PLANNING COMMISSION
RESOLUTION NO. 2025-10

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH FORWARDING A RECOMMENDATION TO THE CITY COUNCIL TO ADOPT THE PROPOSED VESTING TENTATIVE SUBDIVISION MAP (TM-01) AND DESIGN REVIEW (AR-23-01) FOR THE DEVELOPMENT OF THE SLATTEN RANCH TOWNHOMES PROJECT

WHEREAS, the City of Antioch ("City") received an application from DeNova Homes, Inc. ("Applicant") seeking City approval of a Vesting Tentative Subdivision Map and Design Review for the development of the Slatten Ranch Townhomes Project ("Project"); and

WHEREAS, the Project site is in the eastern section of the City of Antioch, on the northern side of Wicklow Way and west of Empire Avenue in the East Lone Tree Specific Plan Focus Area (APN 056-120-098); and

WHEREAS, the Project consists of a multi-family project on approximately 6.41 acres consisting of 17 three-story buildings totaling 129 residential units; and

WHEREAS, in February 2023, the City of Antioch adopted the 6th Cycle Housing Element Update (2023-2031), which identified the project site as multi-family development; and

WHEREAS, the City, as lead agency under the California Environmental Quality Act ("CEQA"), certified the Antioch Housing, Environmental Hazards, and Environmental Justice Elements Project Final Environmental Impact Report (SCH No. 2021110146); and

WHEREAS, the City, as lead agency pursuant to CEQA, has prepared a Section 15183 Consistency Memorandum (attached hereto as Exhibit A) to demonstrate that the proposed project has been adequately analyzed in the previous environmental review under CEQA and that further evaluation is not required; and

WHEREAS, the proposed project requires approval of a Vesting Tentative Subdivision Map (attached hereto as Exhibit B) for condominium purposes and would; and

WHEREAS, the proposed project requires approval of Design Review for the development of the proposed 17 three-story buildings totaling 129 residential units; and

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

WHEREAS, On July 16, 2025, the Antioch Planning Commission continued the public hearing to a date certain, August 20, 2025; and

WHEREAS, on August 20, 2025, the Antioch Planning Commission duly held a public hearing on the matter, received presentation by City staff, and considered evidence, both oral and documentary, and all other pertinent documents regarding the proposed request.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Antioch Planning Commission does hereby make the following findings for recommending City Council approval of the Vesting Tentative Subdivision Map, as conditioned:

1. That the subdivision, design and improvements are consistent with the General Plan, as required by Section 66473.5 of the Subdivision Map Act and the City's Subdivision Regulations. The site has a General Plan Land Use Designation of East Lone Tree Focus Area and is zoned High Density Residential (R-25), and the subdivision will accommodate uses that are consistent with the General Plan on each of the lots created by the subdivision; and,

2. That the subdivision proposed by the Vesting Tentative Subdivision Map complies with the rules, regulations, standards and criteria of the City's Subdivision Regulations. The proposed subdivision meets the City's criteria for the map. The City's Planning and Engineering staff have reviewed the Vesting Tentative Subdivision Map and evaluated the effects of the subdivision proposed and have determined that the Vesting Tentative Subdivision Map, as conditioned, complies with and conform to all the applicable rules, regulations, standards, and criteria of the City's Subdivision Regulations.

3. The conditions of approval protect the public safety, health and general welfare of the users of the project and surrounding area. In addition, the conditions ensure the project is consistent with City standards.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Planning Commission has determined the proposed project is in compliance with the City's adopted Multi-Family Residential Objective Design Standards relating to all aspects of multi-family residential and mixed-use development.

NOW THEREFORE BE IT FURTHER RESOLVED that the Antioch Planning Commission does hereby recommend the Antioch City Council APPROVE the proposed Vesting Tentative Subdivision Map (TM-01) and Design Review (AR-23-01), for the Slatten Ranch Townhomes Project, subject to the conditions of approval attached hereto as Exhibit C.

* * * * * * *

I HEREBY CERTIFY that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 20th day of August 2025, by the following vote:

AYES: Commissioners Jones, Martin, Riley, Spijker, Suman and Webber None

NOES: None

ABSTAIN: None

ABSENT: Commissioner Perez

DAVID A. STORER, AICP
SECRETARY TO THE PLANNING COMMISSION

EXHIBIT A

CITY OF ANTIOCH
COMMUNITY DEVELOPMENT DEPARTMENT

ANTIOCH
CALIFORNIA

Slatten Ranch Townhomes

Section 15183 Consistency Memorandum

February 2024

Prepared by

RANEY PLANNING & MANAGEMENT, INC. | 20 years
1501 Sports Drive, Suite A, Sacramento, CA 95834

A. INTRODUCTION AND SUMMARY

The purpose of this Memorandum is to demonstrate that the Slatten Ranch Townhomes Project (proposed project) has been adequately analyzed in the previous environmental review under the California Environmental Quality Act (CEQA) and that further evaluation is not required. As will be demonstrated below, consistent with CEQA Guidelines Section 15183, additional environmental review is not required.

B. PROJECT BACKGROUND

In February 2023, the City of Antioch adopted the Antioch Housing, Environmental Hazards, and Environmental Justice Elements Project Draft Environmental Impact Report (SCH# 2021110146), hereafter referred to as the "Housing Element EIR." The Housing Element EIR was prepared pursuant to Title 14, Section 15070 of the California Code of Regulations.

The Housing Element EIR analyzed adoption and implementation of the City's 6th Cycle Housing Element Update (2023-2031), including the adoption and implementation of rezoning and General Plan amendments to accommodate the City's Regional Housing Needs Allocation (RHNA). An RHNA obligation represents the total number of housing units that must accommodate the housing needs of all residents during the eight-year planning period. RHNA obligation numbers are determined by a methodology established by the State of California's Department of Finance (DOF) and Housing and Community Development (HCD) Department. RHNA obligation numbers are ascribed to each region of the State and further allocated to local communities by the designated regional planning entity for each region.

The City of Antioch's "fair share" of this RHNA obligation is 3,016 units, as determined by the Association of Bay Area Governments (ABAG). The Housing Element demonstrates that the City has capacity to accommodate 1,559 housing units beyond its RHNA obligation of 3,016 housing units, for a total of 4,575 units. The Housing Element also includes a compilation of sites suitable for residential development, which are comprised of 182 sites totaling 230 acres. Of these 182 sites, 125 (69 percent) are non-vacant and under-utilized, and 57 (31 percent) are vacant. The aforementioned sites are anticipated to accommodate the potential future development of up to 4,575 residential units.

The Housing Element EIR also analyzed the City's updates to the Environmental Hazards Element of its General Plan, as well as the development and adoption of an Environmental Justice Element. The Environmental Hazards Element is meant to implement policies that minimize the negative impacts and risks of natural and man-made hazards such as fires, floods, droughts, earthquakes, landslides, climate change vulnerability, adaptation, and resiliency. Pursuant to Senate Bill (SB) 1000, an Environmental Justice Element is intended to reduce the unique or compounded health risks experienced by disadvantaged communities, to encourage civic engagement in the public decision-making process within disadvantaged populations, and to prioritize improvements and programs that benefit disadvantaged populations. "Disadvantaged communities" are defined as a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. Additionally, "low-income area" is defined as an area with household incomes at or below 80 percent of the statewide median income ($109,600 for a household of 4) or with household incomes at or below the threshold designated as low income by HCD's list of State-adopted income limits.

C. PROJECT DESCRIPTION

The following provides a description of the project site's current location and setting, as well as the proposed project components and the discretionary actions required for the project.

Project Location and Setting

The approximately 6.41-acre project site, identified by Assessor's Parcel Number (APN) 056-120-098, is located north of Wicklow Way and east of Slatten Ranch Road in the City of Antioch, California (see Figure 1). The project site is undeveloped (see Figure 2). Surrounding existing uses include undeveloped land and a single-family residence to the north; undeveloped land to the east; existing commercial to the south, across Wicklow Way; and undeveloped land and a single-family residence to the west. The project site is located within the East Lone Tree Focus Area of the City of Antioch General Plan and is currently designated as Regional Retail/Employment Generating Lands and the site is zoned High Density Residential District (R-25).

Project Components

The proposed project includes approval of a Vesting Tentative Subdivision Map for condominium purposes and Design Review. The project components are discussed in further detail below.

Vesting Tentative Subdivision Map

The proposed Vesting Tentative Subdivision Map would divide project site into 17 lots (see Figure 3), each of which would contain one townhome building and associated landscaping. The proposed map is for condominium purposes and would allow for the sale of each residential unit. Each townhome building would contain between five and 10 units, for a total of 129 units. Additionally, 13 separate parcels are proposed for the internal roadway network (Parcels A-J), as well as private common areas (Parcels K and L). Finally, Parcel M would be located along the northern project site boundary and contain a bio-retention area.

Primary access to the project site would be provided by a gated entry from Wicklow Way with a center landscape median. Emergency vehicle access (EVA) would be provided from Slatten Ranch Road at the northwest of the site. All internal roadways would include a five-foot sidewalk and landscaping, and would be privately owned and maintained by a homeowner's association (HOA). It should be noted that Streets G and J would be 20 feet wide and are not designated for fire access. The proposed project includes frontage improvements, including new street trees and sidewalks, along Slatten Ranch Road, Wicklow Way, and Empire Avenue.

Existing City utilities located in Slatten Ranch Road and Wicklow Way are adequately sized to serve the proposed development. As required by the City, all in-tract utilities (domestic water, water for fire service, sanitary sewer, storm drain, and bio-retention facilities) would be privately owned and maintained by the HOA. Water, sewer, and stormwater connections would be extended into the project site from the surrounding roadways (see Figure 4).

Design Review

Pursuant to the Antioch Municipal Code Section 9-5.2607(A)(1), proposed development of any new building or construction in the R-25 zoning district is subject to Design Review.

Each proposed townhome building would be three stories (approximately 37 to 41 feet tall), as measured to the roof ridge, consisting of either "Row Townhomes" units (55 units) or "Back to Back" (B2B) units (74 units). The Row Townhome buildings would front Slatten Ranch Road, Wicklow Way, and Empire Avenue, with units within each building designed in a side-by-side layout.

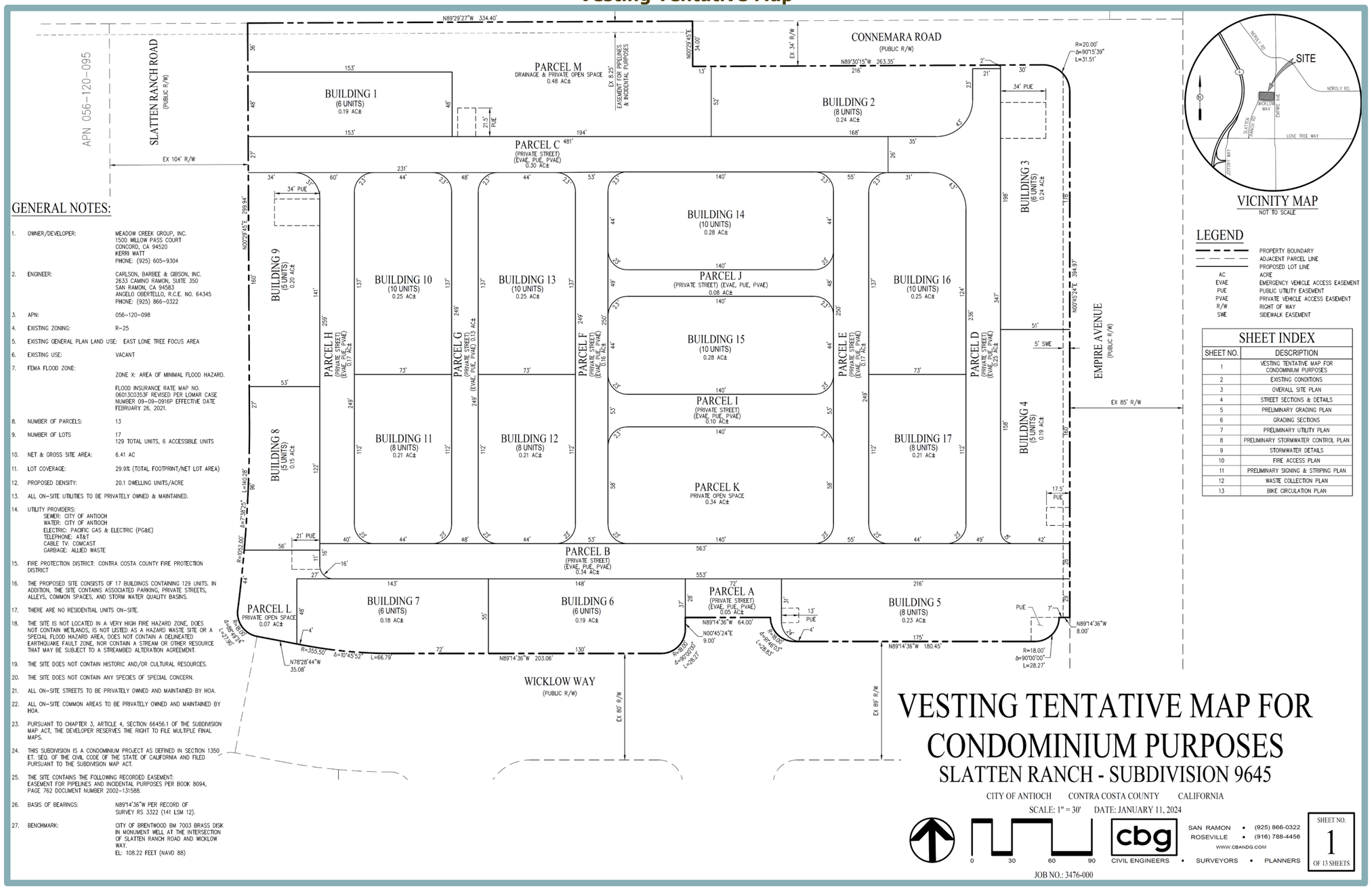
Figure 1
Regional Vicinity



Figure 2
Project Site Boundaries



Figure 3
Vesting Tentative Map



GENERAL NOTES:

1. OWNER/DEVELOPER: MEADOW CREEK GROUP, INC. 1500 WILLOW PASS COURT CONCORD, CA 94520 KERRI WATT PHONE: (925) 605-9304
2. ENGINEER: CARLSON, BARBEE & GIBSON, INC. 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583 ANGELO OBERTELLO, R.C.E. NO. 64345 PHONE: (925) 866-0322
3. APN: 056-120-098
4. EXISTING ZONING: R-25
5. EXISTING GENERAL PLAN LAND USE: EAST LONE TREE FOCUS AREA
6. EXISTING USE: VACANT
7. FEMA FLOOD ZONE: ZONE X: AREA OF MINIMAL FLOOD HAZARD. FLOOD INSURANCE RATE MAP NO. 06013C0353F REVISED PER LOMAR CASE NUMBER 09-09-0916P EFFECTIVE DATE FEBRUARY 26, 2021.
8. NUMBER OF PARCELS: 13
9. NUMBER OF LOTS: 17 129 TOTAL UNITS, 6 ACCESSIBLE UNITS
10. NET & GROSS SITE AREA: 6.41 AC
11. LOT COVERAGE: 29.9% (TOTAL FOOTPRINT/NET LOT AREA)
12. PROPOSED DENSITY: 20.1 DWELLING UNITS/ACRE
13. ALL ON-SITE UTILITIES TO BE PRIVATELY OWNED & MAINTAINED.
14. UTILITY PROVIDERS: SEWER: CITY OF ANTIOCH WATER: CITY OF ANTIOCH ELECTRIC: PACIFIC GAS & ELECTRIC (PG&E) TELEPHONE: AT&T CABLE TV: COMCAST GARBAGE: ALLIED WASTE
15. FIRE PROTECTION DISTRICT: CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT
16. THE PROPOSED SITE CONSISTS OF 17 BUILDINGS CONTAINING 129 UNITS. IN ADDITION, THE SITE CONTAINS ASSOCIATED PARKING, PRIVATE STREETS, ALLEYS, COMMON SPACES, AND STORM WATER QUALITY BASINS.
17. THERE ARE NO RESIDENTIAL UNITS ON-SITE.
18. THE SITE IS NOT LOCATED IN A VERY HIGH FIRE HAZARD ZONE, DOES NOT CONTAIN WETLANDS, IS NOT LISTED AS A HAZARD WASTE SITE OR A SPECIAL FLOOD HAZARD AREA, DOES NOT CONTAIN A DELINEATED EARTHQUAKE FAULT ZONE, NOR CONTAIN A STREAM OR OTHER RESOURCE THAT MAY BE SUBJECT TO A STREAMBED ALTERATION AGREEMENT.
19. THE SITE DOES NOT CONTAIN HISTORIC AND/OR CULTURAL RESOURCES.
20. THE SITE DOES NOT CONTAIN ANY SPECIES OF SPECIAL CONCERN.
21. ALL ON-SITE STREETS TO BE PRIVATELY OWNED AND MAINTAINED BY HOA.
22. ALL ON-SITE COMMON AREAS TO BE PRIVATELY OWNED AND MAINTAINED BY HOA.
23. PURSUANT TO CHAPTER 3, ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
24. THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.
25. THE SITE CONTAINS THE FOLLOWING RECORDED EASEMENT: EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES PER BOOK 8094, PAGE 762 DOCUMENT NUMBER 2002-131588.
26. BASIS OF BEARINGS: N89°14'36"W PER RECORD OF SURVEY RS 3322 (141 LSM 12).
27. BENCHMARK: CITY OF BRENTWOOD BM 7003 BRASS DISK IN MONUMENT WELL AT THE INTERSECTION OF SLATTEN RANCH ROAD AND WICKLOW WAY. EL: 108.22 FEET (NAVD 88)

SHEET INDEX

SHEET NO.	DESCRIPTION
1	VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
2	EXISTING CONDITIONS
3	OVERALL SITE PLAN
4	STREET SECTIONS & DETAILS
5	PRELIMINARY GRADING PLAN
6	GRADING SECTIONS
7	PRELIMINARY UTILITY PLAN
8	PRELIMINARY STORMWATER CONTROL PLAN
9	STORMWATER DETAILS
10	FIRE ACCESS PLAN
11	PRELIMINARY SIGNING & STRIPING PLAN
12	WASTE COLLECTION PLAN
13	BIKE CIRCULATION PLAN

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

SLATTEN RANCH - SUBDIVISION 9645

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 30' DATE: JANUARY 11, 2024

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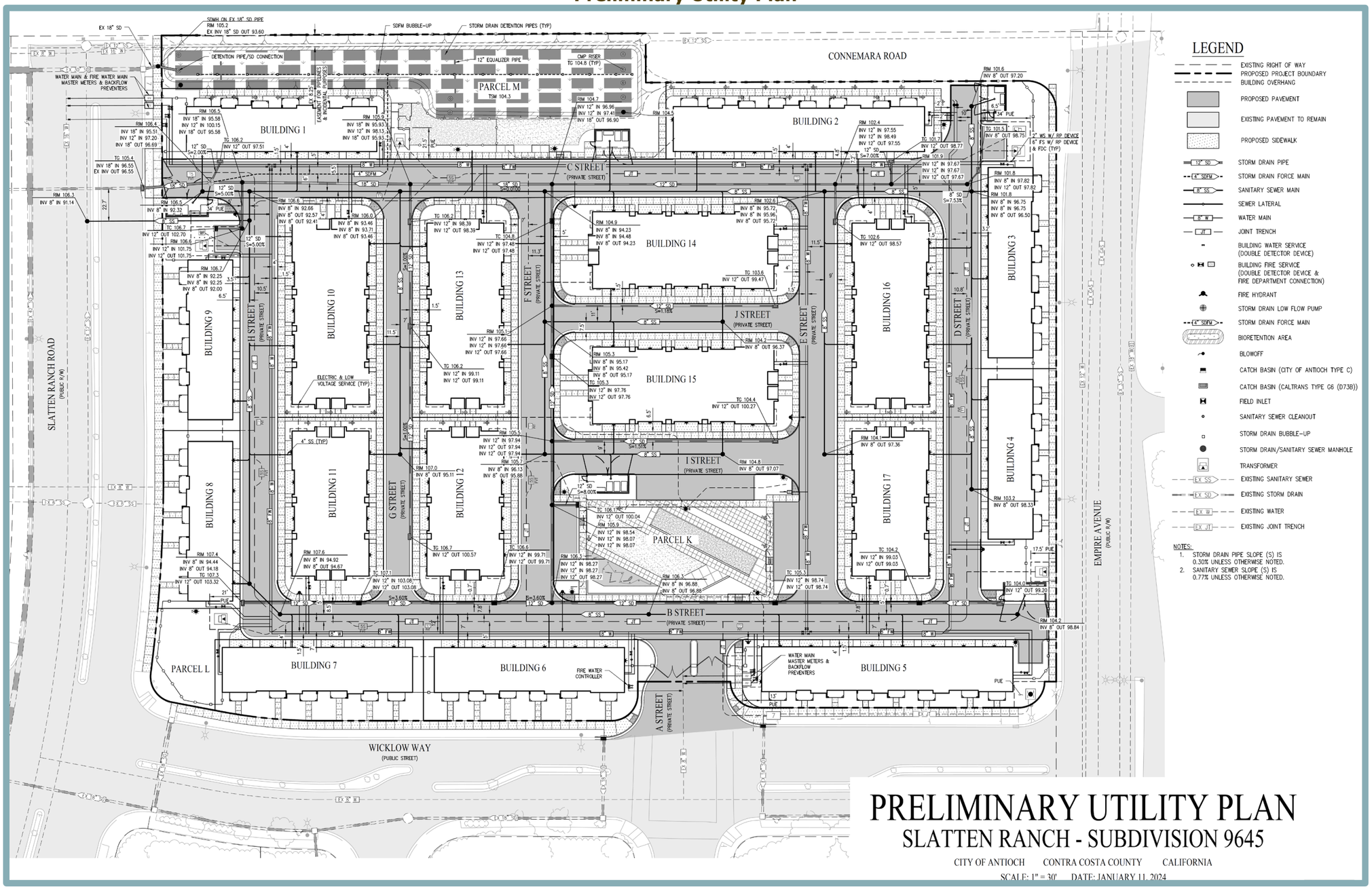
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ROSEVILLE • (916) 788-4456
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SHEET NO. 1 OF 13 SHEETS

JOB NO.: 3476-000

Figure 4
Preliminary Utility Plan



The B2B buildings would be sited generally in the central portion of the project site, with units within each building designed in a side-by-side and back-to-back to layout. Both unit styles would include living areas primarily on the second and third levels. All units would have at least one private deck of 70 square feet (sf), a storage area of at least 250 cubic feet, and an attached two-car garage.

The Row Townhome buildings include entryways with covered porches at the front elevations and garages at the rear elevations (see Figure 5). The B2B buildings include entryways with covered porches and garages at both the front and rear elevations (see Figure 6). Each building would have either five, six, eight, or 10 units. Three Row Townhome floorplan types are offered with two- and three-bedrooms, ranging in size from 1,432 to 1,791 sf. Two B2B floorplans are offered: a two-bedroom, 1,293-sf plan and a three-bedroom, 1,414-sf plan.

The architectural style of the proposed residential buildings would be contemporary in design and would make use of stucco and siding finishes in several different colors on each building. The front façades of all buildings would be articulated to emphasize front entries and decks, while the sides and rears would include varying vertical and horizontal planes, and different finishes to provide articulation and interest.

The proposed project would include 0.34-acre of common open space located north of the gated entry at Parcel K. Three B2B buildings face the common area (Buildings 12, 15, and 17) and portions of row townhomes Buildings 5 and 6 have windows facing the common area. This central common area would provide amenities for both adults and children including a bocce court and children's play area. Landscaping at the children's play area would screen it from view from the entry. An 18-inch-high seat wall along one edge of the bocce court separates it from the play area, and an 18-inch seat wall also separates the children's play areas from the surrounding drive aisles. Benches are located throughout the common space, along with picnic tables centrally located between the bocce and children's play area. A second smaller common open space area (approximately 5,200 sf) would be located in Parcel M at the north of the project site. The common space area would have a dog park as well as an open activity area for free use.

Street trees in the parkway strips would be located along all public streets in addition to shrubs for privacy. All totaled, including the bio-retention area at the north, the private and common open spaces exceed the 25 percent landscaping requirement.

Requested/Required Entitlements

The proposed project would require the following approvals from the City of Antioch:

- Vesting Tentative Subdivision Map; and
- Design Review.

D. DISCUSSION

Pursuant to Public Resources Code (PRC) Section 21083.3 and Section 15183(b) of the CEQA Guidelines, a project that is consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except when it is necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

Figure 5
Row Townhomes Elevation



Figure 6
Back to Back Townhome Elevations



More specifically, Section 15183(b) states the following:

> (b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:
>
> (1) Are peculiar to the project or the parcel on which the project would be located,
> (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,
> (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
> (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

It should be noted that, according to Section 15183(f), an effect of a project on the environment shall not be considered peculiar to the project or the parcel if uniformly applied development policies or standards have been previously adopted by the City or County with a finding that the development policies or standards would substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards would not substantially mitigate the environmental effect.

As set forth by Sections 15168 and 15183 of the CEQA Guidelines, the program EIR, in this case the City's Housing Element EIR, serves as a basis for this 15183 Consistency Memorandum to determine if project-specific impacts would occur that are not adequately covered in the previously certified EIR. To the extent that the Housing Element policies and/or actions substantially mitigate a particular project impact, the impact shall not be considered peculiar, pursuant to 15183(f), thus, eliminating the requirement for further environmental review.

This 15183 Consistency Memorandum indicates whether the proposed project would result in a significant impact that: (1) is peculiar to the project or the project site; (2) was not identified as a significant effect in the Housing Element EIR; or (3) are previously identified significant effects, which as a result of substantial new information that was not known at the time that the Housing Element EIR was certified, are determined to have a more severe adverse impact than discussed in the Housing Element EIR.

The Housing Element EIR anticipated the project site would be developed in accordance with the standards established for the R-25 zoning district, which allows for a density of 20 to 25 dwelling units per acre (du/ac). The proposed project would result in a density of 20.1 du/ac, and therefore, would be consistent with the development anticipated for the project site within the Housing Element EIR.

The applicability of the Section 15183(b) criteria to the proposed project is described in the following sections.

Criterion 15183(b)(1)

The proposed project would include approval of a Vesting Tentative Subdivision Map that would subdivide the project site into 17 lots for residential uses and condominium air space. The area proposed for development and the land uses proposed in the Vesting Tentative Subdivision Map

are consistent with the City's updated Housing Element, and, therefore, consistent with what was analyzed in the Housing Element EIR. Design Review is also required in order to authorize the proposed building architecture, landscaping, and site design, which would ensure consistency with the City of Antioch General Plan, Zoning Ordinance, and Citywide Design Guidelines. The Design Review process would not alter the analysis or conclusions of the previously approved Housing Element EIR.

Additionally, the project site is comprised of ruderal grasses that are regularly mowed. Trees are not located on-site, nor aquatic resources of any kind. Pursuant to the California Department of Conservation (DOC) California Important Farmland Finder, the project site does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.[1] Pursuant to the Federal Emergency Management Agency (FEMA), the project site is located in Zone X, designated as an Area of Minimal Flood Hazard.[2] Based on the above, the project site does not contain any peculiar characteristics that could result in environmental effects through development of the proposed project. Thus, the proposed project would not result in any environmental effects peculiar to the project or the project site, and therefore would not result in environmental impacts beyond what was previously anticipated, analyzed, and mitigated by the Housing Element EIR.

Criterion 15183(b)(2)

As discussed above, an EIR that assessed the full buildout of the City's updated Housing Element, including residential development of the project site, was certified in 2023. Because significant updates to local, State, and federal regulations have not been adopted since the certification of the previous EIR, and, as demonstrated in further detail in the Environmental Impact Analysis section below, the proposed project would not result in any new environmental effects that were not analyzed as significant effects in the Housing Element EIR. As such, substantial changes would not occur with respect to the circumstances under which the project is undertaken.

Criterion 15183(b)(3)

The proposed project does not include off-site improvements, and therefore, would not result in any impacts associated with off-site construction or operational activities. In addition, the proposed project is consistent with the City's updated Housing Element, and therefore, development of the project site with the proposed uses was generally evaluated as part of the associated Housing Element EIR. Furthermore, given that the Housing Element EIR serves as a cumulative analysis, cumulative impacts related to development of the site with residential uses have already been anticipated and analyzed in the Housing Element EIR. Thus, the proposed project would not result in any off-site and/or cumulative impacts that were not evaluated in the prior EIR.

Criterion 15183(b)(4)

The question of "substantial new information" relates to the current CEQA requirements to assess impacts that were not required at the time the Housing Element EIR was certified. Because the Housing Element EIR was completed in accordance with the most recent version of the CEQA Appendix G Checklist, all required environmental impact areas were addressed in the Housing Element EIR. As previously discussed, changes would not occur with respect to development of the project site as a result of the proposed project, relative to what was anticipated for the site by the Housing Element EIR. Thus, the proposed project would not result in new significant impacts

[1] California Department of Conservation. *California Important Farmland Finder*. Available at: https://maps.conservation.ca.gov/dlrp/ciff/. Accessed October 2023.

[2] Federal Emergency Management Agency. *FEMA's National Flood Hazard Layer (NFHL) Viewer*. Available at: https://www.fema.gov/flood-maps/national-flood-hazard-layer. Accessed October 2023.

or substantially more severe significant impacts beyond what was anticipated in the Housing Element EIR. Therefore, the proposed project would not result in any more severe impacts than what was discussed in the prior EIR.

E. ENVIRONMENTAL IMPACT ANALYSIS

The following discussion briefly evaluates each CEQA Appendix G environmental resource area. As noted above, the analysis below indicates whether the proposed project would result in a significant impact that: (1) is peculiar to the project or the project site; (2) was not identified as a significant effect in the Housing Element EIR; or (3) are previously identified significant effects, which as a result of substantial new information that was not known at the time that the Housing Element EIR was certified, are determined to have a more severe adverse impact than discussed in the Housing Element EIR.

Air Quality

The proposed project would be consistent with the Housing Element and, thus, was anticipated by the City and considered under the Housing Element EIR analysis. Accordingly, the proposed project would not result in any new significant effects related to air quality. However, the Housing Element EIR requires mitigation measures related to construction emissions of criteria air pollutant emissions from future housing developments (AIR-1), operational emissions of criteria air pollutant emissions from future housing developments (AIR-2), and health risks related to the generation of toxic air contaminants (TACs) and particulate matter (PM) 2.5 microns in diameter ($PM_{2.5}$) during construction and operation of future housing developments (AIR-3a and AIR-3b).

Pursuant to Mitigation Measure AIR-1, construction of residential projects involving more than 114 single-family units or 240 multi-family units requires a quantitative air quality analysis to be conducted and measures identified to reduce the project's construction-related criteria air pollutant emission to below the applicable BAAQMD thresholds of significance. Given that the proposed project consists of 129 multi-family residential units, Mitigation Measure AIR-1 as set forth in the Housing Element EIR is not applicable to the proposed project. Similarly, because the proposed project would not involve more than 325 single-family units or 451 multi-family units (as specified in Mitigation Measure AIR-2), is not located within a Bay Area Air Quality Management District (BAAQMD) Planning Healthy Place Map area, and would not include emergency generators, Mitigation Measures AIR-2, AIR-3a, and AIR-3b would not apply to the project. In addition, the proposed project would be subject to the same regulations governing criteria air pollutants and emissions as were identified for the development projects evaluated in the Housing Element EIR.

Overall, based on the above, the proposed project would not result in a significant impact that is peculiar to the project or the project site, was not identified as a significant effect in the Housing Element EIR, and would not result in a more severe adverse impact than the significant effects previously identified within the Housing Element EIR.

Greenhouse Gas Emissions

Pursuant to the Housing Element EIR, the BAAQMD's recommended plan-level thresholds of significance for GHG emissions include two options: Option A, to meet the State's emission reduction goals, and Option B, to be consistent with a local GHG reduction strategy that meets the State criteria under CEQA Guidelines Section 15183.5(b). To demonstrate compliance with Option A of the plan-level thresholds, BAAQMD recommends implementing various design elements for typical residential, commercial, and retail land use projects. Such design elements

would include, but are not limited to, a lack of natural gas appliances or plumbing, and a demonstrated reduction in project-generated vehicle miles traveled (VMT).

According to the Housing Element EIR, implementation of General Plan policies, such as Policy 11.7.2(c) and 11.7.2(d) (which were updated as part of the Housing Element Update), would comply with Options A and B of the BAAQMD's recommend plan-level thresholds of significance and ensure that future development would not result in a cumulatively considerable contribution to global climate change. Finally, implementation of existing General Plan Policies 7.4.2, 10.6.2, 10.7.2, 10.8.2, and Housing Element Policy 4.1 would help to reduce GHG emissions from transportation, energy use, and water use.

Overall, the Housing Element EIR concluded that implementation of the existing and updated General Plan Policies related to GHG emissions would comply with the BAAQMD's recommended thresholds, and future development under the updated Housing Element would have a less-than-significant impact related to GHG emissions. Given that the project site was considered for residential development in the Housing Element, the proposed project would be consistent with the Housing Element and therefore evaluated within the Housing Element EIR. Thus, the proposed project would be required to comply with all applicable General Plan policies, and would not result in a significant impact that is peculiar to the project or project site, a significant effect that was not previously identified in the Housing Element EIR, or a substantially more severe significant effect related to GHG emissions during construction or operation.

Transportation

Pursuant to Mitigation Measure TRANS-1 as set forth in the Housing Element EIR, individual housing project development proposals that do not screen out from a VMT impact analysis are required to provide a quantitative VMT analysis; however, the Housing Element EIR provides that any project that is exempt from CEQA is not required to conduct a VMT analysis. As demonstrated through this 15183 Consistency Memorandum, the proposed project would not result in a significant impact that is peculiar to the project or project site, a significant effect that was not previously identified in the Housing Element EIR, or a substantially more severe significant effect related to transportation beyond what was identified in the Housing Element EIR. Therefore, pursuant to Section 15183 of the CEQA Guidelines, the proposed project qualifies for exemption from further environmental review under CEQA. Because the proposed project would be considered exempt from CEQA, Mitigation Measure TRANS-1 is not applicable.

Remaining Impact Areas

In addition to the CEQA topics discussed in the previous sections of this 15183 Consistency Memorandum, the Housing Element EIR included analysis of the following issue areas:

- Aesthetics;
- Agriculture and Forestry Resources;
- Biological Resources;
- Cultural Resources;
- Energy;
- Geology and Soils;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning;
- Mineral Resources;
- Noise;

- Population and Housing;
- Public Services;
- Recreation;
- Tribal Cultural Resources;
- Utilities and Service Systems; and
- Wildfire.

As discussed previously, construction and operation activities associated with the proposed project would be developed within a site previously analyzed as part of the Housing Element EIR and would not result in any increase to the area of disturbance previously anticipated by the Housing Element EIR.

