# CITY OF <br> ANTI@CH CALIFORNIA OPPORTUNITY LIVES HERE 

## STAFF REPORT TO THE PLANNING COMMISSION

DATE: $\quad$ Regular Meeting of December 6, 2023
SUBMITTED BY: Kevin Valente, Contract Planner
APPROVED BY: Kevin Scudero, Acting Community Development Director
SUBJECT: Vineyard Crossing Preliminary Development Plan (PRE2023-003)

## STAFF RECOMMENDATION

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

## DISCUSSION

## Request

Reggie Decker and Charles McKeag, BrightSky Residential LLC, request Preliminary Development Plan review of a proposal to develop approximately 71 single-family residences (SFRs) and 70 accessory dwelling units (ADUs) on 71 residential lots. The 14.6 -acre project site is located north of Oakley Road and west of Phillips Lane and currently contains an existing vineyard (APNs 051-191-028-4 and 051-191-034-2). The proposed project currently includes amenities for the residents consisting of a recreation center, pool, and spa, as well as pedestrian paths throughout the proposed open space areas (the existing vineyard that will remain). In addition, the proposed project includes approximately two bioretention areas totaling 1.76-acres. The project site would have primary site access from Oakley Road and Phillips Lane, and new internal neighborhood streets. The applicant's project plans and project description are provided as Attachments $A$ and $B$, respectively.

## 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 proposed project site is located on two parcels totaling an approximate 14.6 -acres at the intersection of Oakley Road and Phillips Lane with a Pacific Gas \& Electric (PG\&E) utility easement dividing the project site. The west parcel has a General Plan designation of Medium Low Density Residential (MLDR) and the east parcel is Medium Density Residential (MDR) and both parcels are currently zoned Planned Development (PD). The project site is currently a vineyard with an adjacent single-family residence (SFR) to the south along Oakley Road that is not part of this project and is proposed to remain. The project site is surrounded by SFRs to the north, east, and west with vacant land to the south.

The project application was submitted to the City in June 2023, and staff determined the application was complete in September 2023 and was routed to City Departments and outside agencies for review. Comment letters have been provided by City Engineering staff, PG\&E, Chevron, Contra Costa County Flood Control District, California Department of Fish and Wildlife, and the Contra Costa County Fire Protection District (CCCFPD) (Attachment D). These comments include modifying the width of streets, parking spaces, improving fire lane access, and relocating bioretention areas. All these issues are discussed in more detail below.

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 applicant proposes to remove the eastern and western portions of the existing vineyard that is separated by a PG\&E easement which would remain undeveloped other than the proposed neighborhood street and pedestrian path. The proposed project includes 71 lots for SFRs with an ADU on all but one of the lots. All units are currently proposed to be renter occupied. The proposed unit mix includes three different SFR floor plans that range in size from 1,492 to 1,697 square feet (sf) and two different ADU floor plans that range in size from 603 to 750 sf. Each SFR included in the proposed project would have an attached two-car garage with a driveway and each ADU would include a
driveway for one vehicle parking space. The proposed homes would include front yard landscaping maintained by the developers who would also retain ownership of the proposed rental community. The proposed recreational amenities include a recreation center including the leasing and managers offices, pool, and spa for the community, as well as trails between the east and west parcels, trails within the vineyards, three vineyard lounges and three vineyard picnic areas.

## Consistency with the General Plan and Zoning

The project site has an existing General Plan Land Use designation as MLDR and MDR. The entire project site is currently zoned PD. Residential uses are permitted within these existing land use designations and future development would require approval of a tentative subdivision map, final development plan, and planned development rezone to establish the development standards for the community.

## Density

Pursuant the Antioch General Plan, the maximum allowable density in the MLDR land use designation is four dwelling units per gross developable acre (du/ac) and the maximum allowable density in the MDR land use designation is six du/ac. The current proposed gross density for the entire project site would be 4.86 du/ac. The calculated gross density for just the western property is 4.71 du/ac, which has the MLDR and allows for a maximum of four du/ac. The calculated density for the just the eastern property is 4.90 du/ac, which has the MDR land use designation and allows for a maximum of six du/ac. While the MLDR density is exceeded on a gross level, the City's General Plan in section 4.4.1.1 states that density accrues to lands that are developable, which means, in part, lands that are not encumbered by prior dedications of easements or rights of way. The northern portion of both properties is encumbered by a PG\&E easement and would not be included in gross developable density calculations. At entitlement submittal, the applicant will need to show that the gross developable density calculations for each property do not exceed the maximum allowed densities in the General Plan.

## Zoning Standards

The proposed project site is currently zoned PD. The intent of the PD district is to allow some flexibility from zoning standards in order to better integrate a project into its setting, while maintaining consistency with the General Plan. Because of this flexibility the existing PD zoning designation would be most appropriate for this project. As a result, the proposed project would include a PD rezone which would be required to establish these specific development standards, including lot size, yard setbacks, and building height requirements.

Staff reviewed the current development standards in the R-6 Single-Family Residential District and the R-10 Medium Density Residential District as a comparison for consistency with the development intended for the MLDR and MDR land use designations. It should be noted that the R-6 Single-Family Residential District is consistent with the MLDR land
use designation of four to six dwelling units per gross developable acre and the R-10 Medium Density Residential District is consistent with the MDR land use designation which allows six to ten dwelling units per gross developable acre. Typical development would include attached and/or cluster-type, ownership, oriented units including some with private yards and common recreation areas.

The proposed residential building heights and front yard setbacks for the SFRs are consistent with the R-6 and R-10 district regulations. However, the proposed project includes varying interior side and rear yard setbacks that are not consistent with the minimum five-foot interior side yard setback and 10-foot rear yard setbacks of the R-6 and R-10 districts respectively. The proposed project currently includes some four-foot interior side yard setbacks and some rear yard setbacks as small as six feet. The proposed lot sizes range from 4,125 sf to $7,369 \mathrm{sf}$, whereas minimum building lot sizes for both the R-6 and R-10 zoning district is $6,000 \mathrm{sf}$. Out of the proposed 71 lots, only seven meet the minimum lot size requirement for the R-6 and R-10 zoning districts and a majority of the proposed lots do not meet the minimum lot width, which would be 65-feet for a corner lot and 60-feet for an interior lot. Maximum lot coverage for the R-6 and R-10 zoning district is 40 percent and if the largest floor plan is built on the smallest lot, it would result in a 53 percent lot coverage. If the largest floor plan was built on the largest lot, it would result in a 30 percent lot coverage. As mentioned above, the proposed project's density would be consistent with the R-6 density range of four to six du/ac, but not the R10 density range of six to ten du/ac. Staff recommends the Planning Commission consider the proposed lot sizes and setbacks and provide feedback to establish the final development plan and standards the proposed PD standards.

The Antioch Municipal Code also provides development standards for detached ADUs that are smaller than 800 sf related to building height and rear and side yard setbacks. The proposed project's ADUs are consistent with the citywide ADU development standards for maximum height of 16 -feet and four-foot side and rear yard setbacks, as well as the standards for ADUs provided by the State of California.

## Site Layout and 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 in August 2023, after this Preliminary Development Plan was submitted. The entitlement application will be subject to these standards. A list of the relevant standards and how the project complies with them is included as Attachment C, and a detailed discussion of the issues is provided below. The submittal of the Objective Design Standards Checklist will be required at the time of Design Review application to illustrate compliance.

## Building Siting and Massing

The City's Objective 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
project consists of 71 SFRs and 70 ADUs. Each SFR would have an attached two-car garage with driveway, and each ADU would have a driveway for one vehicle parking space. The proposed front yard setbacks would vary from a minimum of 20 feet to a maximum of 42 feet.

The proposed project would include three different floor plan options ranging in size from 1,492 sf to 1,697 sf, with three complimentary elevations each - farmhouse, transitional, and craftsman. Additionally, beyond the traditional construction of SFRs, the proposed project would include two different ADU options ranging in size from 603 sf or 750 sf , with three elevations matching the SFRs. The applicant is providing ADUs as an opportunity to provide a variety of housing and affordability options for a broad spectrum of people.

## Recreational Amenities

The Objective Design Standards require 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. The proposed leasing office, recreation center, pool, and spa would be located near the center of the west parcel. Amenities would include restrooms, showers, lounges, picnic tables, and a pump room. Two decomposed granite trails would be provided connecting the two parcels cutting through the PG\&E easement with picnic areas, rail fencing, and low stone walls along the path. The residences located in the west property would be able to easily access the community facilities and pool. However, the east site lacks complete connectivity to the proposed community facilities. Additional active open space areas and increased pedestrian connectivity would comply with the City's Objective Design Standards.

## Landscaping and Fencing

The total landscaped area would consist of approximately 1.04-acres of shrubs, turf, and trees. Plant material for this project would be locally acclimated, drought tolerant, and moderate or low water use. The applicant has chosen the proposed trees for the project for their form and structure to provide shade onto paved surfaces and pedestrians. Residential units would be landscaped with decorative mulch, synthetic lawns, concrete patios, and street trees. The proposed entry features include a six-foot tall masonry wall with pilasters on both sides of the entry drive, with project entry signage. The proposed project includes a variety of trees along the project boundary and neighborhood streets. Six-foot tall backyard wood fencing would be included for each residential lot. The proposed landscaping and fencing connectivity would comply with the City's Objective Design Standards.

