

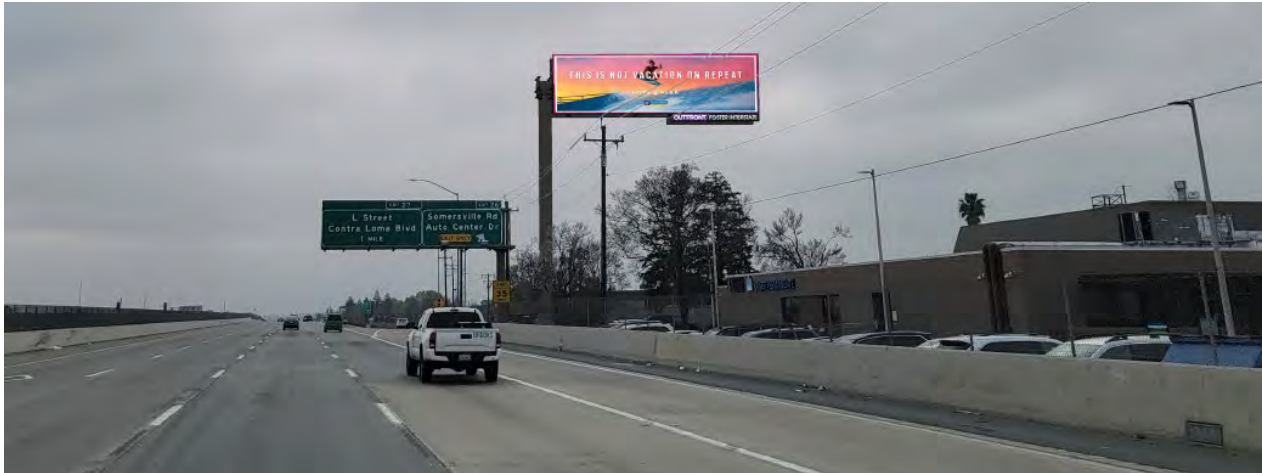
PLANNING COMMISSION STAFF REPORT



DELTA BOWL BILLBOARD

February 15, 2023

3300 Delta Fair Blvd/APN: 074-122-049
UP-22-18, AR-22-16



Quick Facts

Applicant: Outfront Foster Interstate, LLC

APN: 074-122-049

Zoning: Regional Commercial (C-3)

GP Land Use: Western Antioch Commercial Focus Area, Regional Commercial

Land Area: 3.34 Acres

Project Description

The applicant is seeking a Use Permit and Design Review approval for the construction of a new digital billboard and associated site improvements at 3300 Delta Fair Boulevard. The subject site is a 3.34-acre parcel developed with a bowling alley and parking lot. The project scope includes the construction of new 70 ft. tall 14ft. x 48ft. (672 sq. ft.) double sided digital billboard mounted on a 3 ft. diameter support column.

Requested Approvals

USE PERMIT AND DESIGN REVIEW

STAFF RECOMMENDATION: APPROVE

Project Planner: ZOE MERIDETH

BACKGROUND

Subject Site

The subject site is a 3.34-acre parcel developed with a bowling alley and parking lot with frontage along Delta Fair Boulevard and Highway 4. The subject site is zoned C-3, Regional Commercial, is in the Western Antioch Commercial General Plan Focus Area and has a Land Use Designation of Regional Commercial.

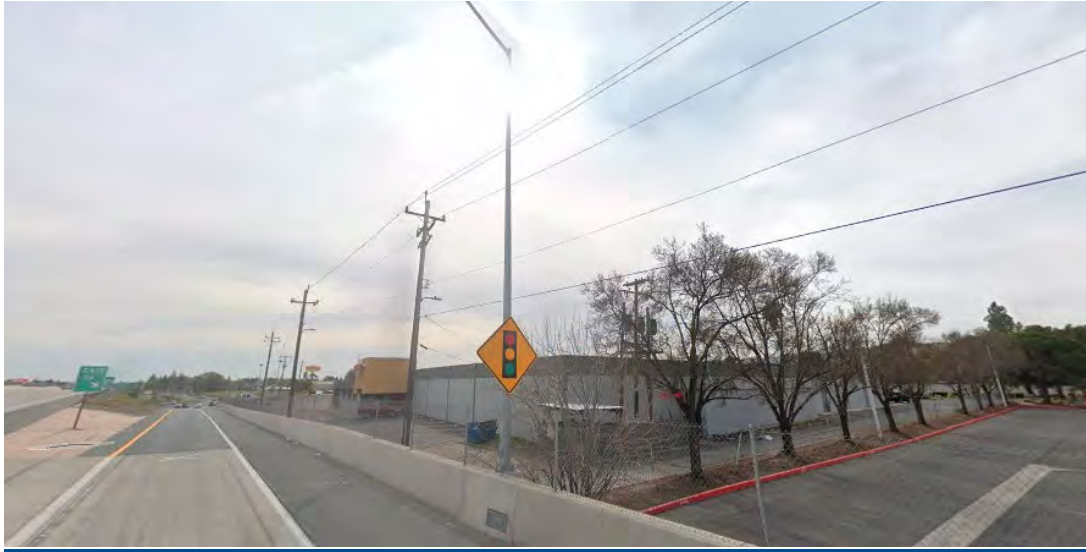


Site History

The project site is developed with a bowling alley and parking lot. Based on public tax records and the City's permit history, the bowling alley was built in 1967 and has undergone additions and remodels since then.

Project Timeline

- Project Submitted to City: October 27, 2022
- Incomplete Letter Issued: November 23, 2022
- Project Resubmittal Received: December 1, 2022
- Project Deemed Complete: December 13, 2022
- Planning Commission Hearing: February 15, 2023

Street View from Highway 4 Auto Center/Somersville Off-Ramp**Analysis**Overview

The applicant is seeking a Use Permit and Design Review approval for the construction of a new digital billboard and associated site improvements at 3300 Delta Fair Boulevard. The subject site is a 3.34-acre parcel developed with a bowling alley and parking lot. The project scope includes the construction of new 70 foot high, 14 ft. x 48 ft. double (672 sq. ft. of sign area) sided digital billboard mounted on a 3 ft. diameter support column.

General Plan, Zoning, and Land Use

The General Plan designation of the site is Western Antioch Commercial Focus Area. Within the Focus Area, the site is designated as Regional Commercial. The zoning designation of the site is Regional Commercial. The proposed use is allowed subject to Use Permit and Design Review approval.

Comparison of Adjacent Properties			
Vicinity	GP Land Use	Zoning	Current Use
North	N/A	N/A	Highway 4
South	Western Antioch Focus Area, Regional Commercial	Regional Commercial	Somersville Towne Center
East	Western Antioch Focus Area, Regional Commercial	Regional Commercial	Commercial Buildings
West	Western Antioch Focus Area, Regional Commercial	Regional Commercial	Medical Offices

Use Permit

A Use Permit is required for the establishment of any billboard pursuant to Antioch Municipal Code (AMC) section 9-5.515(C):

Billboards. BILLBOARD shall mean an advertising sign containing more than 50 square feet, which signs shall be permitted in the C-3, M-1, and M-2 Zones with a use permit.

AMC section 9-5.2701(D) states that use permits are required of “use classifications that have unusual site development features or operating characteristics requiring special consideration so that they may be designed, located, and operated compatibly with uses on adjoining properties and in the surrounding area.”

Design Review

Pursuant to Section 9-5.2607 of the (AMC), all new development within the City is subject to Design Review approval. The purpose of the Design Review process is to promote the orderly development of the City, encourage high quality site design and planning, protect the stability of land values and investments, and ensure consistency with the Citywide Design Guidelines.

Signage and Billboard Regulations

The Municipal Code's Sign Regulations regulate signage citywide and provide standards for different types of signage, such as wall signage and monument signage, as well as allowable signage in different zoning districts. The Sign Regulations include provisions related to Advertising Signs in section 9-5.515. Section 9-5.505(A)(2) defines advertising signs as:

Advertising Sign. *A sign which directs attention to a business, profession, commodity, service, or entertainment which is conducted, sold, or offered at a location other than on the same lot or parcel upon which the sign is located.*

One type of advertising sign is a billboard, which is an advertising sign containing more than 50 square feet. A billboard is considered an advertising sign because the sign directs attention to services offered at a location other than the parcel upon which the sign is located. The proposed billboard will measure 14 feet by 46 feet and have a square footage of 672 square feet on each side, which exceeds the minimum square footage requirements for a sign to be considered a billboard.

On November 16, 2022 the Planning Commission recommended approval of an AMC amendment to the City's billboard regulations. The City Council is expected to hear the item for a first reading on February 14, 2023. This application is not affected by the proposed amendment because the proposed amendments have not yet gone into effect. Additionally, this billboard would meet all of the requirements in the proposed billboard regulations.

Billboard Design and Site Plan

The proposed billboard will be 70 feet tall and have two back-to-back 14-foot by 46-foot LED display panels mounted “flag-style” on a column with a three-foot diameter to allow cars traveling

both directions on Highway 4 to see the billboard. The billboard would rotate messages every eight seconds and operate 24 hours a day, 7 days a week. The billboard will feature specific LED technology to minimize the light spillage from the billboard and will meet the standards in California law. The light levels are adjusted using a clock and ambient light levels. A recommended Condition of Approval requires the maximum light output level of the digital displays will be 0.3 foot-candles above ambient lighting conditions, measured at a distance of 250 feet, which the application also states will be the maximum light output level.

The column is proposed to be placed at the western edge of the property in a landscaping strip which is shared by the subject site and adjacent parcel. The neighboring property contains trees in the planter strip. The billboard is proposed to be placed in a location that previously contained a Pacific Bell (now AT&T) easement and telecommunications line.

From the application submittal date to the present, the applicant quitclaimed the easement and submitted documentation of the quitclaim to the City. Additionally, the telecommunication line was relocated by AT&T. Since the easement has been quitclaimed and the telecommunication line moved, the proposed location is suitable for the billboard because it is contained within the landscaping strip and does not affect the parking area nor circulation.

Sign Modifications

The applicant originally included a cabinet sign reading "Delta Bowl" attached to the billboard support column. After the project was deemed complete, routed for review, and noticed for public hearing, the applicant chose to remove the cabinet sign from the billboard. The project plans (See Attachment D), Resolution and Conditions of Approval reflect the updated submittal.

In addition to City standards, the applicant must comply with Caltrans standards and permitting procedures. The applicant provided a preliminary letter from Caltrans dated July 13, 2022 stating that proposed display application conforms to the requirements of the Outdoor Advertising Act. A copy of this letter is included as Attachment E.