Given that site conditions, as well as conditions in the project vicinity, have remained the same, the proposed project would not result in new significant impacts or substantially more significant impacts related to the following environmental issue areas: aesthetics, agriculture and forestry resources, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, mineral resources, noise, public services, recreation, tribal cultural resources, and wildfire. For example, new scenic vistas would not have occurred within the project vicinity subsequent to the adoption of the Housing Element EIR, and project design would be required to comply with applicable General Plan policies and City of Antioch regulations related to building height, setback, and neighborhood character. Similarly, the project site would not have undergone changes related to the presence of biological resources, farmland, subsurface conditions, or hydrology since adoption of the Housing Element EIR. The vast majority of existing uses within the project vicinity are the same or similar to those that existed during preparation of the Housing Element EIR. As such, project construction would not be anticipated to result in substantial increases at existing sensitive receptors beyond the levels anticipated by the Housing Element EIR. Therefore, the proposed project would not result in new or substantially more significant impacts beyond what was identified in the Housing Element EIR.

With respect to energy, the proposed project would be subject to the currently adopted 2022 California Green Building Standards Code (CALGreen Code) and the Building Energy Efficiency Standards (Title 24, Part 6 of the California Code of Regulations), which include more stringent requirements related to energy efficiency than previous iterations of the aforementioned regulations to move the State closer to its net-zero energy goals. The 2022 Building Energy Efficiency Standards are designed to move the State closer to its net-zero energy goals for new residential development by requiring all new residences to install enough renewable energy to offset all the electricity needs of each residential unit, as well as battery storage to maximize on-site use of solar energy and avoid electricity demand during peak consumption periods on the grid. Energy reductions relative to previous Building Energy Efficiency Standards are achieved through various regulations, including requirements for the use of high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. Additionally, all construction equipment and operation thereof would be regulated per the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. The In-Use Off-Road Diesel Vehicle Regulation is intended to reduce emissions from in-use, off-road, heavy-duty diesel vehicles in California by imposing limits on idling, requiring all vehicles to be reported to CARB, restricting the addition of older vehicles into fleets, and requiring fleets to reduce emissions by retiring, replacing, or repowering older engines, or installing exhaust retrofits. The In-Use Off-Road Diesel Vehicle Regulation would subsequently help to improve fuel efficiency and reduce GHG emissions. Technological innovations and more stringent standards are being researched, such as multi-function equipment, hybrid equipment, or other design changes, which could help to

reduce demand on oil and emissions associated with construction. Thus, the proposed project would not result in new significant impacts or substantially more significant impacts related to energy beyond what were identified in the Housing Element EIR. Thus, the proposed project would not result in new significant impacts or substantially more significant impacts related to energy beyond what were identified in the Housing Element EIR.

Finally, with respect to land use and planning and population and housing, the proposed project would not physically divide an established community, and would be consistent with the uses anticipated in the updated Housing Element. New utility lines installed as part of the proposed project would be extended from existing lines in the adjacent roadway network and would be constructed consistent with the City's applicable engineering design standards. Additionally, any new utility lines associated with the proposed project would be sized to accommodate only the project, thereby ensuring the project does not induce substantial unplanned population growth. Furthermore, the proposed project would be subject to applicable development impact fees, ensuring the project's fair-share contribution for any necessary expansions to various public services and utilities. Thus, the proposed project would not result in new significant impacts or substantially more significant impacts related to the aforementioned environmental issue areas beyond what were identified in the Housing Element EIR.

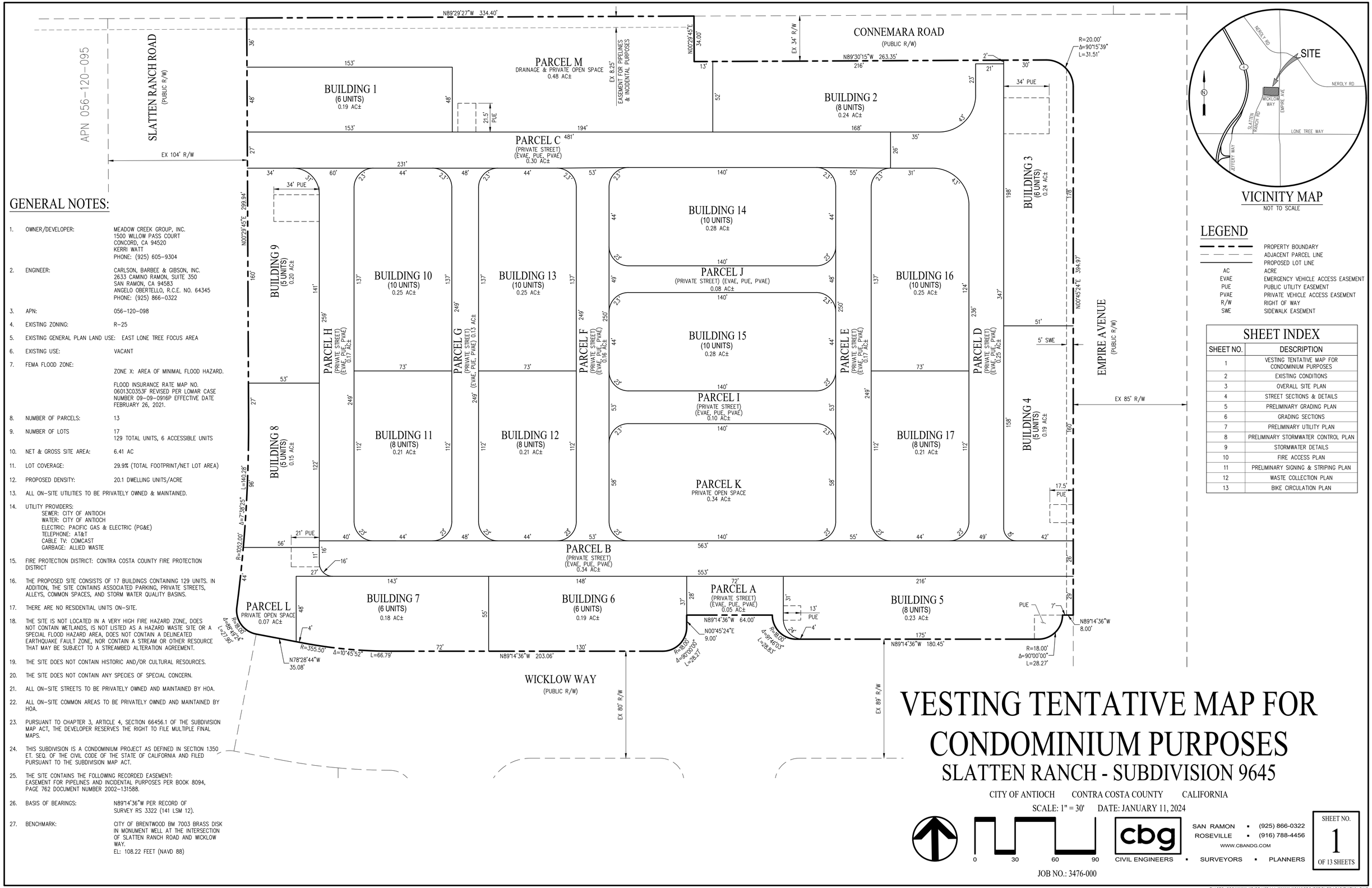
It should be noted that the Housing Element EIR did not identify any significant impacts beyond the previously discussed impacts to air quality and transportation. Therefore, the proposed project would not be subject to further mitigation measures.

Thus, with respect to the foregoing issue areas, the proposed project would result in similar impacts as those identified within the Housing Element EIR. Compliance with applicable federal, State, and local policies, regulations, and standards would ensure impacts related to the aforementioned issue areas would be reduced to a less-than-significant level.

F. CONCLUSION

As demonstrated in the discussions above, pursuant to CEQA Guidelines Section 15183, additional environmental review under CEQA would not be required for the proposed project.

EXHIBIT B



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. OWNER/DEVELOPER: MEADOW CREEK GROUP, INC.
   1500 WILLOW PASS COURT
   CONCORD, CA 94520
   KERRI WATT
   PHONE: (925) 605-9304
2. ENGINEER: CARLSON, BARBEE & GIBSON, INC.
   2633 CAMINO RAMON, SUITE 350
   SAN RAMON, CA 94583
   ANGELO OBERTELLO, R.C.E. NO. 64345
   PHONE: (925) 866-0322
3. APN: 056-120-098
4. EXISTING ZONING: R-25
5. EXISTING GENERAL PLAN LAND USE: EAST LONE TREE FOCUS AREA
6. EXISTING USE: VACANT
7. FEMA FLOOD ZONE:
   ZONE X: AREA OF MINIMAL FLOOD HAZARD.
   FLOOD INSURANCE RATE MAP NO. 06013C0353F REVISED PER LOMAR CASE NUMBER 09-09-0916P EFFECTIVE DATE FEBRUARY 26, 2021.
8. NUMBER OF PARCELS: 13
9. NUMBER OF LOTS: 17
   129 TOTAL UNITS, 6 ACCESSIBLE UNITS
10. NET & GROSS SITE AREA: 6.41 AC
11. LOT COVERAGE: 29.9% (TOTAL FOOTPRINT/NET LOT AREA)
12. PROPOSED DENSITY: 20.1 DWELLING UNITS/ACRE
13. ALL ON-SITE UTILITIES TO BE PRIVATELY OWNED & MAINTAINED.
14. UTILITY PROVIDERS:
    SEWER: CITY OF ANTIOCH
    WATER: CITY OF ANTIOCH
    ELECTRIC: PACIFIC GAS & ELECTRIC (PG&E)
    TELEPHONE: AT&T
    CABLE TV: COMCAST
    GARBAGE: ALLIED WASTE
15. FIRE PROTECTION DISTRICT: CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT
16. THE PROPOSED SITE CONSISTS OF 17 BUILDINGS CONTAINING 129 UNITS. IN ADDITION, THE SITE CONTAINS ASSOCIATED PARKING, PRIVATE STREETS, ALLEYS, COMMON SPACES, AND STORM WATER QUALITY BASINS.
17. THERE ARE NO RESIDENTIAL UNITS ON-SITE.
18. THE SITE IS NOT LOCATED IN A VERY HIGH FIRE HAZARD ZONE, DOES NOT CONTAIN WETLANDS, IS NOT LISTED AS A HAZARD WASTE SITE OR A SPECIAL FLOOD HAZARD AREA, DOES NOT CONTAIN A DELINEATED EARTHQUAKE FAULT ZONE, NOR CONTAIN A STREAM OR OTHER RESOURCE THAT MAY BE SUBJECT TO A STREAMBED ALTERATION AGREEMENT.
19. THE SITE DOES NOT CONTAIN HISTORIC AND/OR CULTURAL RESOURCES.
20. THE SITE DOES NOT CONTAIN ANY SPECIES OF SPECIAL CONCERN.
21. ALL ON-SITE STREETS TO BE PRIVATELY OWNED AND MAINTAINED BY HOA.
22. ALL ON-SITE COMMON AREAS TO BE PRIVATELY OWNED AND MAINTAINED BY HOA.
23. PURSUANT TO CHAPTER 3, ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
24. THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.
25. THE SITE CONTAINS THE FOLLOWING RECORDED EASEMENT: EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES PER BOOK 8094, PAGE 762 DOCUMENT NUMBER 2002-131588.
26. BASIS OF BEARINGS: N89°14'36"W PER RECORD OF SURVEY RS 3322 (141 LSM 12).
27. BENCHMARK: CITY OF BRENTWOOD BM 7003 BRASS DISK IN MONUMENT WELL AT THE INTERSECTION OF SLATTEN RANCH ROAD AND WICKLOW WAY.
    EL: 108.22 FEET (NAVD 88)

LEGEND

———	PROPERTY BOUNDARY
— — —	ADJACENT PARCEL LINE
———	PROPOSED LOT LINE
AC	ACRE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVAE	PRIVATE VEHICLE ACCESS EASEMENT
R/W	RIGHT OF WAY
SWE	SIDEWALK EASEMENT

SHEET INDEX

SHEET NO.	DESCRIPTION
1	VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
2	EXISTING CONDITIONS
3	OVERALL SITE PLAN
4	STREET SECTIONS & DETAILS
5	PRELIMINARY GRADING PLAN
6	GRADING SECTIONS
7	PRELIMINARY UTILITY PLAN
8	PRELIMINARY STORMWATER CONTROL PLAN
9	STORMWATER DETAILS
10	FIRE ACCESS PLAN
11	PRELIMINARY SIGNING & STRIPING PLAN
12	WASTE COLLECTION PLAN
13	BIKE CIRCULATION PLAN

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

SLATTEN RANCH - SUBDIVISION 9645

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 30' DATE: JANUARY 11, 2024

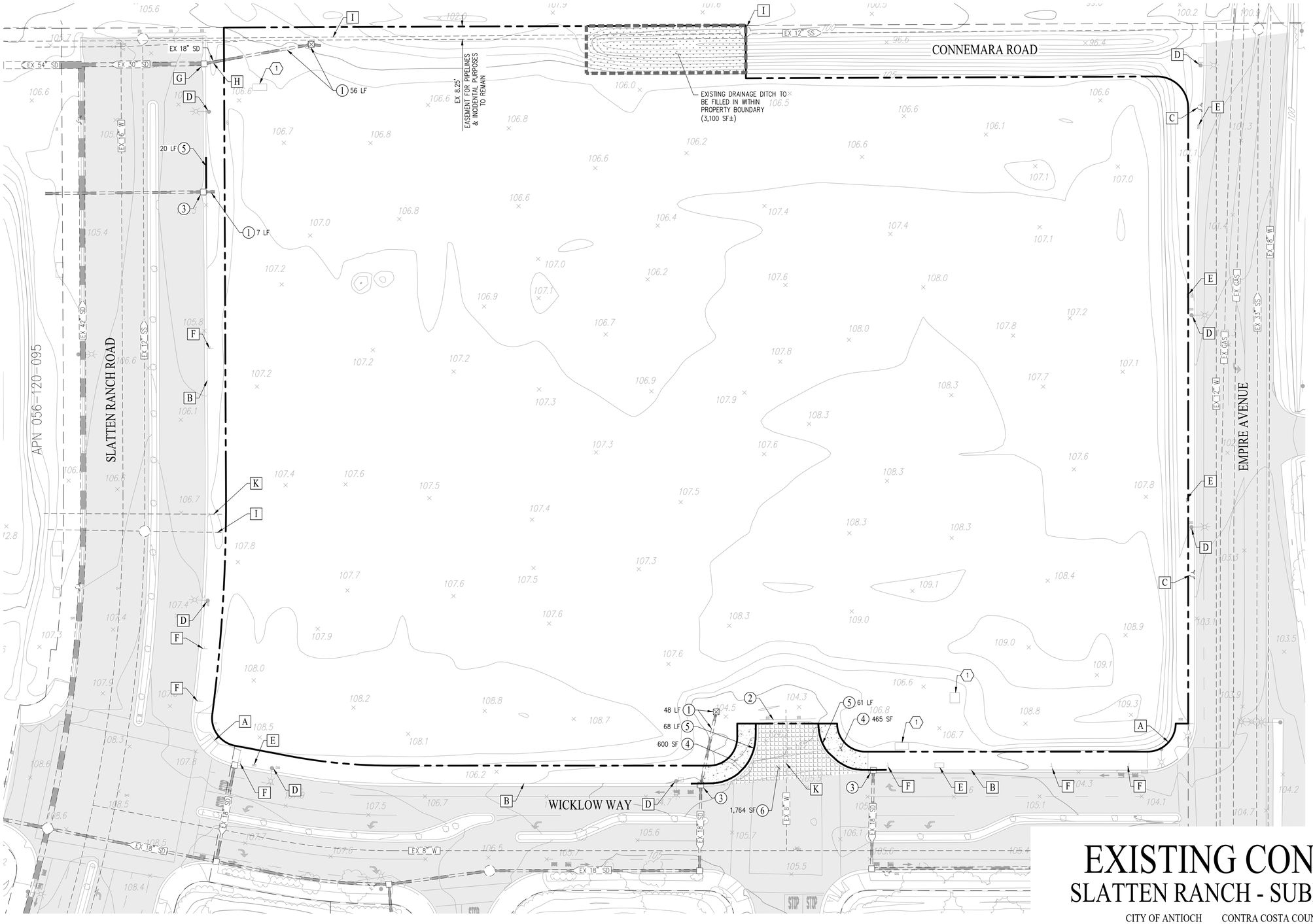
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JOB NO.: 3476-000

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SHEET NO. 1 OF 13 SHEETS

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LEGEND

- ADJACENT PARCEL BOUNDARY
- PROJECT BOUNDARY
- LIMIT OF WORK
- EXISTING PAVEMENT TO REMAIN
- EXISTING CONCRETE TO BE REMOVED & REPLACED
- EXISTING PAVEMENT TO BE REMOVED & REPLACED

DEMOLITION MEASURES

1. DEMOLISH AND REMOVE EXISTING STORM DRAIN FACILITIES
2. REMOVE EXISTING STREET BARRICADE
3. REMOVE & REPLACE EXISTING CATCH BASIN
4. REMOVE & REPLACE EXISTING CURB RAMP
5. REMOVE & REPLACE EXISTING CURB & GUTTER
6. REMOVE & REPLACE EXISTING PAVEMENT

PRESERVATION MEASURES

- A PRESERVE AND PROTECT EXISTING CURB RAMP
- B PRESERVE AND PROTECT EXISTING CURB & GUTTER
- C PRESERVE AND PROTECT EXISTING FIRE HYDRANT
- D PRESERVE AND PROTECT EXISTING STREET LIGHT
- E PRESERVE AND PROTECT EXISTING UTILITY BOX
- F PRESERVE AND PROTECT EXISTING STREET SIGN
- G PRESERVE AND PROTECT EXISTING CATCH BASIN
- H PRESERVE AND PROTECT IN PLACE EXISTING STORM DRAIN FACILITIES
- I PRESERVE AND PROTECT IN PLACE EXISTING SANITARY SEWER FACILITIES
- J PRESERVE AND PROTECT EXISTING JOINT TRENCH FACILITIES
- K PRESERVE AND PROTECT EXISTING WATER FACILITIES

RELOCATION MEASURES

1. RELOCATE EXISTING ELECTRICAL FACILITIES

NOTES:

1. EXISTING VEGETATION TO BE REMOVED UNLESS OTHERWISE NOTED.
2. EXISTING UTILITIES TO REMAIN AND BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.
3. REFER TO JOINT TRENCH PLAN AND STREET LIGHT PLANS FOR ADDITIONAL INFORMATION.
4. CONTRACTOR SHALL SEQUENCE THE DEMOLITION ACTIVITIES AS NECESSARY TO MAINTAIN ROADS OPEN.

EXISTING CONDITIONS

SLATTEN RANCH - SUBDIVISION 9645

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 30' DATE: JANUARY 11, 2024

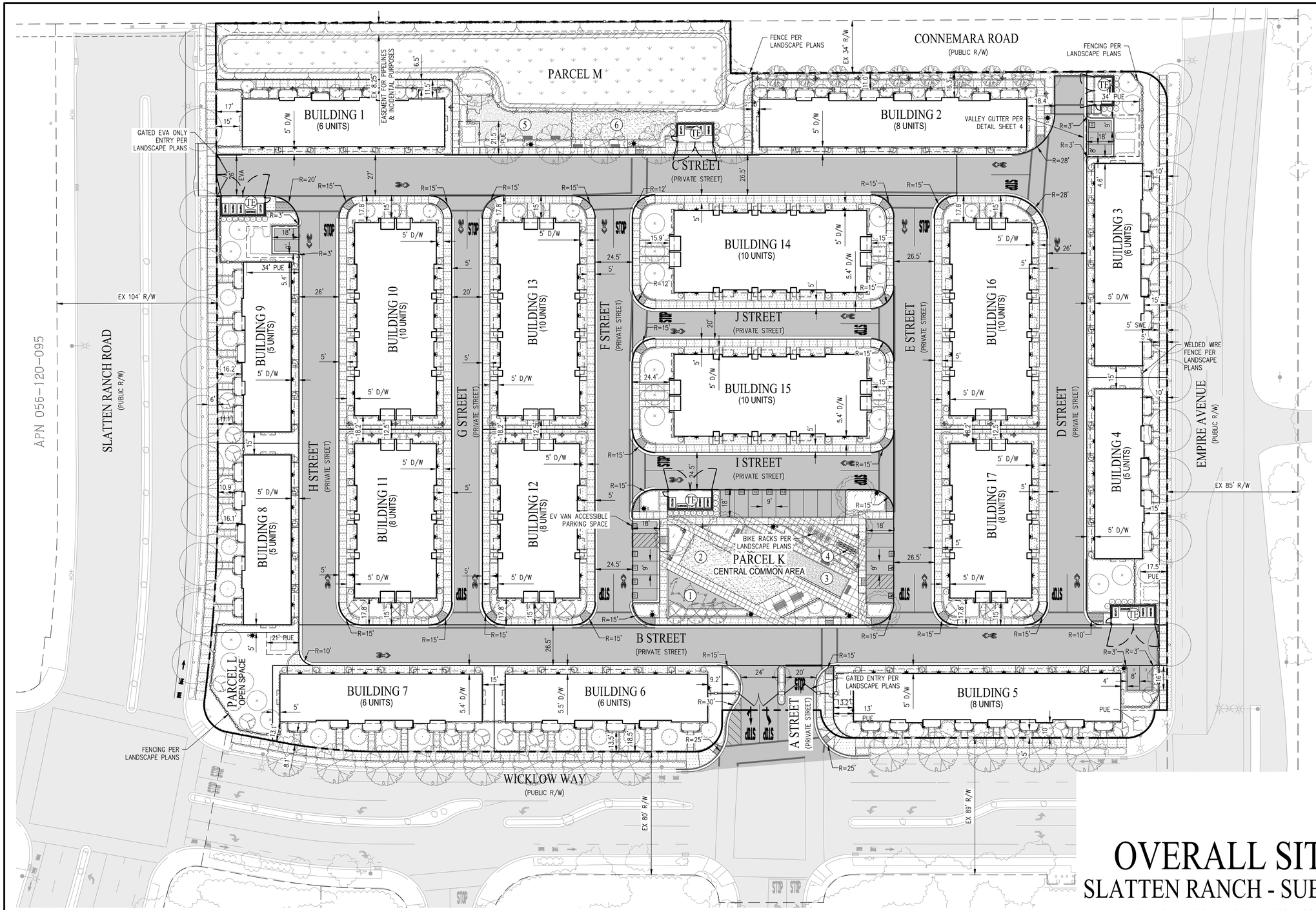
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JOB NO.: 3476-000

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SHEET NO. 2 OF 13 SHEETS

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LEGEND

- PROPERTY BOUNDARY
- ADJACENT PARCEL LINE
- PROPOSED EASEMENT
- PROPOSED LOT LINE
- BUILDING OVERHANG
- BIORETENTION AREA
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO REMAIN
- TE — TRASH ENCLOSURE SEE SHEET 12 FOR DETAILS

ABBREVIATIONS

AC	ACRES
BLDG	BUILDING
CL	CENTERLINE
D/W	DRIVEWAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EVCS	ELECTRIC VEHICLE CHARGING STATION
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FS	FIRE SERVICE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
JT	JOINT TRENCH
LF	LINEAR FEET
LL	LOT LINE
LP	LOW POINT
LS	LANDSCAPE
PAD	BUILDING PAD ELEVATION
PUE	PUBLIC UTILITY EASEMENT
PVAE	PRIVATE VEHICLE ACCESS EASEMENT
RP	REDUCED PRESSURE ASSEMBLY
R/W	RIGHT OF WAY
SF	SQUARE FEET
S/W	SIDEWALK
TC	TOP OF CURB
TRC	TOP OF ROLLED CURB
TSM	TOP OF SOIL MIX
TVC	TOP OF VERTICAL CURB
TYP	TYPICAL
WS	WATER SERVICE

GUEST PARKING SPACE SUMMARY

STANDARD	8	N/A
COMPACT	4	N/A
ACCESSIBLE (5%)	2	8%
EV CAPABLE (10%)	3	12%
EV READY (25%)	7	27%
EVCS (5%)	2*	8%
VAN ACCESSIBLE EVCS		1 REQUIRED
TOTAL EV SPACES	12	46%
OVERALL TOTAL	26	

*ONE SPACE OF THE 2 PROVIDED EVCS SPACES TO BE VAN ACCESSIBLE

UNIT COUNT SUMMARY

TOWNHOMES	55	43%
B2B TOWNHOMES[1]	74	57%
TOTAL	129	100%

OPEN SPACE SUMMARY

	REQUIRED	PROVIDED
OPEN SPACE (AMC 9-5.706)	200 SF/UNIT	219 SF/UNIT
TOTAL SF[2]	25,800 SF	28,288 SF
PRIVATE (60 SF/UNIT MIN)	7,740 SF	11,760 SF
COMMON:		
CENTRAL COMMON AREA		10,826 SF
DOG PARK		2,739 SF
OPEN PLAY AREA		2,963 SF
TOTAL SF		16,528 SF
LANDSCAPING[3] (AMC 9-5.708)	25% OF SITE (1.6 AC)	26.5% OF SITE (1.77 AC)

NOTES:
1. B2B TOWNHOMES ARE "CARRIAGE" UNITS AS DEFINED BY THE CBC AND ARE NOT INCLUDED IN THE ACCESSIBLE UNIT CALCULATION.
2. OPEN SPACE TOTAL DOES NOT INCLUDE BIORETENTION AREA.
3. LANDSCAPING TOTAL INCLUDES BIORETENTION AREA.

LANDSCAPE LEGEND

1. INTERACTIVE CHILDREN'S PLAY AREA
2. MULTI-PURPOSE TURF AREA
3. BOCCE COURT
4. MAILBOXES
5. DOG PARK
6. MULTI-PURPOSE TURF AREA

NOTE:
1. SEE LANDSCAPE PLANS FOR MORE INFORMATION AND FEATURES NOT SHOWN HEREON.

OVERALL SITE PLAN

SLATTEN RANCH - SUBDIVISION 9645

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 30' DATE: JANUARY 11, 2024

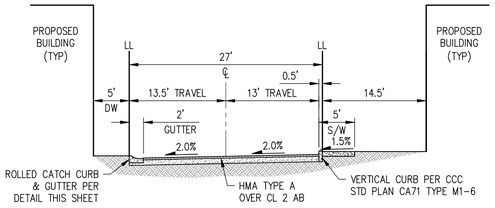
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JOB NO.: 3476-000

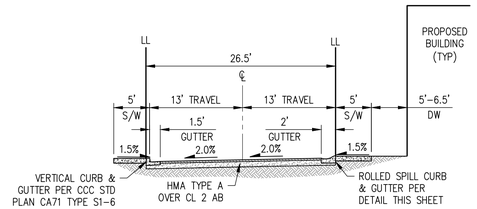
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SHEET NO. 3 OF 13 SHEETS

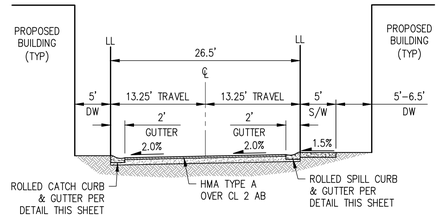
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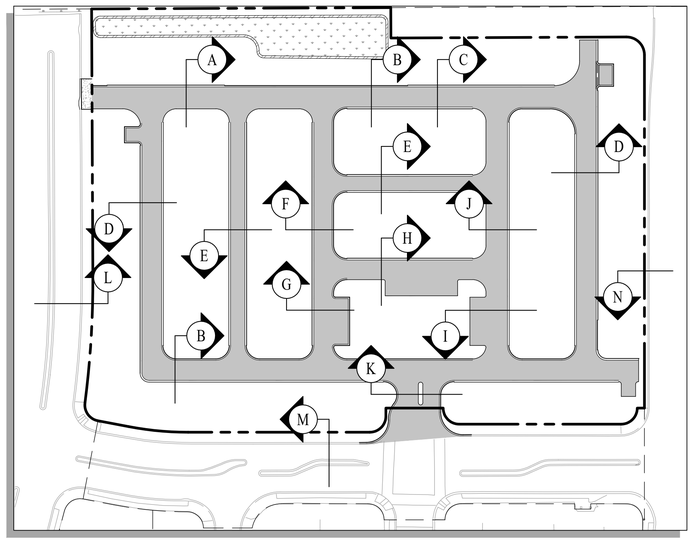
A TYPICAL 27' STREET
(ROLLED CURB & GUTTER AND VERTICAL CURB)



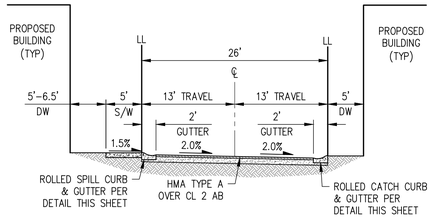
B TYPICAL 26.5' STREET
(VERTICAL CURB & GUTTER AND ROLLED CURB & GUTTER)



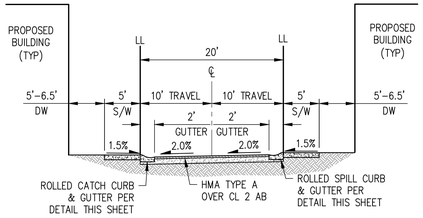
C TYPICAL 26.5' STREET
(ROLLED CURB & GUTTER AND ROLLED CURB & GUTTER)



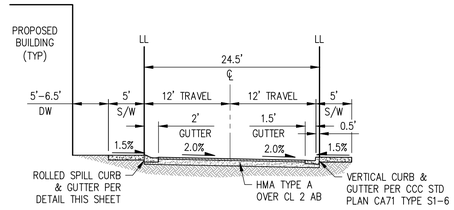
STREET KEY MAP
NOT TO SCALE



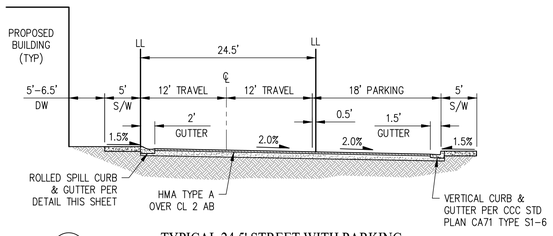
D TYPICAL 26' STREET
(ROLLED CURB & GUTTER AND ROLLED CURB & GUTTER)



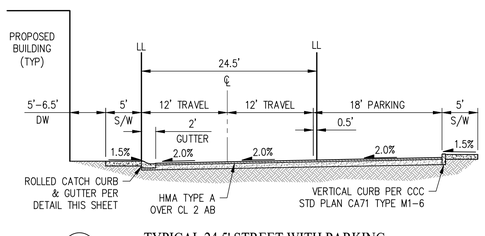
E TYPICAL 20' STREET
(ROLLED CURB & GUTTER AND ROLLED CURB & GUTTER)



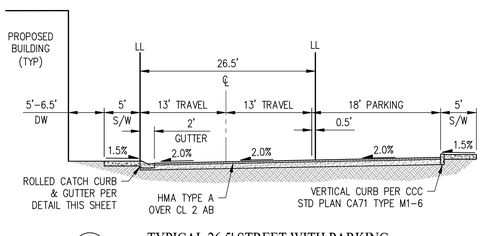
F TYPICAL 24.5' STREET
(ROLLED CURB & GUTTER AND VERTICAL CURB & GUTTER)



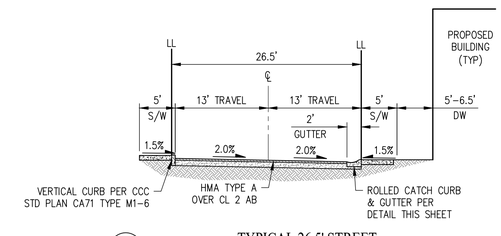
G TYPICAL 24.5' STREET WITH PARKING
(ROLLED CURB & GUTTER AND VERTICAL CURB & GUTTER)



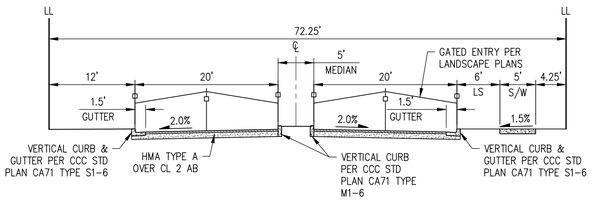
H TYPICAL 24.5' STREET WITH PARKING
(ROLLED CURB & GUTTER AND VERTICAL CURB)



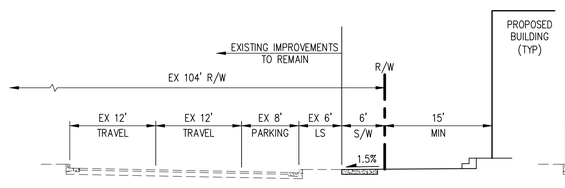
I TYPICAL 26.5' STREET WITH PARKING
(ROLLED CURB & GUTTER AND VERTICAL CURB)



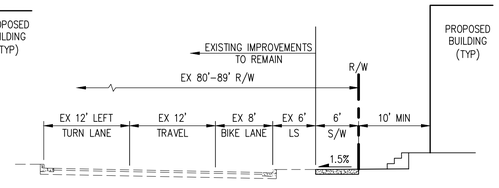
J TYPICAL 26.5' STREET
(VERTICAL CURB AND ROLLED CURB & GUTTER)



