

**STAFF REPORT TO THE PLANNING COMMISSION**

**DATE:** Regular Meeting of February 21, 2024

**SUBMITTED BY:** Kevin Valente, Contract Planner

**APPROVED BY:** Kevin Scudero, Acting Community Development Director

**SUBJECT:** Leung Property Project Preliminary Development Plan (PDP23-02)

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**STAFF RECOMMENDATION**

It is recommended that the Planning Commission provide feedback to the applicant and staff regarding the proposal and provide direction to the applicant for the Final Development Plan submittal.

**DISCUSSION**

Request

The applicant, Kyle Masters, Richland Communities, requests a Preliminary Development Plan review of a proposal to construct a 435-unit residential development over a 160-acre vacant project site (APNs 057-041-013, 057-041-015, 057-041-016) (see Attachment A). The proposed project includes the development of 50 conventional single family detached units, 385 clustered single family detached residential units, and 159 row townhomes. The project also includes a recreation center, two neighborhood parks, and walking trails. Primary site access would be from Sand Creek Road. The applicant's project description is provided as Attachment B.

Environmental

Preliminary Development Plan review is a non-entitlement action and does not require environmental review. The future project application review would require compliance with the California Environmental Quality Act (CEQA).

Background

The 160-acre vacant project site located within the 2,700-acre Sand Creek Focus Area formerly known as FUA-1 located in the southern portion of the City of Antioch on the south side of Sand Creek and to the east of Deer Valley Road. The Sand Creek Focus Area of the General Plan contains lands designated by the Antioch General Plan for open

space, residential, commercial, and mixed-use development. Per the City's General Plan, the site is designated Estate and Executive Residential/Open Space. The site is zoned Study Area (S).

Residential developments within the Sand Creek Focus Area are intended to be a range of housing types, including upper income estate housing, golf course-oriented age-restricted housing for seniors, suburban single-family detached housing for families or for seniors, and multifamily development. The applicant would be requesting a General Plan land use amendment to Low Density Residential (LDR), Medium Low Density Residential (MLDR), Medium Density Residential (MDR), and rezone to Planned Development (PD). It should be noted that the City of Antioch has approved previous General Plan Amendments for individual projects located within the Sand Creek Focus Area.

The Promenade/Vineyards at Sand Creek project to the east contains small residential lot sizes that was accomplished through a General Plan Amendment applying the MLDR designation, which as well as the Aviano project which included a General Plan Amendment to allow the lots to be market rate single family housing rather than senior housing. The Creekside Vineyards project included the approval of a General Plan text amendment to the Sand Creek Focus Area of the General Plan to allow single family units on small lots that are not age-restricted.

The Albers Ranch project also includes a General Plan Amendment to the land use map for the Sand Creek Focus Area of the General Plan to change the portion of that site currently designated Hillside, Estate and Executive Residential/Open Space to Medium Low Density Residential/Open Space. In addition, the Albers Ranch project also includes a General Plan Amendment to the text of the Sand Creek Focus Area of the General Plan to add a sub area to the Sand Creek Focus Area called the Albers Ranch Sub Area. The Albers Ranch Sub Area only affects the Albers Project site and not the Leung Project. An Environmental Impact Report (EIR) has been prepared for the Albers Ranch Project and may be before Planning Commission and City Council this year.

Furthermore, The Ranch project located directly north of this proposed project created a Limited Development Area and a Restricted Development Area and had extensive text amendments to the Sand Creek Focus Area of the General Plan to reflect the elimination of the golf course and a General Plan Amendment to the Land Use Map to change the land use designations of that project site to LDR, MLDR, Mixed Use, Public/Quasi Public, and Open Space. The Circulation Element of the General Plan was also amended to shift the proposed alignment of Dallas Ranch Road and its connection to Sand Creek Road north of Sand Creek.

The requested General Plan Amendment to LDR, MLDR, and MDR as part of this proposed project would result in similar densities as the other approved projects.

The proposed project application was submitted to the City in January 2023 and staff determined the application was complete in November 2023 and was routed to City Departments and outside agencies for review. Planning and Engineering staff, PG&E and

the East Bay Regional Park District (EBRPD) have provided comments on the proposed project (see Attachment D).

The purpose of a Preliminary Development Plan is to gather feedback from the Planning Commission and others in order for the applicant to become aware of concerns and/or issues prior to Final Development Plan and Tentative Map Submittal. As standard practice, preliminary plans are not conditioned; rather a list of needed items, information, and issues to be addressed is compiled for the applicant to address prior to submitting an entitlement application.

## **ANALYSIS**

### **Project Overview**

The Leung Project site consists of three properties totaling 160 acres. The portion of the previously approved The Ranch Project is north of the project site and consists of designated open space followed by MLDR. Rural single-family residential and vacant Antioch School District property is located to the east of the project site and the area to the south and west of the site consists of undeveloped land. The area south is outside the City's Sphere of Influence and Planning Area, within unincorporated Contra Costa County.

The applicant is proposing a 435-unit residential development with an overall density of 2.72 dwelling units per acre. The project would consist of 50 conventional single family detached units, 385 clustered single family detached residential units, and 159 row townhomes. The proposed project did not include lot sizes for the typical residential lots for the cluster developments. However, the both types of cluster developments are proposed to consist of eight single-family units. The typical size of the "hammerhead cluster" and the "8-pack cluster" would be 28,980 square feet (sf) and 26,600 sf respectively. The project also includes a recreation center, two neighborhood parks, and walking trails.

New wet and dry utility extensions are proposed to serve the project. A sanitary sewer and potable water stub are proposed at the termination of Street 'B' from The Ranch development to the north. The sewer and potable water stubs are proposed to extend with the bridge crossing over Sand Creek and into the project site. The proposed sanitary sewer system would be a gravity system connecting to the provided stub and flow towards Deer Valley Road. An additional potable water stub is proposed from Street 'C' from The Ranch development to create a looped system within the proposed project. The stormwater is proposed to be captured in a storm drainage system and conveyed towards the eastern edge of the site. The storm system is proposed to be discharged to a stormwater basin located in the northeastern corner for detention and treatment. The treated stormwater is proposed to be discharged through an approved outfall structure into Sand Creek to the north. Dry utilities such as electric, gas, telecom and cable are also proposed to be extended to serve the project.

### Consistency with the General Plan and Zoning

The Sand Creek Focus Area currently designated the project site Estate and Executive Residential/Open Space. Estate & Executive Residential/Open Space land uses intend to serve as a transition between urban and rural areas and for areas that are not suited for a more intensive form of development because of topography, geologic conditions, or urban service limitations. The Estate & Executive Residential/Open Space land use designation is generally used for single-family detached units on 0.5-acre lots or more, with a maximum density of two dwelling units per developable acre.

As mentioned previously, the project site is requesting a General Plan Amendment to the land use map from Estate & Executive Residential/Open Space to LDR, MLDR and MDR. Areas designated as LDR and MLDR are intended for single-family homes. MLDR is characterized in the General Plan as a typical subdivision, as well as other detached housing such as zero lot line units and patio homes. Areas designated as MLDR are typically located on level terrain with relatively few geological or environmental constraints. The maximum allowable density is six dwelling units per acre. The MDR designation has a wide range of living accommodations, such as conventional single-family dwellings, multi-family townhouses, and apartment developments, which should include generous amounts of public or open space for active and passive recreational uses.

The maximum allowable density in the LDR land use designation is four du/ac, the MLDR land use designation allows up to six du/ac and the maximum allowable density in the MDR land use designation is ten du/ac. The current proposed gross density for the entire project site would be 2.72 du/ac, which is below the maximum densities allowed for the LDR, MLDR, and MDR General Plan designations.

According to the General Plan, achievement of maximum densities within the Sand Creek Focus Area is not guaranteed nor implied. The final density is determined by development design, any onsite constraints such as physical or environmental, available infrastructure, and other factors. Additionally, The Sand Creek Focus Area currently has a unit cap of 4,000 units in the General Plan and 2,692 units have currently been approved in the area. Depending on the timing of the entitlement application this may also need to be addressed through the General Plan Amendment process.

The project site is zoned S allowing for uses that have otherwise been allowed under the previous county zoning designations. The S zone is an interim zone which the City's General Plan directs be updated or revised either by one or more specific plans or master development plans when a site within the Sand Creek Focus Area is proposed for development. In 2005, the City Council adopted an Alternate Planning Process for the Sand Creek Focus Area. The process requires the submittal of a rezone to PD, including submittal of a Master Development Plan. Therefore, the project would require a request to rezone the project site from S to PD. The PD district is intended to accommodate a wide range of residential, commercial, and industrial land uses which are mutually supportive and compatible with existing and proposed developments on surrounding



properties. Once rezoned, the PD district would establish its own specific development standards for the area within its respective boundaries, with its own specific development standards, including lot size, yard setbacks, and building height requirements.

Staff recommends that the Planning Commission consider whether a General Plan land use amendment to allow the proposed residential product type is the most appropriate for the site or if they would prefer to see a different type of residential product (i.e. a denser multi-family development).

### Zoning Standards

The proposed detached cluster residential development includes five-foot side, rear, and front yard setbacks. The proposed attached townhome residential development would include varying front yard setbacks of five feet or 18 feet, zero side yard setbacks, and planning staff estimates approximately five to ten-foot rear yard setbacks.

For comparison, staff reviewed the existing development standards in the citywide R-4, R-6, and R-10 residential districts. Both R-4 and R-6 districts have a 35-foot maximum height requirement, 6,000-sf minimum lot size, and a 40 percent maximum lot coverage. The R-10 district has a 45-foot maximum height requirement. All three citywide districts have a minimum 20-foot front yard setback.

Staff recommends that the Planning Commission provide feedback on the proposed lot clusters and make recommendations on any modifications they would like to see implemented.

### Site Layout and Design

In August of 2023, the City of Antioch adopted citywide Single-Family and Missing Middle Residential Objective Design Standards relating to all aspects of residential projects including building siting, architectural style, parking, and landscaping. The submittal of the Objective Design Standards Checklist will be required at the time of the Design Review application to illustrate compliance in the future. The Objective Design Standards Checklist will include relevant guidelines, how the project complies with them, and a detailed discussion of the issues.