## Architecture

As mentioned previously, the proposed architecture consists of three styles. The Craftsman style features a lap siding and stucco exterior with board and batten and decorative wood corbels at the upper gables, with a decorative stone veneer. The Transitional style features a stucco exterior with a decorative brick veneer. The

Farmhouse style features a stucco and board and batten exterior with decorative wood corbels. The three proposed architectural styles for both the SFRs and ADUs include visually interesting architectural elements and style variation, which would comply with the City's Objective Design Standards.

## Traffic, Circulation, and Parking

The proposed project includes primary site access through Oakley Road and Phillips Lane into a new internal roadway network, which includes 36 -foot-wide and 32-foot-wide roads. City Engineering and the CCFPD have concerns regarding the currently proposed street widths as emergency service vehicles would not be able to access the residences along the narrow street in the eastern parcel with street parking on both sides of the street. Therefore, City Engineering identifies that the proposed 32 -foot-wide road is too narrow to support parking on both sides, and parking would be limited to one side of the street. Staff would need the internal roadways to be a minimum of 38 -feet-wide from curb to curb to accommodate two 11 -foot travel lanes, eight-foot parking lanes, and two five-foot sidewalks on each side. In addition, each proposed SFR would have a two-car garage with driveway and each ADU would include a parking pad with driveway. Therefore, each proposed lot would include two driveways, which would severely limit street parking options for residents and guests. As a result, City Engineering requests a parking plan to show how many vehicles would be able to use street parking. City Engineering is also requesting concept designs of the proposed sewer system and a more complete preliminary grading plan. In addition, pursuant to the CCCFPD comment letter, lots 43 and 46 also do not currently meet access requirements for fire apparatus.

## Other Issues

The proposed project is proposed to be renter occupied. However, nothing precludes the applicant from selling the lots individually in the future. Staff would require the formation of a homeowner's association (HOA) to ensure maintenance of all common areas would be covered should the lots be sold in the future. In addition, per the Antioch Municipal Code:

- The ADU may not be sold separately from the primary dwelling;
- The ADU is restricted to the approved size and to other attributes allowed by the code


## Public Comments

In addition to the City receiving comment letters from the CCCFPD and City Engineering, comments letters from PG\&E and Chevron were received. PG\&E commented on the need for the proposed bioretention facilities to not impact their existing easement, as well as the need for low growing landscaping in their easement to not impact the existing overhead lines. In addition, the proposed roadway and pedestrian pathways through the PG\&E easement would require a third-party approval by PG\&E, and the project applicant would need to secure the necessary leases, licenses, and a California Public Utilities

Commission (CPUC) approval and/or 851 filing. Chevron did not provide any comments requesting changes to the project. Other comments letters received are from the Contra Costa County Flood Control District and from the California Department of Fish and Wildlife. The letters are provided in Attachment D.

## CONCLUSION

Staff is supportive of the architectural styles and proposed design of the residences; however, staff has a number of concerns with the proposed project's street design and access, pedestrian connectivity, lack of active recreation amenities. Staff recommends that the Planning Commission provide the applicant feedback concerning staff's recommendations below, as well as other areas of concern the Commission may have.

## Staff Recommendations

- Provide active recreational areas.
- Provide increased pedestrian connectivity to the proposed recreation center/pool.
- Provide internal local private residential street sections that are consistent with minimum Engineering standards, including travel lanes, street parking, and sidewalk widths.
- Provide concept designs of the proposed sewer system and a more complete preliminary grading plan.
- Coordinate with the CCCFPD to ensure compliance with the 2022 California Fire Code (CFC), the 2022 California Building Code (CBC), the 2022 California Residential Code (CRC), and all Local and County Ordinances and adopted standards.
- Coordinate with PG\&E to ensure the existing easement is not impacted due to this proposed development.


## ATTACHMENTS

A: Project Plans
B: Applicant's Project Description
C: Relevant Guidelines
D: Public Comments


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OFFICE
RECREATION CENTER AND LEASING



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RECREATION BUILDING



ROOF PLAN

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1C | Craftsman
1A | Transitional

1B | Farmhouse

PLAN 1
Front Elevations

MATERIAL: TRADITIONAL "A" ELEVATION

1. Flat Conc. Tile $6: 12$ Pitch Typ. U.N.O.
2. $2 x 6$ Wood Facia
3. Stucco
4. Brick Veneer
5. Decorative Foam Shutter
6. VVinl Window
7. Stucco Over Foam
8. Decorative Metal Roll-up Garage Door

Rear

Right
PLAN 1A | TRANSITIONAL

## VINEYARD CROSSING

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PLAN TA | TRANSTHONAL
MATERIAL: FARMHOUSE "B" Elevation

1. Flat Conc. Tiie 6:12 Pitch Typ. U.N.O.
2. $2 x 6$ Wood Facia
3. Stucco
4. Board \& Batten
5. Wood Trim
6. Vinyl Window
7. Stucco Over Foam
8. Decorative Metal Roll-up Garage Door
9. Metal Roof



Front


Rear


Right

## PLAN 1C | CRAFTSMAN <br> plan ic| Craftsman

## VINEYARD CROSSING

Building Elevations
1.6.1

1C | Craftsman

$\underset{\text { Front Elevations }}{\text { PLAN } 2}$
$\underset{\text { Front Elevations }}{\text { PLAN } 2}$
VINEYARD CROSSING
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Front

## PLAN 2A | TRANSITIONAL <br> PLAN 2A TRANSTHONAL

## VINEYARD CROSSING

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& \text { MATERIAL: TRADITIONAL "A" ELEVATION } \\
& \text { 1. Flat Conc. Tile 6:12 Pitch Typ. U.N.O. } \\
& \text { 2. } 2 x 6 \text { Wood Facia } \\
& \text { 3. Stucco } \\
& \text { 4. Srick Veneer } \\
& \text { 5. Decorative Foam Shutter } \\
& \text { 6. Vinyl Window } \\
& \text { 7. Stucco Over Foam } \\
& \text { 8. Decorative Metal Roll-up Garage Door }
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## Front



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PLAN 2B | FARMHOUSE

## VINEYARD CROSSING



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## Building Elevations

 1. Flat Conc. Tile $4: 12$ Pitch Typ. U.N.O.

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& \text { 3. Stucco } \\
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& \text { 7. Stone Veneer } \\
& \text { 8. Vinyl Window } \\
& \text { 9. Stucco Over Foar } \\
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## Front



Rear

## PLAN 2C | CRAFTSMAN



Left


Right

## VINEYARD CROSSING

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PLAN
Building Elevations



2B | Farmhouse
PLAN 2
VINEYARD CROSSING


2A | Transitional
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PLAN 3
Front Elevations
VINEYARD CROSSING
ANTIOCH, CA





## Front


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MATERIAL: FARMHOUSE "B" ELEVATION



## Front



Rear

## VHM

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PLAN 3B | FARMHOUSE

## VINEYARD CROSSING



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Right

## Building Elevations



Left


PLAN 3C | CRAFTSMAN

## VINEYARD CROSSING

PLAN JC | CRAFTSMAN
Building Elevations

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PLAN 3
Roof Plans


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A．D．U．PLAN 1


Roof Plan


Front


Rear

## A．D．U．PLAN 1A｜TRANSITIONAL

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Right Building Elevations


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Front


Rear
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A.D.U. PLAN 1B | FARMHOUSE

VINEYARD CROSSING


Left


Right



Rear
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A．D．U．PLAN 1C｜CRAFTSMAN

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Building Elevations

A.D.U. PLAN 2

Front Elevations
VINEYARD CROSSING



A．D．U．PLAN 2


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A.D.U. PLAN 2A | TRANSITIONAL


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A.D.U. PLAN 2B | FARMHOUSE

VINEYARD CROSSING


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A.D.U. PLAN 2C | CRAFTSMAN


Right
A.D.U. PLAN Building Elevations

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Oakley Road

| LEGEND | 7. | RESIDENTIAL UNITS |
| :--- | :--- | :--- |
| 1. | RECREATION CENTER | 8. |
| EXISTING FARM HOUSE |  |  |
| 2. RECREATION POOL \& SPA | 9. | DECOMPOSE GRANITE |
| 3. ADA AND GUEST PARKING |  | TRAILS |
| 4. VINEYARD LOUNGE | 11. | ENTRY MONUMENT |
| 5. VINEYARD PICNIC AREA |  |  |
| 6. EXISTING VINEYARD |  |  |

PERCENTAGE OF LANDSCAPE AREA
SHRUB AREA: TOTAL: 1 ACRE OR 43,850 SQ. FT
TURF AREA TOTAL: 0.035 ACRES OR 1,547 SQ. FT TOTAL LANDSCAPE AREA: 1.04 ACRES OR 45,397 SQ. FT
TOTAL SITE AREA: 4.18 ACRES OR 182,082 SQ. FT. PERCENTAGE OF LANDSCAPE AREA PROPOSED: 25\% pLANTING dESIGN NOTE:

ALL PLANT MATERIAL IS DROUGHT TOLERANT,
MOPERATE AND LOW WATER USE, ACCLIMATED TO
THE LOCAL CLIMATE.