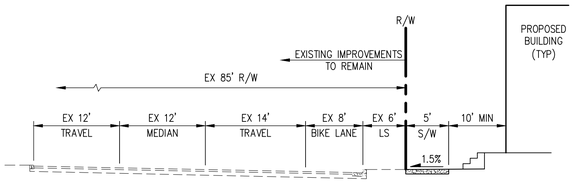
K A STREET ENTRY



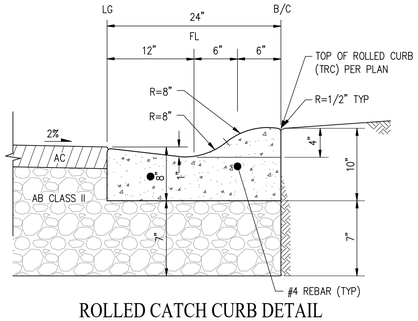
L SLATTEN RANCH ROAD



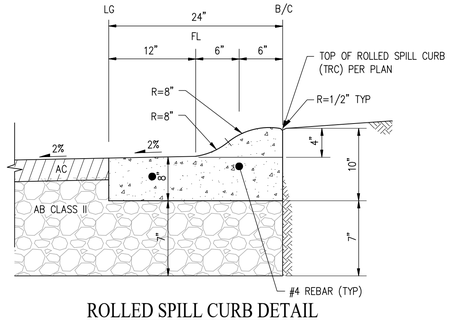
M WICKLOW WAY



N EMPIRE AVENUE



ROLLED CATCH CURB DETAIL
NOT TO SCALE



ROLLED SPILL CURB DETAIL
NOT TO SCALE

STREET SECTIONS & DETAILS

SLATTEN RANCH - SUBDIVISION 9645

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 30' DATE: JANUARY 11, 2024

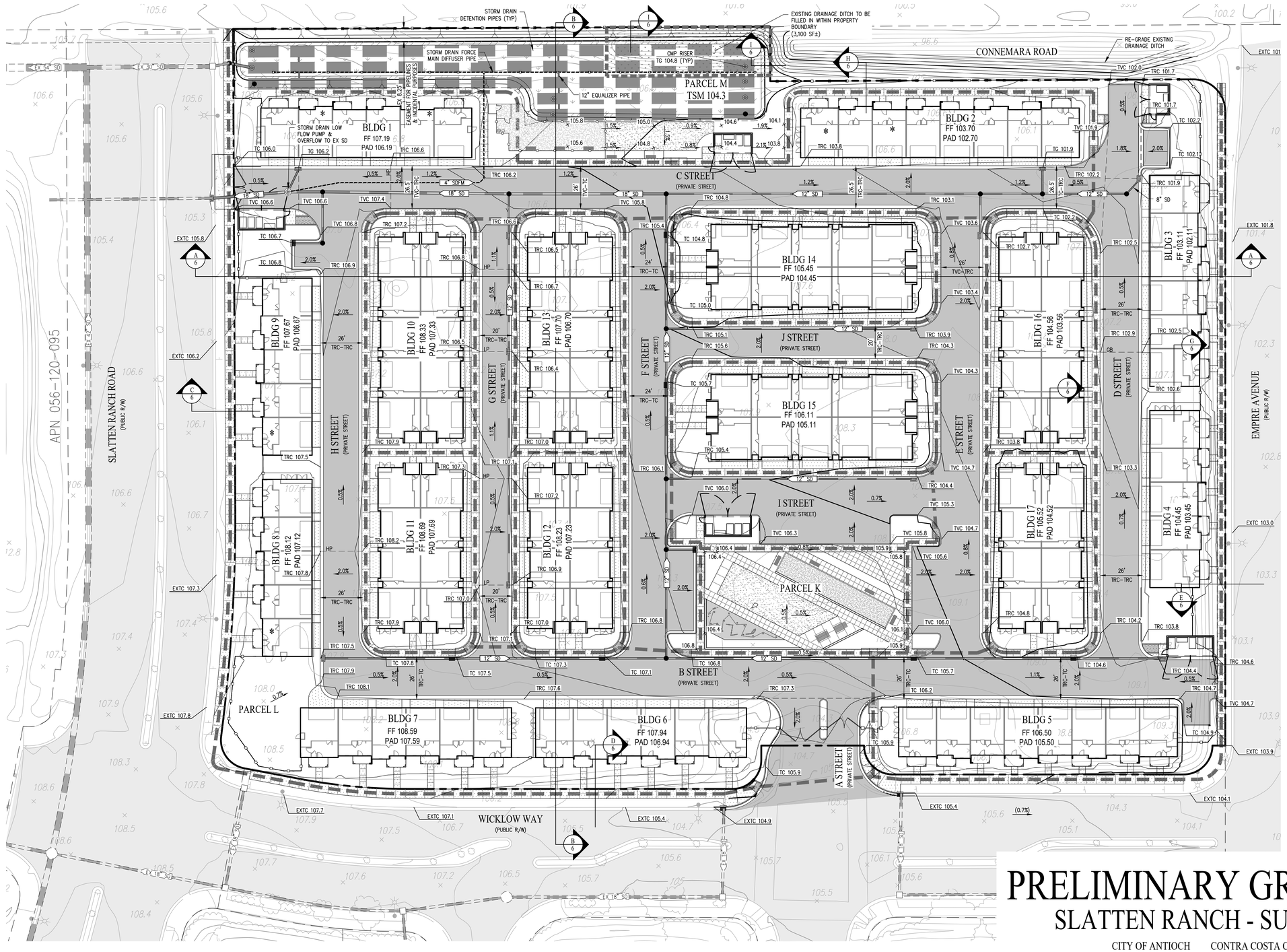
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JOB NO.: 3476-000

SHEET NO. 4 OF 13 SHEETS

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LEGEND

- EXISTING ADJACENT PROPERTY LINE
- PROPOSED PROJECT BOUNDARY
- PROPOSED STORM DRAIN (15" SD)
- STORM DRAIN FORCE MAIN (4" SDFM)
- EXISTING STORM DRAIN (EX 24"SD)
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO REMAIN
- PROPOSED SIDEWALK/DRIVEWAY
- * ACCESSIBLE UNIT (6 UNITS)
- ADA PATH OF TRAVEL

EARTHWORK SUMMARY

CUT	24,000 CY±
FILL	3,000 CY±
NET (CUT)	21,000 CY±

NOTES:

1. DRIVEWAY APRON SLOPES ASSUMED TO BE 0.5%–10%
2. GARAGE SLOPES ASSUMED TO BE 0.5%–3.5%
3. FINISHED FLOOR TO BACK OF GARAGE STEP ASSUMED TO BE 0–12"
4. FINISHED FLOOR TO PORCH STEP ASSUMED TO BE 0–6"
5. PORCH SLOPE ASSUMED TO BE 2%
6. TOWNHOMES (R-3 OCCUPANCY) REQUIRE HANDRAILS FOR EXTERIOR STEPS EXCEEDING 3 RISERS
7. B2B TOWNHOMES (R-2 OCCUPANCY) REQUIRE HANDRAILS FOR EXTERIOR STEPS EXCEEDING 1 RISER
8. HANDRAIL EXTENSION ASSUMED 1' BEYOND TOP AND BOTTOM RISER
9. PATHWAY GRADING ASSUMED NOT TO EXCEED 4.5%

PRELIMINARY GRADING PLAN

SLATTEN RANCH - SUBDIVISION 9645

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

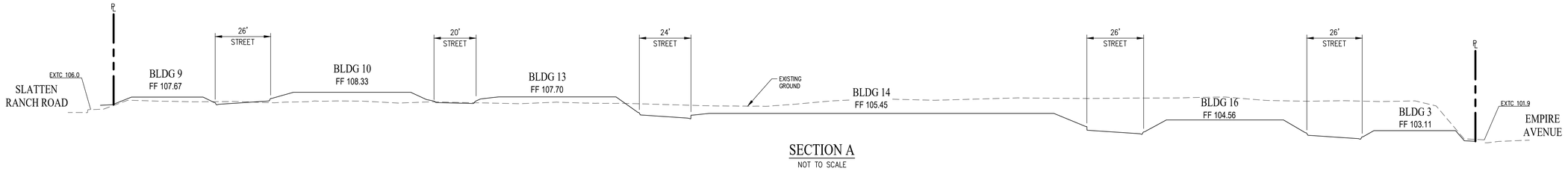
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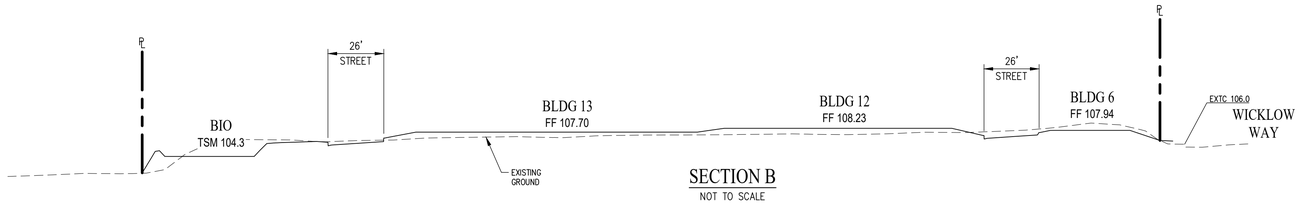
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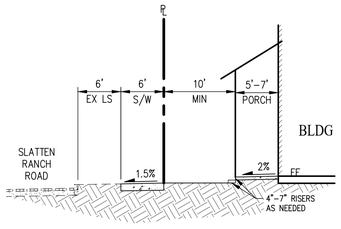
SHEET NO. 5 OF 13 SHEETS



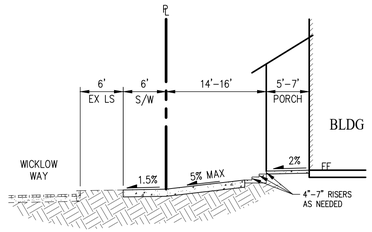
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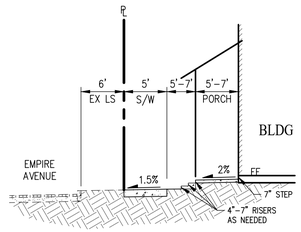
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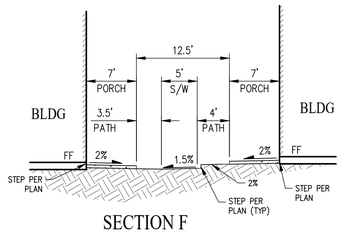
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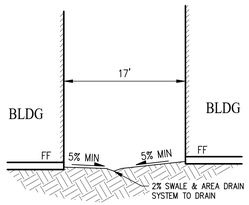
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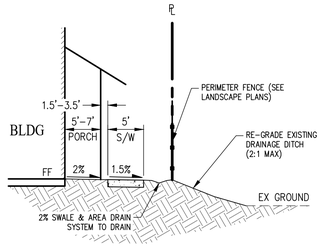
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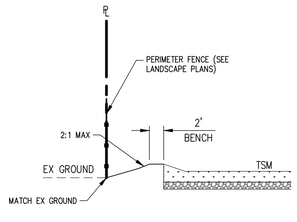
SECTION F
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SECTION G
NOT TO SCALE



SECTION H
NOT TO SCALE



SECTION I
NOT TO SCALE

GRADING SECTIONS

SLATTEN RANCH - SUBDIVISION 9645

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

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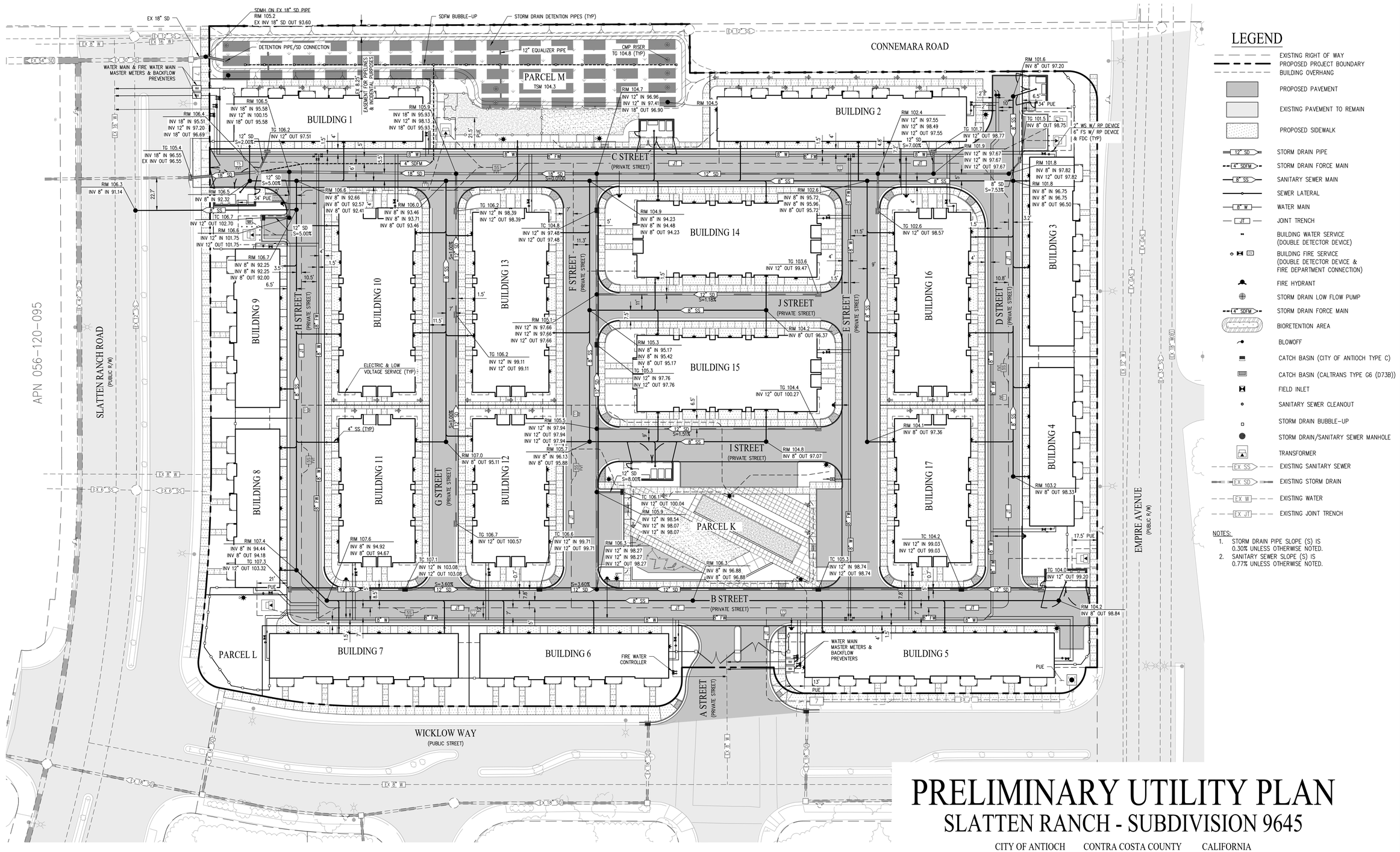
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SHEET NO. 6 OF 13 SHEETS

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LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED PROJECT BOUNDARY
- BUILDING OVERHANG
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO REMAIN
- PROPOSED SIDEWALK
- 12" SD — STORM DRAIN PIPE
- 4" SDFM — STORM DRAIN FORCE MAIN
- 8" SS — SANITARY SEWER MAIN
- SEWER LATERAL
- 8" W — WATER MAIN
- JT — JOINT TRENCH
- BUILDING WATER SERVICE (DOUBLE DETECTOR DEVICE)
- DD — BUILDING FIRE SERVICE (DOUBLE DETECTOR DEVICE & FIRE DEPARTMENT CONNECTION)
- FIRE HYDRANT
- STORM DRAIN LOW FLOW PUMP
- 4" SDFM — STORM DRAIN FORCE MAIN
- BIORETENTION AREA
- BLOWOFF
- CATCH BASIN (CITY OF ANTIOCH TYPE C)
- CATCH BASIN (CALTRANS TYPE G6 (D73B))
- FIELD INLET
- SANITARY SEWER CLEANOUT
- STORM DRAIN BUBBLE-UP
- STORM DRAIN/SANITARY SEWER MANHOLE
- TRANSFORMER
- EX SS — EXISTING SANITARY SEWER
- EX SD — EXISTING STORM DRAIN
- EX W — EXISTING WATER
- EX JT — EXISTING JOINT TRENCH

NOTES:
1. STORM DRAIN PIPE SLOPE (S) IS 0.30% UNLESS OTHERWISE NOTED.
2. SANITARY SEWER SLOPE (S) IS 0.77% UNLESS OTHERWISE NOTED.

PRELIMINARY UTILITY PLAN

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CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

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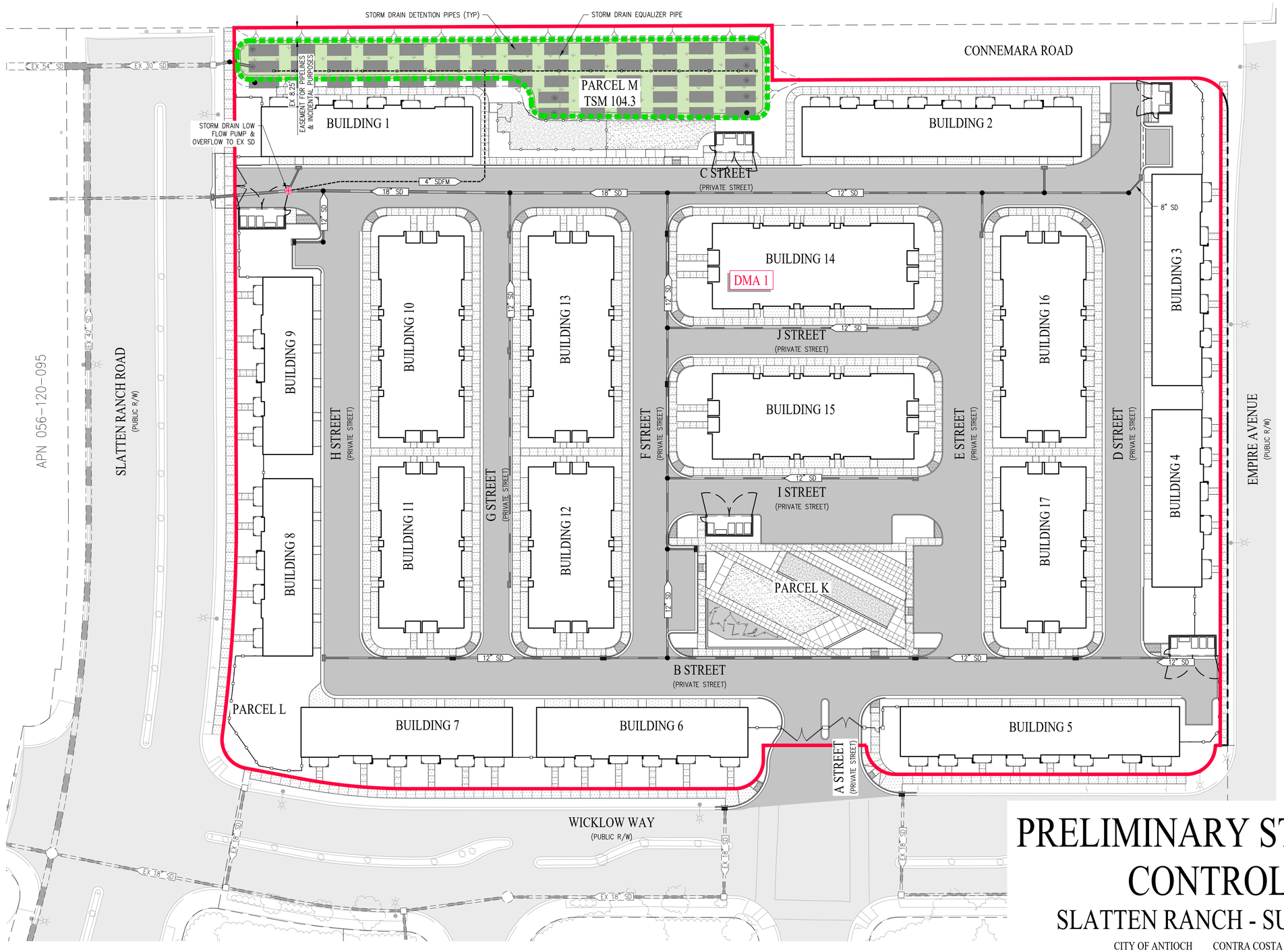
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SHEET NO. 7 OF 13 SHEETS

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PRELIMINARY STORMWATER CONTROL PLAN

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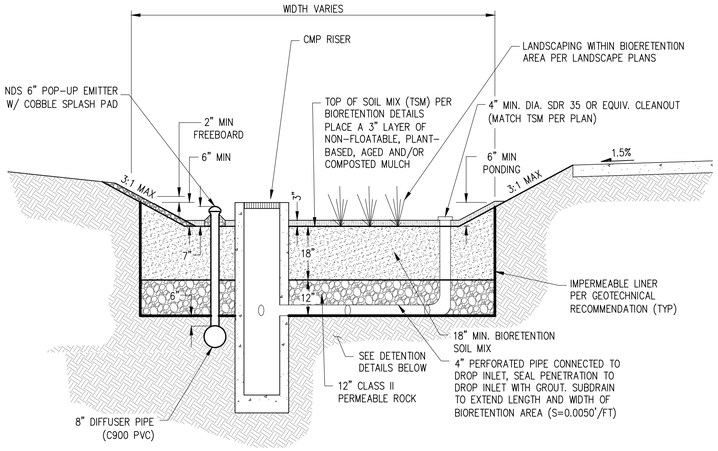
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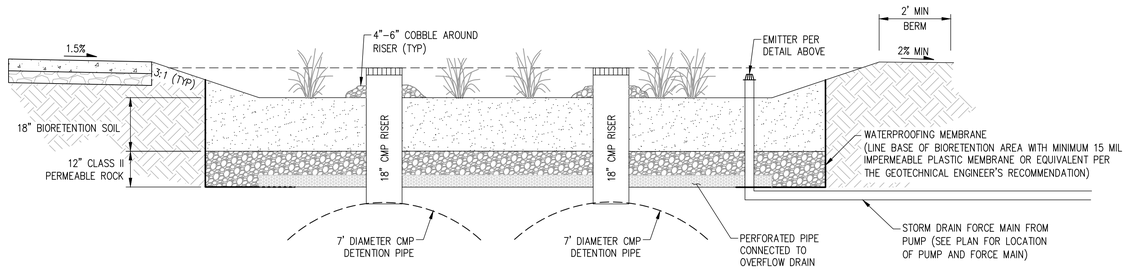
SHEET NO. 8 OF 13 SHEETS

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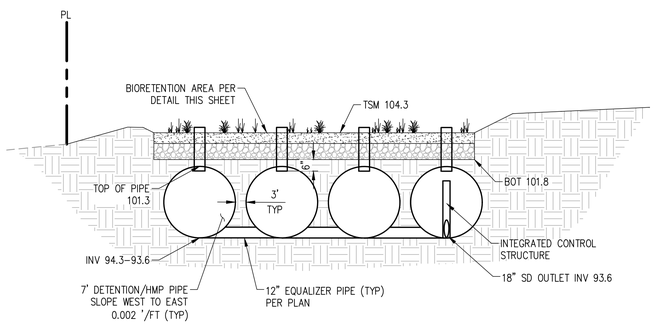
BIORETENTION AREA

NOT TO SCALE



BIORETENTION AREA

NOT TO SCALE



DETENTION BELOW BIORETENTION AREA

NOT TO SCALE

Project Name: Slatten Ranch
Project Type: Treatment and Flow Control
APN: 056-120-098
Drainage Area: 279,039
Mean Annual Precipitation: 12.5

IV. Areas Draining to IMPs

IMP Name: IMP1
IMP Type: Bioretention + Vault
Soil Group: IMP1

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
DMA 1A	96,425	Conventional Roof	1.00	96,425
DMA 1B	117,276	Concrete or Asphalt	1.00	117,276
DMA 1C	55,666	Landscape	0.50	27,801
			Total	241,502

IMP Sizing	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
Area	0.040	1.000	9,660	9,672
Volume	0.152	1.282	47,072	47,451
Maximum Underdrain Flow (cfs)				0.19
Orifice Diameter (in)				2.01

IMP CALCULATOR OUTPUT

STORMWATER DETAILS

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CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

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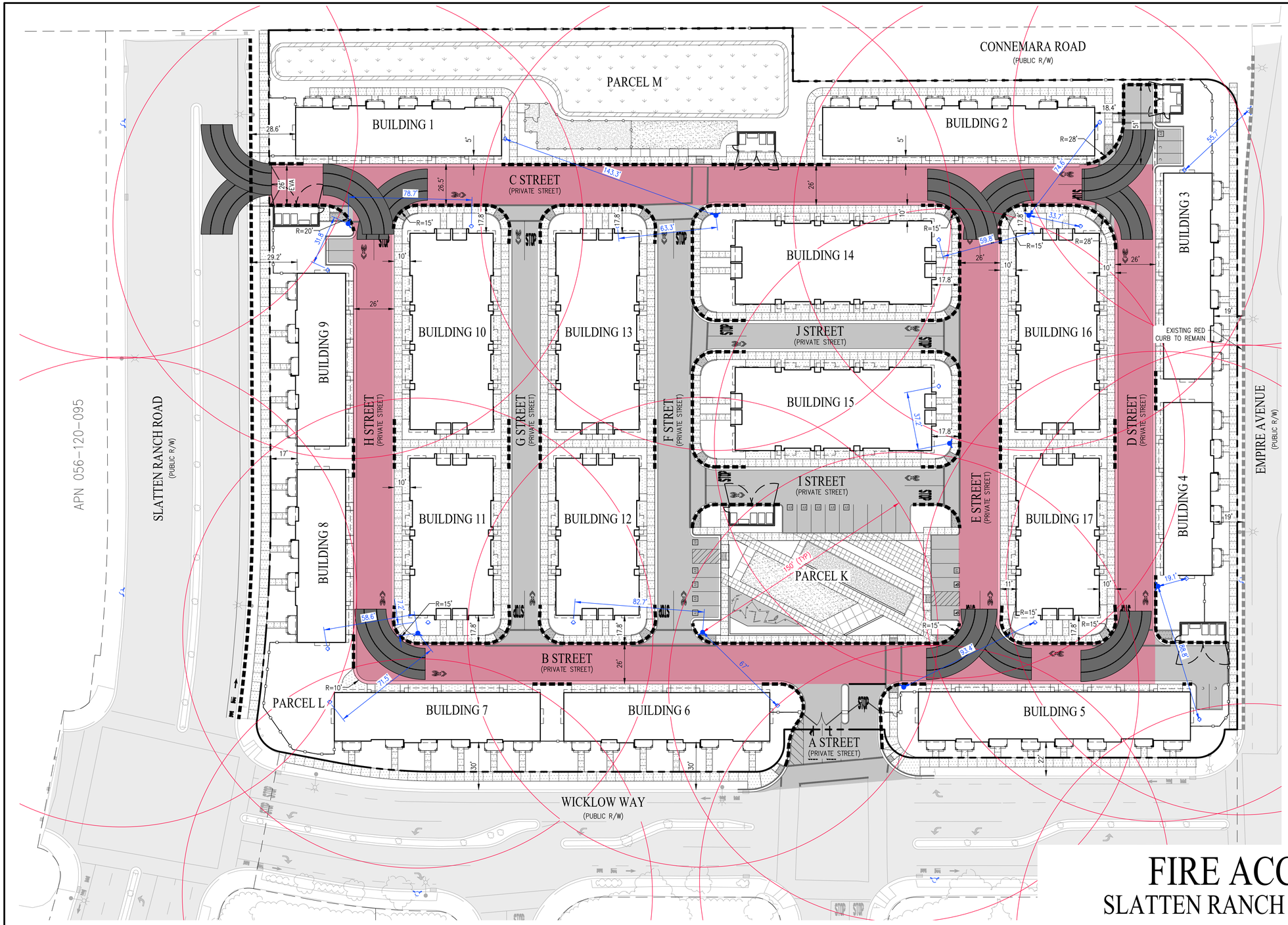
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SHEET NO. 9 OF 13 SHEETS

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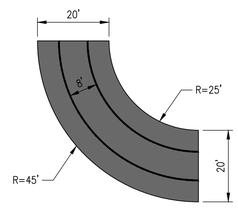


LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED PROJECT BOUNDARY
- BUILDING OVERHANG
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO REMAIN
- PROPOSED SIDEWALK
- 26' FIRE LANE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- RED CURB PAINTED WITH THE WORDS "NO PARKING – FIRE LANE"

NOTES:

1. ALL BUILDINGS NOT TO EXCEED 30' IN HEIGHT FROM FINISHED GRADE TO BOTTOM OF ROOF EAVE. REFER TO ARCHITECTURAL DRAWINGS FOR MORE DETAILED INFORMATION.
2. ACCESS ROADWAYS OF LESS THAN 28' UNOBSTRUCTED WIDTH SHALL HAVE SIGNS POSTED OR RED CURBS PAINTED WITH THE WORDS "NO PARKING – FIRE LANE" CLEARLY MARKED.
3. LADDER PADS ARE TO BE CLEAR OF OBSTRUCTIONS AND LOCATED WITH FINAL BUILDING PERMIT PLANS AND SITE CONSTRUCTION DOCUMENTS.



CCCFPD FIRE ACCESS TURNING TEMPLATE
NOT TO SCALE

FIRE ACCESS PLAN

SLATTEN RANCH - SUBDIVISION 9645

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

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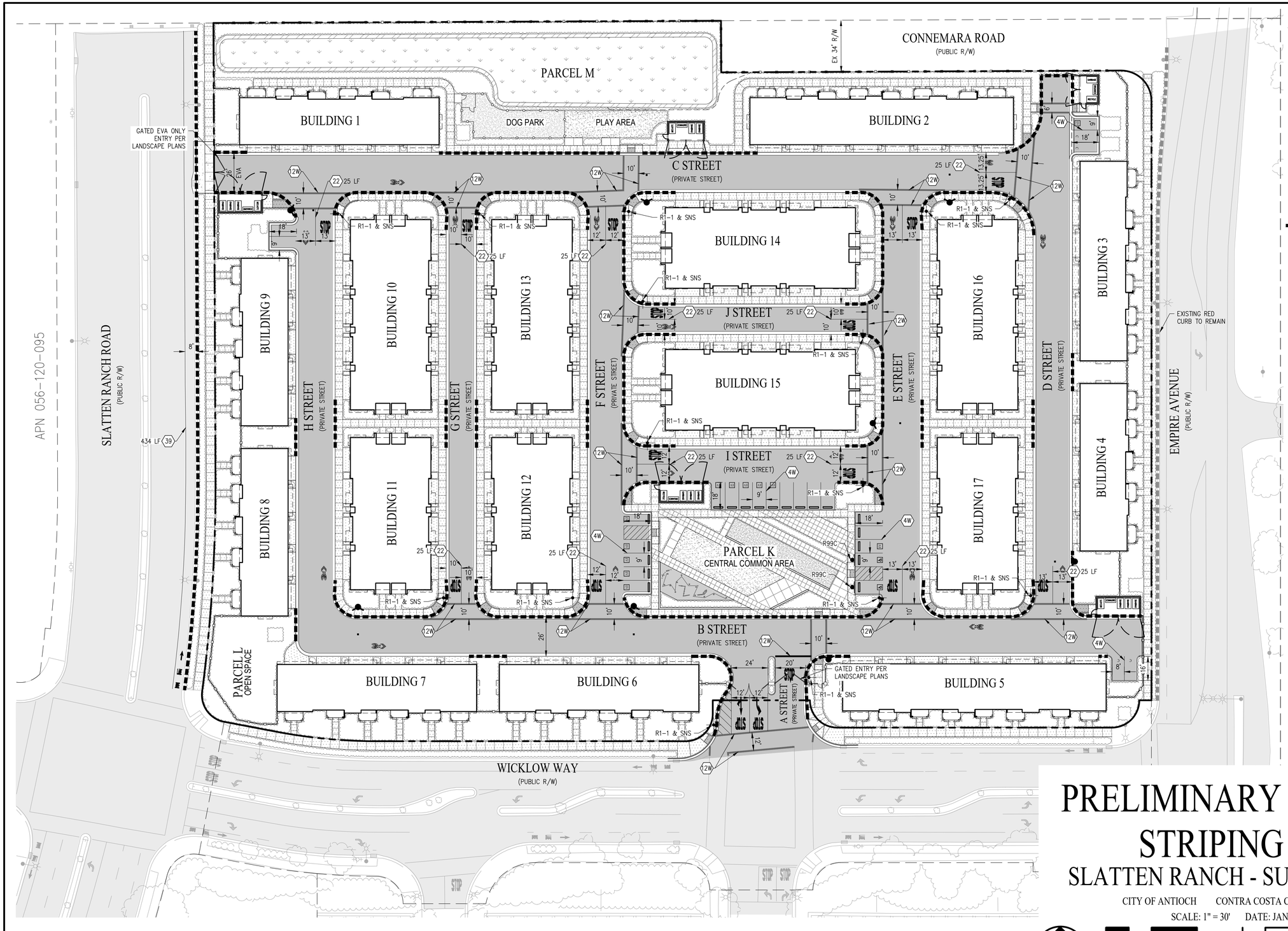
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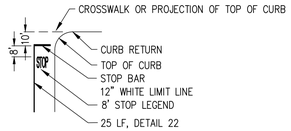


LEGEND

- R1-1 — STOP SIGN
- R99C (CA) — ACCESSIBLE PARKING ONLY – MINIMUM FINE $250 SIGN
- SNS — STREET NAME SIGN PER COUNTY STANDARD
- 22 — DETAIL 22 – DOUBLE YELLOW STRIPE PER CALTRANS STD. PLANS
- 39 — DETAIL 39 – 6" WHITE SOLID BIKE LAN PER CALTRANS STD. PLANS
- 4W — 4" WHITE STRIPE
- 12W — 12" WHITE STRIPE
- STOP — "STOP" PAVEMENT MARKING
- ELECTRIC VEHICLE CHARGING SPACE
- ACCESSIBLE PARKING SPACE (PER CALTRANS STANDARD DETAIL A24C)
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- RED CURB PAINTED WITH THE WORDS "NO PARKING – FIRE LANE"
- FIRE HYDRANT MARKER
- WHEEL STOP
- THE WORD "COMPACT" SHALL BE PAINTED IN 12" HIGH WHITE LETTERS SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS
- BIKE LANE ARROW & BIKE LANE PAVEMENT MARKINGS PER CALTRANS STD. PLANS
- BIKE LANE SHARROW PAVEMENT MARKINGS PER CALIFORNIA MUTCD

STRIPING NOTES

1. ALL STRIPING, PAVEMENT MARKING, AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE CALTRANS CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD) AND MOST CURRENT STANDARD DETAILS AND SPECIFICATIONS.
2. ALL DETAIL NUMBERS REFER TO CALTRANS STANDARD PLANS STRIPING DETAILS.
3. FINAL PLACEMENT FOR EV CAPABLE, EV READY, EVCS, & EV ACCESSIBLE SPACES TO BE DETERMINED AT CONSTRUCTION DOCUMENTS AND PERMITTING.