### *Building Siting and Massing*

The City's Objective Residential Design Standards require projects to be oriented to adjacent streets with varying setbacks to present an attractive façade to the right-of-way. The proposed plans show the potential plotting of the cluster single-family residences in two forms, the hammerhead cluster and the 8-pack cluster. The proposed hammerhead cluster includes eight residential units around a hammerhead roadway. The 8-pack cluster includes eight residences in two rows around a shared roadway. The proposed townhomes would be attached in rows. Additionally, the proposed project would offer three complimentary elevations – Spanish, American Traditional, and Craftsman.

### *Architecture*

The three proposed architectural styles include varying architectural elements and materials, which comply with the City's Objective Design Standards. The Spanish style features a smooth stucco exterior, tile roofing, and gridded windows with shutters with iron accents. The American Traditional style features a stucco and horizontal lap siding exterior with a decorative brick veneer, and gridded windows with shutter and decorative trim and sill. The Craftsman style features a stucco exterior with a decorative stone veneer, decorative corbels, and gridded windows decorative trim and sill.

### *Recreational Amenities*

The City's Objective Residential Design Standards encourage buildings to be oriented to create courtyards and open space areas and that community facilities and open spaces be conveniently located for the majority of residents. Pedestrian walking trails are proposed surrounding the residential areas with scenic viewpoint locations. A proposed recreation center is located near the center of the project site, which includes amenities such as a large sundeck with shade structures, children's play area, a lounge, workout room, and an office. The central clubhouse would provide unobstructed views overlooking Sand Creek to the north and have access points to the walking trails. Further to the east, a pocket park is also proposed with a gathering area and open space for small group activities. In addition, the three wetland areas located throughout the site are proposed to be avoided. Landscaping would need to be consistent with the City's Single-Family and Missing Middle Residential Objective Design Standards.

### *Circulation, Parking, and Utilities*

The Ranch development to the north is proposed to span Sand Creek and provide the main point of access from Sand Creek Road. An additional roadway connection is proposed from Phase 3 of The Ranch, creating a looped roadway system for emergency vehicle access. The neighborhood street section proposes two travel lanes and parking, with a landscape strip and detached sidewalk. The proposed interior alley roads include two travel lanes with planting on either side.

The Antioch Engineering Department provided comments on street sections, traffic, parking, grading, and utilities. Comments include modifying street widths to accommodate bike lanes, parking, and public services such as trash and emergency vehicles. The City requires a 60-foot minimum right-of-way width consisting of 12-foot paved travel lanes, eight-foot shoulders, five-foot sidewalks, and a five-foot parkway on both sides. Engineering would not support the currently proposed 20-foot-wide alleyways, which would need to be widened to 22 feet to ensure emergency vehicle access.

Due to the density of the project, Engineering would require a traffic study and a very detailed on- and off-street parking plan to mitigate potential issues such as blocked line of sight triangles. The plans also show dead end cul-de-sacs exceeding the 200-foot length limit. A site-specific geotechnical report and a soils report to document the feasibility of the development on the project site would be required. Utility plans would

need to show complete right-of-way of Sand Creek Road dedicated to the city so sewer, water and drainage improvements can be constructed in the proposed Sand Creek Road extension in front of the Kaiser Permanente Hospital main entrance.

### Public Comments

In addition to the City receiving comments from City Engineering, comment letters were received from the Contra Costa County Flood Control District, PG&E, and the EBRPD. The Contra Costa County Flood Control District provided standard comments related to drainage fees. PG&E provided specific language for the offer to dedicated Public Utility Easements (PUE) and stated the final map shall contain a statement setting forth dedications and offers to dedicate interests in real property for public utility purposes.

The EBRPD expressed their interest in continuing to work with the City to identify potential mitigation options to offset the recreational impacts resulting from the proposed project, just as they are currently working with the City for the previously approved The Ranch project located directly to the north of this project site. Furthermore, the EBRPD is requesting confirmation that the southern portion of the proposed project site would remain as permanent natural open space.

### CONCLUSION

Staff recommends that the Planning Commission provide the applicant feedback concerning staff's recommendations above, as well as other areas of concern on the preliminary development plan for the project. Specifically, staff recommends feedback on the following items:

- Proposed General Plan land use amendment to allow additional Low Density Residential, Medium Low Density Residential, and Medium Density Residential development in the Sand Creek Focus Area.
- Proposed cluster and townhome development.
- Proposed amount of active open space.
- Proposed street widths and sidewalks.

### ATTACHMENTS

A: Project Location Map

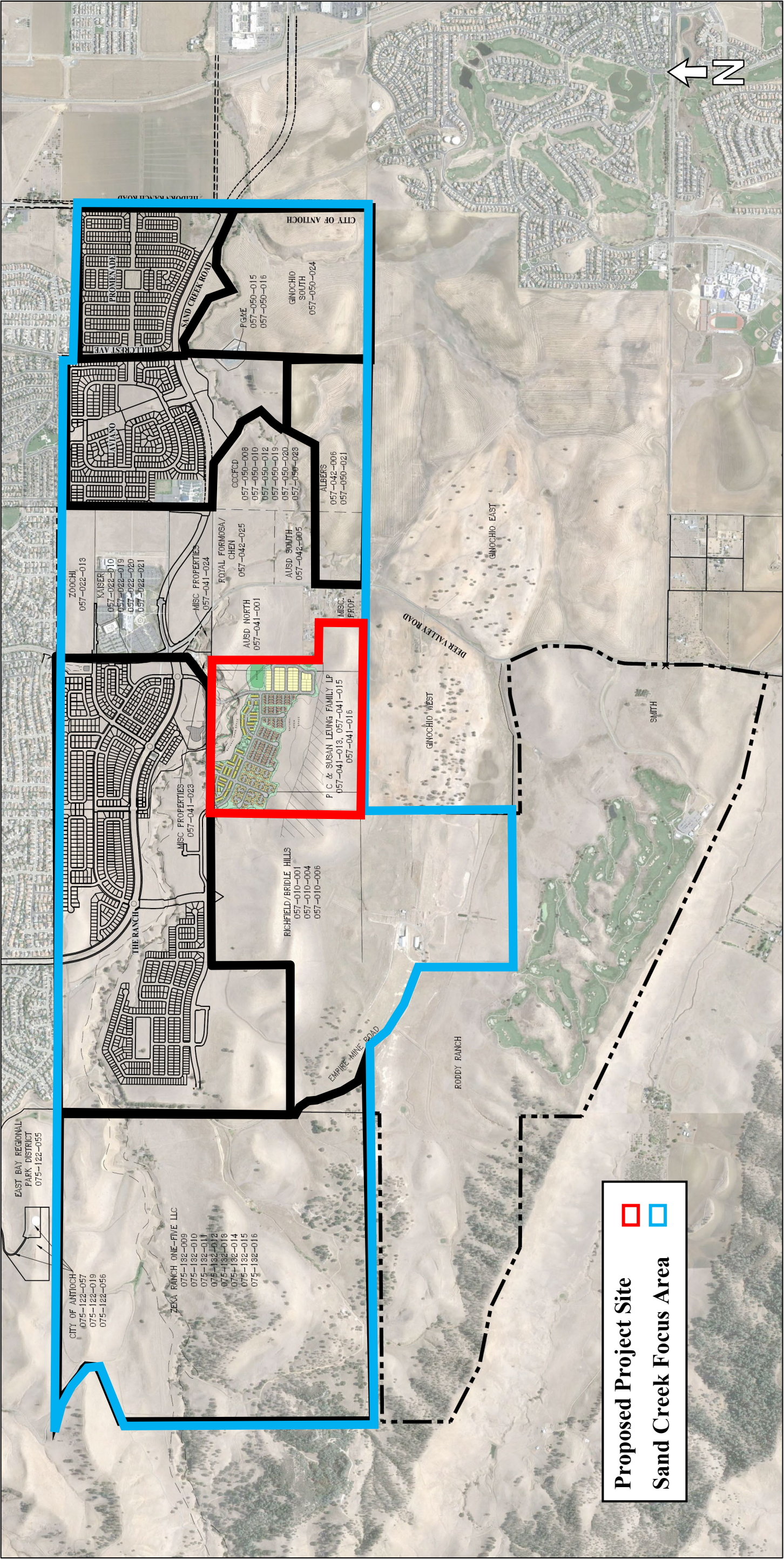
B: Applicant's Project Description

C: Project Plans

D: Public Comments



Project Location Map





November 30, 2022

**LEUNG PROPERTY– FUA-1**  
**PROJECT DESCRIPTION**

Richland Communities presents a 435-unit residential development located on the Leung property within the Sand Creek Focus Area FUA-1. The 160± acre property is located on the southern side of Sand Creek, and to the east of Deer Valley Road, within the existing Antioch City limits. The site is bordered by Sand Creek and The Ranch residential project to the north, hillside open space to the south, and vacant open space parcels to the east and west. The project site is currently open space land with a General Plan Use of Estate & Executive Residential/Open Space and West Sand Creek District zoning. The proposed project would request a rezone to a Planned Development, with a General Plan Land Use of low, medium low, and medium density residential to provide an array of housing options. The hillside open space along the southern edge is proposed to be preserved to maintain the surrounding areas natural geography and design. Similarly, a buffer is proposed from Sand Creek to provide a natural transition from the developed area to an organic feature of the development. A bridge overcrossing connecting The Ranch development is proposed to span Sand Creek and provide the main point of access from Sand Creek Road. An additional roadway connection is proposed from Phase 3 of The Ranch, creating a looped roadway system for emergency vehicle access. The neighborhood street section proposes two travel lanes and parking, with a landscape strip and detached sidewalk. The interior alley roads propose two travel lanes with planting on either side.