Environmental Analysis

This proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Article 19, Section 15332 Infill Development. Class 32 consists of projects characterized as in-fill development meeting the following conditions:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value, as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

The subject site 3.34 acres and is fully developed with a bowling alley and parking lot and is served by existing utilities, public services and surrounded by urban uses.

Development Engineering Review

The Development Engineering Division reviewed the proposed plans for compliance with Code and local requirements. Conditions of Approval were provided to staff and are attached to the report.

Contra Costa County Fire Protection District Review

The Contra Costa County Fire Protection District (CCCYPD) reviewed the proposed plans for compliance with Code and local requirements. CCCYPD submitted a letter detailing the requirements for Fire District approval. The letter is included as Attachment F to the staff report. Draft Condition # 12 requires that all requirements of the CCCYPD shall be satisfied.

ATTACHMENTS

- A. Resolution approving Use Permit and Design Review with Exhibit A Conditions of Approval
- B. Project Description
- C. Project Application
- D. Project Plans
- E. Caltrans Preliminary Determination Approval Letter
- F. CCCYPD Letter

ATTACHMENT A
RESOLUTION APPROVING A USE PERMIT AND DESIGN REVIEW FOR A NEW DIGITAL
BILLBOARD AT 3300 DELTA FAIR BOULEVARD
(UP-22-18, AR-22-16)
WITH EXHIBIT A CONDITIONS OF APPROVAL
(SEPARATE PAGE)

**PLANNING COMMISSION
RESOLUTION # 2023-XX**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
APPROVING A USE PERMIT AND DESIGN REVIEW FOR THE DELTA BOWL BILLBOARD
AT 3300 DELTA FAIR BOULEVARD
(UP-22-18, AR-22-16) (APN: 074-122-049)**

WHEREAS, the City of Antioch received an application from Outfront Foster Interstate, LLC on October 27, 2022 for a Use Permit and Design Review for the development of a billboard and associated site improvements at 3300 Delta Fair Boulevard (UP-22-18, AR-22-16) (APN: 074-122-049);

WHEREAS, the application was deemed complete on December 13, 2022;

WHEREAS, the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Article 19, Section 15332 Infill Development. Class 32 consists of projects characterized as in-fill development;

WHEREAS, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on February 2, 2023 for the Planning Commission public hearing held on February 15, 2023;

WHEREAS, on February 15, 2023, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary and documentary; and

WHEREAS, the Planning Commission considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Planning Commission hereby make the following findings for approval of the requested Use Permit pursuant to Section 9-5.2703 "Required Findings" (B) (1) (a-e) of the Antioch Municipal Code:

- 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.

Finding: The project has been designed to conditioned to comply with the City of Antioch Municipal Code requirements. The project has been conditioned with operational conditions, such as conditioning the maximum level of light the billboard may emit, in order to reduce impacts to surrounding properties. Based upon the conditions imposed, the billboard will not be detrimental to the public health or welfare or injurious to the property.

- b.** That the use applied at the location indicated is properly one for which a use permit is authorized.

Finding: The property is Zoned C-3 "Regional Commercial District." The zoning district allows billboards with a use permit.

- c. That the site for the proposed use is adequate in size and shape to accommodate such use, and all yards, fences, parking, loading, landscaping, and other features required.

Finding: The project has been designed to be located at the rear of the lot in an existing landscape strip that will not disrupt existing traffic circulation at the site.

- 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.

Finding: The project site is located on Delta Fair Boulevard, a major arterial. The road is adequate to support the traffic generated from the use.

- e. That the granting of such use permit will not adversely affect the comprehensive General Plan because the proposed uses and design are consistent with the General Plan.

Finding: The General Plan designation for project site is because the project is consistent with the General Plan land use designation of Regional Commercial within the Western Antioch Commercial Focus Area.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Antioch does hereby APPROVE a Use Permit and Design Review for the development of a billboard and associated site improvements at 3300 Delta Fair Boulevard (UP-22-18, AR-22-16) (APN: 074-122-049); subject to the following conditions in Exhibit A.

* * * * *

I HEREBY CERTIFY that the foregoing recommendation was passed and adopted by the Planning Commission of the City of Antioch, at a regular meeting thereof, held on the 15th day of February 2023 by following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

FORREST EBBS
Secretary to the Planning Commission

EXHIBIT A: CONDITIONS OF APPROVAL

General Conditions		Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
1.	Project Approval. This Use Permit and Design Review approval for a new digital billboard is for 3300 Delta Fair Boulevard, as substantially shown and described on the project plans, except as required to be modified by conditions herein. Plans date received on October 27, 2022 and December 1, 2022 and the simulations received on February 1, 2023, as presented to the Planning Commission on February 15, 2023 (“Approval Date.”). For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City.	City of Antioch	On-Going	Planning Department	
2.	Project Approval Expiration. This Use Permit and Design Review approval expires on February 22, 2025 (two years from the date on which this approval becomes effective) or at an alternate time specified as a condition of approval, unless a building permit has been issued and construction diligently pursued. The approval may be renewed by the Community Development Director for a period up to an additional two (2) years, provided that, at least ten (10) days before expiration of one (1) year from the date when the approval becomes effective, an application for renewal of the approval is filed with the Community Development Department. The Community Development Director may grant a renewal of an approval where there is no change in the original application, or there is no request to change any condition of approval for up to two additional years from the expiration date.	City of Antioch	On-Going	Planning Department	

EXHIBIT A: CONDITIONS OF APPROVAL

3.	<p>City Fees. The applicant shall pay any and all City and other related fees applicable to the property, as may be modified by conditions herein. Fees shall be based on the current fee structure in effect at the time the relevant permits are secured and shall be paid before issuance of said permit or before any City Council final action approval. Notice shall be taken specifically of Plan Check, Engineering, Fire and Inspection Fees. The project applicant shall also reimburse the City for direct costs of planning; building and engineering plan check and inspection, as mutually agreed between the City and applicant.</p> <p><i>Discretionary or ministerial permits/approvals will not be considered if the developer is not current on fees, balances, and reimbursement that are outstanding and owed to the City.</i></p>	City of Antioch	On-Going	Community Development Department	
4.	<p>Pass-Through Fees. The developer shall pay all pass-through fees. Fees include but are not limited to:</p> <p>East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.</p> <p>Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.</p> <p>Contra Costa County Map Maintenance Fee in affect at the time of recordation of the final map(s).</p> <p>Contra Costa County Flood Control District Drainage Area fee.</p> <p>School Impact Fees.</p> <p>Delta Diablo Sanitation Sewer Fees.</p> <p>Contra Costa Water District Fees.</p>	City of Antioch	On-Going	Community Development Department	
5.	<p>Appeals. Pursuant to Section 9-5.2509 of the Antioch Municipal Code, any decision made by the Planning Commission which would otherwise constitute final approval or denial may be appealed to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk within five (5) working days after the decision. All appeals to the City Council from the Planning Commission shall be accompanied by a filing fee established by a resolution of the City Clerk.</p>	City of Antioch	Within 5 Days of Planning Commission Action	Planning Department	

EXHIBIT A: CONDITIONS OF APPROVAL

6.	Requirement for Building Permit. Approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction or demolish an existing structure. An appropriate permit issued by the Community Development Department must be obtained before constructing, enlarging, moving, converting, or demolishing any building or structure within the city.	City of Antioch	On-Going	Building Department	
7.	Modifications to Approved Plans. The project shall be constructed as approved and with any additional changes required pursuant to the Zoning Administrator or Planning Commission Conditions of Approval. Planning staff may approve minor modifications in the project design, but not the permitted land uses. A change requiring discretionary approval and any other changes deemed appropriate by the Planning staff shall require further Planning Commission approval through the discretionary review process.	City of Antioch	On-Going	Planning Department	
8.	Hold Harmless Agreement/Indemnification. The applicant (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Antioch and its agents, officers and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul the City's approval concerning this application. The city will promptly notify the applicant of any such claim action or proceeding and cooperate fully in the defense.	City of Antioch	On-Going	Planning Department	
	Public Works Standard Conditions	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
9.	City Standards. All proposed improvements shall be constructed to City standards or as otherwise approved by the City Engineer in writing.	City of Antioch	On-Going	Public Works Department	
10.	Utility Construction. The relocation of public utilities and construction of new private utilities shall be constructed to their	City of Antioch	On-Going	Public Works Department	

EXHIBIT A: CONDITIONS OF APPROVAL

	ultimate size and configuration within the existing parcel boundary as shown as APN 074-122-049 as shown on these preliminary documents.				
11.	Utility Mapping. Prior to acceptance of public utilities, the developer shall provide GPS coordinates of all in and above ground assets. These GPS coordinates must be taken on a survey-grade sub-meter GPS data receiver/collector and provided in GIS shapefile format using the NAVD 88 (with conversion information).	City of Antioch	Prior to Acceptance of Public Utilities	Public Works Department	
	Fire Standards	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
12.	The applicant shall comply with all Contra Costa County Fire Protection District requirements.	Contra Costa Fire Protection District	On-Going	Contra Costa Fire Protection District	
	Building Permit Submittal	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
13.	Utility Location on Private Property. All existing improvements that are disturbed shall be relocated within the site and replaced as approved by the City Engineer and property owner and utility owner.	City of Antioch	At the Time of Building Permit Submittal	Public Works Department	
	Grading Improvements	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
14.	Demolition Permit. Site demolition shall not occur until construction permits are issued for the development project. All demolition shall be in accordance with permits issued by the City and Bay Area Air Quality Management District (BAAQMD).	City of Antioch	At the time of Building Permit Issuance	Community Development Department	

EXHIBIT A: CONDITIONS OF APPROVAL

15.	Encroachment Permit. The applicant shall obtain an encroachment permit from the Engineering Division before commencing any construction activities within any public right-of-way or easement.	City of Antioch	At the time of Building Permit Issuance	Community Development Department	
At the Time of Construction		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
16.	Collection of Construction Debris. Gather all construction debris on a regular basis and place them in a Waste Management dumpster or other container that is emptied or removed on a weekly basis consistent with the Construction and Demolition Debris Ordinance. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.	City of Antioch	On-Going	Building Department	
17.	Construction Hours. Construction activity shall be as outlined in the Antioch Municipal Code. Construction activity is limited to 8:00 AM to 5:00 PM Monday-Friday or as approved in writing by the City Manager. Requests for alternative construction hours shall be submitted in writing to the City Engineer for approval. Days/times are restricted to the hours of 8:00 a.m. to 6:00 p.m.	City of Antioch	On-Going	Building Department/ Public Works Department	
18.	Demolition, Debris, Recycling. The project shall be in compliance with and supply all the necessary documentation for Antioch Municipal Code § 6-3.2: Construction and Demolition Debris Recycling.	City of Antioch	On-Going	Building Department/ Public Works Department	