STRIPING DETAIL

PRELIMINARY SIGNING & STRIPING PLAN

SLATTEN RANCH - SUBDIVISION 9645

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

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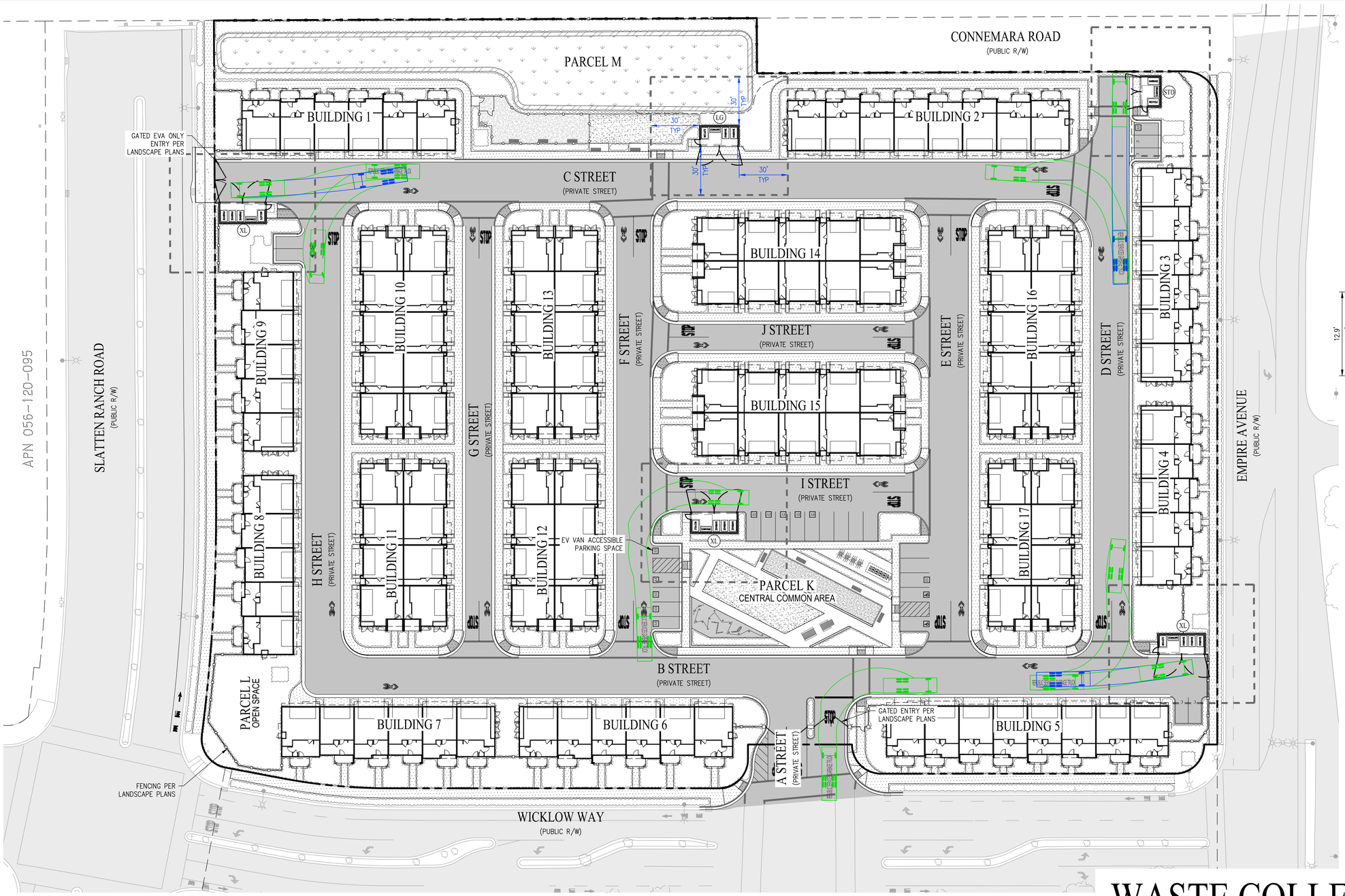
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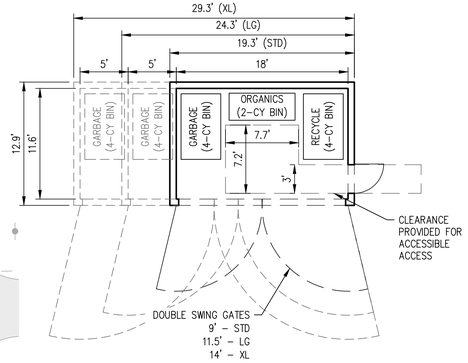
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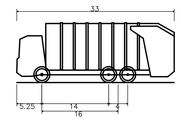
LEGEND

- PROPERTY BOUNDARY
- ADJACENT PARCEL LINE
- PROPOSED EASEMENT
- BUILDING OVERHANG
- 30' TRASH ENCLOSURE OFFSET
- BIORETENTION AREA
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO REMAIN

REFUSE, RECYCLABLES, & GREEN WASTE COLLECTION ENCLOSURE



1. ASSUME 5 NEEDED FOR SITE
2. STANDARD (STD), LARGE (LG) AND EXTRA LARGE (XL) ENCLOSURE SIZES AS NOTED ON PLAN.
3. UNITS WILL **NOT** HAVE INDIVIDUAL TOTES WITHIN PRIVATE GARAGES



REPUBLIC SERVICES GARBAGE TRUCK

Overall Length	33.000ft
Overall Width	9.000ft
Overall Body Height	12.538ft
Min Body Ground Clearance	1.227ft
Track Width	8.500ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	37.500ft

WASTE COLLECTION PLAN

SLATTEN RANCH - SUBDIVISION 9645

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

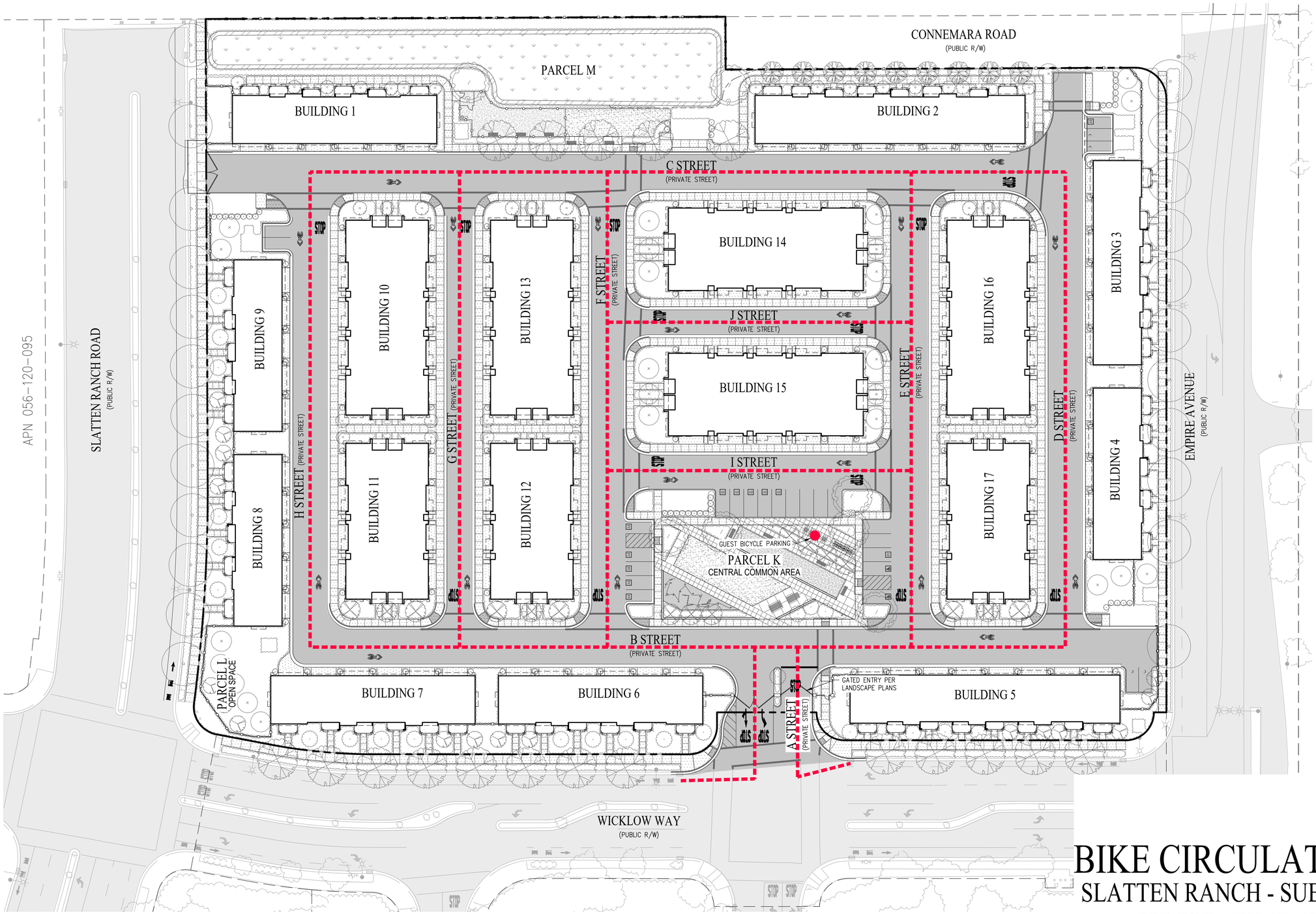
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SHEET NO. 12 OF 13 SHEETS



LEGEND

CLASS III SHARED BIKE LANE

GUEST BICYCLE PARKING
(SEE LANDSCAPE PLANS FOR TYPE & QUANTITY)

BIKE CIRCULATION PLAN

SLATTEN RANCH - SUBDIVISION 9645

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

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PROJECT BOUNDARY

EX. PG&E #7 VAULT TO BE RELOCATED OR REMOVED BY PG&E PRIOR TO CONSTRUCTION

PROPOSED PG&E 36' PAD MOUNT TRANSFORMER (X) 4 SEE JT2 DETAIL. PAD SIZE-90" x 106", CABINET SIZE-89"w x 90"d x 96"h SEE PROJ. NOTES #12, 14, 28 & 30 (TYP.) IF 9' CLEARANCE FROM PAD EDGE TO F/C CANNOT BE MET, BARRIER POSTS MAY BE REQUIRED, AT THE DIRECTION OF THE PG&E INSPECTOR. (TYP.)

EX. CONDUIT STUB-UP TO REMAIN

EX. TELEPHONE MAN-HOLE TO REMAIN

EX. PG&E #7 VAULT TO REMAIN

EX. PG&E #7 VAULT J-21504 TO REMAIN

EX. STREET LIGHT BOX TO REMAIN
EX. PG&E #6 VAULT T-23481 TO REMAIN

EX. CHANNELL COMM CATV BOX TO REMAIN

EX. PG&E #7 VAULT TO REMAIN

EX. 4" GAS MAIN 1' FROM PROPERTY LINE STUBBED 50 FEET FROM THE SIDE OF MAX.

EX. TRAFFIC SIGNAL BOX TO REMAIN

EX. PG&E #7 VAULT SW-17667, SW-21503 & SW-21502 TO REMAIN

EX. TELEPHONE VAULT TO REMAIN

EX. SLATTAN RANCH ROAD

EX. WICKLOW WAY

EMPIRE AVENUE

BLDG 1 — 7 UNITS — 800A MAIN 120/240V 3ϕ 4 WIRE (TYP.) 8 METERS — E,T,C
BLDG 2 — 8 UNITS — 800A MAIN 120/240V 3ϕ 4 WIRE (TYP.) 9 METERS — E,T,C
BLDG 3 — 7 UNITS — 800A MAIN 120/240V 3ϕ 4 WIRE (TYP.) 8 METERS — E,T,C
BLDG 4 — 7 UNITS — 800A MAIN 120/240V 3ϕ 4 WIRE (TYP.) 8 METERS — E,T,C
BLDG 5 — 8 UNITS — 800A MAIN 120/240V 3ϕ 4 WIRE (TYP.) 9 METERS — E,T,C
BLDG 6 — 6 UNITS — 800A MAIN 120/240V 3ϕ 4 WIRE (TYP.) 7 METERS — E,T,C
BLDG 7 — 6 UNITS — 800A MAIN 120/240V 3ϕ 4 WIRE (TYP.) 7 METERS — E,T,C
BLDG 8 — 6 UNITS — 800A MAIN 120/240V 3ϕ 4 WIRE (TYP.) 7 METERS — E,T,C
BLDG 9 — 6 UNITS — 800A MAIN 120/240V 3ϕ 4 WIRE (TYP.) 7 METERS — E,T,C
BLDG 10 — 10 UNITS — 1000A MAIN 120/240V 3ϕ 4 WIRE (TYP.) 11 METERS — E,T,C
BLDG 11 — 8 UNITS — 800A MAIN 120/240V 3ϕ 4 WIRE (TYP.) 9 METERS — E,T,C
BLDG 12 — 8 UNITS — 800A MAIN 120/240V 3ϕ 4 WIRE (TYP.) 9 METERS — E,T,C
BLDG 13 — 10 UNITS — 1000A MAIN 120/240V 3ϕ 4 WIRE (TYP.) 11 METERS — E,T,C
BLDG 14 — 12 UNITS — 1200A MAIN 120/240V 3ϕ 4 WIRE (TYP.) 13 METERS — E,T,C
BLDG 15 — 12 UNITS — 1000A MAIN 120/240V 3ϕ 4 WIRE (TYP.) 13 METERS — E,T,C
BLDG 16 — 10 UNITS — 1000A MAIN 120/240V 3ϕ 4 WIRE (TYP.) 11 METERS — E,T,C
BLDG 17 — 8 UNITS — 800A MAIN 120/240V 3ϕ 4 WIRE (TYP.) 9 METERS — E,T,C

C STREET (PRIVATE STREET)
G STREET (PRIVATE STREET)
H STREET (PRIVATE STREET)
F STREET (PRIVATE STREET)
J STREET (PRIVATE STREET)
I STREET (PRIVATE STREET)
E STREET (PRIVATE STREET)
D STREET (PRIVATE STREET)
B STREET (PRIVATE STREET)
A STREET (PRIVATE STREET)

PROPOSED 4'X4' AT&T PFP PAD

STA. XX+XX± (X) PROPOSED 3'x5'x4'6" PG&E SUBSURFACE SPLICE BOX. SEE PROJECT NOTES #3, 5, & 25 ON SHEET JT2. MAINTAIN 3' LONG SIDE AND 3' SHORT SIDE CLEAR LEVEL WORK SPACE AROUND BOX. (SEE 1 3 DETAIL JT2 JT2)

PROPOSED PRIVATE LIGHTING BOLLARD (TYP.)

PROPOSED PRIVATE POST TOP STREET LIGHT (TYP.)

PROPOSED SLATTEN RANCH - 6 ACRES
134 TOWNHOMES
EMPIRE AVENUE & WICKLOW WAY
ANTIOCH, CA 94561

PROPOSED PRIVATE STREET LIGHT, POST TOP (BY OTHERS) (TYP.)

PROPOSED EXTERIOR LIGHT, WALL MOUNT (BY OTHERS) (TYP.)

EXISTING PG&E PAD MOUNT SWITCH TO BE RELOCATED PRIOR TO CONSTRUCTION.

EX. 12' WATT LED COBRA HEAD STREET LIGHT TO REMAIN

EX. STREET LIGHT BOX TO REMAIN

CAUTION!! EXERCISE EXTREME CAUTION WHEN WORKING AROUND ENERGIZED ELECTRIC FACILITIES.

CAUTION!! ENERGIZED ELECTRIC PG&E TO DE-ENERGIZE PRIOR TO TRENCHING OR EXCAVATING IN AREA.

EXPOSE DE-ENERGIZED ELECTRIC CABLES AS NECESSARY TO ALLOW RE-ROUTING OF CABLES INTO EXISTING UNDERGROUND SERVICE.

EX. PG&E #7 VAULT FROM 222767 WO TO REMAIN & PROPOSED ELECTRIC TIE-IN. EX. FIBER LOCATED PRIOR TO CONSTRUCTION.

EX. PG&E #6 VAULT T-23481 TO REMAIN

EX. 4" EMPTY CONDUIT, STUB AND EXISTING UG ELECTRIC LINES SHOWN SCHEMATICALLY. LOCATION TO BE FIELD VERIFIED BY CONTRACTOR.

MISCELLANEOUS PAD-MOUNTED EQUIPMENT (TYP.)

EX. PG&E #6 VAULT T-23480 TO REMAIN

EX. INTERCONNECT BOX TO REMAIN

EX. CHANNELL COMM CATV BOX TO REMAIN

EX. METER SERVICE PEDESTAL METER # UNDETECTABLE TO REMAIN

EX. F/C

EX. GAS

EX. POLE WITH PRIMARY ELECTRIC, SECONDARY ELECTRIC & TELEPHONE TO REMAIN

CAUTION !! CAUTION !! CAUTION !!
EX. JOINT TRENCH AND EX. GAS AND ALL OTHER UTILITY LOCATIONS ARE SHOWN BASED UPON INFORMATION PROVIDED BY OTHERS AND FIELD OBSERVATION. JOINT TRENCH CONTRACTOR TO VERIFY EXACT LOCATION OF ALL EXISTING FACILITIES PRIOR OF ANY JOINT TRENCH CONSTRUCTION. POTHOLE IF NECESSARY. CONTACT U.S.A. DIG ALERT 2 WORKING DAYS IN ADVANCE.

CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING AROUND ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.

JOINT TRENCH OCCUPANCY GUIDE

TRENCH SECTION	A*	B*	C*	D*	E*	F*	G*	H*	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
GAS	X	X	X		X				X	X	X		X	X	X		X		X				
TELEPHONE	X	X		X		X			X	X		X	X	X		X		X			X		
CABLE T.V.	X		X	X			X		X		X	X		X	X		X			X			X
ELECTRIC SEC.	X	X	X	X	X	X	X	X					X	X	X	X	X	X	X					X
ELECTRIC PRI.	X	X	X	X	X	X	X	X															

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

EX. POLE WITH PRIMARY ELECTRIC, 15KVA POLE-MOUNTED TRANSFORMER, SECONDARY ELECTRIC & TELEPHONE TO REMAIN

EX. POLE WITH PRIMARY ELECTRIC RISER, SECONDARY ELECTRIC & TELEPHONE TO REMAIN

EX. POLE WITH PRIMARY ELECTRIC (2) 10KVA POLE-MOUNTED TRANSFORMERS, SECONDARY ELECTRIC & ANCHOR TO REMAIN

EX. POLE WITH SECONDARY ELECTRIC RISER TO REMAIN

EX. POLE WITH PRIMARY ELECTRIC & SECONDARY ELECTRIC TO REMAIN

EX. POLE WITH PRIMARY ELECTRIC RISER TO REMAIN

EEOH

SCALE: 1" = 30'

TARRAR UTILITY CONSULTANTS
APPROVED FOR SUBMITTAL
KARA PEDERSEN
QUALIFIED APPLICANT DESIGNER

813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-7013 fax
www.tarrar.com

TARRAR UTILITY CONSULTANTS

- Planning
- Design
- Estimating
- Joint Trench
- Street Lighting
- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

JOINT TRENCH COMPOSITE PLAN
DENOVA HOMES, INC.
SLATTEN RANCH – 6 ACRES
ANTIOCH CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: JUNE 2023 | DATE LAST WORKED ON: 1/9/2024
SCALE: 1" = 30' | DRAWN: KK | CHECKED: KP
JOB NO.: 222167

INTENT TO CONSTRUCT

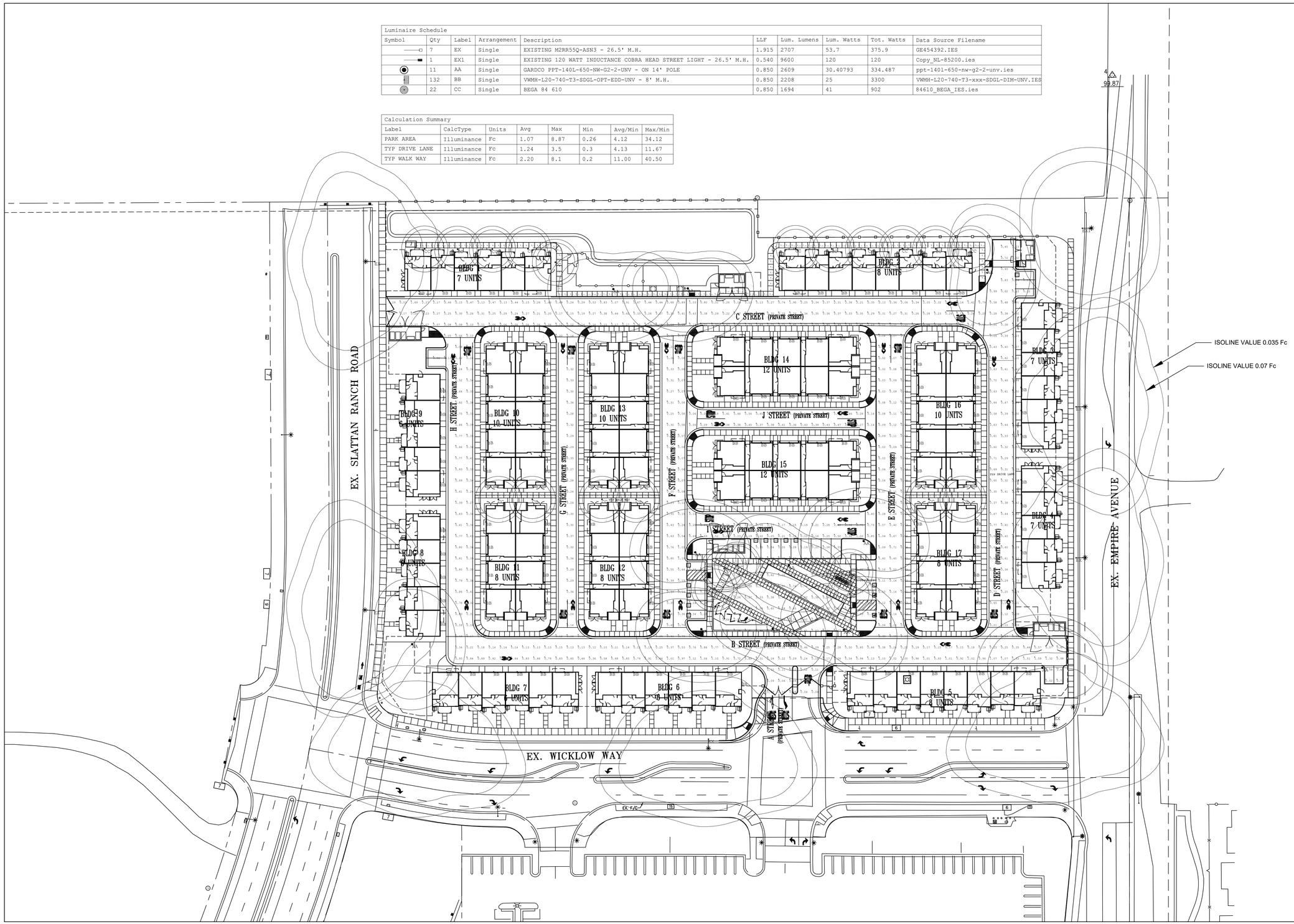
811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER — ABDULLAH A. ALSHAMI — Exp. 06/30/2025 — CIVIL — STATE OF CALIFORNIA

SHEET JT4 OF JT4 SHEETS

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Lum. Lumens	Lum. Watts	Tot. Watts	Data Source Filename
	7	EX	Single	EXISTING M2RR55Q-ASN3 - 26.5' M.H.	1.915	2707	53.7	375.9	GE454392.IES
	1	EX1	Single	EXISTING 120 WATT INDUCTANCE COBRA HEAD STREET LIGHT - 26.5' M.H.	0.540	9600	120	120	Copy_NL-85200.ies
	11	AA	Single	GARDCO PPT-140L-650-NW-G2-2-UNV - ON 14' POLE	0.850	2609	30.40793	334.487	ppt-1401-650-nw-g2-2-unv.ies
	132	BB	Single	VWMH-L20-740-T3-SDGL-OPT-EDD-UNV - 8' M.H.	0.850	2208	25	3300	VWMH-L20-740-T3-xxx-SDGL-DIM-UNV.IES
	22	CC	Single	BEGA 84 610	0.850	1694	41	902	84610_BEGA_IES.ies

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARK AREA	Illuminance	Fc	1.07	8.87	0.26	4.12	34.12
TYP DRIVE LANE	Illuminance	Fc	1.24	3.5	0.3	4.13	11.67
TYP WALK WAY	Illuminance	Fc	2.20	8.1	0.2	11.00	40.50



SCALE: 1" = 40'-0"

PLAN VIEW

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LDD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defind factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accruracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION

(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES

Associated Lighting Representatives, Inc.
Irvine
2222 Martin
Irvine, CA 92612
949-263-2020

Las Vegas
9670 Gate Lake Road
Las Vegas, NV 89134
702-243-1112

Phoenix
1812 W. Dunlap Ave.
Phoenix, AZ 85021
602-944-5500

Sacramento
2320 Venture Oaks Way
Sacramento, CA 95833
916-565-8410

San Diego
7777 Ronson Road
San Diego, CA 92111
858-614-7740

San Francisco
2185 Diamond Blvd.
Concord, CA 94520
925-969-3000

Seattle
9030 Tukwila Diamond Pkwy
Tukwila, WA 98188
425-251-1176

Tucson
5151 E. Broadway
Tucson, AZ 85711
520-745-6455

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON LABORATORY TESTING PERFORMED ACCORDING TO IESNA PUBLISHED LAMP/LUMINAIRE FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP/BALLAST COMBINATIONS, MAINTENANCE AND ENVIRONMENTAL CONDITIONS.

Calculations have been performed according to IESNA standards and good practice. Results are predicted based on laboratory data taken under controlled conditions per IESNA tolerances in calculation methods, testing procedures, component performance, and laboratory conditions. Actual performance of any manufacturer's luminaire may differ due to variations in electrical voltage, tolerances in lamps and other components, and environmental conditions. Project data used to generate the attached calculations such as luminaire locations, aiming angles, operating voltage, and surface reflectances may vary from the as-built conditions. Field measurements may be required to determine the actual illumination values. If the as-built environmental conditions do not match the design conditions or the luminaires are not installed and aimed per the design documents, the illumination values will differ from the calculated levels.

AGI32 VERSION 20.0
ALTA VISTA SOLUTIONS, INC.
10288 W CENTENNIAL ROAD, SUITE 202, LITTLETON, CO USA 80127

REPORT FOR:
TARRAR UTILITY CONSULTANTS

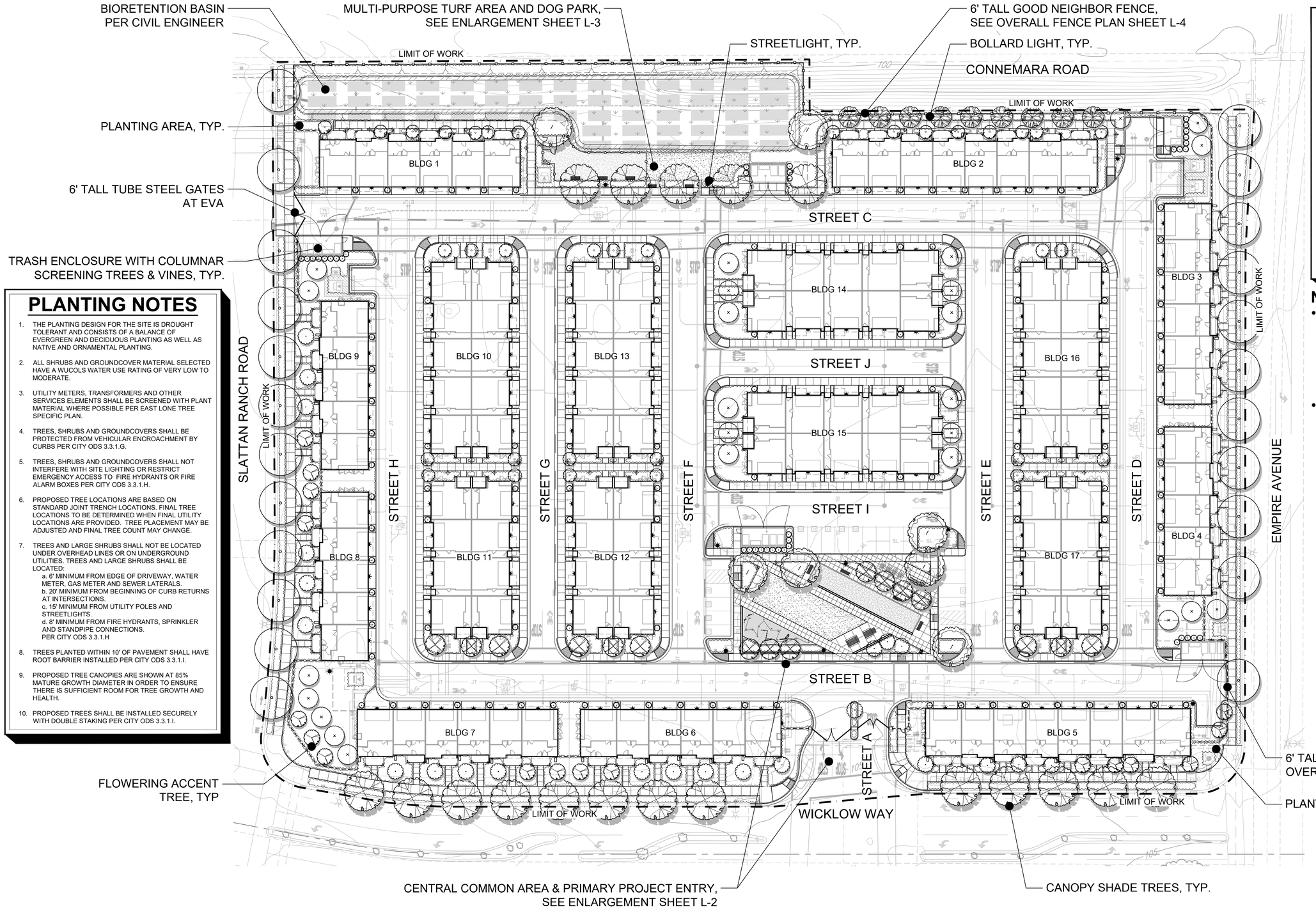
SALES REPRESENTATIVE:
TIM HALEY
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

ARCHITECT:
HUNTER SIMMERS
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

PROJECT DESCRIPTION:
222167 SLATTEN RANCH
ANTIOCH, CA

DRAWING NO. / SHEET FILE:
216191HAL-R4.DWG/.A32

REV	SHEET	DATE	SCALE
4	1 OF 1	01-09-2024	1" = 40'-0"



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. 'ARMSTRONG'	ARMSTRONG MAPLE
ARBUTUS 'MARINA'	MADRONE
CARPINUS B. 'FRANS FONTAINE'	HORNBEAM
GINKGO B. 'PRINCETON SENTRY'	MAIDENHAIR TREE
LAGERSTROEMIA I. 'MUSKOGEE'	CRAPE MYRTLE
LAURUS 'SARATOGA'	SARATOGA SWEET BAY
LIRIODENDRON TULIPIFERA	TULIP TREE
PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE
PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE
PODOCARPUS M. 'MAKI'	SHRUBBY YEW PINE
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM
QUERCUS ILEX	HOLLY OAK
ZELKOVA S. 'MUSASHINO'	SAWLEAF ZELKOVA

NOTES:

- SEE SHEET L-7 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.

OPEN SPACE CHART

	REQUIRED	PROVIDED
OPEN SPACE (AMC 9-5.706):	200 SF/UNIT	219 SF/UNIT
*TOTAL SF	25,800 SF	28,288 SF
PRIVATE (60 SF/UNIT MIN.)	7,740 SF	11,760 SF
COMMON:		
CENTRAL OPEN AREA		10,826 SF
DOG PARK		2,739 SF
OPEN PLAY AREA		2,963 SF
TOTAL SF		16,528 SF
**LANDSCAPING (AMC 9-5.708):	25% OF SITE (1.6 AC)	26.5% OF SITE (1.77 AC)

*OPEN SPACE TOTAL DOES NOT INCLUDE BIORETENTION AREA.
**LANDSCAPING TOTAL INCLUDES BIORETENTION AREA.