The project proposes a variety of housing options, including conventional single family detached units, clustered single family detached, as well as row townhomes. The overall density for the development is 2.72 dwelling units per acre. A main spine road bisects the project site, with higher density on the north side adjacent to Sand Creek, and lower density along the hillside open space. The conventional single-family product is located along the eastern edge, to provide a more seamless transition to the adjacent existing open space and residential homes. The 159-unit multifamily neighborhood consists of a street network with guest parking, with access to the main spine road through the development. The townhomes are proposed to be 2-story and provide a diverse mix of architectural styles that are complementary of the surrounding developments. A recreation center is positioned in the middle of the neighborhood to provide a break in the density and create a communal gathering location. The cluster single family detached homes are located on the southside of Street ‘C’ and consist of alleys branching off a neighborhood street. The neighborhood streets are proposed to terminate in a cul-de-sac for emergency vehicle turnaround and provide views to the hillside open space to the south. A mix of 95 hammerhead cluster single family homes and 131 8-pack cluster single family homes provides a balanced blend of layouts. The cluster single family homes include an 18’ deep driveway to allow for additional off-street parking. Street views of the cluster development are provided to demonstrate the variation in elevation and color schemes. Moving to the east, a neighborhood of 50 single family lots is proposed, with an average width of 50’ and depth of 90’. A perimeter loop road is proposed around the conventional single-family neighborhood to provide enhanced connectivity.

In addition to an assortment of housing choices, the project proposes a mix of dispersed amenity areas throughout the site. Along the northwestern project entrance, a community neighborhood park is proposed with open active turf area and a meandering trail system. This park area provides a communal open space at one end of the project for the residents use, while also being set back from the adjacent homes to provide privacy. A meandering walkway with planting around the project perimeter is proposed to take advantage of the varying topography of the hillsides and Sand Creek. The walkway routes around the edge of the residential areas, along the stormwater basin, and adjacent to Sand Creek. Additional vista lookout locations are proposed on the hillside section and Sand Creek section of the walkway to provide respite places. Sidewalks are proposed along the main spine road and within the residential neighborhoods. The multifamily neighborhood also includes additional common area walkways to enhance connectivity across the site. A recreation center is planned in the center of the development, between the main spine road and open space bordering Sand Creek. The recreation center includes additional amenities such as a large sundeck with shade structures and a children's play area. The central clubhouse also proposes multiple uses with a lounge, workout room, and an office. The central clubhouse has unobstructed views out to Sand Creek to the north and has additional access points from the perimeter meandering walkway. Further to the east, a pocket park is also proposed with a gathering area and open space for small group activities. There are three isolated wetland areas located throughout the site that are proposed to be avoided with the development.

New wet and dry utility extensions are proposed with this development. A sanitary sewer and potable water stub are proposed at the termination of Street 'B' from The Ranch development to the north. The sewer and potable water stubs are proposed to extend with the bridge crossing over Sand Creek and into the project site. The sanitary sewer system within the Leung development is proposed to be a gravity system connecting to the provided stub and flow towards Deer Valley Road. An additional potable water stub is proposed from Street 'C' from The Ranch development to create a looped system within the development. The stormwater is proposed to be captured in a storm drainage system and conveyed towards the eastern edge of the project. The storm system is proposed to be discharged to a stormwater basin located in the northeastern corner for detention and treatment. The treated stormwater will then be discharged through an approved outfall structure into Sand Creek to the north. Dry utilities such as electric, gas, telecom and cable are proposed to be extended into the development for service.





1.	PROPERTY OWNERS:	P.C. & SUSAN LEUNG FAMILY
2.	APPLICANT/DEVELOPER:	<p>RIKLAND PLANNED COMMUNITIES          601 UNIVERSITY AVENUE, SUITE 125          SACRAMENTO, CA 95825          PHONE: (916) 715-4083          KYLE MASTERS</p>
3.	ENGINEER:	<p>CARLSON, BARBER, &amp; OBSON, INC.          5533 MONROE AVENUE, SUITE 350          SACRAMENTO, CA 95843          PHONE: (916) 866-6372          ANDREA BELLANCA P.E., RCE 61806</p>
4.	USE:	EXISTING: AGRICULTURAL PROPOSED: SINGLE FAMILY DETACHED
5.	GENERAL PLAN:	EXISTING: ESTATE & EXCLUSIVE RESIDENTIAL PROPOSED: LOW, MEDIUM LOW & MEDIUM DENSITY RESIDENTIAL
6.	ZONING:	EXISTING: WEST SAND CREEK DISTRICT PROPOSED: PLANNED DEVELOPMENT
7.	APN:	057-044-013, 057-044-015, 057-044-016
8.	CONTOUR INTERVALS:	EXISTING - 2 FOOT PROPOSED - 2 FOOT
9.	PRIOR APPROVAL:	FUA-1 SPECIFIC PLAN
10.	LOCATION:	DEER VALLEY ROAD

KYLE MASTERS

CARLSON, BARBER, & GIBSON, INC.  
2633 CANNON RAMON, SUITE 350  
SAN RAMON, CA 94583  
PHONE: (925) 866-0322  
ANDREA BELLANCA P.E., ROC 61806

EXISTING: AGRICULTURAL  
PROPOSED: SINGLE FAMILY DETACHED RESIDENTIAL/TOWNHOMES

EXISTING: ESTATE & EXCLUSIVE RESIDENTIAL / OPEN SPACE  
PROPOSED: LOW, MEDIUM LOW & MEDIUM DENSITY RESIDENTIAL

EXISTING: WEST SAND CREEK DISTRICT (NCD)  
PROPOSED: PLANNED DEVELOPMENT (PUD)

037-041-013, 037-041-015, 037-041-016

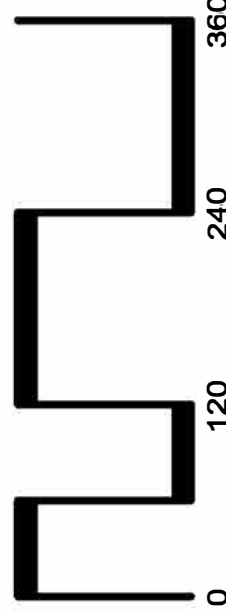
EXISTING - 2 FOOT  
PROPOSED - 2 FOOT

FLA-1 SPECIFIC PLAN  
DEER VALLEY ROAD

C-1 TITLE SHEET (DATE PREPARED OCTOBER 6, 2023)

C-1	TITLE SHEET (DATE PREPARED OCTOBER 6, 2023)
C-2	SITE PLAN (DATE PREPARED OCTOBER 6, 2023)
C-3	GRADING & DRAINAGE (DATE PREPARED OCTOBER 6, 2023)
S-1	OVERALL MAP (DATE PREPARED MARCH 22, 2022)
S-2	CONCEPTUAL SITE PLAN (DATE PREPARED MARCH 22, 2022)
S-3	TECHNICAL SITE PLAN (DATE PREPARED MARCH 22, 2022)
S-4	CONCEPTUAL STREET SCENE (HAMMER HEAD CLUSTER SECTION)
S-5	CONCEPTUAL STREET SCENE (8-PACK CLUSTER) (DATE PREPARED MARCH 22, 2022)
S-6	CONCEPTUAL STREET SCENE (ROWTOWNS) (DATE PREPARED MARCH 22, 2022)
S-7	OPEN SPACE (DATE PREPARED MARCH 22, 2022)
S-8	LANDSCAPE STREET SECTIONS (DATE PREPARED MARCH 22, 2022)
S-9	OPEN SPACE/ TRAILS (DATE PREPARED MARCH 22, 2022)

**NOT TO SCALE**



**SURVEYORS ■ PLANNERS**

AN RAMON ■ (925) 866-0322  
ROSEVILLE ■ (916) 788-4456  
WWW.CBANDG.COM

SCALE: 1" = 120' DATE: OCTOBER 6, 2023

CITY OF ANTIOCH  
CONTRA COSTA COUNTY  
CALIFORNIA

# TITLE SHEET

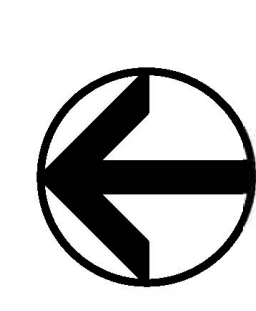
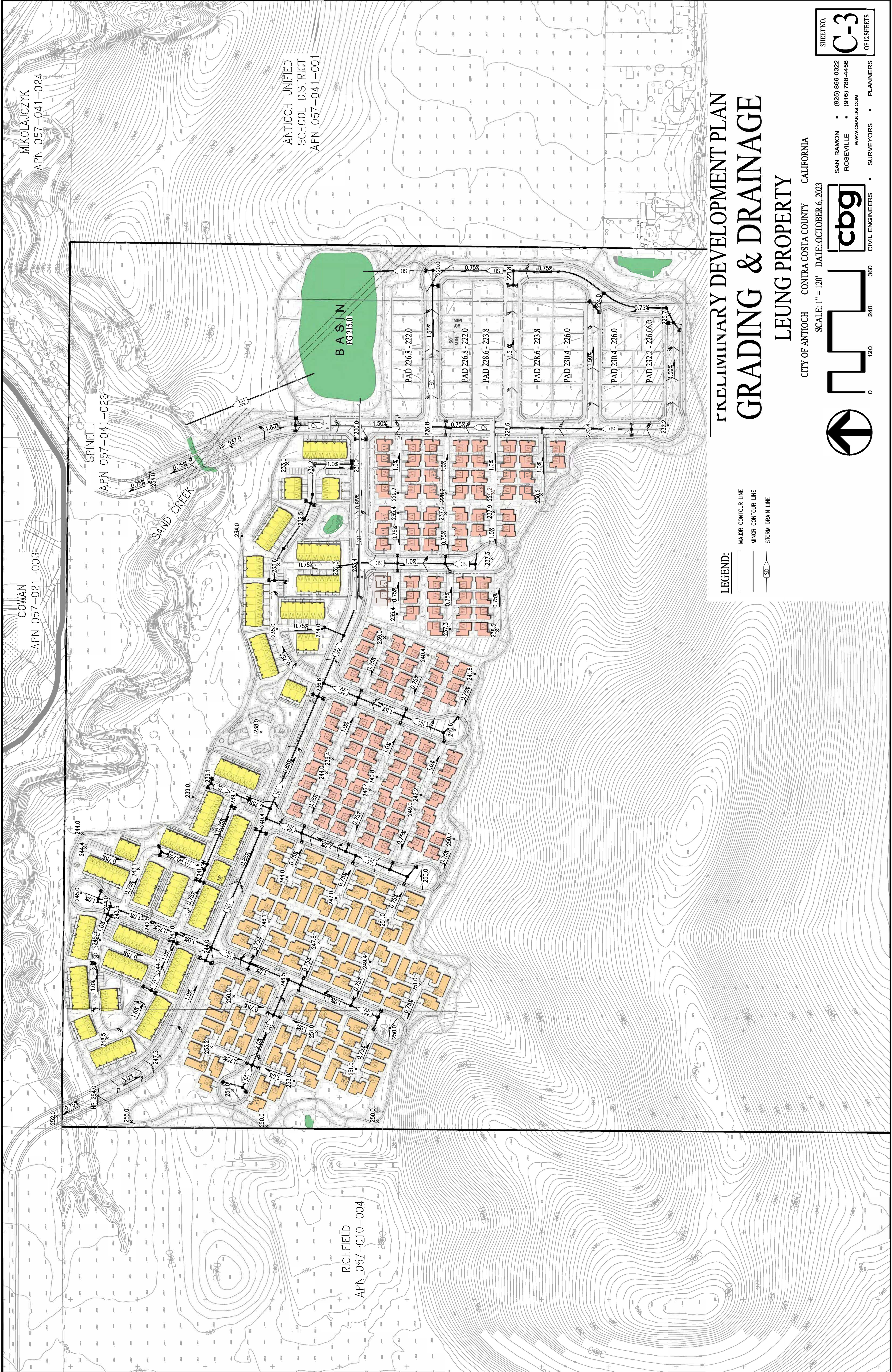
# LEUNG PROPERTY