 $\overbrace{\text { NORTH }}$

LEGEND



PRIMARY ENTRY
VINEYARD CROSSING| Preliminary Landscape Plan | Entry Enlargements
Bighthstsy | antioch, CA | June 01,2023

LEGEND
 CLUB RESTROOM
POOL RESTROOM

SHOWERS
LEASING OFFICE
POOL FENCE AND GATES
CHASE LOUNGES
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SEATING LOUNGE
RESIDENTIAL UNITS
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Open Space


Open Space


Open Space
VINEYARD CROSSING | Preliminary Landscape Plan | Open Space Enlargement

WALL AND FENCE LEGEND:

| 6'-0" HIGH - 8" CMU COMMUNITY WALL | 42" ENHANCED STONE PILASTER |
| :---: | :---: |
| 6-0" HIGH BACKYARD WOOD FENCE | 6'-6" ENHANCED STONE PILASTER |
| 6'00" HIGH ENHANCED SOLID STONE WALL | $6^{\prime}-0$ " HIGH - 6" $\mathrm{X} 12^{\prime \prime}$ CMU PILASTER |
| 6' HIGH TUBULAR STEEL POOL / VIEW FENCE | 6'0" HIGH BACKYARD WOOD GATE |
| 42" ENHANCED STONE WALL | 6'-0" HIGH TUBULAR STEEL POOL / VIEW GATE WITH KEY FOB |

VINEYARD CROSSING | Preliminary Landscape Plan | Overall Concept Plan
Brightsky | Antioch, CA | June 01, 2023




## ATTACHMENT "B"

## 期 BrightSky

June 13, 2023
Zoe Merideth
Senior Planner
City of Antioch
200 H Street
Antioch, CA 94509
VIA EMAIL AND DELIVERED HARD COPY

## Re: Vineyard Crossing PDP Application (3001 Oakley Road)

Dear Ms. Meredith:

BrightSky Residential is proposing the Vineyard Crossing project, which involves subdivision of the project site into 71 lots and associated streets. The proposed single family lots are in conformance with the general plan, and entitlement of the project requests approval of a vesting tentative map, final development plan, and planned development rezone to permit the development. The development is on two parcels separated by a Pacific Gas \& Electric owned utility easement. The west parcel is approximately 10.2 acres in size and the east parcel is approximately 4.7 acres in size. The utility easement bifurcating the project site will remain undeveloped other than a connecting street and footpath.

BrightSky Residential will retain ownership of all the proposed homes within Vineyard Crossing to manage the homes as a purpose-built single-family rental community. The homes will be best-in-class, generously amenitized rental homes with onsite management providing maintenance-free living to the residents.

BrightSky Residential is proposing three new house plans ranging in size from 1,492 sq. ft. to 1,6970 sq. ft., with 3 complimentary elevations each - farmhouse, transitional, and craftsman. Additionally, beyond the traditional construction of Single-Family Residences (SFRs), BrightSky is proposing two new Accessory Dwelling Units, (ADUs) ranging in size from 603 sq. ft. to 750 sq. ft., with three elevations matching the SFRs. ADUs are a unique opportunity to address a variety of housing needs and provide housing options for a broad spectrum of people.

These homes were designed to respond to the current market demands yet offer the long-term quality necessary for homes to stand the test of time. The homes are all on larger lots; the lot sizes ranging from 4,125 to 7,246 square feet.

BrightSky has designed the new homes to complement each other and provide a harmonious street scene that complements the surrounding developments yet retains distinct individual character. The exterior materials of these styles are stucco and siding bodies with metal and siding accents, based
on architectural styles. Additional detailing and enhanced articulation of the individual homes, such as asymmetrical massing and gables, metal awnings and standing seam metal roofing, complete the elevations. All elevations have concrete roof tile, and great attention was paid to high-end finishes throughout. The homes feature three different color palettes for each elevation style.

To enhance the residents day-to-day living, each proposed home provides many included features. Each house plan provides a unique interior layout with standard amenities for the resident.

Access to the proposed private streets within the project will be from Phillips Lane and Oakley Road. The private streets will be 47' wide with parking on both sides and $43^{\prime}$ wide with parking on one side.

The homes feature fully landscaped front and backyards. The front yards, which BrightSky will maintain, feature street and accent trees, a dense variety of drought tolerant and adapted ornamental shrubs and groundcovers, and hardscape walking paths. The backyards feature hardscape, ground cover, and drought tolerant and adapted ornamental shrubs.

Thank you for your consideration of this application. We look forward to continuing to work with you to bring this project to fruition.

My Best,


Reggie Decker

| VINEYARD CROSSING CONSISTENCY CHECKLIST |  |  |  |
| :--- | :--- | :--- | :---: |
| SINGLE FAMILY OBJECTIVE DESIGN STANDARDS |  |  |  |


|  | area of at least 80 feet and capped by a gable, eave or other roof form. Multi-Floor Projection: A façade projection extending from ground level to the upper floor ceiling that projects at least one foot from the main wall plane, with a total area of at least 124 feet, and capped by a gable or other roof form. Multi-floor projections shall comply with the standards in Section 3.3.1.1.2 Separation of Floors. <br> Massing Break: A break in the main wall plane of at least two feet that extends from ground level to the upper floor ceiling. The break shall be located so as to separate primary façade elements such as entries and garages, and picture windows. <br> Bay Window: A protruding window, such as a bay window, which is at least two feet in depth. <br> Second Floor Stepback: A minimum two-foot, street-facing stepback applied to the second floor. The setback shall span at least $60 \%$ of the total street-facing building elevation and shall be covered with an eave or roof component that matches the primary roof form of the building. Contrasting Materials or Finish on Floors: Application of siding, panels or materials that vary from the primary exterior finish, to at least $40 \%$ of the total elevation area of one story of the building. All materials shall comply with standards in Section 3.2.4 Design Detail. |  |
| :---: | :---: | :---: |
| Objective Design Guidelines: Standard 3.2.2.A Porch or Recess Requirement | Main entryways shall incorporate a porch, recessed entryway, or a combination of porch and recessed entryway. | The plans included in the preliminary development plan submittal comply with Standard 3.2.2.A. |
| Objective Design Guidelines: Standard 3.2.2.C Recessed Entry Standards | Recessed entryways shall comply with the following: <br> Depth. Recessed entries shall be recessed at least two feet from the | The plans included in the preliminary development plan submittal comply with Standard 3.2.2.C. |


|  | wall plane on which the door is located to create a covered landing area. Overhang. Recessed entries shall include an eave or roof form at least six feet wide that extends at least two feet from the main wall plane. |  |
| :---: | :---: | :---: |
| Objective Design Guidelines: Standard 3.2.3.A Design Sensitive Approach | All garages shall be designed and located to limit their visual presence, using one of the following techniques: Design sensitive front garage. <br> Garages located at the front building elevation shall comply with the following standards: <br> The width shall not exceed 60 percent of the total width of the front elevation of the building. <br> The garage shall be prohibited from projecting from the surrounding wall plane. <br> The garage shall include either 1) an overhang at least 12 inches deep with the same materials and color palette as the primary roof form, or 2 ) a recess of at least 12 inches from the surrounding wall plane. <br> Side accessible attached garage. <br> Such garages shall be located a minimum of 12 feet behind the main elevation of the home. <br> Detached or attached rear garage. Such garages shall be located at the rear of residential lots and be made accessible from a side lot driveway or from the rear. | Future plans will need to show compliance with Standard 3.2.3.A. |
| Objective Design Guidelines: Standard 3.2.3.B <br> Complementary Garage Door Design | The color and design of all garage doors shall vary from the immediately adjacent wall plane and shall match colors used on exterior details of the home. | The plans included in the preliminary development plan submittal comply with Standard 3.2.3.B. |
| Objective Design Guidelines: Standard 3.2.4.A Material Mix | Up to four materials and four finishes may be used consistently on each building facade. | The plans included in the preliminary development plan submittal comply with Standard 3.2.4.A. |


| Objective Design Guidelines: Standard 3.2.4.B Appropriate Building Materials | Materials used on building finishes shall be high quality and durable. Appropriate building materials include: » Brick, rock, and stone, or a veneer of these materials <br> » Smooth troweled stucco <br> » Poured in place concrete <br> » Cementitious board <br> » Glass <br> » Plaster or stucco <br> » Ceramic tiles (as a secondary <br> material) <br> » Slate tiles <br> » Stainless Steel <br> » Finished and painted wood trim <br> » Wood, aluminum, copper, steel, and vinyl clad frames for windows and doors | The plans included in the preliminary development plan submittal comply with Standard 3.2.4.B. |
| :---: | :---: | :---: |
| Objective Design Guidelines: Standard 3.2.4.C Prohibited Materials | The following materials shall be prohibited from use on finishes: <br> » Porous materials <br> » Plywood <br> » Vinyl siding <br> » Faux materials such as foam material that replicates "stone" or "brick." <br> » Plastic or vinyl | The plans included in the preliminary development plan submittal comply with Standard 3.2.4.C. |
| Objective Design Guidelines: Standard 3.2.4.D Exterior Material Wrapping | Decorative material and design treatments used on front elevations shall extend to the fence line on each side elevation, at a minimum | Future plans will need to show compliance with Standard 3.2.4.D. |
| Objective Design Guidelines: Standard 3.2.4.E Limit | The number of colors on the entire building exterior shall be limited to a maximum of five colors (or five tones of the same color), including trim and accent colors. | The plans included in the preliminary development plan submittal comply with Standard 3.2.4.E. |
| Objective Design Guidelines: Standard 3.2.4.F Functional Elements | All vents, gutters, downspouts, flashings, electrical conduits, etc., shall be painted to match the color of the adjacent surface. Exception made be made for contrasting gutters and downspouts that are a feature of Spanish-style architecture. | Future plans will need to show compliance with Standard 3.2.4.F. |
| Objective Design Guidelines: Standard | All windows shall include one of the following perimeter design details: | The plans included in the preliminary development plan |