EXHIBIT A: CONDITIONS OF APPROVAL

19.	<p>Filter Materials at Storm Drain Inlet. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site prior to:</p> <ul style="list-style-type: none"> a) start of the rainy season (October 1). b) site dewatering activities. c) street washing activities. d) saw cutting asphalt or concrete; and e) in order to retain any debris or dirt flowing into the city stormdrain system. <p>Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding and erosion of soil on City streets and storm drain system. Dispose of used filter particles in the trash or at local approved landfill facility.</p>	City of Antioch	On-Going	Building Department	
20.	<p>Archeological Remains. In the event subsurface archeological remains are discovered during any construction or preconstruction activities on the site, all land alteration work within 100 feet of the find shall be halted, the Community Development Department notified, and a professional archeologist, certified by the Society of California Archeology and/or the Society of Professional Archeology, shall be notified. Site work in this area shall not occur until the archeologist has had an opportunity to evaluate the significance of the find and to outline appropriate mitigation measures, if deemed necessary. If prehistoric archeological deposits are discovered during development of the site, local Native American organizations shall be consulted and involved in making resource management decisions.</p>	City of Antioch	On-Going	Community Development Department	
21.	<p>Erosion Control Measures. 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.</p>	City of Antioch	On-Going	Community Development Department	

EXHIBIT A: CONDITIONS OF APPROVAL

22.	Dust Control. Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The developer shall post dust control signage with a contact number of the developer, City staff, and the air quality control board.	City of Antioch	On-Going	Community Development Department	
23.	Debris Removal. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.	City of Antioch	On-Going	Community Development Department	
	Prior to Issuance of Occupancy Permit	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
24.	Planning Inspection. Planning staff shall conduct a site visit to review exterior building elevations for architectural consistency with the approved plans and landscape installation (if required). All exterior finishing details including window trim, paint, gutters, downspouts, decking, guardrails, and driveway installation shall be in place prior to scheduling the final inspection.	City of Antioch	Prior to Occupancy Permit	Planning Department	
25.	Debris Removal. All mud, dirt or construction debris shall be carried off the construction site and shall be removed prior to scheduling the final Planning inspection. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or creek.	City of Antioch	Prior to Occupancy Permit	Building Department	
26.	Damage to Site Improvements. Any damage to the existing site improvements during construction on or adjacent to the subject property, shall be repaired to the satisfaction of the City Engineer at the full expense of the applicant. This shall include sidewalk repair, slurry seal, street reconstruction or others, as may be required by the City Engineer.	City of Antioch	Prior to Occupancy Permit	Building Department	

EXHIBIT A: CONDITIONS OF APPROVAL

	Special Conditions of Approval	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
SP-1	Pavement Restoration. The developer shall restore all disturbed pavements, existing pavements that are of need of repair and disturbed utilities to be improved to good working condition. If any existing pavements become damaged during construction the developer shall restore all pavement to good working condition. Any other utilities or utility improvements are disturbed during construction shall be replaced at the developer cost to the satisfaction of the utility provider.	City of Antioch	Prior to Building Permit Final	Public Works	
SP-2	Signage Lighting. The proposed Lighting levels of the billboard sign of 0.3 foot candles at 250 feet shall be maintained not be exceeded.	City of Antioch	On-Going	Public Works	
SP-3	Pre-Construction. The developer shall provide the adjacent businesses and adjacent residents to the construction a notice of construction flyer 48 hours prior to the start of construction of the following: <ul style="list-style-type: none"> • Site Address • Start Date of Work/End Date of Work • Hours of Work/Type of Work • Contact Person/Company Name • Telephone Number 	City of Antioch	Prior to Construction	Public Works	
SP-4	Signage Restrictions. No other signage may be affixed to the billboard column or onto the billboard at a later time.	City of Antioch	On-Going	Planning Division	

**ATTACHMENT B
PROJECT DESCRIPTION
(SEPARATE PAGE)**

City of Antioch

Delta Bowl Digital Billboard

Project Description

PROJECT OVERVIEW

Outfront Foster Interstate proposes to construct a double-sided digital billboard at Delta Bowl, 3300 Delta Fair Blvd, on the south side of Hwy 4 west of Somersville Rd. The new billboard will be a back-to-back structure with east and west facing 14' x 48' LED displays visible to vehicles traveling in both directions on Hwy 4.

The proposed signs will display a rotation of eight 8-second static images and will operate 24 hours per day, seven days per week. The displayed messages will be a mix of national, regional, and local advertising, public service, and community messages. The displays will be included in the Amber Alert network and will be made available to broadcast emergency messages. The billboard will not show video or motion.

Proposed LED Billboard

Physical Characteristics

The proposed billboard structure will be 70 feet overall height. The displays on the billboard will be a full flag mounted display on the supporting column. The above-ground column supporting the billboard would be approximately 56 feet tall. The column will have a diameter of three (3) feet. The billboard displays will be 14 feet high by 48 feet wide and will be equipped with upper and lower rear catwalks measuring approximately 2.5 feet wide and extending along the length of the back of the displays. Access to the catwalks will be by a ladder. The advertising surface area of each billboard face will be 672 square feet (sf), or 1,344 sf total for both.

The foundation will be a drilled shaft with a poured concrete footing. The column foundation will be five feet (5) in diameter and extend to an estimated depth of 41 feet below the ground surface.

The proposed billboard will be connected to existing power in the project area. Construction will take two to four weeks to complete.

LED Light Specifications

Outfront Foster Interstate is proposing to install Opto-Tech LED signs configured to minimize light spillage and constrain brightness in accordance with industry guidelines and consistent with standards established by California law. The diode pattern of LED bulbs is based on a Nichia series 336 LED, which outputs light horizontally at 90 degrees and vertically at 45 degrees.

LED Billboard Operation

The illuminated double-sided billboard is proposed to operate under specific criteria to limit the potential for distracting vehicle drivers' viewing of the displays. These criteria include:

- 1) Still images will change every eight seconds
- 2) Light levels will be controlled by a daily clock and adjusted to ambient light conditions. The maximum light output level of the digital displays will be 0.3 foot-candles above ambient lighting conditions, measured at a distance of 250 feet.

**ATTACHMENT C
PROJECT APPLICATION
(SEPARATE PAGE)**

**CITY OF ANTIOCH
DEVELOPMENT APPLICATION**

Site Location	3300 Delta Fair Blvd
Assessor's Parcel No. (s)	074-122-049-5
Total Acreage	3.34
Brief Description of Request: Build a 70 ft. tall monopole double-sided digital billboard	

PROPERTY OWNER OF RECORD	
Name	Ken Melton
Company Name	Melton Recreation Inc
Address	4745 Del Valle Pkwy, Pleasanton, CA 94566
Phone #	(925) 858-5776
Email	kmelton4@comcast.net
Signature	

APPLICANT	
Name	Alex Belenson
Company Name	Outfront Foster Interstate, LLC
Address	1111 Broadway, Suite 1515 Oakland, CA 94607
Phone #	(510) 832-7070 x 1104
Email	alex@fosterinterstate.com
Signature	

CITY OF ANTIOCH
DEVELOPMENT APPLICATION

AGENT/DESIGNER	
Name	same as applicant
Company Name	same as applicant
Address	
Phone #	
Email	
Signature	

ANY OTHER PERSON THAT YOU WOULD LIKE THE CITY TO NOTIFY OF THE PUBLIC HEARING	
Name	N/A
Company Name	N/A
Address	
Phone #	
Email	
Signature	

FOR OFFICE USE ONLY	
Date Received: 10-27-22	File No.: UP-22-18, AR-22-16
Title: Delta Blvd Billboard	Account No.: 1713
Type of Application: UP/ARL	Notes:

RECEIVED

OCT 27 2022

PLEASE SIGN AND RETURN WITH YOUR APPLICATION

STATEMENT OF UNDERSTANDING

In signing this Statement of Understanding in conjunction with the attached application to the City of Antioch, Department of Community Development for Project:

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, email, 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.

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.

DATE: 10/27/2022

NAME: Alex Belenson

SIGNATURE:  _____

.....

Property owner signature for authorization to enter property and process the application. This is required only if the applicant is not the property owner.

DATE: 10/27/2022

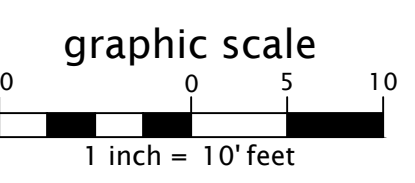
NAME: Ken Melton

SIGNATURE:  _____

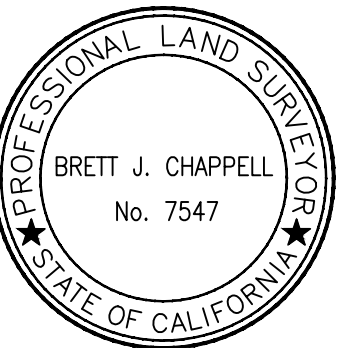
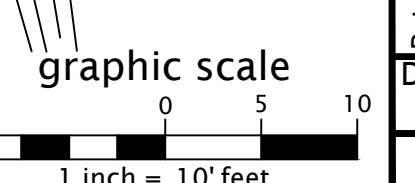
**ATTACHMENT D
PROJECT PLANS
(SEPARATE PAGE)**