MWELO 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

DeNova Homes
Building a Better Community
1500 WILLOW PASS COURT
CONCORD, CA 94520
(925) 685-0110

SLATTEN RANCH

Antioch, California

OVERALL SITE PLAN

CONCEPTUAL LANDSCAPE PLAN
JANUARY 8, 2024

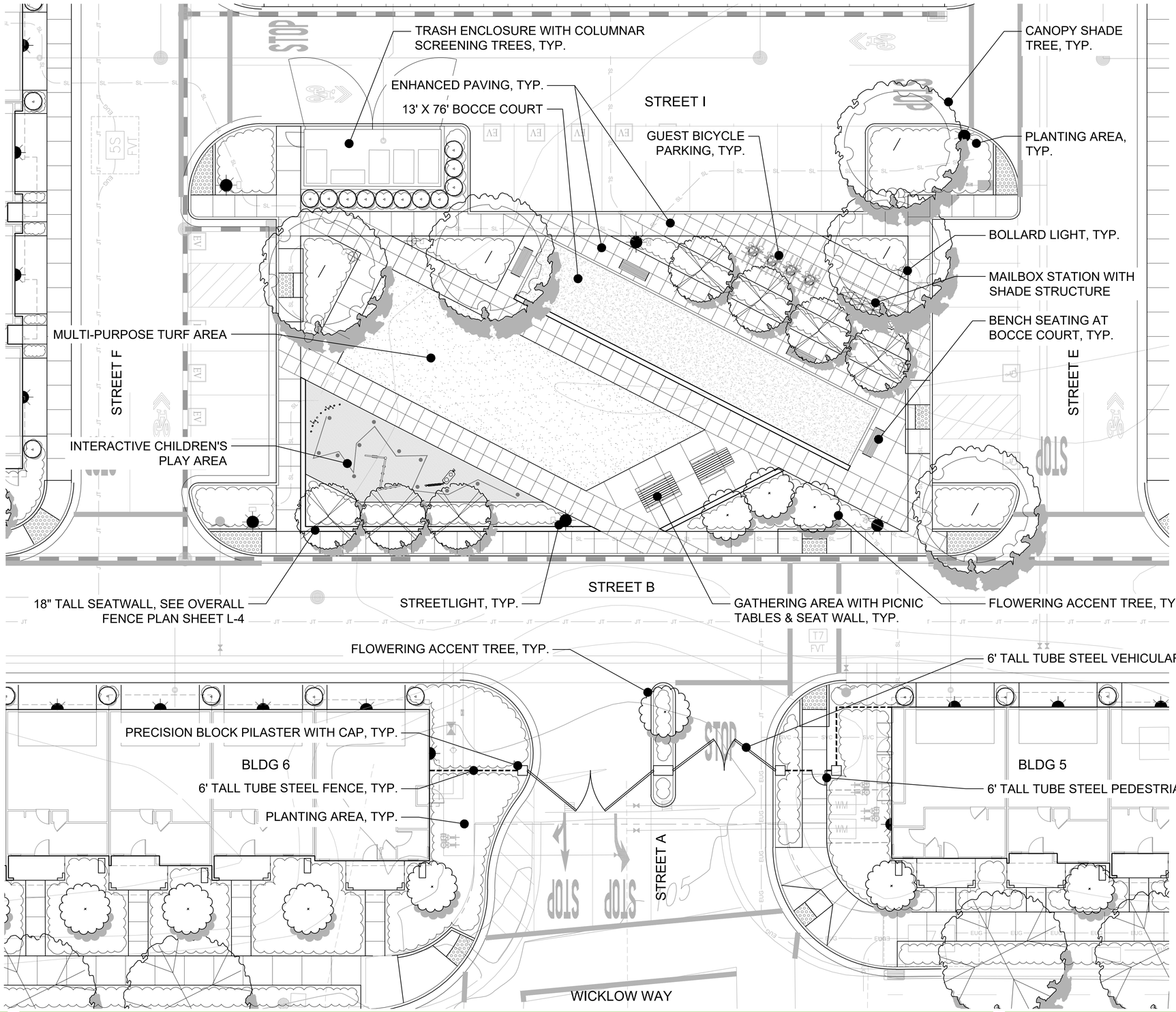
vanderToolen Associates
700 Ygnacio Valley Rd.
Suite 100
Walnut Creek, CA 94596

tel: 925.274.1305
www.vandertoolen.com

SCALE: 1" = 30'-0" (0' 15' 30' 60')
NORTH

L-1
Project No. 00323

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PROPOSED TREE LEGEND

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PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM
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NOTES:

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CONCORD, CA 94520
(925) 685-0110

SLATTEN RANCH

Antioch, California

CENTRAL COMMON AREA & PRIMARY ENTRY

SITE ENLARGEMENT
JANUARY 8, 2024

vanderToolen Associates
700 Ygnacio Valley Rd.
Suite 100
Walnut Creek, CA 94596
tel: 925.274.1305
www.vandertoolen.com

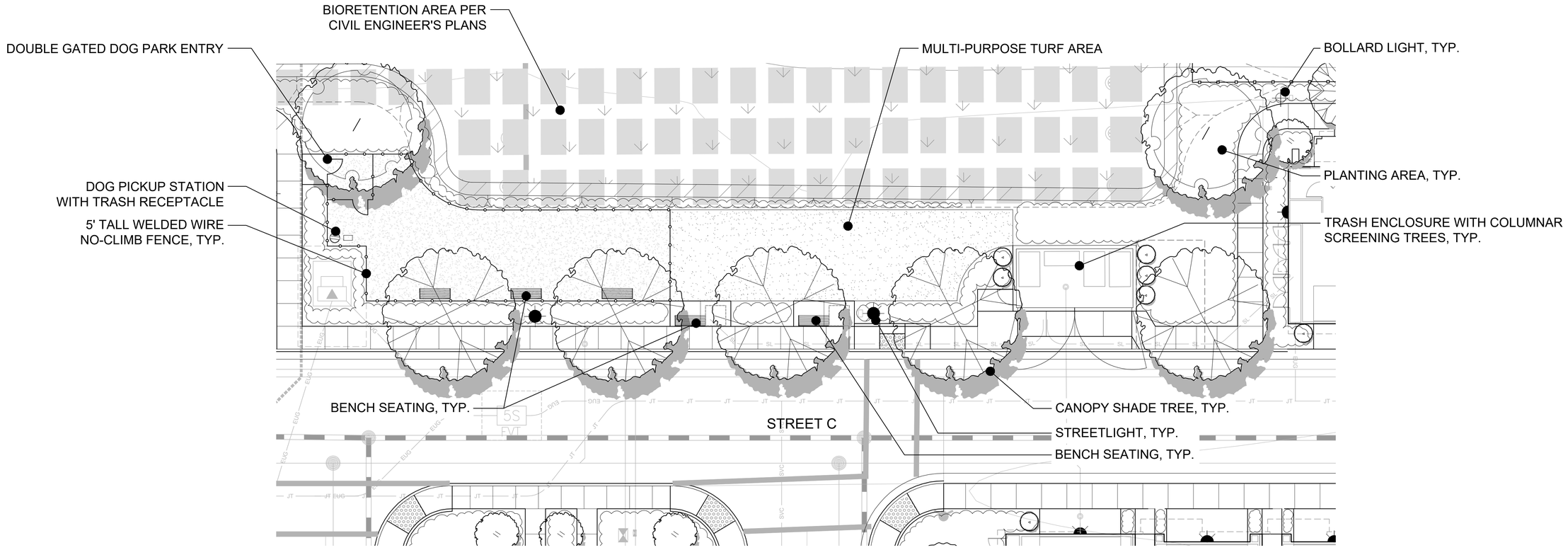
SCALE: 1" = 10'-0"

NORTH

L-2

Project No. 00323

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PROPOSED TREE LEGEND

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NOTES:

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DeNova Homes
Building a Better Community
1500 WILLOW PASS COURT
CONCORD, CA 94520
(925) 685-0110

SLATTEN RANCH

Antioch, California

RECREATIONAL AREA
SITE ENLARGEMENT
JANUARY 8, 2024

vanderToolen Associates
700 Ygnacio Valley Rd.
Suite 100
Walnut Creek, CA 94596

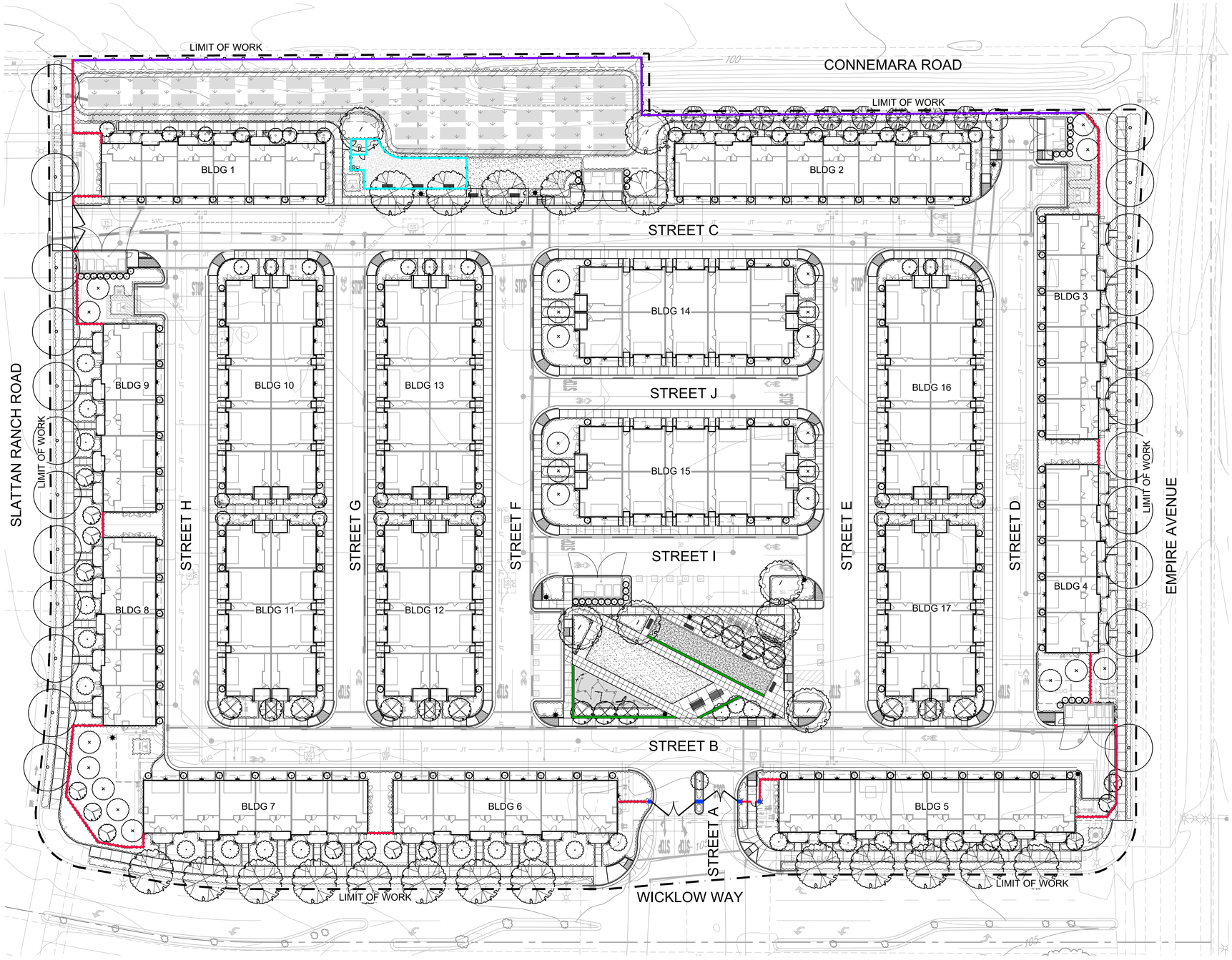
tel: 925.274.1305
www.vandertoolen.com

SCALE: 1" = 10'-0" NORTH

L-2

Project No. 00323

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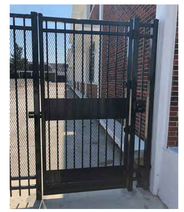


WALL & FENCE LEGEND

- 6' TALL TUBE STEEL FENCE
- PILASTER
- 5' TALL DOG PARK FENCE
- 6' TALL GOOD NEIGHBOR FENCE
- 18" TALL BLOCK WALL WITH CAP



6' TALL TUBE STEEL FENCE.



6' TALL TUBE STEEL PEDESTRIAN GATE AT MAIN ENTRY.



6' TALL TUBE STEEL VEHICULAR SWING GATE AT MAIN ENTRY.



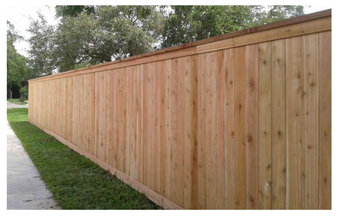
BLOCK PILASTER WITH PRECAST CAP AT MAIN ENTRY.



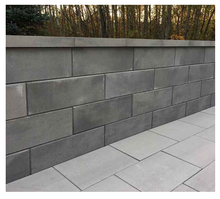
6' TALL TUBE STEEL VEHICULAR SWING GATE AT EVA.



5' TALL WELDED WIRE NO-CLIMB DOG PARK FENCE.



6' TALL WOOD GOOD NEIGHBOR FENCE.



18" TALL BLOCK SEAT WALL WITH CAP.

NOTE: THE PROPOSED FENCE & WALL DESIGNS ARE CONCEPTUAL. SIMILARLY THEMED DESIGN, COLORS & MATERIALS MAY BE SELECTED BASED UPON PRODUCT AVAILABILITY AT TIME OF INSTALLATION.

DeNova Homes
Building a Better Community
1500 WILLOW PASS COURT
CONCORD, CA 94520
(925) 685-0110

SLATTEN RANCH

Antioch, California

OVERALL FENCE PLAN

CONCEPTUAL LANDSCAPE PLAN
JANUARY 8, 2024

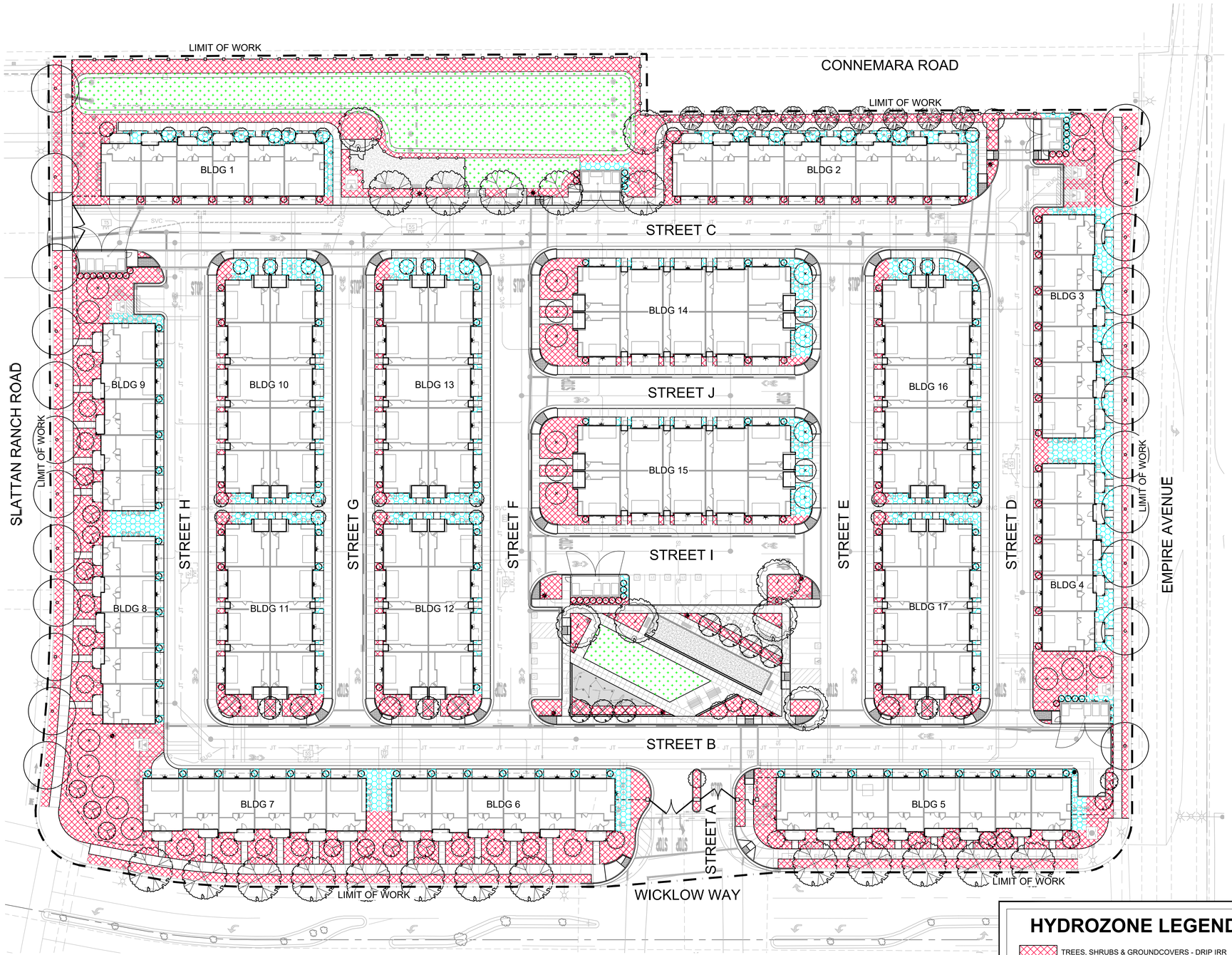
vanderToolen Associates
700 Ygnacio Valley Rd.
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Walnut Creek, CA 94596

tel: 925.274.1305
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0' 15' 30' 60'
SCALE: 1" = 30'-0"
NORTH

L-4
Project No. 00323

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HYDROZONE LEGEND

- TREES, SHRUBS & GROUNDCOVERS - DRIP IRR SOUTH/ WEST EXPOSURE
- TREES, SHRUBS & GROUNDCOVERS - DRIP IRR NORTH/ EAST EXPOSURE
- TURF & BIORETENTION AREAS - MP ROTATOR SPRAY

Water Efficient Landscape Worksheet

Adapted from California Code of Regulations Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance

Use drop down menus or type in values in white cells only. Results appear in Yellow or Red highlighted cells below.

Site Information

Site Name → Slatten Ranch
Site Type → Residential — Allowed ETAF → 0.55
Annual Eto (inches/yr) → 55.43

Hydrozone or Planting Description (a)	Plant Factor (PF)	Irrigation Method (b)	Irrigation Efficiency (IE) (c)	ETAF (PF/IE)	Landscape Area (sqft.)	ETAF x Area	*Estimated Total Water Use (gal./yr.)
Regular Landscape Areas							
Low/Mod. Water Use Shrubs	0.4	Mod./Ave.	Drip	0.81	0.5	53,897	26,636	914,695
Low/Mod. Water Use Trees	0.4	Mod./Ave.	Bubbler	0.81	0.5	1,988	982	33,739
Turf	0.7	High	Overhead Spray	0.75	0.9	2,577	2,405	82,659
Bioretention	0.4	Mod./Ave.	Overhead Spray	0.75	0.5	11,484	6,125	210,489
					SUBTOTAL →	69,946	36,128	1,241,580
Special Landscape Areas								
1					1		0	0
2					1	0	0	0
3					1	0	0	0
					SUBTOTAL →	0	0	0
					**Estimated Total Water Use (ETWU) →			1,241,580
					Maximum Allowed Water Allowance (MAWA) →			1,322,093

(a) Hydrozone #/Planting Description
1.) Front Lawn
2.) low water use planting
3.) medium water use

(b) Irrigation Method
Overhead Spray
Drip
Bubbler

(c) Irrigation Efficiency
0.75 for spray head
0.81 for drip

(*) ETWU (Annual Gallons Required)=
Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year

(**) MAWA (Annual Gallons Allowed)=
(Eto) x (0.62) x [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	36,128
Total Area	69,946
Average ETAF	0.52

All Landscape Areas

Total ETAF x Area	36,128
Total Area	69,946
Sitewide ETAF	0.52

Notes:

Average ETAF (ET adjustment Factor) for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Calculator developed to meet code effective Dec. 1, 2015
This calculator is for estimating purposes only.

MWELO 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

IRRIGATION CONCEPT STATEMENT

THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (TITLE 23 - DIVISION 2-CHAPTER 2.7) AND THE CITY OF ANTIOCH WATER EFFICIENT LANDSCAPE STANDARDS.

THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET 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, 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.

IRRIGATION NOTES

1. IRRIGATION ZONES: ALL LANDSCAPED AREAS HAVE AN IRRIGATION ZONE DESIGNATION OF "SHRUBS / GROUNDCOVERS/ TREES' OR 'TURF." NO IRRIGATION ZONES FOR ANNUALS AND TURFED SLOPES EXCEEDING 10% ARE PROPOSED.

2. DEPTH OF IRRIGATION LINES: ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 18" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 24" MIN.

3. BACKFLOW PREVENTER: BACKFLOW PREVENTER SHALL BE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (FEBCO 825Y OR EQUAL) TYPE AS APPROVED BY WATER PURVEYOR.

4. IRRIGATION SPRINKLER TYPES: ALL SPRINKLERS SHALL UTILIZE MATCHED PRECIPITATION, PRESSURE COMPENSATING NOZZLES FOR MAXIMUM UNIFORMITY OF DISTRIBUTION. IRRIGATION SYSTEMS TO BE INSPECTED PERIODICALLY FOR BROKEN OR DEFICIENT EQUIPMENT.

5. IRRIGATION CONTROLLERS: CONTROLLER SHALL BE AN AUTOMATIC ET (EVAPOTRANSPIRATION) WITH MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF OR OVER WATERING. MOISTURE SENSING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.

6. CLASS OF IRRIGATION PIPE: ALL MAINLINE SHALL BE PVC 315 FOR DIAMETERS 2" OR LARGER & PVC SCHEDULE 40 FOR DIAMETERS LESS THAN 2". ALL LATERAL LINE SHALL BE CLASS 200 PVC.

7. IRRIGATION EMITTERS: ALL SHRUB/ GROUNDCOVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM. ALL TREE AREAS SHALL BE IRRIGATED USING BUBBLER IRRIGATION SYSTEM.

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Building a Better Community
1500 WILLOW PASS COURT
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(925) 685-0110

SLATTEN RANCH

Antioch, California

HYDROZONE PLAN

CONCEPTUAL LANDSCAPE PLAN
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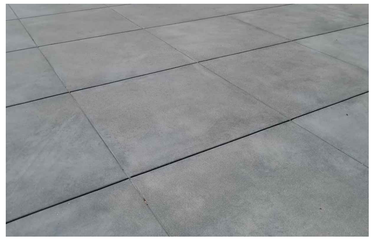
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L-5

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A DECORATIVE PAVING



B DOG PARK



C BOCCE

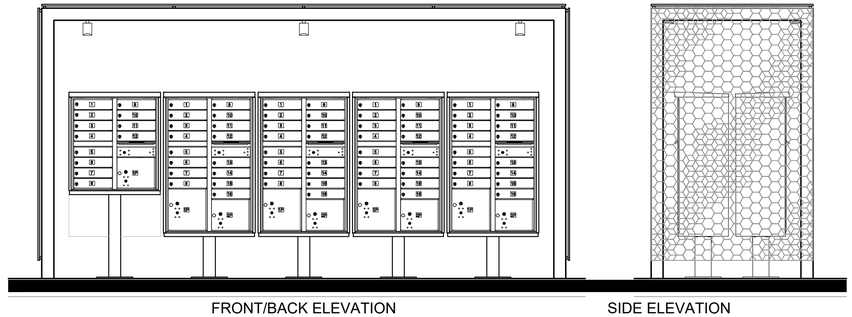




D MULTIPURPOSE TURF AREA



D CHILDREN'S PLAY AREA



FRONT/BACK ELEVATION SIDE ELEVATION

F CLUSTER MAILBOX



G TRASH & RECYCLING RECEPTACLE



H BIKE RACK



I BENCH



J PICNIC TABLE



K POST TOP LIGHT & BOLLARD

POST TOP LIGHT HEIGHT: 16 FT
BOLLARD LIGHT HEIGHT: 3 FT

NOTE: THE PROPOSED SITE AMENITY DESIGNS ARE CONCEPTUAL. SIMILARLY THEMED DESIGN, COLORS & MATERIALS MAY BE SELECTED BASED UPON PRODUCT AVAILABILITY AT TIME OF INSTALLATION.

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SLATTEN RANCH
Antioch, California

HARDSCAPE AND FURNISHING IMAGERY

JANUARY 8, 2024

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L-6

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TREES (TIER 3)


ACER R. 'ARMSTRONG'


ARBUTUS 'MARINA'


CARPINUS B. 'FRANS FONTAINE'


GINKGO B. 'PRINCETON SENTRY'


LAGERSTROEMIA I. 'MUSKOGEE'


LAURUS 'SARATOGA'


LIRIODENDRON TULIPIFERA


PISTACIA C. 'KEITH DAVEY'


PLATANUS A. 'COLUMBIA'


PRUNUS C. 'KRAUTER VESUVIUS'


QUERCUS ILEX


ZELKOVA S. 'MUSASHINO'

SHRUBS & VINES (TIER 2)


CALLISTEMON V. 'LITTLE JOHN'


CISTUS SPP.


DIETES SPP.


DODONAEA V. 'PURPUREA'


GALVEZIA S. 'FIRECRACKER'


NANDINA DOMESTICA


PARTHENOCISSUS TRICUSPIDATA


PHORMIUM SPP.


PITTOSPORUM TOBIRA


RHAPHIOLEPIS INDICA


SALVIA SPP.


TEUCRIUM F. 'COMPACTUM'

ACCENT SHRUBS & GROUNDCOVERS (TIER 1)


ACHILLEA SPP.


ANIGOZANTHOS 'KANGA RED'

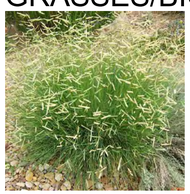

ERIGERON KARVINSKIANUS


LIRIOPE SPICATA

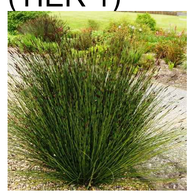

MYOPORUM PARVIFOLIUM


PENSTEMON H. 'MARGARITA BOP'

GRASSES/BIORETENTION (TIER 1)

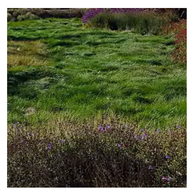

BOUTELOUA G. 'BLONDE AMBITION'


CALAMAGROSTIS X A. 'KARL FOERSTER'


CHONDROPETALUM TECTORUM


ELYMUS C. 'CANYON PRINCE'


MUHLENBERGIA RIGENS

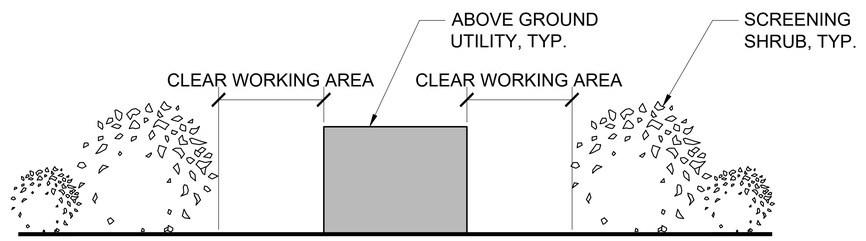

BIORETENTION SOD

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	NATIVE/ ADAPTIVE	SIZE	H X W
	TREES (TIER 3)					
	ACER R. 'ARMSTRONG'	ARMSTRONG MAPLE	M	A	15 GAL	45' X 15'
	ARBUTUS 'MARINA'	MADRONE	L	A	15 GAL	35' X 25'
	CARPINUS B. 'FRANS FONTAINE'	HORNBEAM	M	A	15 GAL	35' X 12'
	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 'SARATOGA'	SARATOGA SWEET BAY	L	A	15 GAL	30' X 25'
	LIRIODENDRON TULIPIFERA	TULIP TREE	M	A	15 GAL	75' X 35'
	PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE	L	A	15 GAL	50' X 50'
	PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	M	A	24" BOX	75' X 35'
	PODOCARPUS M. 'MAKI'	SHRUBBY YEW PINE	M	A	15 GAL	10' X 3'
	PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	M	A	15 GAL	18' X 12'
	QUERCUS ILEX	HOLLY OAK	L	A	15 GAL	50' X 50'
	ZELKOVA S. 'MUSASHINO'	SAWLEAF ZELKOVA	M	A	15 GAL	40' X 15'
	SHRUBS & VINES (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'
	FICUS PUMILA	CREEPING FIG	M	A	5 GAL	30' X 30'
	GALVEZIA SPECIOSA 'FIRECRACKER'	ISLAND SNAPDRAGON	L	N	5 GAL	2' X 3'
	GREVILLEA X 'NOELLI'	GREVILLEA	L	A	5 GAL	4' X 4'
	LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	L	A	5 GAL	9' X 5'
	LOROPETALUM C. 'RAZZLEBERRI'	CHINESE FRINGE FLOWER	M	A	5 GAL	5' X 4'
	NANDINA DOMESTICA	HEAVENLY BAMBOO	L	A	5 GAL	6' X 3'
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	M	A	5 GAL	30' X 30'
	PHORMIUM SPP.	NEW ZEALAND FLAX	L	A	5 GAL	3' X 3'
	PITTOSPORUM TOBIRA	TOBIRA	L	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 FRUTICANS 'COMPACTUM'	BUSH GERMANDER	L	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 3'
	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:

1. 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.
2. 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.



SCREEN PLANTING FOR UTILITIES

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Antioch, California

PLANT IMAGERY
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L-7
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SLATTEN RANCH

ANTIOCH, CA | DECEMBER 20, 2023

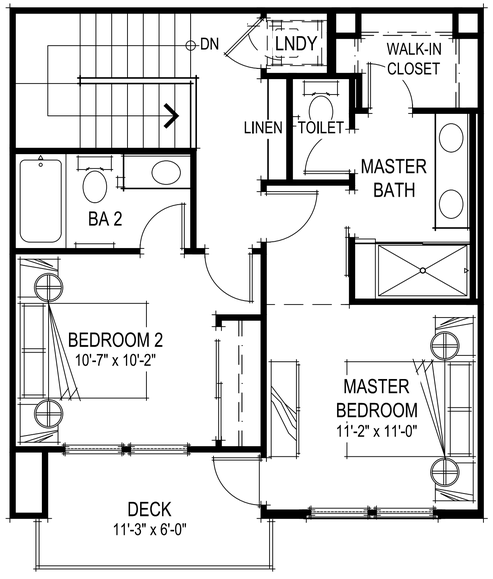


307.081 Slatten Ranch
Antioch, CA
December 20, 2023

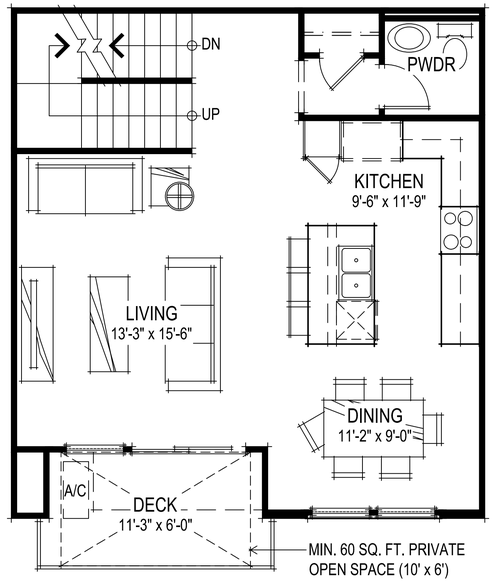
COVER SHEET
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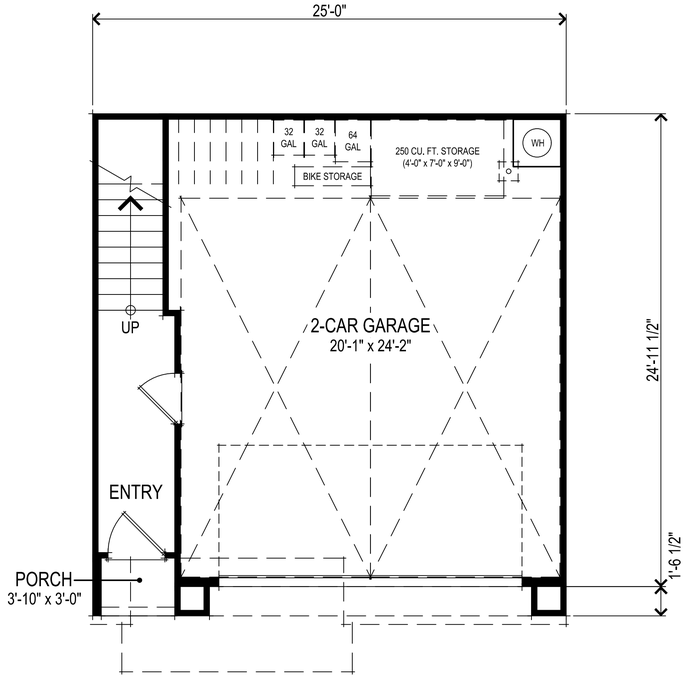
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Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	103 SQ. FT.
SECOND FLOOR	631 SQ. FT.
THIRD FLOOR	559 SQ. FT.
TOTAL LIVING	1293 SQ. FT.
2-CAR GARAGE	517 SQ. FT.
DECK	140 SQ. FT.

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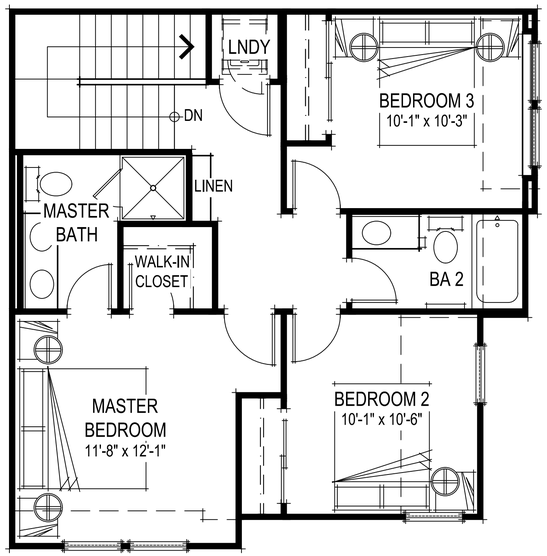
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BACK TO BACK TOWNHOMES

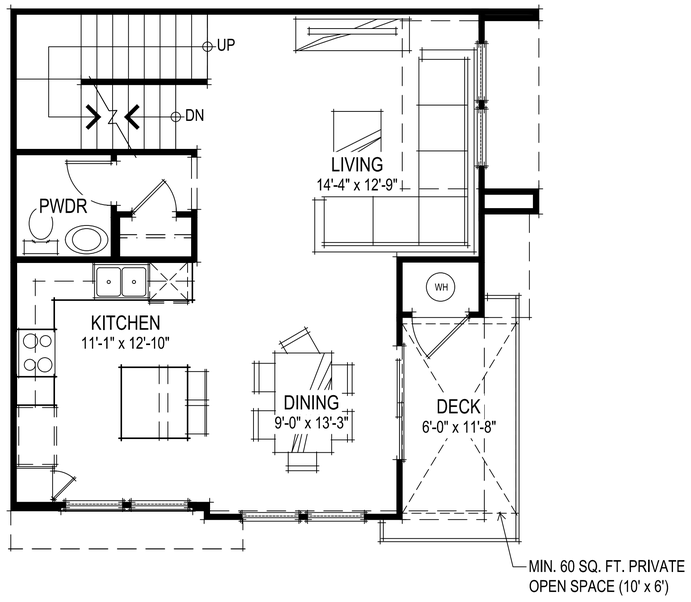
UNIT BB1 FLOOR PLANS
A001

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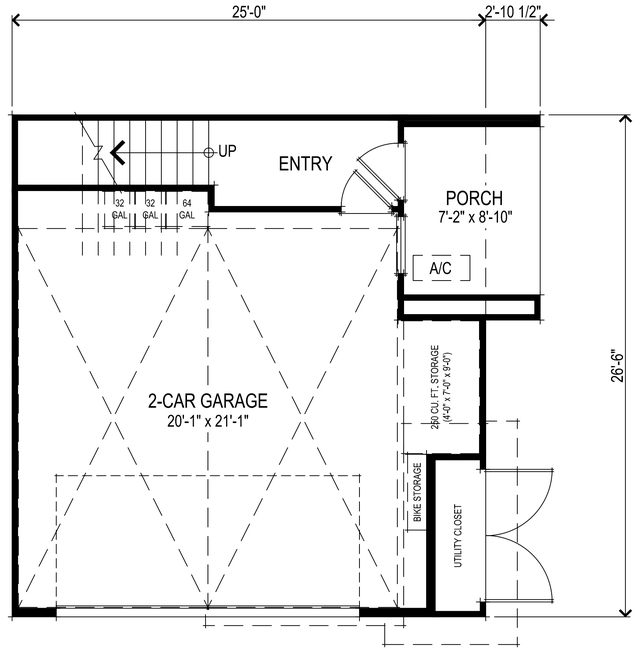
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925.634.7000 | sdgarchitectsinc.com



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	95 SQ. FT.
SECOND FLOOR	625 SQ. FT.
THIRD FLOOR	694 SQ. FT.
TOTAL LIVING	1414 SQ. FT.
2-CAR GARAGE	501 SQ. FT.
DECK	70 SQ. FT.