| 3.2.5.A Window Perimeter | » Trim at least two inches wide around the entire window. <br> » A minimum two-inch recess from the surrounding exterior wall plane. | submittal comply with Standard 3.2.5.A. |
| :---: | :---: | :---: |
| Objective Design Guidelines: Standard 3.2.5.B Front Window Detail | Windows located on front building façades shall be articulated with at least one of the following details, in addition to trim requirements in Standard 3.3.5.1.1: <br> » Sills <br> » Kickers <br> » Functional shutters <br> » Awnings | The plans included in the preliminary development plan submittal comply with Standard 3.2.5.B. |
| Objective Design Guidelines: Standard 3.2.5.C Side Elevation Offset | Windows on the side elevations of two-story buildings shall be staggered horizontally by a minimum of six inches from center, between floors. | Future plans will need to show compliance with Standard 3.2.5.C. |
| Objective Design Guidelines: Standard 3.2.6.A Street Fronting Roofline | Roof surfaces that face front property lines and are wider than 30 feet shall be vertically articulated at least once every 30 feet, with at least one of the following techniques: <br> » A change in height of at least four feet <br> » A roof dormer <br> » A change in roof orientation <br> » A change in roof form that projects at least three feet above the main roofline. | The plans included in the preliminary development plan submittal comply with Standard 3.2.6.A. |
| Objective Design Guidelines: Standard 3.2.6.B Restricted Roof Forms | Superficial roof forms, such as "mansards," affixed to the building are prohibited. | The plans included in the preliminary development plan submittal comply with Standard 3.2.6.B. |
| Objective Design Guidelines: Standard 3.3.1.A Required Coverage | All portions of required front yards, except those occupied by walkways and allowable motor vehicle parking and storage areas, shall be landscaped according to the following standards: <br> At least 75 percent organic plant material, including grasses, trees and shrubs; and No more than 25 percent inorganic ground cover, including decomposed granite, decorative pavers and river rock. | The plans included in the preliminary development plan submittal comply with Standard 3.3.1.A. |

## C5

|  | Gravel surfaces are prohibited in all front yard areas except for secondary pathways less than 4' wide. |  |
| :---: | :---: | :---: |
| Objective Design Guidelines: Standard 3.3.1.B Design Diversity | A variety of heights, textures, and colors shall be used in the front yard landscape palette. | The plans included in the preliminary development plan submittal comply with Standard 3.3.1.B. |
| Objective Design Guidelines: Standard 3.3.1.C Utility Screening | All utility appurtenances such as transformers and generators that cannot be undergrounded or located in side or rear yards shall be screened with one of the following: <br> Dense, U-shaped shrubs or plantings at least as tall as the utility and that do not prevent access to the utility. Architectural structures composed of at least one material used on the home and that do not prevent access to the utility. | Future plans will need to show compliance with Standard 3.3.1.C. |
| Objective Design Guidelines: Standard 3.3.2.A Planting Size | All proposed shrubs except accent, color or ground cover planting shall be a minimum five-gallon size. | Future plans will need to show compliance with Standard 3.3.2.A. |
| Objective Design Guidelines: Standard 3.3.2.B Tree Protection | No irrigated landscape area shall be permitted within a 10-foot radius around a landmark or heritage tree with a trunk diameter of 48 inches and/or in excess of 40 feet above natural grade in height. | The plans included in the preliminary development plan submittal comply with Standard 3.3.2.B. |
| Objective Design Guidelines: Standard 3.3.2.C Automatic Sprinkler Controllers | Automatic irrigation controllers shall be installed to ensure that landscaped areas will be watered properly. Backflow preventors and anti-siphon valves shall be provided in accordance with current codes. | Future plans will need to show compliance with Standard 3.3.2.C. |
| Objective Design Guidelines: Standard 3.3.2.D Sprinkler Heads | Sprinkler heads and risers shall be protected from car bumpers. "Pop-up" heads shall be used near curbs and sidewalks. The landscape irrigation system shall be designed to prevent run-off and overspray. | Future plans will need to show compliance with Standard 3.3.2.D. |
| Objective Design Guidelines: Standard 3.3.3.A Open Fencing | Fences in the required front yard setback parallel to the street shall not be solid or opaque. Fences shall have a partially open design characterized by boards or slats spaced no more | Future plans will need to show compliance with Standard 3.3.3.A. |


|  | than four inches apart, lattice, posts, or other visually penetrable design strategy. Fences behind the front elevation of the house may be solid. |  |
| :---: | :---: | :---: |
| Objective Design Guidelines: Standard 3.3.3.B Prohibited Materials | Chain link and barbed wire are prohibited from use for all residential fencing. Exceptions for chain link fencing may be made for the following: Fencing not visible from streets adjacent to the property; chain link with integrated slats of wood or vinyl; and gates at entries into side yards. | The plans included in the preliminary development plan submittal comply with Standard 3.3.3.B. |
| Objective Design Guidelines: Standard 3.3.3.C Trash Storage Enclosure | Single family lots shall include a location for the storage of trash receptacles (waste wheelers, etc.) which is screened from public view by a fence or architectural enclosure that includes at least one material or color found on the primary residential structure. | Future plans will need to show compliance with Standard 3.3.3.C. |
| Objective Design Guidelines: Standard 3.3.3.D Trash Storage Access | All trash storage enclosures shall be made accessible by a minimum threefoot wide paved pathway from the enclosure to the front driveway or other paved area of the front yard. | Future plans will need to show compliance with Standard 3.3.3.D. |
| Objective Design Guidelines: Standard 3.3.4.A Downward Facing Requirement | All building- and ground-mounted lighting shall be located and fully shielded so that no light is emitted above a 90-degree angle. | Future plans will need to show compliance with Standard 3.3.4.A. |
| Objective Design Guidelines: Standard 3.3.4.B Entryway Illumination | The front porch, landing or other recessed entryway shall include a lighting element consistent with the design, materials and/or color of the home. | Future plans will need to show compliance with Standard 3.3.4.B. |
| Objective Design Guidelines: Standard 3.3.4.C GroundMounted Lighting | Ground-mounted lighting to illuminate driveway edges, landscaped areas or stair approaches shall be limited to three feet tall. | Future plans will need to show compliance with Standard 3.3.4.C. |
| Objective Design Guidelines: Standard 3.3.4.D Inappropriate Lighting | No permanently installed outdoor lights that blink, revolve, flash, or change intensity shall be permitted. | Future plans will need to show compliance with Standard 3.3.4.D. |
| Objective Design Guidelines: Standard 3.6.1.A Entry Drive Design | The Arterials Entry Drive shall be distinguished through the use of at least two of the following design elements: | Future plans will need to show compliance with Standard 3.6.1.A. |


|  | Two- to three--foot tall architectural monument sign composed of stone, brick, wood, or other natural materials. Monument signs shall include a solid base at least eighteen (18) inches in height. <br> » Textured, colored or stamped roadway paving from the neighborhood property line to the first interior intersection. <br> " Public art or water feature with integrated neighborhood signage. <br> » Minimum four-foot-wide landscaped median with integrated signage from the neighborhood property line to the first interior intersection. <br> » Special landscaping on both sides of the entry drive that includes both specimen trees and larger background trees. |  |
| :---: | :---: | :---: |
| Objective Design Guidelines: Standard 3.6.1.B Entry Drive Lighting | Shielded street lighting on poles 10 to 20 feet high shall be provided on at least one side of the Arterial Entry Drive, extending from the neighborhood property line to the first interior intersection. | Future plans will need to show compliance with Standard 3.6.1.B. |
| Objective Design Guidelines: Standard 3.6.1.C Perimeter Wall Design | Perimeter walls along arterials shall incorporate one of the following design variations at least every 40 feet in length: <br> " Change in height of at least twenty percent of the total wall height. <br> » Change in material, texture, or color. <br> »Break in the wall plane, including projecting or recessed areas. | The plans included in the preliminary development plan submittal comply with Standard 3.6.1.C. |
| Objective Design Guidelines: Standard 3.6.1.D Perimeter Wall Construction | All perimeter walls shall be of masonry construction using brick or stone. Precast or prefabricated perimeter walls of any material shall be prohibited. | The plans included in the preliminary development plan submittal comply with Standard 3.6.1.D. |
| Objective Design Guidelines: Standard 3.6.1.E Perimeter Landscaping | Neighborhood perimeters shall incorporate landscaping designs in which plantings are paired with perimeter walls. A combination of grasses, ground covers and shrubs or vines shall be planted no greater than | The plans included in the preliminary development plan submittal comply with Standard 3.6.1.E. |


