

ANNOTATED

AGENDA

**CITY OF ANTIOCH PLANNING COMMISSION
ANTIOCH COMMUNITY CENTER
4703 LONE TREE WAY, COMMUNITY HALL A**

WEDNESDAY, AUGUST 7, 2019

6:30 P.M.

**NO PUBLIC HEARINGS WILL BEGIN AFTER 10:00 P.M.
UNLESS THERE IS A VOTE OF THE PLANNING COMMISSION
TO HEAR THE MATTER**

APPEAL

All items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on **WEDNESDAY, AUGUST 14, 2019**.

If you wish to speak, either during “public comments” or during an agenda item, fill out a Speaker Request Form and place in the Speaker Card Tray. This will enable us to call upon you to speak. Each speaker is limited to not more than 3 minutes. During public hearings, each side is entitled to one “main presenter” who may have not more than 10 minutes. These time limits may be modified depending on the number of speakers, number of items on the agenda or circumstances. No one may speak more than once on an agenda item or during “public comments”. Groups who are here regarding an item may identify themselves by raising their hands at the appropriate time to show support for one of their speakers.

ROLL CALL

6:30 P.M.

Commissioners

Turnage, Chair
Schneiderman, Vice Chair
Motts
Martin
Parsons (**arrived at 6:36 pm**)
Soliz
Zacharatos

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

CONSENT CALENDAR

All matters listed under Consent Calendar are considered routine and are recommended for approval by the staff. There will be one motion approving the items listed. There will be no separate discussion of these items unless members of the Commission, staff or the public request specific items to be removed from the Consent Calendar for separate action.

- 1. **APPROVAL OF MINUTES:** June 19, 2019 ***APPROVED***
 * * * **END OF CONSENT CALENDAR** * * *

NEW PUBLIC HEARING

- 2. **UP-19-04, AR-19-02– Mesa Billboard** – Mesa Billboard requests approval of a use permit and design review to construct a fifty-foot tall digital billboard on the southern property line of 2404 Mahogany Way facing State Route 4. This project has been found to be Categorically Exempt for the requirements of the California Environmental Quality Act. The subject property is located at 2404 Mahogany Way (APN’s 074-370-025).

RESOLUTION NO. 2019-21

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT (6:53 pm)

Notice of Availability of Reports

This agenda is a summary of the discussion items and actions proposed to be taken by the Planning Commission. For almost every agenda item, materials have been prepared by the City staff for the Planning Commission’s consideration. These materials include staff reports which explain in detail the item before the Commission and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Other materials, such as maps and diagrams, may also be included. All of these materials are available at the Community Development Department located on the 2nd floor of City Hall, 200 “H” Street, Antioch, California, 94509, between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday for inspection and copying (for a fee) or on our website at:

<https://www.antiochca.gov/fc/community-development/planning/Project-Pipeline.pdf>

Copies are also made available at the Antioch Public Library for inspection. Questions on these materials may be directed to the staff member who prepared them, or to the Community Development Department, who will refer you to the appropriate person.

Notice of Opportunity to Address the Planning Commission

The public has the opportunity to address the Planning Commission on each agenda item. You may be requested to complete a yellow Speaker Request form. Comments regarding matters not on this Agenda may be addressed during the “Public Comment” section on the agenda.

Accessibility

In accordance with the Americans with Disabilities Act and California law, the City of Antioch offers its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or email address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City’s ADA Coordinator can be reached @ Phone: (925) 779-6950 and e-mail: publicworks@ci.antioch.ca.us.

**CITY OF ANTIOCH
PLANNING COMMISSION**

**Regular Meeting
6:30 p.m.**

**June 19, 2019
City Council Chambers**

Vice Chair Schneiderman called the meeting to order at 6:30 P.M. on Wednesday, June 19, 2019 in the City Council Chambers. She stated that all items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 P.M. on Wednesday, June 26, 2019.

ROLL CALL

Present: Commissioners Parsons, Motts, Martin, Zacharatos and Soliz and Vice Chair Schneiderman
Absent: Chair Turnage
Staff: Planning Manager, Alexis Morris
Associate Planner, Zoe Merideth
Senior Civil Engineer, Ken Warren
City Attorney, Thomas L. Smith
Lieutenant Desmond Bittner
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. **Approval of Minutes:** None

NEW PUBLIC HEARING

2. **UP-18-21 – Alluvium Cannabis Dispensary and Infusion** – Alluvium Inc. is requesting a Use Permit for a cannabis business consisting of a dispensary with delivery and Type N infusion license. The project site is located at 2625 Crow Court. This project has been found to be Categorically Exempt from the requirements of the California Environmental Quality Act (APN 074-052-022).

Vice Chair Schneiderman opened the public hearing.

Associate Planner Merideth presented the staff report dated June 14, 2019 recommending the Planning Commission adopt the resolution recommending the City Council approve a Use Permit (UP-18-21) for a cannabis business consisting of a dispensary with delivery and Type N infusion license.

In response to Commissioner Zacharatos, Associate Planner Merideth explained that the fire department commented on this proposal and did not voice any concerns regarding its proximity to the Costco Gas Station. She clarified that the infusion process would not use heat or involve extraction of the oil.

Patti O'Brien, CEO Alluvium and Nima Gabbay, gave a PowerPoint presentation of the project which included the following:

- Vision and Mission
- Biographies – Patti O'Brien and Nima Gabbay
- Location, Site Plan and Tenant Improvements
- Security and Surveillance
- Strategic Partnerships
- Economic Development

Mr. Gabbay explained that Costco was approximately 1000-feet from their facility. He clarified that the infusion process involved repackaging of the products with their own label.

Ms. O'Brien stated that a representative from Admiral Security Services was present this evening to provide an overview of security, if needed.

In response to Commissioner Martin, Ms. O'Brien clarified that there would be two armed security on site along with unarmed security. She explained that a guard position would be located in the intake room and another on the sales floor. She noted there would also be another officer onsite, most likely unarmed, outside of the facility or they would take staff's recommendation to hire one more armed security guard. She commented that they have never had to use armed security guards at their other business as they typically used multiple unarmed security guards in each room.

In response to Commissioner Soliz, Ms. O'Brien stated that they focused on medical clientele; however, they would have recreational sales because the State has made it difficult for terminally ill patients to maintain a medical card. She noted at this time there is no build out for a commercial kitchen to infuse food products, so their main focus would be pre-rolled products, which fell under the category of repackaging. She explained that edibles were a large market through the California Department of Health and they were approved; however, there was a separate licensing for most edible manufacturers.