CITY OF ANTIOCH  
CONTRA COSTA COUNTY  
CALIFORNIA

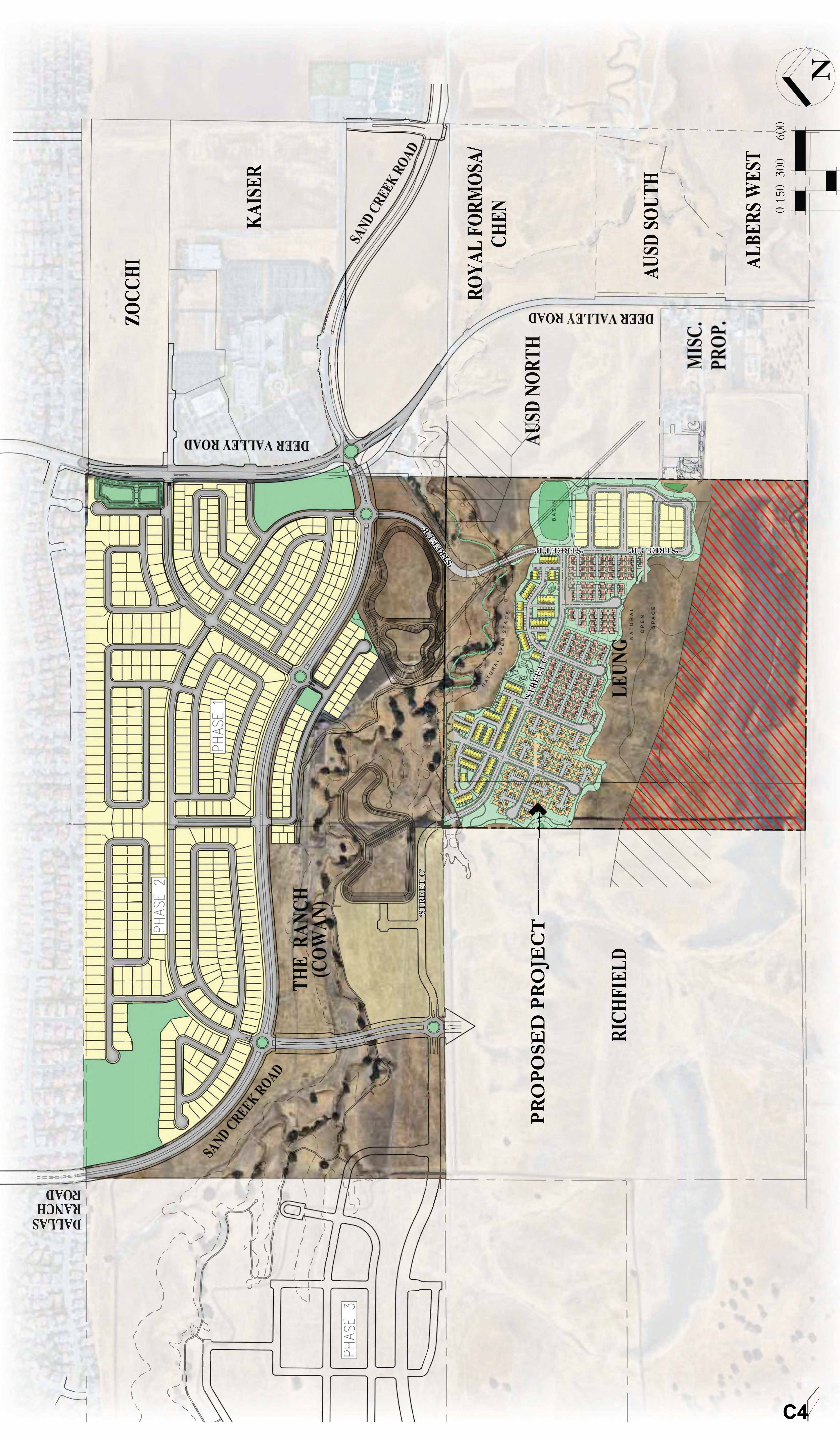












C4

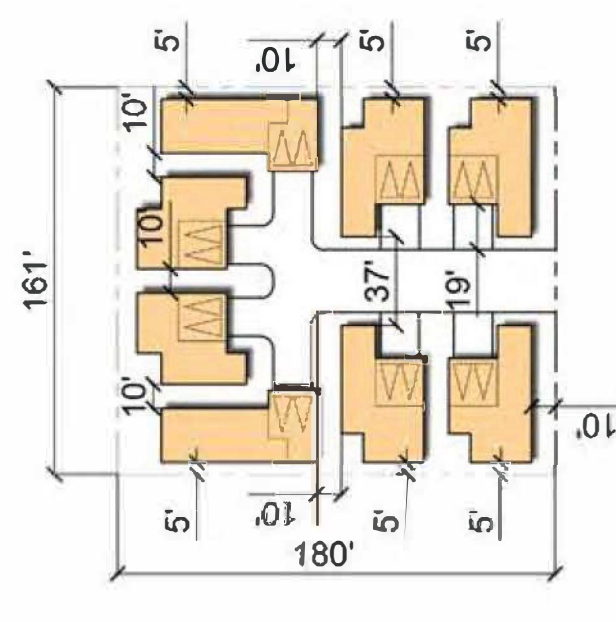
OVERALL MAP  
CITY OF ANTIOCH, CA

OWNER/DEVELOPER  
LEUNG PROPERTY

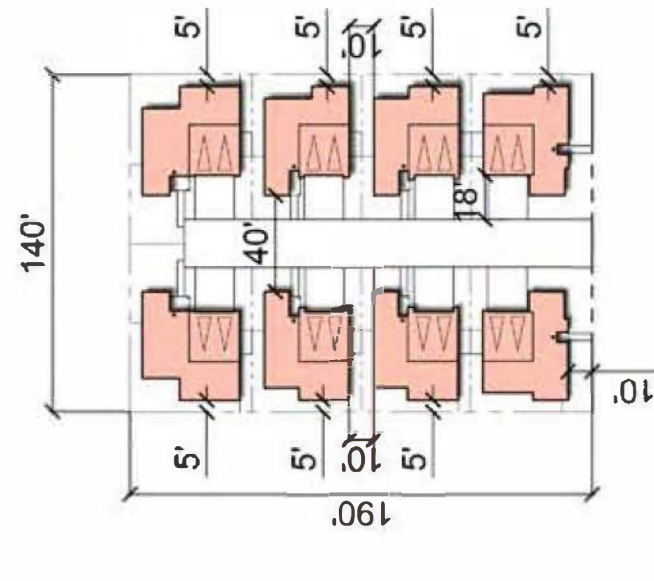




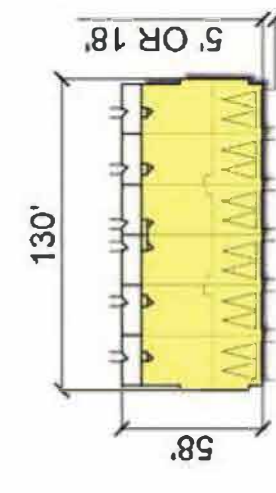




## HAMMERHEAD SFD CLUSTER (8-PLEX)



SFD CLUSTER  
(8-PLEX)



# TOWNHOMES (6-PLEX)



UNIT MIX	PLAN 1	PLAN 2	PLAN 3	PLAN 4	TOTAL
CONVENTIONAL SFD	16	17	17		50
HAMMERHEAD CLUSTER SFD	21	26	23	25	95
8-PACK CLUSTER SFD	37	28	32	34	131
ROWTOWNS	53	53	53		159
					435

PARKING PROVIDED				
GARAGES	DRIVES	STREET	STALLS	TOTAL
100	100	78	0	278
190	192	144	0	526
262	262	190	0	714
318	120	21	81	540
<b>870</b>	<b>674</b>	<b>433</b>	<b>81</b>	<b>2058</b>
<b>TOTAL PARKING PROVIDED</b>				
<b>2058</b>				

SITE AREA	160 ACRES
TOTAL UNITS	435
DENSITY	2.72 DU/AC

PRODUCT	
CONVENTIONAL SFD	50
HAMMERHEAD CLUSTER SFD	96
8-PACK CLUSTER SFD	131
ROWTOWNS	159
<b>TOTAL UNITS</b>	<b>435</b>

## C6



HAMMER HEAD CLUSTER SFD

CONCEPTUAL STREET SCENE  
CITY OF ANTIOCH, CA

OWNER/DEVELOPER  
LEUNG PROPERTY

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CLUSTER A

CLUSTER B

STREET VIEW





STREET VIEW



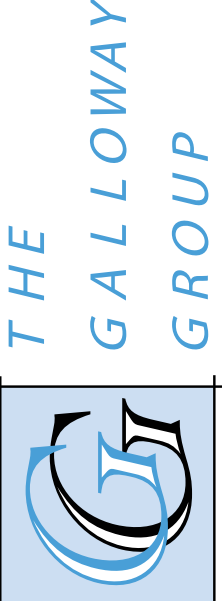
CLUSTER VIEW

8-PACK CLUSTER

CONCEPTUAL STREET SCENE  
CITY OF ANTIOCH, CA

OWNER/DEVELOPER  
LEUNG PROPERTY

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Strategic Land Planning • Site Planning  
Community Design • Building Design





