

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: Rancho Meadows Project Preliminary Development Plan (PRE2023-0002)

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, Kerri Watt, DeNova Homes, Inc, requests a Preliminary Development Plan review of a proposal to construct 143 residential units on a 17.12-acre vacant project site (APNs 051-052-053-9, 051-082-010-3) (see Attachment A). The proposed project includes the development of 137 residential lots at approximately 2,600 square-feet (sf) and six residential lots at 4,200 sf. The project also includes one open space area near the project entry consisting of a children's play area, seating, picnic tables, a shade trellis, and play field. Site access would be provided by an off-site extension of Vineyard Drive across the existing PG&E easement. 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 project site is 17.12 acres of existing vineyards within the Eastern Waterfront Focus Area north of E. 18th Street, south of the Santa Fe Railroad, and to the west of State Route 160. It should be noted that the project site is located northwest of the recently

approved E. 18th Street Warehouse project. The project site has a General Plan land use designation of Eastern Waterfront Employment Area Business Park and are zoned Planned Business Center (PBC). The project site is subject to the provisions of the East Eighteenth Street Specific Plan. The primary function of the Eastern Waterfront Employment Area is to provide industrial employment opportunities, revitalize former heavy industrial lands along the river, including transitioning to other uses. This may include environmental cleanup of brownfields resulting from previous years of heavy industrial use.

The PDP application was submitted to the City in May 2023 and staff determined the application was complete in December 2023 and was routed to City Departments and outside agencies for review. Planning and Engineering staff, the Contra Costa County Flood Control District, Chevron, and PG&E 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 Rancho Meadows Project site consists of two properties totaling 17.12 acres. The project site currently includes a vineyard but is not currently harvested. A PG&E easement borders the property to the south, the Santa Fe Railroad is to the north, existing single-family residences are to the west, and existing vineyards to the east with State Route 160 further east.

The applicant is proposing a 143-unit residential development consisting of 137 single-family detached homes on approximately 2,600 sf lots and six renter-occupied homes on 4,200 sf lots designed for people who are at risk of being unhoused. The Yellow Roof Foundation is a non-profit organization that is proposed to own and manage the six low-income units. Rental prices would be based upon an individual's unique ability to pay based upon current income rather than a fixed rent based upon area median income. The proposed project would have an overall density of 8.35 dwelling units per acre (du/ac).

The 6,000 sf centrally located open space area would provide residents with a children's play area, seating, picnic tables, a shade trellis, and open grass areas.

Primary access to the site is proposed by constructing an off-site extension of Vineyard Drive through the 100-foot-wide PG&E overhead electric distribution lines easement, with a 25-foot-wide Emergency Vehicle Access (EVA) at the northwest side of the property. Both the primary entry and the EVA are proposed to be gated.

Consistency with the General Plan and Zoning

The Antioch General Plan designates the project site as Eastern Waterfront Employment Focus Area with a Business Park zoning as a part of the East 18th Street Specific Plan. The project site is currently designated for employment generating uses such as office and light industrial so long as they are compatible with a location adjacent to residential neighborhoods.

Therefore, the proposed project would require a General Plan land use map amendment from Eastern Waterfront Employment Focus Area to Medium Density Residential (MDR). Areas designated as MDR have a wide range of living accommodations, such as conventional single-family dwellings, multi-family townhouses, and apartment developments. Developments in these areas can be expected to be a maximum of two stories and include generous amounts of public or open space for active and passive recreational uses. Lands adjacent to parks, commercial uses, transit routes and rail stations, and arterial roadways would be appropriate for the upper end of the allowable development intensity for this category. Pursuant to the Antioch General Plan, the density range in the proposed MDR land use designation is 6-10 du/acre. The current proposed gross density for the entire project site would be 8.35 du/ac which is near the mid-point density.

The purpose and intent of the Business Park zoning is to provide for light industrial, research and development, and office-based firms seeking an attractive and pleasant working environment and a prestigious location. Business Park areas are typically labor-intensive, meaning the density of employment is higher than areas involving mostly manufacturing or warehouse uses. Business Park development may occur as single use, a multi-tenant complex, or subdivision wherein individual entities own and operate their businesses, but do not generally include structures for human occupancy.

Therefore, the proposed project would require a rezone from Business Park to Planned District (PD). PD districts are intended to accommodate a wide range of residential, commercial, and industrial land uses which are mutually supportive and compatible with existing and proposed 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 residential development is appropriate at the site. Should the

Planning Commission feel that an amendment to allow residential development is appropriate then the Commission should also consider whether 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 plans show each plan-type on the three smallest typical lot sizes, and the rental home plotted on its typical lot size. The plans show front yard setbacks of 18 feet to 20 feet to the garage, a minimum of 10 feet for living areas, four-foot-wide side yard setbacks, and minimum rear setbacks of five to eight feet. For 137 of the proposed single family lots the average lot size is approximately 2,600 square feet.

For comparison, staff reviewed the existing development standards in the citywide R-10 Medium Density Residential District. The R-10 district has a 45-foot maximum height, 6,000-sf minimum lot size, minimum lot width of 65 feet for corner lots and 60 feet for interior lots, 40 percent maximum lot coverage, a 5-foot minimum side yard setback, a 20-foot minimum front yard setback, and 10-foot minimum rear yard setback. The maximum density allowed in the R-10 district is 10 du/ac.

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

Site Layout and Building Design

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 single-family units with slightly varying setbacks, and the six renter-occupied units look to have the same front setbacks. Additionally, the proposed project would offer three complimentary elevations – Cottage, Mediterranean, and Regency.

Architecture

The three proposed architectural styles include varying architectural elements and materials, which comply with the City's Objective Design Standards. The Cottage style features board and batten on the upper gables, window trim, and a stucco exterior. The Mediterranean style features a stucco exterior, awnings, a metal corbel, and window trim. The Regency style has lap siding on the second floor, brick veneer, wooden corbels, window trim, and a metal railing accent above the garage.

The two-story residences would be approximately 1,600 to 2,000 sf, with three to four bedrooms and two-car garages with a maximum height of 30 feet. The six renter occupied residences would have three bedrooms, two baths, and attached "junior" accessory dwelling unit (JADU). The renter occupied residences would be single-story and 1,737 sf lot including an ADU. Elevations have not yet been provided for the renter occupied residences.

Recreational Amenities

The City's Objective Residential Design Standards encourage buildings to be oriented to create courtyards, open space areas, and community facilities. Open space areas should be conveniently located for the majority of residents. The proposed project includes a centrally located open space area near the site entrance including a park and bioretention facility. This area contains 6,000 square feet of activity area with amenities appropriate for families. The nearest public park to the proposed development is Almondridge park located over ½ mile away on the south side of E. 18th Street.

Additional active open space areas and increased pedestrian connectivity would comply with the City's Objective Residential Design Standards. The proposed project includes three additional open space areas intended for bio-retention. One along the northern boundary of the project site, two along "J" Street. The stormwater quality treatment areas currently are not proposed for passive recreation. Staff has identified the area south of the proposed EVA access to Walnut Avenue could be used as additional open space. Preliminary landscaping plans were provided that identify the proposed street trees along all proposed internal roadways and surrounding the proposed stormwater quality treatment areas. In addition, each proposed residential lot includes front yard landscaping consisting of one tree and shrubs. Landscaping would need to be consistent with the City's Single-Family and Missing Middle Residential Objective Design Standards.

Given the lack of nearby parks and open space staff recommends the Planning Commission provide feedback on the amount of proposed active open space in the development.

Circulation, Parking, and Utilities

The proposed project includes primary site access through the proposed Vineyard Drive extension. The proposed internal roadway network includes 36-foot-wide neighborhood

streets with a proposed 42-foot-wide right of way. The Antioch Engineering Department provided comments on street sections, traffic, parking, noise, grading, and utilities.

The project's entrance island would need to be reconfigured or relocated to allow for emergency vehicle access. All residential lots will also need to have proper sight distance of 25 feet at the driveways and all intersections provide proper sight distance of 50 feet at each corner. The project needs to include sidewalks in front of all residential lots, on both sides of the street, provide ADA ramps at corners of street intersections, and show crosswalks along the residential lots for amenity access. City standards call for a 46-foot minimum right-of-way from back of sidewalks, 11-foot travel lanes, eight-foot shoulders for parking, and five-foot sidewalks on both sides of the street. Rolled curbs and increased bulb out pavement on all streets with 90-degree bends is also required. Plans must demonstrate on every street bend how a single unit 50-foot truck and a 40-foot bus design vehicle per Caltrans Highway Design will not hit parked cars along the curbs or hit other passenger cars trying to make the same turn from the opposite direction. The location of each unit's trash bin needs to be shown to ensure there is sufficient space for both trash truck, emergency vehicles and the bins to be collected with trash collection single unit 40-foot trucks. Additionally, a diagram must be provided showing an emergency vehicle and full-size vehicle will be able to simultaneously pass through the open security gate. The minimum clear span opening is 28 feet minimum. Firetrucks must also be able to maneuver through the site without hitting any parked cars, structures, sidewalks and keeping within the face curb lines of residential streets.

A noise and traffic study will be required to identify any traffic circulation issues in the project and document all needed mitigation measures necessary to offset the increase in vehicle trips that will be generated by this development. A parking study would also be needed, documenting the number of parking stalls required, the number of stalls available within the development, and how many stalls would be available for visitors. Parking space requirements must be consistent with the single-family residential detached requirements of two spaces per unit in a garage, plus one guest parking space on the street within close proximity to the unit served.

A site-specific geotechnical report and a soils report to document the feasibility of the development on the project site would be required. The report needs to conduct critical soil strength tests for the foundation design of homes, soils borings and soil analysis for the design of retaining walls. Retaining walls would be constructed along the PG&E right-of-way and along the existing lots west of the development. The City would like to remove any slopes that encumber these adjacent properties or other structures a part of the project.

Preparation of a sewer drain model of the downstream detention basin located adjacent to the project must show the water surface level and the capacity of the main sewer drain system to the outfall of the river. The submittal must include stormwater area sizing calculations for the proposed stormwater quality areas. Engineering does not support the two small detention basins within the residential lots because they would be costly to maintain.

All required utilities must be shown on the utility plans including electrical, communication, street lighting, utility boxes, and fire hydrants. Street light detail, including layout of the streetlights and placement photo metric analysis need to show compliance with the city street standard lighting criteria. In addition, all three overhead electrical lines, easements and facilities within 50 feet of the project's boundary, and tower locations within the 100-foot PG&E easement need to be shown on the plans.

Public Comments

In addition to the City receiving comments from City Engineering, comment letter were received from the Contra Costa County Flood Control District, Chevron, and PG&E. The Contra Costa County Flood Control District provided standard comments and provided a summary of drainage fees. Chevron provided a comment letter identifying there are no Chevron Pipe Line Company-owned/operated facilities within the proposed project site. PG&E stated the applicant must execute the necessary PG&E property management agreement and California Public Utilities Commission (C.P.U.C.) 851 filing and approval in order to cross PG&E's existing property with the proposed Vineyard Drive Extension. Additionally, the applicant must provide detailed profile plans, proposed roadway grading plan, existing/new drainage scheme, and any crossing third party utilities planned in the proposed roadway for review. PG&E requires project plans to show gas transmission pipelines and substructure depth verifications. Any proposed grading and or landscaping within PG&E's gas transmission right-of-way must be reviewed and approved by PG&E engineering prior to any work commencing.