In response to Vice Chair Schneiderman, Ms. O'Brien stated given the nature of the demographic in the Antioch area, she would estimate that 30% of their clientele would be medical patients.

Vice Chair Schneiderman closed the public hearing.

Commissioner Parsons commented that the Antioch Police Department would continue to follow up to make sure that all mitigation measures related to safety had been completed prior to occupancy.

Commissioner Soliz questioned what would be included in the Development Agreement and if the Planning Commission should know its contents in order to form their decision on the project.

Planning Manager Morris explained that there was a condition of approval to negotiate the Development Agreement, which was directed by Council to solely relate to economic issues and not land use decisions. She noted when the Development Agreement goes forward it would only be acted on by the City Council. She further noted entering into a Development Agreement was a condition of approval for the project and they could not open the business until they did so. She explained that the applicant would work on the details of the agreement with staff and then it would be brought to City Council.

In response to Vice Chair Schneiderman, Associate Planner Merideth reported that they had not received any comments from neighbors in the surrounding area regarding this application.

RESOLUTION NO. 2019-18

On motion by Commissioner Martin, seconded by Commissioner Motts, the Planning Commission adopted the resolution recommending the City Council approve a Use Permit (UP-18-21) for a cannabis business consisting of a dispensary with delivery and Type N infusion license. The motion carried the following vote:

AYES:	<i>Motts, Parsons, Martin and Schneiderman</i>
NOES:	<i>Soliz and Zacharatos</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Turnage</i>

3. **The Ranch** - The City of Antioch will hold a public scoping meeting to receive verbal comments on the Notice of Preparation to prepare an environmental impact report (EIR) for the proposed The Ranch project. The proposed project is located in the southeastern portion of the City of Antioch in eastern Contra Costa County, California. The site is identified by Assessor's Parcel Number (APN057-010-002, APN 057-010-003, and APN 057-021-003).

Planning Manager Morris presented the staff report dated June 14, 2019 recommending the Planning Commission receive public comment on the Notice of Preparation (NOP) (Attachment "A") of the Draft Environmental Report (DEIR) for The Ranch Residential Project.

In response to Commissioner Motts, Planning Manager Morris explained that this EIR was specific to The Ranch Development Project application and would analyze the project's consistency with The Ranch initiative.

Commissioner Martin provided the following comments on the scope of the EIR for The Ranch Residential Project:

- Analyze the impact of traffic north and south on Deer Valley Road, as well as east bound on the future extension of Sand Creek Road
- Analyze the carbon footprint of buildings and determine whether the project would need to be reduced
- Discussion on the ability of the City to provide water to this area in light of drought situations
- Discussion on whether the City could provide police protection for the area
- Analyze if it was a kit fox and burrowing owl migration area and if so, discuss mitigation measures
- Analyze traffic impacts of a roundabout on Deer Valley Road

In response to Commissioner Motts, Planning Manager Morris clarified that there was a 30-day comment period so the last comment should be received by July 11, 2019 by 5:00 P.M.

Vice Chair Schneiderman stated she was pleased that the project provided six (6) miles of trails and would continue Dallas Ranch Road to Sand Creek Road, connecting it to Deer Valley Road.

Commissioner Parsons stated she appreciated that the footprint of the project had been downsized.

Commissioner Zacharatos thanked the applicant for decreasing their unit count.

Vice Chair Schneiderman thanked staff for the comprehensive report.

ORAL COMMUNICATIONS

Planning Manager Morris announced that Council Chambers will be remodeled and closed to all meetings for approximately 6-months. She noted beginning July 17, 2019, Planning Commission meetings would be held at 6:30 P.M. in Hall "A" at the Antioch Community Center, on Lone Tree Way.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Motts reported on his attendance at the TRANSPLAN meeting.

ADJOURNMENT

On motion by Commissioner Martin, seconded by Commissioner Zacharatos, the Planning Commission adjourned the meeting. The motion carried the following vote:

AYES:	<i>Schneiderman, Parsons, Motts, Martin, Zacharatos and Soliz</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Turnage</i>

The meeting was adjourned at 7:12 P.M. to the next regularly scheduled meeting on July 17, 2019 at 7:00 P.M.

Respectfully submitted:
KITTY EIDEN, Minutes Clerk

**STAFF REPORT TO THE CITY OF ANTIOCH PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF AUGUST 7, 2019**

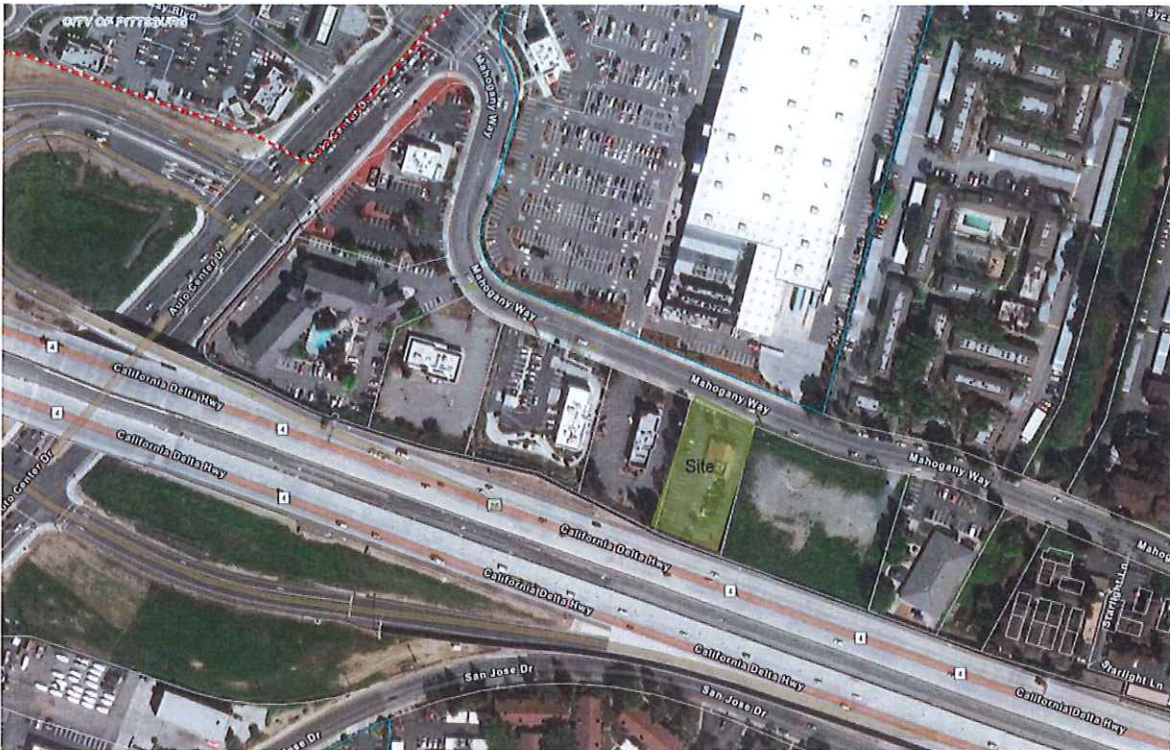
Prepared by: Kevin Scudero, Associate Planner
Reviewed by: Alexis Morris, Planning Manager
Date: August 2, 2019
Subject: UP-19-04, AR-19-07 – Mesa Billboard

RECOMMENDATION

It is recommended that the Planning Commission **APPROVE** a use permit and design review application allowing the construction of a new digital billboard, located at 2404 Mahogany Way, subject to the conditions contained in the attached resolution.