|  | two feet from the base of the perimeter wall or fence. |  |
| :---: | :---: | :---: |
| Objective Design Guidelines: Standard 3.6.1.F Perimeter Trees | Trees selected from the City of Antioch Approved Street Tree List and at least 15 gallons in size with a oneinch diameter at breast height (dbh) shall be planted a maximum of 30 feet apart along neighborhood perimeters. | Future plans will need to show compliance with Standard 3.6.1.F. |
| Objective Design Guidelines: Standard 3.6.2.A Dead Ends | Dead-end streets, with the exception of cul-de-sacs, pedestrian pathways, bicycle facilities and multi-modal pathways shall be prohibited in residential subdivisions. | The plans included in the preliminary development plan submittal comply with Standard 3.6.2.A. |
| Objective Design Guidelines: Standard 3.6.2.B Common Spaces | All parks and common spaces shall be directly accessible by at least one street and one pedestrian pathway, bicycle facility and/or multimodal pathway. | Future plans will need to show compliance with Standard 3.6.2.B. |
| Objective Design Guidelines: Standard 3.6.2.C External Connectivity | New arterial and collector streets within a subdivision or neighborhood shall be aligned with surrounding existing and planned streets to create a continuous street pattern. | The plans included in the preliminary development plan submittal comply with Standard 3.6.2.C. |
| Objective Design Guidelines: Standard 3.6.2.D Cul-de-Sacs | The ends of all cul-de-sacs longer than 500 feet shall include a pedestrian connection to another street, multi-modal pathway or common open space. | The plans included in the preliminary development plan submittal comply with Standard 3.6.2.D. |
| Objective Design Guidelines: Standard 3.6.2.E Pedestrian Pathway Design | Pedestrian pathways or sidewalks shall be separated from streets by a minimum four-foot-wide planted buffer and incorporate canopy or shade trees planted at least every 24 feet on center. | Future plans will need to show compliance with Standard 3.6.2.E. |
| Objective Design Guidelines: Standard 3.6.3.A "T" <br> Intersection Restriction | Lots located at " $T$ " intersections shall be offset from the point of intersection, such that driveway access, main entries and line of sight are not centered with the approaching right-ofway. | Future plans will need to show compliance with Standard 3.6.3.A. |
| Objective Design Guidelines: Standard 3.6.3.B Unit Design Variation | Subdivisions with more than four units shall include at least three models, each with a distinct floor plan and elevation design. | The plans included in the preliminary development plan submittal comply with Standard 3.6.3.B. |


| Objective Design Guidelines: Standard 3.6.3.C Adjacent Building Design | No home shall be located adjacent to, or across the street from, a home with the with the same floor plan or building elevation. | Future plans will need to show compliance with Standard 3.6.3.C. |
| :---: | :---: | :---: |
| Objective Design Guidelines: Standard 3.6.3.D Corner Unit Design | Units located on corner lots have shall incorporate at least two of the following design details enhancements: <br> » Functional shutters on the streetfacing windows <br> » Wrap-around decorative horizontal cladding <br> » Roof gables or other projections | Future plans will need to show compliance with Standard 3.6.3.D. |
| Objective Design Guidelines: Standard 3.6.4.A Active Assets | Common open spaces shall facilitate movement and exercise by including at least three of the following active recreation assets: <br> » Play Structures <br> » Exercise machines <br> » Fitness series <br> » Play Courts <br> » Swing sets <br> » Jogging path <br> » Dog play area | Future plans will need to show compliance with Standard 3.6.4.A. |
| Objective Design Guidelines: Standard 3.6.4.B Passive Assets | Common open spaces shall facilitate outdoor relaxation and rest with at least three of the following passive recreation assets: <br> » Seating or benches <br> » Permanent picnic or game tables <br> » Planters within incorporated seating <br> » Permanent shade structures <br> » Dog waste station | Future plans will need to show compliance with Standard 3.6.4.B. |
| Objective Design Guidelines: Standard 3.6.4.C Bicycle Parking | All common open spaces shall provide parking racks for at least four bicycles at each pedestrian entry to the open space. | Future plans will need to show compliance with Standard 3.6.4.C. |
| Objective Design Guidelines: Standard 3.6.4.I Maximum Landscaping Height | Internal or border landscaping of common open spaces shall not exceed four feet in height when fully mature. | Future plans will need to show compliance with Standard 3.6.4.I. |
| Objective Design Guidelines: Standard 3.6.5.A Pedestrian Lighting | All areas used by pedestrians and cyclists shall be illuminated at night. Such areas include: <br> " Pedestrian pathways <br> » Bicycle facilities | Future plans will need to show compliance with Standard 3.6.5.A. |


|  | » Multi-modal pathways <br> » Open spaces |  |
| :---: | :---: | :---: |
| Objective Design Guidelines: Standard 3.6.5.B Street Lighting | Street lighting shall be installed inside the project along the network of internal streets. | Future plans will need to show compliance with Standard 3.6.5.B. |
| Objective Design Guidelines: Standard 3.6.5.C Inappropriate lighting | No lights that blink, revolve, flash, or change intensity shall be permitted in residential neighborhoods. | Future plans will need to show compliance with Standard 3.6.5.C. |
| Objective Design Guidelines: Standard 3.6.6.A Tree Protection During Construction | An ISA-Certified Arborist or Landscape Architect shall be retained during demolition, grading and construction to ensure existing protected trees are protected as required in permit documents. Tree protection plans shall be included in the planning permit plan set as well as all demolition, grading and building permit drawings. | Future plans will need to show compliance with Standard 3.6.6.A. |
| Objective Design Guidelines: Standard 3.6.6.C Invasive Species Restriction | All plant materials shall be native California or noninvasive, drought tolerant species adaptable to the Antioch climate. All species identified in the California Invasive Plant Council's (Cal-IPC) Inventory of Invasive Plants are prohibited. | Future plans will need to show compliance with Standard 3.6.6.C. |
| Objective Design Guidelines: Standard 3.6.6.D Natural Turf Restriction | Natural turf in public areas shall be limited to play fields, dog runs and other active recreational areas of common open spaces. | Future plans will need to show compliance with Standard 3.6.6.D. |
| Objective Design Guidelines: Standard 3.6.6.E Artificial Turf Restriction | Artificial turf in public areas shall be limited to playgrounds, accent areas, and pedestrian pathways of open common open spaces. No artificial turf shall be installed within five feet of a tree root crown (measured in all directions). | Future plans will need to show compliance with Standard 3.6.6.E. |
| Objective Design Guidelines: Standard 3.6.6.G Low Maintenance Planting Design | Plants shall be selected and landscapes designed to ensure that plants will grow to maturity without regular clipping or pruning at pathways, curbs or buildings. | Future plans will need to show compliance with Standard 3.6.6.G. |
| Objective Design Guidelines: Standard 3.6.6. H Inorganic Material Restriction | Inorganic ground cover (gravel, river rock, etc.) is not an alternative for plant material. It shall cover no more | Future plans will need to show compliance with Standard 3.6.6.H. |


|  | than 35 percent of the total landscape area. |  |
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| Objective Design Guidelines: Standard 3.6.6.I Design Concepts | All landscaped areas shall include at least two of the following planting design concepts: <br> » Specimen trees (48-inch box or more) in informal groupings or rows at major focal points. <br> » Use of planting to create shadow and patterns against walls. <br> » Use of planting to soften building lines and emphasize the positive features of the site. <br> » Use of flowering vines on walls, arbors, or trellises. <br> » Trees to create canopy and shade, especially in common open spaces. | The plans included in the preliminary development plan submittal comply with Standard 3.6.6.I. |
| Objective Design Guidelines: Standard 3.6.6.J Mulching | All planting areas shall be mulched to a minimum depth of three inches. | Future plans will need to show compliance with Standard 3.6.6.J. |
| Objective Design Guidelines: Standard 3.6.6.K Interference with Utilities | Plant materials shall be placed so they do not restrict access to emergency apparatus such as fire hydrants or fore alarm boxes or disturb overhead lines or underground utilities. Trees and large shrubs shall be placed as follows: <br> » A minimum of 6 feet between the center of trees and the edge of a driveway, a water meter, gas meter, and sewer laterals. <br> » A minimum of 20 feet between the center of trees and the beginning of curb returns at intersections to keep trees out of the line-of-sight triangle at intersections. <br> » A minimum of 15 feet between the center of trees and large shrubs to utility poles and streetlights. <br> » A minimum of 8 feet between the center of trees or large shrubs and fire hydrants and fire department sprinkler and standpipe connections. | Future plans will need to show compliance with Standard 3.6.6.K. |


| Objective Design Guidelines: Standard 3.6.6.L Staking and Root Barriers | All young trees shall be securely staked with double staking and/or guywires. Root barriers shall be required for any tree placed within 10 feet of pavement or other conditions where roots could disrupt adjacent paving/curb surfaces. | Future plans will need to show compliance with Standard 3.6.6.L. |
| :---: | :---: | :---: |
| Objective Design Guidelines: Standard 3.6.6.M Irrigation Enclosures | All irrigation systems shall be designed to reduce vandalism by placing controls in appropriate enclosures. | Future plans will need to show compliance with Standard 3.6.6.M. |
| Objective Design Guidelines: Standard 3.6.6.N Right-of-Way Landscaping | The landscape design requirements in standards 3.6.6.4.1 through 3.6.6.4.4, above, shall be applied to landscaped areas along arterial, collector and local streets. | Future plans will need to show compliance with Standard 3.6.6.N. |