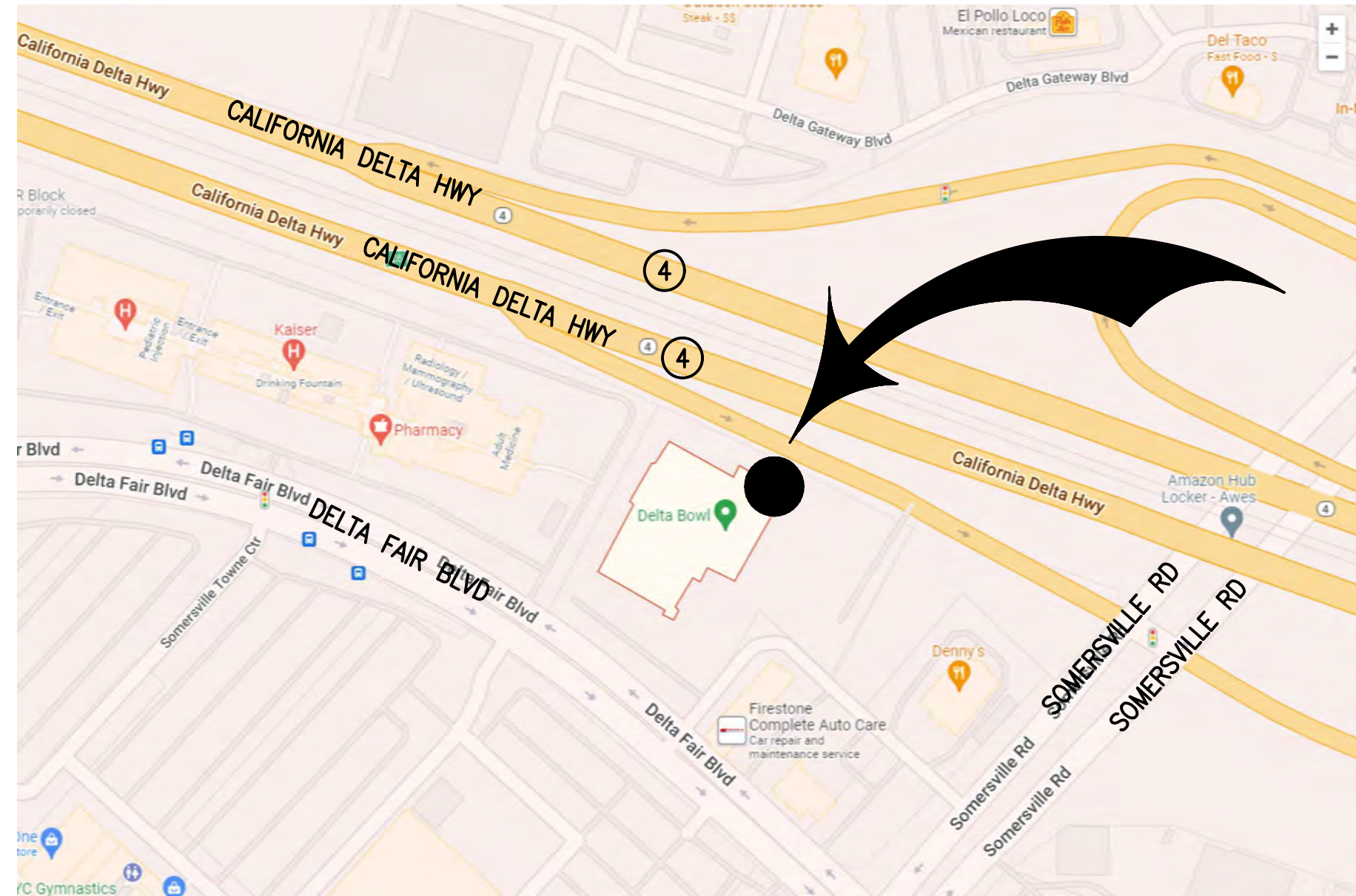


ELEVATION DETAIL OF BILLBOARD



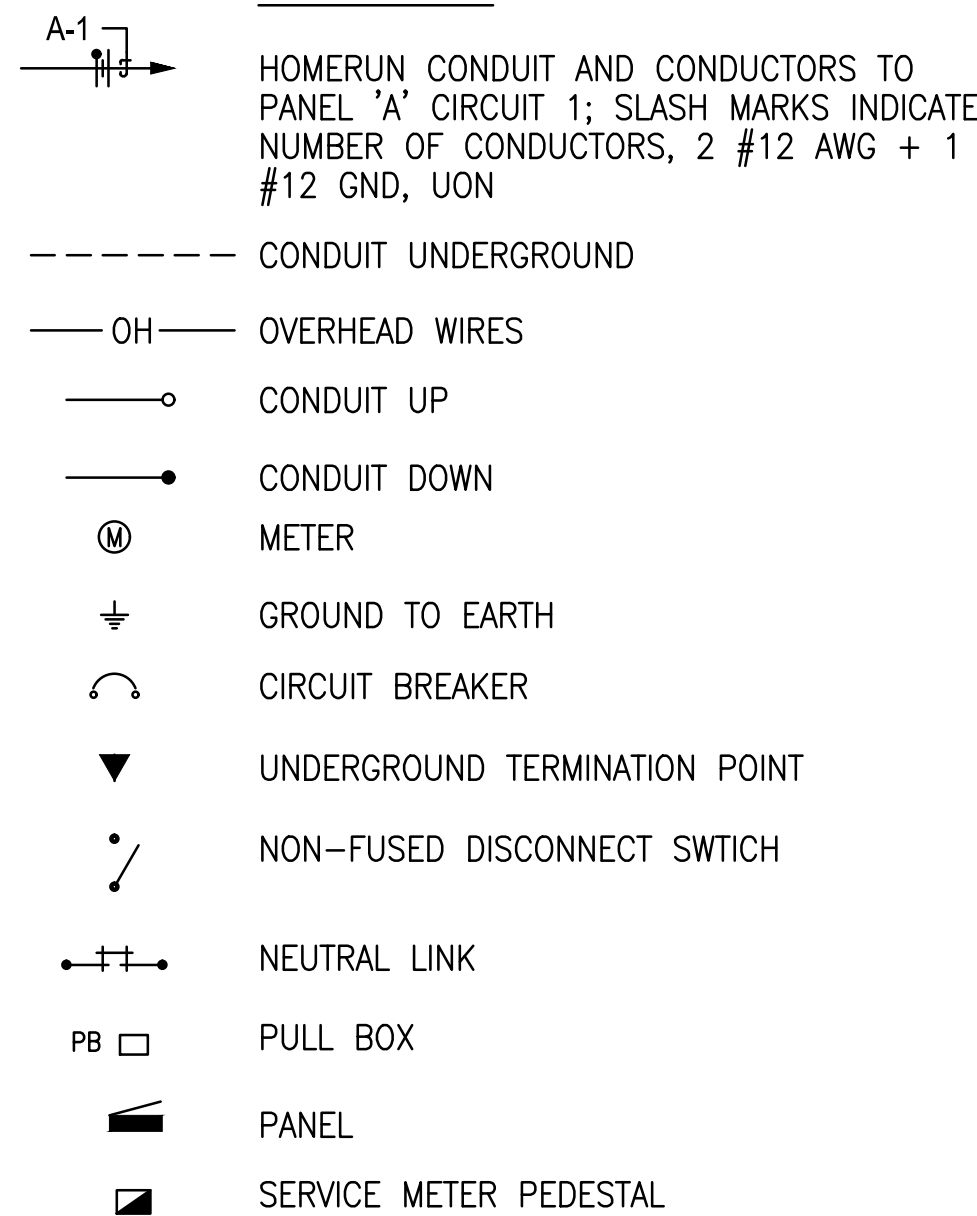
DETAIL OF BILLBOARD AREA





LEGEND & ABBREVIATIONS

LEGEND



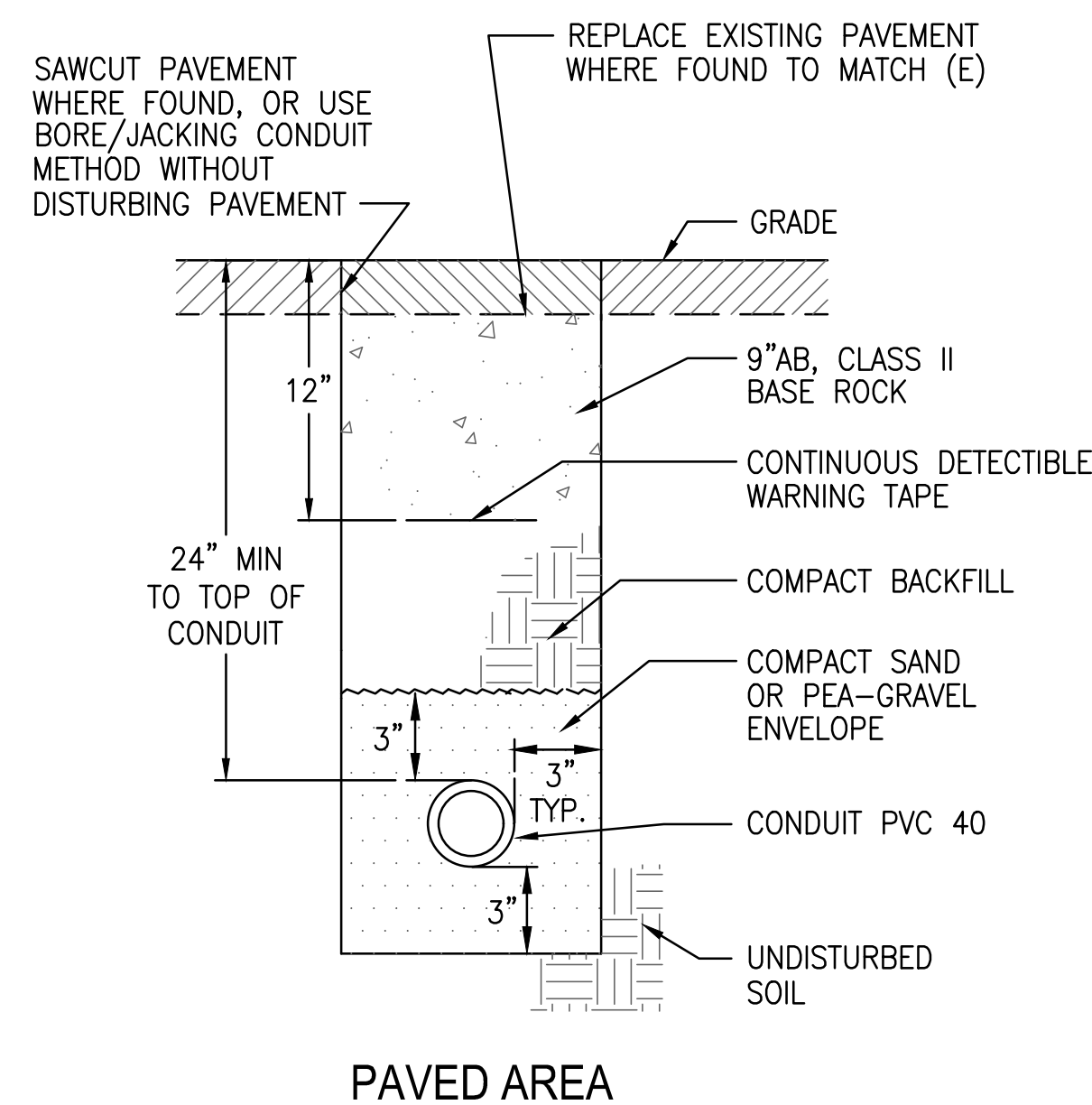
ABBREVIATIONS

A	AMPERE
C	CONDUIT
CB	CIRCUIT BREAKER
CO	CONDUIT ONLY
CU	COPPER
(E)	EXISTING TO REMAIN
EGC	EQUIPMENT GROUNDING CONDUCTOR
G,GND	GROUND
GEC	GROUNDING ELECTRODE CONDUCTOR
JP	JOINT POLE
KAIC	KILOAMPERES INTERRUPTING CAPACITY
(N)	NEW
NIC	NOT IN CONTRACT
N/L	NEUTRAL LINK
PB	PULLBOX
PE	POTENTIAL ELECTRIC CONTROL
POC	POINT OF CONNECTION
PVC	POLYVINYLCHLORIDE
RMC	RIGID METAL CONDUIT
(R)	EXISTING TO BE REMOVED
TS	TIME SWITCH
V	VOLT
W	WATT