STREET VIEW 1



STREET VIEW 2

ROWTOWNS

CONCEPTUAL STREET SCENE  
CITY OF ANTIOCH, CA

OWNER/DEVELOPER  
LEUNG PROPERTY

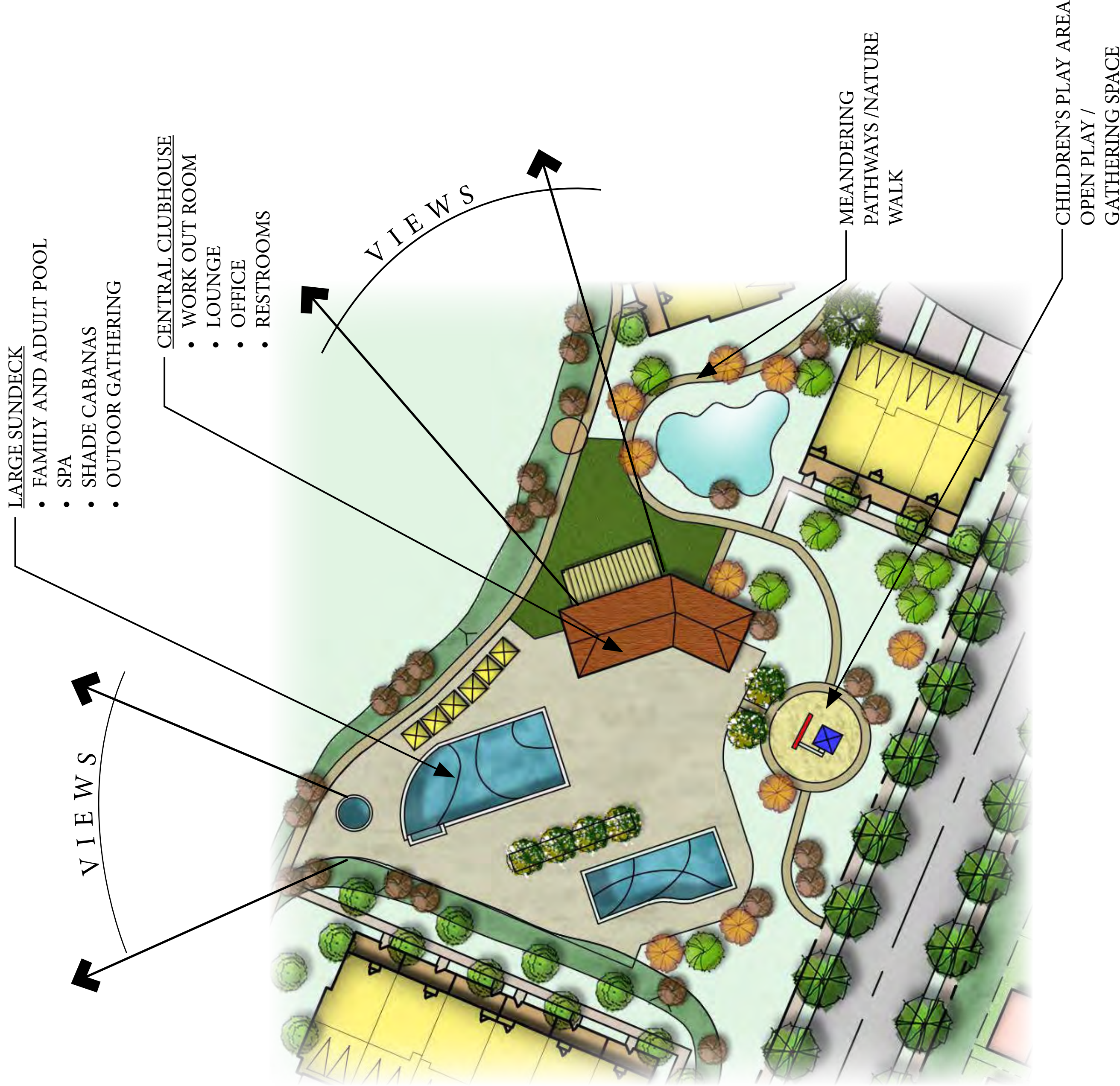
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**THE GALLOWAY GROUP**  
Strategic Land Planning • Site Planning  
Community Design • Building Design