## ATTACHMENT "D"

## Memorandum

Date: November 3,2023
To: Kevin Scudero, Acting Director of Community Development
From: Kevin Van Katwyk, Senior Engineer, Engineering
Re: List of issues for Vineyard Crossing Preliminary Development Plan, TM 9650 Submittal

## Sheet C1.0 Preliminary Lotting Plan

A list of issues is the following:

- Oakley Road is a residential collector street with a proposed cross-section with a 40' curb to curb 60 feet right of way. The cross sections along project frontage of half of the street needs to be widened to $20^{\prime}$ wide along the project frontage (plan shows $18.5^{\prime}$ ) with a 12 ' wide travel lane and an 8 ' wide shoulder with new concrete curb and gutter and 6 ' wide concrete sidewalk for total half of street right of way of 30 '. Please revise the cross sections accordingly.
- The internal local private residential street sections are to be minimum of 38 ' wide pavement (curb to curb) with 2-11' travel lanes, 8' parking lane, with 2-5' feet sidewalks on each side of the 58 ' feet right of way for public street and 48 right of way for private street with $2-10$ ' PUE's. Please revise the cross sections accordingly.
- We don't agree with the 32' wide private street pavement section of 43 ' right of way shown as one of the streets. This street is too narrow and does not allow for parking on both sides of the street, nor is there enough room for emergency vehicles to get through with two lanes of traffic with parking. The private minimum street width we would allow is 36 ' feet with parking on both sides for all lots to have at least one parking stall they can park on the street. Please revise the street accordingly.
- With so many driveways, please provide a parking plan that shows the locations where vehicles from each unit can park on each of the streets to meet the subdivision parking requirements.
- Please provide a diagram of the traffic site visibility triangle at a typical driveway with parking. Also show line of site triangle all intersections and at 90 degree turns of the streets with project retaining walls and lot fences. As stated above please show on one plan all fencing and retaining walls with the layout of parking so we can see how the project will be in compliance with proper vehicle sight distance at the street.
- Please complete the topography survey plan shown as background on many of the drawings in the submittal. Many key existing topo elevations and features are missing.
- Please provide on the Oakley Road roadway, ROW dedication and landscaping improvements over the existing farm parcel and PG\&E parcel that is identical with the rest of the street parkway improvements and dedications.
- Provide dimensions of the width of the driveway to lots 64-68 and add 3 parking stalls at the end of the driveway at to lots 65 and 66.
- The two 90 degree turns of the road curb lines in the provide 36 ' wide street is unacceptable because two large vehicles with parked cars on both sides will not be able
to pass each other. Please provide a larger turning curve bulb for two cars to be able to pass on each of the 90-degree curves of the private street within the subdivision.


## Sheet C2.0 Existing Conditions Plan

A list of issues is the following:
Please complete this topography survey drawing to a design level topography and boundary survey standards. It is missing a lot of information we normally want to see on a design level topography/ boundary survey plan. At a minimum please provide the following:

1. Show inverts of all existing wet utilities so we can review the depth and location of the existing utility system and how it works now.
2. Provide the location of existing retaining walls on Honeynut street.
3. Provide edge of pavement grades along all street frontages along the project
4. Provide sidewalk grades and grades at the top and bottom of slopes to be shown.
5. Provide the location of existing fences.
6. Provide notes on what existing improvements are going to be removed.
7. Provide the location of surveyed existing monuments found around the project to be used in the design of the project.
8. Provide recorded information of existing easements on the property.
9. Provide a recent title report of the project parcel.
10. Provide recorded information of existing road dedications of Oakley Road and Phillips Lane.
11. Please provide the location of all irrigation wells used for irrigation of the existing crops on the project. Make a note of those wells that will need to be capped and removed due to their location within the subdivision.

## Sheet C3.0 Preliminary Site Plan

A list of issues is the following:

1. The subdivision does not meet the project parking requirements. Need to show all off-street parking on this sheet or another sheet showing all the driveways and house units with street dimensions.
2. Provide the geometrics of street curb radii of all curves, bends and culde sacs.
3. Provide the location and details of proposed fencing with the project.
4. Provide the location of all retaining walls on the project
5. Provide an upgraded topo survey shown as background on this plan showing existing retaining walls and other existing improvements that will remain.
6. Where will each unit garbage bins be stored next within each lot? Where will they be placed in the street on garbage pick up day with every parking space used? Please provide a separate drawing of the location of the bins drawn to scale.
7. Please provide all radii of all face of curbs within the subdivision
8. Provide a 12' wide maintenance access to each bioretention basin, and a ramp to the bottom of each basin for maintenance purposes.
9. Provide a letter from PG\&E right of way that they will allow the building of connecting paved street in their power line easement between the two subdivisions.
10. On the driveway to lots 65 to 68 , provide a diagram of how street parking will be provided for these units.
11. Provide dimensions of this single driveway to lots 65-68 on the site plans.
12. Provide on the sheet all street parking in each of the culd-de- sacs.
13. The 32 'wide curb to curb street is too narrow and not acceptable to city standards.
14. Provide dimensions of emergency access to Honeynut Street. How will emergency vehicles deal with the large grade difference at the end of the EVAE. Provide a section of this roadway and section to Honeynut street.
15. Same comments listed on the sheet 1 also apply to his sheet.

## Sheet C4.0 Preliminary Grading Plan

A list of issues is the following:

1. Please prepare a more complete preliminary grading plan showing at least the following:
a. Provide grading transitions from the lots to existing ground.
b. Provide top and bottom grade transitions between lots.
c. Provide top and bottom grading transitions lots to the streets.
d. Provide the top of wall and bottom of wall elevations of all retaining walls for the project.
e. Provide grading transition from lots to existing ground at PG\&E easements.
f. Provide slope grade of all graded slopes starting from $3: 1$ to $2: 1$ max is allowed with an endorsement from soil engineer.
2. Provide grading details of typical lot grading with house and ADU.
3. Please provide a more complete grading plan to make sure to us the grading concept is well defined and works within the confines of this project.
4. Provide a soils report of the project soils.
5. Provide invert information at all storm drainage structures and ponds so we can review the adequacy of the grading design. Provide a preliminary drainage report on how the C3 flows were determined and the pond overflow devices that will handle the 10 year and 100-year flows.
6. Show the SD invert of all pipe crossings so we can see if there is enough clearance between the pipes per city specifications.
7. Provide 12' wide ramps to all bioretention basins not to exceed $15 \%$ grade.
8. Provide retention basins at all locations with bio-retention basins.
9. Provide for the relocation of the existing DG path north of lots 49-53.
10. Provide at least a 1 -foot-wide flat area on each side of the fence line of any lot.
11. Need to provide grading and storm drainage inlets, ditches, and berms for farm parcel so drainage from farm parcel does not drain into to neighboring residential lots. This is a violation of drainage law.
12. Provide maintenance access to all water quality basins within the subdivision.
13. Provide SD pipe and additional SD inlets every 400 feet of Oakley Road and Phillips Lane.
14. Per submittal requirements provide cross sections through the project.

## Sheet C5.0 Preliminary Utility Plan

A list of issues is the following:

1. Provide a complete concept design of sewer system by showing inverts of sewer structures.
2. Provide a complete concept design of SD system by showing inverts of pipes or reference the complete storm drain design shown on the grading plan.
3. Provide pipe clearances where SD and SS cross each other demonstrating that the system works as proposed.
4. Provide a typical detail of the location of all utilities to each unit within a typical lot.
5. Provide the location of joint trench in the subdivision. Provide location for the various large power and cable boxes will be located within the subdivision.
6. Provide the approximate location of transformers and other underground electrical equipment in the subdivision.
7. Provide maintenance access to all bioretention basins within the project.
8. Provide the size of the existing water line in Phillips Lane.
9. Provide sewer study report of the peak sewer flows from this new subdivision
10. Provide a Water study report on the peak water demands from this subdivision.
11. Provide the location of streetlights and mailboxes within the subdivision.

## Sheet C6.0 Preliminary Stormwater Control Plan

# CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT 

4005 Port Chicago Hwy, STe 250, Concord, CA 94520 • (925) 941-3300 • cCCFPD.ORG

October 10, 2023

Mr. Kevin Scudero<br>City of Antioch<br>Planning Division<br>Subject: Vineyard Crossings<br>3001 Oakley Road<br>Project \# PLNPRE2023-0003<br>CCCFPD Project No.: P-2023-004371

## Dear Mr. Scudero:

We have reviewed the major subdivision application to establish 71 single family homes and 70 accessory dwelling units at the subject location. The following is required for Fire District approval in accordance with the 2022 California Fire Code (CFC), the 2022 California Building Code (CBC), the 2022 California Residential Code (CRC), and Local and County Ordinances and adopted standards:

1. The Permittee shall pay all fire facility impact fees at the time of the issuance of the first building permit, at the then-current rate.
2. The Permittee shall request that the Project site be annexed into the most current Community Facilities District for fire protection and emergency response services (if applicable), or developer will provide an alternative funding mechanism acceptable to the Contra Costa Fire Protection District for the provision of fire protection and emergency response services.
3. Access as shown on plans does not comply with Fire District requirements in two specific areas:

Access to Homes 43 and 46 (and corresponding ADUs) does not meet requirements:
Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 16 feet (for one or two homes) unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons.
4. Access roadways of less than 28-feet unobstructed width shall have signs posted or curbs painted red with the words: NO PARKING - FIRE LANE clearly marked. (22500.1) CVC, (503.3) CFC

Access roadways of $\mathbf{2 8}$ feet or greater, but less than 36 -feet unobstructed width shall have NO PARKING - FIRE LANE signs posted, allowing for parking on one side only or curbs painted red with the words NO PARKING - FIRE LANE clearly marked. (22500.1) CVC, (503.3) CFC
5. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC
6. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1000 GPM. Required flow must be delivered from not more than 1 hydrant flowing for a duration of 120 minutes while maintaining 20 -pounds residual pressure in the main. (507.1), (B105) CFC
7. The developer shall provide hydrants of the East Bay type in compliance with Chapter 5 and Appendix B and C of the California Fire Code. The proposed location at the end of cul-de-sac is not acceptable. Fire hydrants in a cul-de-sac shall be at least 150 feet from end of the street.
8. A land development permit is required for access and water supply review and approval prior to submitting building construction plans.