0 1' 2' 3' 4' 8'

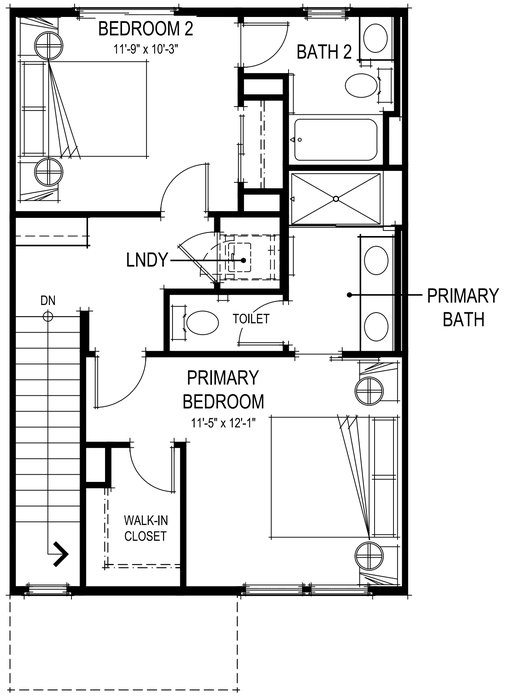
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December 20, 2023

BACK TO BACK TOWNHOMES

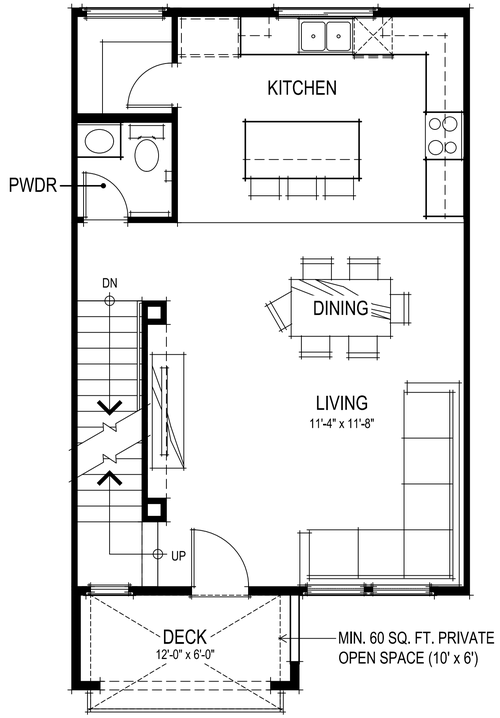
UNIT BB2 FLOOR PLANS
A002

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1500 Willow Pass Ct., Concord, CA 94520
925.685.0110

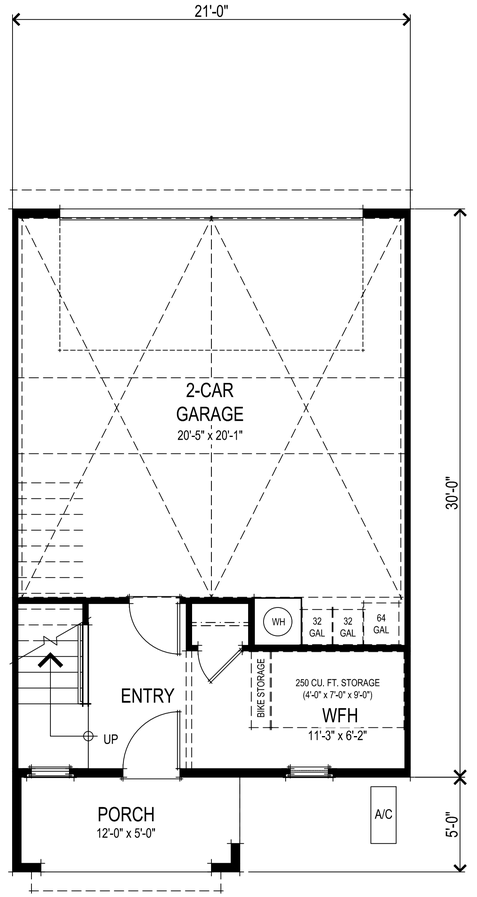
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925.634.7000 | sdgarchitectsinc.com



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	179 SQ. FT.
SECOND FLOOR	654 SQ. FT.
THIRD FLOOR	599 SQ. FT.
TOTAL LIVING	1432 SQ. FT.
2-CAR GARAGE	454 SQ. FT.
DECK	70 SQ. FT.

0 1' 2' 3' 4' 8'

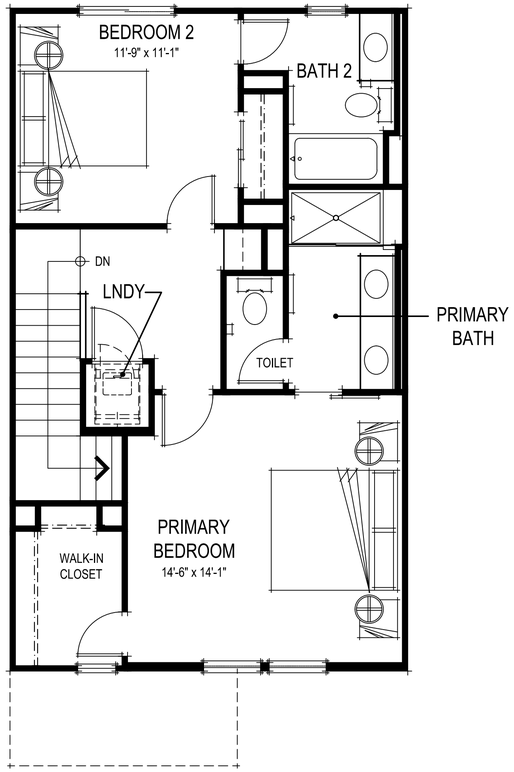
307.081 Slatten Ranch
Antioch, CA
December 20, 2023

ROW TOWNHOMES

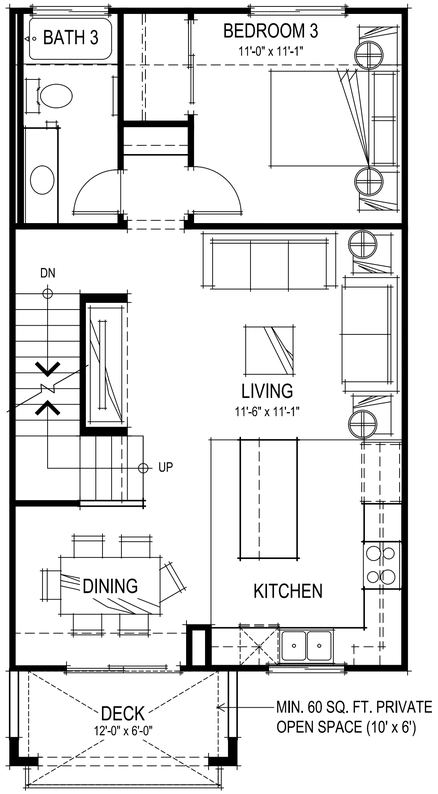
UNIT RT1 FLOOR PLANS
A003

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1500 Willow Pass Ct., Concord, CA 94520
925.685.0110

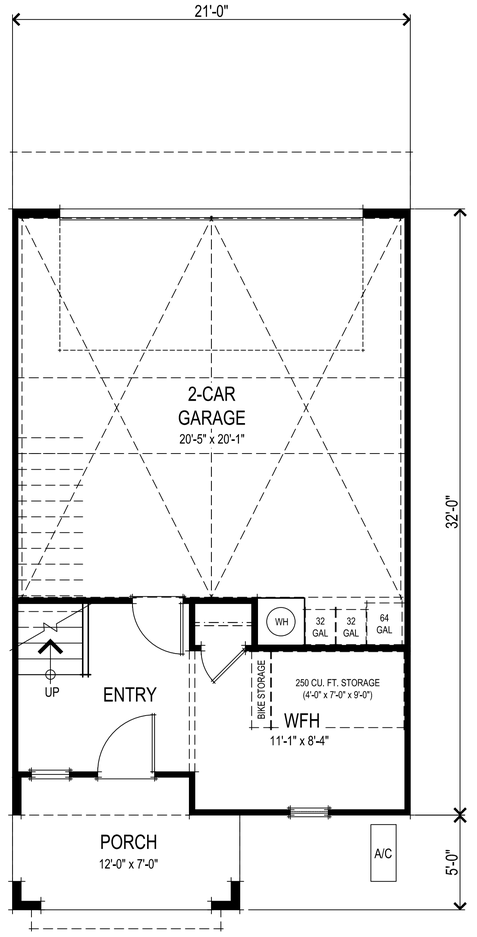
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THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	203 SQ. FT.
SECOND FLOOR	738 SQ. FT.
THIRD FLOOR	677 SQ. FT.
TOTAL LIVING	1618 SQ. FT.
2-CAR GARAGE	453 SQ. FT.
DECK	70 SQ. FT.

0 1' 2' 3' 4' 8'

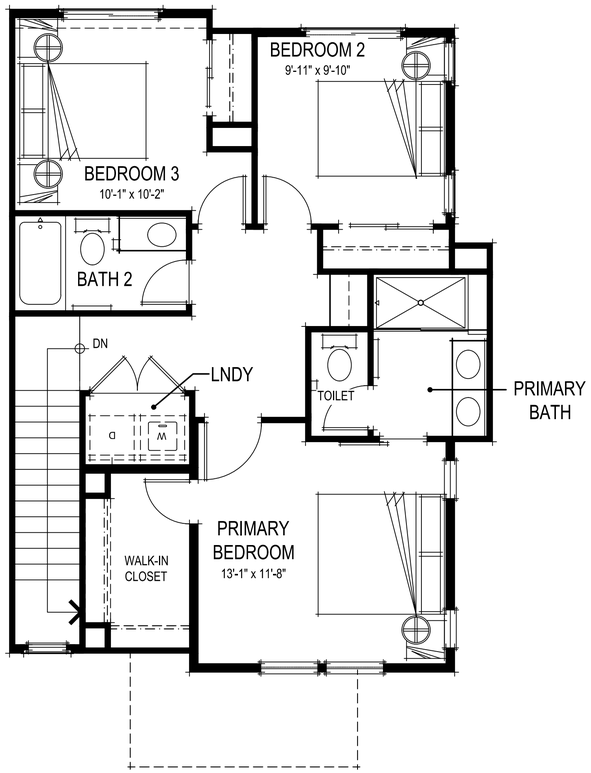
307.081 Slatten Ranch
Antioch, CA
December 20, 2023

ROW TOWNHOMES

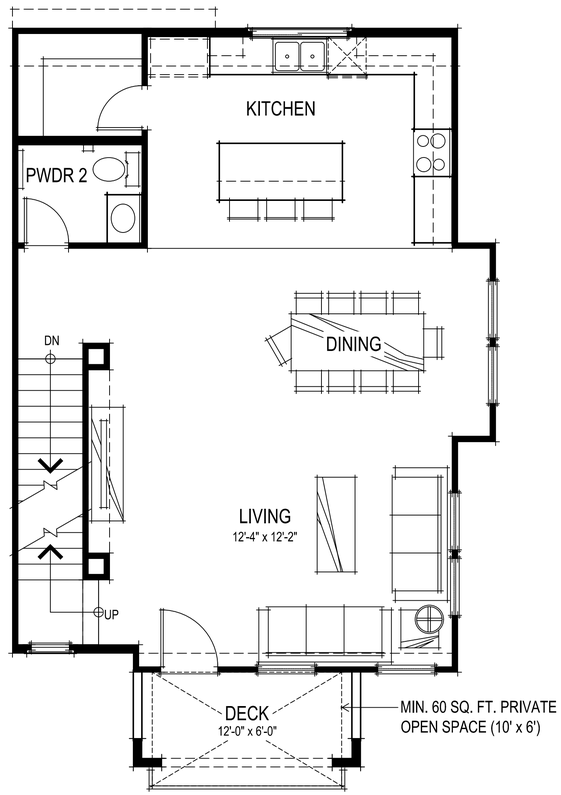
UNIT RT2 FLOOR PLANS
A004

DeNova Homes
1500 Willow Pass Ct., Concord, CA 94520
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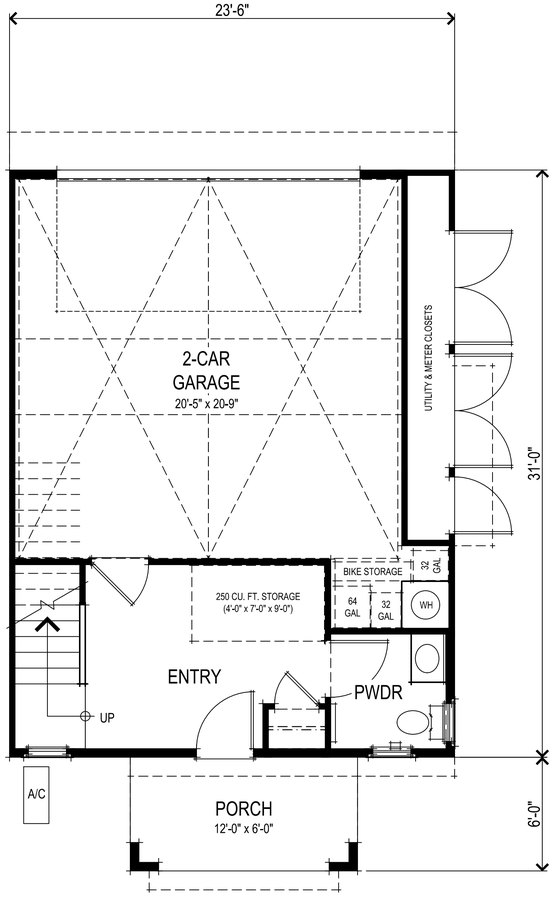
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THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	221 SQ. FT.
SECOND FLOOR	815 SQ. FT.
THIRD FLOOR	755 SQ. FT.
TOTAL LIVING	1791 SQ. FT.
2-CAR GARAGE	470 SQ. FT.
DECK	70 SQ. FT.

0 1' 2' 3' 4' 8'

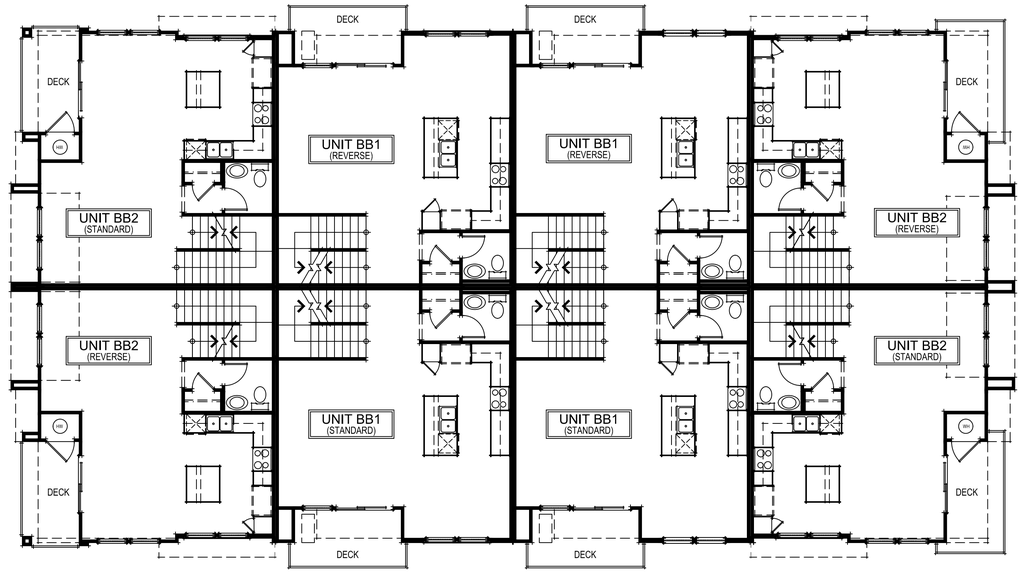
307.081 Slatten Ranch
Antioch, CA
December 20, 2023

ROW TOWNHOMES

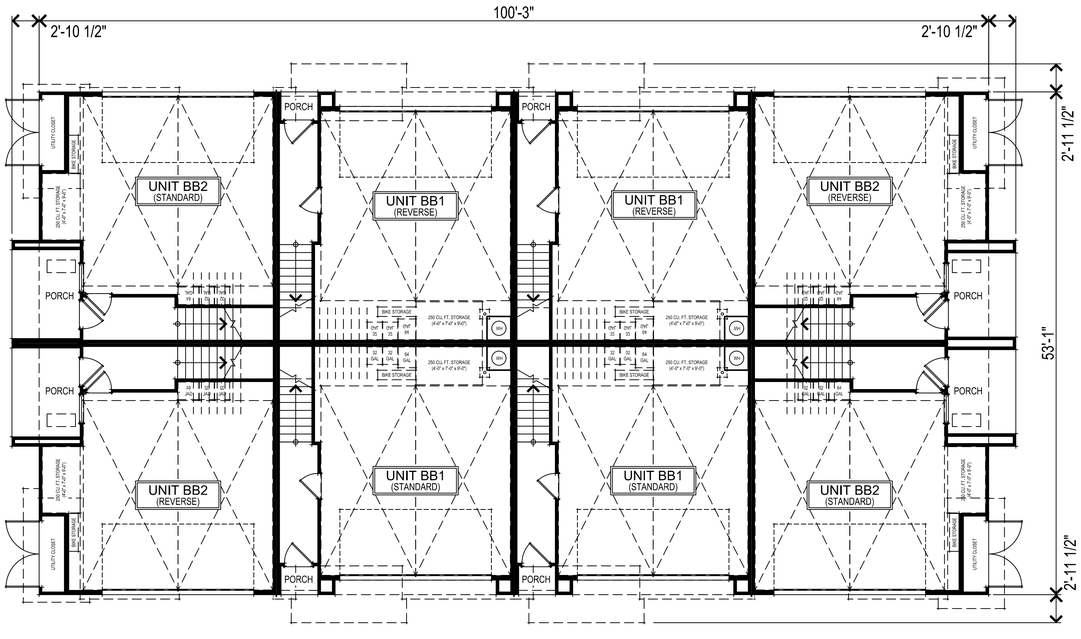
UNIT RT3 FLOOR PLANS
A005

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SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6 8' 16'

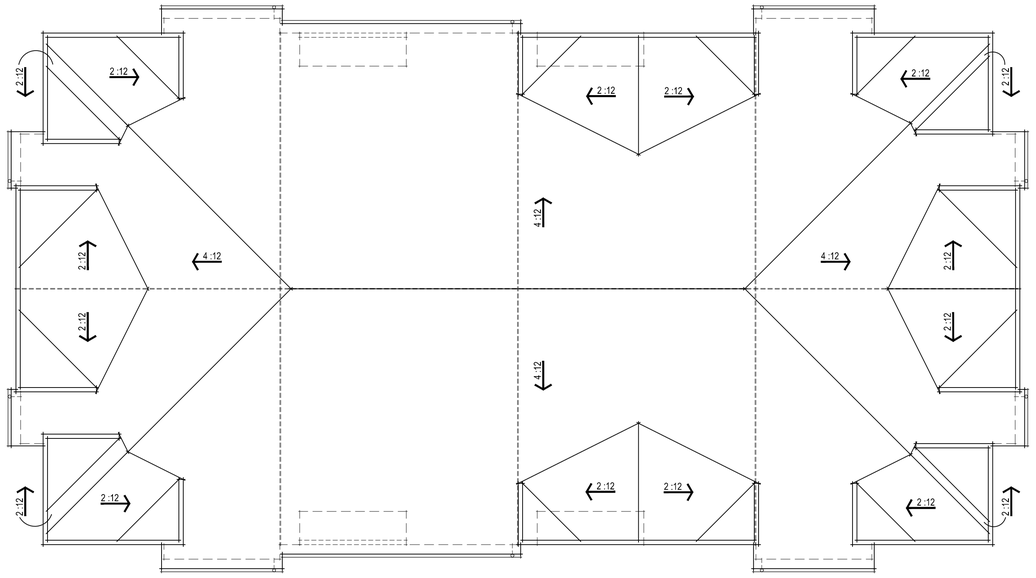
307.081 Slatten Ranch
Antioch, CA
December 20, 2023

BACK TO BACK TOWNHOMES

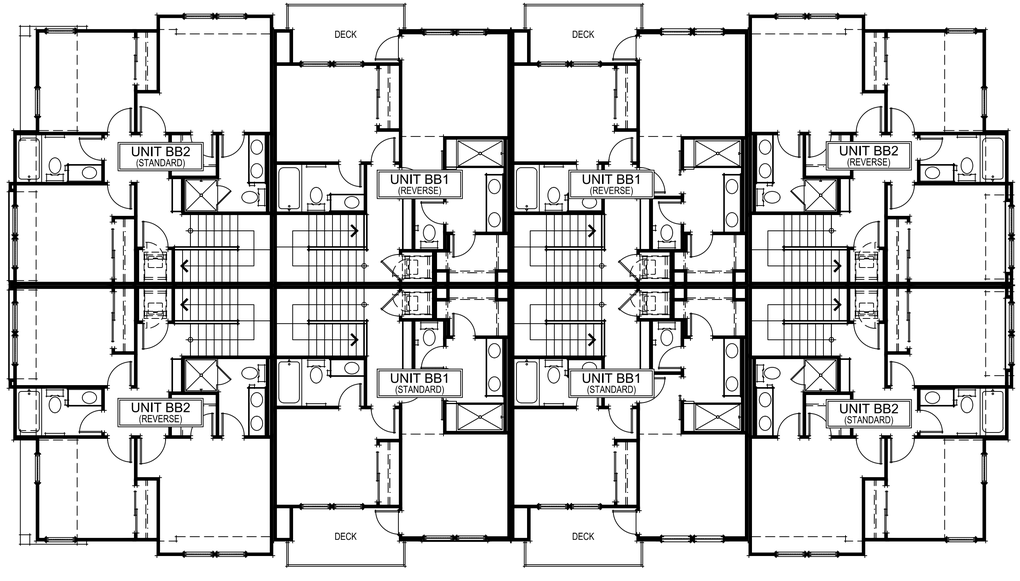
8 UNIT B2B BLDG FIRST & SECOND FLOOR PLANS
A006

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ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6 8' 16'

307.081 Slatten Ranch
Antioch, CA
December 20, 2023

BACK TO BACK TOWNHOMES

8 UNIT B2B BLDG THIRD FLOOR & ROOF PLANS
A007

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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

SHADED WINDOW CALCULATION	
TOTAL WINDOWS:	152
SHADED WINDOWS:	36
PERCENTAGE SHADED:	23.7%
PERCENTAGE REQUIRED:	20%

BACK TO BACK TOWNHOMES

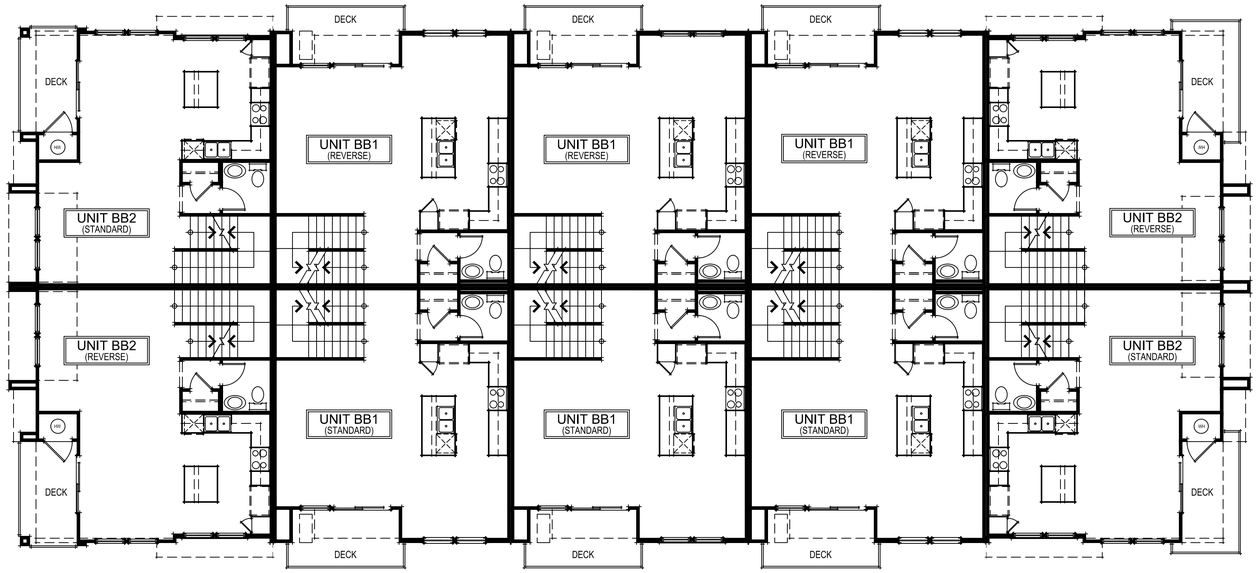
307.081 Slatten Ranch
Antioch, CA
December 20, 2023

0 2' 4' 6 8' 16'

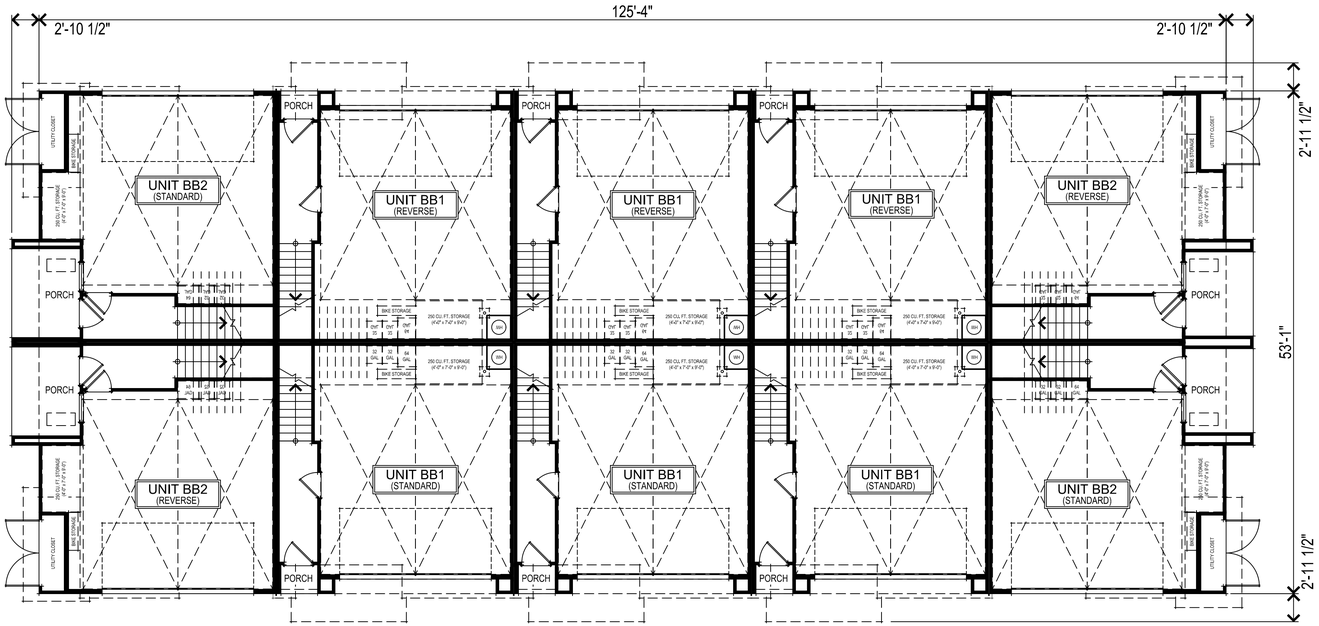
8 UNIT B2B BLDG ELEVATIONS
A008

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SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6 8' 16'

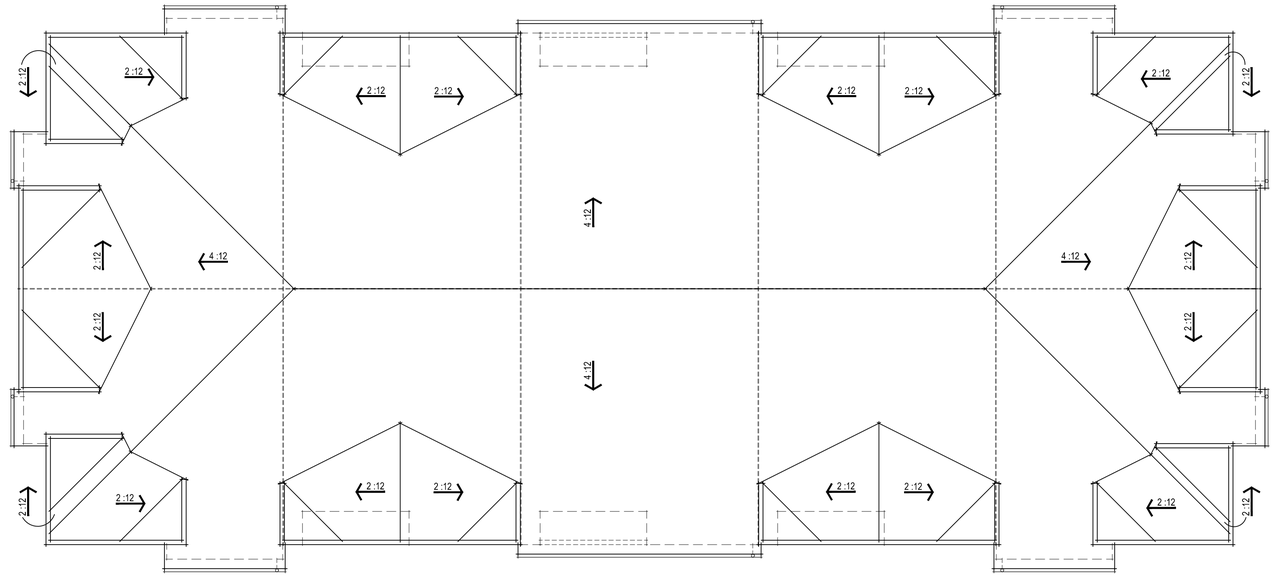
307.081 Slatten Ranch
Antioch, CA
December 20, 2023

BACK TO BACK TOWNHOMES

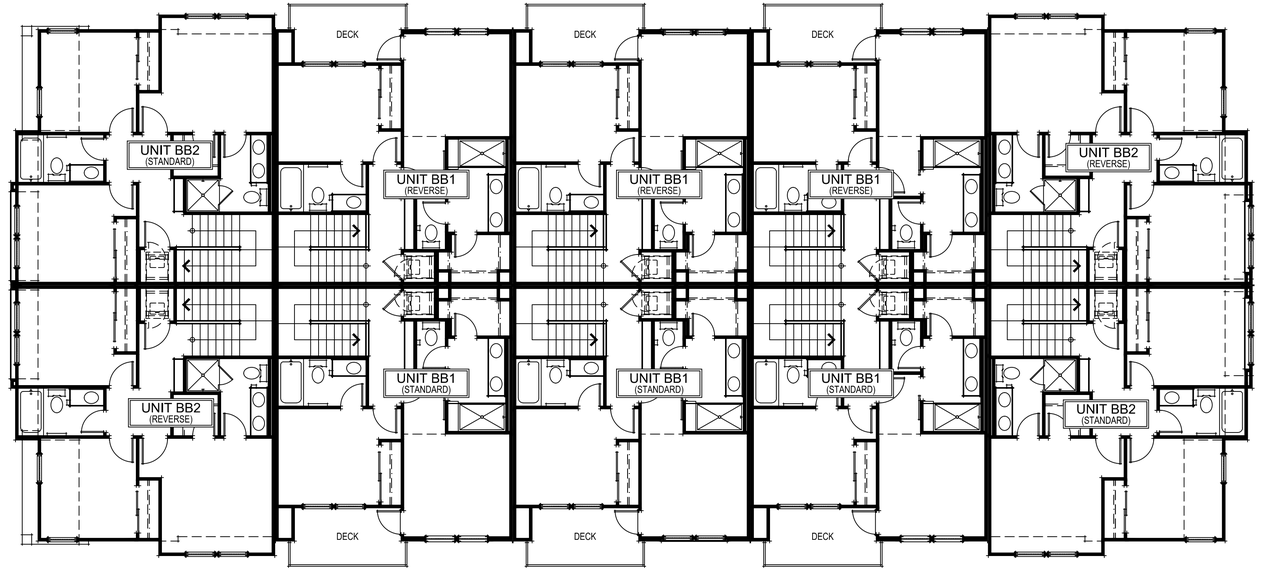
10 UNIT B2B BLDG FIRST & SECOND FLOOR PLANS
A009

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ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6 8' 16'

307.081 Slatten Ranch
Antioch, CA
December 20, 2023

BACK TO BACK TOWNHOMES

10 UNIT B2B BLDG THIRD FLOOR & ROOF PLANS
A010

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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

SHADED WINDOW CALCULATION	
TOTAL WINDOWS:	178
SHADED WINDOWS:	46
PERCENTAGE SHADED:	25.8%
PERCENTAGE REQUIRED:	20%

BACK TO BACK TOWNHOMES

0 2' 4' 6 8' 16'

307.081 Slatten Ranch
Antioch, CA
December 20, 2023

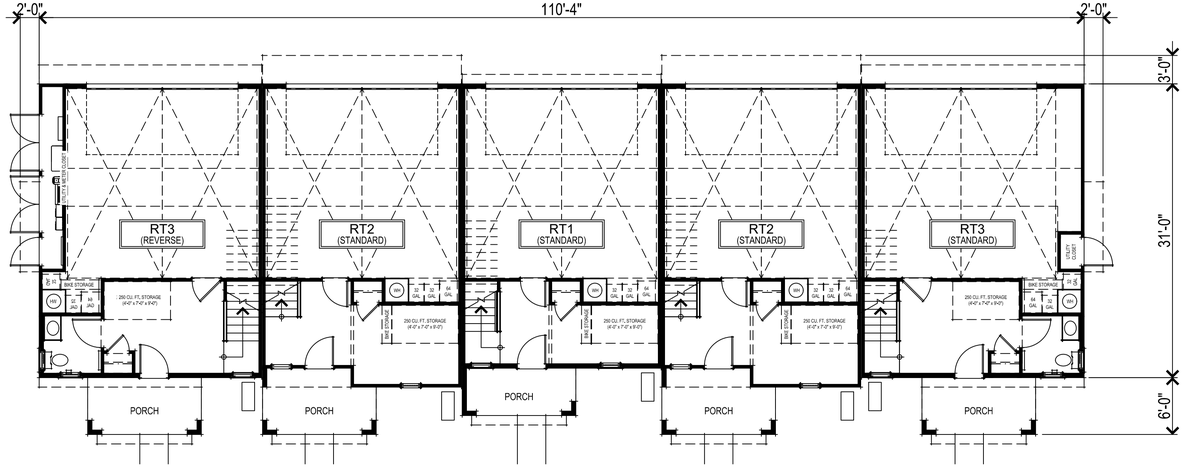
10 UNIT B2B BLDG ELEVATIONS
A011

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SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