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 residential development in the Eastern Waterfront Employment Focus Area and East 18th street specific plan area.
- Proposed lot sizes and setbacks.
- Proposed amount of active open space.
- Proposed street widths and sidewalks.

ATTACHMENTS

A: Aerial Photograph
B: Applicant's Project Description
C: Project Plans
D: Public Comments

ATTACHMENT "A"

Aerial Photograph

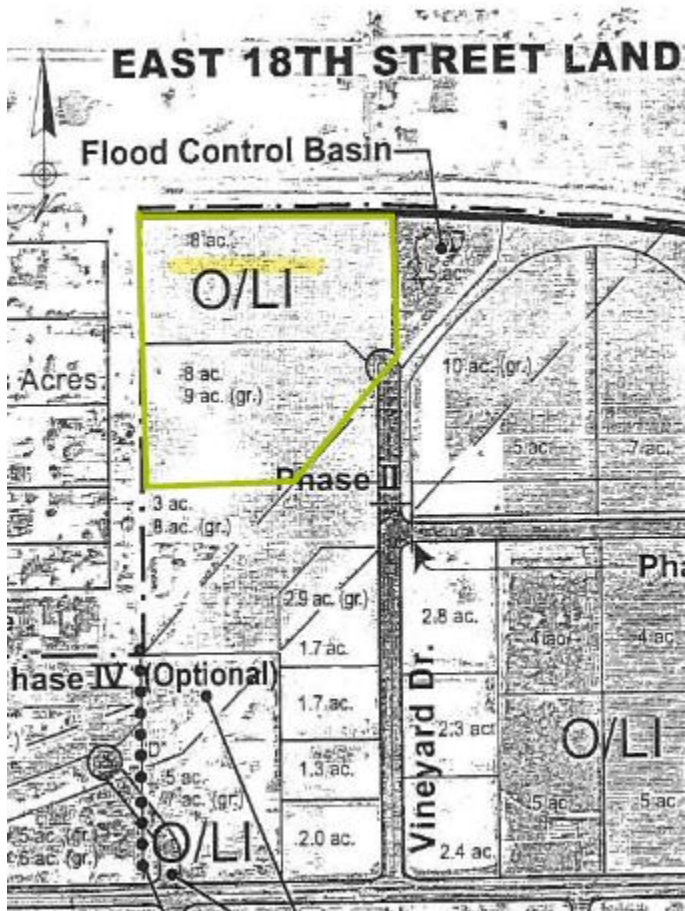


ATTACHMENT "B"

PRELIMINARY DEVELOPMENT PLAN DESCRIPTION OF REQUEST BY CIVIC RANCHO MEADOWS FOR THE "VINEYARD AND SANTA FE PROPERTY" APNs: 051-052-053-9 and 051-082-010-3

This nearly 17-acre property is located north of East 18th Street, bounded by the Santa Fe railroad tracks to the north and generally between Santa Fe Avenue to the west and Vineyard Drive to the south and east. It currently is planted in wine grapes, primarily to prevent the property from appearing unused or "fallow", or to create any type of habitat. The property is not actively used for viticultural harvests. The southern edge of the property is bordered by a 100 feet wide Pacific Gas & Electric easement for overhead electric distribution lines.

This property falls within the City's East 18th Street Specific Plan (East 18th SP, 1999) and is designated for Office /Light Industrial land uses:



The City's General Plan (2003, Land Use Plan updated 2017) designates the property as within the "Eastern Waterfront Employment Focus Area", with a land use designation of "Business Park". Table 4.1. of the General Plan indicates that this "Business Park" designation allows light industrial and office uses similar

to that of the East 18th Specific Plan (East 18th SP), although it also allows Open Space uses, inclusive of agriculture.

General Plan (2003): Eastern Waterfront Employment Focus Area (EWEA):



During the City’s Housing Element Update discussions in 2022, Civic Rancho Meadows, LLC, proposed that this property be considered as a housing opportunity site. However, due to the presence of the vineyards, the City counseled that the site should be evaluated independently to address any potential land use conflicts between new housing and what the City considers to be old-growth vineyards.

[NOTE: Neither the East 18th SP or the City’s General Plan indicate that the vineyards on this site are considered “old growth”: The East 18th SP designates another property to the east (“Parcel 14” of the SP) as land to be preserved due to the age and variety of the grapes grown on that property; that property is designated in the SP and GP as “open space”. However, this site is designated within the California Department of Conservation as Farmland of Statewide Significance, even though the site is not irrigated nor has it been utilized to produce wine grapes commercially, at least not within recent history.]

To develop the property with housing, the applicant is requesting:

- A General and Specific Plan Amendment from “EWEA - Business Park” and “Office / Light Industrial” to Medium Density Residential, allowing for a residential density range of 6 – 10 du/acre, generally consistent with single-family detached homes.
- A rezone from “Planned Business Center” to Planned Development, to allow for setbacks and lot coverages to ensure that the targeted densities can be attained;
- A Vesting Tentative Map to create 137 single-family detached lots of an approximate size of 42’ width by 62’ depth and 6 additional single-family lots reserved for-rent (see below) for a total of 143 lots;

- A Design Review application for the site plan, architecture, landscape plan, etc. for the 137 single-family homes for sale and the six rental homes.

At this time, however, the sole application is for a *Preliminary Development Plan* review. The materials submitted include a site plan, preliminary grading and storm drain plan, a master utility plan (not required), elevations for the proposed single family homes and floor plans for the proposed rental homes. The PDP does require a landscape plan, but because of the preliminary nature of the site planning, a landscape plan will follow once the site plan has received appropriate review.

Primary access to the site is proposed by extending Vineyard Drive northwestwards across the existing (and to remain) 100-foot wide Pacific Gas & Electric Company (PG&E) easement, established for the overhead electric distribution lines. CRM has contacted PG&E which has indicated it has no issue with the roadway extension, since it will not interfere with the easement or access thereto. However, PG&E cannot make any formal negotiations until the City has prepared an environmental document, if any is required. The Vineyard Drive extension will maintain a 68-foot right-of-way, but once within the boundaries of the property, it will narrow to a private street width of 42 feet. A 25-foot wide Emergency Vehicle Access (EVA) is proposed from Santa Fe Avenue at the northwest side of the property. Both the primary entry and the EVA will be gated.

The proposed new community would consist of 137 single-family detached homes on lots averaging 42' by 62', or about 2600 square feet and another 6 lots of approximately 4200 square feet, for a total of 143 lots. This yields a density of 8.35 units per acre, which is about the mid-point density for the proposed GPA to Medium Density Residential (6 – 10 du/acre). This smaller lot size is the most effective method of obtaining the mid-point density while maintaining a single-family residential character. A private common open space of is proposed shortly after the entry, yet centrally-located to the new residents. This private park will contain a bio-retention basin, but also 6000 SF of activity area with amenities appropriate for families, likely including such things as a children's play area, seating, picnic tables, a shade trellis and open areas for unstructured play.

To the right of the gated entry is an area reserved for a smaller community proposed by The Yellow Roof Foundation, a not-for-profit charitable foundation proposing to construct six homes designed for rent to people who are at risk of becoming unhoused. Rents are based upon an individual's unique ability to pay based upon current income, rather than any sort of fixed-price rent based upon Area Median Income, etc. Thus, the homes are not market-priced, yet also not restricted by any income levels. The Yellow Roof Foundation will maintain ownership and management of these rental homes, and will offer the residents access to financial management courses along with other resources to promote an eventual transition to market-rate housing. The YRF homes are designed for individuals or small families.

The vision for the 137 homes is that of 2-story homes approximately 1600 – 2000 square feet in size, with 3 – 4 bedrooms and 2-car garages. Houses would not exceed 30' in height. These homes are sized to accommodate families, likely 1600- 2000 square feet to include 3 – 4 bedrooms, 2 bathrooms, and 2-car garages. The proposed elevation styles include "Cottage", "Mediterranean", and "Regency". Please see the attached elevations for a conceptual depiction of the homes. The site plan includes several insets showing each plan-type plotted on the three smallest typical lot sizes, and the rental home plotted on its typical lot size. This plotting indicates front yard setbacks of 18' – 20' to the garage, a minimum of 10' for living areas (ground floor or cantilevered second floor), 4' wide side yard setbacks, and minimum rear setbacks of 5' – 8'. The for-rent homes are conceptualized as a 3-bedroom 2-bath primary home with an attached "junior" accessory dwelling unit (ADU). These six homes would be single-story. Please refer to

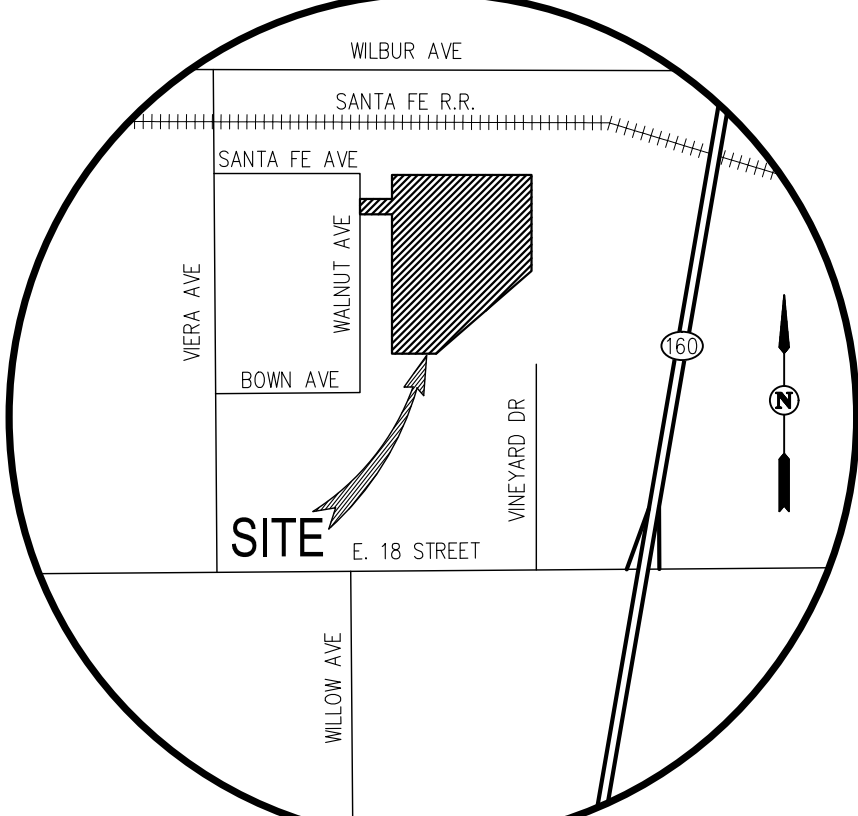
Sheet 1 of the civil plan set for the site plan. Please refer to the house elevations and for-rent floor plan for the vision for the community.

The northern border of the property will be developed for storm water retention. An existing 10' wide easement in favor of CCCFCD at the northeast corner easement will be included in this bio-retention area. The City's Regional Detention Basin is immediately adjacent to the northeastern property line. A second bio-retention basin is located in a portion of the central common open space. All of the site is designed to drain towards this regional basin. Additionally, the storm drain plan has been designed to be consistent with the County's drainage master plan, which indicates that drainage from the property be split into two different trunk lines, one along the northern boundary (Line B, to be installed along with the bio-retention basin), and the other along the southern boundary (Line C). This southern storm drain line is designed to accommodate off-site drainage through the property and to the regional basin. Additionally, the EVA is designed to accommodate a 36-inch storm drain line to convey off-site drainage from the west through the property to the regional basin. Please refer to Sheet 2 of the civil plan set for the grading and drainage plan, and also the Preliminary Utility Plan.