The developer shall submit a minimum of two (2) copies of full size, scaled site improvement plans indicating:

All existing or proposed hydrant locations,
Fire apparatus access to include slope and road surface
Aerial fire apparatus access,
Elevations of building,
Size of building and type of construction,
Gates, fences, retaining walls, bio-retention basins, any obstructions to access.
Detail showing the lowest level of fire department vehicle access and the floor level of the highest occupied floor,
Striping and signage plan to include "NO PARKING-FIRE LANE" markings
This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC
9. Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site. (501.4) CFC

Note: A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 37 tons.
10. The homes as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2022 edition of NFPA 13D or Section R313.3 of the 2022 California Residential Code. Submit a minimum of two (2) sets of plans to this office for review and approval prior to installation. (903.2) CFC, (R313.3) CRC, Contra Costa County General Plan / Contra Costa County Ordinance 2022-34.
11. The developer shall provide traffic signal pre-emption systems (Opticom) on any new or modified traffic signals installed with this development. (21351) CVC
12. Flammable or combustible liquid storage tanks shall not be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC
13. The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC
14. The owner or the owner's authorized agent shall be responsible for the development, implementation and maintenance of a written plan in compliance with NFPA 241, establishing a fire prevention program at the project site applicable throughout all phases of the construction. The plan shall be made available for review by the fire code official upon request. (Ch.33) CFC

The fire prevention program superintendent shall develop and maintain an approved prefire plan in cooperation with the fire chief. The fire chief and fire code official shall be notified of changes affecting the utilization of information contained in such prefire plans. (Ch.33) CFC

## CONTACT THE FIRE DISTRICT (MINIMUM 2 WORKING DAYS IN ADVANCE) AT 925-9413300 EXT 3902 TO SCHEDULE AN INSPECTION OF THE ACCESS AND HYDRANT INSTALLATION PRIOR TO CONSTRUCTION OR THE STORAGE OF COMBUSTIBLE MATERIALS ON THE JOB SITE.

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

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


Michael Cameron
Fire Inspector

File: 3001 OAKLEY RD-PLN-P-2023-004371

October 27, 2023
Kevin Scudero
City of Antioch
200 H Street
Antioch, CA 94509
Re: PRE2023-0003: Vineyard Crossings
Dear Kevin:
Thank you for giving us the opportunity to review the subject plans. The proposed Vineyard Crossings development is within the same vicinity of PG\&E's existing facilities that impact this property.

PG\&E currently holds an easement for the operation and maintenance of an existing line of towers over the subject property. Said easement is recorded at Book 2715 and Page 339 with Contra Costa County Official Records. The Vineyard Crossings development plans propose a large bioretention and water quality basin within PG\&E's existing easement area. Said basin will take up a significant amount of space from PG\&E's easement area and will hinder PG\&E's full enjoyment of said easement and rights granted therein. Said basin will significantly reduce PG\&E's working space within its own easement, as well as limit the reconstruction or replacement of PG\&E's existing line of towers. PG\&E does not approve or condone the placement of this basin within its easement area. The applicant must revise their development plans to keep PG\&E's easement area clear and accessible at all times for the continued safe operation of the tower line.

Landscaping and trees are also proposed within PG\&E's existing easement. The applicant is permitted to plant only low-growing shrubs under the wire zone and only grasses within the area directly below the tower. Along the border of the transmission line right-of-way, plant only small trees no taller than ten feet (10'). Any lounge, picnic areas, and seating within PG\&E's easement cannot be permanent in nature and must be readily removeable. No permanent structures are permitted within PG\&E's easement area.

Additionally, the applicant proposes multiple uses and improvements within PG\&E's existing property that bisects the proposed Vineyard Crossings development. Any proposed uses of roads, paths, and vineyards will require a third-party application to PG\&E for said uses and improvements. The diminishment of PG\&E property and rights will require necessary leases, licenses, and a California Public Utilities Commission (CPUC) approval and/or 851 filing. The applicant cannot proceed with the proposed uses and improvements without the required coordination between the California Public Utilities Commission (CPUC) and PG\&E.

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.

Pacific Gas and Electric Company

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 Justin.Newell@pge.com.

Sincerely,


Justin Newell
Land Management
916-594-4068

November 7, 2023

Via E-mail<br>City of Antioch<br>c/o Kevin Scudero<br>200 H Street<br>Antioch, CA 94531<br>kscudero@antiochca.gov

## Re: Vineyard Crossings

CPL File Number: 2023-059
Mr. Scudero,
Chevron Pipe Line Company has reviewed your correspondence regarding the proposal of the Vineyard Crossing project, which involves subdivision of the project site into 71 lots and associated streets, notice attached herein.

Cursory reviews of available records indicate that there are no Chevron Pipe Line Company-owned/operated facilities within the area in question.

Please remember to notify Underground Service Alert at (800) 227-2600, at least two working days before starting any excavation.

If you have any questions or need any additional information, please contact me at (925) 753-2002. When inquiring, please refer to the above-referenced file number 2023-059.

Regards,


Jose Antonio Lopez, Jr. (Tony)
Sr. Land Representative
Chevron Pipe Line Company
Office - (925) 753-2002
E-mail - tonylopez@chevron.com

# CITY OF <br> ANTI@CH C ALIFORNIA 

DATE: October 6, 2023
PROJECT NAME: Vineyard Crossings

## PROJECT REFERRAL - REQUEST FOR COMMENTS/CONDITIONS

Development plans and related information for the project identified above, proposed in the City of Antioch, can be accessed at the following links:

- Project Plans
- Project Description

Please review these plans and provide this office with your feedback on availability of services/potential design or code conflicts/requirements for additional permits and recommended conditions of project approval. Please submit your comments no later than October 27, 2023 to Kevin Scudero via e-mail at kscudero@antiochca.gov. If you have any questions regarding this project, please call Kevin Scudero at (925) 779-6133.

| Project No: PRE2023-0003 <br> APN's: 051-190-028, 051-190-034 | Application Type: Preliminary Development Plan |
| :--- | :--- |
| Project Description: <br> Preliminary Development Plan application for a rezone to Planned Development to subdivide <br> and construct 71 single family homes and 70 Accessory Dwelling Units and associated <br> improvements. This is an application for preliminary review only and not an entitlement <br> application. |  |
| Applicant: Reggie Decker \| BrightSky Residential |  |
| Mailing Address: 1255 Treat Blvd., Suite 300, Concord, CA 94597 |  |
| Phone: 925-584-8927 | E-mail: reggie@deckerdevelopmentllc.com |

FEDERALSTATE／REGIONAL
$\square$ US Army Corps of Engineers
®
US Fish and Wiidlife Service
$\boxtimes$ Department of Fish and Game
X State Regional Water Quality Control Board
区 US Postal Service（Antioch）
Sonoma State－Historical／Archaeological
Association of Bay Area Governments
Bay Area Air Quality Management Dist．
East Bay Regional Park District

## COUNTY

$\square$ CCC Assessor＇s Office
$\square$ CCC Community Development Department
B CCC Fire Protection District（fire＠cccfpd．org）
区 CCC Flood Control District
$\square$ CCC Health Services Department
CC Mosquito \＆Vector Control District
CCC LAFCO
CCC Library（Antioch Branch）
CCC Public Works Dept．

## UTILITIES

A T \＆T Broadband
X Contra Costa Water District
D Delta Diablo Sanitation District
$\square$ SBC／Pacific Bell
® Pacific Gas and Electric
$\boxtimes$ Republic Services
© Comcast Cable Communications
区 EBMUD
区 Chevron USA，Inc．
区 ECCID
STAN－PAC
OXY USA
Other： $\qquad$
Other：

From: Alexander Zandian [Alexander.Zandian@pw.cccounty.us](mailto:Alexander.Zandian@pw.cccounty.us)
Sent: Monday, October 30, 2023 4:12 PM
To: Scudero, Kevin [KScudero@antiochca.gov](mailto:KScudero@antiochca.gov)
Cc: Michelle Cordis [michelle.cordis@pw.cccounty.us](mailto:michelle.cordis@pw.cccounty.us)
Subject: Vineyard Crossing - Request for Comment

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 Preliminary Development Plan for Subdivision 9650 located at (APN 051-190-028 and 051-190-034) in the City of Antioch. We have the following comments and recommendations:

1. The project is located within DA 29J and DA 56 for which drainage fees are due in accordance with FC Ordinance No. 2002-29 and 2002-24 respectively. By ordinance, all building permits or subdivision maps filed in this area are subject to the provisions of the drainage fee ordinance.