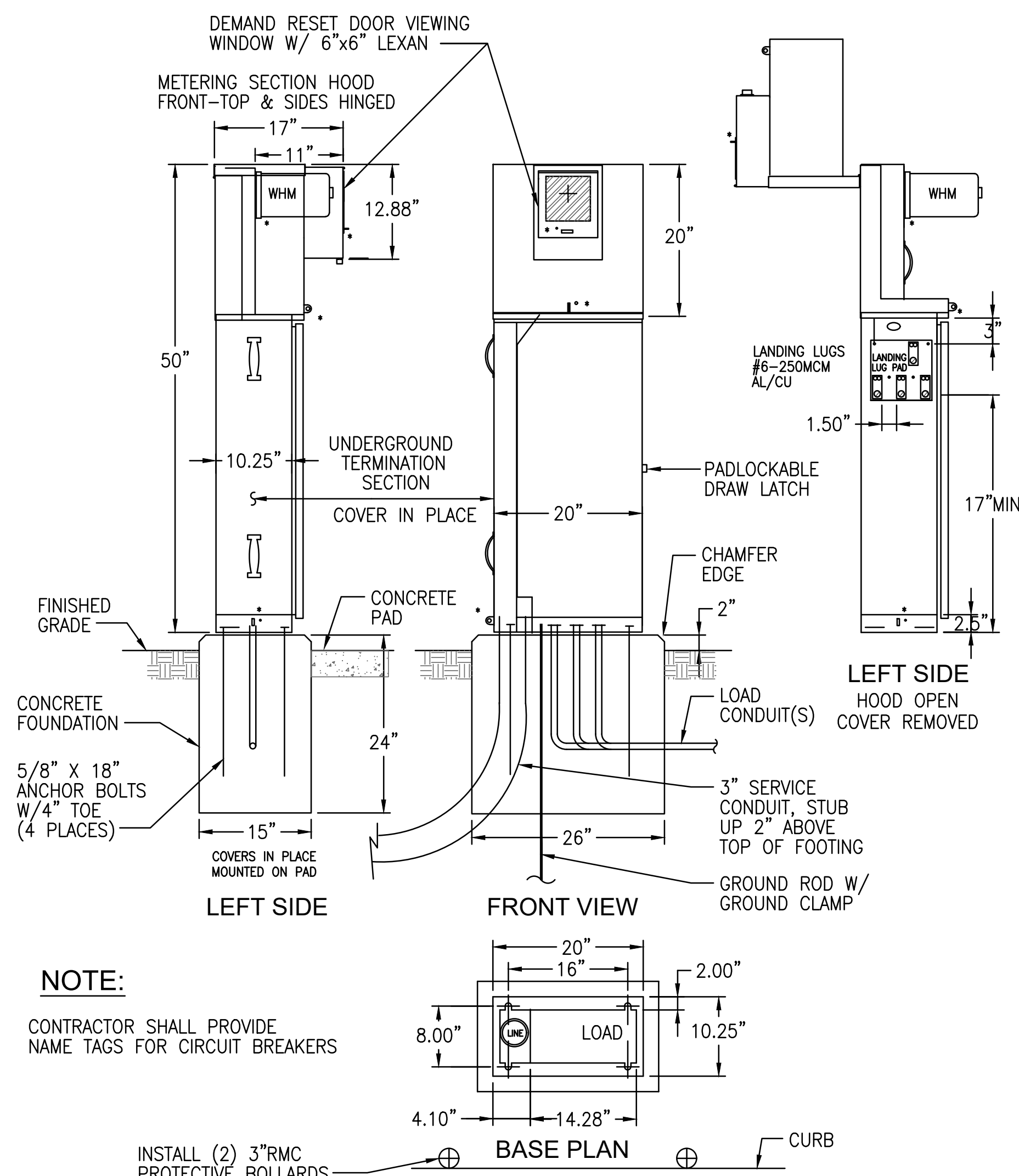
LOAD CALCULATION

PANEL S1	CONNECTED	MAXIMUM LOAD =	19196 VA
PANEL S2:	CONNECTED	MAXIMUM LOAD =	19196 VA
CONNECTED TOTAL LOAD =	19196 VA X 2 =	38392 VA	
CALCULATED TOTAL LOAD =	38392 VA X 1.25 =	47990 VA	
MINIMUM SERVICE RATING:	47990 VA : 240V =	200 A	
SERVICE SIZE SELECTED:	200A, 120/240V, 1φ, 3W		

TRENCH DETAIL



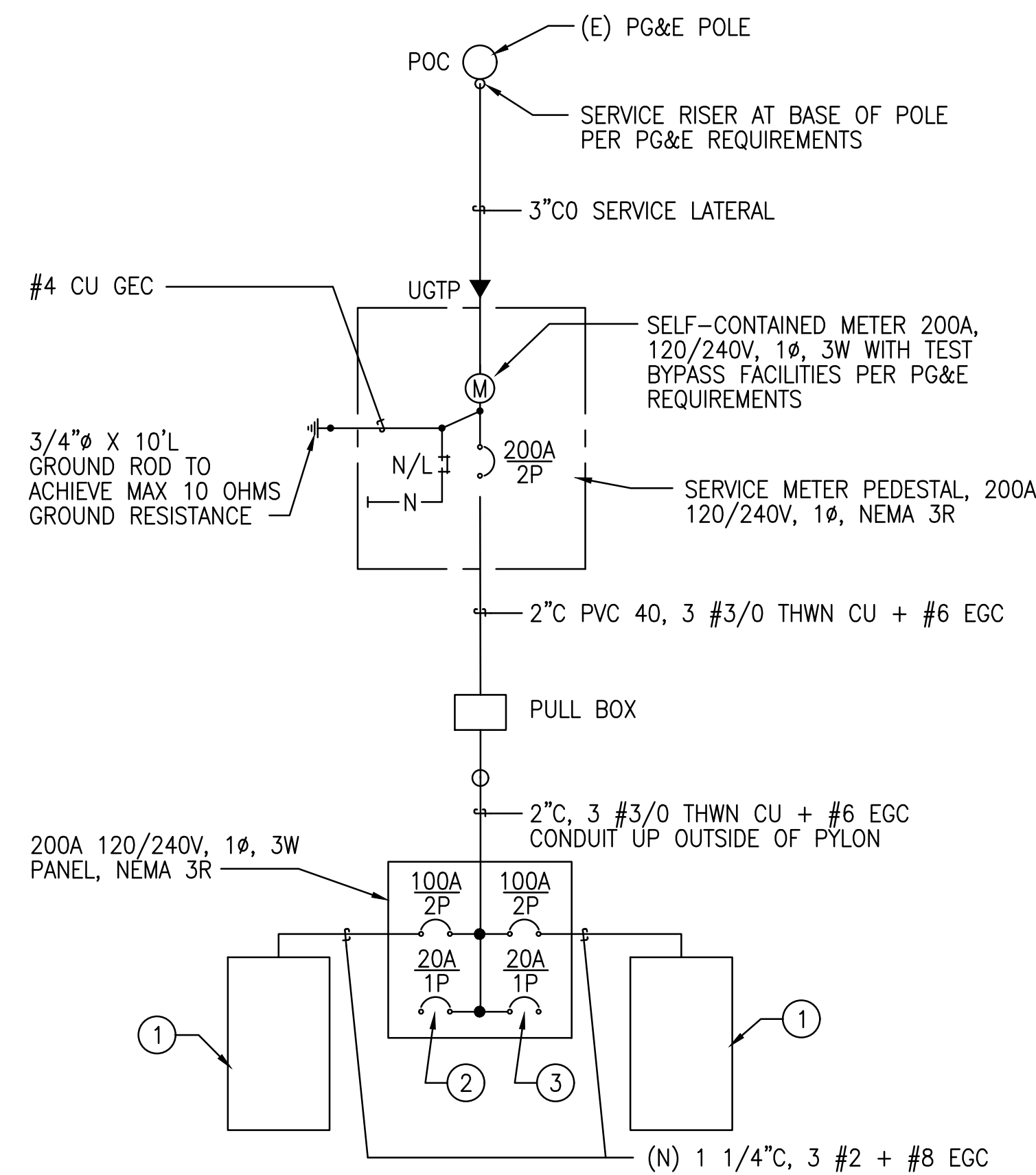
SERVICE PEDESTAL DETAIL



ENCLOSURE CONSTRUCTION NOTES

1. FABRICATED FROM 14 GA. #304 D STAINLESS STEEL AND INT. 14 GA. COLD ROLLED STEEL ELECTRICALLY WELDED AND REINFORCED WHERE REQUIRED.
2. CONSTRUCTION WILL BE NEMA 3R, RAIN TIGHT.
3. ALL NUTS, BOLTS AND SCREWS WILL BE STAINLESS STEEL.
4. NUTS, BOLTS & SCREWS WILL NOT BE VISIBLE FROM OUTSIDE OF ENCLOSURE.
5. NAMEPLATES WILL BE PROVIDED AS REQUIRED.
6. CONTROL WIRING WILL BE MARKED AT BOTH ENDS BY PERMANENT WIRE MARKERS.
7. A PLASTIC COVERED WIRING DIAGRAM WILL BE ATTACHED TO THE INSIDE OF THE FRONT DOOR.
8. ENCLOSURE WILL BE FACTORY WIRED AND CONFORM TO REQUIRED NEMA STANDARDS.
9. PAINT COLOR PER CITY STANDARD