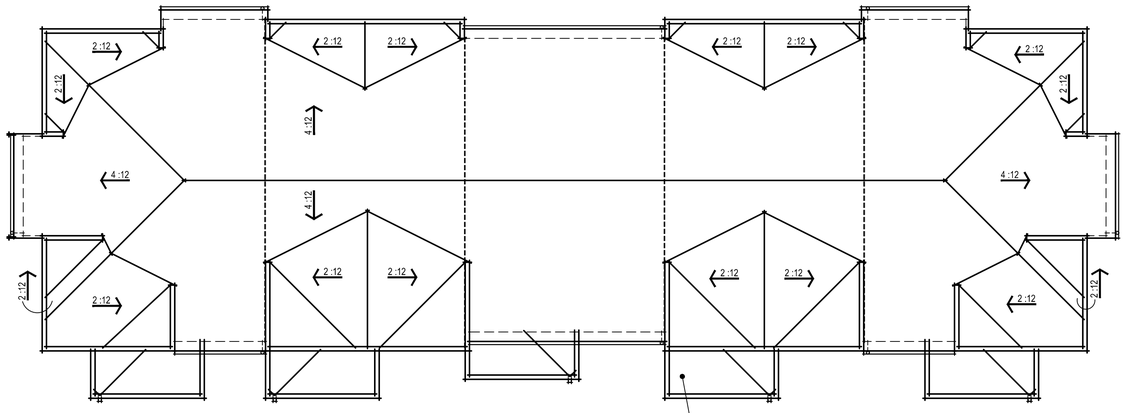
307.081 Slatten Ranch
Antioch, CA
December 20, 2023

ROW TOWNHOMES

5 UNIT RT BLDG FIRST & SECOND FLOOR PLANS
A012

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ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6' 8' 16'

307.081 Slatten Ranch
Antioch, CA
December 20, 2023

ROW TOWNHOMES

5 UNIT RT BLDG THIRD FLOOR & ROOF PLANS
A013

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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

SHADED WINDOW CALCULATION	
TOTAL WINDOWS:	86
SHADED WINDOWS:	18
PERCENTAGE SHADED:	20.9%
PERCENTAGE REQUIRED:	20%

ROW TOWNHOMES

307.081 Slatten Ranch
Antioch, CA
December 20, 2023

0 2' 4' 6' 8' 16'

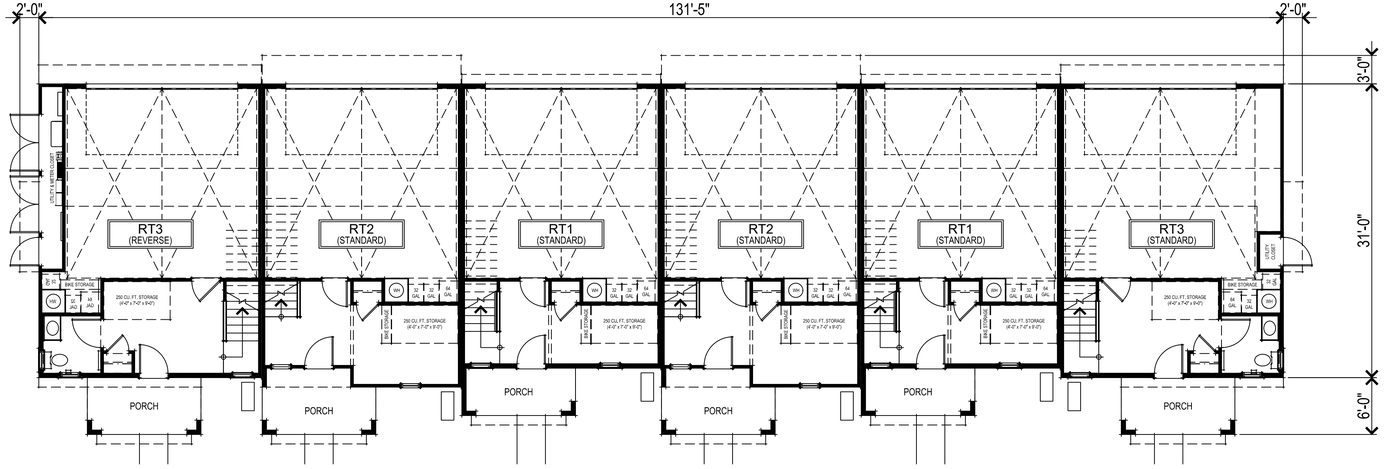
5 UNIT RT BLDG ELEVATIONS
A014

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SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

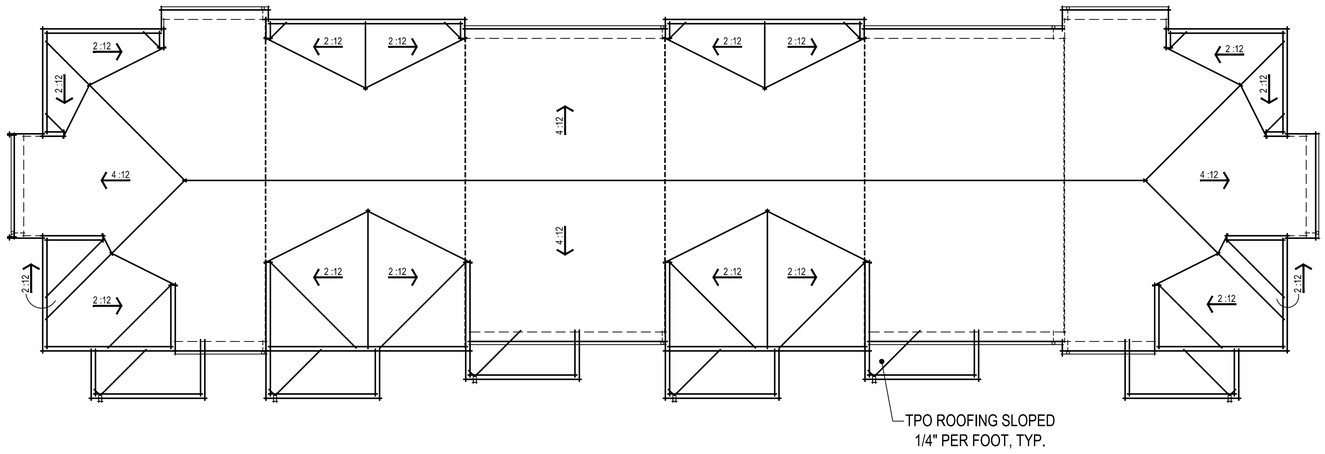
307.081 Slatten Ranch
Antioch, CA
December 20, 2023

ROW TOWNHOMES

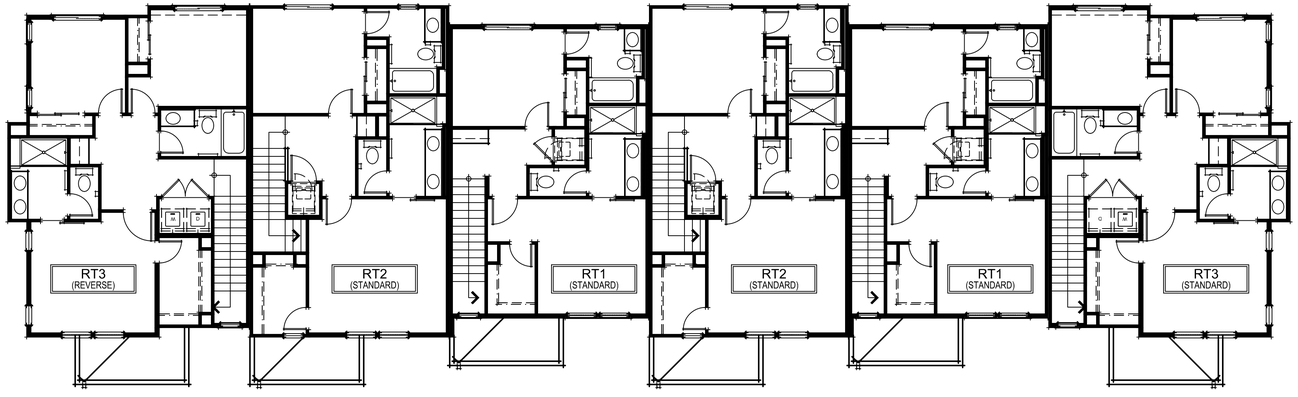
6 UNIT RT BLDG FIRST & SECOND FLOOR PLANS
A015

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ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6' 8' 16'

307.081 Slatten Ranch
Antioch, CA
December 20, 2023

ROW TOWNHOMES

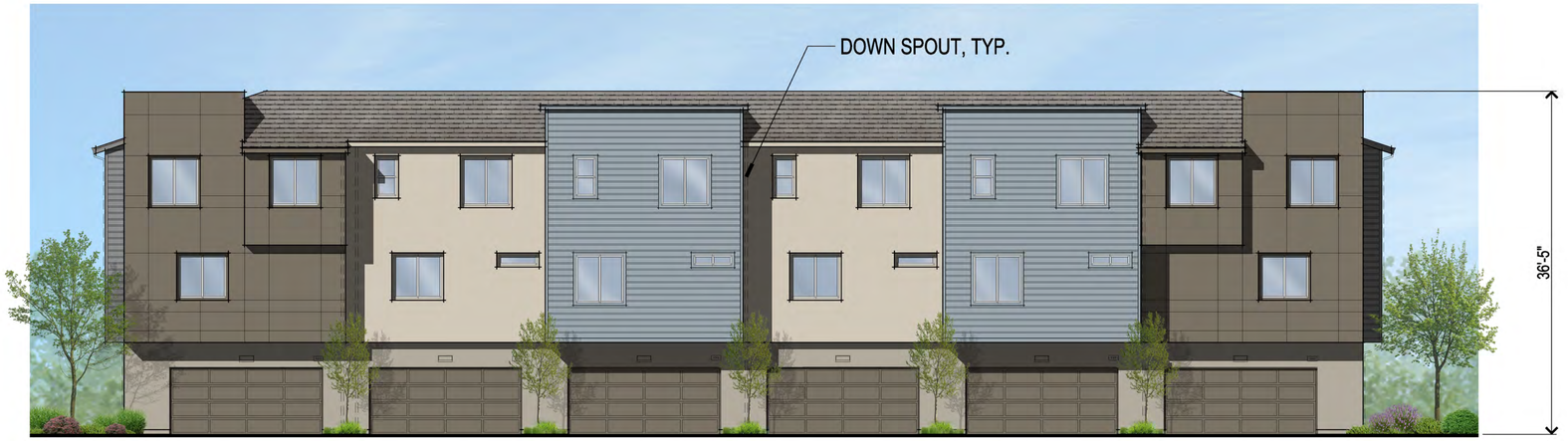
6 UNIT RT BLDG THIRD FLOOR & ROOF PLANS
A016

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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

SHADED WINDOW CALCULATION	
TOTAL WINDOWS:	102
SHADED WINDOWS:	24
PERCENTAGE SHADED:	23.5%
PERCENTAGE REQUIRED:	20%

ROW TOWNHOMES

0 2' 4' 6' 8' 16'

307.081 Slatten Ranch
Antioch, CA
December 20, 2023

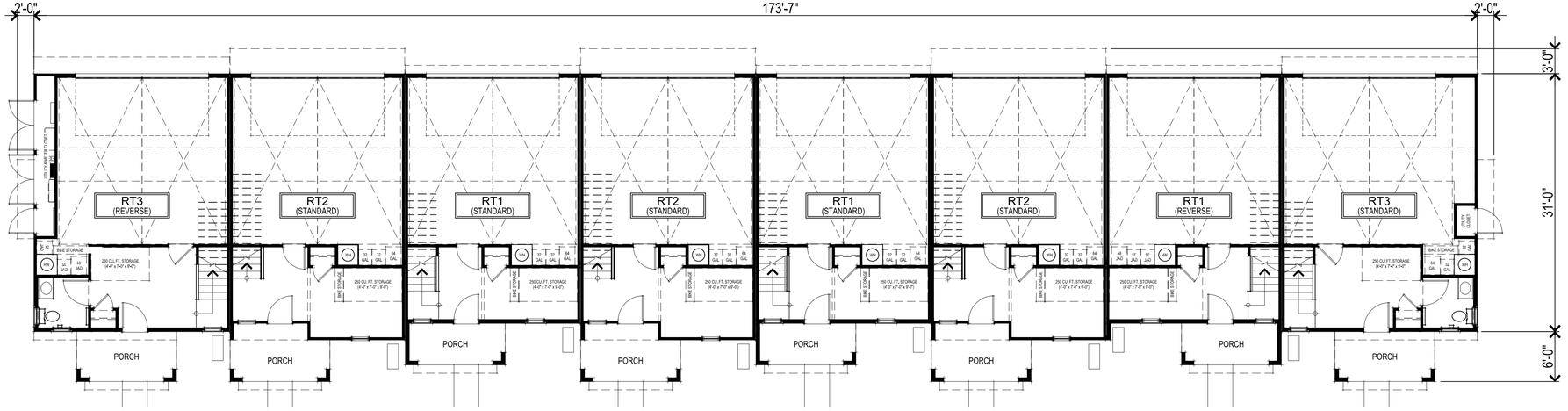
6 UNIT RT BLDG ELEVATIONS
A017

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SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

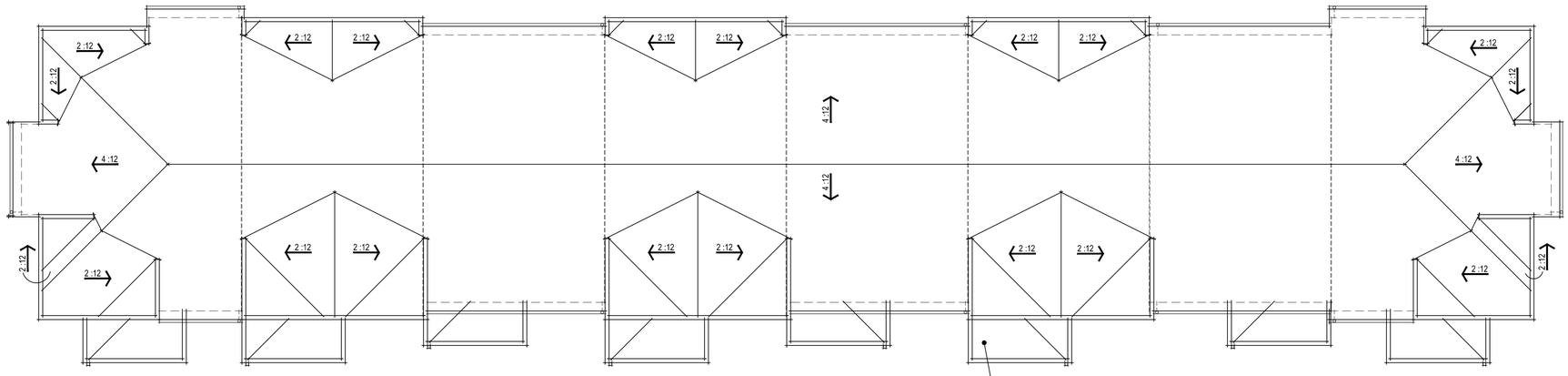
307.081 Slatten Ranch
Antioch, CA
December 20, 2023

ROW TOWNHOMES

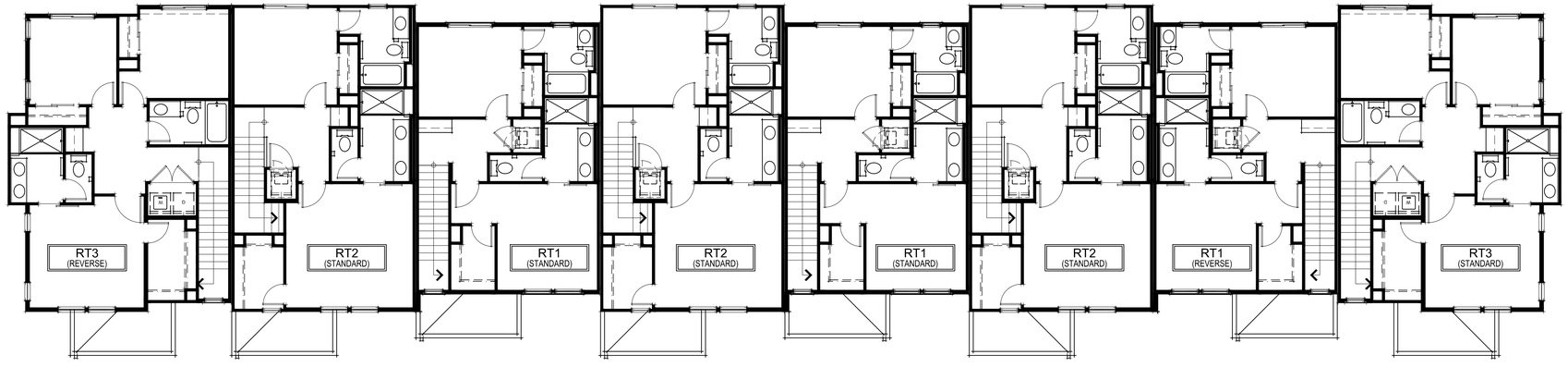
8 UNIT RT BLDG FIRST & SECOND FLOOR PLANS
A018

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ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6' 8' 16'

307.081 Slatten Ranch
Antioch, CA
December 20, 2023

ROW TOWNHOMES

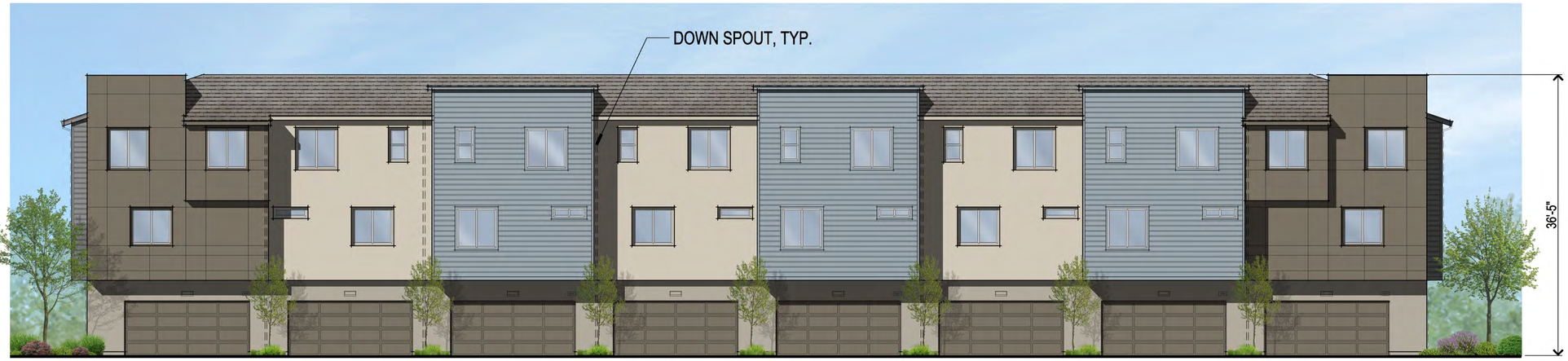
8 UNIT RT BLDG THIRD FLOOR & ROOF PLANS
A019

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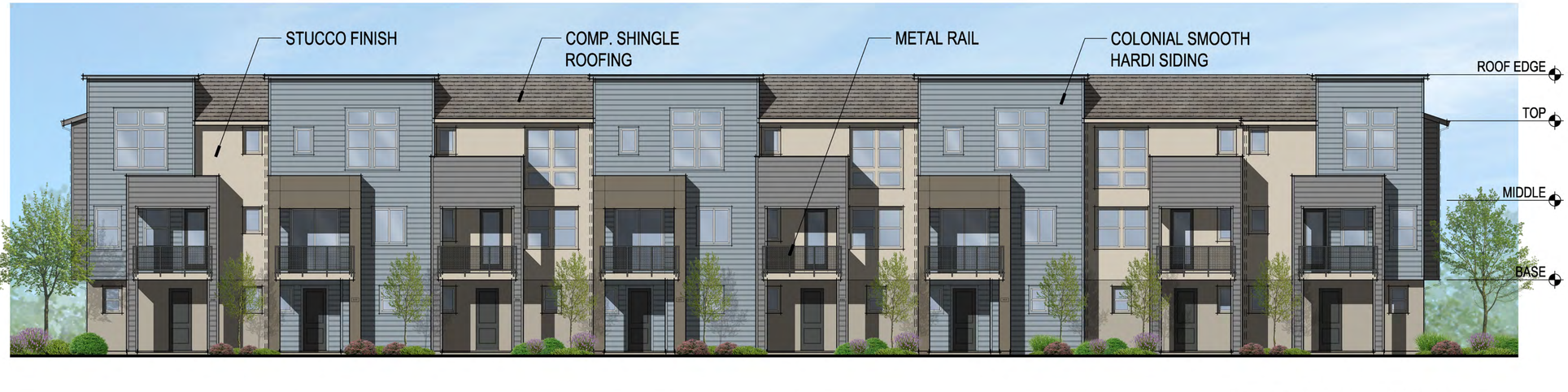
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

SHADED WINDOW CALCULATION	
TOTAL WINDOWS:	126
SHADED WINDOWS:	32
PERCENTAGE SHADED:	25.4%
PERCENTAGE REQUIRED:	20%

ROW TOWNHOMES

307.081 Slatten Ranch
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December 20, 2023

0 2' 4' 6' 8' 16'

8 UNIT RT BLDG ELEVATIONS
A020

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COLOR SCHEME 1



Roofing
CertainTeed - Weathered Wood

Stucco 1
KM4571 Cobblestone Street

Stucco 2
KM4581 Bat Wing

Stucco 3
KM4572 Tungsten

Siding 1
KM5825 Not My Fault

Siding 2
KM5757 Farmers Market

Entry Door & Railing
KMA89-5 Black Oak

Garage Doors
KM4581 Bat Wing

COLOR SCHEME 2



Roofing
CertainTeed - Weathered Wood

Stucco 1
KM4571 Cobblestone Street

Stucco 2
KM4581 Bat Wing

Stucco 3
KM4572 Tungsten

Siding 1
KM5825 Not My Fault

Siding 2
KM54880 Thunder Storm

Entry Door & Railing
KMA89-5 Black Oak

Garage Doors
KM4581 Bat Wing

Note: *All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.*

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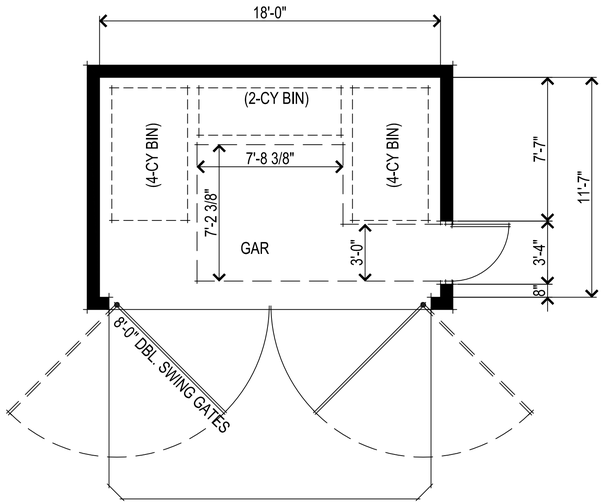
SW 7048 URBANE BRONZE



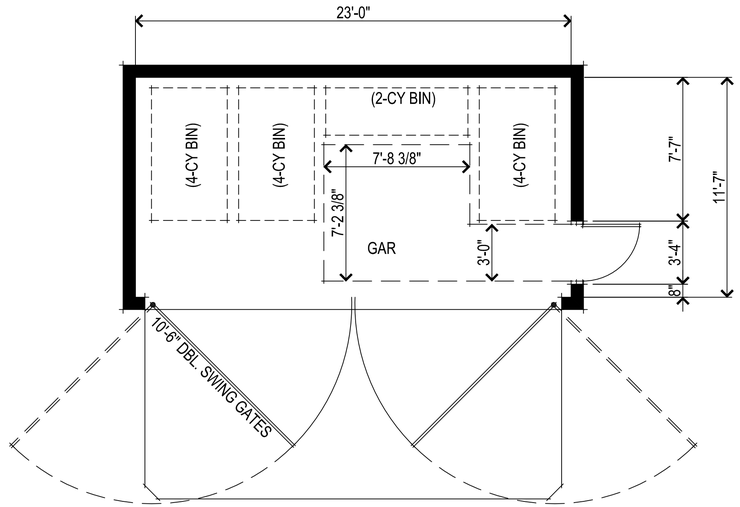
CALSTONE - AB CLASSIC STONE: TAN

EXTERIOR FINISH KEY NOTES

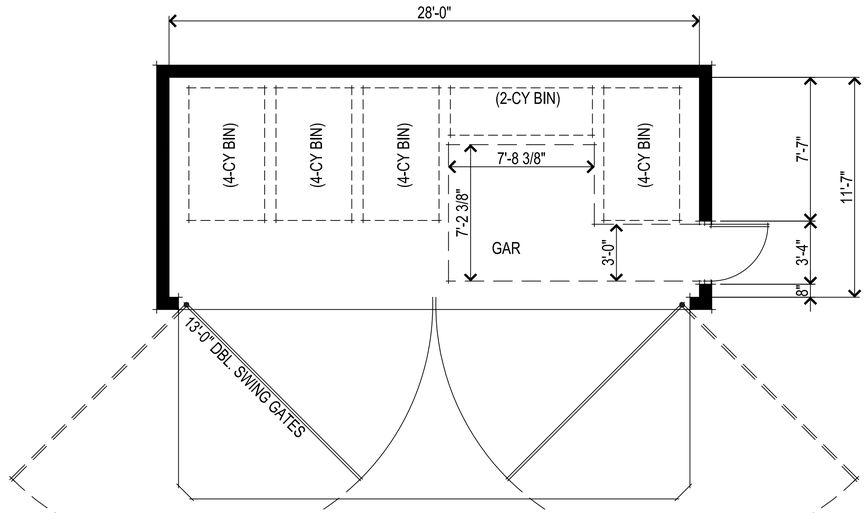
- A SHERWIN-WILLIAMS: 7048 URBANE BRONZE
- B CALSTONE-AB CLASSIC STONE: TAN



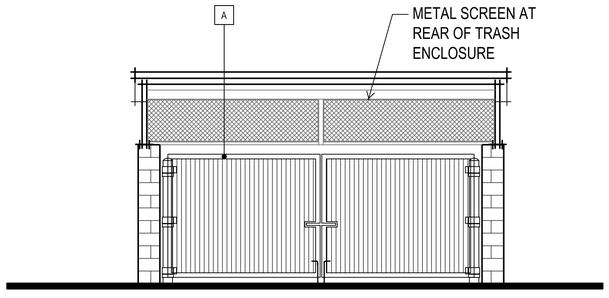
SMALL TRASH ENCLOSURE
FLOOR PLAN



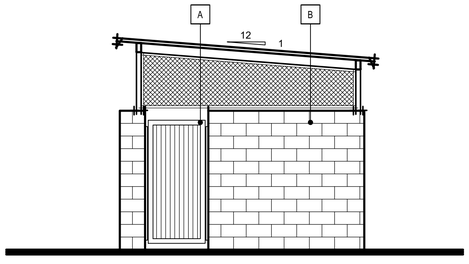
MEDIUM TRASH ENCLOSURE
FLOOR PLAN



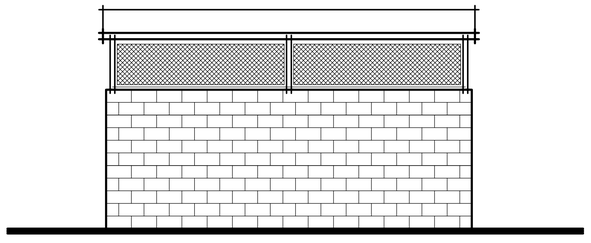
LARGE TRASH ENCLOSURE
FLOOR PLAN



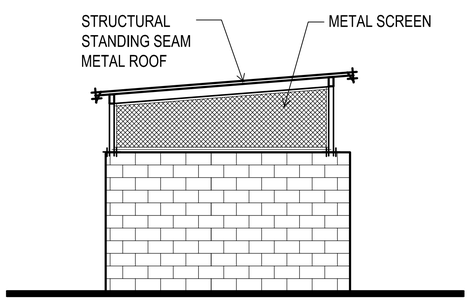
TYPICAL
FRONT ELEVATION



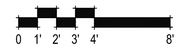
TYPICAL
RIGHT ELEVATION



TYPICAL
REAR ELEVATION



TYPICAL
LEFT ELEVATION



307.081 Slatten Ranch
Antioch, CA
December 20, 2023

BACK TO BACK TOWNHOMES

TRASH ENCLOSURE PLAN & ELEVATIONS
A022

DeNova Homes
1500 Willow Pass Ct., Concord, CA 94520
925.685.0110

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

VOLTAIRE MINI ARCHITECTURAL WALL PACK

VWM

LED

CATALOG #: | TYPE:

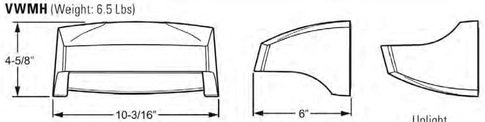
PROJECT: | NOTES:



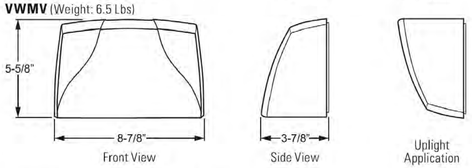
EXAMPLE: **VWM** (SERIES) **H** (TYPE) - **L20/740** (LUMEN PACKAGE, CRI & CCT) - **T3** (DISTRIBUTION) - **DBZ** (FINISH) - **SDGL** (SHIELDING) - **OPTIONS** (OPTIONS/ ACCESSORIES) - **DIM** (DRIVER) - **UNV** (VOLTAGE)

CROSS SECTIONS

VWMH (Weight: 6.5 Lbs)



VWMV (Weight: 6.5 Lbs)



ORDERING INFORMATION

SERIES
VWM Voltaire Mini Architectural Wall Pack

TYPE
H Horizontal
V Vertical

LED PACKAGE
See back for fixture performance data.

Example: L17/740			
LUMEN PACKAGE	NOMINAL LUMENS	MINIMUM CRI & CCT	AVERAGE SYSTEM WATTAGE
L10	1,000	**830** =80 CRI, 3000K **840** = 80 CRI, 4000K **750** = 70 CRI, 5000K	13
L17	1,700		16
L20	2000	**730** =70 CRI, 3000K **740** = 70 CRI, 4000K **750** = 70 CRI, 5000K	25

DISTRIBUTION
TL Lambertian distribution (L10 & L17 only)
T3 Type III (L20 only)

FINISH OPTIONS
For custom color, visit the VWM at hew.com.[1]
BLK Black (RAL #9004)
DBZ Dark bronze
DBR Medium bronze
GRAY Standard gray
SLV Satin aluminum (RAL #9006)
WHT White (RAL #9003)

SHIELDING
SDGL Solite® diffused textured tempered glass lens
CGL Clear tempered glass lens

OPTIONS
See back for option details.
PC Factory-installed button-style photocell (120V, 208V, or 277V only; must specify voltage)
SP10 10kA/10kV surge protection

DRIVER
DIM Dimming driver prewired for 0-10V controls

VOLTAGE
120 120V
208 208V
277 277V
UNV 120-277V

FEATURES

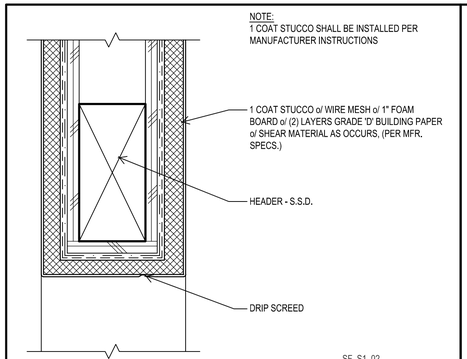
GENERAL
- Engineered with the highest quality materials to ensure reliability, performance, and quality.
- Provides security and accent lighting for walkways, entries, perimeters, and facades.
- Intended for use in both uplight and downlight applications.
- Aesthetically designed horizontal and vertical housings blend seamlessly with a variety of architectural styles.
- Purposefully modeled to allow runoff of dirt and water for an always-clean appearance.
- Optional energy-saving photocell available.
- Rated >50,000 hours at 70% lumen maintenance (L70).
- ANSI 3000K, 4000K, or 5000K CCT.
- Minimum 70 CRI.
- Available in six standard finish options.
- This fixture is proudly made in the USA.

THERMAL
- Integral die-cast aluminum heatsink provides optimal passive thermal management.
- Concealed heatsink design preserves architectural appearance.
- Rated ambient operating temperature -30°C to 50°C (L10, L17), -30°C to 45°C (L20).

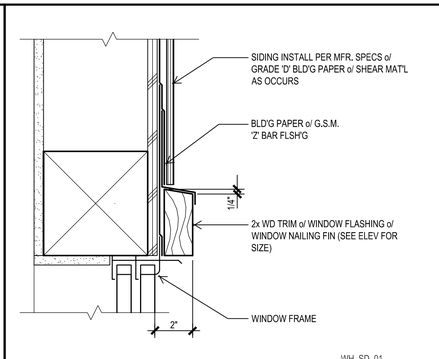
OPTICAL
- Full cutoff, dark-sky compliant optics (downlight applications only) place light where it's needed with minimal glare.

ELECTRICAL
- 0-10V dimming standard.
- 10kA/10kV surge protection optional.

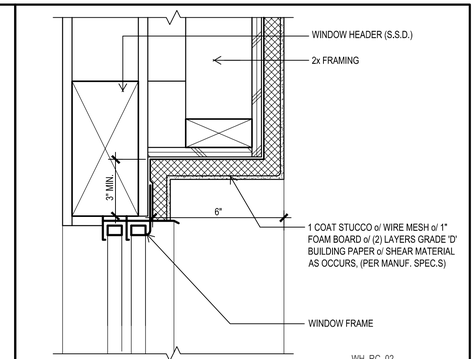
[1] For custom colors other than RAL, manufacturers' code plus two swatches (minimum 1" square) required.