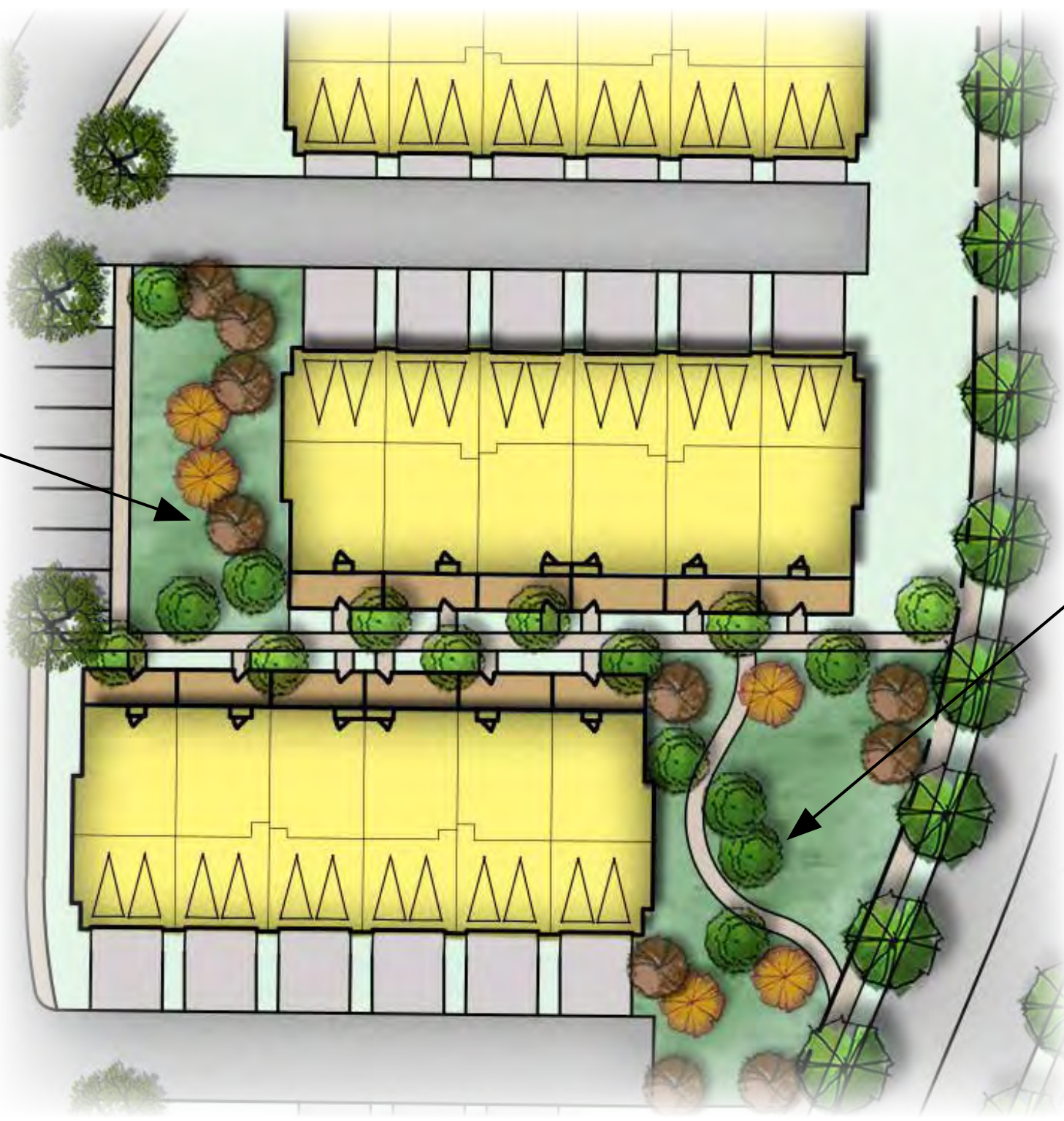


1. NEIGHBORHOOD PARK

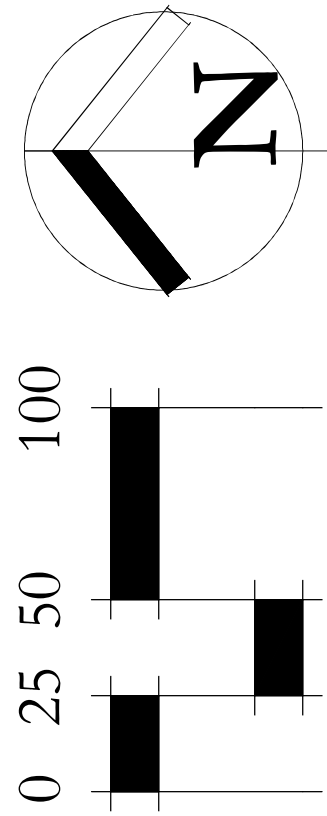


2. CENTRAL RECREATION CENTER

PASSIVE OPEN SPACE,  
LAWN GAMES, SMALL  
GROUP ACTIVITIES

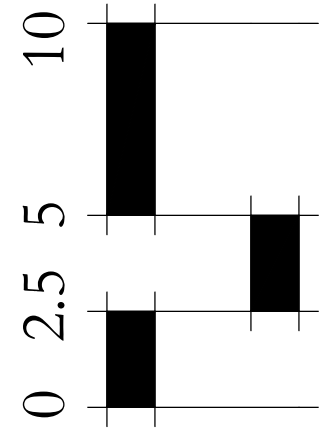
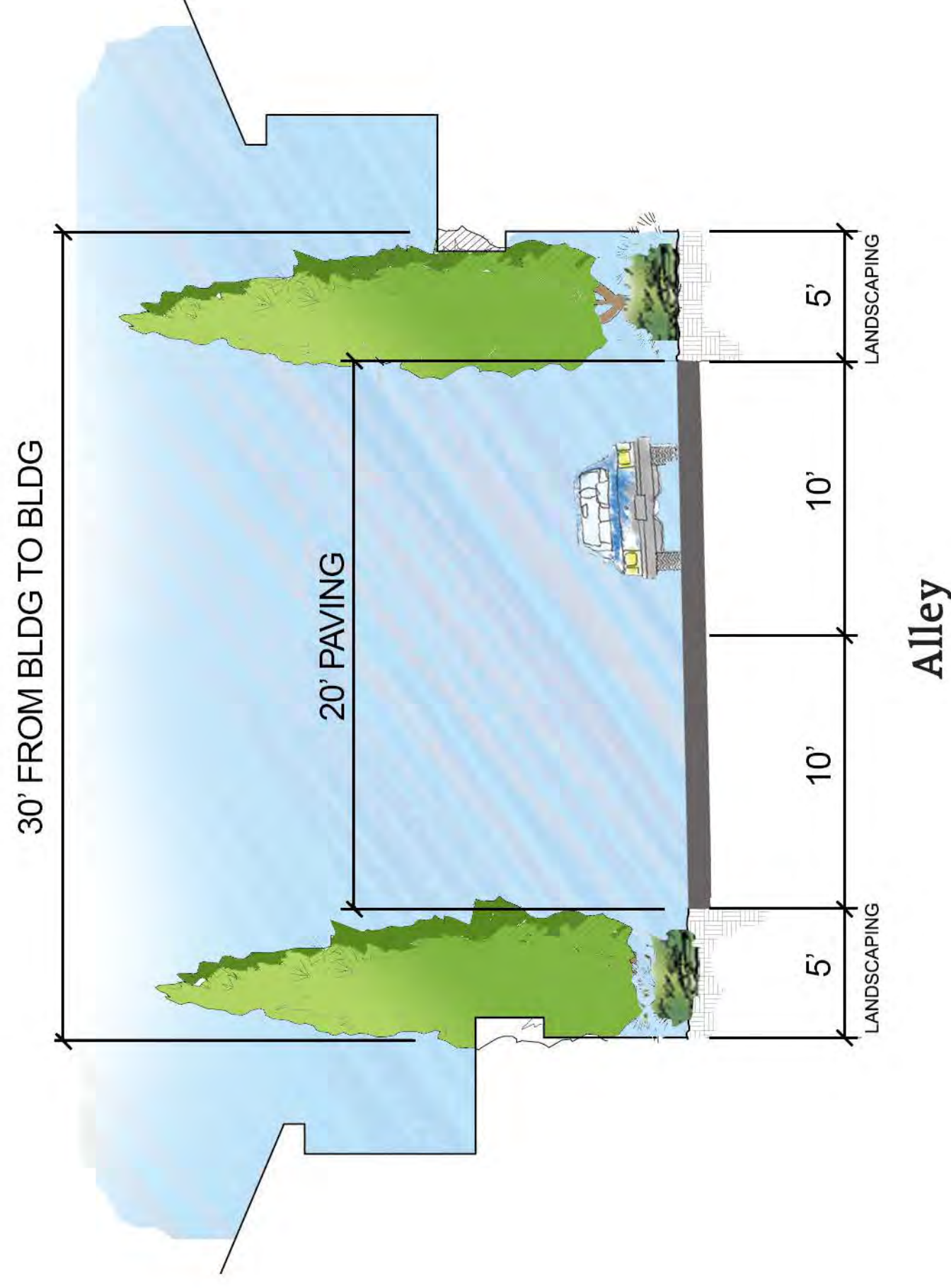
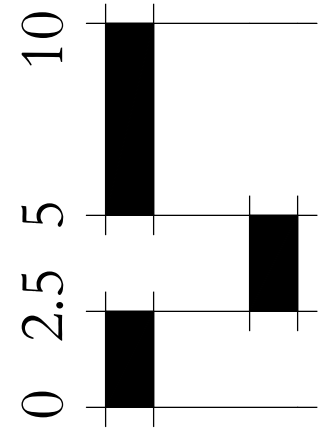
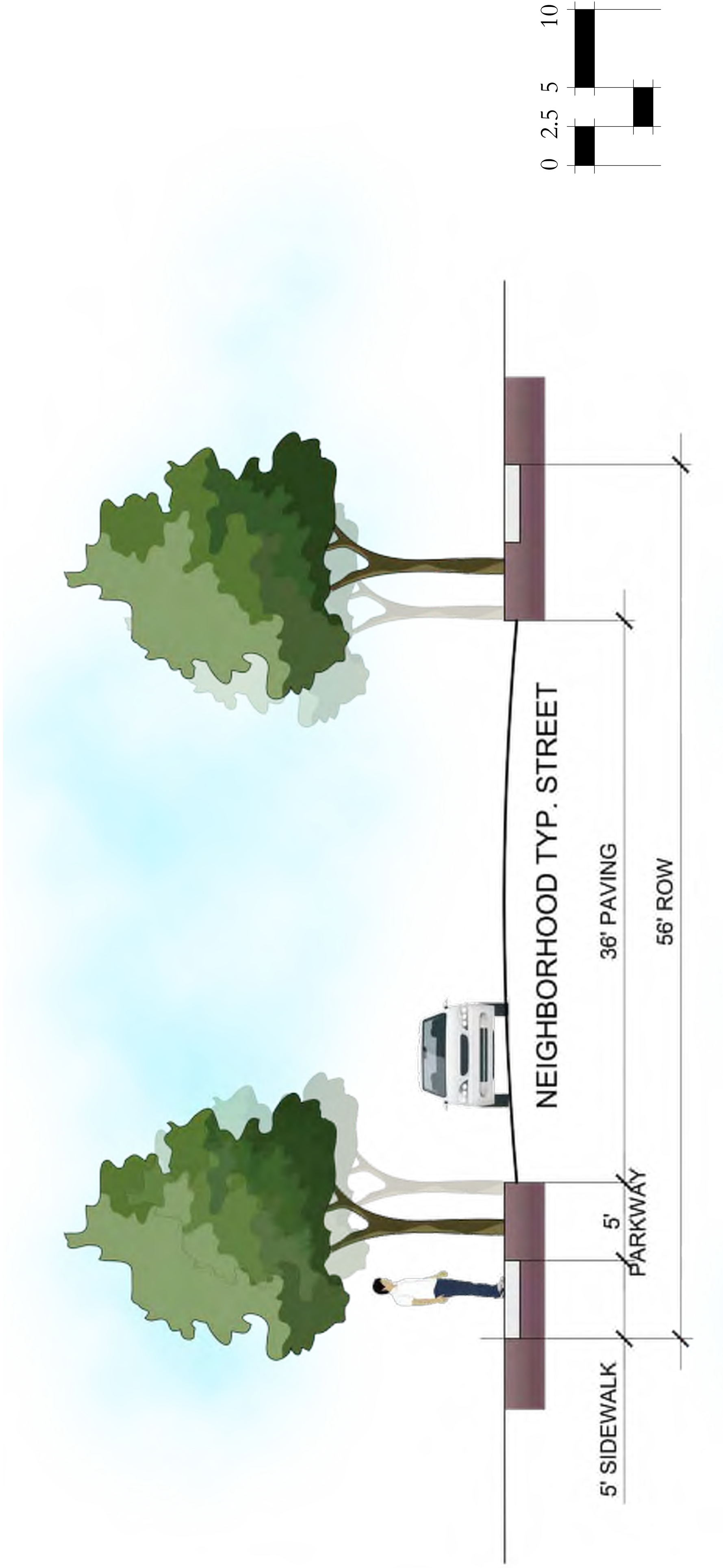


3. POCKET PARK



VICINITY MAP: NTS





C11

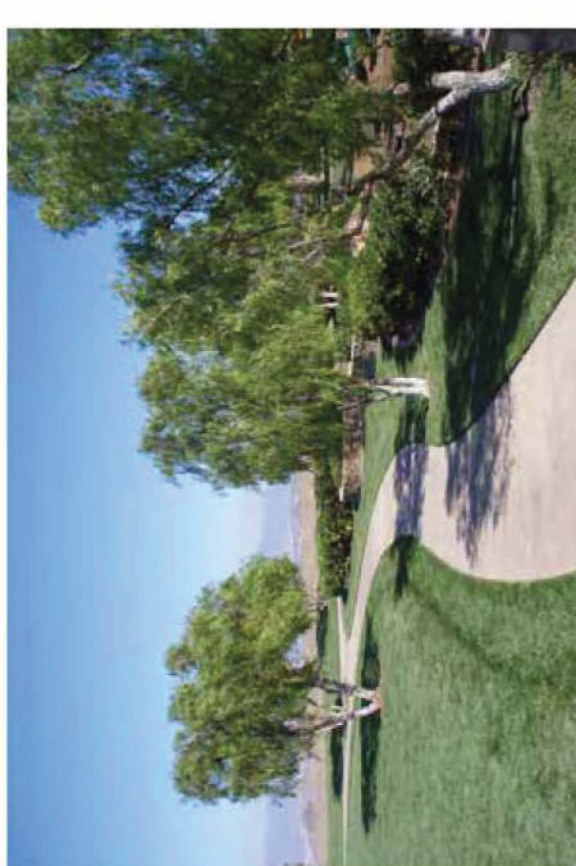




TOT LOT CONCEPT



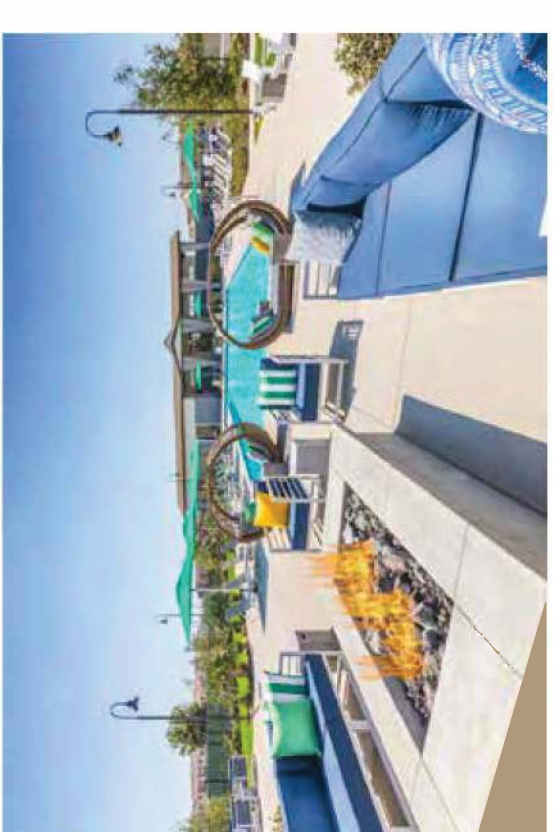
SHADED SIDEWALKS



COMMON AREA WALKWAY



PERIMETER WALKWAY



CENTRAL RECREATION CONCEPT



LARGE GATHERING AREA

C12



# ATTACHMENT "D"

## Memorandum

Date: November 20, 2023

To: Kevin Scudero, Acting Planning Director

From: Kevin Van Katwyk, Engineering Department

Re: **Engineering review of the Leung Property Preliminary Development plan application for General Plan Amendment.**