REQUEST

Mesa Billboard requests approval of a use permit and design review application to construct a new fifty-foot tall digital billboard adjacent to State Route 4. The subject property is located at 2404 Mahogany Way (APN 074-370-025) (UP-19-04, AR-19-07).



ENVIRONMENTAL

This project has been deemed categorically exempt from the provisions of CEQA pursuant to Article 19, Section 15303 – New Construction. This section falls under a Class 3 exemption of the State CEQA Guidelines because this project consists of a single, new, small structure.

ANALYSIS

Issue #1: Project Overview

The proposed project includes the construction of a fifty-foot tall digital billboard at the southern end of the property located at 2404 Mahogany Way adjacent to State Route 4 . The billboard will be placed in the landscaped area to the south of the drive-thru lane. The base of the sign is approximately seven feet below the freeway grade which will result in the finished sign being approximately forty-three feet above the freeway grade. The total height of the billboard will be fifty-feet and will not obstruct any of the existing freeway-oriented signs for the businesses along State Route 4. The sign will be oriented to be visible to drivers traveling eastbound and westbound on State Route 4.

The proposed structure will support double-sided 19' x 34' LED faces in a “V” configuration, supported by a single steel tube. The sign will also include a full enclosure with Trex sustainable wood-siding. The steel tube support will be painted Sherwin Williams “Van Dyke Brown” and the Trex sustainable wood siding will be “Havana Gold.” The sign will be nearly identical to their current digital billboard to the west along State Route 4 in Pittsburg. The applicant’s project description is included as Attachment “B” to the staff report.

Issue #2: General Plan, Zoning Consistency and Land Use

The General Plan designation of the property site is Regional Commercial. The site is zoned Regional Commercial (C-3), which is intended to accommodate various types of retail and commercial uses. A billboard requires the approval of a use permit in the Regional Commercial District (C-3).

The surrounding land uses and land use designations are as noted below:

North:	Lowe’s / Regional Commercial District(C-3)
South:	State Route 4
East:	Vacant Land / Regional Commercial District (C-3)
West:	Vacant Drive Thru Restaurant Site / Regional Commercial District (C-3)

Issue #3: Lighting

The proposed LED display will emit directional light that can be controlled with software. The components are controlled with a photocell and Astroclock management system that

controls the sign from being overly bright at night and dull during the day. The sign will be brightest during the day when the sun contrasts with the electrical image and the display will be less bright at night when it is darker out. The applicant has submitted a detailed lighting study which demonstrates that there will be insignificant amounts of lighting spillover on neighboring properties. A copy of the lighting study has been included as Attachment “D” to the staff report.

Issue #4: California Department of Transportation Approvals

In addition to a use permit from the City of Antioch, the applicant is also required to obtain a permit from the California Department of Transportation’s Office of Outdoor Advertising (ODA). As part of the process, the applicant has already received a preliminary approval letter (Attachment E) from the ODA. They are not able to obtain a final approval from the ODA until they can provide evidence of local approval. Staff has included a condition of approval that all requirements of the California Department of Transportation shall be met.

The applicant has indicated that they believe this is the last site along State Route 4 in Antioch that would be able to meet the local zoning and CalTrans regulations for the installation of a billboard due to the fact that State Route 4 has been designated as ‘Landscaped Freeway’ throughout the entire length of State Route 4 in Antioch. The applicant has stated that the 2404 Mahogany Way site was able to be declassified because it’s adjacent right-of-way did not meet the minimum width requirements for “Landscaped Freeway” but they are not aware of any other properties in the City that would qualify for this declassification while still being compliant with City zoning.

ATTACHMENTS

- A: Resolution
- B: Project Description
- C: Color and Materials
- D: Lighting Study
- E: ODA Letter

ATTACHMENT "A"

**CITY OF ANTIOCH PLANNING COMMISSION
RESOLUTION NO. 2019-****

WHEREAS, the Planning Commission for the City of Antioch did receive a request for approval of a use permit and design review application from Mesa Billboard to construct a new fifty-foot tall digital billboard adjacent to State Route 4. The project site is located at 2404 Mahogany Way (APN 074-370-025) (UP-19-04, AR-19-07).

WHEREAS, this project has been deemed Categorically Exempt from CEQA under Article 19, Section 15303 – New Construction; and,

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

WHEREAS, the Planning Commission on August 7, 2019, duly held a public hearing, received and considered evidence, both oral and documentary; and,

NOW THEREFORE IT BE RESOLVED that the Planning Commission does hereby make the following findings for approval of a Use Permit:

1. The granting of such Use Permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

The site is currently developed with a drive-thru restaurant and the construction of the billboard will not affect the current operations of the site. The applicant has provided lighting studies which demonstrates that the light from the proposed billboard will not be detrimental to the public health or welfare or injurious to the property or improvements.

2. The use applied at the location indicated is properly one for which a Use Permit is authorized.

The site is zoned Regional Commercial (C-3) which allows billboards with a Use Permit.

3. The site for the proposed use is adequate in size and shape to accommodate such use, and all parking, and other features required.

The site is currently occupied by a drive-thru restaurant. The site is adequate in size and shape to accommodate both the existing drive-thru restaurant, as well as the billboard. The project has been designed so that the placement of the billboard on the site will not impact the drive aisles and parking for the existing drive-thru restaurant.

4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

The project site is located on Mahogany Way. The street is adequate in width and pavement type to carry the minimal traffic generated by the proposed use.