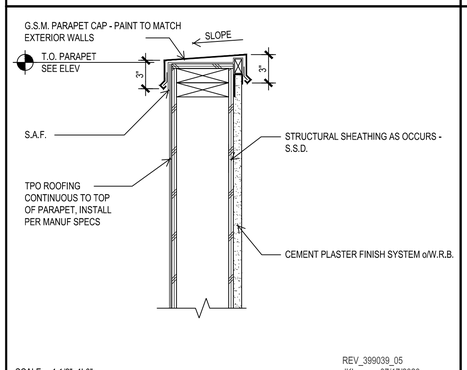
STUCCO SOFFIT



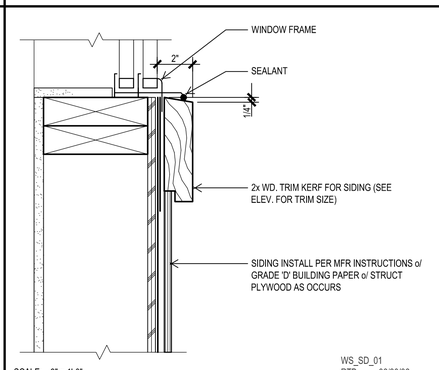
WINDOW HEAD w/ WOOD TRIM



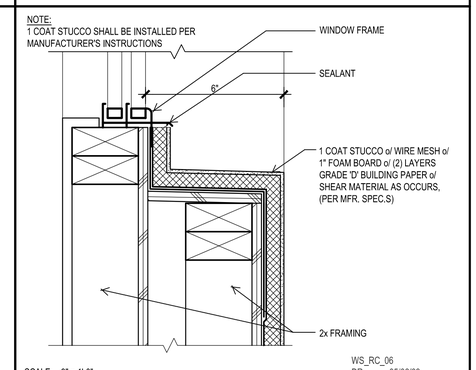
RECESSED WINDOW HEAD



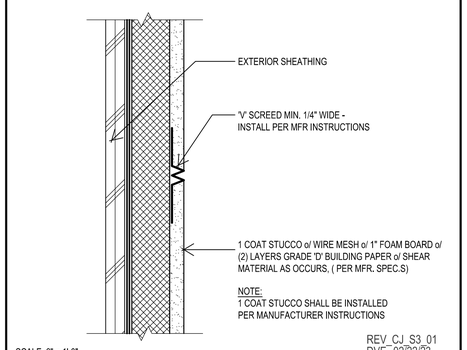
PARAPET



WINDOW SILL w/ WOOD TRIM



RECESSED WINDOW



'V' SCREED

307.081 Slatten Ranch
Antioch, CA
December 20, 2023

TYPICAL DETAILS
A023

DeNova Homes
1500 Willow Pass Ct., Concord, CA 94520
925.685.0110

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

EXHIBIT C
CONDITIONS OF APPROVAL
SLATTEN RANCH – TM-01 | AR-23-01

GENERAL CONDITIONS

1. **Project Approval.** This Vesting Tentative Subdivision Map and Design Review approval is for the Slatten Ranch Townhome Project located at 5020 Slatten Ranch Road (APN: 056-120-098), as substantially shown and described on the project plans, except as required to be modified by conditions. Plans date received January 23, 2024, as presented to the Planning Commission on July 16, 2025 ("Approval Date."). For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City.

2. **Project Approval Expiration**. This approval expires on August 20, 2027 (two years from the date on which this approval becomes effective) or at an alternate time specified as a condition of approval unless a building permit has been issued and construction diligently pursued. All approval extensions shall be processed as stated in the Antioch Municipal Code.

3. **Appeals**. Pursuant to Antioch Municipal Code Section 9-5.2509, any decision made by the Planning Commission which would otherwise constitute final approval or denial may be appealed to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk within five (5) working days after the decision. All appeals to the City Council from the Planning Commission shall be accompanied by a filing fee established by a resolution of the City Clerk.

4. **Requirement for Building Permit**. Approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction or demolition of an existing structure. An appropriate permit issued by the Community Development Department must be obtained before constructing, enlarging, moving, converting, or demolishing any building or structure within the city.

5. **Modification of Approved Plans.** The project shall be constructed as approved and with any additional changes required pursuant to the Zoning Administrator or Planning Commission, or City Council's Conditions of Approval. Planning staff may approve minor modifications in the project design as outlined in Antioch Municipal Code Section 9-5.2708.

6. **Hold Harmless Agreement/Indemnification**. The applicant (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Antioch and its agents, and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul the City's approvalconcerning this application. The city will promptly notify the

applicant of any such claim action or proceeding and cooperate fully in the defense.

7. **Final Approval.** A final and unchallenged approval of this project supersedes previous approvals that have been granted for this site.

8. **Compliance Matrix.** With the submittal of all grading plans, improvement plans, and building permit plans, the applicant shall submit to the Community Development Department a Conditions and Mitigation Measures Compliance Matrix that lists: each Condition of Approval and Mitigation Measure, the City division responsible for review, and how the applicant meets the Condition of Approval or Mitigation Measure. The applicant shall update the compliance matrix and provide it with each submittal.

FEES

9. **City Fees.** The applicant shall pay all City and other related fees applicable to the property, as may be modified by the conditions herein. Fees shall be limited to those applicable when the related SB 330 application was submitted and shall be based on the current fee structure in effect at the time provided that any increase since submittal of the project's SB 330 application reflects only the annual adjustments based on a published cost index. Fees shall be paid before issuance of said. Notice shall be taken specifically of Plan Check, Engineering, Fire, and Inspection Fees. The project applicant shall also reimburse the City for direct costs of planning, building and engineering plan check and inspection, as mutually agreed between the City and applicant.

   Neither discretionary nor ministerial permits/approvals will be considered if the developer is not current on fees, balances, and reimbursement that are outstanding and owed to the City.

10. **Pass-Through Fees.** The developer shall pay all pass-through fees. Fees include but are not limited to:
    - **a.** East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.
    - **b.** Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.
    - **c.** Contra Costa County Map Maintenance Fee in affect at the time of recordation of the final map(s).
    - **d.** Contra Costa County Flood Control District Drainage Area fee.
    - **e.** School Impact Fees.
    - **f.** Delta Diablo Sanitation Sewer Fees.
    - **g.** Contra Costa Water District Fees.

11. **Proof of CFD Annexation.** Concurrent with, or prior to, submittal of the Final Map, the developer shall submit evidence of annexation into all required districts, including:
    a. The applicant shall annex into the existing Community Facilities District (CFD) 2018-02 (Police Protection).
    b. Public Services District (Police Services) CFD 2018-01 and accept a level of annual assessments sufficient to maintain public facilities in the vicinity of the project area at no cost to the City. The annual assessment shall cover the actual annual cost of police services as described in the Engineer's Report.
    c. Fire Services CFD**.** The applicant shall annex into CFD 2022-1 (Antioch Fire Protection and Emergency Response Services). This CFD is administered by the Contra Costa County Fire Protection District. To comply with this condition, the applicant must provide the City proof of annexation by furnishing a copy of the resolution passed by the County Board of Supervisors.

VESTING TENTATIVE MAP

12. **Subdivision Map Act Compliance.** The Vesting Tentative Map approval is subject to the timelines established in the State of California Subdivision Map Act or as extended by a Development Agreement.

13. **Map Approval.** Map approval is granted based on substantial conformance with the Vesting Tentative Map prepared on January 11, 2024, and received by the Community Development Department on January 23, 2024

    Approval of the Vesting Tentative Map shall not constitute the approval of any improvements on the Vesting Tentative Map and shall not be construed as a guarantee of future extension or reapprovals of this or similar maps.

PUBLIC WORKS' STANDARD CONDITIONS

14. **City Standards**. All proposed public improvements shall be designed and constructed to City standards or as otherwise approved by the City Engineer in writing or on approved improvement plans. The developer shall file for a City Encroachment permit for all improvements within the public right of way, a grading permit for grading of the site, and a building permit for all buildings and utilities to be installed on the site.

15. **Required Easements and Rights-of-Way.** If necessary, all required easements or rights-of-way for improvements shall be obtained by the developer at no cost to the City of Antioch prior to or concurrently with the recordation of the final map or subsequent final maps or separate recorded

documents as approved by the City Engineer. Advance permission shall be obtained from any property or, if required from easement holders, for any work done within such property or easements.

16. **Removal of Vacated Easements.** If necessary, all existing easements of record that are no longer required and will affect parcels within this project shall be removed prior to or concurrently with the recordation of the final map or subsequent final maps or separate recorded documents as approved by the City Engineer.

17. **Utility Construction.** Relocation of Public utilities and construction of new private utilities shall be constructed to their ultimate size and configuration, as shown on the preliminary entitlement plan documents and improvement plans approved by the City and constructed prior to occupancy of the first building.

18. **Utility Undergrounding.** To the extent possible all existing and proposed utilities shall be undergrounded (e.g., transformers and PMH boxes) and subsurface pursuant to Section 7-3 “Underground Utility Districts” of the Antioch Municipal Code prior to the final occupancy permit.

19. **Utility Mapping.** Prior to acceptance of public utilities, the developer shall provide GPS coordinates of all below ground and above ground utilities. This includes all Water Distribution Utility features, sewer collection Utility features, Storm Water Utility features, and inverts, locations of pipes, manholes, cleanouts and utility meters associated with these features. Developer shall include GPS coordinates of water meters, irrigation meters, sewer cleanouts, sewer manholes, subdivision entryway signs, street signs, light poles, storm drain manholes, drainage inlets and transformers and gas meters needed for recording the location of all proposed utilities in the project as defined by the City Engineer. These GPS coordinates must be taken on a survey-grade GPS data receiver/collector and provided in GIS shapefile format using the NAVD 88 (with conversion information. Submittal of as-built drawings in AutoCAD drawing format in NAVD 88 coordinates shall satisfy this condition prior to the final occupancy permit.

20. **Sewer**. All sewage shall flow by gravity to the sewer main located in the closest public street. The sewer connection shall comply with City standard plans and specifications. All sewer lines and utility connections to the City sewer system shall be in accordance with city and local sewer district specifications. Proper backfill, compaction and road repair shall also be in accordance with City specifications and standard plans. The Developer shall install all sewage laterals from the lot to flow by gravity to the public sewer main which will drain by gravity to existing City sewer trunk mains located close to the project per City standards.

21. **Requirement for Looped System.** Water systems shall be designed as a looped distribution system. The developer shall be responsible for installing any off-site water mains to create a looped system in accordance with City and Fire District requirements at no cost to the City.

22. **Water Pressure**. The developer shall provide adequate water pressure and volume for fire flow and domestic use to serve this development per City and Fire District requirements. See Fire Requirements for additional water flow conditions.

23. **Retaining Walls**

- **a.** **Public Right of Way.** Retaining walls shall not be constructed in City right-of-way or other City maintained parcels, unless otherwise approved by the City Engineer.
- **b.** **Materials.** All retaining walls shall be of concrete or masonry unit construction.
- **c.** **Height**. All retaining walls shall be reduced in height to the maximum extent practicable and the walls shall meet the height requirements in the frontage setback and sight distance triangles as required by the City Engineer.
- **d.** **Slope.** The 2:1 maximum slope above the retaining wall shall be landscaped with trees, ground cover, grass or erosion control vegetation as shown on the preliminary landscape plans to control erosion.

24. **Fences.** All perimeter fences shall be located in substantial conformance with the preliminary landscape plan approved by the Planning Commission/City Council and shown on the landscape improvement plans approved by the City Engineer.

- **a.** In cases where a fence is to be built in conjunction with a retaining wall, and the wall face is exposed to a side street, the fence shall be setback a minimum of three feet (3') behind the retaining wall per Antioch Municipal Code Section 9-5.1603, or as otherwise approved by the City Engineer in writing.
- **b.** All fencing shall be in substantial conformance with the preliminary landscape plan approved by the Planning Commission/City Council, or as shown on the landscape improvement plans approved by the City Engineer or as otherwise approved by the City Engineer in writing at the time of improvement plan approval.

25. **Storm Drain Design/Construction**. The developer shall design and construct all needed 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.

a. All public utilities, including storm drainpipes and ditches, shall be installed in all streets avoiding one lot draining over or between other lots. All proposed drainage facilities, including open ditches and detention basins shall be constructed of Portland Concrete Cement or as approved by the City Engineer. These public utilities shall be designed prior to building permit and constructed prior to occupancy.

b. Storm drains system shall flow to the Detention Basins shown within the project drainage study and as shown on the project grading and improvement plans with no diversion out of existing watershed(s).

c. The detention basin(s) and associated improvements shall be constructed and operational prior to occupancy of the first residential building permit.

d. Detention basins shall be designed within substantial conformance to the approved Preliminary Stormwater Control Plan within the approved Vesting Tentative Map for Condominium Purposes approved by the Planning Commission/City Council. All storm drain and storm water improvements are subject to final review and approval of an Operations and Maintenance Manual (for each basin) shall be submitted for basins prior to the issuance of the first building permit.

26. **Hydrology Analysis**. The developer shall submit hydrology and hydraulic analyses as part of the storm water control plan. The analysis shall demonstrate adequacy of the in-tract drainage system and downstream drainage system. The analysis shall be reviewed and approved by Contra Costa County Flood Control.

CONSERVATION / NPDES

27. **C.3 Compliance**. Per State Regulations, all onsite and offsite impervious surfaces including off-site roadways to be designed and constructed as part of the project are subject to State C.3 requirements. The design shall be approved prior to the first building permit and construction of the various facilities completed prior to occupancy of the first residential unit.

28. **NPDES.** The project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). (Note: Per State Regulations, NPDES Requirements are those in affect at the time of the Final Discretional Approval.) Under NPDES regulations, the project is subject to provision C.3: “New development and redevelopment regulations for storm water treatment.”

a. **Requirements.** Provision C.3 requires that the project include storm water treatment and source control measures, as well as run-off flow

controls so that post-project runoff does not exceed estimated pre-project runoff.

b. **Storm Water Control Plan.** C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates plan compliance. The SWCP shall be submitted to the Building and City Engineering Department concurrently with site improvement plans.

c. **Operation and Maintenance Plan.** For the treatment and flow-controls identified in the approved SWCP, a separate Operation and Maintenance Plan (O&M) shall be submitted to the Building Department at the time of permit submittal and approved by the City Engineer.

d. **CC&Rs**. Both the approved SWCP and O&M plans shall be included in the project CC&Rs. The design shall be approved prior to the first building permit and construction of the various facilities completed prior to occupancy of the first residential unit, the developer shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.

29. **NPDES Plan Submittal Requirements**. The following requirements of the federally mandated NPDES program (National Pollutant Discharge Elimination System) shall be complied with as appropriate, or as required by the City Engineer:

a. **Application.** Prior to issuance of permits for building, site improvements, and/or landscaping, the developer shall submit a permit application consistent with the developer's approved C3 Storm Water Control Plan, and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious areas, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants.

b. **Certified Professional.** The Storm Water Control Plan shall be stamped and signed by a registered civil engineer, or by a registered architect or landscape architect as applicable. Professionals certifying the Storm Water Control Plan shall be registered in the State of California on design of treatment measures for water quality, not more than three years prior to the signature date by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).

c. **Final Operation & Maintenance Plan.** Prior to building permit final and issuance of a Certificate of Occupancy, the Developer shall submit, for

review and approval by the City, a final Storm Water BMP Operation and Maintenance Plan in accordance with City of Antioch guidelines. This O&M plan shall incorporate City comments on the draft O&M plan and any revisions resulting from changes made during construction. The O&M plan shall be incorporated into the CC&Rs for the Project if the project has CC&Rs.

d. **Long Term Management.** Prior to building permit final and issuance of a Certificate of Occupancy, the Developer shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of all storm water treatment facility and maintenance of the underground detention facility to the satisfaction of the City Engineer**.**

i. The project shall prevent site drainage from draining across public sidewalks and driveways in a concentrated manner by installing drainpipes within or under the sidewalks per city details.

ii. Install on all catch basins “No Dumping, Drains to River” decal buttons in curb at all new site curb inlets and drainage inlets.

e. **C3 Hydrology Calculations.** The developer shall prepare a C3 storm water report with calculations of anticipated conveyance all C3 storm water entering and originating from the site to an adequate downstream drainage facility without diversion of the watershed prior to building permit. The developer shall submit C3 hydrologic and hydraulic calculations with the Improvement Plans to the City Engineering Department for review and approval by the City Engineer and to Contra Costa County Flood Control District for review.

f. **Regional Water Quality Control.** Prior to issuance of the grading permit, the developer shall submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.

g. **SWPPP**. The developer shall submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to issuance of a building and/or grading permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP’s. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order.

h. **BMP.** The developer shall **i**nstall all appropriate clean water devices at all storm drain locations immediately prior to entering the public storm drain system and Implement Best Management Practices (BMP’s) at all times to the project before, during and after construction.

i. **Erosion Control.** Include erosion control/storm water quality measures in the grading plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures

may include, but are not limited to, hydro seeding, gravel bags and siltation fences or other measures that are subject to review and approval of the City Engineer. A grading plan will be required with the necessary erosion control/storm water quality measures shall be shown on the site plan submitted for an on-site permit, subject to review and approval of the City Engineer. The developer shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such measures.

i. The Developer or his assignee shall sweep and/or vacuum the paved parking lot(s) a minimum of once a month and prevent the accumulation of silt, litter, and debris on the site. Corners and hard to reach areas shall be swept manually.

ii. If any sidewalks are to be pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer District.

iii. Ensure that the area surrounding the project such as the streets stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from the project construction. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All loads in dump trucks shall be covered per City requirements.

iv. Clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by City Inspectors and/or City Engineer.

OUTSIDE AGENCIES

30. **Contra Costa County Fire Protection District**. The applicant shall comply with the conditions provided by the Contra Costa County Fire Protection District in the letter dated February 21, 2024, and attached in the staff report.

31. **Contra Costa County Flood Control District**. The applicant shall comply with the letter and conditions provided by the Contra Costa County Flood Control District in the email and attached documents received March 20, 2024, and attached in the staff report.

GRADING

32. **Requirement for Grading Permit.** Grading plans shall be submitted, processed, and issued prior to commencement of any grading operations within the project. The permit shall be obtained through the City's Engineering and Building Divisions, subject to review and approval by the City Engineer. The submitted plans shall incorporate any modifications required by the Conditions of Approval, applicable building codes.

33. **Grading Plans**. Locations of building exterior walls, fences and retaining walls, drainage swales, side slopes, top and bottom of slopes, parking lot drainage to catch basins with underground pipe drainage systems and pipe out falls shall be shown on the grading plans for review and approval. All the above features shall have proposed elevations shown on the grading plan and the grading of project will adequately drain to an above and underground drainage system in substantial conformance with the approved entitlement plans improvement plans.

34. **Elevations on Grading Plans.** All elevations shown on the grading and plot plans shall be based on actual surveyed NAVD 88 survey control vertical datum, and if needed, with conversion information, as approved by the City Engineer.

35. **Soils.** Prior to the approval of the grading plan(s), the City Engineer requires a registered soils engineer to review the grading plans, improvement plans, building permit plans, and project specifications submitted for this project. The soil engineers field inspections will be required to verify compliance with the approved plans and soils reports prior to final occupancy permit. Costs for these consulting services shall be incurred by the developer.

36. **Off-Site Grading**. All off-site grading is subject to the coordination and approval of the affected property owners and the City Engineer. The developer shall submit written authorization to "access, enter, and/or grade" adjacent properties prior to issuance of permit and shall have permission from the property owner to performing any and all work prior to issuance of the first building permit of each phase of the subdivision.

37. **Grading Easements.** Any sale of a portion (or portions) of this project to another developer shall include the necessary CCR's, and/or grading and drainage easements to assure that project-wide grading conforms to the approved development conditions of approval.

AT BUILDING PERMIT SUBMITTAL

38. **Requirement for Phasing Plan.** The Developer shall continuously build all improvements of this project in one phase. If the project becomes a phased project, then the developer shall provide a phasing plan to the Community Development Department and Engineering Department for review and approval.

39. **Final Landscape Plans.** The applicant shall submit final landscape plans that identify specific plant materials to be constructed, including all trees, shrubs and groundcover, and landscape features providing both common and botanical names, sizes, and quantities at the time of building permit submittal that are in substantial conformance with the Preliminary Landscape Plan approved by the Planning Commission/City Council and the approved improvement plans. See City approved plant list for installing approved plants in the public right of way.

40. **Water Efficient Landscape Ordinance**. Landscaping for the project shall be designed to comply with the applicable requirements of City of Antioch Ordinance No. 2162-C-S The State Model Water Efficient Landscape Ordinance (MWELO). The applicant shall demonstrate compliance with the applicable requirements of the MWELO in the landscape and irrigation plans submitted to the City.

41. **Site Landscaping** All site landscaping within the project site, including on all slopes, medians, C.3 drainage basins, retaining walls, bioretention basins, common areas, open space and park landscape areas, and any other areas that are to be landscaped shall be installed prior to issuance of final certificate of occupancy.

42. **Site Drainage.** All buildings in the site shall contain rain gutters and downspouts that catch rainwater from the roof and direct water into the underground storm drainpipe system and away from the foundation towards the closest drainage inlet structure or detention facility of the site in accordance with the applicable codes and as approved by the City Engineer. A detailed site grading drainage plan shall be prepared to drain water away from all proposed buildings into an acceptable drainage system. Temporary and permanent soil erosion control measures shall be designed and installed to prevent control soil erosion on the site.

43. **Utility Location on Private Property**. All existing improvements that are disturbed shall be relocated within (water meters, sewer cleanouts, etc.) the immediate area of site as defined by the preliminary utility plans approved by the Planning Commission /City Council and approved by the City Engineer.

44. **Construction Traffic Control Plan.** A Construction Traffic Control Plan shall be submitted for review and approval with the improvement plans for approval by the City Engineer.

45. **Vehicle Miles Traveled (VMT) Analysis.** Pursuant to Housing Element EIR Mitigation Measure TRANS-1, the project shall reduce VMT to the extent feasible in light of project objectives and the nature of the project, and a quantitative VMT analysis shall be submitted for review and approval with the improvement plans for approval by the Community Development Director.

46. **Noise Mitigation Plan.** Prior to the issuance of any grading permits, the applicant shall submit a noise mitigation plan in compliance with General Plan Policy 11.8.2(o).

AT BUILDING PERMIT ISSUANCE

47. **Encroachment Permit**. The applicant shall obtain an encroachment permit from the Engineering Division before commencing any construction activities within any existing or proposed public right- of-ways or easement.

MODEL HOMES AND SALES TRAILERS

48. **Model Homes.** If the developer requests model homes or sales trailers be installed, prior to the placement of any sales trailers, the building and improvement plans shall be submitted to the Engineering Department for review and approval. Any trailer shall be placed out of the public right-of-way and shall have its own parking lot.

49. **Parking Lot.** If applied for and applicable, a model home complex parking lot location and design shall be subject to the City Engineer's approval.

DURING CONSTRUCTION

50. **Collection of Construction Debris.** During construction, the Developer shall place onsite dumpsters or other containers to contain all construction debris. The dumpster or other container shall be emptied on a regular basis consistent with the Construction and Demolition Debris Ordinance. When appropriate, use tarps on the ground tocollect fallen debris or splatters that could contribute to stormwater pollution.

51. **Construction Hours**. Construction activity shall be as outlined in the Antioch Municipal Code Section 5-17.04 and 05(B). Construction activity is limited to 7:00 AM to 6:00 PM Monday-Friday except that activity within 300 feet of

occupied dwelling space is limited to the hours of 8:00 AM to 5:00 PM on weekdays. On weekends and holidays, construction activity is allowed 9:00 AM to 5:00 PM, irrespective of the distance from an occupied dwelling. Extended hours may be approved in writing by the City Manager or designee. These hours also ensure compliance with General Plan policy 11.8.2(o).

52. **Demolition, Debris, Recycling.** All debris, garbage spoils, unwanted materials and vegetation shall be removed from the project site in accordance with City requirements. All materials that can be recycled shall be taken to an approved recycling facility. The project shall be kept clean and in compliance with and supply all the necessary documentation for Antioch Municipal Code Section 6-3.2: Construction and Demolition Debris Recycling.

53. **Filter Materials at Storm Drain Inlet.** The developer shall Install filter materials (such as sandbags, filter fabric, etc.) at each storm drain inlet nearest the downstream side of the project site prior to:

a. start of the rainy season (October 1).
b. site dewatering activities.
c. street washing activities.
d. saw cutting asphalt or concrete; and
e. order to retain any debris or dirt flowing into the city stormdrain system.

Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness, prevent street flooding and further erosion of soil on City streets and draining into storm drain system. Dispose of used filter particles in the trash or at local approved landfill facility.

54. **Archeological Remains.** In the event subsurface archeological remains are discovered during any construction or preconstruction activities on the site, all construction work within 100 feet of the find shall be halted, the Community Development Department notified, and a professional archeologist, certified by the Society of California Archeology and/or the Society of Professional Archeology, shall be notified. Site work in this area shall not occur until the archeologist has had an opportunity to evaluate the significance of the find and to outline appropriate mitigation measures, if deemed necessary. If prehistoric archeological deposits are discovered during development of the site, local Native American organizations shall be consulted and involved in making resource management decisions.

55. **Erosion Control Measures.** The grading operation of the development shall take place at one time, and in a manner, to prevent soil erosion and sedimentation. The slopes shall be landscaped and reseeded as soon as possible after the grading operation ceases. Erosion measures shall be

implemented during all phases of construction in accordance with an approved erosion and sedimentation control plan.

56. **Dust Control.** Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The developer shall post dust control signage with a contact number of the developer, City staff, and the air quality control board.

57. **Debris Removal During Construction.** The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

FINAL MAP

58. **Requirements for Final Map.** The Final Subdivision Map submittal shall include all of the following required information described in Title 9, Chapter 4, Article 5: Final Maps, of the Antioch Municipal Code, including, but not limited to:

- **a.** Improvement security in one of the following forms:
  - **i.** Bond or bonds issued by one or more duly authorized corporate securities in an amount equal to 100% of the total estimated costs of the improvements for faithful performance, and in an amount equal to 100% of the total estimated costs of the improvements for labor and materials.
  - **ii.** A deposit, in an amount equal to 100% of the total estimated costs of the improvements, either with the city or a responsible escrow agent or trust company, at the option of the City Engineer, of money or negotiable bonds of the kind approved for securing deposits of public moneys, in the amounts and for security as specified above, to be released in the same manner as described above for bonds.
- **b.** An original, signed subdivision agreement, to be executed by the subdivider or his agent, guaranteeing the construction costs, completion of the construction of the improvements required by the governing body within a specified time and payment, satisfactory to the City Attorney and the City Engineer.
- **c.** A letter from the Tax Collector showing that all payable taxes have been paid and a bond for the payment of taxes, a lien on the property but not yet payable, as required by the Subdivision Map Act.
- **d.** A cash payment, or receipt therefore, of all the fees required for the checking and filing of the maps and the inspections of the construction; payment for the street signs to be furnished and installed by the city, if required by the subdivider; a cash deposit for the payment of such fire hydrant rental fees as may be established

by the fire districts or water company or district having jurisdiction; and any other applicable fees or deposits.

e. Deeds for all right of way dedications, easements for access and utility purposes as shown on the tentative and final maps.

f. Written evidence acceptable to the city, in the form of rights of entry or permanent easements across private property outside the subdivision, permitting or granting access to perform the necessary construction work and permitting the maintenance of the facility.

g. Agreements acceptable to the city, executed by the owners of existing utility easements within the proposed roads rights-of-way, consenting to the dedication of roads or consenting to the joint use of the rights-of-way as may be required by the city for the purpose use and convenience of the roads.

h. A surety bond acceptable to the city, guaranteeing the payment of the taxes and assessments which will be a lien on the property, as set forth in the Subdivision Map Act, when applicable.

i. Payment of map maintenance fee.

j. Payment of the assessment district apportionment fee, if applicable.

k. Evidence of annexation into Police Services Fee CFD

l. Evidence of payment of Contra Costa County Flood Control District fees.

m. A final soil report, prepared by a civil engineer who is registered by the state, based upon adequate test borings or excavations of every subdivision, as defined in Cal. Gov't Code §§ 66490 and 66491. The final soil report may be waived if the City Engineer shall determine that, due to the knowledge of such department as to the soil qualities of the subdivision, no preliminary analysis is necessary.

59. Postal Service. Provisions for mail delivery and locations of mailbox facilities shall be reviewed by the USPS and approved by the City Engineer.

PRIOR TO ISSUANCE OF OCCUPANCY PERMIT

60. Planning Inspection. Planning staff shall conduct a site visit to review exterior building elevations for architectural consistency with the approved plans and landscape installation (if required).All exterior finishing details including window trim, paint, gutters, downspouts, decking, guardrails, and driveway installation shall be in place prior to scheduling the final inspection.

61. Debris Removal. All mud, dirt, and construction debris shall be removed from the construction site prior to scheduling the final Planning inspection. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or creek.

62. **Damage to Street Improvements**. Any damage occurring during construction to existing streets and site improvements or adjacent property improvements in the immediate area of the project, shall be repaired and/or rebuilt to the satisfaction of the City Engineer at the full expense of the developer. This shall include sidewalks, asphalt and concrete pavement, slurry seal existing AC pavements, parking lot curb and gutter, landscaping, street reconstruction along the project frontage, as may be required by the City Engineer to make the developed area to be looking like it is new.

63. **Right-of-Way Construction Standards**. All improvements within the public right-of-way, including curb, gutter, sidewalks, driveways, paving and utilities, shall be constructed inaccordance with the City approved improvement plans, standard plans and/or city specifications as directed by the City Engineer.

64. **Double Detector Check Valve Assembly.** The developer shall install the required sprinkler Double Detector Check Valve assemblies, and fire department connections in an enclosed area that is screened by landscaping or small 3.5' high masonry walls or placed within the building or in an underground vault so it is not visible from public view. as approved by City Engineer and Fire Marshal prior to building permit and installed prior occupancy.

65. **Trash Receptacles.** Trash receptacles located in common areas shall use City Park type three-sort trash receptables. All Trash receptacles shall be in place prior to the issuance of the first building certificate of occupancy.

SPECIAL CONDITIONS OF APPROVAL

66. All bioretention basins for the site and associated storm drain improvements shall be designed per details shown on the preliminary plans and approved prior to building permit and constructed and operational prior to issuance of the first occupancy permit of the residential complex.

67. **Open Space Construction.** The Central Common Area (Parcel K) shall be constructed prior to occupancy of the fourth (4^{th}) residential building.

68. **Private Park Construction.** The private park shall meet all the City's Park design standards current at the time of park construction and shall include a color scheme soothing for children with visual sensitivities

69. **Park In-Lieu Fee.** As recommended by the Parks and Recreation Commission on October 24, 2024, the following condition shall apply:

Prior to the issuance of the first building permit, the project shall pay the

required in-lieu fee of $122,550, as required in Antioch Municipal Code Section Title 9, Chapter 4, Article 10: Regulations for the Dedication of Land, the Payment of Fees, or Both, for Park and Recreation Lands.

70. The maximum backslopes, side slopes, natural grade transitions shall be a maximum grade slope of 3:1, and shall have proper drainage swales, benching and drainage ditches to adequately drain the site so no ponding occurs at base of the slope. All slopes shall be graded with property erosion control measures in place so not cause slope failures or erosion failures as approved by the City Engineer and soil engineer. A 2:1 slope may be used for slopes less than 10' high if approved by the project soil engineer for small grading transitions, and the slope is vegetated with erosion control measures.

71. The minimum longitudinal slope of concrete gutters and pavement slopes shall be 0.35% unless approved by the City Engineer. The minimum slope of asphalt is 1.5% and the minimum slope of concrete surface is .5% unless approved by the City Engineer.

72. The Developer shall implement project-specific geotechnical recommendations Prior to issuance of any grading permits, all recommendations and specifications set forth in the project specific Geotechnical Exploration Report prepared for the proposed project by the project Soils Engineers, shall be reflected on the project grading and foundation plans (inclusive of seismic design parameters), subject to review and approval by the City Engineer.

73. Grading and Foundation Plan Review and Construction inspection and monitoring shall be provided by the Developer. The Developer shall retain a geotechnical engineering firm to review the final grading and foundation plans and specifications to evaluate whether recommendations have been implemented from the project-specific Geotechnical Exploration Report, and to provide additional or modified recommendations, as needed. Construction monitoring shall be performed by a California Registered Geologist and/or Engineer to check the validity of the assumptions made in the geotechnical investigation. Earthwork operations shall be performed under the observation of a California Registered Geologist and/or Soils Engineer to check that the site is properly prepared, the selected fill materials are satisfactory, and that placement and compaction of the fills has been performed in accordance with recommendations and the project specifications.

74. The Developer shall dedicate the following easements on the Final Map in substantial conformance with the approved Vesting Tentative Map Sheet 1:

a) Public utility easements (PUE) shown all private streets and accessways as shown on the vesting tentative map and preliminary site plan C-3 including all the locations of water meters, water services and sanitary sewer

cleanouts to all buildings to the satisfaction of the City Engineer.

b) Emergency vehicle access easements (EVAE) shall be over all private streets, alleys and walkways as shown on the site plan C.3.

c) All new bioretention basins and underground detention basins shall be in a PUE or a separate storm drain easement.

d) Public utility easements all be over all roadways, alleys, and access for underground utilities.

e) All easements shall be dedicated on the first final map of the proposed development prior to the first building permit for the first unit.

75. In substantial conformance with the City-approved Traffic Impact Analysis (Abrams, Jan 16, 2024) and the approved Preliminary Signing & Striping Plan (Sheet 11), the Developer shall install stop legends and stop bars at all intersections with street C, street B and at public Wicklow Way shown on the improvement plan submitted prior to building permit and construction prior to occupancy of the first building unit.

76. The Developer shall remove the northbound stop legend at gate entrance to the development.

77. The developer shall build a retaining wall along the north parcel line or any other area that site grading does not match the existing grade out the project parcel boundary. Any grading outside the project boundary needs to have written permission from the adjacent landowner before grading permit released. If the grading plans approved by the City Engineer do not require grading outside of the project parcel boundary the developer will not need to obtain permission from the adjacent landowner before grading permit released.

78. With the recordation of the final map for the project, the developer shall dedicate the 5-foot-wide sidewalk easement along Slatten Ranch Road shown on the Vesting Tentative Map to the City of Antioch.

79. Based on the local transportation analysis (LTA) conducted according to the City's transportation impact analysis guidelines it is recommended the project pay a proportionate share of the cost to install a traffic signal at the intersection of Slatten Ranch Road and Wicklow Way. 1 This improvement would address the future LOS issues identified at the intersection so that the intersection would operate within acceptable parameters, per the local standards set forth by the City of Antioch. However, the queuing calculations that include the proposed traffic signal indicate the westbound left turn pocket on Wicklow way will exceed its storage by about 171 feet during the PM peak hour. The developer shall design this additional left turn storage prior to building permit and construct the improvement prior to occupancy of the 1st residential unit. The proportionate

share of the installation of the traffic signal at Slatten Ranch Road and Wicklow way should be at least ¼ the cost of the traffic signal.

80. As part of the project acceptance and prior to release of warranty bonds of the sewer and storm drain lines one year after installation of the project, the Developer shall video all sewer and storm drain lines installed to document the condition of the pipe one year after construction to see if there has been any settlement of the pipe or if there anything that will restrict the flow or capacity of the pipes. Any settlement in the pipes shall be repaired and any restriction in the flow or pipe capacity shall be removed prior to acceptance to the satisfaction of the City Engineer.

81. **Street Names**. The street names in the development shall be as follows. Changes to the street names shall require Planning Commission review and approval:

- Parcel A – Avoca Lane
- Parcel B – Blessington Lane
- Parcel C – Carnew Lane
- Parcel D – Dunlavin Lane
- Parcel E – Enniskerry Lane
- Parcel F – Rathfarnham Lane
- Parce G – New Forest Lane
- Parcel H – Liffey Lane
- Parel I – Dartmoor Lane
- Parcel J – Exmoor Lane