## List of Engineering Issues

### Title sheet C1 and Site plan C-2

1. **Identify available On Street Parking:** The applicant needs to prepare a very detailed parking plan of each development, showing the number and location of all off-street parking spaces that are available in each residential unit within the project. Every resident should have at least one available off-street parking near their residence. Due to the high number of very narrow driveways and clustered homes, every residential unit should have an available off-street parking stall near their home. If one street parking stall cannot be reached with this plan the plan should be revised with small parking lots designated for visitors, maintenance workers or city emergency vehicles. Sight distance triangles shall be maintained entering every public street and private street and driveway.
2. **Too long of dead-end Cul-de-sac streets.** Per City standard detail ST- 10a and ST-10B the maximum cul-de-sac length is 200 feet. Many of the cul-de-sac streets shown in the development plan exceed this limit and need to be changed to connecting circle streets instead of dead-end cul-de-sacs.
3. **Minimum public street ROW width is 60 feet with 40' wide pavement** (curb to curb) (8+12+12+8) instead of the (6+12+12+6) 56' wide section shown with 36' of pavement.
4. **Maintain good line of sight triangles.** Due to the density of the proposed buildings in the townhome development, the line sight at many intersections with public streets and private streets are being violated. Due to the lack of marked off- street parking, maintaining adequate safe line of line of sight needs to be maintained at all intersections with public streets.
5. **Bike Lanes need to be created in addition street parking on both sides of public collector streets:** The applicant needs to provide room for 6' bike lanes along with parking on both sides of the street for all collector streets.
6. **May need a traffic study to identify any mitigations traffic generated from this development on existing city intersections.**

7. **Provide a 52' wide bridge section: 1' concrete rail, 5' sidewalk, 8' bike lane, 12' traffic lane, 12' traffic lane 8 bike lane, 5' sidewalk, 1' concrete rail.**
8. Pedestrian path along base of open space slope needs to be 12' wide minimum to allow space for fire truck access to be able to fight fires on the open space areas plus provide 3' wide for drainage ditch to handle the surface water draining into the yards of the new residential units located at the base of the hill. Th 12 wide roadway = 3 wide ditches thus totaling a minimum of 15' wide.
9. Is the park a passive or active park? For an active park, it needs to provide a small parking lot, an area designated for parking and areas designated as a children's play area. Other areas to be used for your soccer and baseball practice also be designated for soccer and baseball use.
10. **A significant center line with larger turning curve radius** on the collector road on north side of east Sand Creek Bridge, from the drive entrance from the roadway to Sand Creek Road needs to be design and reconstructed.
11. In the Townhome (yellow 6-plex) development, a developer needs to stripe out one parking stall close to the end of the drive aisle so to provide 3-point vehicle turn around at the end of parkin isle for any vehicle.
12. The project needs to follow the **minimum land area to be created for City parks**. There is a vacant land area north of sand creek that could be as newly created by the city park.
13. **Secondary access through the Ranch** project needs to be created before the 75<sup>th</sup> housing unit for secondary access to the project with be required. Through his access requires access through the Ranch project, the developer shall process the so Ranch phase 3 tentative map that will create the roadway access to this project.
14. The recreation center at the yellow Townhomes (6 plex) site need a parking lot for not only residents but also visitors.
15. The roadway 90-degree bends on the signal family homes provides a new standard knuckle configuration that needs to be reviewed and approved by the Engineering department prior to project approval.
16. This new standard knuckle needs to be incorporated into road bends of the townhomes (6-plex) development.
17. Placement of each unit's trash bins on the public streets on garbage pickup day needs to be provided on a separate diagram. The big question we have is whether there is adequate room in the public street curb lines for all the trash bins of all the units within the development, and can emergency vehicles still get through with these trash bins in the public street. The trash bins provide adequate sight visibility on trash pickup days at each driveway for vehicles and /or emergency vehicles to pass.
18. Provide the creek trail on the plans that will be constructed with the development of the Ranch project. Please coordinate with the various improvements shown to be improved with the development of "The Ranch".
19. Provide a phasing plan or a plan showing the various areas of future development. This will be the future configuration of the large map subdivision.

### Grading Plan C-3

1. Need Geotechnical evaluation of soils and potential slides in area.
  - a. Need to evaluate the stability of 2:1 cut slope at the base of the existing open space large slope.
  - b. Evaluate the stability of 2:1 versus 3:1 cut slopes.
2. Need drainage ditches at the base of all existing slopes with the subdivision.
3. For both bridges across Sand Creek need army corps, 401 and 404 permits.
4. Need corps 404 permits for drainage outfall into Sand Creek
5. **Need to see FEMA 100-year flood plain shown on the development plans.** The exhibit provides to show elevations of HGL of the 100-year event stream. Need to see finish floor elevations of all residential buildings boarding the creek frontage to show they are out of the flood plain.
6. Due to the high density of the units, all residential building down spouts **shall flow directly into an underground SD system that flows underground to the curb . The developer needs to provide a underground drainage system of inlets installed to drain the back yards. The side yards to narrow to drain these small residential lots.**
7. **Need to review in greater detail all areas that have slope transitions.** The grade difference between the match grades on west side (253) and matching grades to the east (220) is a difference of 33 vertical feet. Along the north south direction, the matching grade to the north is 239 and 250 which is difference of 11 feet. The plan currently does not provide enough slope transitions to make up the difference. It appears that there will be quite a few retaining walls on grading the site to make the houses fit. The development plan needs to show the locations and placement of the walls and provide details of the various types of blocks retaining walls.
8. Note to the design engineer that in our new MS4 drainage permit, the Water Board has now required all projects that are subject to C.3 to use the Bay Area Hydrology Modeling (BAHM) instead of the City of Antioch version. The City IMP Sizing calculator is no longer valid.

### Utility Plan C-4

1. A looped water line within phase 4 of the "The Ranch" development need to be shown. The tentative map for this phase 3 of the Ranch needs to be processed at the same time as this project so this project has a street to install the water line and provide a secondary access.
2. Need this subdivision to prepare water model a updated city water master plan.
3. Need the subdivision modeled in the updated city sewer master plan.
4. Need complete ROW of sand creek road dedicated to the city so sewer, water and drainage improvements can be constructed in the proposed Sand Creek Road extension in front of Kaiser Permanente Hospital main entrance.

5. The builder of Sand creek roadway in front of Kaiser hospital needs to form a benefit district to receive a fair share contribution of other developers who benefit from the street and utility improvements of sand creek road.
6. Areas within the various developments should designate future areas for placement of large dry utility boxes throughout the development.
7. Need to show the placement of fire hydrants, streetlights mailboxes within the development due to its effect on parking and adequate line of sight at various intersections of driveways to the public streets.
8. Provide details of the location of all water meters, CATV boxes, PG&E boxes, and other internet boxes on end of all driveways to the public street throughout the development. The developer needs to provide adequate room for the location utility water meters and other utilities to be installed that will meet city residential standards.
9. Street Light standards. Please provide details of a typical streetlight to be used in the project. Please provide the layout of the streetlights and the spacing of street lighting throughout the project. Please indicate on the plan the approximate spacing of the lights and the output from photometrics of the streetlights.

#### **Overall Map S-1**

1. The dedication and construction of public street C located in the adjacent “the Ranch” (Cowan) development needs to be coordinated with the development of this proposed Leung property project development. If the Leung project develops first the access and utilities through street C and the main 4 land roadway crossing the creek to future extension of Sand Creek Road needs to be made available.
2. This secondary public access through the Ranch needs to be available before or at 75th housing unit.
3. The project needs to develop a phasing plan for coordination with adjacent developments that it is dependent on. Part of the development plan is phasing of various infrastructure street and utility improvements with adjacent developments.
- 4.

#### **Conceptual site plan S-2**

See comments 1-18 listed above.

#### **Open Space S-7**

- Neighborhood Park
  - a. Provide dimensions of the meandering pathway.
  - b. Need a children’s play area.
  - c. Need a full-size asphalt basketball court.
  - d. Need to show how big the play area is. Is there enough room to play soccer, baseball, etc. within the designated play areas.
  - e. Add any other amenities in the park for the benefit of the residents.
- Central Recreation Center
  - a. There is no parking available to park at this recreation center. Provide needed parking for residents and guests and employees of the sales office and center.

- b. Childrens play area is too small. Provide larger Childrens play area for the number of residents that could use this service.
  - c. Provide barrique pits and picnic tables to hold birthday parties in the park area.
  - d. Provide a lot more benches for parents to sit to watch their kids swim by the pool and park.
  - e. Provide a security gate and fence around the pool area.
- Pocket Park
  - a. Provide 3 point turn around at the end of each dead end parking drive isle.
  - b. Provide the approximate square footage of passive open space play area.
  - c. Provide dimensions of width of all walkways within the development.

#### Landscape street Sections sheet S-8

- Neighborhood Typ. Street section: The street section shown is too narrow and does not comply with City standards: City requirements 60' right of way with 40 paved street with 8 shoulders + 12-foot travel lane+12 travel lane+8 shoulder, that includes 5 sidewalk and 5 parkway on each side of he right of way.
- Alley street section is very narrow: Minimum Lane width is 11' each direction, thus making the total pavement width is 22' for emergency equipment.