Water will be supplied to the new community through connections with the existing 8-inch water lines in Vineyard Drive and at the intersection of Walnut Avenue / Santa Fe Avenues. Therefore, the system will be looped. The sewer connection will occur at an existing manhole in Santa Fe Avenue; all sewer will be directed to this existing line. Please refer to the Preliminary Utility Plan.

The site generally slopes downwards to the north, except for a knoll in the southwest corner of the property. Grading in this knoll area to create lots requires lowering the knoll and installing retaining walls along the rear property lines of some lots grouped around Alley "E". Other small retaining walls may be needed as the grading plans become more finalized. Where possible, many of the lots are engineered to be either at a similar or lower pad elevation to the adjoining properties to the west.

CANDY PROPERTIES
051-032-009-6



VICINITY MAP
NOT TO SCALE



GENERAL NOTES

1. OWNER/SUBDIVIDER:

DENOVA HOMES
1500 WILLOW PASS COURT
CONCORD, CA 94520
(925) 852-0541
ATTN: TRENT SANSON
2. CIVIL ENGINEER:

CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 150
SAN RAMON, CA 94583
(925) 866-0322
ATTN: ANGELO OBERTELLO, RCE #64345
3. A.P.N.:

051-052-053-9, 051-082-010-3
4. EXISTING USE:

AGRICULTURAL
5. SITE AREA:

17.12 AC ±
6. LOTS:

143 RESIDENTIAL LOTS, 5 OPEN SPACE PARCELS
7. DENSITY:

8.35 DU/AC
8. EXISTING ZONING:

PBC (PLANNED BUSINESS CENTER)
9. PROPOSED ZONING:

PD (PLANNED DEVELOPMENT)
10. EXISTING GENERAL PLAN OVERLAY:

EASTERN WATERFRONT EMPLOYMENT FOCUS AREA
11. PROPOSED GENERAL PLAN:

MEDIUM DENSITY RESIDENTIAL
12. BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DERIVED FROM FOUND
NGS MONUMENTS, HAVING PID NO. AA3821 AND JS4835, EPOCH
2010, THE BEARING BEING N70°45'54"E
(CALCULATED AND MEASURED).
13. EXISTING STRUCTURES:

ALL EXISTING BUILDINGS, PAVEMENT, VEGETATION, AND TREES
WITHIN THE PROJECT BOUNDARY TO BE REMOVED.
14. FLOOD ZONE:

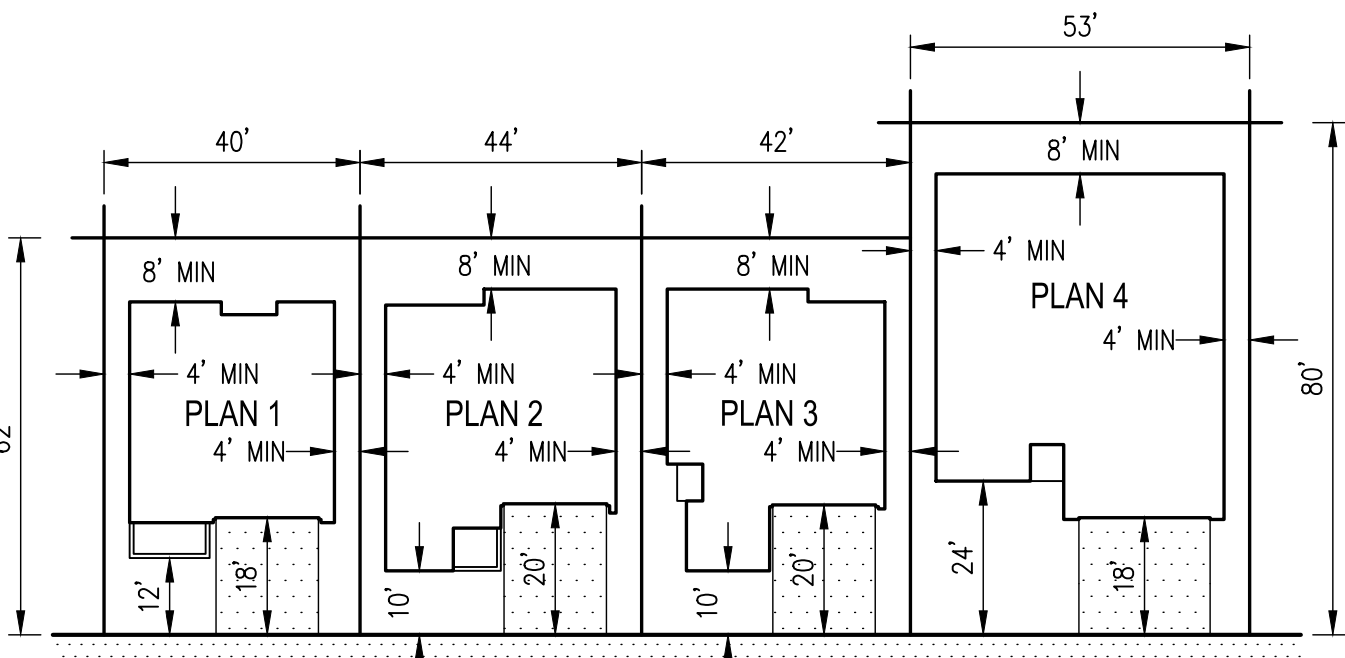
ZONE X: AREAS OF MINIMAL FLOOD HAZARD.
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA),
NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE
MAP, MAP NUMBER 06013C0144G,
DATED: SEPTEMBER 30, 2015.
15. STREETS:

ALL INTERIOR STREETS ARE TO BE PUBLIC AND OWNED AND
MAINTAINED BY THE CITY OF ANTIOCH.

PARKING SUMMARY

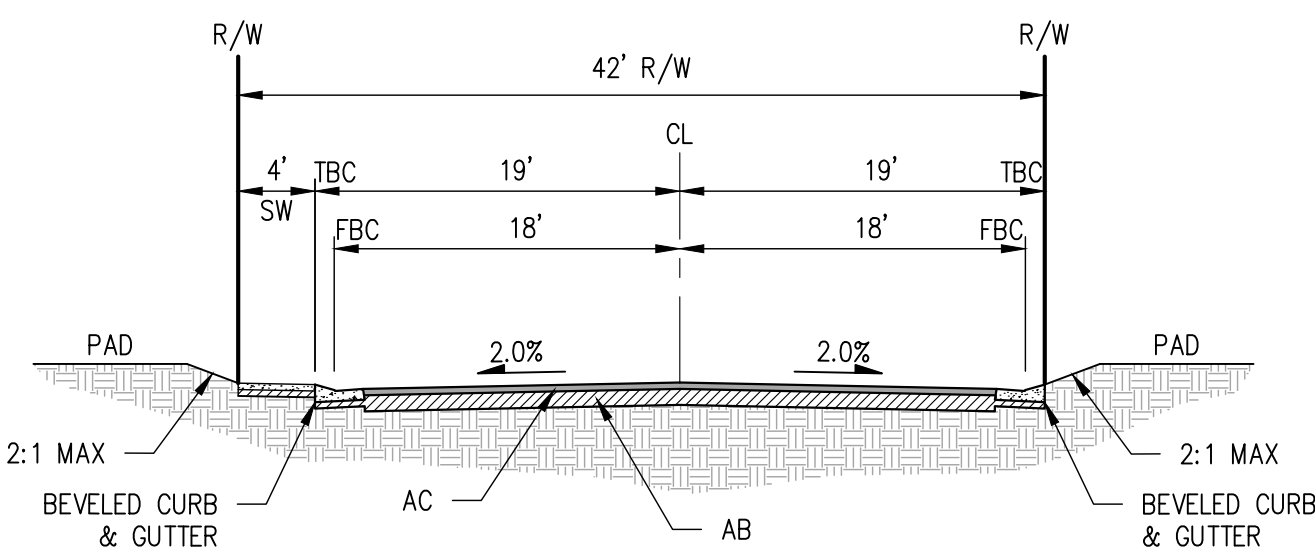
TYPE	GARAGE STALLS	DRIVEWAY STALLS	ON-STREET	TOTAL	REQUIRED*
SINGLE FAMILY HOMES	286	286	—	572	286
INTERIOR STREETS	—	—	187	208	143
VINEYARD DRIVE	—	—	21		
			TOTAL	780	429