SINGLE LINE DIAGRAM



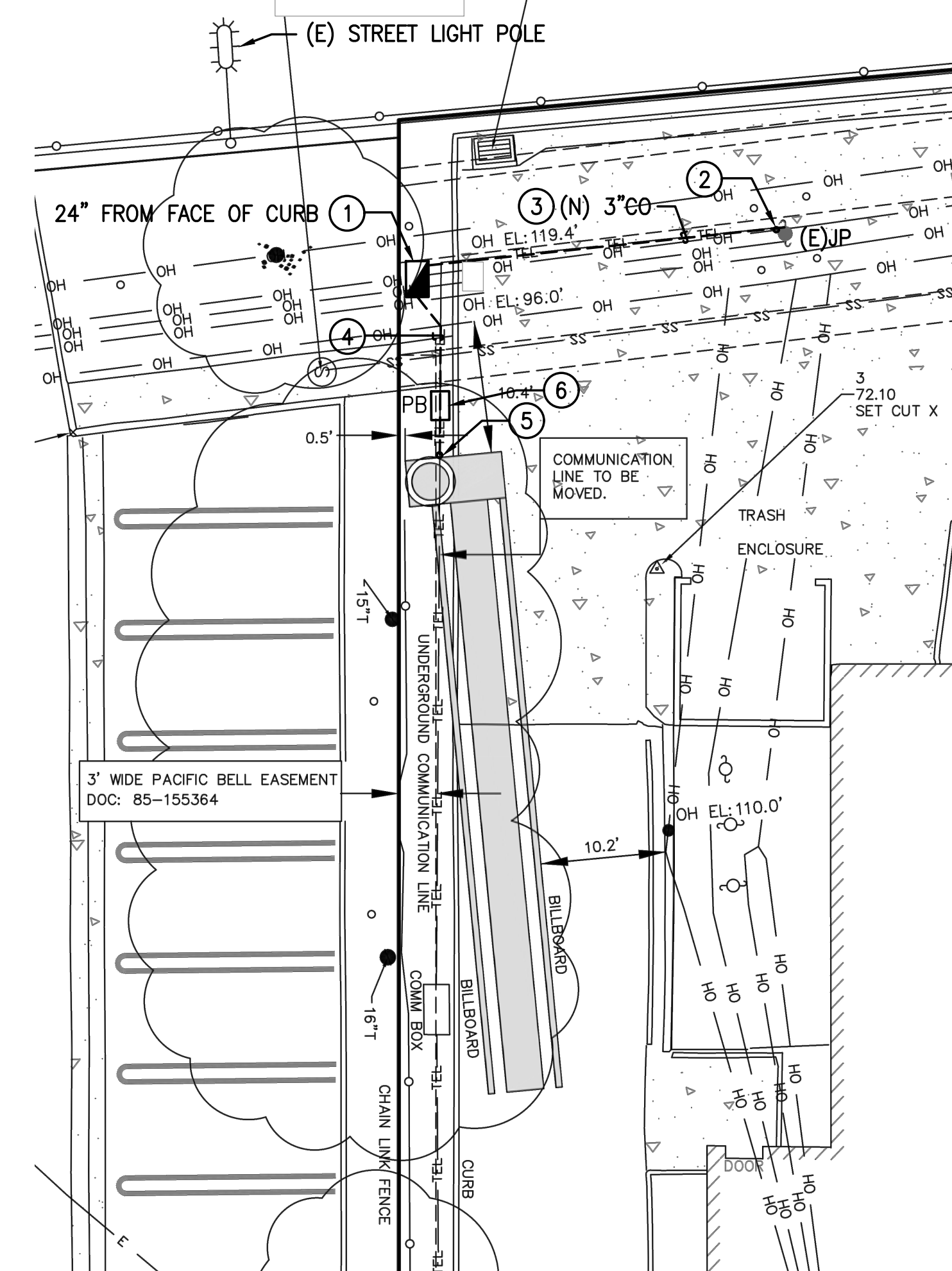
NOTES:

- ① (2) SIGN PANELS (RAINTIGHT LOADCENTERS),
W/SNAP IN BREAKERS, 100A, 120/240, 1Ø, 3W,
NEMA 3R, W(5) 20A/1P CIRCUIT BREAKERS
(PANEL & CB SHORT CIRCUIT RATING 10 KAIC)
- ② FOR COMMUNICATIONS AND CONTROL BOX
- ③ FOR BACKLIT DELTA BOWL LOGO CABINET TS CONTROLLED

VOLTAGE DROP CALCULATION:

LOAD:	160A
ESTIMATED DISTANCE:	100FT
VOLTAGE:	240V
AWG:	#3/0
VOLTAGE DROP:	1.2%

ELECTRICAL SITE PLAN



NOTES:

- ① SERVICE METER PEDESTAL, 200A, 120/240V, 1P, 3W, SEE DETAIL
- ② SERVICE RISER AT BASE OF POLE PER PG&E REQUIREMENTS
- ③ OPEN EXISTING TRENCH, REMOVE TELEPHONE CONDUIT, AND REPLACE WITH 3" PVC 40 FOR SERVICE LATERAL, 24" MINIMUM COVER TO TOP OF CONDUIT. REPLACE PAVEMENT TO MATCH EXISTING
- ④ RE-UTILIZE 2" PVC 40 CONDUIT FOR SIGN FENDER
- ⑤ 2" RMC UP PYLON
- ⑥ #5 PULLBOX, 12" EXTENSION. SET ON 6" CRUSHED ROCK BASE, WITH GROUND ROD AND CONCRETE COVER WITH HOLD DOWN BOLTS

SCOPE OF WORK

- NEW GENERAL ADVERTISING SIGN
- 14'X48' DIGITAL DISPLAY, 2 FACE
- 65'-0" OVERALL SIGN HEIGHT

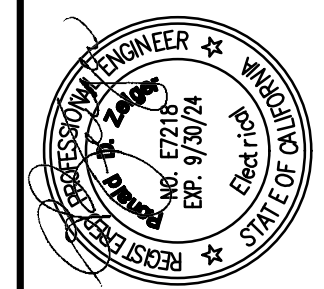
PROJECT DATA

LOCATION: 3300 DELTA FAIR BLVD, ANTIOCH, CA 94509
CONSTRUCTION TYPE: OUTDOOR ADVERTISING SIGN
JURISDICTION: CITY OF ANTIOCH
APPLICABLE CODES:
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA ENERGY CODE AKA ENERGY EFFICIENCY STANDARDS (EES)

PROJECT TEAM

<u>OWNER & CONTRACTOR:</u>	<u>ELECTRICAL ENGINEER:</u>
OUTFRONT MEDIA, INC	NATRON RESOURCES, INC.
1695 EASTSHORE HIGHWAY	1480 MORAGA ROAD, SUITE C#229
BERKELEY, CA 94710	MORAGA, CA 94556
CONTACT: JEFF MCCUEN	CONTACT: RONALD ZEIGER
TEL: (510) 559-1135	TEL: (510) 847-9041
EMAIL: JEFF.MCCUEN@OUTFRONTMEDIA.COM	E-MAIL: RON.ZEIGER@NATRONRESOURCES.COM

REVISIONS	DATE



OUTFRONT MEDIA
1695 EASTSHORE HIGHWAY
BERKELEY, CA 94710

DIGITAL SIGN

DELTA FAIR
NTIOCH, CA 94509

AL SITE PLANS, AND SINGLE LINE DIAGRAM

Project Engineer	
RONALD ZEIGER	
Date	09/20/22
Scale	AS SHOWN
Drawn	RZ
Job	4905
Sheet	