#### Open Space / Trails sheet S-9

1. All trails next to open space need to be 12' wide to allow room for emergency equipment. All open space against the large slope needs to have an additional 3' wide concrete wide drainage ditch to handle the drainage from the slope so it does not impact the adjacent residential unit lots.
2. Review the City Park dedication requirements for stream setbacks. Recommend a park located at the north side of Sand Creek under the high-power lines and south of the" The Ranch" detention basins.



November 22, 2023

Kevin Scudero  
City of Antioch  
200 H Street  
Antioch, CA 94509

Re: PDP23-02: Leung Properties

Dear Kevin:

Thank you for giving us the opportunity to review the proposed Leung Properties development. The installation of new gas and electric facilities and/or relocation of existing PG&E facilities will be performed in accordance with common law or Rules and Tariffs as authorized by the California Public Utilities Commission.

Following our review, PG&E recommends the following language be expressly stated for the offer to dedicate Public Utility Easements (PUE):

I/We the undersigned, as Owner(s) of the land shown hereon, do hereby state that I/we am/are the only person(s) whose consent is necessary to pass clear title to said land and do hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs) shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The PUEs hereby offered for dedication are to be kept open and free of buildings, structures and wells of any kind.

The final map must contain a statement setting forth dedications and offers to dedicate interests in real property for public utility purposes. If the offer of dedication has terminated, or the local agency declines to accept it, the applicant maybe required to provide an easement in gross satisfactory to PG&E. Please note that this is our preliminary review and PG&E reserves the right for future review as needed.

Please work with PG&E's Service Planning department at [www.pge.com/cco](http://www.pge.com/cco) for additional services you may require, or for any modification and/or relocation requests.

Sincerely,





A handwritten signature in blue ink that reads 'J Newell'.

Justin Newell  
Land Management  
916-594-4068



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November 30, 2023

Kevin Scudero, Community Development Director  
City of Antioch  
Planning Division  
200 H Street  
Antioch, CA 94509

Sent via email to: [kscudero@antiochca.gov](mailto:kscudero@antiochca.gov)

**RE: Leung Property – Preliminary Development Plan application for a General Plan amendment**

Dear Mr. Scudero,

The East Bay Regional Park District (Park District) appreciates the opportunity to comment on the Preliminary Development Plan application for a General Plan amendment for the 160-acre Leung Property (Proposed Project) in the Sand Creek Focus Area in Antioch. The Park District has maintained a long-term interest in development proposals and activities within the Sand Creek Focus Area, because it is in the vicinity of several Park District properties including Black Diamond Mines Regional Preserve to the west, Contra Loma Regional Park to the northwest, and Deer Valley Regional Park to the south. These properties protect open space in and around Antioch and provide much needed access to nature and outdoor recreation for residents throughout East Contra Costa County.

The Proposed Project includes a 435-unit residential development of townhomes and both clustered and conventional single-family dwellings, roadways, a recreation center, a catchment basin, and natural open space. Street connections into and out of the proposed project site appear to be via two bridges at the north end of the property crossing over Sand Creek into “The Ranch” property to the north with no connections to the adjoining properties to the west, south, or east.

In 2022, the Park District and East Contra Costa County Habitat Conservancy (Conservancy) adopted a Habitat Restoration and Public Access Plan (Roddy Ranch Plan) for the former Roddy Ranch golf course located within the future Deer Valley Regional Park, about 1 mile south of the Proposed Project site.

This 230-acre former golf course off Deer Valley Road is anticipated to be one of the first areas of the East Contra Costa County Habitat Conservation Plan / Natural Communities Conservation Plan (HCP/NCCP) preserve lands system to open to public access and will serve as one of the most accessible sites in the preserve system. The plan for the former Roddy Ranch golf course proposes 4 miles of trails, a staging area, picnic sites, an interpretive pavilion, and future trail connections to other areas of the future Deer Valley Regional Park and nearby Black Diamond Mines Regional Preserve in the vicinity of the Sand Creek Focus Area and the Proposed Project. Additionally, over 100 acres of grassland and wetland habitat will be restored within the former golf course to provide habitat for sensitive species.

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**D8**

The Park District has been actively working with the City to identify potential mitigation options to offset the recreational impacts from the approved “Ranch” development project to the north of the Proposed Project. Similarly, the Park District will continue to be interested in mitigation options for the Leung Property as well as an understanding of long-term management responsibilities for on-site preserved lands.

The southern approximately 65-acre portion of the Leung Property is hatched on the site plan map, presumably indicating that no development is to take place there. The Park District would like confirmation from the City about any plans for the 65-acre southernmost portion of the Leung Property, such as whether it is meant to remain as permanent open space along with the “natural open space” indicated on the site plans immediately south of the housing within the Proposed Project.

The Park District looks forward to continuing to work with the City of Antioch to ensure the protection of open space and recreational access to parklands as residential development projects are considered within the Sand Creek Focus Area.

Thank you for the opportunity to submit comments on the Proposed Project at the Leung Property in the Sand Creek Focus Area of Antioch. Please keep the Park District apprised of any project developments and please do not hesitate to reach out to Edward Willis, Acting Senior Planner, at 510-544-2621 or [ewillis@ebparks.org](mailto:ewillis@ebparks.org).

Sincerely,



Edward Willis  
Acting Senior Planner

cc: Brian Holt, Chief of Planning, Trails & GIS

## Kevin Valente

---

**From:** Scudero, Kevin <KScudero@antiochca.gov>  
**Sent:** Monday, November 27, 2023 8:21 AM  
**To:** Kevin Valente  
**Subject:** FW: City of Antioch Project Routing for Leung Properties (PDP23-02)  
**Attachments:** Leung Property Project Routing.pdf

**Kevin Scudero**  
Acting Community Development Director  
Senior Planner

☎: 925-779-6159 (Main)  
☎: 925-779-6133 (Direct)  
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City of Antioch | P.O. Box 5007, Antioch, CA 94531-5007



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**From:** Thao Nguyen <Thao.Nguyen@pw.cccounty.us>  
**Sent:** Monday, November 27, 2023 8:11 AM  
**To:** Scudero, Kevin <KScudero@antiochca.gov>  
**Cc:** Michelle Cordis <michelle.cordis@pw.cccounty.us>  
**Subject:** FW: City of Antioch Project Routing for Leung Properties (PDP23-02)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Kevin,

The Contra Costa County Flood Control and Water Conservation District (FC District) has reviewed the Request for Comments for the Leung Property project (APN 057-041-013, -015, -016) in the City of Antioch (City), CA 94531. We submit the following comments:

1. This project is located within Drainage Area 130, for which a drainage fee is due in accordance with Flood Control Ordinance Number 2007-6. By ordinance, all building permits or subdivision maps filed in this area are subject to the provisions of the drainage fee ordinance. Effective Jan 1, 2023, the current fee in this drainage area is \$0.89 per square foot of newly created impervious surface.

2. The DA130 drainage fee can be calculated once the developer's engineer submits a worksheet, which includes a scalable map that calculates the total impervious surface on the parcel pre- and post-development. The drainage area fee for this development should be collected prior to filing the final map.
3. The District is not the approving local agency for this project as defined by the Subdivision Map Act. As a special district, the District has an independent authority to collect drainage fees that is not restricted by the Subdivision Map Act. The District reviews the drainage fee rate every year the ordinance is in effect and adjusts the rate annually on January 1 to account for inflation. The drainage fee rate does not vest at the time of tentative map approval. The drainage fees due and payable will be based on the fee in effect at the time of fee collection.
4. The developer should contact the City to determine if this development is required to adhere to any creek structure setback requirements within the City Ordinance Code. If so, the applicant should be required to show the creek structure setback line on the tentative map and dedicate development rights to the City.
5. We recommend that the City condition the developer to design and construct storm drain facilities to adequately collect and convey stormwater entering or originating within the development to the nearest adequate man-made drainage facility or natural watercourse, without diversion of the watershed.
6. The developer should be required to submit hydrology and hydraulic calculations to the City that prove the adequacy of the in-tract drainage system and the downstream drainage system. We defer review of the local drainage to the City.
7. We recommend that the City condition the developer to contact the appropriate environmental regulatory agencies such as the State Department of Fish and Wildlife, and State Regional Water Quality Control Board to obtain all the necessary permits for this project or show that such permits are not necessary.
8. The developer should be required to comply with the current National Pollutant Discharge Elimination System (NPDES) requirements under the City Stormwater Management and Discharge Control Ordinances and the C.3 Guidebook. We support the State's goal of providing best management practices to achieve the permanent reduction or elimination of stormwater pollutants and downstream erosion from new development.

We appreciate the opportunity to review plans involving drainage matters. Please let us know if you have any questions.



**Thao Nguyen Nguyen** | Staff Engineer  
Contra Costa County Flood Control & Water Conservation District  
255 Glacier Drive, Martinez, CA 94553  
[thao.nguyen@pw.cccounty.us](mailto:thao.nguyen@pw.cccounty.us) | Office: 925-313-2197

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**From:** Villagrana, Monique <[mvillagrana@antiochca.gov](mailto:mvillagrana@antiochca.gov)>

**Sent:** Thursday, November 2, 2023 10:26 AM

**Subject:** City of Antioch Project Routing for Leung Properties (PDP23-02)

You don't often get email from [mvillagrana@antiochca.gov](mailto:mvillagrana@antiochca.gov). [Learn why this is important](#)

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Good Morning,

The City of Antioch Planning Division is requesting your review of the project information and plans contained in the attached document.

Please provide feedback on availability of services, potential design or code conflicts, requirements for additional permits and draft conditions of project approval.

Responses are requested at your earliest availability, by or before November 30, 2023, to Kevin Scudero at [kscudero@antiochca.gov](mailto:kscudero@antiochca.gov).

Thank You in advance for your time and collaboration.

## **Monique Villagrana**

Community Development Technician | Planning Division

☎: (925) 779-6163 (Direct)

☎: (925) 779-6159 (Main)

☎: (925) 779-7034 (Fax)

✉: [mvillagrana@antiochca.gov](mailto:mvillagrana@antiochca.gov)

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Community Development Department | 200 'H' Street, Antioch, CA 94509-1005



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