*PER AMC 9-5, 1703.1



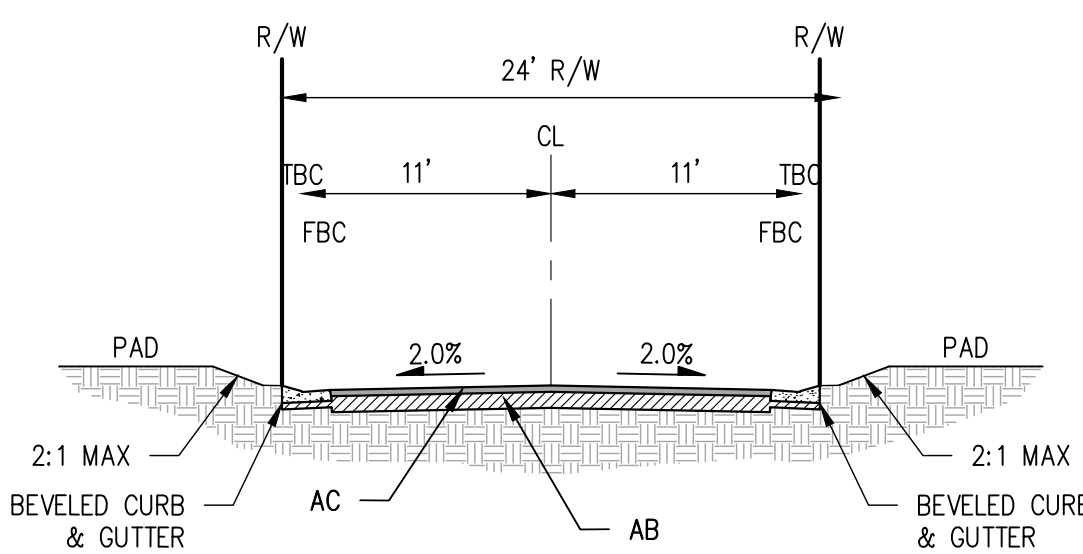
TYPICAL LOT SETBACKS

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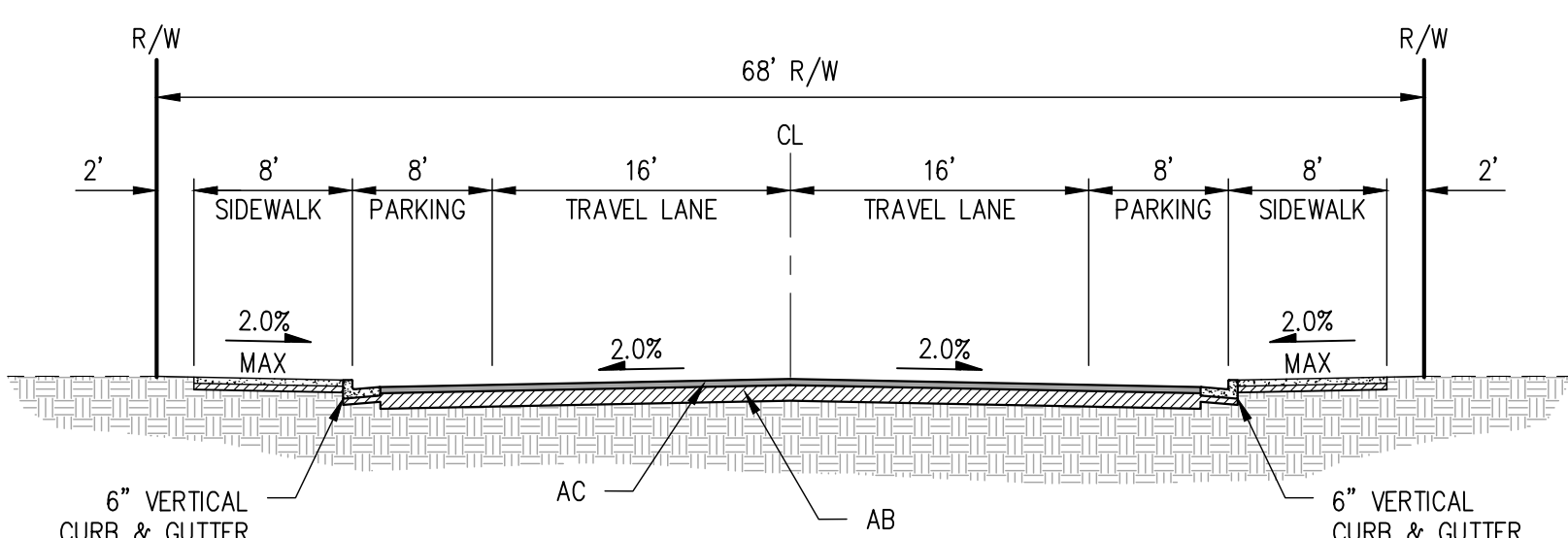
TYPICAL INTERIOR STREET

NOT TO SCALE



TYPICAL ALLEY

NOT TO SCALE

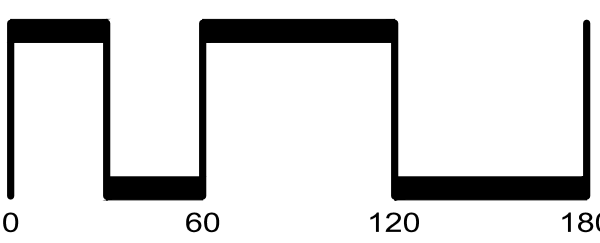
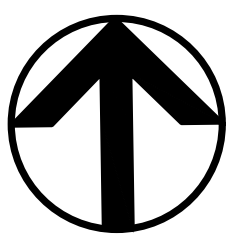


VINEYARD DRIVE EXTENSION

NOT TO SCALE

PRELIMINARY SITE PLAN
GONSALVES PROPERTY
PRELIMINARY DEVELOPMENT PLAN

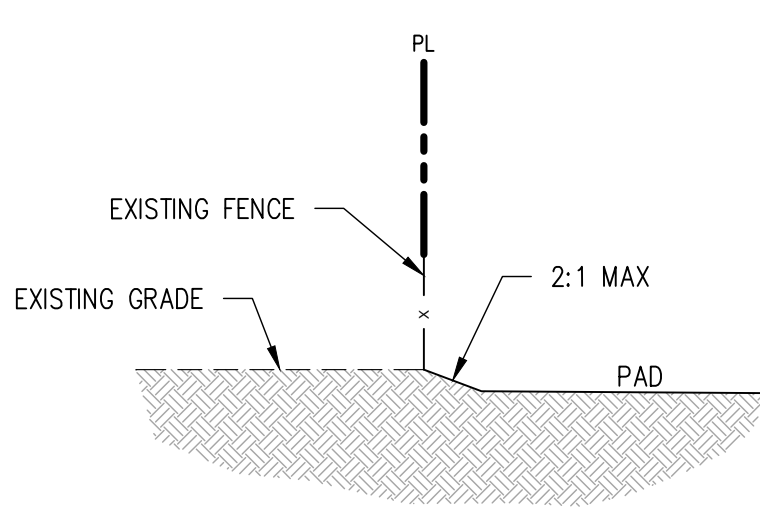
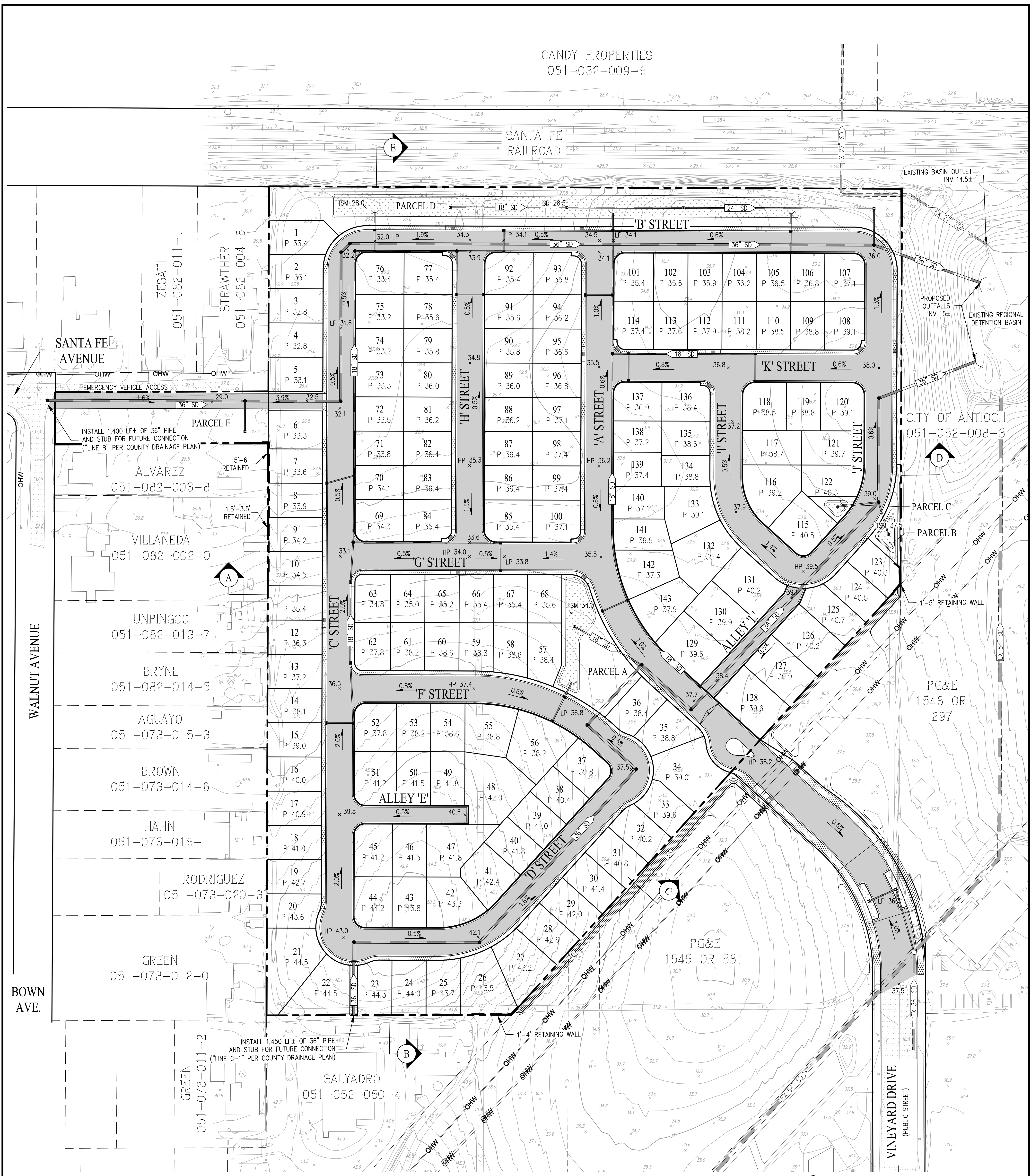
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=60' DATE: NOVEMBER 2023



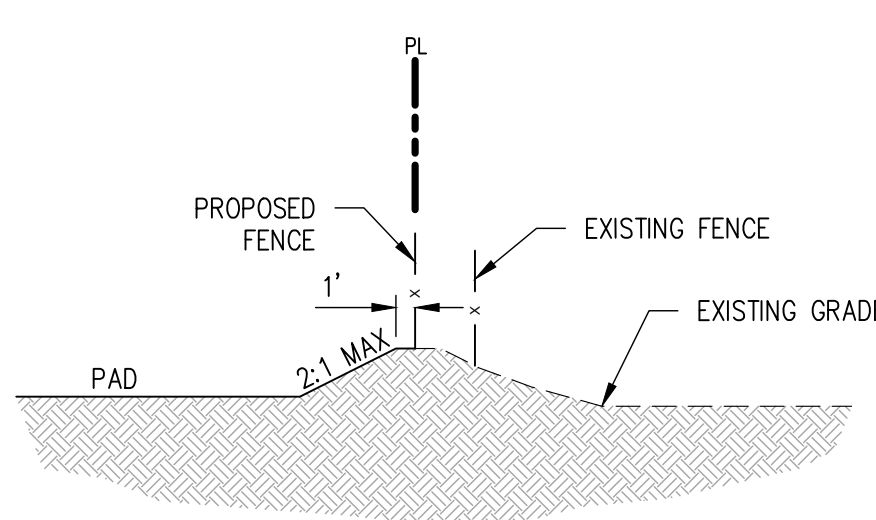
SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM

SHEET NO.
1
OF 2 SHEETS

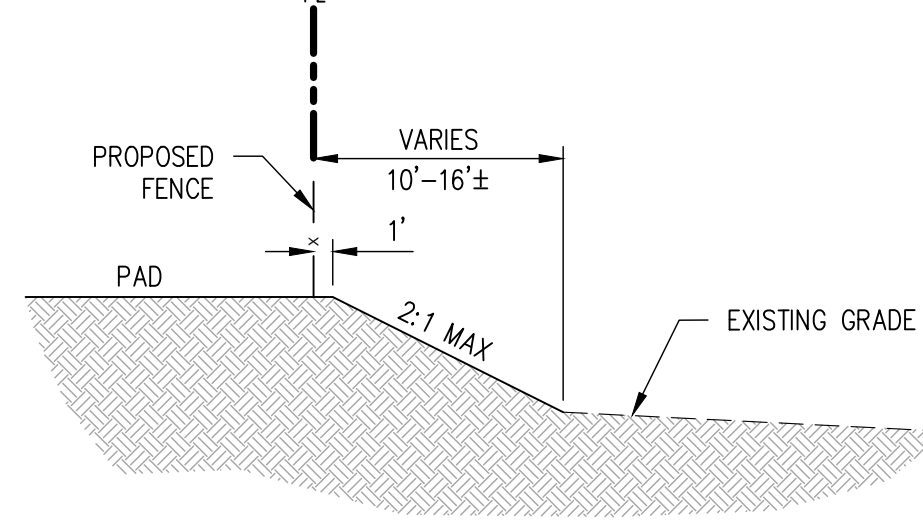
CANDY PROPERTIES
051-032-009-6



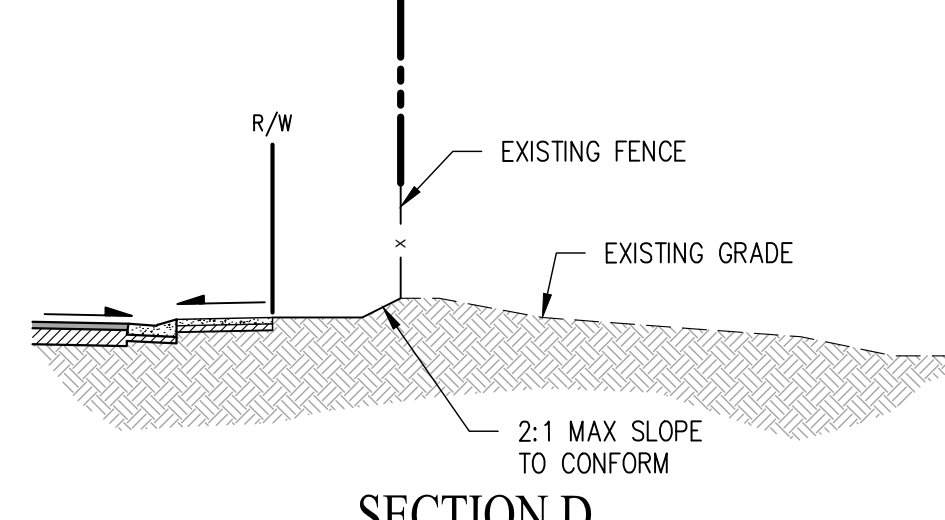
SECTION A
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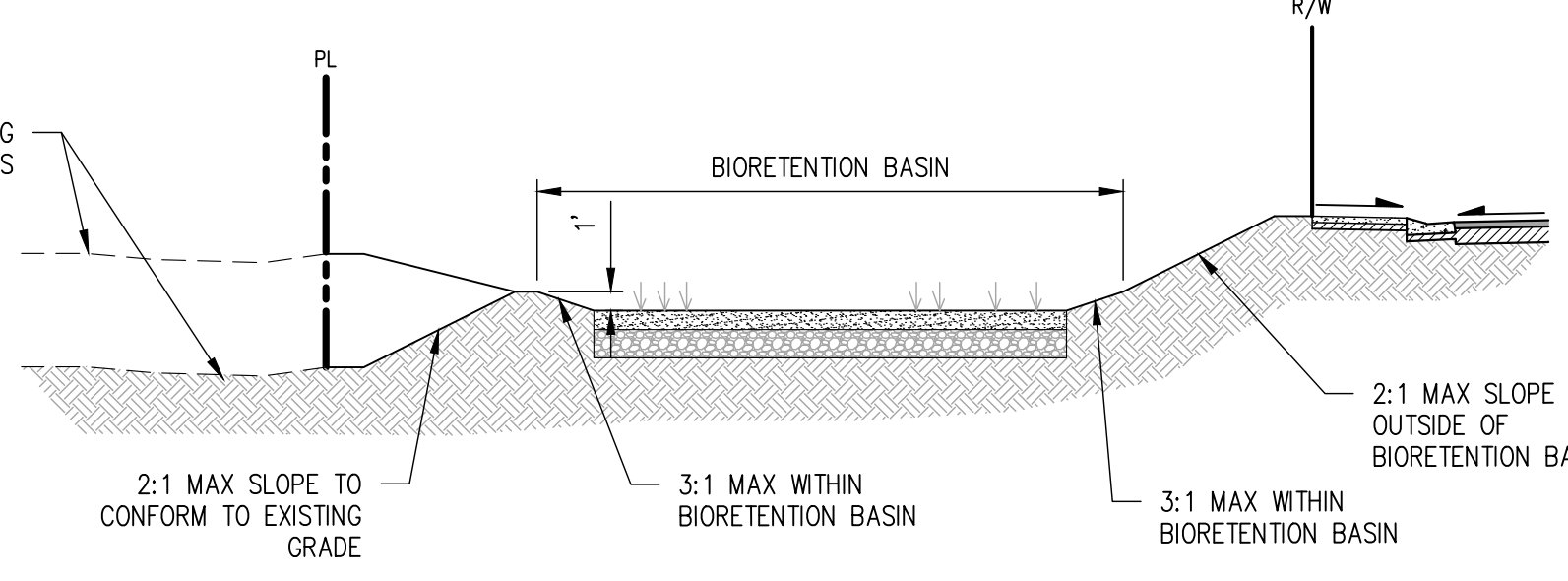
SECTION B
NOT TO SCALE



SECTION C
NOT TO SCALE



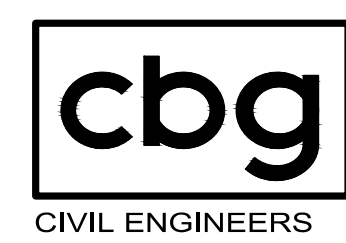
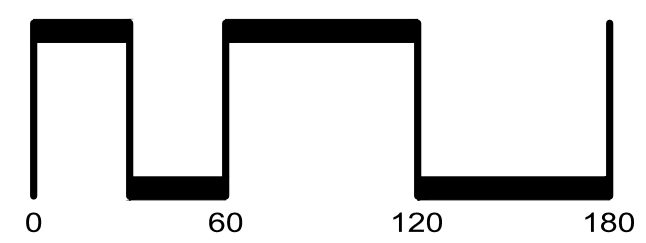
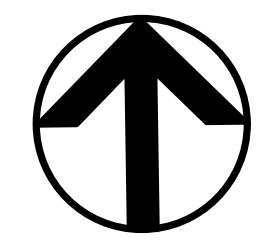
SECTION D
NOT TO SCALE



SECTION E
NOT TO SCALE

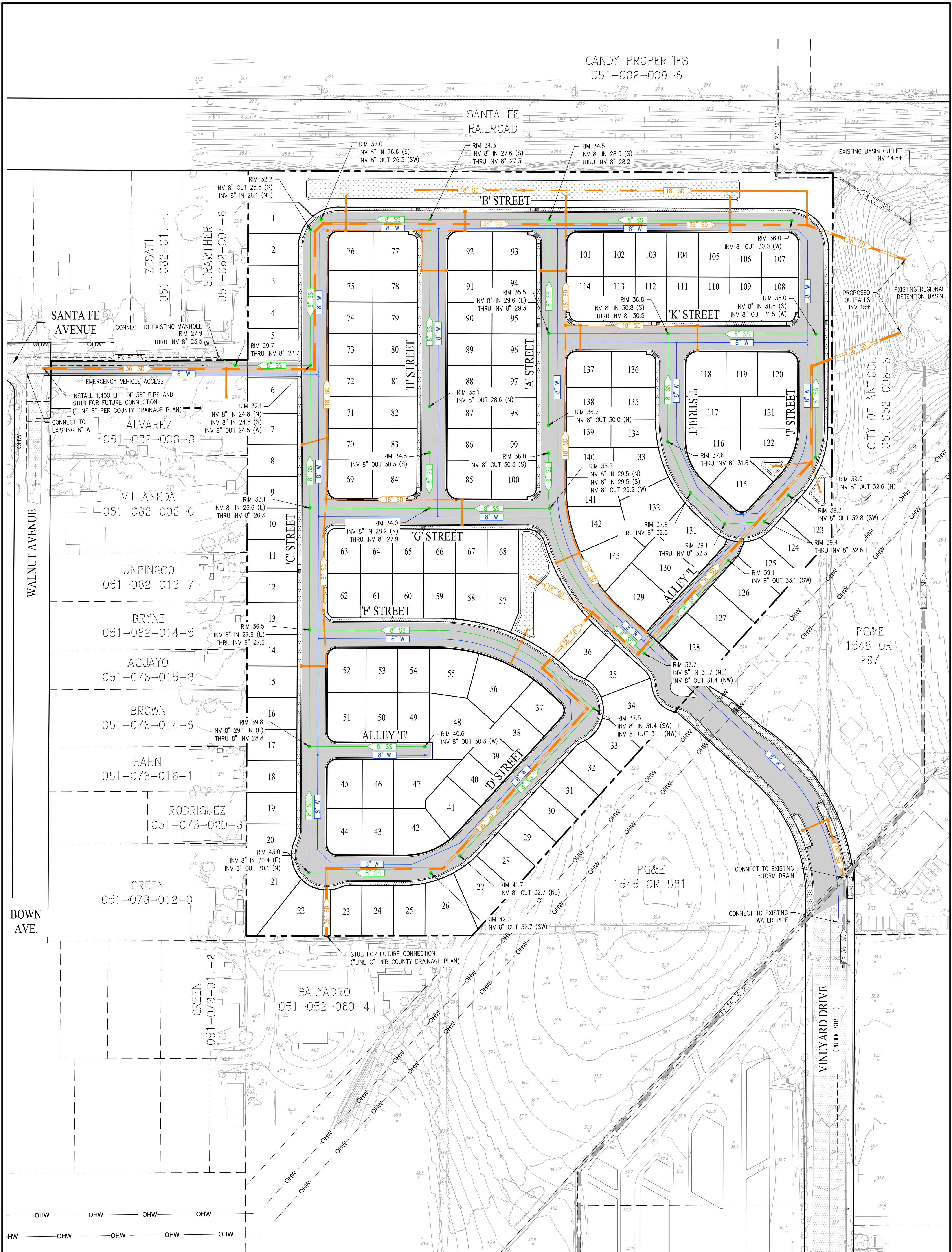
PRELIMINARY GRADING AND DRAINAGE PLAN GONSALVES PROPERTY PRELIMINARY DEVELOPMENT PLAN

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=60' DATE: NOVEMBER 2023



SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.
2
OF 2 SHEETS

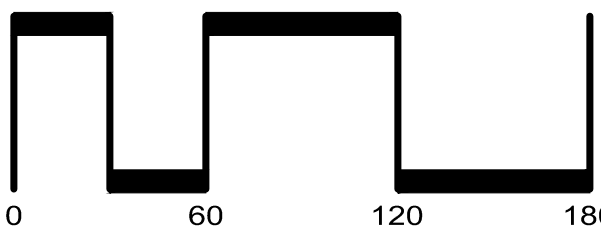
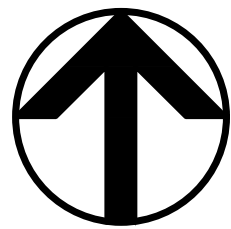


LEGEND:

- PROJECT BOUNDARY
- EXISTING WATER PIPE
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING OVERHEAD WIRE
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN

PRELIMINARY
UTILITY PLAN
GONSALVES PROPERTY

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=60' DATE: MAY 2023



SAN RAMON (925) 866-0322
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PLANTING NOTES

1. THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND CONSISTS OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.
2. ALL SHRUBS AND GROUNDCOVER MATERIAL SELECTED HAVE A WUCOLS WATER USE RATING OF VERY LOW TO MODERATE.
3. UTILITY METERS, TRANSFORMERS AND OTHER SERVICES ELEMENTS SHALL BE SCREENED WITH PLANT MATERIAL WHERE POSSIBLE PER EAST LONE TREE SPECIFIC PLAN.
4. TREES, SHRUBS AND GROUNDCOVERS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT BY CURBS PER CITY ODS 3.3.1.G.
5. TREES, SHRUBS AND GROUNDCOVERS SHALL NOT INTERFERE WITH SITE LIGHTING OR RESTRICT EMERGENCY ACCESS TO FIRE HYDRANTS OR FIRE ALARM BOXES PER CITY ODS 3.3.1.H.
6. PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED AND FINAL TREE COUNT MAY CHANGE.
7. TREES AND LARGE SHRUBS SHALL NOT BE LOCATED UNDER OVERHEAD LINES OR ON UNDERGROUND UTILITIES. TREES AND LARGE SHRUBS SHALL BE LOCATED:
 - a. 6' MINIMUM FROM EDGE OF DRIVEWAY, WATER METER, GAS METER AND SEWER LATERALS.
 - b. 20' MINIMUM FROM BEGINNING OF CURB RETURNS AT INTERSECTIONS.
 - c. 15' MINIMUM FROM UTILITY POLES AND STREETLIGHTS.
 - d. 8' MINIMUM FROM FIRE HYDRANTS, SPRINKLER AND STANDPIPE CONNECTIONS. PER CITY ODS 3.3.1.H
8. TREES PLANTED WITHIN 10' OF PAVEMENT SHALL HAVE ROOT BARRIER INSTALLED PER CITY ODS 3.3.1.I.
9. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
10. PROPOSED TREES SHALL BE INSTALLED SECURELY WITH DOUBLE STAKING PER CITY ODS 3.3.1.I.