5. The granting of such Use Permit will not adversely affect the comprehensive General Plan.

The use will not adversely affect the comprehensive General Plan because the project is consistent with the General Plan designation for the site of Regional Commercial.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Antioch does hereby **APPROVE** UP-19-04, AR-19-07 to allow the construction of a new fifty-foot tall digital billboard located at 2404 Mahogany Way (APN 074-370-025) subject to the following conditions:

A. GENERAL CONDITIONS

1. The project shall comply with the Antioch Municipal Code. All construction shall conform to the requirements of the California Building Code and City of Antioch standards.
2. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
3. The project shall be implemented as indicated on the application form and accompanying materials provided to the City and in compliance with the Antioch Municipal Code, or as amended by the Planning Commission.
4. No building permit will be issued unless the plan conforms to the project description and materials as approved by the Planning Commission and the standards of the City.
5. This approval expires two years from the date of approval (expires August 7, 2021), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one, one-year extension shall be granted.

6. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.
7. The general contractor shall install and maintain the erosion and sedimentation devices around the work premises per NPDES law.
8. All required easements or rights-of-way shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained from any property or easement holders for any work done within such property or easements.
9. City staff shall inspect the site for compliance with conditions of approval prior to final inspection approval.
10. The applicant shall obtain an encroachment permit for all work to be done within the public right-of-way or easement, and peak commute-hour traffic shall not be impeded by construction-related activity.
11. All existing easements shall be identified on the site plan and all plans that encroach into existing easements shall be submitted to the easement holder for review and approval, and advance written permission shall be obtained from any property owner or easement holder for any work done within such property or easement.

B. CONSTRUCTION CONDITIONS

1. The use of construction equipment shall be restricted to weekdays between the hours of 8:00 a.m. and 5:00 p.m., or as approved in writing by the City Manager.
2. The project shall be in compliance with and supply all the necessary documentation for AMC 6-3.2: Construction and Demolition Debris Recycling.
3. Driveway access to neighboring properties shall be maintained at all times during construction.
4. Standard dust control methods shall be used to stabilize the dust generated by construction activities.

C. AGENCY REQUIREMENTS

1. All requirements of the California Department of Transportation shall be met.

D. FEES

1. The applicant shall pay all fees as required by the City Council.
2. The developer shall pay all required fees at the time of building permit issuance.

E. PROJECT SPECIFIC CONDITIONS

1. This use permit and design review approval applies to the construction of a new fifty-foot tall digital billboard at 2404 Mahogany Way as depicted on the project plans submitted to the City of Antioch on June 5, 2019.
2. Any landscaping that is damaged or removed during construction shall be replaced to the satisfaction of City staff prior to building permit final.
3. The sign shall be kept clean and free of dirt. The sign shall be painted every seven years or when the sign has visible signs of wear and tear, whichever comes first.
4. Graffiti shall be removed within 10 days and shall be repainted to match the color of the billboard structure.
5. A sign shall be placed at the base of the billboard with the contact information of the person/company responsible for the maintenance of the sign.

* * * * *

I HEREBY CERTIFY the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 7th day of August 2019.

Forrest Ebbs
Secretary to the Planning Commission

ATTACHMENT "B"



**HIGHWAY 4 DIGITAL DISPLAY
2404 MAHOGANY WAY**





Contact Information

Applicant:

Mike McCoy

Mesa Outdoor, LLC
696 San Ramon Valley Blvd #192
Danville, CA 94526
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925-386-6372

City of Antioch:

Kevin Scudero

City of Antioch
Planning Department
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kscudero@ci.antioch.ca.us
925-779-6133

Caltrans Coordinator:

Ken Parmelee

Department of Transportation
CalTrans Dept. of Outdoor Advertising
P.O. Box 942874, MS-36
Sacramento, CA 94274-0001
kenneth.parmelee@dot.ca.gov
916-651-9327

Property Owner:

Yaniv Benaroya

Property Upsurge
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yanivbenaroya@hotmail.com
925-363-5328

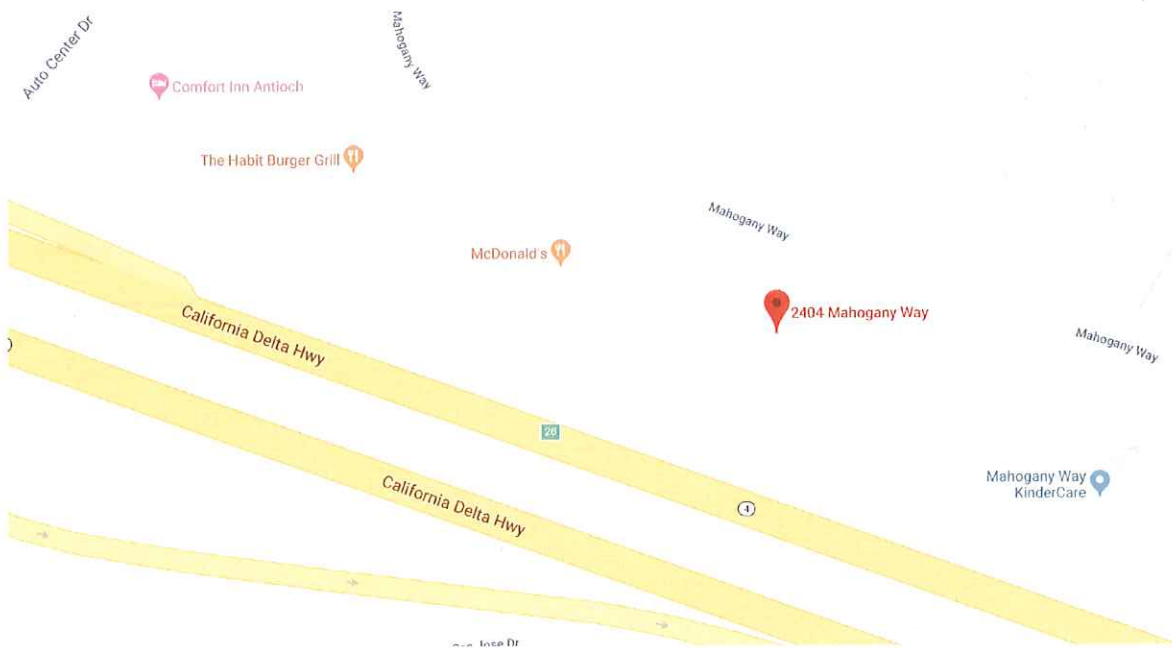


1.0 Project Description

Mesa Outdoor proposes to develop a new digital display on private property located at 2404 Mahogany Way. Mesa Outdoor is a regional operator of billboards, founded in Contra Costa County in 2009.

We propose to construct the most aesthetically pleasing and environmentally efficient off-site advertising digital display in the City of Antioch. The proposed structure will support double-sided 19' x 34' LED faces in a "V" configuration, supported by a single steel tube. The overall height of the sign will be 50 feet. The sign will be equipped with class-leading LED technology from Watchfire Signs. The advertising faces will be connected to the grid using existing electrical wires, adjacent to the sign. This project does not interfere with any existing signs, or require the elimination, modification, or reclassification of any buildings or structures. This project will not have a significant impact on the environment or the residents of the City.

2.0 Property Location Map - 2404 Mahogany Way





2.1 Property Description

The property is zoned C-3 and located in a commercial area on the north side of Highway 4. Surrounding uses are predominantly commercial, with fast food and service retail nearby. The current use of the property is a fast food retail business. The existing property allows for ease of access to the build location which will allow for the sign to be installed within 3 days. The site is devoid of excess vegetation and is ideal for a digital sign, due to its close proximity to Highway 4.

2.2 Surrounding Businesses



The proposed location is approximately .14 miles before the strategically important Somersville Road exit and the Antioch Auto Center and Somersville Town Center. Both the Town Center and Auto Dealerships are existing clients and key sales tax drivers and employment centers for the city and local residents. Our sign location will provide a conduit for local businesses to promote their services on a daily basis to the traveling public.

2.6 Site Photographs



Facing South



Facing West



Facing East



Facing North

3.0 Visual Impacts & Mitigations

Great care was taken in the selection of the property and design of the sign to minimize impacts on the scenic view sheds of Antioch. The proposed property is located outside of Caltrans designated "Scenic Highway" and "Landscaped Freeway" sections of the County and City. The property is located in a primarily commercial area, amongst view sheds that have already been developed.



4.0 Structure Description

The proposed structure will consist of 19' x 34' illuminated digital advertising faces, supported by a 31' length of steel tubing. These design specifications are standard in the industry and similar to our sign in Pittsburg, CA (picture below). The structure will be composed of steel and will arrive at the site pre-fabricated, primed, and painted. The structure will be cemented underground to provide a secure foundation and minimize the structure's footprint. All structural calculations will be signed and sealed by a registered engineer.



4.1 Scaled Elevations

See insert.

4.2 Illumination & Lighting Study

LED displays emit directional light that can be controlled with software. The digital components will come from the industry leading, Watchfire digital sign group. The components are controlled with a photocell and astroclock management system. This system controls the sign from being overly bright at night and dull during the day. The sign will be brightest during the day when the sun contrasts with the electrical image. In turn, the display will be less bright during the darkest of night. The management control system is state of the art. Mesa Outdoor and Watchfire will consistently monitor the screens with mounted web cameras. Mesa operates other Watchfire displays in the County. The attached lighting study from Watchfire shows insignificant amounts of lighting spillover on neighboring properties.



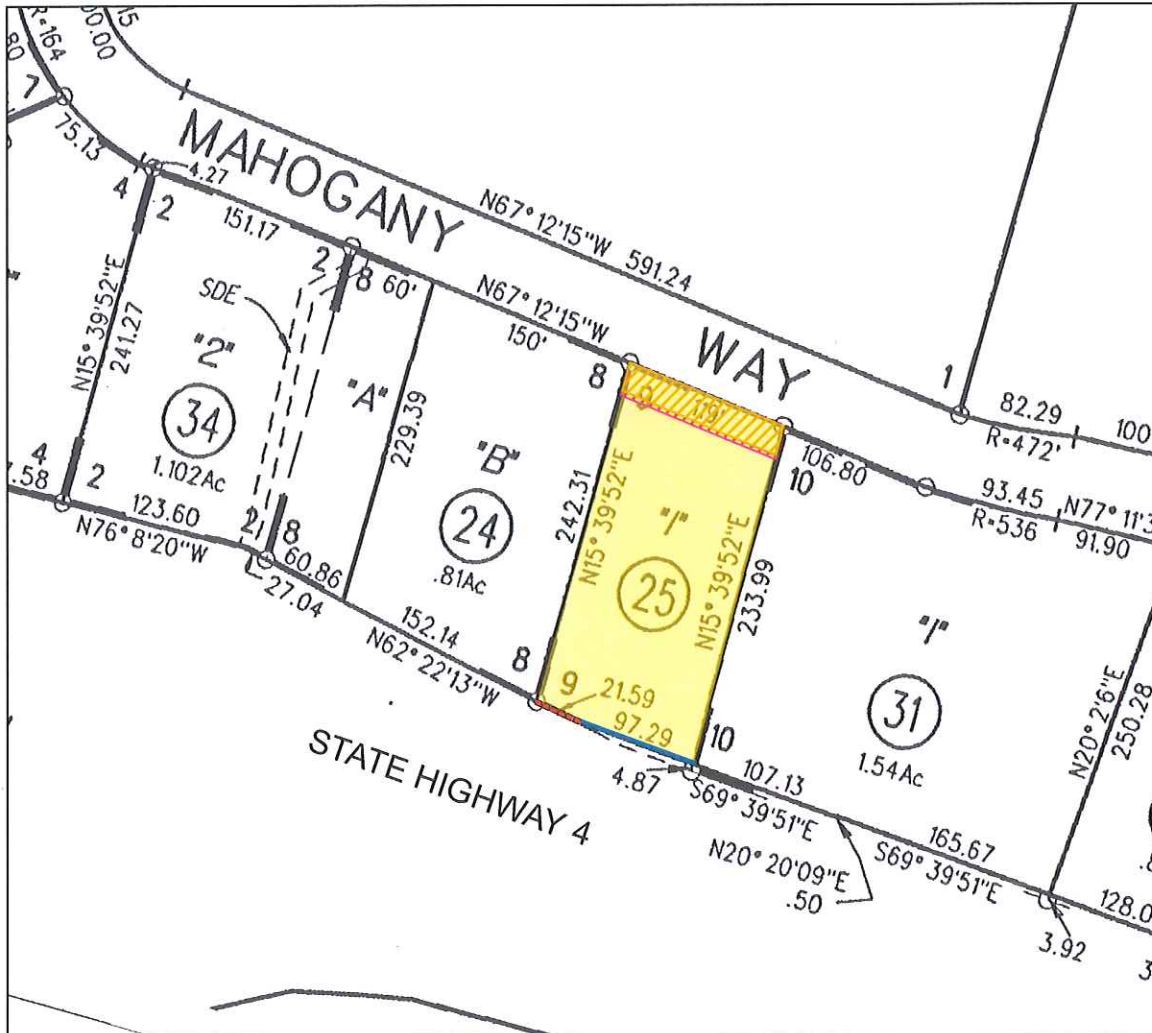
4.3 Building Materials Plan

The display will consist of 19'x34' high definition (16mm pixel spacing) digital displays from Watchfire. The displays will offer class leading clarity, uniformity, color accuracy, and reliability. Total sign height for the project will be 50 feet, which is as low as possible, but high enough to clear the soundwall and BART train tracks. The sign will include full enclosure with Trex sustainable wood-siding, V-shaped advertising faces and single pole configuration.

5.0 Proliferation Analysis

We believe this project is the last opportunity for a new digital sign within the City of Antioch. New billboard development is limited by local zoning, local land use regulations, and Caltrans regulations. Highway 4 is designated as "Landscaped Freeway" throughout the entire length of Highway 4 in the City of Antioch. 2404 Mahogany Way was able to be declassified because it's adjacent right-of-way did not meet the minimum width requirements for Landscaped Freeway, but we are not aware of any other properties in the city with this unique combination of zoning and right-of-way width that would allow for declassification.

Scale 1 inch = 85.45 feet



Legend

- Property In Question - Fee
- Item No. 5 - Easement for Pole & Wires
In 08/19/1925 Bk07 Pg93 of Official Records
Affects said portion as described in the document
- Item No. 6 - Relinquishment of Access
In 09/12/1952 Bk1989 Pg579 of Official Records
Affects said portion as described in the document
- Item No. 8 - Easement for Crossarms & Wires
In 02/06/1973 Bk6858 Pg436 of Official Records
Affects said portion as described in the document
- Item No. 9 - Easement for Footing Purposes
In 10/30/2009 Inst # 2009-0259747 of Official Records
Affects said portion as described in the document

©2019
Lawyers Title Company
2150 John Glenn Drive, Suite 400
Concord, CA 94520

Title Order No. : FLNP-0231900187, Preliminary Report dated April 11, 2019

Drawing Date : 04/16/2019 - FNFI

Reference :

Assessor's Parcel No. : 074-370-025

Property : 2404 Mahogany Way, Antioch, CA

Data :

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Plat Showing : A PORTION OF LAND IS SITUATED IN THE CITY OF ANTIOCH, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

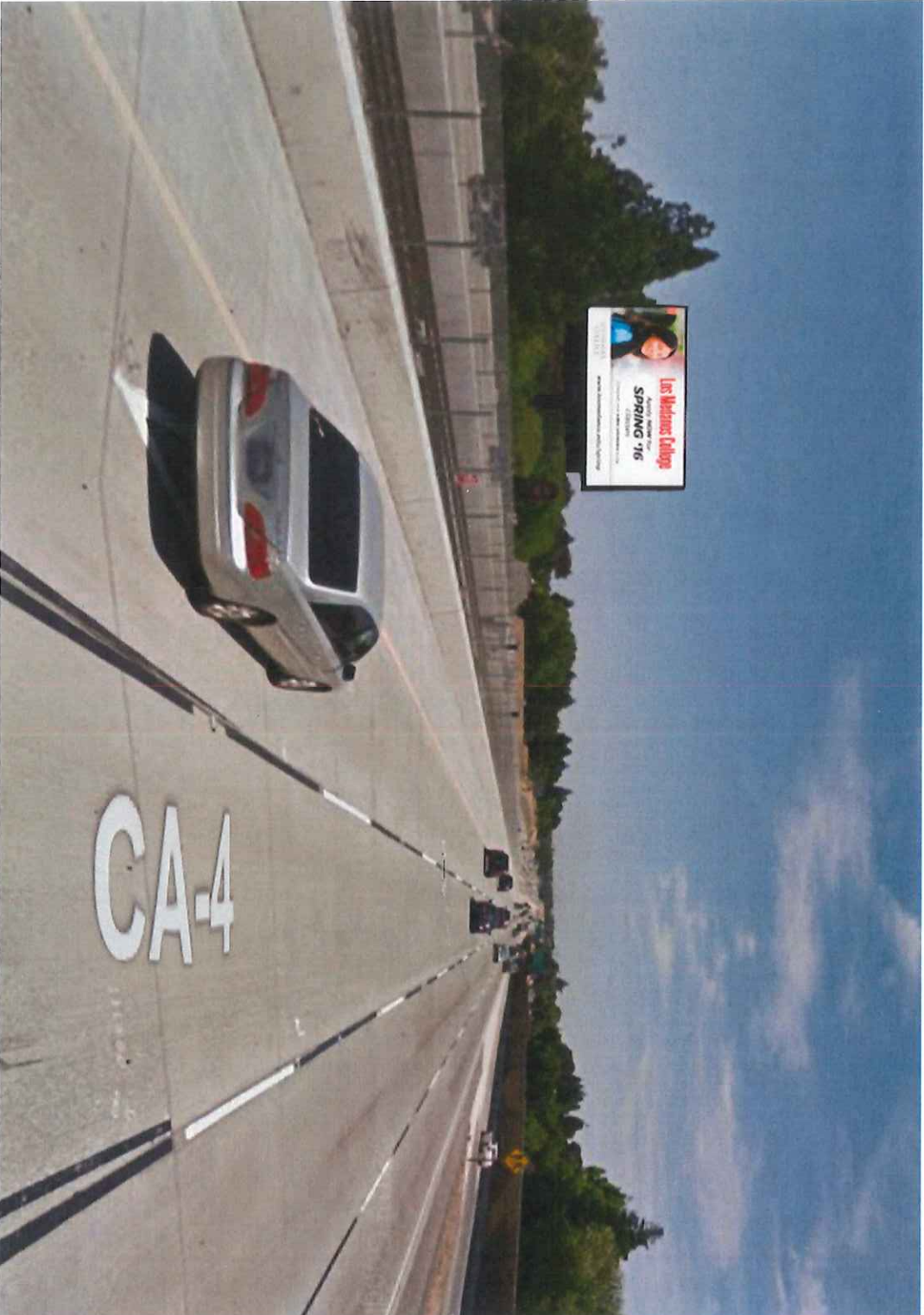
Sheet
1 of 1

B11

Archive #

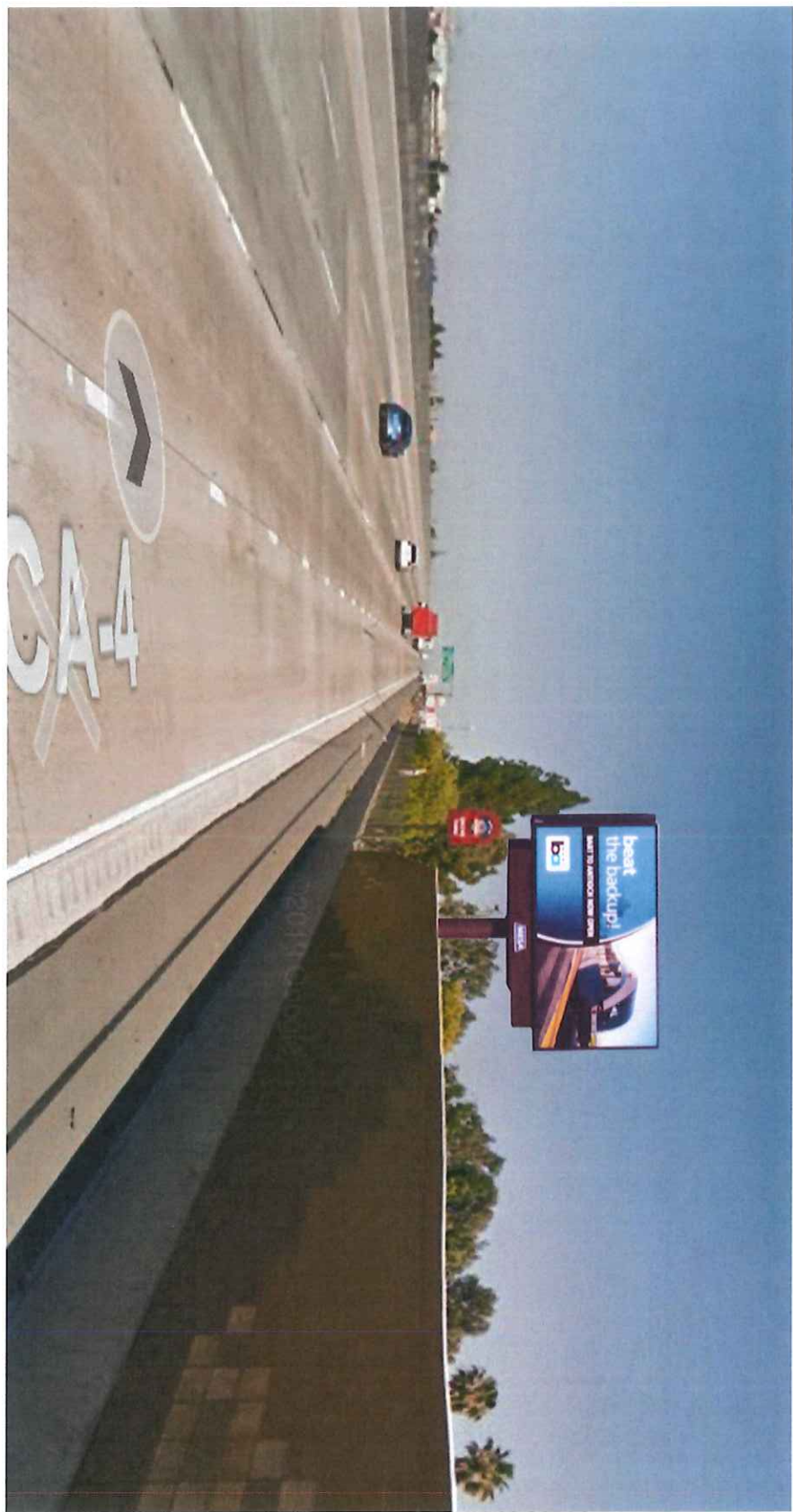


Antioch Digital Billboard Photosim - Eastbound

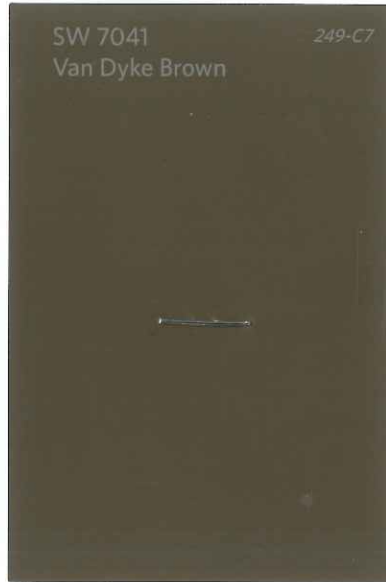
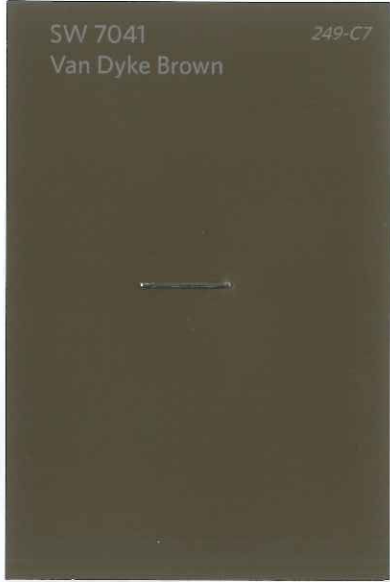




Antioch Digital Billboard Photosim - Westbound



ATTACHMENT “C”



Factory primed and painted steel. SW 7041 Van Dyke Brown



HAVANA GOLD

Trex Composite Decking enclosure. 1x6 boards.

ATTACHMENT “D”

April 25, 2019

Background on Optical Measurements and Calculations

Watchfire Signs has manufactured outdoor electric signs since 1932 and led signs since 1996. We have more than 60,000 led signs in operation worldwide.

Incandescent signs were commonly measured using illuminance measurements, partly because the light bulb is ideally a point source of light, illuminating equally in all directions, and illuminance meters are commonly available and inexpensive. Foot-candle measurements are made at a defined distance from the sign and the magnitude depends on the physical size of the sign.

LED signs are highly directional however, which is an advantage in an urban setting since the light can be directed more precisely to the intended audience. Luminance measurements have been used to specify LED signs by the industry. The candela per square meter (NITs) unit allows a specification that does not depend on size or viewing distance.

The study done on the sign adjacent to a residential area used actual lab measurements made on modules using an illuminance meter. These measurements and extrapolations are then scaled up to the size of the sign and the distance corrections are made using the inverse square law.

Watchfire adopted brightness standards set forth by both the ISA (International sign Association) and OAAA (Outdoor Advertising Association of America). The standards used are based on the studies of Dr. Lewin and the IESNA (Illuminating Engineering Society of North America).

Below is a list of some of the measurement equipment used by Watchfire engineers.

Equipment used by Watchfire engineers to make lighting measurements:

Foot-candles/Lux - Minolta Illuminance Meter T-10
NITs/candela/sq. m – Minolta Luminance Meter LS-100
Sign Calibration – Minolta CS-1000 Spectra radiometer

SIGN LIGHTING STUDY

Sign Details

Size: 19x34 Digital Billboards

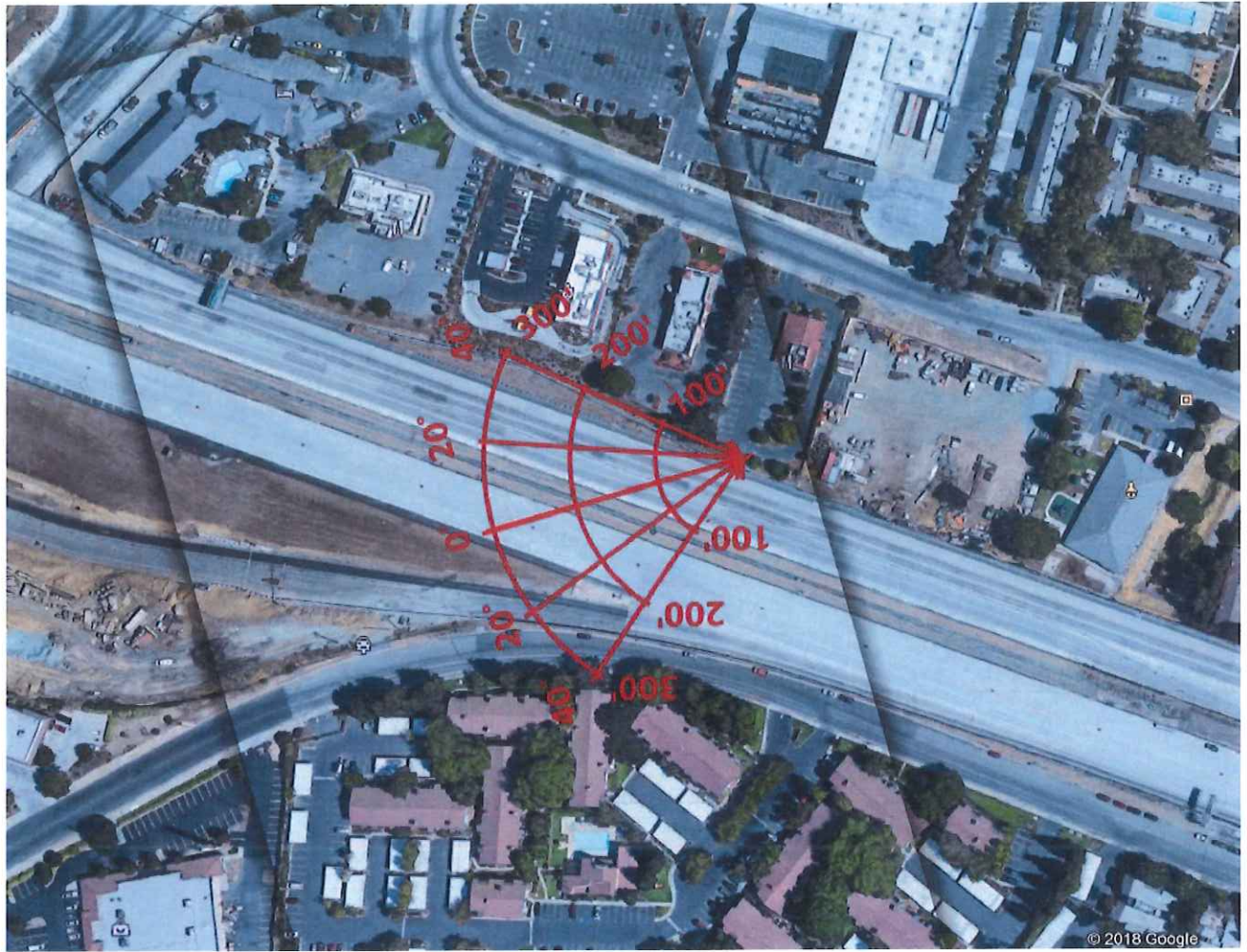
Location: *Antioch, Latitude: 38.003133 | Longitude: -121.833675*

Light measurements are completed in foot-candles. A foot-candle is the amount of light produced by a single candle when measured from 1 foot away. For reference, a 100-watt light bulb produces 137 foot-candles at 1 foot away, .0548 foot-candles at 50 feet and .0137 foot-candles at 100 feet.

The table represents the total increase in ambient light produced by the sign under normal or typical operation at night. The ambient light increases will be less than shown in the chart since they fail to consider any objects blocking the line of site to the sign. Obstructions such as trees would further reduce real world overall ambient light increases. In addition to obstructions any existing light within the viewing cone will further diminish any light increase.

	<i>0 degrees</i>	<i>20 degrees</i>	<i>40 degrees</i>
<i>100'</i>	0.6624	0.5465	0.3690
<i>200'</i>	0.1656	0.1366	0.0922
<i>300'</i>	0.0736	0.0607	0.0410

Light values in foot-candles at night under typical operation





Conclusion

Given the above comparisons and measurements, the residential area will see an almost undetectable difference in ambient light after installation of a led sign. Ambient light levels in the neighborhood are more heavily impacted by porch lights and landscape lights than the increases produced by a digital billboard.

Ray Digby

office 800-637-2645 x3006 Fax 217-442-1020

ray.digby@watchfiresigns.com

ATTACHMENT “E”

DEPARTMENT OF TRANSPORTATION

OFFICE OF OUTDOOR ADVERTISING

P.O. BOX 942873, MS-36

SACRAMENTO, CA 94273-0001

PHONE (916) 654-6473

FAX (916) 651-9359

TTY 711

www.dot.ca.gov/trafficops*Making Conservation
a California Way of Life.*

May 8, 2019

CERTIFIED NUMBER: 7016 2140 3854 6045

Mr. Mike McCoy
Mesa Outdoor LLC
696 San Ramon Valley Blvd #192
Danville, CA 94526

Re: Outdoor Advertising Preliminary Application Number P04-3513

Dear Mr. McCoy:

Thank you for your outdoor advertising preliminary application for an outdoor advertising display comprised of a back to back display to be placed in Contra Costa County, adjacent to State Route 4, at Post Mile marker 26.22L, approximately 0.20 miles east of Auto Center Drive. A true and correct copy of your preliminary application is enclosed for your reference. The proposed display location is identified as conforming to the requirements of the Outdoor Advertising Act at this time.

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "James Arbis".

JAMES ARBIS
Northern Area Manager
Enclosures