4905 9/20/22









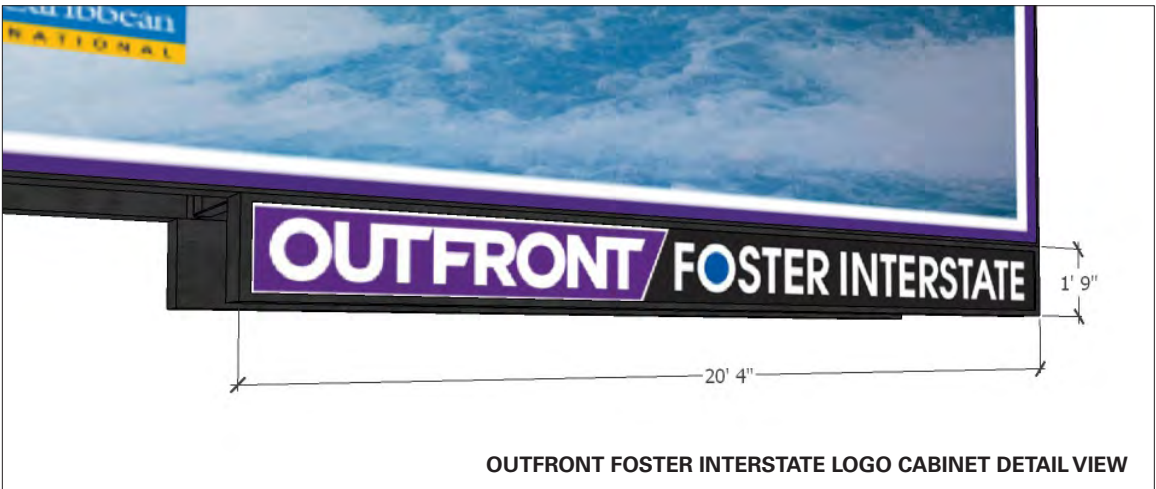
FRONT VIEW



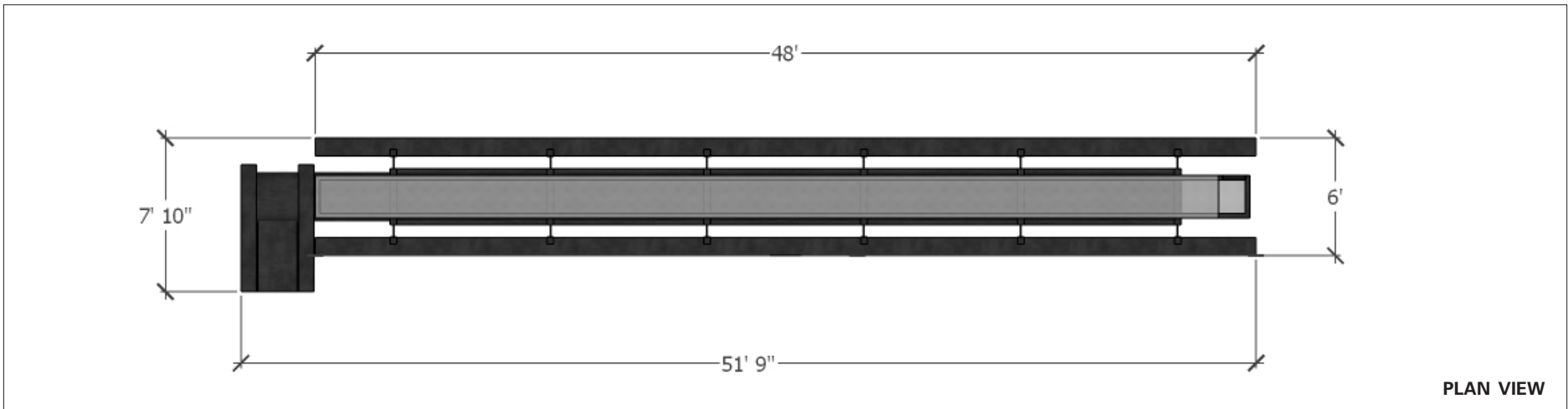
SIDE VIEW - FROM FREEWAY



SIDE VIEW - FROM PARKING LOT

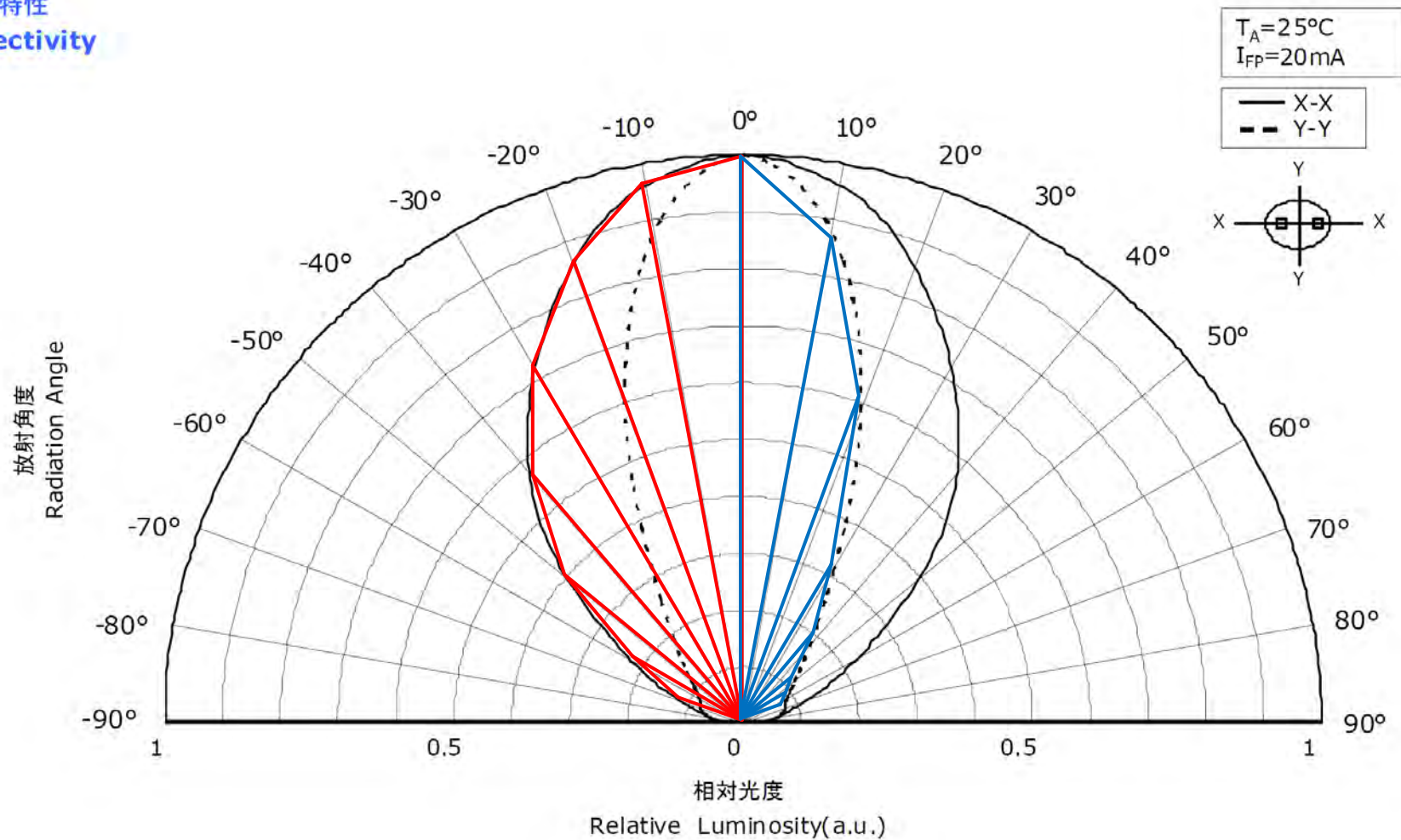


OUTFRONT FOSTER INTERSTATE LOGO CABINET DETAIL VIEW



PLAN VIEW

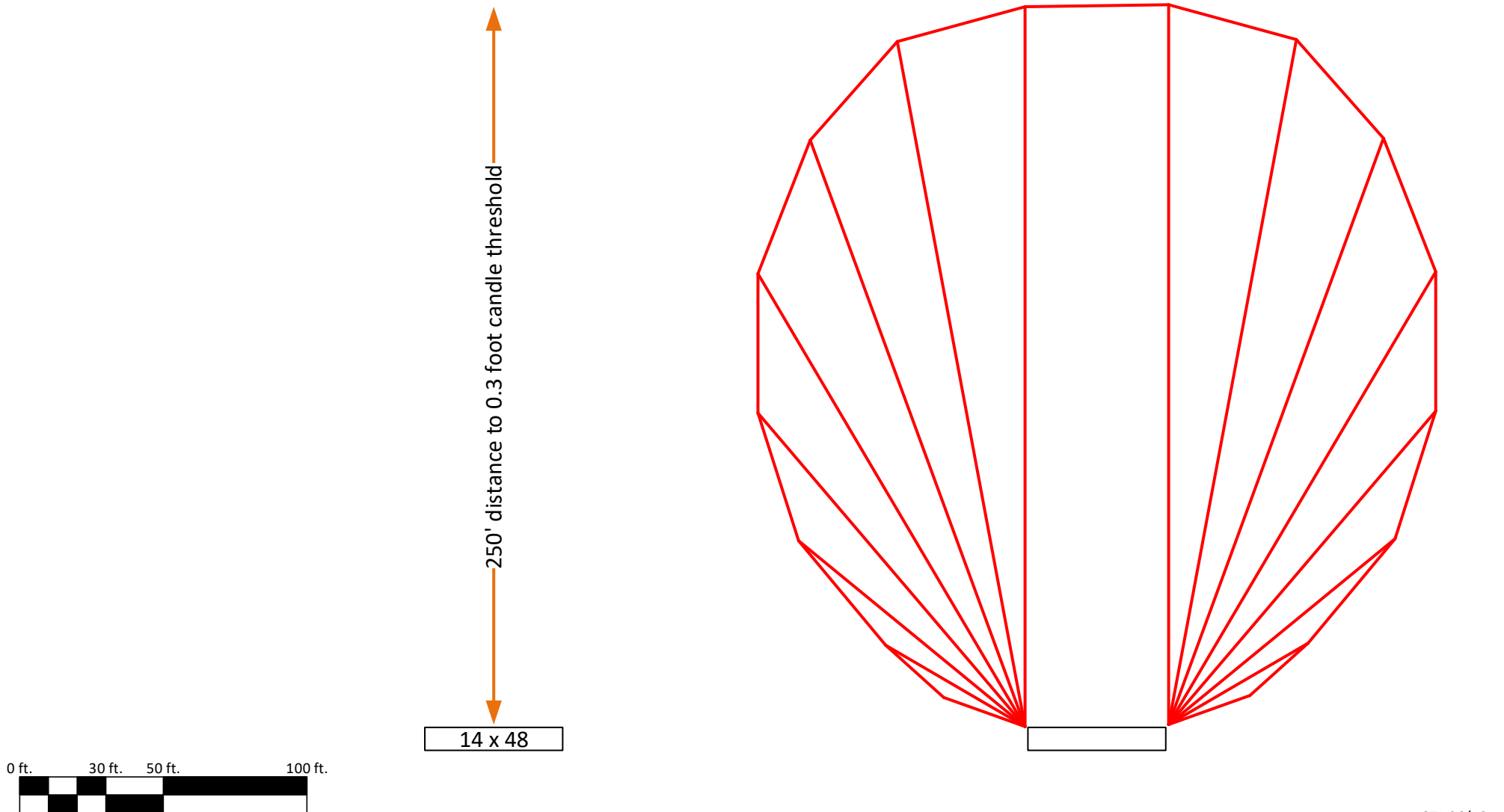
指向特性
Directivity



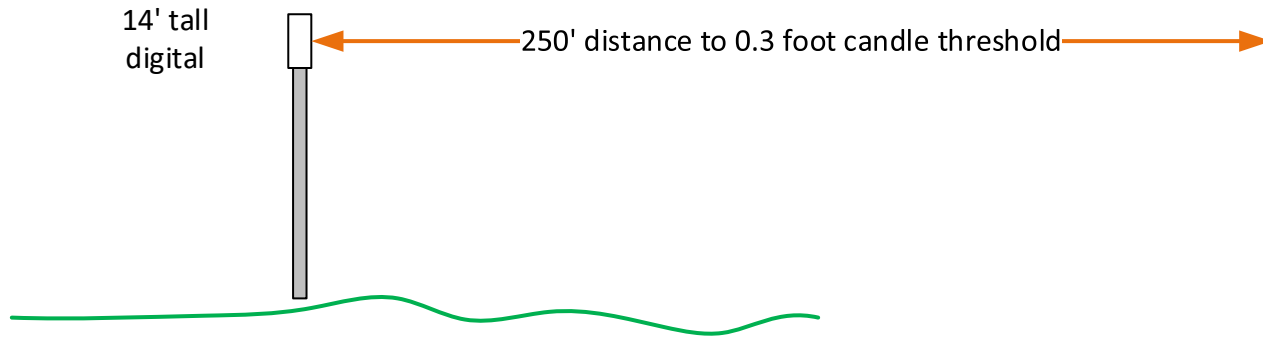
Nichia NSPX336 FOV 90
degree horizontal
45 degree vertical diodes
with narrow light broadcast
dispersion.

Horizontal dispersion mapped in red
Vertical dispersion mapped in blue

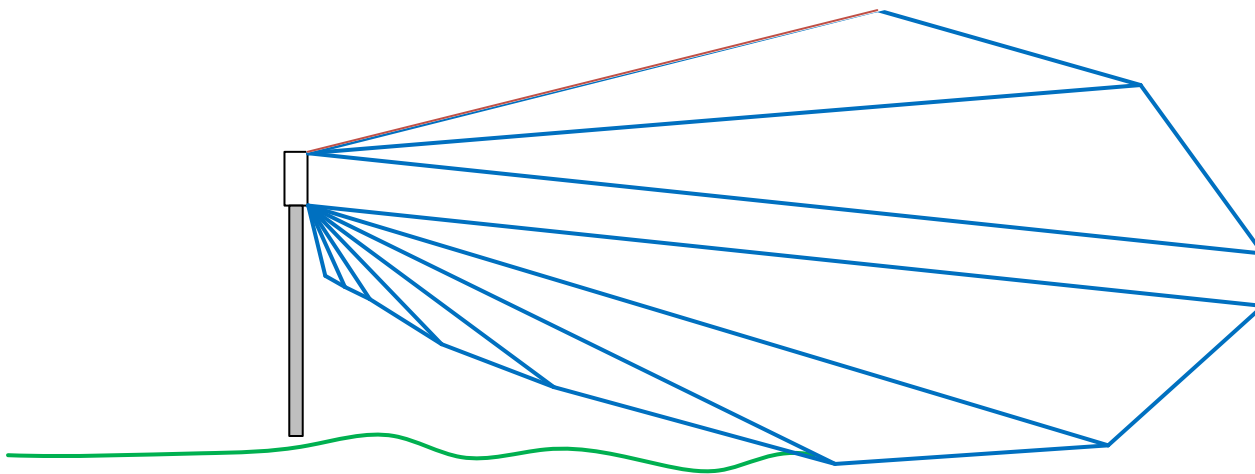
14 x 48 Horizontal Dispersion (Plan View)



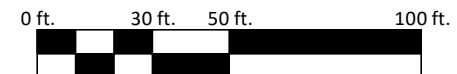
14 x 48 Vertical Dispersion (Side Elevation View) Updated to show down pitched diodes



14 degree above perpendicular to face limit



In this drawing the display is 60' above grade

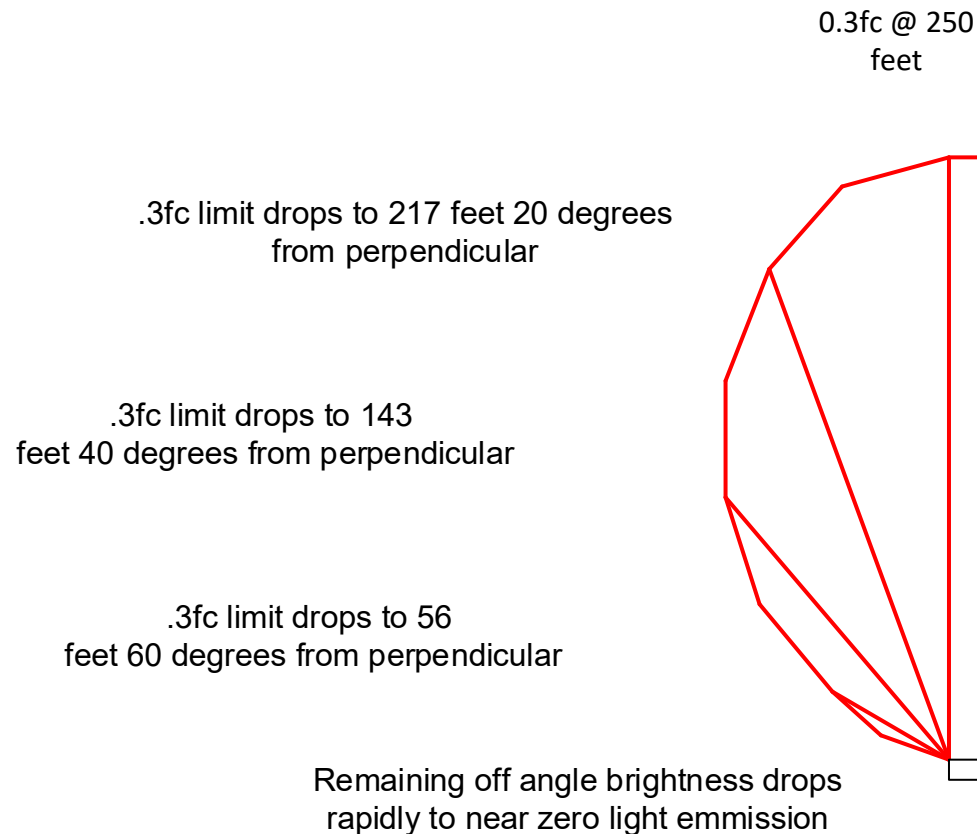


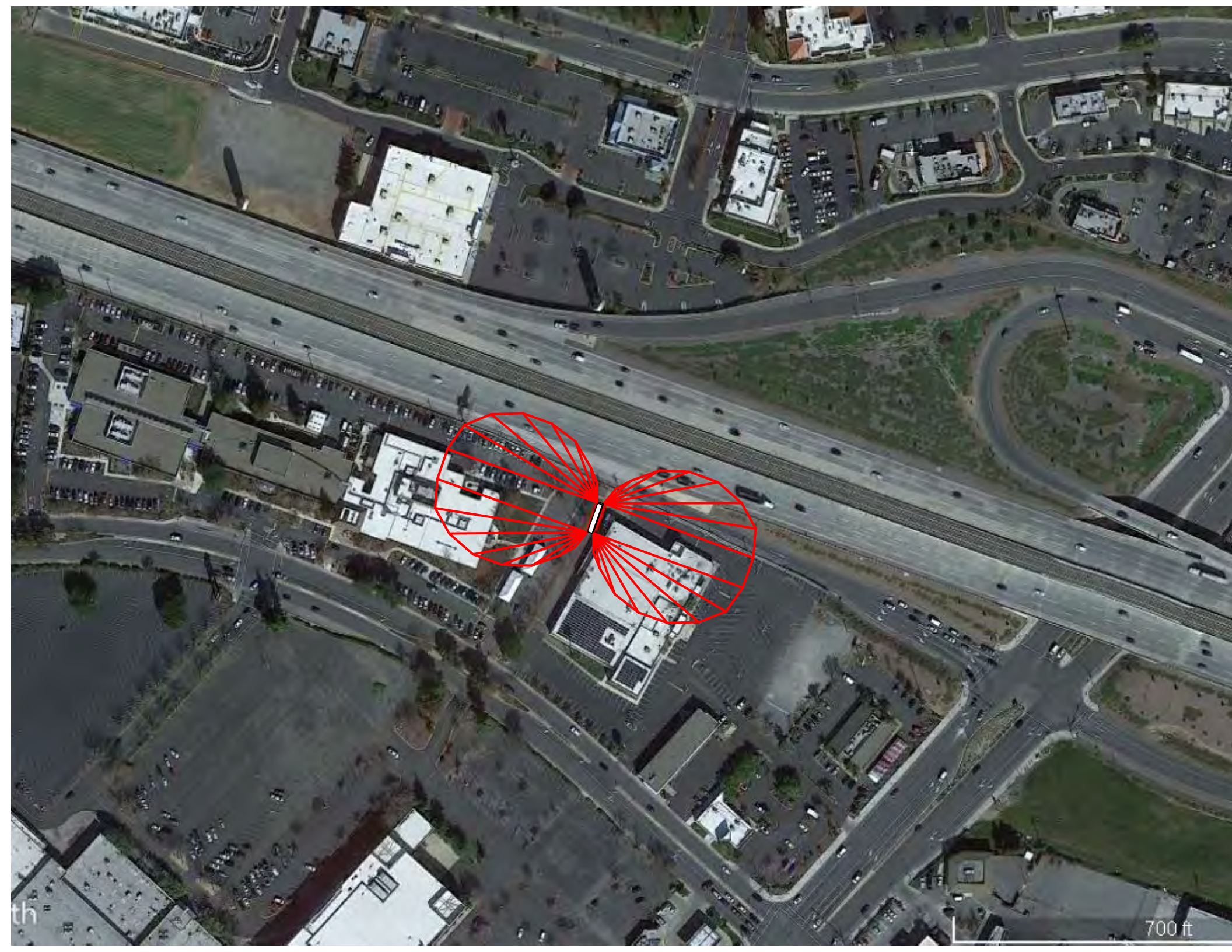
Per OAAA Lighting Guidelines, a 14 x 48 digital display will not increase the ambient lighting by more than 0.3 foot candles at 250 feet.

In order to increase the ambient light the full .3fc, the display would need to emit a full white frame (copy) at night time brightness settings.

The LEDs are most intense directly perpendicular to their mounted position

The RED boundary shows the distance that the .3fc measurement would be obtained with full white copy.





700 ft

ATTACHMENT E
CALTRANS PRELIMINARY APPROVAL
(SEPARATE PAGE)

California Department of Transportation

DIVISION OF TRAFFIC OPERATIONS
P.O. BOX 942873, MS-36 | SACRAMENTO, CA 94273-0001
(916) 654-6473 | TTY 711
www.dot.ca.gov/programs/traffic-operations/oda



July 13, 2022

CERTIFIED NUMBER: 7022-0410-0001-5226-5030

JOHN FOSTER
OUTFRONT FOSTER INTERSTATE LLC
1111 BROADWAY SUITE 1515
OAKLAND , CA 94607

Re: Outdoor Advertising Preliminary Application Number P04-3569

Dear JOHN FOSTER :

Thank you for your outdoor advertising preliminary application for an outdoor advertising display comprised of a back to back display to be placed in the County of Contra Costa, adjacent to westbound State Route 4, at Post Mile marker 25.845L, and 800 feet west of SOMERSVILLE ROAD . A true and correct copy of your preliminary application is enclosed for your reference. The proposed display location is identified as conforming to the requirements of the Outdoor Advertising Act at this time.

Within one year of the above date, if you submit an outdoor advertising application for a state permit, one hundred dollars of the preliminary review fees paid from the Preliminary Review Request shall be credited towards your outdoor advertising application.

If you have any questions, please contact our office at (916) 654-6473.

Sincerely,

A handwritten signature in blue ink, appearing to read 'George Anzo', written over a light blue circular background.

George Anzo
ODA Permits Manager
Enclosures