PROPOSED TREE
LEGEND

BOTANICAL NAME	COMMON NAME
ACER R. 'REDPOINTE'	REDPOINTE MAPLE
ARBITUS X 'MARINA'	MADRONE
CERCIS OCCIDENTALIS	WESTERN REDBUD
GINKGO B. 'PRINCETON SENTRY'	MAIDENHAIR TREE
LAGERSTROEMIA I. 'MUSKOGEE'	CRAPE MYRTLE
LAURUS X 'SARATOGA'	SWEET BAY
PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE
QUERCUS ILEX	HOLLY OAK
TILIA C. 'GREENSPIRE'	LITTLELEAF LINDEN
ZELKOVA S. 'CITY SPRITE'	JAPANESE ZELKOVA

NOTES:

- SEE SHEET L-2 FOR COMPLETE PLANT PALETTE INCLUDING PROPOSED TREES, SHRUBS, GROUNDCOVERS, GRASSES, BIORETENTION PLANTING, AND TURF. COMPLETE PLANT PALETTE IDENTIFIES BOTANICAL NAME, COMMON NAME, WATER USE, SPECIES NATIVE OR ADAPTIVE, CONTAINER SIZE, AND HEIGHT AND WIDTH OF PROPOSED PLANT MATERIAL.
- LANDSCAPED AREAS SHALL INCORPORATE PLANTINGS UTILIZING THREE-TIER SYSTEM: (1) GRASSES AND GROUNDCOVERS, (2) SHRUBS AND VINES, AND (3) TREES PER CITY OF ANTIOCH ODS 3.3.1.C.

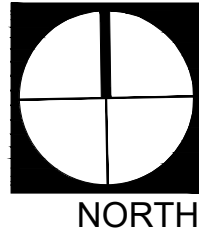
MWEO STATEMENT OF COMPLIANCE

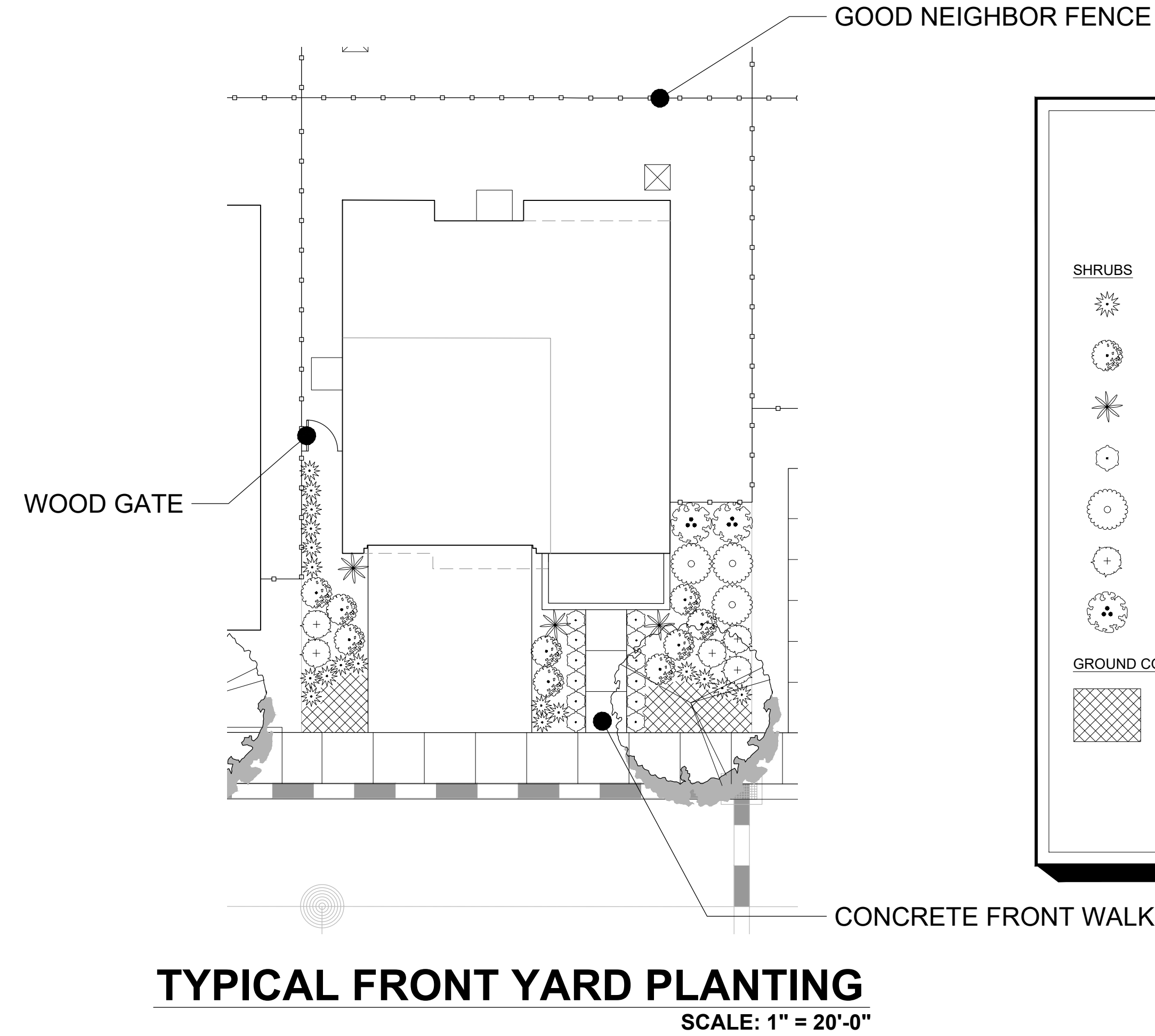
"I HAVE COMPLIED WITH THE CRITERIA OF THE CITY OF ANTIOCH WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN."

PHILIP A. VANDERTOOLEN, PRESIDENT
VANDERTOOLEN ASSOCIATES, INC.
CA LICENSE # 2798

0' 25' 50' 100'

SCALE: 1" = 50'-0"





TYPICAL FRONT YARD SHRUB & GROUNDCOVER LEGEND							
	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	NATIVE/ ADAPTIVE	H X W	TIER*
SHRUBS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	LOW	A	3' X 2'	1
	CALLISTEMON C. 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	LOW	A	3' X 3'	2
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	LOW	A	3' X 3'	1
	PENSTEMON H. 'MARGARITA BOP'	BEARD TONGUE	1 GAL	LOW	N	2' X 2'	1
	PITTOSPORUM T. 'WHEELER'S DWARF'	DWARF PITTOSPORUM	5 GAL	LOW	A	3' X 4'	2
	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE	1 GAL	LOW	A	3' X 3'	2
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	LOW	A	5' X 8'	2
GROUND COVERS	MYOPORUM PARVIFOLIUM	TRAILING MYOPORUM	1 GAL	LOW	A	6" X 5'	1
NOTE: 1. LANDSCAPED AREAS SHALL INCORPORATE PLANTINGS UTILIZING THREE-TIER SYSTEM: (1) GRASSES AND GROUNDCOVERS, (2) SHRUBS AND VINES, AND (3) TREES PER CITY OF ANTIOCH ODS 3.3.1.C.							

OVERALL PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	NATIVE/ ADAPTIVE	SIZE	H X W
	TREES (TIER 3)					
	ACER R. 'REDPOINTE'	ARMSTRONG MAPLE	M	A	15 GAL	40' X 20'
	ARBUTUS X 'MARINA'	MADRONE	L	A	15 GAL	35' X 25'
	CERCIS OCCIDENTALIS	WESTERN REDBUD	VL	N	15 GAL	15' X 15'
	GINKGO B. 'PRINCETON SENTRY'	MAIDENHAIR TREE	M	A	15 GAL	45' X 15'
	LAGERSTROEMIA I. 'MUSKOGEE'	CRAPE MYRTLE	L	A	24" BOX	20' X 12'
	LAURUS X 'SARATOGA'	SARATOGA SWEET BAY	L	A	15 GAL	30' X 25'
	PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE	L	A	24" BOX	50' X 50'
	QUERCUS ILEX	HOLLY OAK	L	A	24" BOX	50' X 50'
	TILIA C. 'GREENSPIRE'	LITTLELEAF LINDEN	M	A	24" BOX	35' X 20'
	ZELKOVA S. 'CITY SPRITE'	SAWLEAF ZELKOVA	M	A	15 GAL	24' X 18'
	SHRUBS (TIER 2)					
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	L	A	5 GAL	3' X 3'
	CISTUS SPP.	ROCKROSE	L	A	5 GAL	4' X 4'
	DIETES SPP.	FORTNIGHT LILY	L	A	5 GAL	3' X 3'
	DODONAEA V. 'PURPUREA'	HOPSEED BUSH	L	A	5 GAL	12' X 10'
	GALVEZIA SPECIOSA 'FIRECRACKER'	ISLAND SNAPDRAGON	L	N	5 GAL	2' X 3'
	GREVILLEA X 'NOELLI'	GREVILLEA	A	A	5 GAL	4' X 4'
	LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	L	A	5 GAL	9' X 5'
	LOROPETALUM C. 'RAZZLEBERRY'	CHINESE FRINGE FLOWER	M	A	5 GAL	5' X 4'
	NANDINA DOMESTICA	HEAVENLY BAMBOO	L	A	5 GAL	6' X 3'
	PHORMIUM SPP.	NEW ZEALAND FLAX	L	A	5 GAL	3' X 3'
	PITTOSPORUM TOBIRA	TOBIRA	A	A	5 GAL	5' X 5'
	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEE BERRY	L	N	5 GAL	6' X 6'
	RHAPHIOLEPIS INDICA	INDIA HAWTHORN	M	A	5 GAL	4' X 4'
	SALVIA SPP.	SAGE	L	A	5 GAL	3' X 3'
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	L	A	5 GAL	4' X 4'
	TEUCRIUM FRUTICOSA 'COMPACTUM'	BUSH GERMANDER	A	A	5 GAL	2' X 2'
	VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA	L	A	5 GAL	2' X 3'
	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY	L	A	5 GAL	5' X 8'
	ACCENT SHRUBS & GROUNDCOVERS (TIER 1)					
	ACHILLEA SPP.	YARROW	L	N	1 GAL	24" X 24"
	ANIGOZANTHOS 'KANGA RED'	KANGAROO PAW	L	A	1 GAL	24" X 24"
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	L	A	1 GAL	12" X 36"
	LIRIOPE SPICATA	CREeping LILY TURF	M	A	1 GAL	12" X 12"
	MYOPORUM PARVIFOLIUM	MYOPORUM	L	A	1 GAL	12" X 96"
	NEPETA FAASSENII 'WALKER'S LOW'	CATMINT	L	A	1 GAL	12" X 24"
	PENSTEMON H. 'MARGARITA BOP'	PENSTEMON	L	N	1 GAL	24" X 24"
	SCAEVOLA 'MAUVE CLUSTERS'	SCAEVOLA	L	A	1 GAL	6" X 48"
	GRASSES (TIER 1)					
	BOUTELOUA G. 'BLONDE AMBITION'	BLUE GRAMA	L	N	1 GAL	2' X 2'
	CALAMAGROSTIS X A. 'KARL FOERSTER'	FEATHER REED GRASS	L	A	1 GAL	3' X 2'
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	L	A	5 GAL	3' X 3'
	FESTUCA MAIREI	ATLAS FESCUE	L	A	1 GAL	2' X 3'
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	L	A	1 GAL	2' X 3'
	BIORETENTION (TIER 1)					
	CAREX TUMULICOLA	BERKELEY SEDGE	I	N	1 GAL	1' X 2'
	ELYMUS C. 'CANYON PRINCE'	WILD RYE GRASS	L	N	1 GAL	2' X 2'
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	L	N	1 GAL	2' X 2'
	MUHLENBERGIA RIGENS	DEER GRASS	L	N	1 GAL	4' X 4'
	BIOFILTRATION SOD	AVAILABLE AT DELTA BLUEGRASS (800) 637-8873	L	N	SOD	N/A
	TURF (TIER 1)					
	RHIZOMATOUS TALL FESCUE (RTF)	SELF-HEALING TURF	H	A	SOD	N/A