The DA 29J and 56 fees for this project are estimated to be $\$ 543,000$ (round up to the nearest thousand) based on based on building sizes shown on the Tentative Map and Preliminary development plan, dated June 2023. Please see the enclosed spreadsheets 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. This development proposes a diversion from DA 56 to DA 29J which will increase runoff to the downstream system and increase the risk of flooding. The District does not allow diversions. Prior to accepting the tentative map as complete, please require the developer's engineer to either 1) modify the site drainage to eliminate the diversion of watersheds or 2) provide a hydrology and hydraulic report which shows how this project will balance the stormwater diversion.
4. We recommend that the City of Antioch 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.
5. 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 of Antioch.
6. 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.
7. The Applicant should be required to comply with the current National Pollutant Discharge Elimination System (NPDES) requirements under the City's 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.

Please let us know if you have any questions.
Thank you,
Alexander Zandian
Staff Engineer
Public Works
Department
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"

(Amount Below to be added to the total.)

| Amount of <br> impervious surface. <br> to account for: | Sqr Ft. | Unit Price | Amount |
| :--- | :---: | :---: | :---: |

TOTAL: \$324,148

Calculate DA 130 fee if checked $\square$
Mark box to add mitigation fee
$n / a$

## Comments:

The DA 29J fee for this project is estimated to be $\$ 324,148$ based on the Tentative Map that was dated June 2023 and prepared by CBG Civil Engineers. This fee was determined by charging for 96 single family residental units and assuming $65 \%$ imperivous surface for Parcel $A$. While there are 48 lots within this portion of the development, each lot consists of two single family residential units with separate driveways.

Prepared by: Alexander Zandian


## Summary of Drainage Fees



Amount of impervious surface. to account for:

| Sqr Ft. | Unit Price | Amount |
| :---: | :---: | :--- |
| 0 | 1.1 | $\$ \quad-$ |

TOTAL: \$218,086

Calculate DA 130 fee if checked $\square$
Mark box to add mitigation fee

## Comments:

The DA 56 fee for this project is estimated to be $\$ 218,086$ based on the Tentative Map that was dated June 2023 and prepared by CBG Civil Engineers. This fee was determined by charging for 46 single family residental units. While there are 23 lots within this portion of the development, each lot consists of two single family residential units with separate driveways.

Prepared by: Alexander Zandian

|  |  |  | ure |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| LOT \# | (square feet) |  |  |  |  |
| 1 | - | 35 | - | 69 | 4,452 |
| 2 | - | 36 | - | 70 | 4,125 |
| 3 | - | 37 | - | 71 | 4,361 |
| 4 | - | 38 | - | 72 | - |
| 5 | - | 39 | - | 73 | - |
| 6 | - | 40 | - | 74 | - |
| 7 | - | 41 | - | 75 | - |
| 8 | - | 42 | - | 76 | - |
| 9 | - | 43 | - | 77 | - |
| 10 | - | 44 | - | 78 | - |
| 11 | - | 45 | - | 79 | - |
| 12 | - | 46 | - | 80 | - |
| 13 | - | 47 | - | 81 | - |
| 14 | - | 48 | - | 82 | - |
| 15 | - | 49 | 5,315 | 83 | - |
| 16 | - | 50 | 4,574 | 84 | - |
| 17 | - | 51 | 4,578 | 85 | - |
| 18 | - | 52 | 4,582 | 86 | - |
| 19 | - | 53 | 5,057 | 87 | - |
| 20 | - | 54 | 4,793 | 88 | - |
| 21 | - | 55 | 4,659 | 89 | - |
| 22 | - | 56 | 4,404 | 90 | - |
| 23 | - | 57 | 4,681 | 91 | - |
| 24 | - | 58 | 4,640 | 92 | - |
| 25 | - | 59 | 4,598 | 93 | - |
| 26 | - | 60 | 5,029 | 94 | - |
| 27 | - | 61 | 5,023 | 95 | - |
| 28 | - | 62 | 6,123 | 96 | - |
| 29 | - | 63 | 7,265 | 97 | - |
| 30 | - | 64 | 5,039 | 98 | - |
| 31 | - | 65 | 5,500 | 99 | - |
| 32 | - | 66 | 3,547 | 100 | - |
| 33 | - | 67 | 4,125 |  |  |
| 34 | - | 68 | 4,500 |  |  |
|  |  |  |  | AREA (SF) | QTY |
| Total Area | 110,970 |  |  | <2,500 | - |
| Total Area | 2.548 |  |  | 2,500-2,999 | - |
|  |  |  |  | 3,000-3,999 | 1 |
| Comments: |  |  |  | 4,000-4,999 | 14 |
|  |  |  |  | 5,000-5,999 | 6 |
|  |  |  |  | 6,000-6,999 | 1 |
|  |  |  |  | 7,000-7,999 | 1 |
|  |  |  |  | 8,000-9,999 | - |
|  |  |  |  | 10,000-13,999 | - |
|  |  |  |  | 14,000-19,999 | - |
|  |  |  |  | 20,000-29,999 | - |
|  |  |  |  | 30,000-39,999 | - |
|  |  |  |  | 40,000 + | - |


| From: | Dunn, Sabrina@Wildlife |
| :--- | :--- |
| To: | Scudero, Kevin; Villagrana, Monique |
| Subject: | RE: City of Antioch Project Referral - Vineyard Crossings |
| Date: | Wednesday, November 15, 2023 10:16:53 AM |
| Attachments: | imaqe001.pnq |

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Hi All,

CDFW would like to provide the following preliminary comments:

The site is subject to Fish and Game Code 2081. There is a high potential for incidental take of multiple CESA protected species on this project site.

- Swainson's Hawk (Buteo swainsoni) State Threatened
- Burrowing owl (Athene cunicularia) State Species of Special Concern
- White tailed kite (Elanus leucurus) State Fully Protected
- Western red bat (Lasiurus frantzii) State Species of Special Concern
- Crotch's bumble bee (Bombus crotchii) Candidate State Endangered
- California tiger Salamander - central CA distinct population segment (Ambystoma califoniense pop. 1) State Threatened, Federal Threatened
- Northern California legless lizard (Anniella pulchra) State Species of Special Concern
- Antioch Dunes evening-primrose (Oenothera deltoides spp. howellii) State Endangered and Federally Endangered

Something else to note is that, in addition to the other federally listed species the site has records of Lange's metalmark butterfly, so the project will need to discuss this with the U.S. Fish and Wildlife Service.

Please let me know if there are questions. CDFW would be happy to do a site visit with you all to discuss the site. Otherwise, CDFW will look forward to reviewing the CEQA document for this project when it is available.

Best,

## Sabrina Dunn

Environmental Scientist
Eastern Contra Costa County
Habitat Conservation - Bay Delta Region
Cell: (707) 428-2069

From: Wildlife Ask BDR [AskBDR@wildlife.ca.gov](mailto:AskBDR@wildlife.ca.gov)
Sent: Friday, October 13, 2023 2:06 PM
To: Dunn, Sabrina@Wildlife [Sabrina.Dunn@Wildlife.ca.gov](mailto:Sabrina.Dunn@Wildlife.ca.gov)
Subject: FW: City of Antioch Project Referral - Vineyard Crossings

```
I. Limon
AskBDR
CDFW-Bay Delta Region
2109 Arch Airport Rd., Stockton, CA 95206
```

From: Villagrana, Monique [mvillagrana@antiochca.gov](mailto:mvillagrana@antiochca.gov)
Sent: Friday, October 6, 2023 9:54 AM
Subject: City of Antioch Project Referral - Vineyard Crossings

Some people who received this message don't often get email from mvillagrana@antiochca.gov. Learn why this is important
WARNING: This message is from an external source. Verify the sender and exercise caution when clicking links or opening attachments.
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 October 27, 2023, to Kevin Scudero (925-779-6133 or kscudero@antiochca.gov)

Thank you in advance for your time and collaboration.

## Monique Villagrana

Community Development Technician | Planning Division
루: : (925) 779-6163 (Direct)
욜: (925) 779-6159 (Main)
且: (925) 779-7034 (Fax)
■: mvillagrana@antiochca.gov
回: www.antiochca.gov
Community Development Department | 200 'H’ Street, Antioch, CA 94509-1005
ANTI@CH
CALIFORNIA
OPPORTUNITY LIVES HERE


[^0]:    

[^1]:    MATERIAL: FARMHOUSE "B" ELEVATION

    1. Flat Conc. Tile 6:12 Pitch Typ. U.N.O.
    2. $2 \times 6$ Wood Facia
    3. Stucco
    4. Board \& Batten
[^2]:     1. Flat Conc. Tile 6:12 Pitch Typ. U.N.O. 2. $2 \times 6$ Wood Facia
    5. Vinyl Window
    6. Stucco Over Foam
    8. Lap Siding
    9. Wood Trim

[^3]:    MATERIAL: FARMHOUSE "B" ELEVATION

    1. Flat Conc. Tile 6:12 Pitch Typ. U.N.O.
    2. $2 \times 6$ Wood Facia