NOTES:

- LANDSCAPE WILL UTILIZE LOW WATER USE PLANT MATERIALS, HYDRO ZONING AND EMPLOY WATER EFFICIENT LOW VOLUME DRIP AND SPRAY IRRIGATION AND SMART CONTROLLERS, SEE L-5 FOR HYDROZONE PLAN AND WATER USE CALCULATIONS.
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- PROPOSED TREES SHALL BE INSTALLED SECURELY WITH DOUBLE STAKING PER CITY ODS 3.3.1.I.

IRRIGATION NOTES

- THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO).
- THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET/SMART IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
- THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.
- PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.
- ALL MWEO DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

MWEO STATEMENT OF COMPLIANCE

"I HAVE COMPLIED WITH THE CRITERIA OF THE CITY OF ANTIOCH WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN."

PHILIP A. VANDERTOOLEN, PRESIDENT
VANDERTOOLEN ASSOCIATES, INC.
CA LICENSE # 2798



NOTE: Artist's Conception, Colors
Materials and Application May Vary.

PLAN 1C - COTTAGE

PLAN 3A - MEDITERRANEAN

PLAN 2BR - REGENCY

TYPICAL STREETSCENE



PLAN 1A - MEDITERRANEAN



PLAN 1B - REGENCY

NOTE: Artist's Conception, Colors
Materials and Application May Vary.

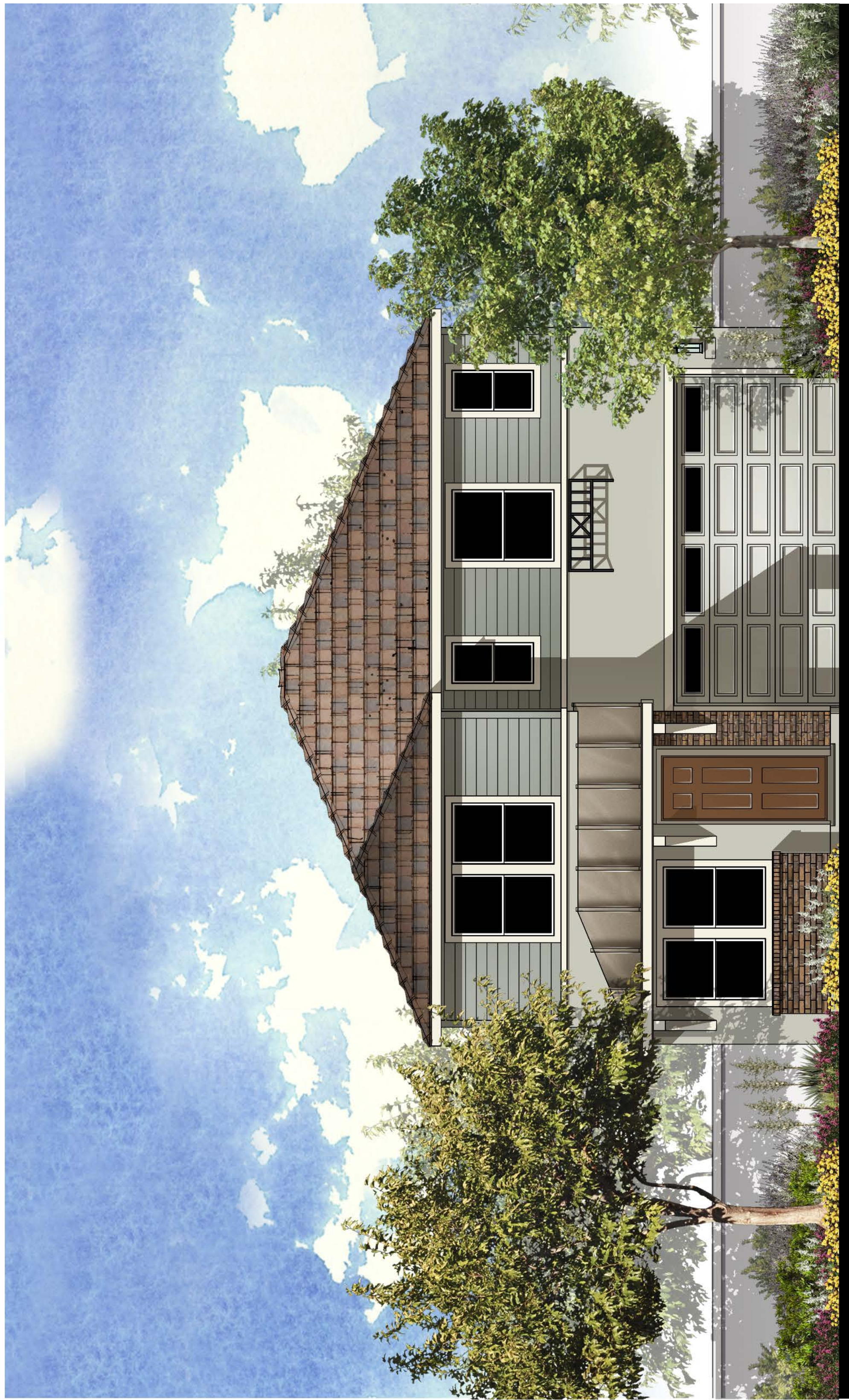


PLAN 1C - COTTAGE

FRONT ELEVATIONS



PLAN 2A - MEDITERRANEAN



PLAN 2B - REGENCY

NOTE: Artist's Conception, Colors
Materials and Application May Vary.



PLAN 2C - COTTAGE

FRONT ELEVATIONS



PLAN 3A - MEDITERRANEAN



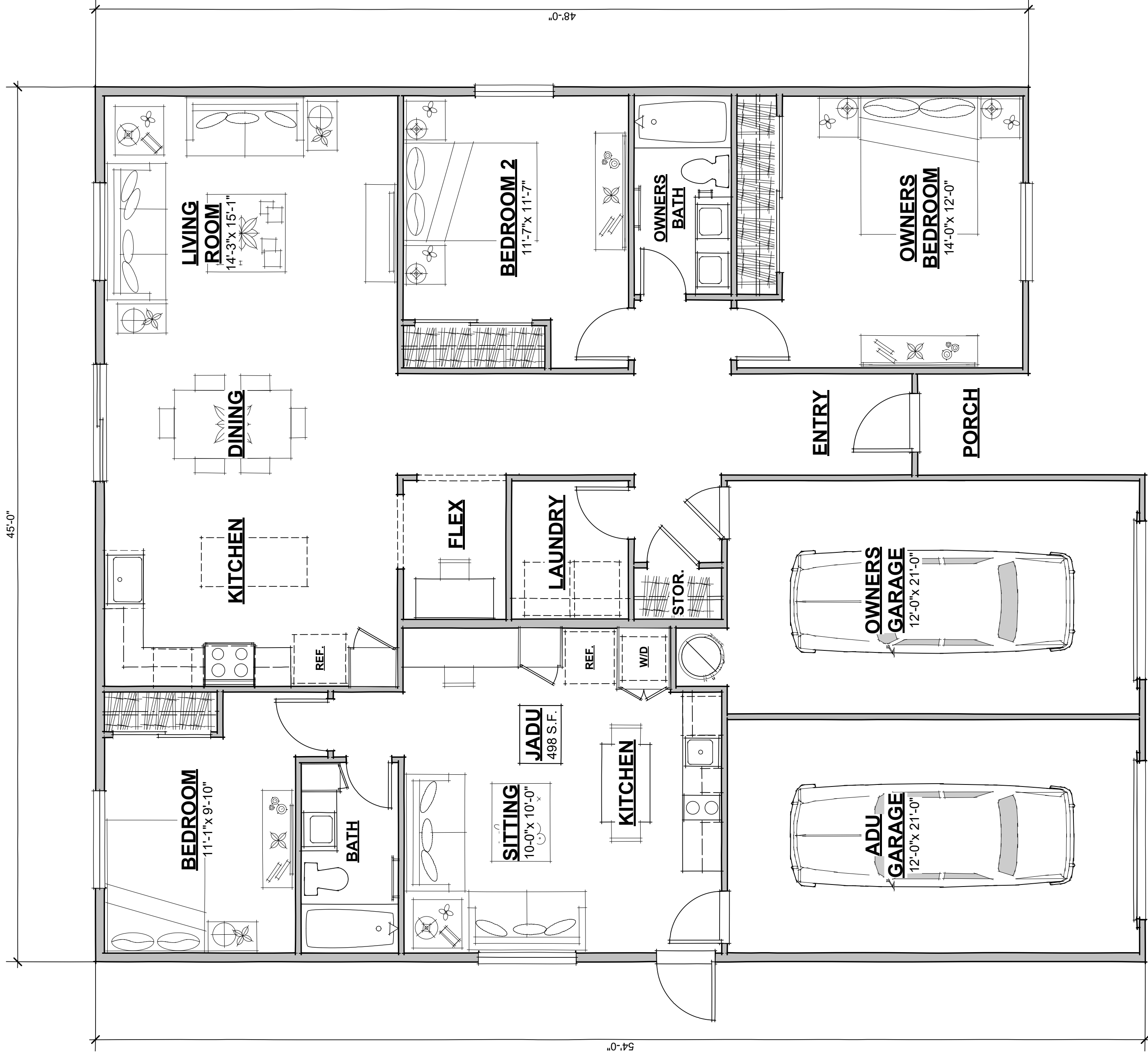
PLAN 3B - REGENCY

NOTE: Artist's Conception. Colors
Materials and Application May Vary.



PLAN 3C - COTTAGE

FRONT ELEVATIONS



FIRST FLOOR PLAN (1,239 S.F. + 498 S.F. JADU)
(1,737 TOTAL S.F.)

ATTACHMENT "D"

Memorandum

Date: January 26, 2024

To: Kevin Scudero, Acting Planning Director

From: Kevin Van Katwyk, Engineering Department

Re: **Engineering review of the Preliminary Development Plan for Rancho Meadows, "Vineyards and Santa Fe Property"**

List of Engineering requirements

General Comments

1. Please show all three overhead electrical lines, the tower locations, within the 100-foot PG&E easement.
2. Please label all easements and facilities that are within 50 feet of the project boundary.
3. **A traffic study will be required** to identify any traffic circulation issues in the project and document all needed mitigation measures necessary to offset the increase in vehicle trips that will be generated by this development. Please submit a scope of work from your traffic engineer on the required VMS analysis and documentation of vehicle peak hour vehicle circulation surrounding this development.
4. Provide **a parking plan** of the entire development showing how the parking requirements for the residential development will be met. With this diagram we would like to see the location of all street parking that is available within the development. We would like a typical detail of the dimensions of the parallel parking stall and documentation of the number of parking stalls are required, the number of stalls are available within the development and how many stalls would be available for visitors.
5. Provide **sound study** of main line railroad located to the north of the project on this residential development.

Sheet 1 – Site Plan

6. Ensure all residential lots **have proper sight distance** of 25 feet at their driveways and all intersections provide proper sight distance of 50 feet at each corner per AMC § 9-5.1101 on a separate diagram.
7. Reconfigure or relocate the entrance island to the property so emergency vehicles (fire truck) and moving trucks can pass through without hitting the island in either direction.
8. Please provide sidewalks in front of all residential lots, provide ADA ramps at corners of street intersections, and show crosswalks along the residential lots that are needed for access to parks or any other amenities. Sidewalks help improve the proper line of sight

to vehicles traveling in residential streets, intersections, and alley ways within the project. For this reason, we would like them installed on both sides of the street.

9. Please provide increased bulb out pavement all streets with a 90-degree bends. Please demonstrate on every street bend how a SU 50 truck and a 40' bus Design vehicle per Caltrans Highway Design vehicle will not hit park cars along the curbs or hit other passenger cars trying to make the same turn from the opposite direction.
10. Please confirm what streets, basins, landscape areas, parks will be HOA maintained by the community and which will not and be maintained by the city.
11. Confirm parking space requirements, are consistent with the single-family residential (detached) requirements of "2 spaces per unit in a garage, plus one guest parking space on the street within close proximity to the unit served" per AMC § 9-5.1703.1.
12. Please show how the proposed lot dimensions are consistent with those required for similar density development, but may be acceptable for this planned development, see AMC § 9-5.601.
13. The interior street typical section is very narrow. City standards call for a 46-foot minimum right of way from back of sidewalks, 11-foot travel lanes, 8-foot shoulders for parking, and 5-foot sidewalks on both sides of the street.
14. Include the calculations for the minimum required open space, see AMC § 9-4.1001.
15. Please provide documentation rolled curb detail to be used within the project.
16. Please provide landscaping of the area south of EVAE access to Walnut avenue from the development. Suggest this area could be used as pocket park or open space.

Sheet 2 – Grading Plan

17. Submit a site-specific **geotechnical report** to evaluate soil for stability, liquefaction, slide potential, seismic data in the area. Soil report should also document the feasibility of building the project on the project site and should have completed critical soil strength tests for foundation design of homes, soils borings and soil analysis for the design of retaining walls and other structures to be built with the project.
18. On the grading plans please provide proposed 1' contours and graded transition slopes between lots and slope transitions throughout the project interior and along the perimeter boundary.
19. Provide additional detail on the type, size, and location of the various proposed retaining walls and perimeter walls or fences in the project.
20. Please provide retaining walls along the PG & E right of way and along the existing lots west of the development and remove any slopes that encumber these adjacent properties.

Utility Plans

21. Ensure all required utilities (water, sewer, drainage, electrical, internet utilities are shown on the utility plans. This includes, but is not limited to, electrical, communication, street lighting, utility boxes, and fire hydrants.

22. Confirm and show the 1%-chance (100-year) flood plain boundary closest to the project. Prepare an SD model of the downstream detention basin located adjacent to the project showing the Water surface level and the capacity of the main SD system to the outfall of the river.
23. Please Include in the submittal stormwater area sizing calculations for building the many bio detention basins and retention basins that will meet all C3 requirements for the project. Please remove the two small detention basins within the residential lots since they will be costly to maintain at very little benefit to the whole system.
24. Prepare a focused technical study of a specific area of the water system masterplan for this development. This specific area of study will consist of water mains located in Wilbur Avenue, 18th avenue, Viera Avenue to the west and SR 160 to the west. Please identify if the city has adequate water pressure and storage capacity to service these residential units with adequate fire and water flow and pressure. If the study identifies water capacity issues, then the study should identify mitigation that needs to be constructed that will resolve the problem.
25. Provide a local sewer downstream sewer analysis technical study for the subdivision identifying the capacity of the downstream sewer lines and pump stations and document if the downstream sewer system has the capacity to handle the anticipated increased sewer flows of this development. If there are problems, then these problems need to be identified and mitigations recommended.
26. Provide a diagram of the placement of each unit's trash bin in street to ensure there is sufficient space for both trash truck, emergency vehicles and the bins to be collected with trash collection SU-40 trucks.
27. Please provide a diagram that an emergency vehicle and full size vehicle will be able to pass through the security gate at the same time with the gate open. The minimum clear span opening is 28' minimum.
28. We need a diagram to show that a firetruck can maneuver through the site without hitting any parked cars, structures, sidewalks and keeping within the face curb lines of residential streets.
29. Provide a typical street light detail, layout of the streetlights and photo metric analysis of the placement of streetlights within the project showing how the proposed street lighting will meet city street standard lighting criteria.



December 26, 2023

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

Ref: Gas and Electric Transmission and Distribution

Dear Kevin Scudero,

Thank you for submitting the PRE2023-0002 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. **Buildings and Other Structures:** No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. **Grading:** Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. **Fences:** Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. **Reservoirs, Sumps, Drainage Basins, and Ponds:** Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. **Automobile Parking:** Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. **Storage of Flammable, Explosive or Corrosive Materials:** There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.



January 25, 2024

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

Re: Ranch Meadows PRE2023-0002
E 18th Street, Antioch, CA 94509
APN: 051-052-053, 051-082-010

Dear Kevin Scudero,

Thank you for giving us the opportunity to review the subject plans. The proposed PRE2023-0002 is within the same vicinity of PG&E's existing facilities that impact this property.

The project plans propose the Vineyard Drive Extension through a portion of PG&E's existing property located at APN:051-052-024-0. PG&E currently operates and maintains existing gas and electric transmission facilities within said property. The applicant must execute the necessary PG&E property management agreement and California Public Utilities Commission (C.P.U.C.) 851 filing and approval in order to cross PG&E's existing property with the proposed Vineyard Drive Extension. Additionally, the applicant must provide detailed profile plans, proposed roadway grading plan, existing/new drainage scheme, and any crossing 3rd party utilities planned in proposed roadway (electrical, sewer, water, firewater, etc.) for review. Project plans are to show gas transmission pipelines and substructure depth verifications (potholes).

Any proposed grading and or landscaping within PG&E's gas transmission right-of-way must be reviewed and approved by PG&E engineering prior to any work commencing.

Please contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782 and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact me at Brian.Callaghan@pge.com.

Sincerely,

Brian Callaghan
Land Management
(925) 204-4074

Kevin Valente

From: Scudero, Kevin <KScudero@antiochca.gov>
Sent: Thursday, January 25, 2024 4:35 PM
To: Kevin Valente
Subject: FW: Rancho Meadows - RFC
Attachments: Drainage Fee Calc DA 29J.pdf

Kevin Scudero
Acting Community Development Director

☎: 925-779-6159 (Main)
☎: 925-779-6133 (Direct)
💻: www.antiochca.gov

City of Antioch | P.O. Box 5007, Antioch, CA 94531-5007



From: Alexander Zandian <Alexander.Zandian@pw.cccounty.us>
Sent: Thursday, January 25, 2024 4:29 PM
To: Scudero, Kevin <KScudero@antiochca.gov>
Subject: Rancho Meadows - RFC

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

Hello,

The Contra Costa County Flood Control and Water Conservation District (FC District) has reviewed the Rancho Meadow Preliminary Development Plan located at (APN 051-052-053) in the City of Antioch. We have the following comments and recommendations:

1. The DA 29J fee for this project is estimated to be \$481,000 based on total number of lots charged at the Single-Family Residential rate. Please see the enclosed spreadsheet for our drainage fee calculation.
2. 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.

3. 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.
4. 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. However, the FC District is available to provide technical review under our Fee-for-Service program.
5. We recommend that the City condition the developer to contact the appropriate environmental regulatory agencies such as the U.S. Army Corps of Engineers, 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.
6. The Applicant 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. The FC District is available to provide technical assistance for meeting these requirements under our Fee-for-Service program.
7. Review of development plans and hydrology and hydraulic calculations for conformance with our drainage area plan falls under our Fee-for-Service program. Calculation of the eligible construction costs and fee credit also falls under our Fee-for-Service program.

We appreciate the opportunity to comment on Rancho Meadows development and welcome continued coordination. If you should have any questions, please contact me by phone at (925) 313-2052 or by email at Alexander.Zandian@pw.cccounty.us.

Thanks,

Alexander Zandian

Staff Engineer



Contra Costa County Public Works Department

Flood Control & Water Conservation District

255 Glacier Drive, Martinez, CA 94553

Office: (925) 313-2052

Fax: (925) 313-2333

Website: www.cccpublicworks.org

"Accredited by the American Public Works Association"

Summary of Drainage Fees

Development #: **Rancho Meadows**

Date: 17-Jan-24

APN: **051-051-053**

Fee Schedule: **2024**

Ordinance: 2002-29

Drainage Area: **29J**

Commercial/Industrial/Downtown
Office (Medium)
Office (Light)

Building			Subdivision		
Unit Price	QTY	Amount	Unit Price	QTY	Amount
\$ 32,074		-	\$ 34,453		-
27,487		-	30,716		-
23,002		-	25,927		-

Multifamily Residences

Less than 2,500 square ft of land
2,500-2,999 (square feet per unit)
3,000-3,999
4,000-4,999
5,000-5,999
6,000-6,999
7,000-7,999
8,000 +

Building			Subdivision		
Unit Price	QTY	Amount	Unit Price	QTY	Amount
\$ 25,272		-	\$ 25,272		-
1,498		-	1,498		-
1,716		-	1,716		-
1,997		-	1,997		-
2,285		-	2,285		-
2,566		-	2,566		-
2,839		-	2,839		-
2,980		-	2,980		-

Single Family Residential

4,000-4,999 (square feet per unit)
5,000-5,999
6,000-6,999
7,000-7,999
8,000-9,999
10,000-13,999
14,000-19,999
20,000-29,999
30,000-39,999
40,000 +

Building			Subdivision		
Unit Price	QTY	Amount	Unit Price	QTY	Amount
\$ 2,098		-	\$ 3,362	143	480,766.00
2,192		-	3,502		-
2,285		-	3,643		-
2,379		-	3,783		-
2,519		-	3,986		-
2,800		-	4,391		-
3,268		-	5,054		-
4,040		-	6,061		-
5,015		-	7,238		-
6,014		-	8,338		-

Amount of	Sqr Ft.	Unit Price	Amount
impervious surface.	0	0.78	\$ -
to account for:			

TOTAL: \$480,766.00

Calculate DA 130 fee if checked ☐

Mark box to add mitigation fee ☐ n/a

Comments:

This estimate is based on the Preliminary Development Plan and Project Description by CBG, dated May 2023. The fees total \$480,766 for 143 lots subdivided at the single family residential rate.

Prepared by: