

**ANNOTATED
AGENDA
CITY OF ANTIOCH PLANNING COMMISSION
ANTIOCH COUNCIL CHAMBERS
200 "H" STREET**

WEDNESDAY, NOVEMBER 2, 2016

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, NOVEMBER 9, 2016**.

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

Motts, Chair
Zacharatos, Vice Chair
Parsons (**absent**)
Mason
Hinojosa (**absent**)
Husary (**absent**)
Conley

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: | A. May 4, 2016 | <i>CONTINUED</i> |
| | B. July 20, 2016 | <i>CONTINUED</i> |
| | C. August 17, 2016 | <i>CONTINUED</i> |
| | D. September 7, 2016 | <i>CONTINUED</i> |
| | E. September 21, 2016 | <i>APPROVED</i> |

* * * END OF CONSENT CALENDAR * * *

STAFF REPORTS

NEW PUBLIC HEARING

2. **PDP-14-09 – The Ranch** – Richland Communities requests a preliminary review of the proposal to develop approximately 550 acres into a residential community of 1,188 to 1,307 residential units on 330.4 acres, including standard single family homes, executive housing, and/or senior housing; 5.0 acres for a village center; 19.8 acres of parks and 6.0 acres of trails; 207 acres of open space; a fire station; and utility improvements. The project entitlements would include a General Plan Amendment, Planned Development Rezone, Large Lot Tentative Map, and Development Agreement. The project site is located south the terminus of Dallas Ranch Road and Deer Valley Road and north of the City limits. The site is identified by the following Contra Costa County Assessor's Parcel Numbers (APNs): **057-010-002, a portion of 057-010-003, and a portion of 057-021-003.**

DIRECTION RECEIVED

ORAL COMMUNICATIONS

STAFF REPORT

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT (8:57 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 11:30 a.m. or by appointment only between 1:00 p.m. and 5:00 p.m. Monday through Friday for inspection and copying (for a fee). 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

The meetings are accessible to those with disabilities. Auxiliary aids will be made available for persons with hearing or vision disabilities upon request in advance at (925) 779-7009 or TDD (925) 779-7081.

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**May 4, 2016
City Council Chambers**

Vice Chair Zacharatos called the meeting to order at 6:30 P.M. on Wednesday, May 4, 2016 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, May 11, 2016.

ROLL CALL

Present: Commissioners Parsons, Husary, Mason, and Vice Chair Zacharatos
Absent: Commissioner Hinojosa and Chair Motts
Staff: Director of Community Development, Forrest Ebbs
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: April 20, 2016

On motion by Commissioner Parsons, seconded by Commissioner Mason, the Planning Commission approved the minutes of April 20, 2016, as presented. The motion carried the following vote:

AYES: Parsons, Husary, Zacharatos, Mason
NOES: None
ABSTAIN: None
ABSENT: Hinojosa, Motts

NEW PUBLIC HEARING

2. **UP-15-13, AR-15-13, V-15-05 – ARCO AM/PM Gas Station/Convenience Store** – PM Design Group, applicant, on behalf of Jagdish Kumar Bhalla, property owner, requests Planning Commission approval of a use permit, design review, and a variance for the demolition of the existing gas station and construction of a new gas station with a 3,769 square-foot convenience store. The variance request would allow the sale of alcoholic beverages within 500' of another alcohol sales outlet, which is ordinarily prohibited by Municipal Code. The project is located at 2610 Contra Loma Boulevard (APN 076-191-038-9).

Director of Community Development Ebbs presented the staff report dated April 27, 2016 recommending the Planning Commission approve UP-15-13, AR-15-13, V-15-05 with the findings and subject to the conditions contained within the staff reports attached resolution.

In response to Commissioner Mason, Director of Community Development Ebbs stated a pole sign would be visible from east bound Highway 4; however, the canopy sign would not.

Vice Chair Zacharatos opened the public hearing.

Ron Jacobs, PM Design Group, representing Jack Bhalla, stated the rebuild of this station would maximize the site and be an enhancement to the area. He discussed the importance of replacing the pole sign as it would allow them to advertise the business to Highway 4. He noted that when Caltrans removed the original sign; it was with the understanding that they would be able to replace it, after the improvements were completed. He stated if the pole sign was not allowed, they would like to bring back a revised sign program.

In response to Commissioner Mason, Mr. Jacobs clarified if they were to revise the signage program, they would add illuminated ARCO letters to the canopy and increase building signage.

In response to Commissioner Parsons, Mr. Jacobs stated the canopy would not be visible from the freeway.

Jody Knight, representing Reuban, Junius & Rose, LLP, stated Jagdish Bahlia would be a good neighbor and strictly enforce the conditions of approval. She noted this business was isolated and not conducive to loitering. She further noted this project would increase employment, upgrade the site, and provide a benefit to the community.

In response to Commissioner Mason, Director of Community Development Ebbs explained highway signage was coordinated through Caltrans.

Commissioner Parsons added no signs were currently planned indicating this off ramp provided services.

Vice Chair Zacharatos closed the public hearing.

Commissioner Parsons spoke in support of the variance for alcohol sales noting this area was unique with no conflicting businesses. Additionally, she noted the signage should be allowed as it was an established business that previously had a pole sign on their property.

Commissioner Mason stated he felt it was a good project; however, he had reservations for the pole sign as it may set a precedent. He noted the fact there was a pole sign at the business in the past could be justification.

Commissioner Zacharatos spoke in support of allowing the pole sign and the variance for alcohol sales.

Commissioner Husary voiced her support for the pole sign; however, suggested alcohol sales be limited.

Director of Community Development Ebbs stated if the Planning Commission was compelled to support the pole sign, in order to avoid a precedent, language could be added to the finding indicating that this was a unique circumstance as there was a sign on the property that was taken down and there was generally consistency with the General Plan looking at the overall sum of the project. He stated that the Planning Commission could also limit the hours of alcohol sales.

In response to Commissioner Parsons, the applicant indicated he would abide by decisions made by the Planning Commission this evening.

RESOLUTION NO. 2016-08

On motion by Commissioner Parsons, seconded by Commissioner Husary, the Planning Commission members present unanimously approved UP-15-13, AR-15-13, V-15-05 with the findings and subject to the conditions contained within the staff reports attached resolution. With the following revisions:

- A) Adding a finding that the pole sign shall be allowed as it is a replacement for the previous pole sign located at the business.***
- B) Liquor sales shall be allowed from 6:00 A.M. – 12:00 A.M.***

The motion carried the following vote:

AYES:	<i>Parsons, Husary, Zacharatos, Mason</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Hinojosa, Motts</i>

ORAL COMMUNICATIONS

Director of Community Development Ebbs reminded the Planning Commission that a General Plan Land Use Element Update would be on the May 18, 2016 agenda.

Vice Chair Zacharatos announced she would not be available for the May 18, 2016 Planning Commission meeting.

Jagdish Bahlia thanked the Planning Commission and staff for allowing him to rebuild his ARCO station and noted it would be the gateway to Antioch.

Vice Chair Zacharatos thanked Mr. Bahlia for his interest in Antioch.

Pastor Henry Kelly, representing Grace Temple Church of God in Christ, reported he had not received a notice regarding this meeting or the variances. He expressed concern for the close proximity of the ARCO station to other businesses selling liquor in the area. He stated they had been attempting to clean up the area; however, it was a challenge with the illegal activity occurring.

Commissioner Parsons responded that a new business opening in the area would create more activity and deter criminal activity.

Director of Community Development Ebbs stated he would be available to discuss this matter with Pastor Kelly after the meeting and reiterated that the business would only be selling beer and wine.

Commissioner Mason added that the business was prohibited from selling single serve beer and wine-derived products.

Pastor Kelly stated he was also concerned with unsafe traffic conditions and the fact that on-street parking had been eliminated in the area.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

None.

ADJOURNMENT

Vice Chair Zacharatos adjourned the Planning Commission at 7:08 P.M. to the next regularly scheduled meeting to be held on May 18, 2016.

Respectfully Submitted,
Kitty Eiden

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**July 20, 2016
City Council Chambers**

Chair Motts called the meeting to order at 6:30 P.M. on Wednesday, July 20, 2016 in the City Council Chambers. He 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, July 27, 2016.

ROLL CALL

Present: Commissioners Parsons, Husary, Mason, Hinojosa and
Chair Motts
Absent: Vice Chair Zacharatos
Staff: City Attorney, Michael Vigilia
Assistant Engineer, Ken Warren
Senior Planner, Alexis Morris
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: May 4, 2016
May 18, 2016

Chair Motts requested the Planning Commission take separate action on the minutes.

On motion by Commissioner Parsons, seconded by Commissioner Mason, the Planning Commission approved the minutes of May 4, 2016, as presented. The motion carried the following vote:

AYES: Parsons, Husary, Mason
NOES: None
ABSTAIN: Motts, Hinojosa
ABSENT: Zacharatos

On motion by Commissioner Hinojosa, seconded by Commissioner Husary, the Planning Commission approved the minutes of May 18, 2016, as presented. The motion carried the following vote:

AYES: *Husary, Mason, Hinojosa, Motts*
NOES: *None*
ABSTAIN: *Parsons*
ABSENT: *Zacharatos*

NEW PUBLIC HEARINGS

- 2. UP-16-04, AR-16-01 – The Habit Burger Grill** is requesting approval of a use permit and design review application to construct an approximately 3,418 square foot restaurant with a drive-thru, including the demolition of the existing building on site. The project site is located at 2430 Mahogany Way (APN 074-370-013).

Senior Planner Morris presented the staff report dated July 15, 2016 recommending the Planning Commission approve the use permit and design review application, subject to the conditions contained in the staff report's attached resolution.

In response to Commissioner Parsons, Senior Planner Morris stated that the applicant had indicated he accepted all of staff's recommendations.

In response to Commissioner Mason, Senior Planner Morris explained the current code requirement was to screen mechanical equipment from the City's right of way.

Chair Motts opened the public hearing.

Christopher Wadleigh Director of Development for Habit Burger Grill, stated they were looking forward to bringing the second restaurant to Antioch.

In response to Commissioner Parsons, Mr. Wadleigh stated he accepted staff's recommendations as presented in the report.

Commissioner Parsons thanked the applicant for building an additional project in Antioch.

In response to Chair Motts, Mr. Wadleigh stated there would be a railing around the patio area and their landscape plan was subject to approval of planning staff.

Commissioner Hinojosa thanked the applicant for his interest in Antioch.

In response to Commissioner Hinojosa, Mr. Wadleigh stated he could accomplish moving the trash enclosure and still meet the parking requirements.

In response to Commissioner Mason, Mr. Wadleigh stated they expected the time of completion to be in the first or second quarter of 2017.

Chair Motts thanked the applicant and closed the public hearing.

RESOLUTION NO. 2016-10

On motion by Commissioner Parsons, seconded by Commissioner Hinojosa, the Planning Commission approved the use permit and design review application, subject to the conditions contained in the staff report's attached resolution. The motion carried the following vote:

AYES: Parsons, Husary, Mason, Hinojosa, Motts
NOES: None
ABSTAIN: None
ABSENT: Zacharatos

- 3. PD-15-03, PW-698 – Laurel Ranch – Strack Farms Land, LLC**, requests approval of an Addendum to the Future Urban Area #2 Specific Plan Environmental Impact Report, a rezone to Planned Development District (PD), a Vesting Tentative Map/Final Development Plan, and a development agreement. The project consists of the development of 180 single family homes and associated improvements on a portion of a 54 acre parcel. The project site is located at the northwest corner of the Highway 4 Bypass and Laurel Road interchange (APN 053-060-031).

Senior Planner Morris presented the staff report dated July 15, 2016 recommending the Planning Commission take the following actions:

1. Approve the resolution recommending approval of the Addendum to the Future Urban Area #2 Specific Plan Final Environmental Impact Report.
2. Approve the resolution recommending approval of a Development Agreement between the City of Antioch and Richland Planned Communities, Inc.
3. Approve the resolution recommending approval of an ordinance rezoning the project site from Planned Development District (PD) to Planned Development District (PD-15-03).
4. Approve the resolution recommending approval of a Vesting Tentative May/Final Development Plan (PW 698), subject to conditions of approval.

Senior Planner Morris explained modifications to the conditions of approval and development agreement were made subsequent to the publishing of the staff report and those items were provided to the Planning Commission in the Memorandum dated July 19, 2016.

In response to Chair Motts, Senior Planner Morris explained the secondary entry onto Laurel Ranch Road would be exit only and noted a full signalized intersection at this location, would be too close to the existing signal at Country Hills Drive.

In response to Commissioner Parsons, Senior Planner Morris stated the applicant had agreed to the conditions of approval and accepted the changes proposed in the staff report.

In response to Commissioner Mason, Senior Planner Morris explained the original submittal by the applicant had 187 units and they were unable to accomplish lot line adjustments; therefore, they had resubmitted a 180 lot plan.

Commissioner Hinojosa questioned how the applicant was planning to address fitting the three required garbage cans into their designated spaces and accommodate cars on pick up days.

In response to Commissioner Hinojosa, Senior Planner Morris explained options available included restricting parking on garbage pickup days, alternating pickup days throughout the development and multi-family group trash enclosures. She stated the Planning Commission could condition the project to address this issue or request the applicant come back and provide additional materials. In addressing Commissioner Hinojosa's additional concerns, she explained the applicant proposed restricting the percentage of rental units in the project's CC&Rs and his Attorney as well as City Attorney Vigilia felt confident it was legal, enforceable and defensible. She noted it was a condition of the project to be enforced by the HOA and required to be reviewed by the City Attorney and City Engineer. She explained that increased lighting in the courtyards was part of the project description and was shown in their design guidelines. She noted it would be appropriate for the Commission to call out aspects of the Design Review application in the conditions of approval.

Commissioner Hinojosa stated she wanted to ensure courtyard lighting was carried forward and considered when the project was brought forward for Design Review. She reiterated her concerns regarding how the CFD was being developed for Police Services noting there were inconsistencies in the language for the provision within the Aviano and Heidorn Ranch Development Agreements.

Senior Planner Morris explained this Development Agreement was carried forward from the Park Ridge development which predated the Aviano and Heidorn Ranch Development Agreements. She noted the basis was the same with one project creating the Police Facilities District which would then be reimbursed by the other projects. She noted the proposed language did not absolve them from following the formula; it was just not as specific as the language in the other Development Agreement.

City Attorney Vigilia stated he reviewed and was comfortable with the way the Development Agreement had been drafted. In terms of the amount of the fee, he noted there would be a rigorous review and staff would substantiate any fee that was imposed. He further noted the formation of the CFD was entirely a public process as required by State statutes and the public would have the opportunity to provide feedback.

Commissioner Hinojosa spoke to the importance of transparency in the process of forming the CFD noting it had been said in the past that fees could be going toward items that were also included in the developer impact fees.

In response to Commissioner Hinojosa, Mary Bean environmental consultant from First Carbon Solutions, reported a number of plant and animal surveys were conducted for this site and it was well vetted. She noted the applicant was responsible for mitigation and was required to comply with standard practices and protocols.

Chair Motts stated during a tour of the site he noticed the creek area and was pleased it was being mitigated for in the environmental document.

Chair Motts opened the public hearing.

Aaron Ross-Swain representing Richland gave an overhead presentation on the Laurel Ranch project which included: property description, land use, project background, proposed vesting tentative map, landscaping, architecture and project highlights. He shared an exhibit demonstrating how they would handle the placement of garbage bins on pick up day and noted the CC&Rs would address this issue. He further noted there was sufficient curb area in front of each cluster to accommodate three cans per unit and the impact to guest parking was only for a 24 hour period which would be mitigated by an abundance of guest parking throughout the community.

Commissioner Hinojosa thanked Mr. Ross-Swain for addressing the issue and providing the graphic.

Mr. Ross-Swain explained they had reconfigured the conceptual floor plans to provide active living areas on the front of the home to be able to provide some surveillance of the alley.

In response to Commissioner Hinojosa, Senior Planner Morris explained given the small number of lots and challenges of enforcement, staff proposed a general standard that would restrict patio covers and detached accessory structures. She noted the Planning Commission could make an exception specific to particular lots.

Speaking to the HOA, Mr. Ross-Swain explained typically there was a master HOA with a flat fee for the entire community and those who would live in the private alleys would pay slightly higher dues. Additionally he noted, costs associated with the professional management company would be included.

Senior Planner Morris explained that there was not a condition of approval or language in the Development Agreement that required a professional management company for the HOA.

Mr. Ross-Swain further noted it was an industry standard and practice for builders to hire professional management companies.

In response to Chair Motts, Mr. Ross-Swain stated the intent along the main entry was to have separated sidewalks along the edges and landscaping in the center medians. He clarified students from this community would be attending Antioch schools and would not trigger the need for new facilities. He noted they were paying school fees at permit issuance to mitigate for school impacts.

Chair Motts spoke in support of landscaping the private lanes. He thanked the applicant for addressing concerns expressed by the Planning Commission during their review of the preliminary development plan.

In response to Commissioner Mason, Mr. Ross-Swain stated they could look into providing passive solar for street lighting.

Commissioner Mason expressed concern for the limited park space in the development and suggested a larger percentage of single story units be provided.

Mr. Ross-Swain explained they were contributing 15,000 square feet of neighborhood parks and they would be paying a park in lieu fee to mitigate for their impacts. He noted the Park Ridge development to the south would provide larger community parks.

Senior Planner Morris added the Park Ridge development would have a regional size park and it was connected by a trail to this subdivision. She noted this applicant was proposing small private facilities that would be maintained by the HOA in addition to paying the park in lieu fees.

In response to Commissioner Mason, Mr. Ross-Swain stated he would be amiable to increasing the percentage of single family homes to 15% provided there were lots that could fit those homes.

Commissioner Husary spoke in support of installing gates at the entrances.

Chair Motts opened the public hearing.

Chair Motts declared a recess at 8:06 P.M. and reconvened at 8:16 P.M. with all Commissioners present with the exception of Commissioner Zacharatos who was absent. The public hearing remained open.

Allen Payton, Antioch resident, suggested the Planning Commission require the project to be gated and pursue a standard flat fee per unit for the police services fee. He spoke in support of the project and the infrastructure improvements they were providing.

Kevin Van Buskirk, representing Sheet Metals Workers Local 104, spoke in support of the project and in particular the Project Labor Agreement (PLA) that would provide local jobs for local union members. He urged the Planning Commission to approve the project.

Wendi Aghily, Antioch resident, thanked Richland for the presentation and expressed concern that this was another request for an amendment to the plan. She stated she did not support the project as proposed. She provided the Planning Commission with a copy of the HUD report and she urged them to delay this project until after the election.

Chair Motts closed the public hearing

Commissioner Parsons spoke in support of the project and noted it would connect by trail to a large community park. She stated the completion of Laurel Road would provide much needed access to and from the Highway 4 Bypass.

Following discussion, the Planning Commission agreed that for consistency and given the challenges of enforcement, they supported the proposed PD zoning standard for the private lane neighborhood that prohibited patio covers and detached accessory structures. Additionally they agreed to support increasing the single story home product to 15%.

Chair Motts stated he supported the project; however, a strong recommendation to Council would be to focus on Economic Development. He noted this project places higher density housing in an appropriate area, along a transportation corridor. He further noted the developer addressed concerns expressed during the review of the Preliminary Development Plan and they were amiable to the changes proposed this evening. He stated the trail connection was also important as was the completion of Laurel Road and their contribution to Slatten Ranch Road.

Commissioner Hinojosa voiced her support for the project and recognized the applicant for incorporating changes requested by the Planning Commission during the preliminary development plan process. She reiterated that lighting would need to be addressed in the Design Review process. She noted this was a good location for this product type and thanked the applicant for bringing their project to Antioch.

RESOLUTION NO. 2016-11

On motion by Commissioner Parsons, seconded by Commissioner Mason, the Planning Commission approved the resolution recommending approval of the Addendum to the Future Urban Area #2 Specific Plan Final Environmental Impact Report. The motion carried the following vote:

AYES:	<i>Parsons, Husary, Mason, Hinojosa, Motts</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>None</i>

RESOLUTION NOS. 2016-12, 2016-13, 2016-14

On motion by Commissioner Mason, seconded by Commissioner Parsons, the Planning Commission 1) Approved the resolution recommending approval of a

Development Agreement, as revised in staff's memo dated July 15, 2016, between the City of Antioch and Richland Planned Communities, Inc. 2) Approved the resolution recommending approval of an ordinance rezoning the project site from Planned Development District (PD) to Planned Development District (PD-15-03). 3) Approved the resolution recommending approval of a Vesting Tentative May/Final Development Plan (PW 698), subject to conditions of approval as amended in staff's memo dated July 15, 2016, and amending condition #D 2 to read: A minimum of 15% of the homes in the Conventional Neighborhood shall be single story homes. The motion carried the following vote:

AYES: Parsons, Husary, Mason, Hinojosa, Motts
NOES: None
ABSTAIN: None
ABSENT: None

ORAL COMMUNICATIONS

Senior Planner Morris introduced Kevin Scudero as the City's new Associate Planner.

In response to Commissioner Hinojosa, Senior Planner Morris stated she would email the Planning Commission an update on the Sand Creek Focus area.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Chair Motts reported on his attendance at the Transplan meeting.

ADJOURNMENT

Chair Motts adjourned the Planning Commission at 8:58 P.M. to the next regularly scheduled meeting to be held on August 17, 2016.

Respectfully Submitted,
Kitty Eiden

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**August 17, 2016
City Council Chambers**

Vice Chair Zacharatos called the meeting to order at 6:30 P.M. on Wednesday, August 17, 2016 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, August 24, 2016.

ROLL CALL

Present: Commissioners Parsons, Husary, Mason, Conley and Vice Chair Zacharatos
Absent: Commissioner Hinojosa and Chair Motts
Staff: City Attorney, Michael Vigilia
Director of Community Development, Forrest Ebbs
Contract Planner, Cindy Gnos
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

Gil Murrillo, Antioch resident, expressed concern that minutes from July 20, 2016 had not been posted on the City's website. He requested the Planning Commission agendaize a discussion with regards to Future Urban Area 1 (FUA1).

Commissioner Parsons explained that the Commission had not received an update on FUA1 yet; however, when pertinent information was available the item would be agendaized.

CONSENT CALENDAR

1. Approval of Minutes: July 20, 2016

On motion by Commissioner Parsons, seconded by Commissioner Mason, the Planning Commission approved the minutes of July 20, 2016, as presented. The motion carried the following vote:

AYES: Parsons, Husary, Mason
NOES: None
ABSTAIN: Conley, Zacharatos
ABSENT: Hinojosa, Motts

Commissioner Parsons noted the Planning Commission had not received an update on FUA#1.

NEW PUBLIC HEARING

- 2. AR-14-07 – Park Ridge** – Davidson Homes, requests design review approval for the first phase of the 525 single family Park Ridge development, consisting of 123 single family residential units, as well as the accompanying mailboxes, lighting, landscaping, and sound walls. The proposed project is located south of Laurel Road between the State Route (SR) 4 Bypass and Canada Valley Road (APNs 053-072-016, 053-060-022, and -023).

Contract Planner Gnos presented the staff report dated August 10, 2016, recommending the Planning Commission approve the Design Review application subject to the conditions contained in the staff report's attached resolution with the amended conditions of approval as provided in the memorandum dated August 17, 2016.

Vice Chair Zacharatos opened the public hearing.

Steve Abbs representing Davidon Homes, thanked staff for their review of the design package and introduced their team. He gave a power point presentation which included common area improvements, front yard landscaping, and architecture and elevations for the project. He accepted all the conditions of approval with the exception of J6 that they requested be discussed.

Commissioner Parsons spoke in support of the project and suggested, in the future, the applicant consider providing safe bus transit to park facilities.

Director of Community Development Ebbs explained bus turnouts were typically used in busy corridors and neighborhoods such as this did not require a dedicated pullout.

Vice Chair Zacharatos thanked the developer for including plans with three car garages.

Commissioner Conley suggested a concrete sound wall be installed along houses that back up to the park to provide a sound barrier and privacy for those residents. He also suggested the applicant plant trees in the open space.

In response to Commissioner Conley, Mr. Abbs explained the lots as plotted would accommodate larger floor plans. Additionally, he clarified the CC&Rs would require maintenance for the wood fence. He noted if there was a need to replace the fence, they would do so with the construction of the park. He further noted a concrete wall was not warranted and would be very costly.

Commissioner Conley stated he resided in a neighborhood with an HOA that had not enforced the CC&Rs.

Mr. Abbs stated initially they would be on the Board of the HOA and most likely remain throughout most of the project; therefore, they would control maintenance of the fence for a long period of time. He noted they were confident the HOA would be set up to maintain the neighborhood.

Commissioner Conley stated he remained concerned for homes backing the park and he understood the cost implications; however, he wanted to make Antioch better.

In response to Commissioner Parsons, Director of Community Development Ebbs explained HOA and CCRs were civil contracts between property owners and the City was not party to them.

Commissioner Parsons stated she pays into her HOA yearly and they were actively involved in the maintenance of her neighborhood.

Mr. Abbs explained there would be an active HOA with fees that would be managed by residents.

City Attorney Vigilia stated the scope of the City's ability to enforce maintenance would be based on a public nuisance or a health and safety issue.

Speaking to project specific condition J6, Mr. Abbs requested it be amended to require the accents and trim on the front elevations wrapped around the side of homes 5 feet or to the fence line.

Director of Community Development Ebbs stated from an architectural standpoint, he would support the condition be amended as requested by the applicant.

Commissioner Parsons agreed with Director of Community Development Ebbs.

City Attorney Vigilia stated in the absence of an HOA an individual property owner had the legal right to enforce the CCRs against another property owner.

Commissioner Husary recommended placing people on the Board of the HOA that will live in the development.

Commissioner Conley clarified he was requesting the masonry fence only for the 8-9 homes that abut the park.

Mr. Abbs stated he could not commit to the cost associated with installing a masonry wall. He noted the park would be built in 5 years and at that time if the fence was not in good condition, they could make the improvements.

Vice Chair Zacharatos closed the public hearing.

Speaking to the following motion, Commissioner Mason suggested adding a condition requiring a review of the fencing condition along the park, to determine if masonry fencing was warranted.

A motion was made by Commissioner Parsons, seconded by Commissioner Husary, to approve the Design Review application subject to the conditions contained in the Design Review application subject to the conditions contained in the staff report's attached resolution including the amended conditions as presented in the memorandum dated August 17, 2016 and amending project specific condition J6 to read: All plans shall have the accents and trim on the front elevations wrapped 5 feet or to the fence line on each side at a minimum. Following discussion, the motion was amended as follows:

RESOLUTION NO. 2016-15

On motion by Commissioner Parsons, seconded by Commissioner Husary, the Planning Commission approved the Design Review application subject to the conditions contained in the staff report's attached resolution including the amended conditions as presented in the memorandum dated August 17, 2016 and amending project specific condition J6 to read: "All plans shall have the accents and trim on the front elevations wrapped 5 feet or to the fence line on each side at a minimum"; and, "Concurrent with phase 3 the applicant will provide a fence condition report of all constructed fencing abutting the park indicating any damage and the Planning Commission may receive the report and require certain fences to be replaced with a substitute material."

The motion carried the following vote:

AYES:	<i>Parsons, Husary, Zacharatos, Mason</i>
NOES:	<i>Conley</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Hinojosa, Motts</i>

Commissioner Parsons stated she hoped the project moved forward quickly for the applicant and thanked him for bringing his project to Antioch.

NEW ITEM

3. PC Training Budget

At the request of Vice Chair Zacharatos, and with agreement from the Commission, the Planning Commission moved this item to the next agenda.

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

None.

ADJOURNMENT

Vice Chair Zacharatos adjourned the Planning Commission at 7:29 P.M. to the next regularly scheduled meeting to be held on September 7, 2016.

Respectfully Submitted,
Kitty Eiden

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**September 7, 2016
City Council Chambers**

Chair Motts called the meeting to order at 6:31 P.M. on Wednesday, September 7, 2016 in the City Council Chambers. He 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, September 15, 2016.

ROLL CALL

Present: Commissioners Parsons, Mason, Hinojosa, Vice Chair Zacharatos and Chair Motts
Absent: Commissioners Husary and Conley
Staff: Director of Community Development, Forrest Ebbs
Contract Planner, Cindy Gnos
Assistant City Engineer, Lynne Filson
City Attorney, Michael Vigilia
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: August 17, 2016

On motion by Commissioner Zacharatos, seconded by Commissioner Parsons, the Planning Commission approved the minutes of August 17, 2016, as presented. The motion carried the following vote:

AYES: Parsons, Zacharatos, Mason
NOES: None
ABSTAIN: Hinojosa, Motts
ABSENT: Husary, Conley

NEW PUBLIC HEARING

- 2. **PD-16-02, UP-16-06, AR-16-03 – Vineyard Self-Storage** – Reid Hamilton, Hamilton Solar, requests approval of a Mitigated Negative Declaration, a rezone to Planned Development District (PD), a Use Permit, and Design Review for the development and operation of a 1,390 square foot office building, 100,943 square foot of self-storage space, and approximately 70,600 square foot of outdoor boat and RV storage space on approximately 6.68 acres. The proposed project also includes off-site sewer improvements.

Staff recommended that this item be continued to September 21, 2016.

On motion by Commissioner Parsons, seconded by Commissioner Zacharatos, the Planning Commission unanimously continued PD-16-02, UP-16-06, AR-16-03 – Vineyard Self-Storage to September 21, 2016.

AYES: *Parsons, Zacharatos, Mason, Hinojosa and Motts*
NOES: *None*
ABSTAIN: *None*
ABSENT: *Husary, Conley*

- 3. **UP-15-16 – Delta Courtyard** – Antioch Pacific Companies, requests use permit, design review, and a lot line adjustment approval for the construction of 126-units of affordable rental housing. The project would consist of a three-story and four-story building that combine to house 17 one-bedroom, 38 two-bedroom, 62 three-bedroom units, and 9 four-bedroom units. Based on the R-25 zoning designation, 115 units would be allowed on the site; therefore, the applicant is requesting a density bonus of ten percent in order to allow 126 units. In conjunction with the density bonus, the applicant is requesting approval of an incentive to reduce the required parking from 240 spaces to 187. The proposed project would develop affordable rental housing units on two adjoining parcels located at 701 and 810 Wilbur Avenue (APNs 065-110-006 and -007).

Contract Planner Gnos presented the staff report dated September 2, 2016, recommending the Planning Commission approve the use permit and design review subject to the conditions contained in the staff report’s attached resolution. In addition, staff recommended approval of the Density Bonus and would like Planning Commission’s further consideration and direction regarding the requested Parking Concession.

In response to Commission Hinojosa, Contract Planner Gnos clarified the property owner to the east has requested a masonry wall along the property line.

Commissioner Hinojosa stated she reviewed the preconstruction survey and there remained a potential for burrowing owls to be present at the time of grading; therefore,

she suggested adding a condition of approval requiring a preconstruction survey and avoidance and minimization measures for the project.

Commissioner Hinojosa suggested the Commission and applicant discuss the potential for adding a gated entry to the project.

In response to Commissioner Hinojosa, Director of Community Development Ebbs cautioned that setbacks for the gate would require careful site planning.

In response to Commissioner Hinojosa, Director of Community Development Ebbs explained requirements necessary to achieve state-mandated concessions. Contract Planner Gnos added that the below market rate housing plan met all the requirements.

Commissioner Mason expressed concern that there was no guest parking and it would be unsafe to park on the other side of Wilbur Avenue as there was no safe crossing. He noted at 28.5 units per acre, this project exceeded the City's requirements per the Municipal Code.

Contract Planner Gnos explained the Density Bonus ordinance allowed the project to reduce the City's parking requirements without a variance as well as exceed the maximum density.

Director of Community Development Ebbs added the Density Bonus was consistent with the provisions in the Municipal Code and the City was compelled to allow the additional units above 25 per acre. In addition, the applicant was allowed to ask for additional concessions, which the City was compelled to give unless the City could make a finding to the contrary.

Vice Chair Zacharatos stated she felt 215-239 parking spaces were reasonable, given the total amount of bedrooms in the project and questioned whether this site was appropriate for housing.

In response to Vice Chair Zacharatos, Director of Community Development Ebbs explained the City was compelled to continually add to their inventory of affordable housing.

Contract Planner Gnos added the Housing Element identified this site for the provision of affordable housing and it was rezoned to R-25 as part of the Housing Element.

In response to Chair Motts and Commissioner Hinojosa's questions regarding the CEQA exemption, Contract Planner Gnos explained criteria used to determine this project as an infill project and noted the project was consistent with the General Plan. Director of Community Development Ebbs added that the City had adopted a community climate action plan, which carried the burden for greenhouse gases through a series of programs and non-development type activities.

In response to Commissioner Hinojosa, Contract Planner Gnos stated the applicant had attempted to mitigate the parking issue through the proposed Parking Management Plan. She noted C3 requirements were State law.

Chair Motts opened the public hearing.

William Spann, Pacific West Communities, Delta Courtyard Apartment Project, presented a PowerPoint presentation which included a background of their company, examples of other projects, overview of amenities, site plan, illustration of materials and project benefits. He explained the Parking Management Plan and discussed the results of the studies that indicated low income families had fewer cars especially in urban areas. He explained funding for the project and noted there was a shortfall and if they were to lose units due to the concern over parking, that shortfall would increase. He noted the installation of a gate would most likely reduce parking spaces; however, he agreed to look at the issue.

In response to Commission Mason, Mr. Spann stated he would discuss a local hire provision with his partner.

Commissioner Mason stated a good faith effort of at least 25% local hire would be preferred.

In response to Commissioner Hinojosa, Mr. Spann explained the onsite property management team enforced provisions of the Parking Management Plan. He discussed their outreach and communication strategies. He expressed concern regarding the requirement to provide bus passes noting he was unaware of the costs associated; however, he offered to research the issue and cooperate if possible.

Director of Community Development Ebbs explained the Antioch Police Department and Code Enforcement would not patrol private property or issue citations for vehicles legally parked on the street; however, if a vehicle was parked in the red zone or on the street for longer than 72 hours, the vehicle could be cited and towed.

Andrew Wheeler, Project Architect, stated onsite managers and maintenance staff lived on the property and their parking would come out of the provided parking.

In response to Chair Motts, Mr. Spann stated they would be amiable to analyzing permeable materials to offset the size of the retention basin and gain more parking area.

Mr. Spann displayed a video flyover of the proposed project.

In response to Commissioner Hinojosa, Mr. Spann explained garages helped the financial performance of the project and physical appearance. He commented that there would be windows so staff could monitor their usage.

In response to Commissioner Mason, Mr. Spann clarified 4-5 managers/maintenance staff would live onsite.

In response to Vice Chair Zacharatos, Mr. Spann explained they had designed a similar project in Gilroy that had comparable parking constraints.

In response to Commissioner Parsons, Assistant City Engineer Filson clarified the project would drain into the C3 basins which then cleaned and slowed down drainage into the public storm drain system. She stated she was unsure if it would drain into Lake Alhambra. She noted the water could not drain any faster and had to be at least as clean as it is in its current undeveloped state. She noted there would not be any impact or deterioration of the existing condition.

Commissioner Parsons spoke in support of increasing the masonry wall height to 8 feet along North Lake Drive.

Andrew Wheeler, Project Architect, explained the project was heavily landscaped on the east elevation as a visual barrier and the majority of the project would be native and drought tolerant plants.

Commissioner Parsons requested the applicant enhance landscaping on the east elevation.

Mr. Spann stated that they could explore planting trees on the Garrow property.

Bill Campbell, Antioch resident, voiced his opposition to the project draining into Lake Alhambra. He suggested draining the project toward Wilbur Avenue and then utilizing the retention basin area for additional parking. He requested an 8 foot masonry wall on North Lake and that the facility is gated. Additionally, he expressed concern for a four story building being constructed adjacent to existing residential development.

Mike Serpa, property owner, discussed the challenges of developing this site. He spoke in support of Pacific West Communities noting they had a reputation for building and managing very successful affordable rental projects. He explained that draining the project toward Wilbur Avenue would not be possible and noted the C3 basin was designed to function efficiently. He offered to fund enhanced landscaping and install an 8 foot masonry wall to address Mr. Campbell's concerns.

Chair Motts closed the public hearing and reopened the public hearing at the request of a speaker.

Greg Piasatelli, expressed concern for the screening of this project from his property along Minaker Drive as well as the project draining into the river. Additionally, he noted he was concerned for parking spilling into the adjacent neighborhood and a low income housing project decreasing his property values. He reported Cupertino Tow utilized Minaker Drive as a main thoroughfare, which was loud and deteriorating the street.

Chair Motts closed the public hearing.

Chair Motts declared a recess at 8:19 P.M. The meeting reconvened at 8:27 P.M. with all Planning Commissioners present with the exception of Commissioners Conley and Husary who were previously noted as absent.

Commissioner Hinojosa listed the following items she would like considered for the conditions of approval:

- Conduct and provide results of a preconstruction survey and implement minimization measures for avoidance for western burrowing owls and nesting birds prior to the grading of the project.
- Installation of an entry gate on site if it could be accommodated and encroachment of the setback would be acceptable without taking away parking
- Submission of an annual report on how the parking management plan is performing, require guest parking passes, and provide bus passes at no cost to the residents
-
- The masonry wall on the North Lake Drive side shall be increased to 8 feet
- The masonry wall shall be installed on the East property line
- The applicant shall provide additional landscape screening along North Lake Drive

Director of Community Development Ebbs speaking to the parking management plan explained additional language could be added; however, this was a permanent project and there would be no recourse if parking became a problem.

Assistant City Engineer Filson stated if parking on the street became a problem, residents could request a permit parking district.

Director of Community Development Ebbs explained a parking district was not available at this time.

Chair Motts agreed with Commissioner Hinojosa and suggested in the future for C.3 compliance, staff consider permeable materials for projects to free up space for parking.

In response to Commissioner Hinojosa, Director of Community Development Ebbs explained the Planning Commission would be approving the Development Plan and the Density Bonus would go to Council to formalize the contract.

In response to Commissioner Parsons, Director of Community Development Ebbs explained C3 requirements.

Assistant City Engineer Filson stated if water drained into Lake Alhambra, it would go into the very outfall on the north end heading into the river.

In response to Commissioner Mason, Director of Community Development Ebbs clarified the nearest bus stop was east bound 250 feet to the west on the south side of Wilbur Avenue. Assistant City Engineer Filson added if an additional bus stop were needed, Tri Delta would provide one. She noted there were signalized crosswalks at Cavallo Road and Minaker Drive.

Commissioner Mason supported installation of an entry gate for the project, bus passes for residents and extension of the masonry wall to 8 feet. He stated he would prefer 200 parking spaces and questioned if motorcycle spaces were included.

Vice Chair Zacharatos concurred with comments made by Commissioners Hinojosa and Mason.

Director of Community Development Ebbs stated the Commission could ask for a yearly review of the Parking Management Plan; however, the City was limited on what could be done if it was not functioning successfully.

Commissioner Hinojosa shared concerns regarding the parking issue; however, she felt the City was obligated due to State requirements linking back to the concessions. She stated she did not know that she could attribute the necessary findings for denial. She noted that while she felt there would not be adequate parking and they were creating a nuisance for the community, she believed there was a moral and legal obligation to meet the affordable housing requirements and the need within the community. She further noted adding more substance to the parking plan may help address these concerns even though enforcement was limited. She stated she felt this location was good for linking to public transit.

Chair Motts added with the sale of the Gaylord property, there may be potential for employment within the neighborhood. He questioned if there was an ability to encroach into the setback to provide space for the gated entry.

Director of Community Development Ebbs stated if there was consensus for the installation of a gate, a condition could be added that the applicant exhaust all measures to install a gate except reducing parking.

In response to Commissioner Parsons, Assistant City Engineer Filson stated the long term plan for Wilbur Avenue was bike lanes for both sides.

Director of Community Development Ebbs clarified the options for the Planning Commission this evening included approving the project with the conditions as amended, directing staff to develop findings for denial or continue the project for redesign to reduce the impact of the concession.

Following discussion, the Planning Commission agreed the garage doors enhanced the design of the project.

In response to Commissioner Hinojosa, Contract Planner Gnos clarified the applicant addressed the majority of revisions requested by Stantec Architects. Director of Community Development Ebbs noted the removal of the basketball court would not result in additional parking spaces.

Following discussion the Planning Commission agreed that staff should work with the applicant to explore the compact spaces to increase parking.

Contract Planner Gnos stated staff would make sure there was adequate guest parking when reviewing the Parking Management Plan.

RESOLUTION NO. 2016-16

On motion by Commissioner Hinojosa, seconded by Vice Chair Zacharatos, the Planning Commission approved the use permit and design review subject to the conditions contained in the staff report's attached resolution. With the following modifications and additions:

- **Modify Condition D3 to eliminate the requirement for the formation of the police services CFD.**
- **Modify Condition J9 to require the installation of entry gates without parking reduction.**
- **Modify Condition J14 to require that garage doors have windows and not be eliminated.**
- **Modify Condition J15 requiring guest parking permits, free bus passes for residents, parking stickers or implement other measures to control parking and require annual monitoring of garages to ensure they are not being used for storage.**
- **Add a Condition requiring preconstruction surveys and minimization and avoidance measures for burrowing owls and nesting birds.**
- **Add a Condition adding two feet on the masonry wall adjacent to N. Lake Drive.**
- **Add a masonry wall along the east side property line.**
- **Add additional landscape screening along N. Lake Drive.**

The motion carried the following vote:

AYES:	<i>Parsons, Zacharatos, Mason, Hinojosa and Motts</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Husary, Conley</i>

In response to Commissioner Parsons, Assistant City Engineer Filson stated she would provide her with information as to where the detention basin water was draining. Commissioner Parsons stated she would like the City to pursue a sewage line that does not drain into Lake Alhambra.

NEW ITEM

4. PC Training Budget

Director of Community Development Ebbs reported the training budget for his staff and the Planning Commission was not included in the last budget. He noted the League of California Cities Planning Commissioner's Academy and California Chapter of the American Planning Association Annual Conference would be held in Northern California next fall. He further noted his intent would be to insert at least \$500.00 per Commissioner into next year's budget to ensure they could participate in one of the conferences. He explained that since the local events were not scheduled until next fall, he did not feel it necessary to request a mid-year budget transfer.

Chair Motts reported the American Planning Association held some local weekend training sessions.

Commissioner Hinojosa added that those trainings were free and held in public locations.

Director of Community Development Ebbs encouraged Commissioners to forward any local training opportunities to him so he could disperse the information to other Commissioners.

City Attorney Vigilia added if the Planning Commission were interested in certain training topics, his office could coordinate with outside legal counsel to provide workshops or trainings during a Commission meeting.

Director of Community Development Ebbs added if the Commission had questions regarding the City code or planning issues, he would be happy to provide a report to the Commission.

ORAL COMMUNICATIONS

In response to Commissioner Hinojosa, Director of Community Development Ebbs clarified that Commissioner Conley had been appointed to an unexpired term and his seat was up for reappointment

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

None.

ADJOURNMENT

Chair Motts adjourned the Planning Commission at 9:29 P.M. to the next regularly scheduled meeting to be held on September 21, 2016.

Respectfully Submitted,
Kitty Eiden

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**September 21, 2016
City Council Chambers**

Chair Motts called the meeting to order at 6:31 P.M. on Wednesday, September 21, 2016 in the City Council Chambers. He 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, September 28, 2016.

ROLL CALL

Present: Commissioner Mason, Hinojosa, Conley, Vice Chair Zacharatos and Chair Motts
Absent: Commissioners Parsons, Husary
Staff: Director of Community Development, Forrest Ebbs
City Attorney, Michael Vigilia
Assistant City Engineer, Lynne Filson
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. **Approval of Minutes:** None

NEW PUBLIC HEARING

2. **371-RA-55 Snyder Lot Merger** – Merger of four existing Assessor's Parcels into one parcel located at 326 Nash Avenue (APNs 065-102-005,019,032,033).

Director of Community Development Ebbs presented the staff report dated September 21, 2016 recommending the Planning Commission take the following action: 1) Adopt the resolution approving the lot merger of four contiguous parcels into one parcel located at 326 Nash Avenue (PW-371-RA-55).

Chair Motts opened and closed the public hearing with no members of the public requesting to speak.

In response to Commissioner Zacharatos, Director of Community Development Ebbs and Assistant City Engineer Filson explained the property was zoned residential and the small lots to the east were unbuildable as they were part of the creek area.

RESOLUTION NO. 2016-17

On motion by Commissioner Mason, seconded by Commissioner Hinojosa, the Planning Commission members present unanimously 1) Adopted the resolution approving the lot merger of four contiguous parcels into one parcel located at 326 Nash Avenue (PW-371-RA-55).

The motion carried the following vote:

AYES:	<i>Zacharatos, Mason, Hinojosa Conley and Motts</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Parsons, Husary</i>

CONTINUED PUBLIC HEARING

- 3. PD-16-02, UP-16-06, AR-16-03** – Vineyard Self-Storage – Reid Hamilton, Hamilton Solar, requests approval of a Mitigated Negative Declaration, a rezone to Planned Development District (PD), a Use Permit, and Design Review for the development and operation of a 1,390 square foot office building, 100,943 square foot of self-storage space, and approximately 70,600 square foot of outdoor boat and RV storage space on approximately 6.68 acres. The proposed project also includes off-site sewer improvements.

Director of Community Development Ebbs presented the staff report dated September 21, 2016, recommending the Planning Commission take the following actions: 1) Approve the resolution recommending approval of the Vineyard Self-Storage Facility Initial Study / Mitigated Negative Declaration and Mitigated Monitoring and Report Program for the Project; 2) Approve the resolution recommending approval of an ordinance rezoning the project site from Planned Business Center (PBC) to Planned Development District (PD-16-02); and 3) Approve the resolution recommending approval of a use permit (UP-16-06) and design review (AR-16-03), subject to conditions of approval.

In response to Commissioner Conley, Assistant City Engineer Filson explained the alignment for the sewer line is within the easement; however, it would be acceptable to place it in another location as long as it is available for other property owners. With regards to the recommendation by the City's design consultant to address the linier appearance of the building, Director of Community Development Ebbs stated it could be addressed in a condition of approval if the Planning Commission so desired.

In response to Commissioner Mason, Director of Community Development Ebbs stated there would not be a manager living on site.

Assistant City Engineer Filson reported a mini-storage facility generated very few peak hour trips and was the best use of the land from a traffic point of view. She noted anticipated land uses would not require the need for a traffic signal at 18th and Vineyard. She further noted that all properties along Vineyard Drive would be required to construct the sewers which would be reimbursed as other properties are developed.

Steve Hamilton, project applicant, stated he was available to answer any questions this evening.

In response to the Commission, Mr. Hamilton stated all self storage projects in the area exceeded 90% occupancy. He noted the chain link fence would be along the property line that had no public access.

Director of Community Development Ebbs added perimeter fencing was located outside of the setback and landscaping was between the public right of way and the fence.

Speaking to the recommendation from the consultant to break up the long red horizontal element on the south elevation, Mr. Hamilton agreed to reduce the horizontal portion, if so desired by the Commission.

Mr. Hamilton reported they would be seeking guidance from the City on the hours of operation. He noted a live in manager was not necessary with their security system.

Director of Community Development Ebbs stated staff was not concerned with the hours of operation as this project was in an industrial area.

Chair Motts closed the public hearing.

In response to Chair Motts, Director of Community Development Ebbs explained the red element along the top of the building could be broken up with trim or reveal.

Commissioner Mason stated he visited the site and felt this project would be an enhancement for the area. He reported he had visited another storage facility who indicated RV and Boat storage was in high demand and they welcomed the development.

Commissioner Hinojosa voiced her support for the project noting there was a significant need in the community. She thanked the applicant for bringing their project forward.

Vice Chair Zacharatos and Commissioner Hinojosa stated they approved of the design of the building as proposed by the applicant.

A motion was made by Commissioner Conley, seconded by Vice Chair Zacharatos to approve the resolutions adding a condition of approval requiring the applicant change the elevation along the front of the two story building. Following discussion, the motion was withdrawn by the maker and the second and amended as follows:

RESOLUTION NOS. 2016-18, 2016-19, 2016-20

On motion by Commissioner Conley, seconded by Vice Chair Zacharatos, the Planning Commission members unanimously 1) Approved the resolution recommending approval of the Vineyard Self-Storage Facility Initial Study / Mitigated Negative Declaration and Mitigated Monitoring and Report Program for the project; 2) Approved the resolution recommending approval of an ordinance rezoning the project site from Planned Business Center (PBC) to Planned Development District (PD-16-02); 3) Approved the resolution recommending approval of a use permit (UP-16-06) and design review (AR-16-03), subject to conditions of approval. The motion carried the following vote:

The motion carried the following vote:

- AYES:** Zacharatos, Mason, Hinojosa, Conley and Motts
- NOES:** None
- ABSTAIN:** None
- ABSENT:** Parsons, Husary

NEW ITEM

- 4. General Plan and Downtown Specific Plan Updates** – Staff will provide an update on the status of the General Plan and Downtown Specific Plan processes and will solicit any additional information. No action will be taken.

Director of Community Development Ebbs presented the staff report dated September 21, 2016, recommending the Planning Commission receive an update on the status of the General Plan Land Use Element Update and Downtown Specific Plan project, receive any remaining public comment and provide direction to staff.

Downtown Specific Plan Updates

Director of Community Development Ebbs recommended the Planning Commission direct staff to change the downtown specific plan draft to allow parking facilities/vehicle storage/bus terminal or similar uses with a use permit.

Chair Motts opened the floor to public comment.

Tom Harais, representing Tri-Delta Transit, reported they had purchased the property at 6th and Auto Center Drive and developed a plan for a park and ride lot. He voiced his support for staff's recommendation to change the Downtown Specific Plan Draft to allow

parking facilities/vehicle storage/bus terminal or similar use with a use permit. He noted demographics of the area were conducive to a neighborhood transit lot. He further noted they should be able to accommodate vehicles for city events on weekends and afterhours.

In response to Commissioner Conley, Mr. Harais stated they were familiar with the creek area and reported their property was above the flood zone; however, dredging containing arsenic was placed on the property creating an environmental issue. He noted once they encapsulate the property, a park and ride lot would be an acceptable use. He further noted they would be providing parking for approximately 200 vehicles on site.

Thomas Trost, representing the Hickmott Cannery Property, stated he was attempting to get this parcel placed on the map so he would be able to market the property. He provided the Commission with packets of historical information and noted this property was fee simple.

Chair Motts stated he believed the Hickmott Cannery property was very important.

Director of Community Development Ebbs explained the dry portion of the property was designated opportunity site and the City had limited jurisdiction for portions located under the water. He noted if there was a viable application to develop a wharf, it would be a positive project for the area. He clarified it was not a buildable site until constraints on the property were addressed by other agencies. He stated the property could be designated waterfront/underwater.

Chair Motts closed the floor to public comment.

Following discussion, the Commission unanimously agreed to support changing the downtown specific plan draft to allow parking facilities/vehicle storage/bus terminal or similar use with a use permit in the CR-D District.

Sand Creek Focus Area

Director of Community Development Ebbs gave an overview of the draft maps for the Sand Creek Focus Area Land Use Designation.

Director of Community Development Ebbs clarified if there was sensitive habitat in the area, it would be addressed on a project specific basis. He stated he would be available to review topographical maps with the Commissioners and he announced a field trip was scheduled to the Ranch Project site on September 29, 2016 at 3:00 P.M.

Director of Community Development Ebbs gave a Power Point presentation of the unit distribution model for the Sand Creek Focus Area. He noted it appeared as if there would be less than 4060 total units due to habitat features and other constraints.

In response to Commissioner Hinojosa, Director of Community Development Ebbs stated the entire site would be assigned the unit count and incentives for the Hillside Transfer Policy would be limited.

Director of Community Development Ebbs stated open space on the hills was based on the top 25% and 75% received the lesser designation of LDR-H which would require land form grading.

In response to Commissioner Mason, Director of Community Development Ebbs clarified open space would allow for ordinary street crossings, trails and parks.

Sand Creek Focus Area Density and Minimum/Average Lot Size

Director of Community Development Ebbs reviewed the Sand Creek Focus Area Land Use Districts and the proposed densities for these areas.

In response to Commissioner Conley, Director of Community Development Ebbs stated the medium density residential could be increased; however, lot sizes would not dictate unit count. He noted the land use designations would allow for a developer to build a more compact project and leave a larger portion of the site undeveloped.

Commissioner Hinojosa stated the map this evening had some overlap and conflict with the East Contra Costa County Habitat Conservation Plan High Acquisition Priority Lands Area.

Director of Community Development Ebbs clarified kit fox land was based on the City's General Plan. He noted they could not take the desire for it to be an acquisition area and make a policy that would preclude development of the site.

Commissioner Hinojosa stated she wanted to go on record that she recognized it was still an issue as the City moved forward with the conservation model and environmental documents.

Senior Housing

Director of Community Development Ebbs reported senior projects were entitled to a density bonus of up to 35%.

Chair Motts opened the floor to public comment.

Evan Gorman, Antioch resident, stated he was opposed to the General Plan Update as it related to the Sand Creek Focus Area noting he felt it was a sprawl development and not sustainable. Additionally, he noted the City could not depend on funding services through HOAs and state funding was being allocated toward denser projects.

Joel Devalcourt, East Bay Regional Representative with Greenbelt Alliance, spoke in support of protecting the ridgelines and looking at smarter development patterns in the area. He encouraged the Planning Commission to continue to think about alternatives as the process continued. He expressed concern for the impacts of this project on traffic and quality of life issues for existing residents. He stated even with their significant concerns, they were encouraged City leaders were talking about smarter growth patterns. He stated they expected the EIR to include a full range of alternatives.

Juan Pablo Galvan, Save Mount Diablo, stated they appreciated staff's work to update the plan for the Sand Creek Focus area. He recommended the Planning Commission expand the Sand Creek buffer and kit fox habitat areas, as well as protect the hills west of Deer Valley Road. He suggested the Commission consider the long term cost of infrastructure for low density suburban development and noted the City lacked low density suburban style housing.

Mike Ramsey, representing Lucia Albers and The Olive Groves Development, stated the approach being recommended was positive and allowed flexibility for senior housing to be developed in the area while preserving the hillsides and ridgelines. He voiced his appreciation to staff and the Planning Commission for attempting to balance the competing interest and giving them the opportunity to bring forward a project that will serve the City well.

Chair Motts closed the floor to public comment.

Director of Community Development Ebbs clarified the buffer along Sand Creek was recommended to be 125 feet from center line at a minimum and there would be areas where it would be expanded to address sensitive biological areas.

Commissioner Hinojosa suggested consideration of a larger setback and/or prohibiting improvements within the buffer area.

Director of Community Development Ebbs added the Commission could consider expanding the buffer to 175 feet with improvements being at a minimum of 125 feet.

Assistant City Engineer Filson said that the Aviano and Vineyards projects were conditioned that trails be as close to Sand Creek as possible to enhance the experience. She noted the landscape plan was native planting to enhance the creek area for people using the trail. She suggested the Planning Commission consider allowing only the trail in the buffer area. She noted they were also attempting to make trails front on housing for security reasons.

Director of Community Development Ebbs stated as written only trails were allowed within the buffer areas.

In response to Commissioner Hinojosa, Director of Community Development Ebbs stated the City could add a policy that required projects adjacent to the creek provide bio-restoration to enhance the natural condition.

Commissioner Conley reported that historically Save Mount Diablo had supported the 125 foot buffer along Sand Creek.

Assistant City Engineer Filson stated the Planning Commission could consider setting an average setback along the creek.

Director of Community Development Ebbs stated the buffer was 125 feet with an understanding that the area within the buffer should be a natural experience. He noted policy could also strongly encourage no building up against the buffer area.

In response to Commissioner Conley, Commissioner Hinojosa stated County Flood Control did the Upper Sand Creek Detention Basin Project and their Environmental Impact Report may have considered impacts from the mines in the area.

In response to Commissioner Hinojosa, Director of Community Development Ebbs suggested retaining the 125 buffer and building policies that emphasized it was a minimum and shall be widened to enhance views, in biological areas or where significant trees were located. Additionally, he suggested fences not back the buffer area.

Commissioner Hinojosa responded that she would like to increase the buffer area to 150-175 feet. She noted the concept would be that other improvements such as trails would be allowed after 125 feet.

Director of Community Development Ebbs suggested the hillside areas could have a penalty of 50% density noting with the Hillside Transfer Policy it would encourage developers from building into the hills.

Commissioner Hinojosa expressed concern with the plan's proposal for the area west of Empire Mine Road.

Director of Community Development Ebbs stated that if the City adopted a Habitat Conservation Plan that identified the area west of Empire Mine Road with a very restricted designation, the policy would be addressed by Council. He noted the impact would be that 197 units would be taken off the table which was a small percentage.

In response to Commissioner Conley, Director of Community Development Ebbs stated open space may be conveyed to the Conservancy; however, nothing had been identified yet.

Director of Community Development Ebbs stated he would bring a complete document back to the Commission in November and the Environmental Review process would begin.

ORAL COMMUNICATIONS

Director of Community Development Ebbs announced the October 5, 2016 Planning Commission meeting was cancelled.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

None.

ADJOURNMENT

Chair Motts adjourned the Planning Commission at 8:47 P.M. to the next regularly scheduled meeting to be held on October 19, 2016.

Respectfully Submitted,
Kitty Eiden

**STAFF REPORT TO THE CITY OF ANTIOCH PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF NOVEMBER 2, 2016**

Prepared by: Cindy Gnos, Contract Planner

Approved by: Forrest Ebbs, Community Development Director 

Date: October 28, 2016

Subject: **Revised Preliminary Development Plan for The Ranch Project
(PDP-14-09)**

RECOMMENDATION

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

REQUEST

The applicant is requesting a Preliminary Development Plan review of a proposal to develop approximately 550 acres into a residential community of 1,188 to 1,307 residential units on 330.4 acres, including standard single family homes, executive housing, and/or senior housing; 5.0 acres for a village center; 19.8 acres of parks and 6.0 acres of trails; 207 acres of open space; a fire station; and utility improvements. The project entitlements would include a General Plan Amendment, Planned Development Rezone, Large Lot Tentative Map, and Development Agreement. The project site is located south of the terminus of Dallas Ranch Road and Deer Valley Road and north of the City limits. The site is identified by the following Contra Costa County Assessor's Parcel Numbers (APNs): 057-010-002, a portion of 057-010-003, and a portion of 057-021-003.

The purpose of a Preliminary Development Plan is to gather feedback from the Planning Commission and others in order for the applicant to become aware of concerns and/or issues prior to final development plan submittal. Preliminary plans are not conditioned; rather a list of needed items, information, and issues to be addressed is compiled for the applicant to address prior to submitting an application.

ENVIRONMENTAL

Preliminary Development Plan review is a non-entitlement action and does not require environmental review. The project application review will require compliance with the California Environmental Quality Act (CEQA). An Environmental Impact Report will be prepared upon submittal of a complete application.

BACKGROUND

The subject site is within the 2,700-acre Sand Creek Focus Area located in the southern portion of the City of Antioch, and as shown on the City's General Plan Land Use Map (Attachment A). The General Plan anticipates this Focus Area to evolve into a large-scale planned community that provides a mix of housing and commercial opportunities. The project site is designated Golf Course/Senior Housing/Open Space as part of the Sand Creek Focus Area.

The applicant submitted a Preliminary Planned Development for the site which was reviewed by the Planning Commission in September and October of 2015. The original Preliminary Development Plan included up to 1,667 residential units. Upon receiving Planning Commission feedback and additional community outreach, the applicant has submitted a revised Preliminary Planned Development application.

ANALYSIS

Issue #1: Project Overview

Richland Communities requests a preliminary review of the proposal to develop 1,188 to 1,307 residential units on 550 acres. The applicant will be seeking entitlements for two alternative plans; a Traditional Plan, comprised entirely of all age housing totaling 1,188 units, and a Multi-Generational Plan, comprised of a mix of all ages and a 55+ senior component totaling 1,307 lots. Both plans include executive housing. The project entitlements would include a General Plan Amendment, Planned Development Rezone (including adoption of design guidelines), Tentative Map, and Development Agreement.

According to the applicant's project description included in the development booklet (Attachment B), the land use plans include a mix of four different single family residential neighborhood types organized into the two distinct village areas to the north and south of the Sand Creek Corridor. All residential lot types are detached single family residential products.

The North Village includes Medium Low Density (5.5 du/acre) and Low Density (4.0 du/acre). The Medium Low Density (MLD) lots average 4,500 square feet in size and have access to the proposed 5.7 acres Mixed Use Village Center, as well as the Sand Creek Corridor. The Low Density (LD) lots average 7,000 square feet. The lots which directly abut the existing neighborhood to the north will have a large lot depth to serve as a buffer. A neighborhood park and a linear parkway form a central spine for the north village. The North Village also includes a small park, Homestead Park that is located at the site of the historic ranching operation on the property. The Mixed Use Village Center is located at the northwest corner of Deer Valley Road and Dallas Ranch Road. The site serves as a village center, providing goods and services in a convenient location for residents surrounding neighborhoods and Kaiser. The Village Center will be accented with a small plaza on the northwest corner that serves as a gateway to the

neighborhood and the linear parkway trail. The North Village is the same for the Traditional and Multi-Generational Land Plan.

The South Village is accessed via a new collector street which extends from Dallas Ranch Road and crosses to the south side of Sand Creek. Empire Mine Road will serve as a gated emergency vehicle access. The South Village is comprised of three residential neighborhoods, Parkview, Creekview, and Hillside. Parkview has gentler topography and overlooks the western portion of the Sand Creek Corridor. Lots in this gated community are located around a central park and linear parkway extending to the creek trail. In the Multi-Generational Plan, the senior community is located in this area with a private clubhouse and recreation center. Lots in the Multi-Generational Plan average 5,000 square feet. In the Traditional Plan, the housing is shown as Executive Housing. These lots range from 7,000 to 8,000 square feet. The Creekview neighborhood is overlooking the two detention ponds in the Sand Creek corridor. These lots are designated as Executive Housing with 7,000 to 8,000 square foot lots and remain the same for both development alternatives. The Hillside neighborhood is located at the base of the knoll within the small valley in the southwest corner. These lots are also for Executive Housing with a minimum lot size of 8,000 square feet and have been planned to minimize grading impacts on steeper slopes and preserve the ridgeline. The footprint of this neighborhood increases for the Traditional Plan.

Other amenities included within the project include a staging area for the East Bay Regional Park District, a fire station, significant open space, trails, and parks.

Issue #2: Relationship to the General Plan Land Use Element Update

The applicant has attempted to use land use designations and lot sizes consistent with the Land Use Element currently being prepared by the City. Specifically, the overall residential densities, total unit count, and mixed use/commercial town center are similar between the proposed project and the ongoing Land Use Element update. City staff and the applicant will continue to work together to ensure that the project is generally consistent with the eventual update, as it is likely that the project will be subject to the update rather than the current Land Use Element due to timing.

Issue #3: Consistency with the General Plan

The project site is located within the Sand Creek Focus Area of the General Plan which encompasses approximately 2,712 acres. The previously approved Aviano and Vineyards at Sand Creek residential projects are also within the Sand Creek Focus Area. The Sand Creek Focus Area anticipates a range of housing types, including upper income estate housing, golf course-oriented age-restricted housing for seniors, suburban single-family detached housing, and multi-family development. The Sand Creek Focus Area of the General Plan (Section 4.4.6.7.b.I) identifies that the ultimate development yield for the Focus Area may be no higher than 4,000 dwelling units, but is not guaranteed and could be substantially lower. The General Plan further notes that

the actual residential development yield will depend on the nature and severity of biological, geologic, and other environmental constraints present.

Golf Course Alternative/Land Use Designation

The General Plan describes this development area as “Golf Course/Senior Housing/Open Space”. Appropriate land use types include Single Family Detached and Small Lot Single Family detached for lots fronting on the golf course. Maximum densities for golf course-oriented housing would typically be 4 du/ac, with lot sizes as small as 5,000 square feet for lots fronting on the golf course. The General Plan notes that should the City determine as part of the development review process that development of a golf course within the area having this designation would be infeasible, provision of an alternative open space program may be permitted, provided, however, that the overall density of lands designated Golf Course/Senior Housing/Open Space not be greater than would have occurred with development of a golf course.

Parks and Open Space

As noted above, if the City determines a golf course is infeasible, provision of an alternative open space program may be permitted. Staff believes that the current market and trends at other regional golf courses can support the elimination of a golf course from the Sand Creek Focus Area. The applicant has included a combination of public parks, private parks, paved and un-paved trails, trailhead and staging areas, and overlooks. The proposed project includes 19.8 acres of parks with different amenities spread throughout the community linked by trails. The project includes approximately 6 miles of trails and 207 acres of open space.

The City requires parks at a ratio of 5 acres for each 1,000 new residents. The private parks, trails, and open space areas do not necessarily count towards the parkland dedication requirements. Staff recommends the applicant coordinate with the Parks & Recreation Director and upon submittal of the Final Development Plan provide parks that meet the minimum acreage requirements. The interface between the trails through the private gated communities will need to be well thought through and a plan included with the Final Development Plan application. Staff recommends that a park plan be reviewed and approved by the Parks and Recreation Commission prior to submittal to the Planning Commission for review. This review will ensure that the plan provides an acceptable quantity and quality of parks that meets the City’s standards.

The General Plan notes that Sand Creek, ridgelines, hilltops, stands of oak trees, and significant land forms shall be preserved in their natural conditions and that overall, a minimum of 25 percent of the Sand Creek Focus Area shall be preserved in open space. The applicant is proposing approximately 38 percent of the project site as open space.

Circulation

The Circulation Element of the General Plan shows Dallas Ranch Road coming south and crossing the creek, following near the southern boundary of the project site, and then crossing the creek again to connect with the future Sand Creek Road. The applicant has relocated Dallas Ranch Road further to the north so that this major roadway will stay to the north of the creek and not require a crossing. To access the portion of the proposed project located south of the creek, the applicant has proposed a crossing near the center of the project with a round-about at each end. This crossing also provides access to future residential development in the Sand Creek Focus Area to the south.

Issue #4: Constraints

The Ranch Preliminary Development Plan booklet (Attachment B) includes a section on existing site analysis depicting features on the site such as hillsides, Sand Creek, and trees as discussed below.

Hillside

Section 5.4.14 of the General Plan addresses Hillside Design Policies by restricting grading of ridgelines and moderate slopes, requiring the retention of natural character, and directing roadways to follow natural contours to minimize cut and fill. The revised Preliminary Development Plan proposes Low Density Executive Housing within the valleys of the hillside and minimize impacts on the steeper slopes and ridgelines. While staff believes the intent of the applicant is to comply with the Hillside Design Policies, as part of the Final Development Plan, the applicant will need to clearly demonstrate compliance with the policies and to work with the existing topographic features on the site, incorporating them as amenities. These policies include:

1. All ridgelines shall be preserved in their natural condition along with a 500' buffer from the centerline of the ridge.
2. No grading shall occur on slopes greater than 50%.
3. Grading on slopes between 35% and 50% shall only occur to accommodate basic roadways, pedestrian trails, or other infrastructure and only as a last resort to other alternatives. No grading shall occur on these slopes to accommodate building pads, driveways.
4. All other grading shall strictly conform to the Hillside Design Policies (General Plan 5.4.14).
5. Mass grading shall be prohibited. Rather, grading may only occur for needed roadways and building pads.

Trees

The revised Preliminary Development Plan appears to maintain a significant number of on-site trees that were previously shown to be removed, both along the Sand Creek

corridor as well as along Empire Mine Road. A detailed arborist report will need to be submitted with the Final Development Plan application noting which trees are to be removed, noting the type of tree, diameter at breast height, and condition. In addition, protective measures for trees to remain should be identified.

Sand Creek

Sand Creek and several tributaries traverse the project site. While the City has not adopted an official creek setback, the Framework for Resource Management Plan for Sand Creek Focus Area appended to the General Plan notes that the creek should be retained within an open space corridor approximately 250 feet wide (roughly 125 feet on either side of the creek centerline). The revised Preliminary Development Plan maintains a minimum of 125 feet on each side of the creek and in many cases, the area is greater than 125 feet. The applicant has also proposed trails along Sand Creek, often on both sides with pedestrian crossings of the creek in two locations. Once a complete application is received, detailed biological assessments will be prepared which will ensure the adequacy of creek setbacks given the width of the riparian areas and the provision of an adequate buffer area.

Issue #5: Other Issues

Fire Station and Corporation Yard Sites

The applicant, consistent with the General Plan, has included a 2.2 acre fire station site adjacent to Dallas Ranch Road near Deer Valley Road. The revised Planned Development Plan does not, however, include a site for a City corporation yard. Staff understands that the Antioch Unified School District may have surplus property within the Sand Creek Focus Area which may be used for the corporation yard. The corporation yard does not need to be located within The Ranch; however, staff does not want to lose sight of the need for a corporation yard somewhere within the Sand Creek Focus Area.

Mixed Use Village Center Access

Staff is generally supportive of the Mixed Use Village Center and its location in proximity to the existing employment uses associated with Kaiser. Staff would suggest that the main access to the Village Center align with the lighted driveway access to Kaiser.

Empire Mine Road

The proposed project includes Empire Mine Road as an emergency vehicle access. Public Works recommends that the access be repaved to a minimum 20 foot width so that emergency vehicles could enter at the same time residents were exiting in the case of an emergency.

Sand Creek Road

Public Works notes that Sand Creek Road needs to be constructed to its full improvements west of Deer Valley Road to connect with improvements by Aviano at the entry to the Dozier Libbey Medical High School. The portions of the roadway on the Kaiser property are the financial responsibility of Kaiser and will need to be coordinated with Kaiser. The cost of the remaining portion of the roadway will be the financial responsibility of the adjacent property owner(s) OR included in a future transportation impact fee and the developer will receive fee credits for the improvements.

Trail Design

In general, Public Works supports the proposed project's trail concept. As part of the Final Development Plan application, design details will need to be submitted. Where trails run through or along the residential area, the trails should not look like sidewalks along residential property frontages or behind backyard fences. "Eyes on the trail" is very important for safety. The sketched layout on page 21 of the Preliminary Development Plan with front-on housing across the street looking at the trail and looped streets on the other side with more housing fronting the trail is an example of good design.

Agency Comments

Comments were received from the East Bay Regional Park District (EBRPD), Contra Costa County Flood Control & Water Conservation District (Flood Control), California Department of Fish and Wildlife (CDFW), East Bay Municipal Utilities District (East Bay MUD), and Tri Delta Transit which are summarized below:

EBRPD

The District requests that operation and maintenance responsibility of the proposed staging area and trails be defined in the conditions of approval, included a long-term funding mechanism for maintenance. The District would also like to have the trail plan detail potential regional trail connections from Empire Mine Road through the development to the off-site Mokelumne Coast to Crest Trail. The District also recommends that the portion of the trail that crosses Deer Valley Road include a separated pedestrian and bicycle crossing to minimize conflict with automobiles and trail users on the roadway. The District also encourages the City to maximize the amount of open space preserved on-site and eliminate the proposed housing located in the southern hills.

Flood Control

Flood Control provided specific conditions of approval which would be appropriate for the Final Development Plan application. The items of concern address fees, and standards by which the project storm drain facilities must be designed. Upon submittal of the Final Development Plan, staff will route the plans to Flood Control for an additional review and comment.

CDFW

CDFW notes that the project has the potential to impact state threatened species including California tiger salamander and Swainson's Hawk as well as sensitive fish and wildlife resources, and identified and unidentified tributaries, drainages, swales and ponds associated with the Sand Creek system and floodplain. CDFW comments will be reviewed and incorporated into the biological analyses to be prepared upon submittal of a Final Development Plan application in conjunction with preparation of the Environmental Impact Report.

East Bay MUD

East Bay MUD did not have any comments on the proposed project.

Tri Delta Transit

Tri Delta Transit believes the development plans for The Ranch are not transit friendly. Dallas Ranch Road, which will extend from the existing development to the north to Sand Creek Road to the East, would become an arterial road (especially when Sand Creek Road extends through to the HWY 4 Bypass). To allow transit to better serve the future residents it is their recommendation that bus turnouts be placed on the far side of the main roundabout for each direction of traffic. Another good location for turnouts would be the intersection where the Fire Station would be located. These turnouts would allow for a safe, unobstructed location for buses to pick up and drop off future residents.

Issue #6 Revenue and Expenses

The Economic Development Element of the General Plan contains the following policies that address the short and long term fiscal health of the City.

6.4.2.a Require new development to pay for its infrastructure, its share of public and community facilities, and the incremental operating costs it imposes on the City.

- New development shall incorporate such features as to ensure that it will not increase the cost of public services provided to existing development.

6.4.2.e Determine the need for a fiscal impact analysis to be conducted as part of the development review process to provide input into assessment of the overall fiscal impact of development within the City, and to determine what costs to the City, if any, should be mitigated.

A fiscal impact analysis will be prepared once the Final Development Plan application is submitted which would give the Planning Commission and City Council a more complete picture of the long term revenue/cost potential of the project and make a more informed decision.

CONCLUSION

The purpose of a Preliminary Development Plan is to gather feedback from the Planning Commission and others in order for the applicant to become aware of concerns and/or issues prior to Final Development Plan submittal. As standard practice, Preliminary Development Plans are not conditioned; rather a list of needed items, information, and issues to be addressed is compiled for the applicant to address prior to submitting an application. Staff recommends that the Planning Commission provide the applicant feedback on the revised Preliminary Development Plan.

ATTACHMENTS

- A. Sand Creek Focus Area
- B. The Ranch Development Booklet (August 8, 2016)

ATTACHMENT “A”

- Future multifamily residential, if provided, is to be developed as part of a mixed-use office/residential development.
- d. Because of the highly visible nature of the Focus Area, office development at the intersection of Delta Fair and Century boulevards should be mid-rise (three to five stories), and display high quality architecture.
 - e. Adequate separation shall be maintained between new office and multi-family uses and existing residential neighborhoods. If parking areas are located along the residential edge, sufficient noise mitigation shall be provided.
 - f. As part of the development of this Focus Area, community gateway monumentation is to be established at the northwest corner of Delta Fair and Century Boulevards, including distinctive signage and landscaping and expressing the theme of Antioch as "Gateway to the Delta." Such signage and monumentation must portray a high quality design image for the City.¹

4.4.6.7 Sand Creek. The Sand Creek Focus Area encompasses approximately 2,712 acres in the southern portion of the City of Antioch (Figure 4.8).

This Focus Area is bounded by existing residential neighborhoods to the north, Black Diamond Mines Regional Preserve to the west, the city limits to the south, and the City of Brentwood to the east. Empire Mine Road and Deer Valley Road run in a general north-south direction through the Focus Area, dividing it roughly into thirds.

a. Purpose and Primary Issues. The Sand Creek Focus Area combines two existing policy and planning areas identified in the previous General Plan: the southern portion of "Focused Policy Area 18" and the entirety of Future Urban Area 1." Previous General Plan policy tied the timing of development within this Focus Area to progressive build out of the land immediately to the north (the area generally known as Southeast Antioch), and to

agreement on an alignment for the SR-4 bypass.

Through the 1990s, build out of Southeast Antioch was largely completed, an alignment for the SR-4 bypass was selected, and financing for construction of the bypass was developed. As a result, the City stepped up its planning efforts for the Sand Creek Focus Area with area landowners. Because of the multiple ownerships within the Sand Creek Focus Area, detailed coordination of access and infrastructure, along with the establishment of workable financing mechanisms was necessary in addition to land use planning.

Sand Creek, as well as natural hillsides and canyons within the Sand Creek Focus Area, contain habitats for sensitive plant and animal species, as well as habitat linkages and movement corridors. Overall, the western portion of the Focus Area is more environmentally sensitive than the eastern portion in terms of steep topography, biological habitats and linkages, the existence of abandoned coal mines, and proximity to public open space at Black Diamond Mines Regional Preserve. The west end of the Sand Creek Focus Area serves as a linkage between two regionally significant blocks of grassland. Decades of urban and agricultural use have greatly reduced the width of this linkage, substantially increasing the ecological importance of the remaining linkage within the Sand Creek Focus Area. Land has been preserved in regional parks and permanent open space, primarily in extensive grassland to the immediate west and northwest, as well as south of the Sand Creek Focus Area. These preserves represent a significant investment of public resources, and are a valued public asset.

Stream and riparian communities occupy a small portion of the Focus Area, but are widely distributed. Because of their high biotic value, stream and riparian communities within the Focus Area are considered to be a sensitive resource. The Focus Area also includes an oak woodland and savanna community, which, because of its high wildlife value, is considered to be a sensitive resource.

¹ See the Community Image and Design Element.

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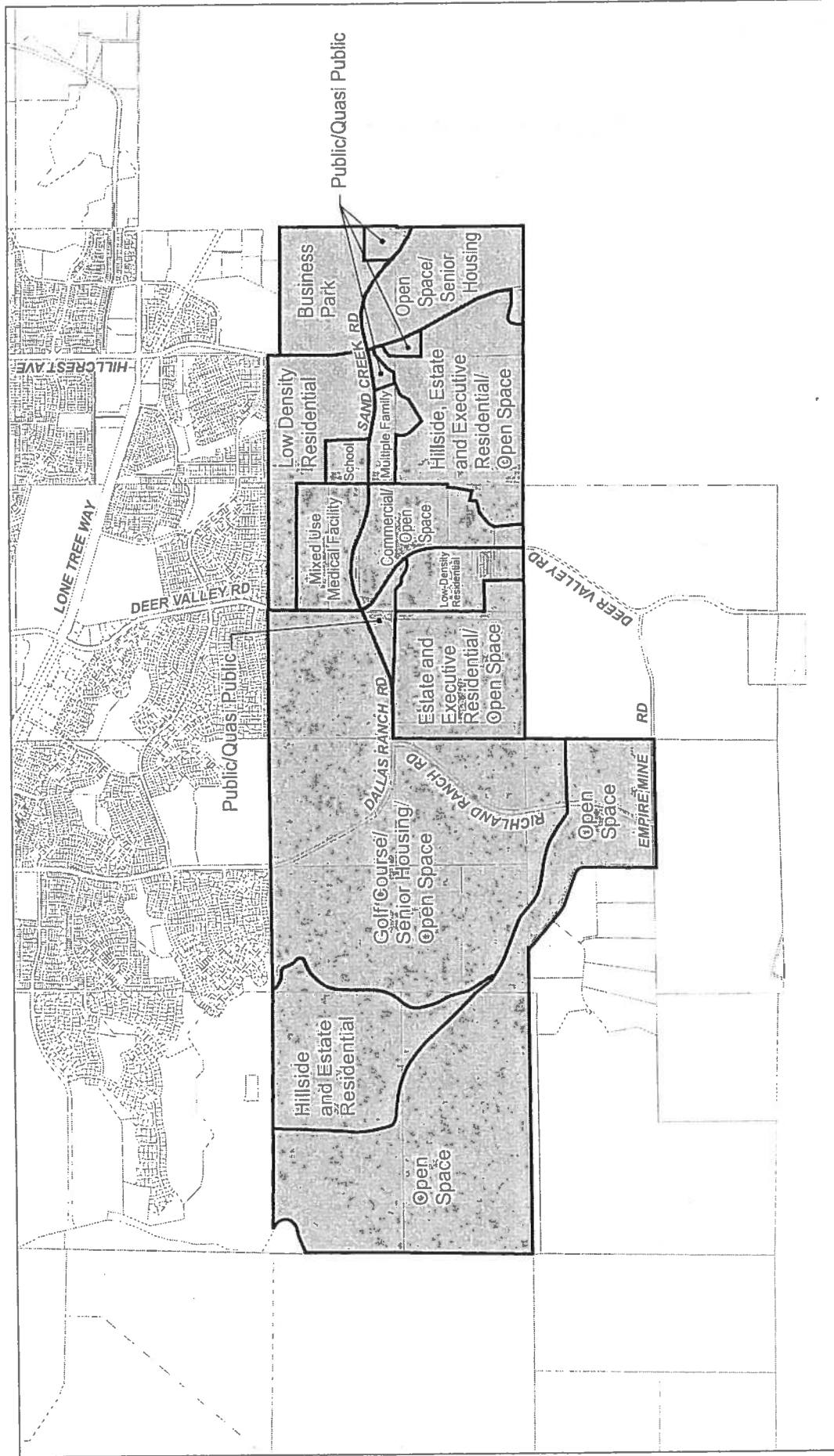


FIGURE 4.8

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b. Policy Direction. The environmental sensitivity of portions of the Sand Creek Focus Area was recognized in the City's previous General Plan; however, policy direction was very general. As an example, the previous General Plan did not provide any indication of the maximum allowable development intensity for Future Urban Area 1. The previous General Plan also stated that while the area between Contra Loma Boulevard and Empire Mine Road was designated Estate Residential, "the actual density should be based on a development plan that ensures that the special characteristics of the area, including steep slopes, riparian habitat, and other environmental constraints, are accommodated.

The following policy discussion and policies for the Sand Creek Focus Area are intended to provide clear direction for the future development and environmental management of the area.

The Sand Creek Focus Area is intended to function as a large-scale planned community, providing needed housing and employment opportunities. This Focus Area is also intended to provide substantial employment opportunities. Up to approximately 280 acres are to be devoted to retail and employment-generating uses, which will result in the creation of up to 6,500 jobs at build out. Residential development within the Sand Creek Focus Area will provide for a range of housing types, including upper income estate housing, golf course-oriented age-restricted housing for seniors, suburban single-family detached housing, and multifamily development.

The following policies apply to development within the Sand Creek Focus Area.

- a. Prior to or concurrent with approvals of any development applications other than major employment-generating uses (including, but not limited to a medical facility on the Kaiser property), a specific plan or alternative planning process as determined by the City Council, shall be prepared and approved for the Sand Creek Focus Area. Such specific plan or alternative planning process shall identify and provide for project for project-related
- b. Sand Creek Focus Area development shall make a substantial commitment to employment-generating uses. Up to 280 acres are to be devoted to employment-generating uses within the areas shown for Business Park and Commercial/Open Space, in addition to the area shown as Mixed Use Medical Facility. Appropriate primary land uses within employment-generating areas include:
 - Administrative and Professional Offices
 - Research and Development
 - Light Manufacturing and Assembly
 - Hospital and related medical uses
- c. Secondary, support and ancillary uses within employment-generating areas include:
 - Banks and Financial Services
 - Business Support Services
 - Eating and Drinking Establishments
 - Health Clubs and Spas
 - Lodging and Visitor Services
 - Storage and Distribution – Light
 - Civic Administration
 - Cultural Facilities
 - Day Care Centers
- d. The maximum development intensity for employment-generating lands shall be an overall FAR of 0.5.
- e. A maximum of 95 acres of retail commercial uses designed to service the local community may be developed within the areas shown for Commercial/Open Space, with a maximum overall development intensity of a 0.3 FAR.
- f. Up to 1.24 million square feet of retail commercial uses may be constructed.

- Within areas designated for retail use (areas shown for Commercial/Open Space), office development may be developed at a maximum FAR of 0.5.
- g. Appropriate uses within the retail portions of this Focus Area include:
 - Administrative and Professional Offices
 - Automotive Uses
 - Banks and Financial Services
 - Business Support Services
 - Eating and Drinking Establishments
 - Food and Beverage Sales
 - General Merchandise
 - Health Clubs and Spas
 - Personal Services
 - Personal Instruction
 - Theaters
 - Civic Administration
 - Cultural Facilities
 - Day Care Centers
 - Residential development as part of a mixed-use medical facility
 - h. Commercial areas shall be designed as cohesive centers, and not in narrow corridors or commercial strips.
 - i. Each commercial center shall establish an identifiable architectural theme, including buildings, signage and landscaping.
 - j. Commercial and employment-generating developments shall be designed to accommodate public transit and non-motorized forms of transportation.
 - k. A maximum of 4,000 dwelling units may be constructed within the Sand Creek Focus Area. Appropriate density bonuses may be granted for development of age-restricted housing for seniors; however, such density bonuses may not exceed the total maximum of 4,000 dwelling units for the Sand Creek Focus Area.
 - l. It is recognized that although the ultimate development yield for the Focus Area may be no higher than the 4,000 dwelling unit maximum, the actual development yield is not guaranteed by the General Plan, and could be substantially lower. The actual residential development yield of the Sand Creek Focus Area will depend on the nature and severity of biological, geologic, and other environmental constraints present within the Focus Area, including, but not limited to constraints posed by slopes and abandoned mines present within portions of the Focus Area; on appropriate design responses to such constraints, and on General Plan policies. Such policies include, and but are not limited to, identification of appropriate residential development types, public services and facilities performance standards, environmental policies aimed at protection of natural topography and environmental resources, policies intended to protect public health and safety, and implementation of the Resource Management Plan called for in Policy "t," below.
 - m. As a means of expanding the range of housing choices available within Antioch, three types of "upscale" housing are to be provided, including Hillside Estate Housing, Executive Estate Housing, and Golf Course-Oriented Housing.

Hillside Estate Housing consists of residential development within the hilly portions of the Focus Area that are designated for residential development. Appropriate land use types include Large Lot Residential. Within these areas, typical flat land roadway standards may be modified (e.g., narrower street sections, slower design speeds) to minimize required grading. Mass grading would not be permitted within this residential type. Rough grading would be limited to streets and building pad areas. Residential densities within Hillside Estate Areas are to be limited to one dwelling unit per gross developable acre (1 du/ac), with typical lot sizes ranging upward from 20,000 square feet. The anticipated population density for this land use type is up to four persons per developed acre. Included in this category is

custom home development, wherein semi-improved lots are sold to individuals for construction of custom homes. Approximately 20 percent of Hillside Estate Housing should be devoted to custom home sites.

Executive Estate Housing consists of large lot suburban subdivisions within the flatter portions of the Focus Area. Appropriate land use types include Large Lot Residential. Densities of Executive Housing areas would typically be 2 du/ac, with lot sizes ranging upward from 12,000 square feet. The anticipated population density for this land use type is up to eight persons per developed acre.

Golf Course-Oriented Housing consists of residential dwelling units fronting on a golf course to be constructed within the portion of the Focus Area identified as Golf Course/Senior Housing/Open Space in Figure 4.8. Appropriate land use types include Single Family Detached and Small Lot Single Family detached for lots fronting on the golf course. Maximum densities for golf course-oriented housing would typically be 4 du/ac, with lot sizes as small as 5,000 square feet for lots actually fronting on the golf course. Given the significant environmental topographic constraints in the portion of the focus area west of Empire Mine Road, the minimum lot size for executive estate housing within this area shall be a minimum of 10,000 square feet. This would allow additional development flexibility in situations where executive estate housing needs to be clustered in order to preserve existing natural features. In no case shall the 10,000 square foot minimum lot size constitute more than 20 percent of the total number of executive estate housing units in the area west of Empire Mine Road. The anticipated population density for this land use type is up to eight to twelve persons per acre developed with residential uses. Should the City determine as part of the development review process that development of a golf course within the area having this designation would be infeasible, provision of an alternative open space program may

be permitted, provided, however, that the overall density of lands designated Golf Course/Senior Housing/Open Space not be greater than would have occurred with development of a golf course.

- n. Single-Family Detached housing within suburban-style subdivisions with lot sizes ranging from 7,000 square feet to 10,000 square feet may also be developed within the Sand Creek Focus Area within areas shown as Residential and Low Density Residential in Figure 4.8. The anticipated population density for this land use type is up to eight to twelve persons per acre developed with residential uses.
- o. A total of 25 to 35 acres is to be reserved for multi-family housing to a maximum density of 20 du/ac. Areas devoted to multi-family housing should be located adjacent to the main transportation routes within the Focus Area, and in close proximity to retail commercial areas. The anticipated population density for this land use type is up to forty persons per acre developed with residential uses.
- p. Age-restricted senior housing should be developed within the Focus Area as a means of expanding the range of housing choice within Antioch, while reducing the Focus Area's overall traffic and school impacts. Such senior housing may consist of Single Family Detached, Small Lot Single Family Detached, of Multi-Family Attached Housing, and may be developed in any of the residential areas of the Sand Creek Focus Area. Within areas identified in Figure 4.8 specifically for senior housing, limited areas of non-senior housing may be permitted where environmental or topographic constraints would limit development densities to a range more compatible with estate housing than with senior housing.
- q. Areas identified as Public/Quasi Public and School in Figure 4.8 are intended to identify locations for new public and institutional uses to serve the future development of the Sand Creek Focus Area. Development within these areas is to be consistent with the provisions of the Public/In-

- stitutional land use category described in Section 4.4.1.4 of the Land Use Element.
- r. Sand Creek, ridgelines, hilltops, stands of oak trees, and significant landforms shall be preserved in their natural condition. Overall, a minimum of 25 percent of the Sand Creek Focus Area shall be preserved in open space, exclusive of lands developed for golf course use.
- s. Adequate buffer areas adjacent to the top of banks along Sand Creek to protect sensitive plant and amphibian habitats and water quality shall be provided. Adequate buffer areas shall also be provided along the edge of existing areas of permanently preserved open space adjacent to the Sand Creek Focus Area, including but not limited to the Black Diamond Mines Regional Park. Buffers established adjacent to existing open space areas shall be of an adequate width to minimize light/glare, noise, fire safety, public safety, habitat, public access impacts within the existing open space areas, consistent with the provisions of Section 10.5, Open Space Transitions and Buffers Policies of the General Plan.
- t. Because of the sensitivity of the habitat areas within the Sand Creek Focus Area, and to provide for mitigation of biological resources impacts on lands in natural open space, as well as for the long-term management of natural open space, a Resource Management Plan based on the Framework Resource Management Plan attached as Appendix A to this General Plan shall be prepared and approved prior to development of the Sand Creek Focus Area.
- u. A viable, continuous grassland corridor between Black Diamond Mines Regional Preserve and Cowell Ranch State Park shall be retained using linkages in the southwestern portion of the Lone Tree Valley (within the Sand Creek drainage area), Horse Valley, and the intervening ridge. The primary goal of preserving such a corridor is to allow for wildlife movement between Black Diamond Mines Regional Preserve and Cowell Ranch State Park. Completion of such a corridor is contingent upon the cooperation with the City of Brentwood and Contra Costa County, each of whom may have land use jurisdiction over portions of this corridor.
- To preserve this corridor and in view of other significant development constraints, certain lands in the southwestern portion of the Focus Area shall be designated as "Open Space," as depicted in Figure 4.8. Limited future adjustments to the boundaries of this "Open Space" area may occur as part of the Specific Plan and/or project level environmental review processes, provided that such adjustments: (a) are consistent with the goals and policies outlined in the Framework for Resource Management set forth in Appendix A; (b) are based upon subsequently developed information and data relating to environmental conditions or public health and safety that is available at the Specific Plan stage, the project-level development plan stage, or during the permitting processes with federal, state or regional regulatory agencies; and (c) would not cause the "Open Space" area west of Empire Mine Road to be less than 65 percent of the total lands west of Empire Mine Road. Any open space and otherwise undeveloped areas west of Empire Mine Road that are within the area designated as "Hillside and Estate Residential" shall not count towards meeting this 65 percent minimum "Open Space" requirement.
 - All areas designated as "Open Space" within the Focus Area may be utilized for mitigation for loss of grassland and other project-level impacts by projects within the Focus Area.
 - Due to the varied and complex topography west of Empire Mine Road the exact boundary between the "Hillside Estate" residential area and "Estate" residential area shall be determined as part of the project-level entitlement process.

- It is anticipated that there will be only minor adjustments to the boundary between the open space area and the hillside and estate residential area shown in Figure 4.8. Minor adjustments may be made to this boundary provided that such adjustments shall not create islands of residential development within the area designated open space in Figure 4.8..
- In order to ensure adequate buffering of the Black Diamond Mines Regional Park from development in the Sand Creek Focus Area, no residential development shall be allowed north of the Sand Creek channel between the area designated "Hillside and Estate Residential" in Figure 4.8 west of Empire Mine Road and the existing Black Diamond Mines Regional Park boundary.
- v. The construction of facilities necessary to ensure adequate public access across Sand Creek west of Empire Mine Road, including the bridging of Sand Creek, an appropriately sized parking lot and staging area, and any trails needed to ensure public access to Black Diamond Mines Regional Park shall be implemented as an infrastructure component of development in the Focus Area.
- w. To mitigate the impacts of habitat that will be lost to future development within the Focus Area, an appropriate amount of habitat shall be preserved on- or off-site per the compensatory provisions of the Framework Resource Management Plan prepared for the Sand Creek Focus Area (attached as Appendix A of the General Plan).
- x. Ponds, wetlands, and alkali grassland associated with upper Horse Creek shall be retained in natural open space, along with an appropriate buffer area to protect sensitive plant and amphibian habitats and water quality. If impacts on the Horse Creek stream and riparian downstream are unavoidable to accommodate infrastructure, appropriate compensatory mitigation shall be required off-site per the provisions of the Resource Management Plan attached as Appendix A to this General Plan.
- y. Chaparral, scrub, and rock outcrop community within the western portion of the Focus Area (west of Empire Mine Road), as well as adjacent grassland community that is suitable habitat for the Alameda whipsnake (*masticophis lateralis euryxanthus*) shall be retained in natural open space. Within other portions of the Focus Area, the chaparral, scrub, and rock outcrop shall be retained in natural open space contiguous to the required grassland linkage to function as a buffer and protect the grassland linkage south of the chaparral, scrub, and outcrop community.
- z. Within the western portion of the Focus Area (west of Empire Mine Road), the oak woodland and savanna community shall be preserved in natural open space. Within other portions of the Focus Area, the oak woodland and savanna community shall be preserved in natural open space where it overlaps the rock outcrop community.
- aa. As appropriate and necessary to protect public health and safety, abandoned mines shall be included within required natural open space areas, along with appropriate buffer areas and measures to prevent unauthorized entry.
- bb. Mass grading within the steeper portions or the Focus Area (generally exceeding 25 percent slopes) is to be avoided.
- cc. Impacts of residential development on the Antioch Unified School District and Brentwood school districts will be mitigated pursuant to a developer agreement with the District.
- dd. Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong identification of the Sand Creek Focus Area as an identifiable "community" distinct from Southeast Antioch.
- ee. The Sand Creek Focus Area is intended to be "transit-friendly," including appropriate

provisions for public transit and non-motorized forms of transportation.

- ff. subject to its financial feasibility (see Policy "m"), a golf course shall be provided within the Focus Area, designed in such a way as to maximize frontage for residential dwellings. The golf course may also be designed to serve as a buffer between development and open space areas set aside to mitigate the impacts of development.

The golf course shall be designed to retain the existing trail within Sand Creek.

The golf course and Sand Creek corridor shall function as a visual amenity from the primary access road within the Focus Area (Dallas Ranch Road/Sand Creek Road). As part of the golf course clubhouse, banquet and conference facilities shall be provided.

- gg. A park program, providing active and passive recreational opportunities is to be provided. In addition to a golf course and preservation of natural open space within Sand Creek and the steeper portions of the Focus Area, the development shall meet the City's established park standards. A sports complex is to be developed.

A sports complex is to be developed. The sports complex is intended to be located within the Flood Control District's detention basin.

Neighborhood park facilities may be privately maintained for the exclusive use of project residents. The sports complex within the Sand Creek Detention Basin will be maintained by the City.

- hh. Development of an appropriate level of pedestrian and bicycle circulation throughout the community is to be provided, including pathways connecting the residential neighborhoods, as well as non-residential and recreational components of the community. Sand Creek Focus Area development should also provide recreational trail systems for jogging and bicycling, including areas for hiking and mountain biking. Trails along Sand Creek and Horse Valley Creek shall be designed so

as to avoid impacting sensitive plant and amphibian habitats, as well as water quality.

4.4.6.8 East Lone Tree Specific Plan Area.

The East Lone Tree Specific Plan Focus Area encompasses approximately 796 acres in the eastern portion of the City of Antioch. It is bounded by Lone Tree Way on the south, Empire Avenue and the Southern Pacific rail line on the east, the Contra Costa Canal on the north, and existing residential subdivisions on the west (Figure 4.9). The City's previous General Plan identified the East Lone Tree Specific Plan Area as "Future Urban Area 2." The alignment of the SR-4 bypass runs through the center of the Focus Area, with interchanges proposed at Lone Tree Way and at the extension of Laurel Road.

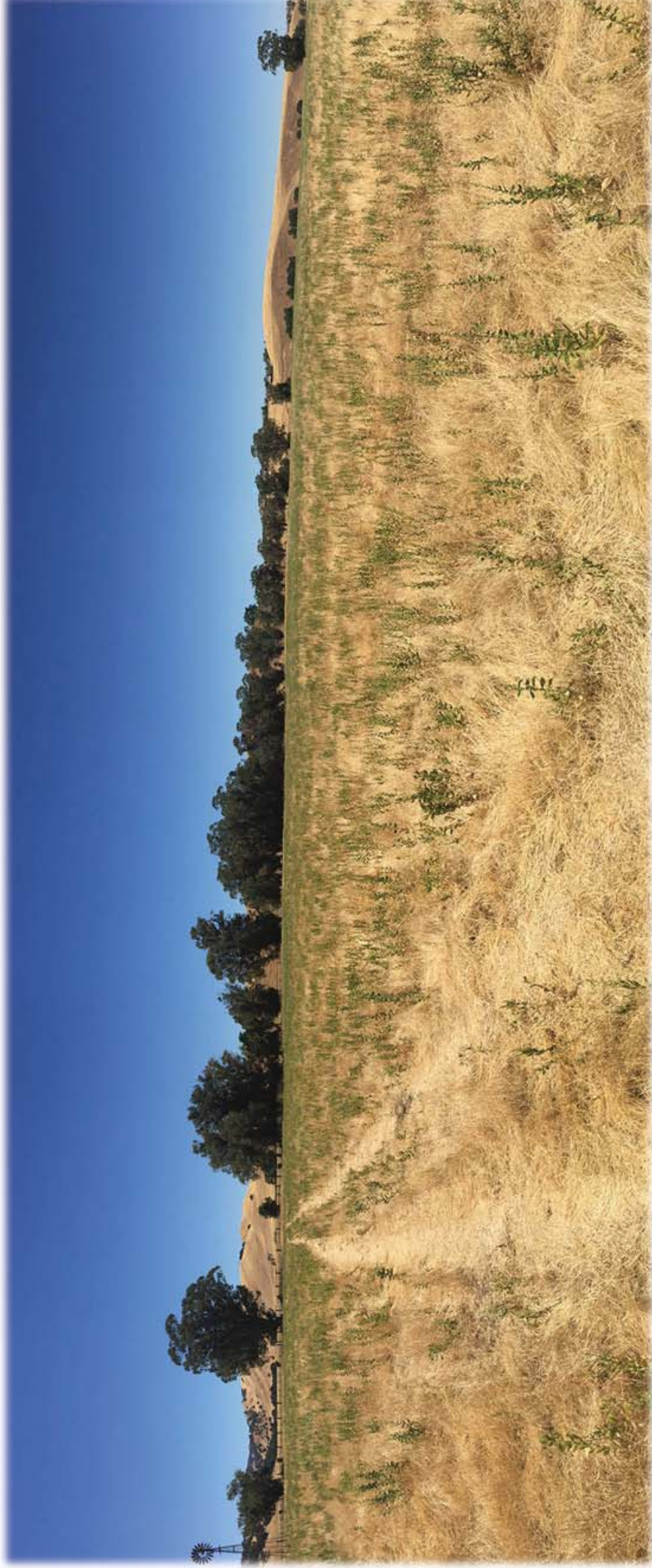
a. Purpose and Primary Issues. City General Plan policy has long held that the lands within the East Lone Tree Focus Area should be developed for employment-generating uses, with the majority of the area developed with suburban-type business parks, incorporating major office complexes and light industrial uses, all developed in accordance with high development standards. The SR-4 By-pass runs through the middle of the Focus area, along the base of rolling hills. The eastern portion of the area is relatively flat, while the western portion of the area consists of rolling hills.

The East Lone Tree Specific Plan was adopted by the City in May 1996. The Specific Plan supports long-standing General Plan goal of a new employment center by devoting the flat eastern portion of the Focus Area to employment-generating uses. At the heart of the employment center is a proposed retail nucleus of restaurants, shops, and service providers. The Specific Plan identifies the purpose of this retail nucleus as providing a "sense of vitality and urbanity to what is otherwise a low, spread-out campus of largely internalized workplaces." The Specific Plan also encourages a commuter rail station along the existing Southern Pacific rail line to link the proposed employment center with the proposed commuter rail system. The

ATTACHMENT “B”

THE RANCH AT ANTIOCH

PRELIMINARY DEVELOPMENT PLAN



SEPTEMBER 29, 2016

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Applicant:

Richland Communities, Inc
 801 Ygnacio Valley Road, Suite 110
 Walnut Creek, CA 94596
 Tel: (925) 271-0675

Contact:

Aaron Ross - Swain
 Director, Bay Area
 Richland Communities
 (925) 271-0675
 aaron@richlandcommunities.com

Consultants:

-Ascent Environmental, Inc. (Planning & Design)
 -Endicott Communications, Inc.
 -Donald P. Freitas
 -Andrea Mayer



I. PROJECT DESCRIPTION

Project Description

Introduction

The Ranch is a comprehensive master planned community proposed by Richland Communities, the applicant for the 551.5 acre site. The landowner is EPC Holdings. The proposed community is thoughtfully planned to include a variety of residential neighborhoods, a Village Center, a fire station, parks and an open space and trail system. The land uses are carefully arranged to respond to the natural features of the property and to be compatible and complementary with the abutting neighborhoods and uses.

The applicant is proposing the approval of two Land Use Plans; the Traditional Plan of all market rate units and the Multi-Generational Plan, which includes an active adult component. This approach offers flexibility and diversity in the housing options offered.

Project Location

The Project Site is 551.5 acres in size and is located in the southeastern portion of the city of Antioch. The Project Site is within the Sand Creek Focus Area, also referred to as Future Urban Area 1 (FUA-1). Access to the property is from Deer Valley Road on the east and there is an emergency vehicle access onto Empire Mine Road on the western edge of the property. Dallas Ranch Road stubs into the Project Site along the north boundary.

Existing Uses and Designations

The Project Site currently supports a cattle grazing operation, which includes one residential structure, various barns and outbuildings located in the eastern portion of the site. Historical land uses include grazing, cattle operations and some natural gas exploration.

The property is bisected by Sand Creek, which is a deeply incised seasonal creek which flows from west to east. The topography of the site ranges from fairly level along the eastern and central portions, gently sloping areas on either side of the creek, with more moderate to steep

slopes in the western portion of the site. Riparian vegetation occurs primarily along the creek banks and several oak trees are located within the existing ranch operations site. A large stockpile of soil and large boulders exist near the terminus of Dallas Ranch Road, likely as the result of the construction of Dallas Ranch Road and the neighborhood located to the north of the Project Site.

Existing land uses on properties surrounding the Project Site are:

- North** – Single family residential
- East** – Deer Valley Road and Kaiser Hospital
- South** – Undeveloped land
- West** – Undeveloped land

The Project Site is included within the Sand Creek Focus Area, established as part of the 2003 General Plan. In total, the Sand Creek Focus Area is 2,712 acres and calls for 4,000 future residential units. Based on the current General Plan, the land uses for the Project Site that is within the Sand Creek Focus Area, are Golf Course Community, Senior Housing and Open Space. These land use designations are subject to modification based on the on-going update of General Plan Land Use Element.

Proposed Project Description

Vision and Principles

The fundamental basis for the project vision is to create a well-planned, distinct community which respects the natural, historic and physical elements of the land and the surrounding uses.

Vision Statement

An exemplary Antioch Community that is focused on appreciation of, and integration with, the natural, physical, and social environment. The Community will:

- Focus on open space, parks, and trails that allow residents and visitors access to natural and historical experiences both on-site and to the East Bay Regional Park system;
- Meet Antioch's desires for a high quality, larger residential lot environment;
- Include a variety of neighborhoods that create hous-

- ing opportunities for different household types;
- Provide community service offerings to support the new community, existing neighborhoods and Kaiser Permanente.

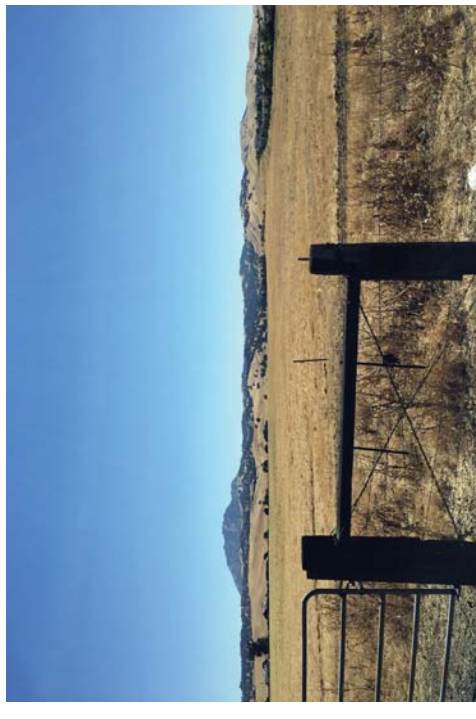
Design Framework

The proposed master plan community includes predominantly residential land uses, grouped into two villages. An expansive open space system oriented along the Sand Creek corridor is a dominant central feature of the community. In addition, the Village Center, a Fire Station site, numerous parks and linear parkways complete the overall master plan. The scale of the proposed master plan provides an opportunity to include housing options that provide greater product diversification to meet the varied demand for housing in the Antioch area. Housing diversity is achieved by offering neighborhood types that fit a range of household types, income levels, ages and lifestyles.

A mixed use Village Center is provided to serve the retail needs of the residents, surrounding neighborhoods and businesses. Open space, trails, and parks are located throughout the neighborhoods to provide connectivity between land uses and to encourage non-vehicular activity. The Ranch will also contribute new public facilities that consist of a Fire Station, an East Bay Regional Park District (EBRPD) trail staging area and will complete certain infrastructure improvements that help achieve the City's infrastructure needs for FUA-1. The incorporation of these public facilities into the project require further discussion regarding location, implementation strategy, and funding.

Land Use Plan and Summary

The land use plan is comprised of two village areas on either side of the Sand Creek corridor. The village boundaries are carefully defined to preserve open space, habitat, views and steeper slopes, minimizing the development footprint. Dallas Ranch Road will enter into the Project Site from the north and will extend to Deer Valley Road, creating a central spine street to serve the villages located to the north and the south. The proposed land uses are as follows:



Residential:

- Low Density Executive (LDE), 3.5-4.0 du/ acre
- Low Density All-Ages (LD), 4.0 du/ acre
- Medium Low Density All-Ages (MLD), 5.5 du/ acre
- Low Density 55+, 5.0 du/ acre

Non-Residential:

- Mixed Use Commercial - Village Center
- Fire Station
- Trail Staging Area
- Park
- Open Space

The applicant is requesting approval of a dual entitlement for the Project Site in order to offer flexibility and diversity in the housing options offered. The two plans are the Traditional Plan – comprised entirely of All-Ages housing, totaling 1,188 lots, and the Multi-Generational Plan – a mix of All-Ages and 55+ housing totaling 1,307 lots. The footprint areas for the two plans are nearly identical, with a slight variation occurring in the Executive Housing Village in the southwest corner of the Project Site.

Residential Neighborhoods

The land use plans include a mix of four different single family residential neighborhood types organized into the two distinct village areas to the north and south of the Sand Creek Corridor. All residential lot types are detached single family residential products. The north village includes Medium Low Density and Low Density neighborhoods. The south village includes Low Density Executive neighborhoods. The 55+ neighborhood, occurring in the Multi-Generational Plan, is also located in the south village.

North Village: The north village includes MLD neighborhoods along Deer Valley Road and along the eastern segment of Dallas Ranch Road. The MLD lots average 4,500 square feet in size. The MLD neighborhoods have direct access to the Village Center and two smaller MLD areas overlook the Sand Creek Corridor along Dallas Ranch Road. A small park, Homestead Park, is located between

the two MLD areas along Dallas Ranch Road. This amenity, which is situated at the site of the historic ranching operation and a prominent eucalyptus tree provides a vista into the creek, wetlands and ponds while also providing trail access to the Sand Creek trail system for the north village residents.

The LD lots comprise the balance of the north village, starting from Deer Valley Road and spanning to the west along the extension of Dallas Ranch Road. The LD lots will average 7,000 square feet in size. The lots which directly abut the existing neighborhood to the north will have larger lot depths than the standard LD lot to serve as a buffer. A neighborhood park and a linear parkway form a central spine for the north village. This recreational amenity provides a trail linkage for the full length of the north village, from the EBRPD staging area on the west through the neighborhoods to the Village Center, Deer Valley Road, to Kaiser Permanente Antioch Medical Center and the abutting land uses to the East. The north village land uses and layout is identical in the Traditional and Multi-Generational Land Plan.

South Village: The south village is accessed via a new collector street which extends from the roundabout on Dallas Ranch Road and crosses to the south side of Sand Creek. This street is planned to continue south to serve the property due south of the Project Site. The south village street system also includes an emergency vehicle connection to Empire Mine Road on the west. The south village is comprised of three distinct residential neighborhoods, based on topography and view sheds; Parkview, Creekview and Hillside.

The Parkview neighborhood has gentler topography and overlooks the western portion of the Sand Creek Corridor. The lots are organized around a central neighborhood park and linear parkway extending to the creek trail. In the Multi-Generational Plan, the 55+ lots are located in the Parkview area. The 55+ community will have a private clubhouse and recreation center as the central amenity for this neighborhood. Whether the Parkview neighborhood becomes 55+ as shown in the Multi-Generational Plan or executive housing as shown

in the Traditional Plan, they are both intended to be gated neighborhoods.

The Creekview neighborhood is located overlooking the two detention ponds in the Sand Creek corridor and abuts the south boundary of the Project Site. Lastly, the Hillside neighborhood is located at the base of the knoll and nestled within a small valley in the southwest corner of the Project Site. The LDE lots in the Hillside area have been carefully placed within the natural valleys of the hills to minimize grading impacts on steeper slopes and preserve the ridgeline.

The south village includes LDE lots only in the Traditional Plan and both LDE lots and 55+ lots in the Multi-Generational Plan. In the Traditional Plan and depending on the area, the average LDE lot sizes range from 7,000-8,000 square feet in size. The 55+ lots average 5,000 square feet in size. The footprint of the south village is nearly identical between the Traditional and Multi-Generational plan, with a slight variation occurring in the Hillside LDE area.

Mixed Use Village Center

A 5.7 acre mixed use commercial site is located at the northwest corner of Deer Valley Road and Dallas Ranch Road. This site serves as a Village Center, providing goods and services in a convenient location for residents, surrounding neighborhoods and the Kaiser Hospital and future employment uses in the immediate vicinity. The Village Center site is accented with a small plaza on the northwest corner that serves as a gateway to the neighborhood and the linear parkway trail.

Public Facilities and Amenities

The public facilities and recreational amenities include open space, parks, trails, a trail staging area and a fire station site. The public facilities are prominent features of The Ranch and provide significant amenities for the residents and surrounding community.

Open Space: An expansive open space system, oriented along the Sand Creek corridor, is a dominant central feature of the community. Additional open space areas



preserve hillsides and ridges in the southwestern portion. The open space comprises approximately 38% of the total Project Area. A comprehensive trail system, totaling approximately 6 miles in length, weaves through the open space to connect neighborhoods to each other, to destinations such as parks, trailhead staging area and the mixed use Village Center. Two pedestrian and bicycle bridge crossings over Sand Creek are provided. The trail system also connects to the existing neighborhoods to the north of the Project Site and to future development on the south in several locations providing access to the trails for existing and future residents.

Parks: The designated park sites include a Neighborhood Park in both the north and south villages, as well as the Homestead Park, the trailhead/staging area park and numerous "pocket" parks. Depending on the land plan, the park acreage totals between approximately 20-22 acres.

The north village park, approximately 5 acres in size, may include an active sports area, a "meadow" and open area on the knoll of the hill, providing expansive views and passive recreation. The south village park, approximately 2 acres in size, may include active and passive amenities, as well as a community recreation center. Homestead Park, approximately 1.6 acres in size, is located at the historic ranch operations site. This signature park is envisioned to include a community gathering area and plaza, suitable for hosting a farmers market, as well as space for a community garden. The pocket parks are generally informal spaces within the neighborhoods, 2 acres or less in size, and serve as trailheads and as gathering spaces. The parks programming is preliminary and may be subject to change.

Numerous linear parkways are integrated into the neighborhood lotting pattern to accommodate extensions of the trail system into the neighborhoods and provide a passive open space amenity. The staging area for the EBRPD is approximately 1.3 acres in size and is located adjacent to Dallas Ranch Road, providing easy access for the existing community.

Fire Station: The fire station site is located on the south

side of Dallas Ranch Road, near the intersection with Deer Valley Road. This 2.2 acre site will provide for a new engine station that will serve the Project Site and the surrounding Antioch community.

Public Utilities and Infrastructure

The public utilities and infrastructure include roads, water, sewer and drainage facilities to serve the Project Area as well as oversizing of select facilities to serve future development areas within FUA-1.

Roadways: Roadway improvements include the extension of Dallas Ranch Road as a 4 lane arterial with a center landscape median from its terminus along the northern property boundary, through the Project Site to the intersection with Deer Valley Road, which is an existing signalized intersection. The alignment of Dallas Ranch Road is based on the General Plan Circulation Diagram and was further influenced by the location of Sand Creek. Dallas Ranch Road serves as the primary entrance street into The Ranch.

Roundabouts are provided in two locations to accommodate traffic flow in an efficient manner. The primary roundabout is provided on Dallas Ranch Road to serve both the north and south villages. The roundabout street to the south village will include a bridge across Sand Creek. A second roundabout is located on the south village street on the south boundary line, providing an alignment for a future extension to the adjacent property.

The existing signalized intersection at Deer Valley Road and Wellness Way will be extended into the Project Site as a 2 lane street with a center landscaped median, terminating at Dallas Ranch Road. This street serves as the secondary entry street into The Ranch. The remaining streets are proposed as 2 lane local residential streets.

Sewer: The current connection point for the sewer is located approximately 1.5 miles east of the Project Site in Heidorn Ranch Road. The existing sewer depth will accommodate gravity flow for all development within FUA-1. Depending on the timing of the proposed devel-

opments east of the Project Site, an off-site extension of the sewer main may be required to serve The Ranch with sewer service and will be subject to reimbursement from benefitting properties.

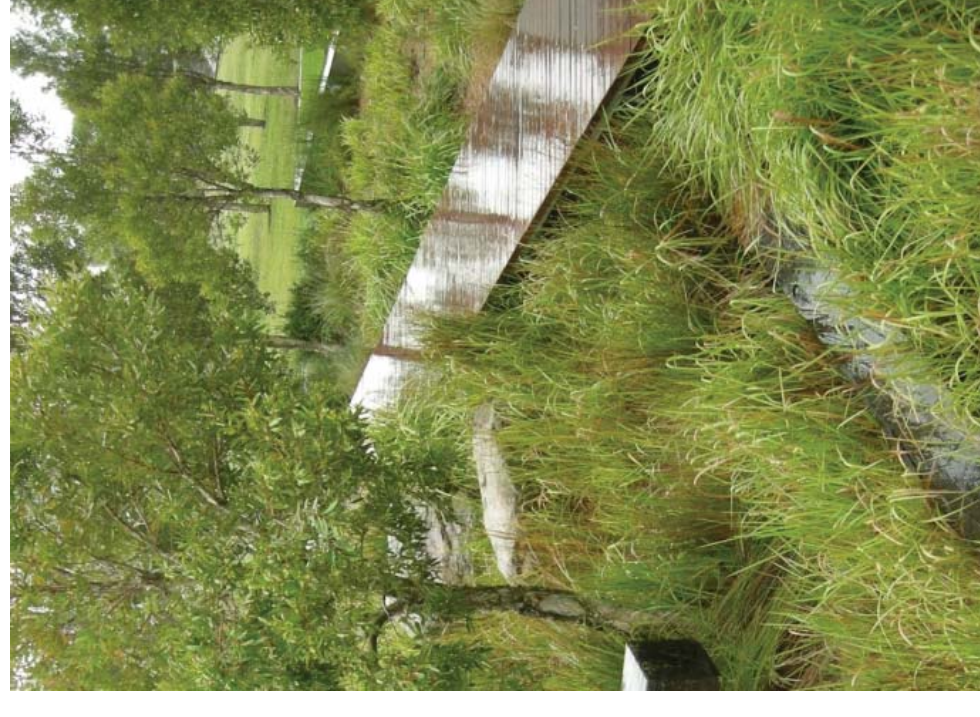
Water: Two existing water mains will provide water service to the Project Site to create a looped system. The first point of connection to an existing water main is the location in which Dallas Ranch Road terminates into the north property boundary. The second point of connection will be to the water main in Deer Valley Road at the future intersection with the extension of Dallas Ranch Road.

Storm Drainage: All storm water runoff from the Project Site will be treated onsite within two storm water basin lakes and will discharge into Sand Creek through storm drain outfalls. The first basin is approximately 9 acres in size and is located south of Dallas Ranch Road and north of Sand Creek. This basin will treat all storm water runoff from the north village area. The second basin is approximately 7.4 acres and is located south of Sand Creek and will treat all runoff from the south village area.

Proposed Entitlements and Actions

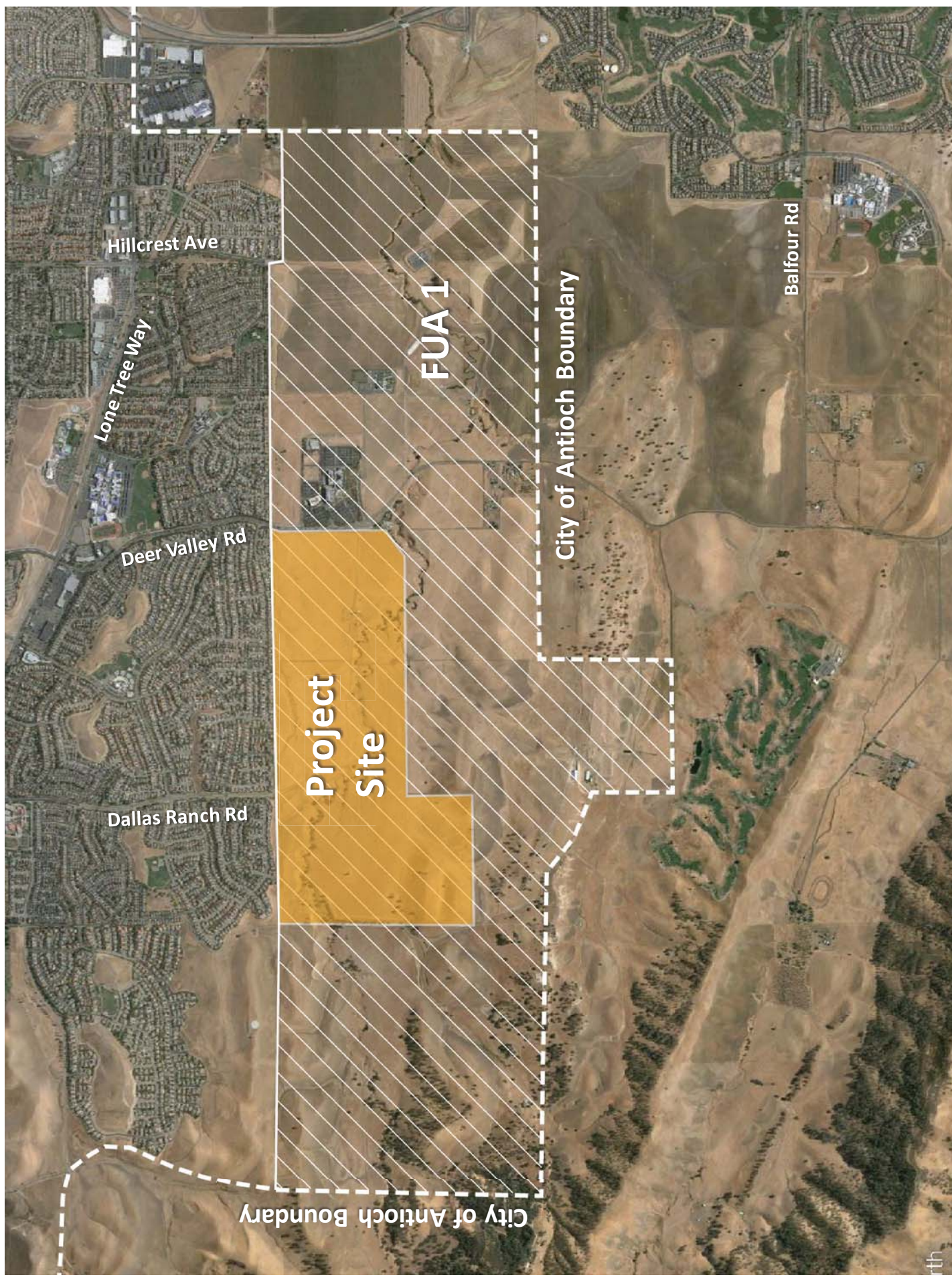
The proposed entitlements for The Ranch include approval of the following for both the Traditional Plan and the Multi-Generational Land Use Plans:

1. Rezoning
2. Large Lot Tentative Subdivision Map
3. Small Lot Tentative Subdivision Map(s)
4. Design Guidelines
5. Development Agreement



II. EXISTING SITE ANALYSIS

Regional Context



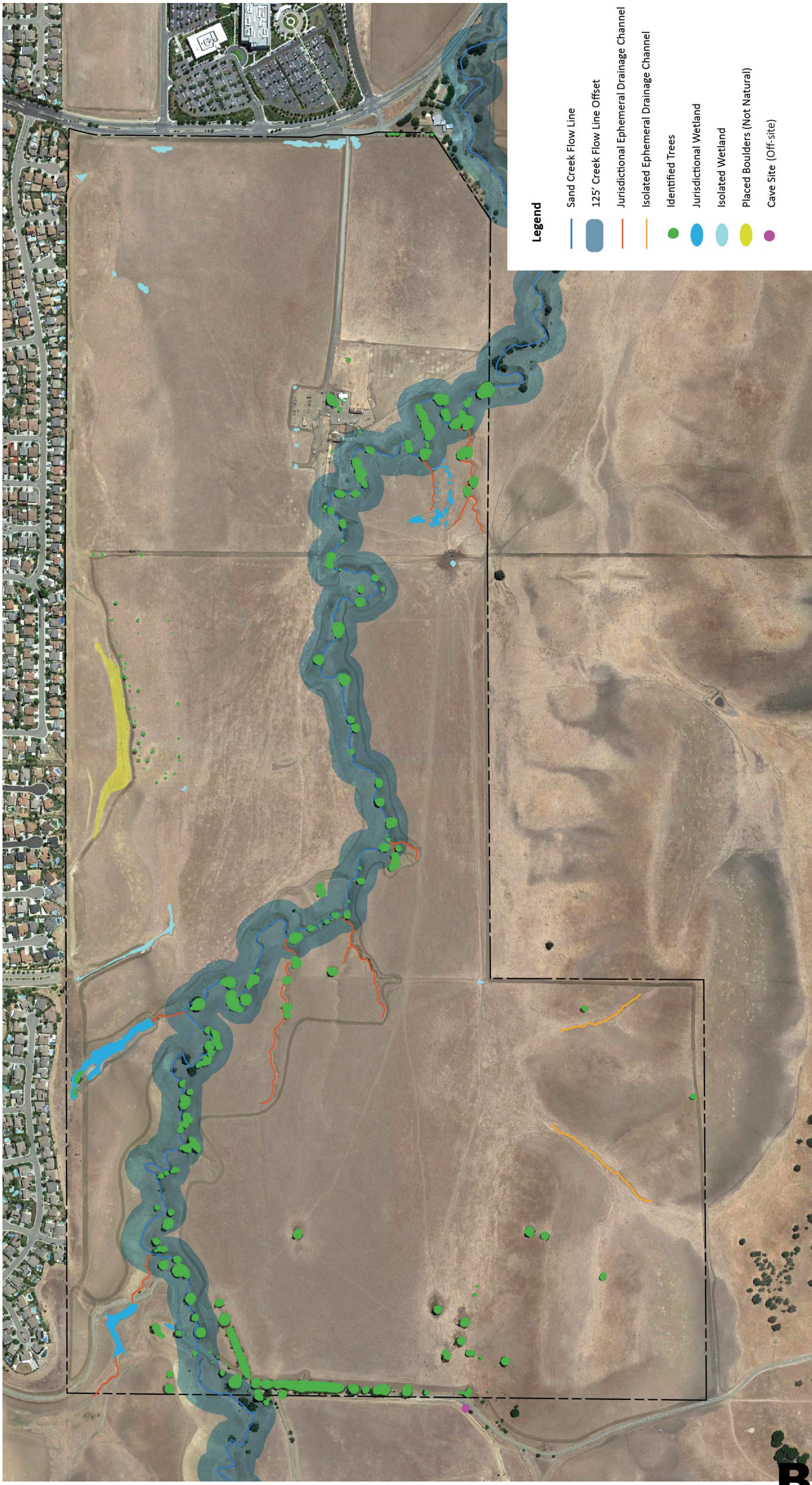
Local Context



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The Ranch at Antioch

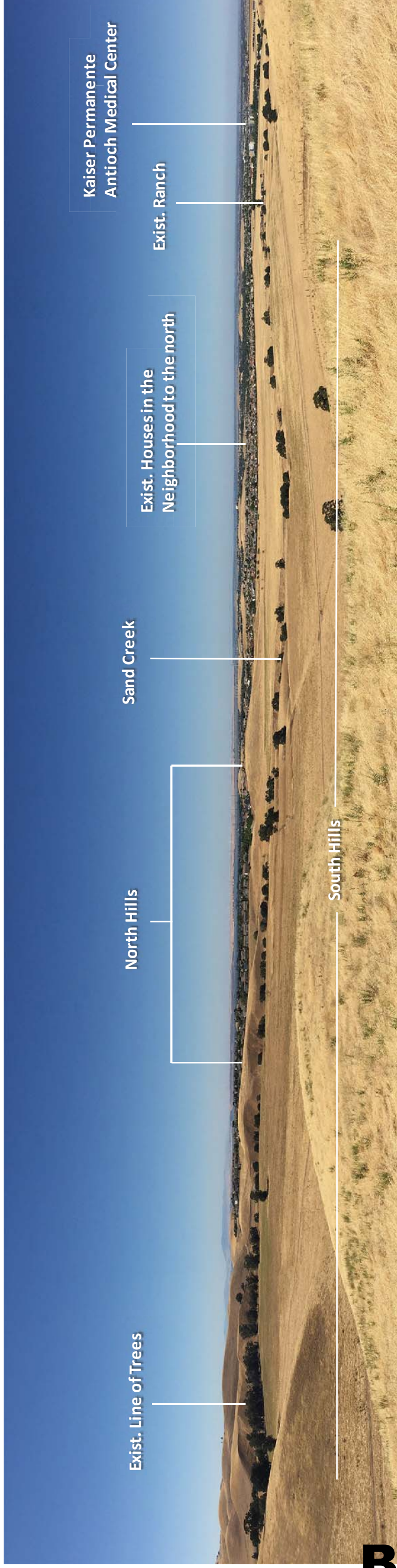
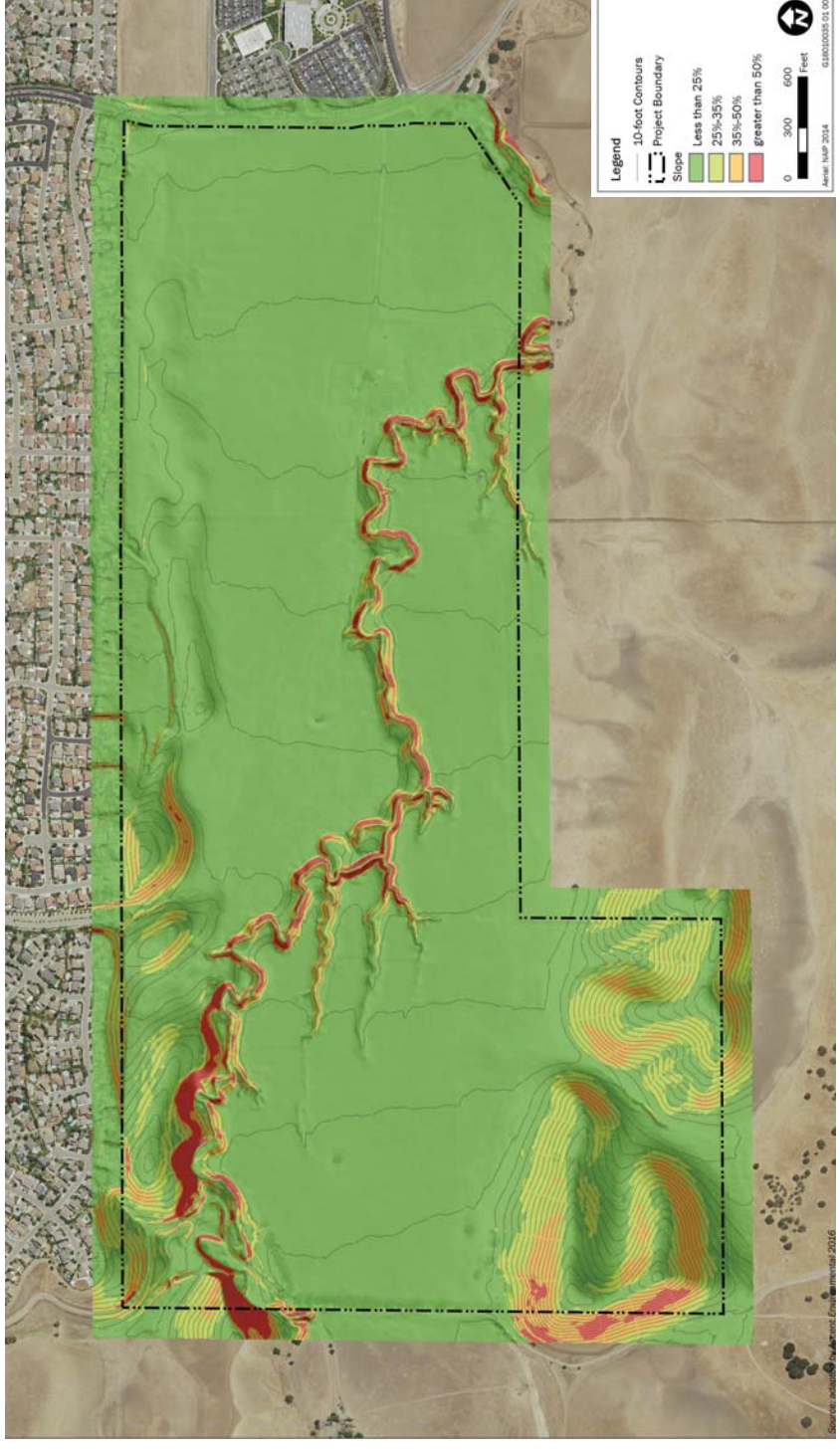
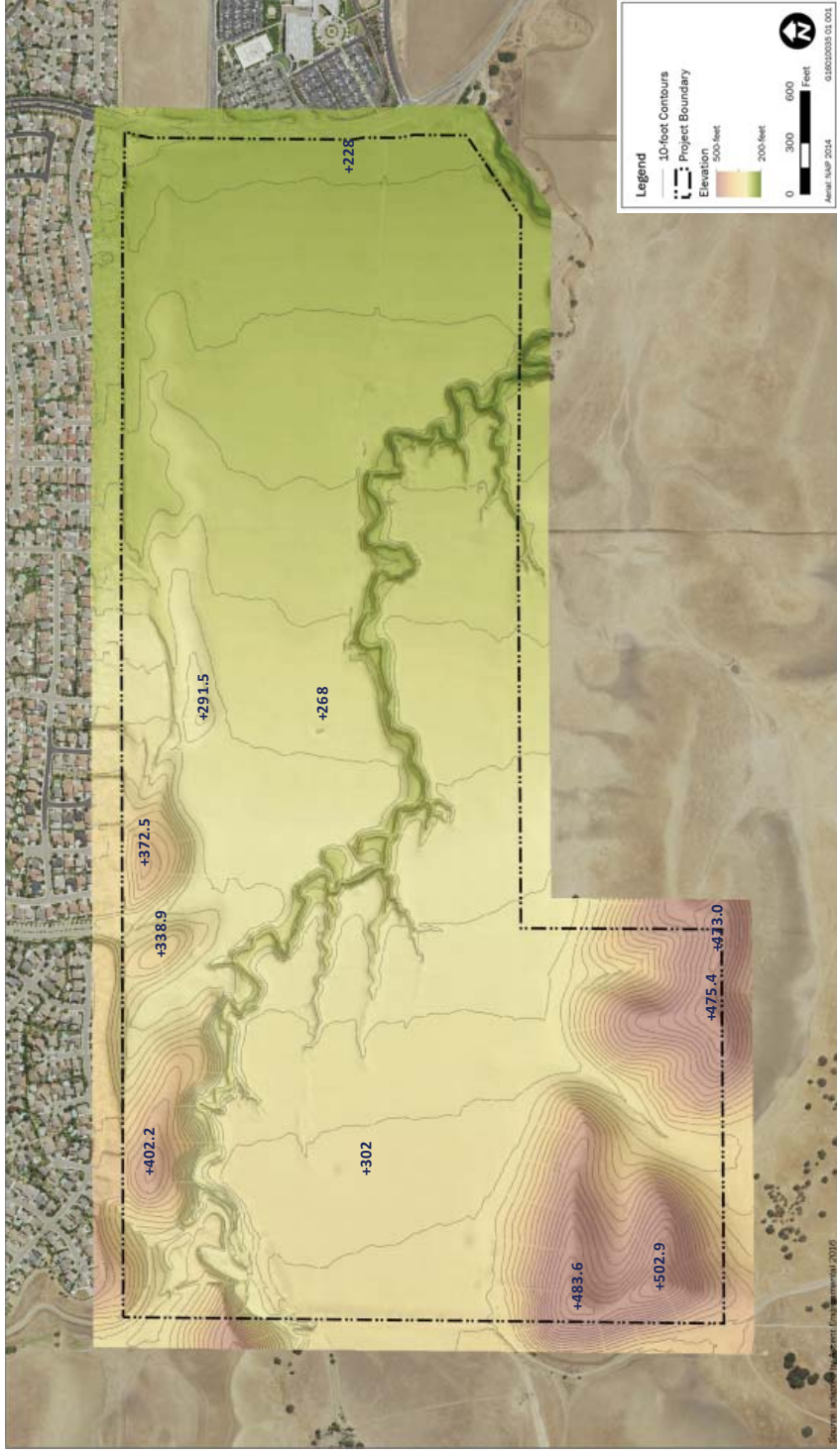
Hydrologic & Other Features



B10

The Ranch at Antioch

Elevation & Slope Analysis



B1

The Ranch at Antioch

Site Photos: Existing Conditions



- 1. Empire Mine Road (looking south)
- 2. Section of Sand Creek
- 3. Existing windmill near the west boundary
- 4. View of Mt. Diablo

B12

The Ranch at Antioch

Site Photos: Existing Conditions



- 5. Existing barn structure
- 6. Houses along the northern site boundary
- 7. 3-way intersection on Deer Valley Road
- 8. Kaiser Permanente Antioch Medical Center

III. VISION & GUIDING PRINCIPLES

Vision Statement

An exemplary Antioch Community that is focused on appreciation of, and integration with, the natural, physical, and social environment. The Community will:

- Focus on open space, parks, and trails, that allow residents and visitors access to natural and historical experiences both on-site and to the East Bay Regional Park system;
- Meet Antioch's desires for a high quality, larger residential lot environment;
- Include a variety of neighborhoods that create housing opportunities for different household types; and
- Provide community service offerings to support the new community, existing neighborhoods, and Kaiser Permanente.

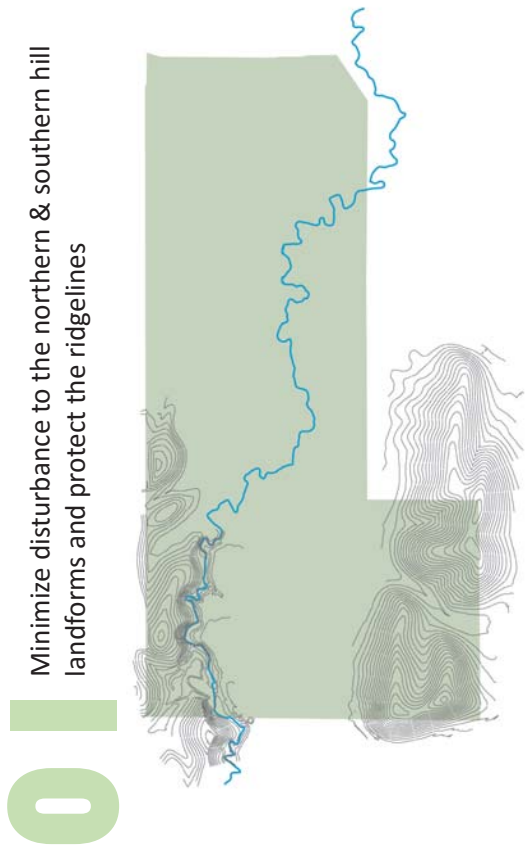


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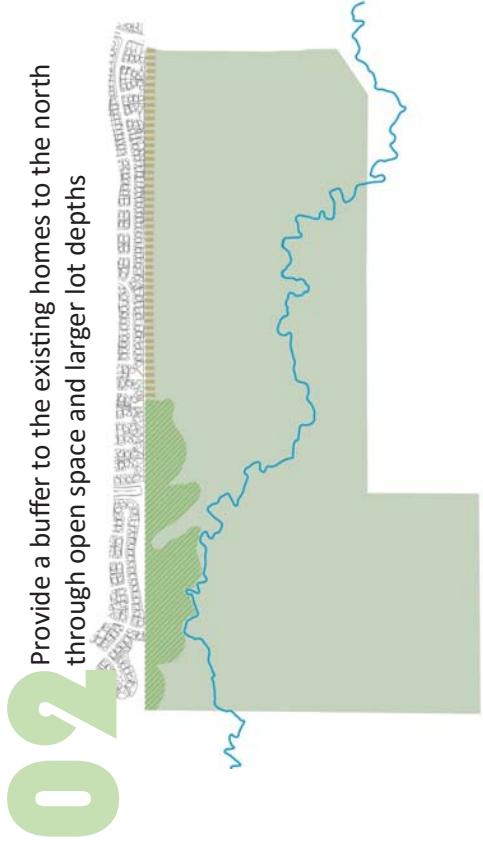
The Ranch at Antioch

Guiding Design Principles

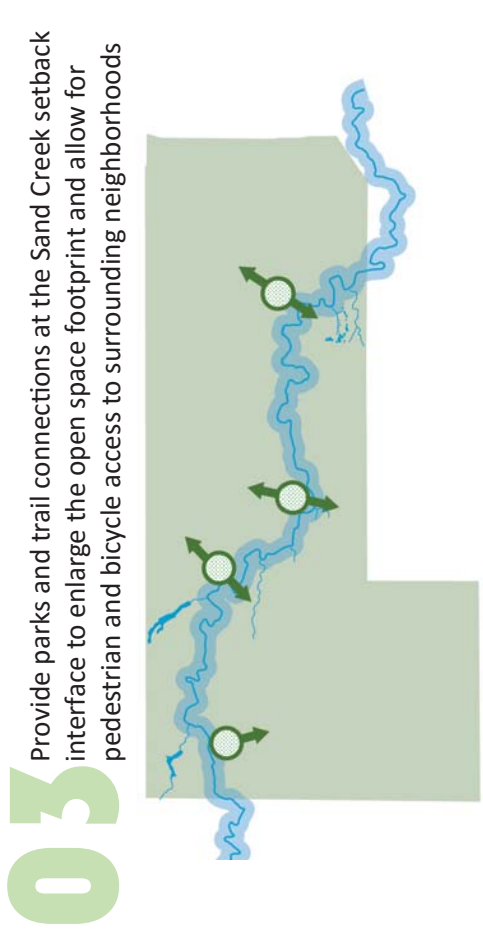
The following nine guiding diagrams form the foundation for our beliefs on what is important as the site is to be developed.



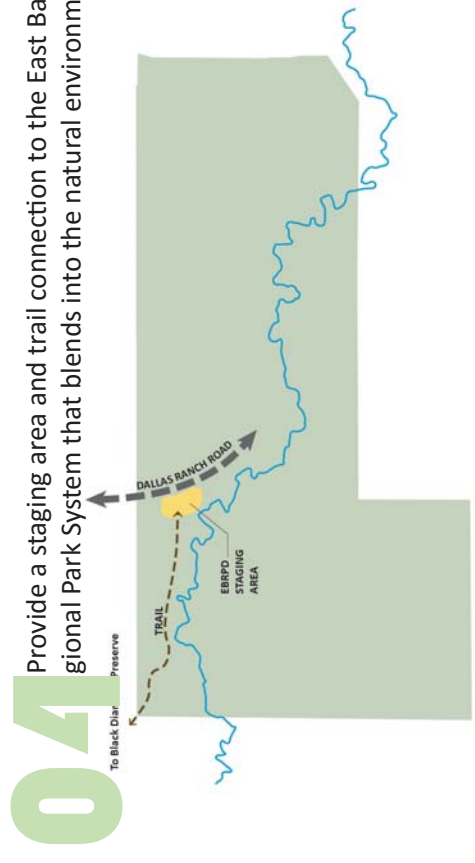
Minimize disturbance to the northern & southern hill landforms and protect the ridgelines



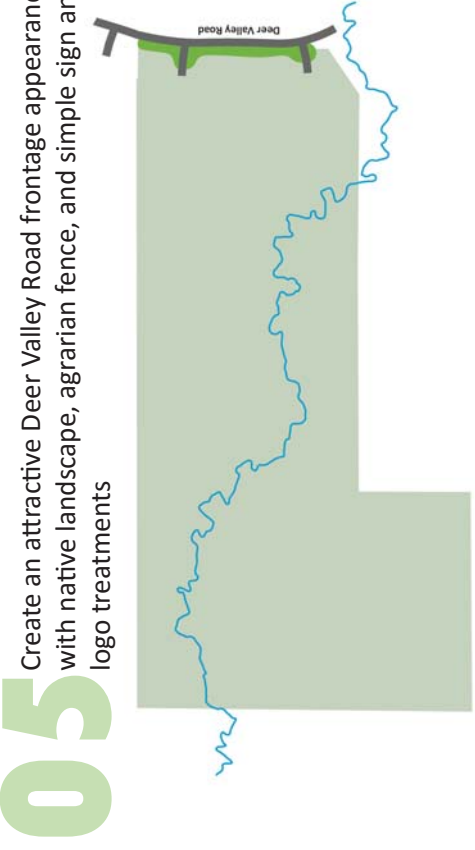
Provide a buffer to the existing homes to the north through open space and larger lot depths



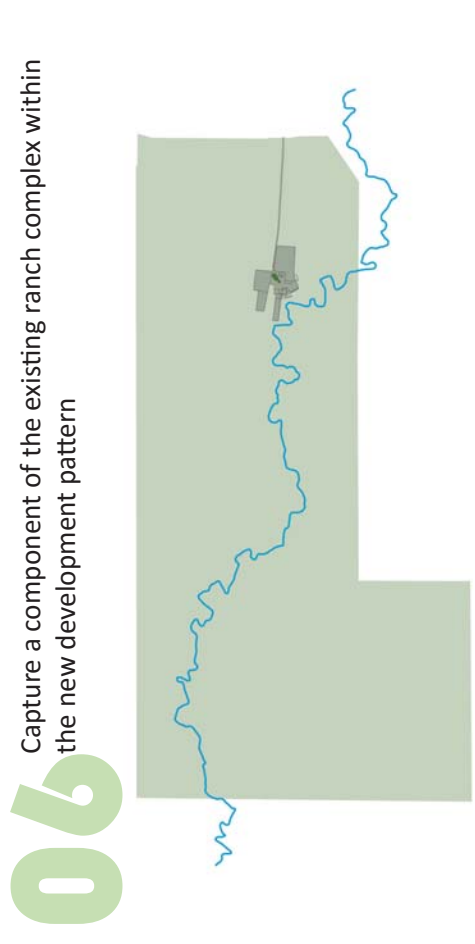
Provide parks and trail connections at the Sand Creek setback interface to enlarge the open space footprint and allow for pedestrian and bicycle access to surrounding neighborhoods



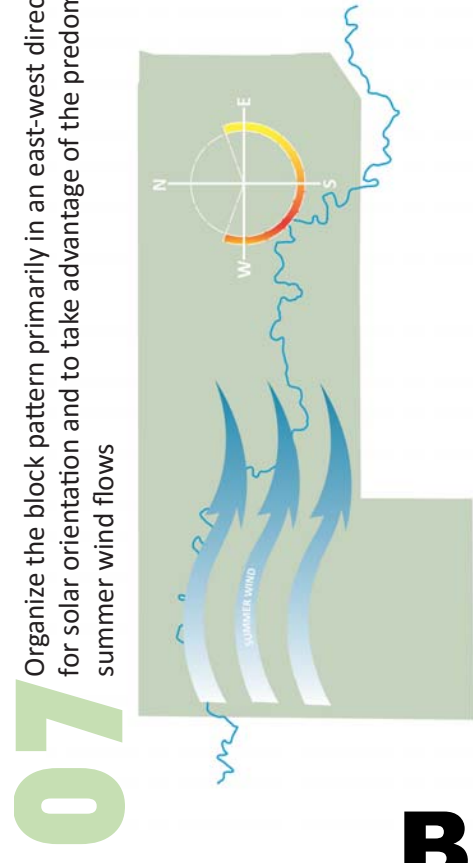
Provide a staging area and trail connection to the East Bay Regional Park System that blends into the natural environment



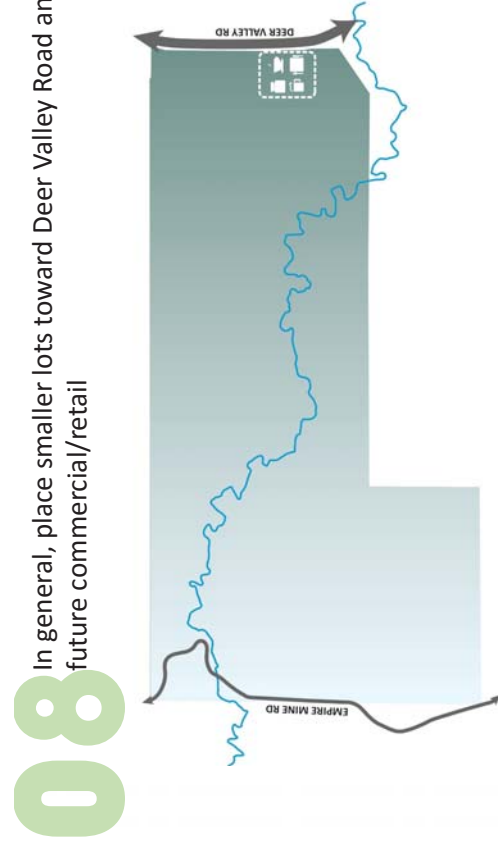
Create an attractive Deer Valley Road frontage appearance with native landscape, agrarian fence, and simple sign and logo treatments



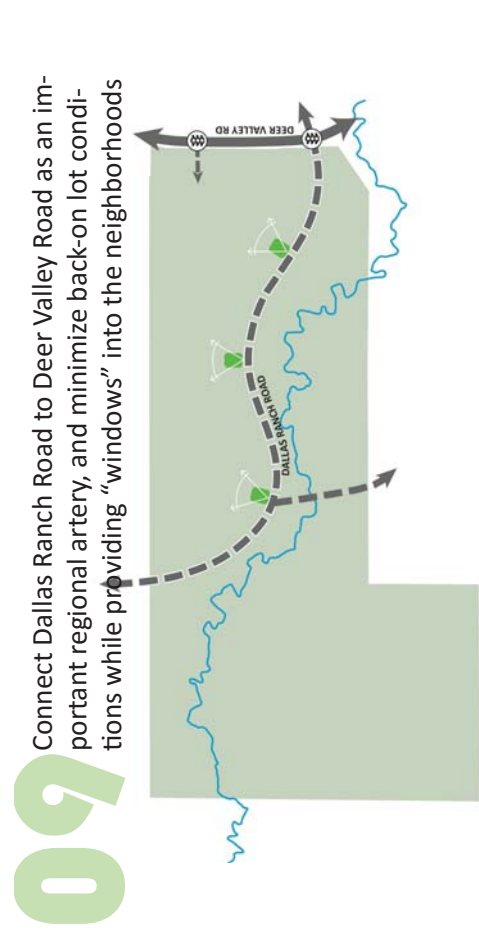
Capture a component of the existing ranch complex within the new development pattern



Organize the block pattern primarily in an east-west direction for solar orientation and to take advantage of the predominant summer wind flows



In general, place smaller lots toward Deer Valley Road and future commercial/retail



Connect Dallas Ranch Road to Deer Valley Road as an important regional artery, and minimize back-on lot conditions while providing “windows” into the neighborhoods

B16

The Ranch at Antioch

IV. THE RANCH CONCEPT PLAN

The Ranch Concept Plan: Multi-Generational Community



B18

The Ranch at Antioch

Parks & Open Space



B19

The Ranch at Antioch

Comprehensive & Connected Trail System



Features

- 19.8 acres of Parks
- 207.2 acres of open space
- 6 (+/-) miles of trails on site (not incl. Empire Mine trail) *
- 430 (+/-) feet average width for the creek corridor

* 5.1 (+/-) miles of trails within the natural open space (creek corridor and hills), and 0.9 (+/-) miles within the neighborhood/linear parks

Legend

- Improved Trail System
- Empire Mine Road Trail (Exist.)
- EBRPD Staging Area
- Pedestrian Bridge
- Creek Crossing using Sidewalk
- Vista Points
- Existing Ranch & Large Tree

Connection to Black Diamond Mines Regional Preserve (EBRPD Land)

Open Space Character



B21

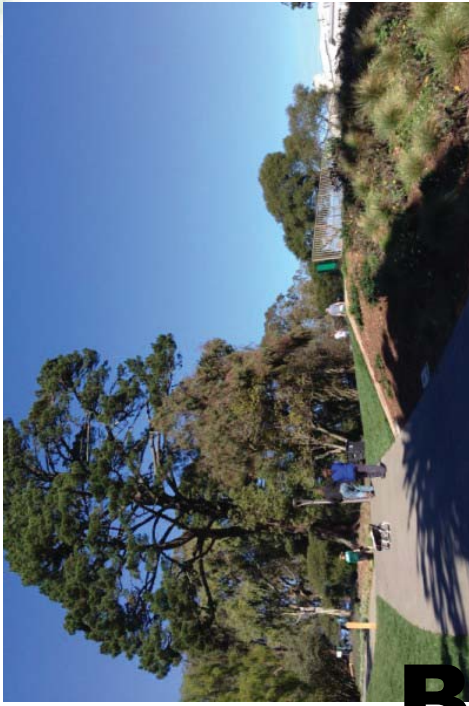
The Ranch at Antioch

Neighborhood Park Concepts & Character

- North Neighborhood Park
- Size: 5.1 acres (+/-)



Note: All park design concepts illustrated in this section are preliminary and subject to further refinement.



KEY MAP



B22

The Ranch at Antioch

Neighborhood Park Concepts & Character

- Linear Park
- Size: 5.2 acres (+/-)



KEY MAP



B23

Neighborhood Park Concepts & Character

- Homestead Park
- Size: 1.6 acres (+/-)



Existing Large Tree

Plaza with Community Monumentation/Branding

Community Garden

Existing Fence Lines

Community Center & Farmer's Market

Connection to Sand Creek Trail



KEY MAP



NORTH
0 50' 100' 200'

B24

Neighborhood Park Concepts & Character

- 55+ Community Park (Private)
- Size: 2.0 acres (+/-)

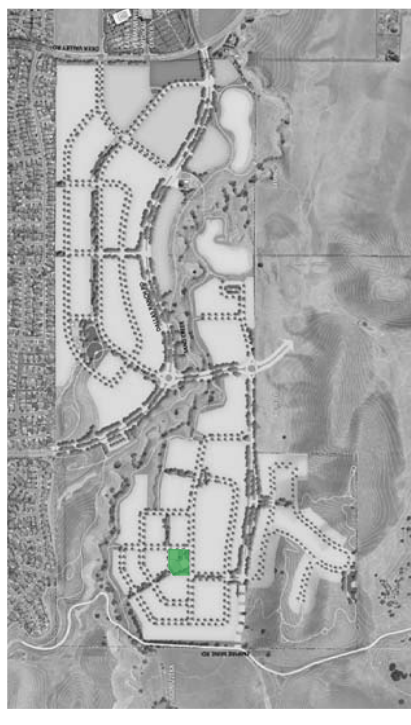


Connection to Regional Trails

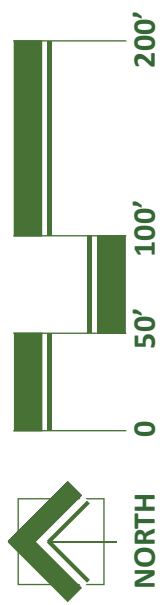
Tennis & Bocce Courts

Outdoor Pool

Community Recreation Center



KEY MAP

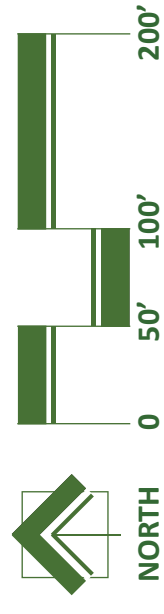
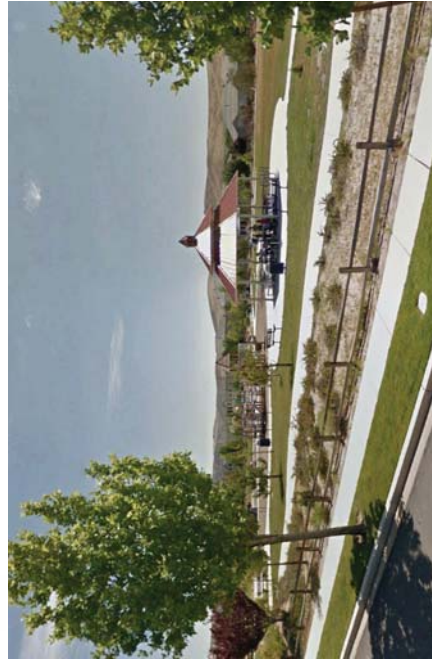
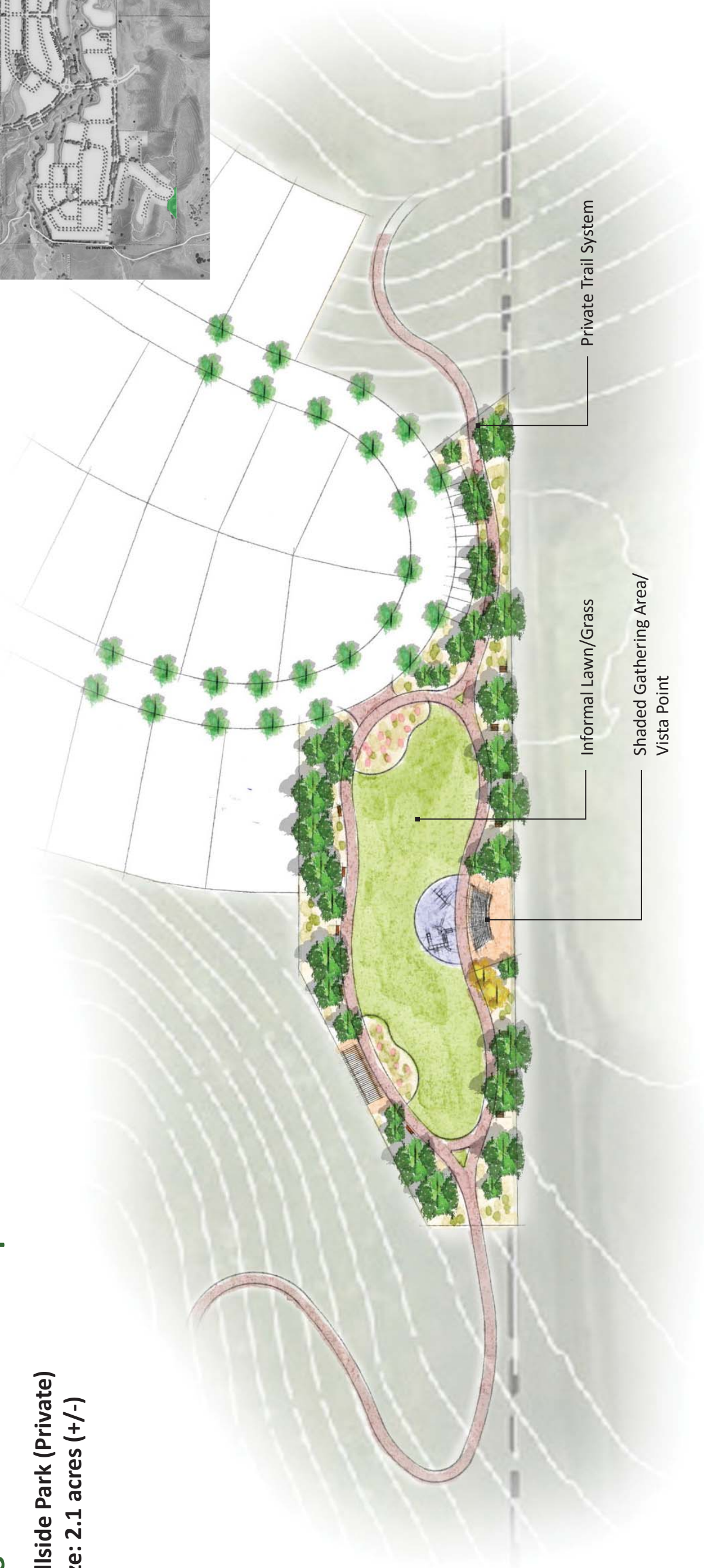


B25

The Ranch at Antioch

Neighborhood Park Concepts & Character

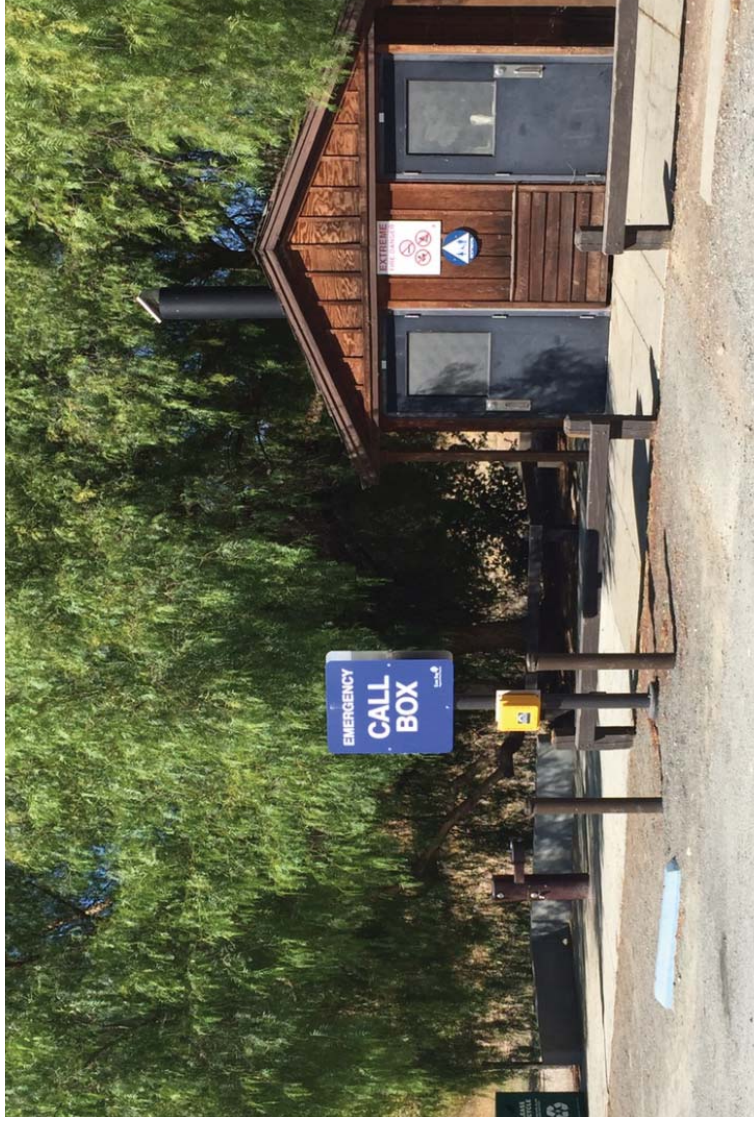
- Hillside Park (Private)
- Size: 2.1 acres (+/-)



EBRPD Staging Area



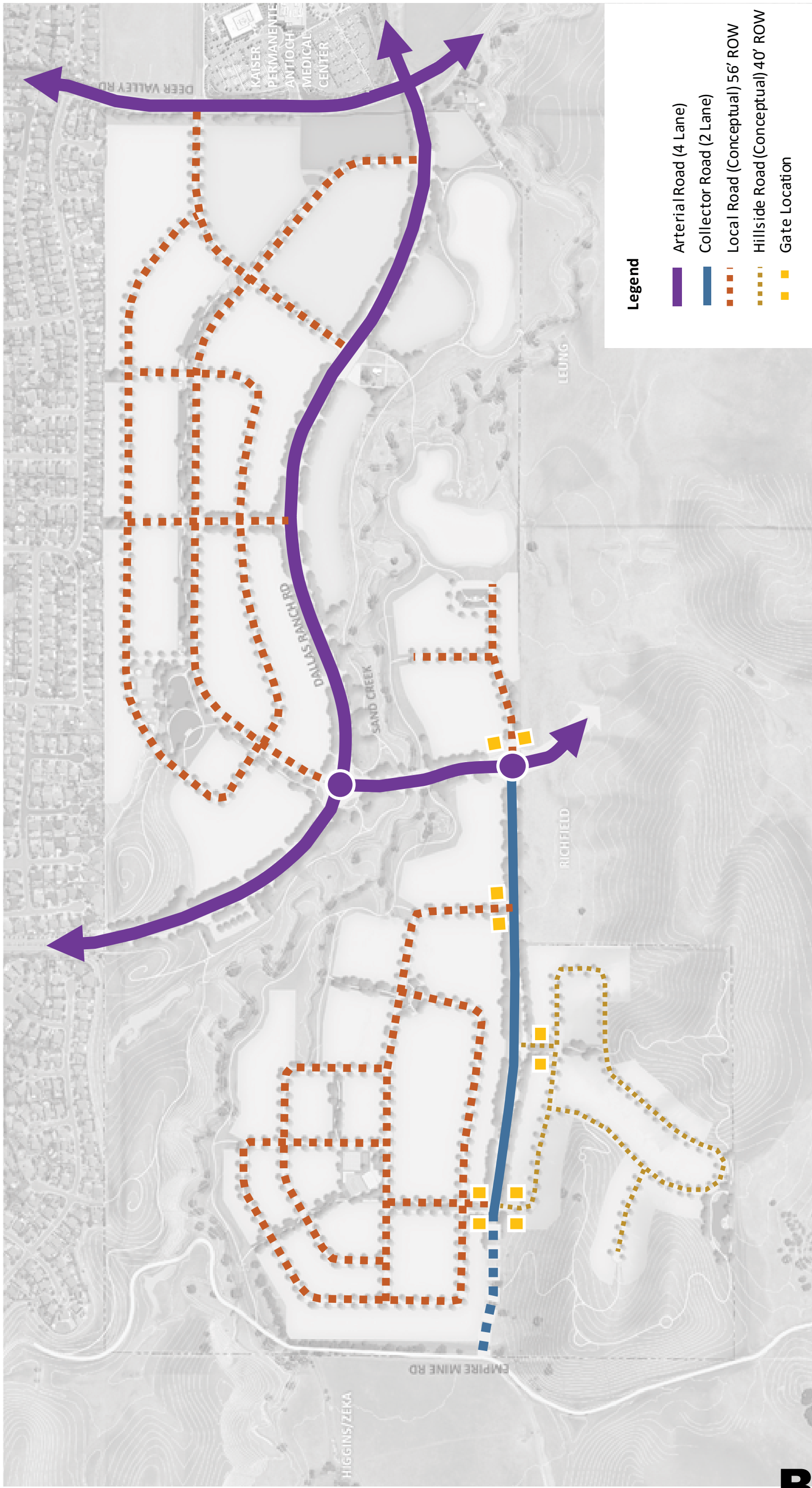
KEY MAP



B27

The Ranch at Antioch

Vehicular Circulation



B28

The Ranch at Antioch

Street Character



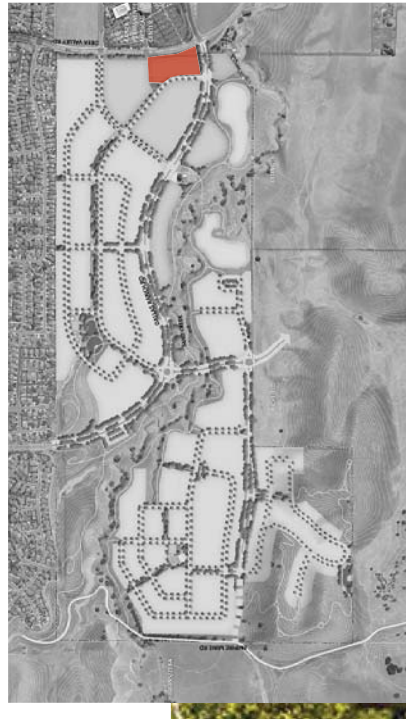
B29

One Ranch at Antioch

Village Center Character



KEY MAP



B30

The Ranch at Antioch



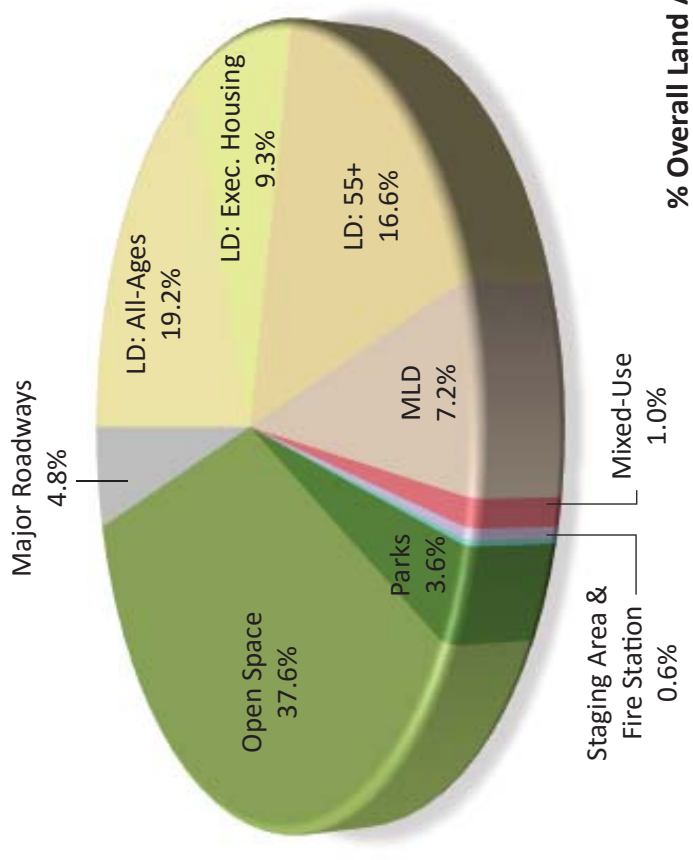
Multi-generational Community Land Use Plan



* Hatched residential areas to have a minimum lot size of 8,000 square feet.

Multi-generational Community Development Summary

Development Summary	Acreage	% Overall	% Res Ac	Density (du/ac)	Av. Lot Size (sqft)	Target #Units	% Res Units
Low Density	157.3	28.5%	54%	4.0	7,000	629	48%
▪ All-Ages	105.9	19.2%	37%			441	34%
▪ Executive Housing (Hillside)	34.1	6.2%	12%			119	9%
▪ Executive Housing (Creekview)	17.3	3.1%	6%			69	5%
Low Density - 55+	91.7	16.6%	32%	5.0	5,000	459	35%
Medium Low Density - All-Ages	39.9	7.2%	14%	5.5	4,500	219	17%
RESIDENTIAL TOTAL	288.9	52.4%	100%			1,307	100%
Mixed Use	5.7	1.0%					
Fire Station	2.2	0.4%					
Staging Area	1.3	0.2%					
Parks	19.8	3.6%					
Open Space	207.2	37.6%					
Major Roadways	26.4	4.8%					
TOTAL	551.5	100.0%					



Concept Plan Alternative: Traditional Planned Community



B33

The Ranch at Antioch

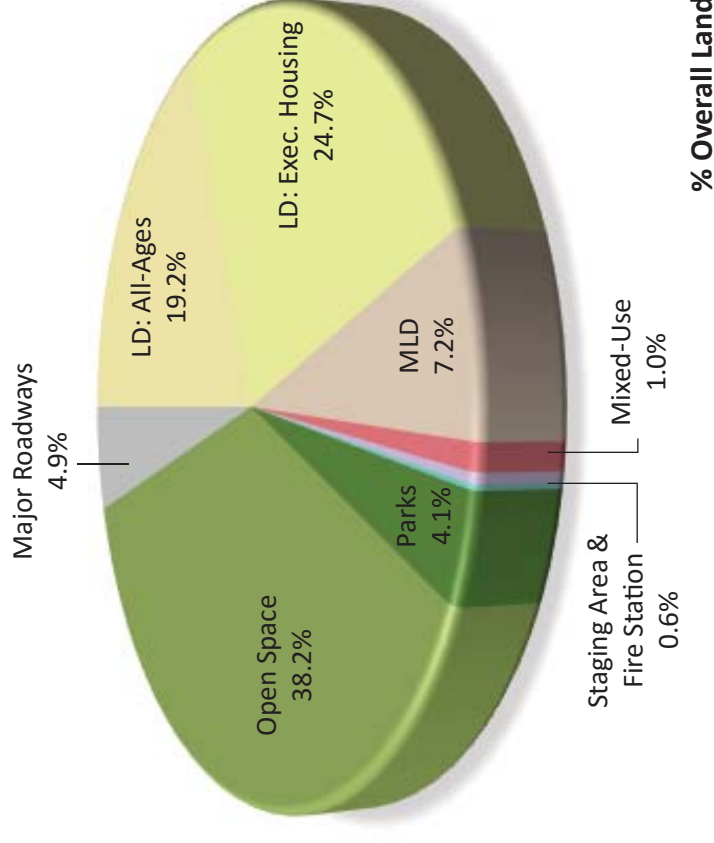
Traditional Planned Community Land Use Plan



* Hatched residential areas to have a minimum lot size of 8,000 square feet.

Traditional Planned Community Development Summary

Development Summary	Acreage	% Overall	% Res Ac	Density (du/ac)	Av. Lot Size (sqft)	Target #Units	% Res Units
Low Density	242.2	43.9%	86%	4.0	7,000	969	82%
▪ All-Ages	105.9	19.2%	38%			446	38%
▪ Executive Housing (Hillside)	43.4	7.9%	15%			152	13%
▪ Executive Housing (Creekview)	17.3	3.1%	6%			69	6%
▪ Executive Housing (Parkview)	75.6	13.7%	27%			302	25%
Medium Low Density - All-Ages	39.9	7.2%	14%	5.5	4,500	219	18%
RESIDENTIAL TOTAL	282.1	51.2%	100%			1,188	100%
Mixed Use	5.7	1.0%					
Fire Station	2.2	0.4%					
Staging Area	1.3	0.2%					
Parks	19.8	3.6%					
Open Space	214.0	38.8%					
Major Roadways	26.4	4.8%					
TOTAL	551.5	100.0%					



Comparison of the Plan Alternatives

Multi-Generational Community



Development Summary	Acreage	% Overall	% Res Ac	Density (du/ac)	Av. Lot Size (sqft)	Target #Units	% Res Units
Low Density	157.3	28.5%	54%	4.0	7,000	629	48%
▪ All-Ages	105.9	19.2%	37%			441	34%
▪ Executive Housing (Hillside)	34.1	6.2%	12%			119	9%
▪ Executive Housing (Creekview)	17.3	3.1%	6%			69	5%
Low Density - 55+	91.7	16.6%	32%	5.0	5,000	459	35%
Medium Low Density - All-Ages	39.9	7.2%	14%	5.5	4,500	219	17%
RESIDENTIAL TOTAL	288.9	52.4%	100%			1,307	100%
Mixed Use	5.7	1.0%					
Fire Station	2.2	0.4%					
Staging Area	1.3	0.2%					
Parks	19.8	3.6%					
Open Space	207.2	37.6%					
Major Roadways	26.4	4.8%					
TOTAL	551.5	100.0%					



Development Summary	Acreage	% Overall	% Res Ac	Density (du/ac)	Av. Lot Size (sqft)	Target #Units	% Res Units
Low Density	242.2	43.9%	86%	4.0	7,000	969	82%
▪ All-Ages	105.9	19.2%	38%			446	38%
▪ Executive Housing (Hillside)	43.4	7.9%	15%			152	13%
▪ Executive Housing (Creekview)	17.3	3.1%	6%			69	6%
▪ Executive Housing (Parkview)	75.6	13.7%	27%			302	25%
Medium Low Density - All-Ages	39.9	7.2%	14%	5.5	4,500	219	18%
RESIDENTIAL TOTAL	282.1	51.2%	100%			1,188	100%
Mixed Use	5.7	1.0%					
Fire Station	2.2	0.4%					
Staging Area	1.3	0.2%					
Parks	19.8	3.6%					
Open Space	214.0	38.8%					
Major Roadways	26.4	4.8%					
TOTAL	551.5	100.0%					

B36

The Ranch at Antioch

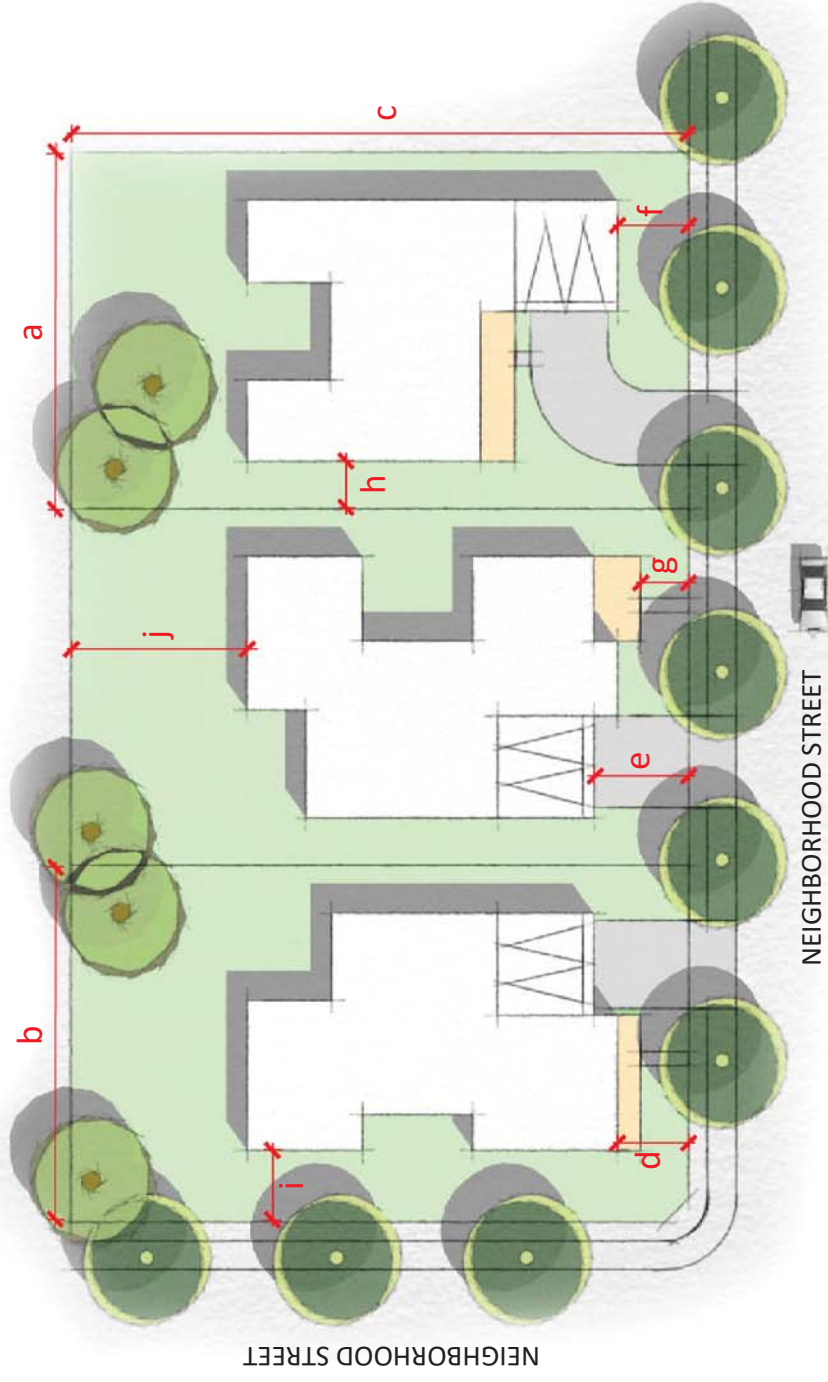
V. RESIDENTIAL GUIDELINES

Residential Character & Guidelines

8,000+ sqft. Lots

Applicable Areas:

- Hillside Executive Neighborhood
- Northern edge of All-ages Neighborhood



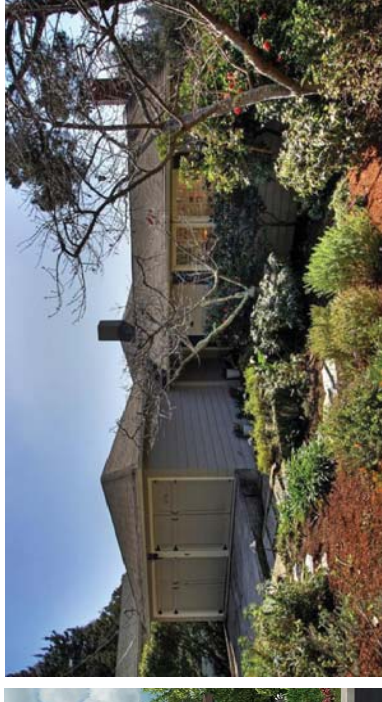
KEY MAP



Av. 8,000 sqft. Lots Development Standards	
Lot Dimensions	
(a) Width, interior	65' typ.
(b) Width, corner	70' typ.
(c) Lot depth	130' typ.
Setbacks	
(d) Front, living space	15' typ.
(e) Front, garage door	20' typ.
(f) Front, garage side	15' typ.
(g) Front, porch	10' typ.
(h) Sides, interior lot	5' typ.
(i) Sides, corner lot	10' typ.
(j) Rear	20' typ.*
Height	35' max.

* 35' minimum rear setback shall apply to the northern edge of All-ages neighborhood.

Note: Development Standards provided in this section generally apply to the residential areas highlighted in the associated keymap. Lots in these areas may deviate from the average lot size and setback dimensions, and are subject to different standards upon further plan refinements.



B308

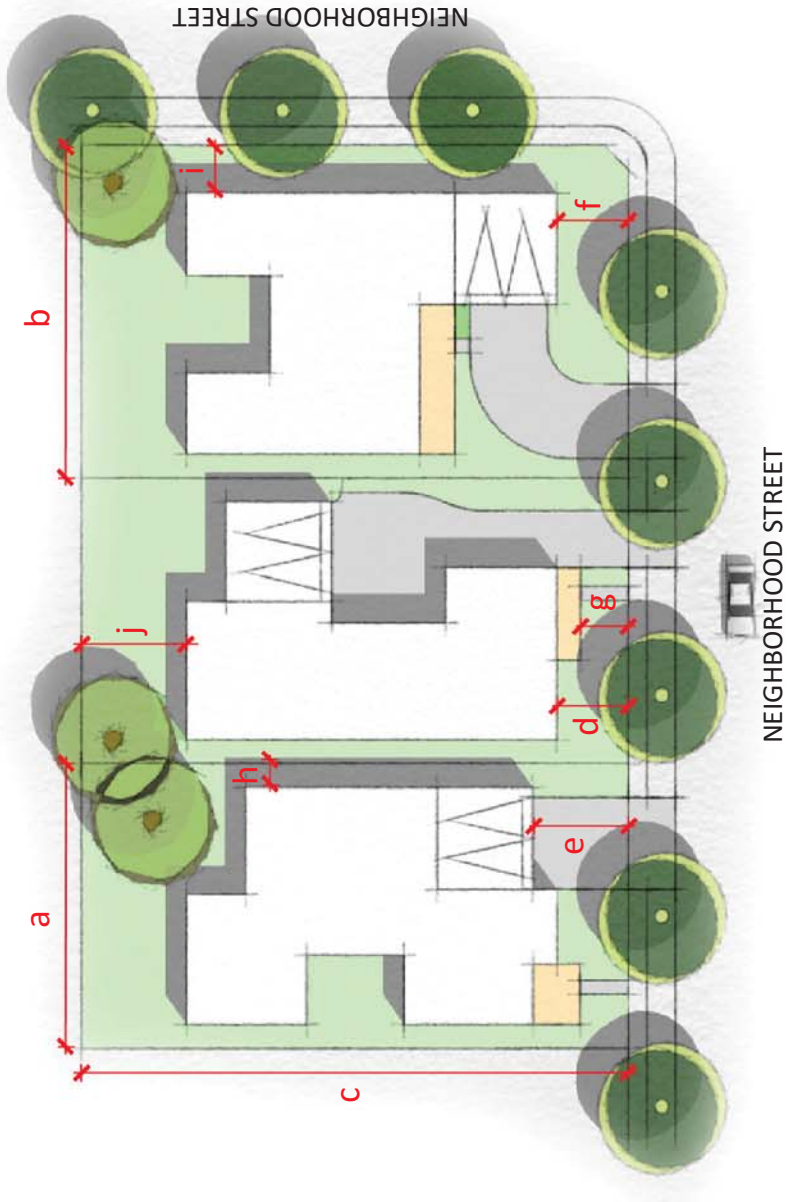
The Ranch at Antioch

Residential Character & Guidelines

7,000 sqft. Lots

Applicable Areas:

- Creekview Executive Neighborhood
- All-ages Neighborhood (except northern edge)



KEY MAP



Av. 7,000 sqft Lots Development Standards	
Lot Dimensions	
(a) Width, interior	60' typ.
(b) Width, corner	65' typ.
(c) Lot depth	115' typ.
Setbacks	
(d) Front, living space	15' typ.
(e) Front, garage door	20' typ.
(f) Front, garage side	15' typ.
(g) Front, porch	10' typ.
(h) Sides, interior lot	5' typ.
(i) Sides, corner lot	10' typ.
(j) Rear	20' typ.
Height	35' max.

Note: Development Standards provided in this section generally apply to the residential areas highlighted in the associated keymap. Lots in these areas may deviate from the average lot size and setback dimensions, and are subject to different standards upon further plan refinements.



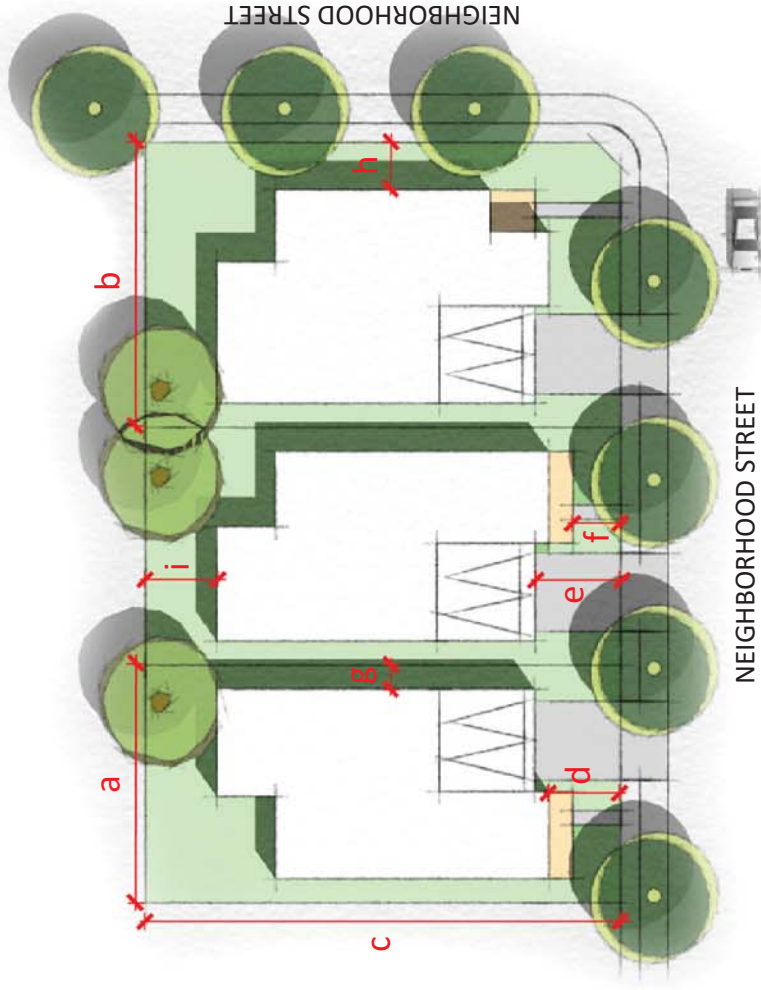
Residential Character & Guidelines

5,000 sqft. Lots

- Applicable Areas:
- 55+ Neighborhood



KEY MAP



Av. 5,000 sqft Lots Development Standards	
Lot Dimensions	
(a) Width, interior	50' typ.
(b) Width, corner	55' typ.
(c) Lot depth	100' typ.
Setbacks	
(d) Front, living space	15' typ.
(e) Front, garage door	18' typ.
(f) Front, porch	10' typ.
(g) Sides, interior lot	5' typ.
(h) Sides, corner lot	10' typ.
(i) Rear	15' typ.
Height	25' max.

Note: Development Standards provided in this section generally apply to the residential areas highlighted in the associated keymap. Lots in these areas may deviate from the average lot size and setback dimensions, and are subject to different standards upon further plan refinements.



B40

The Ranch at Antioch

Residential Character & Guidelines

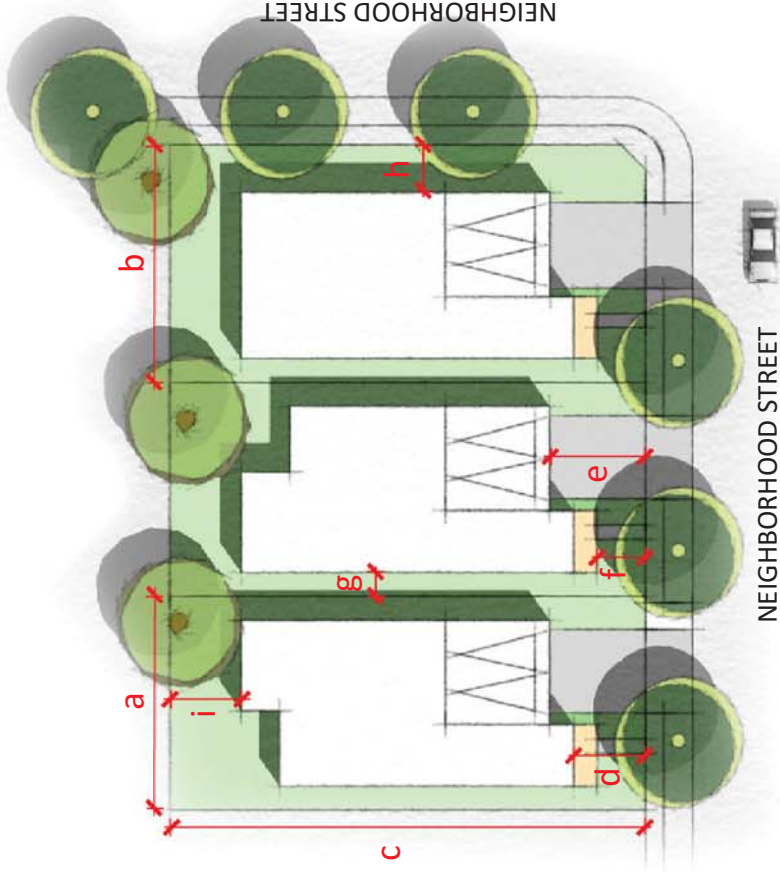
4,500 sqft. Lots

Applicable Areas:

- Medium Low Density Neighborhood



KEY MAP



Av. 4,500 sqft Lots Development Standards	
Lot Dimensions	
(a) Width, interior	45' typ.
(b) Width, corner	50' typ.
(c) Lot depth	100' typ.
Setbacks	
(d) Front, living space	15' typ.
(e) Front, garage door	18' typ.
(f) Front, porch	10' typ.
(g) Sides, interior lot	4' typ.
(h) Sides, corner lot	8' typ.
(i) Rear	15' typ.
Height	35' max.

Note: Development Standards provided in this section generally apply to the residential areas highlighted in the associated keymap. Lots in these areas may deviate from the average lot size and setback dimensions, and are subject to different standards upon further plan refinements.



B41

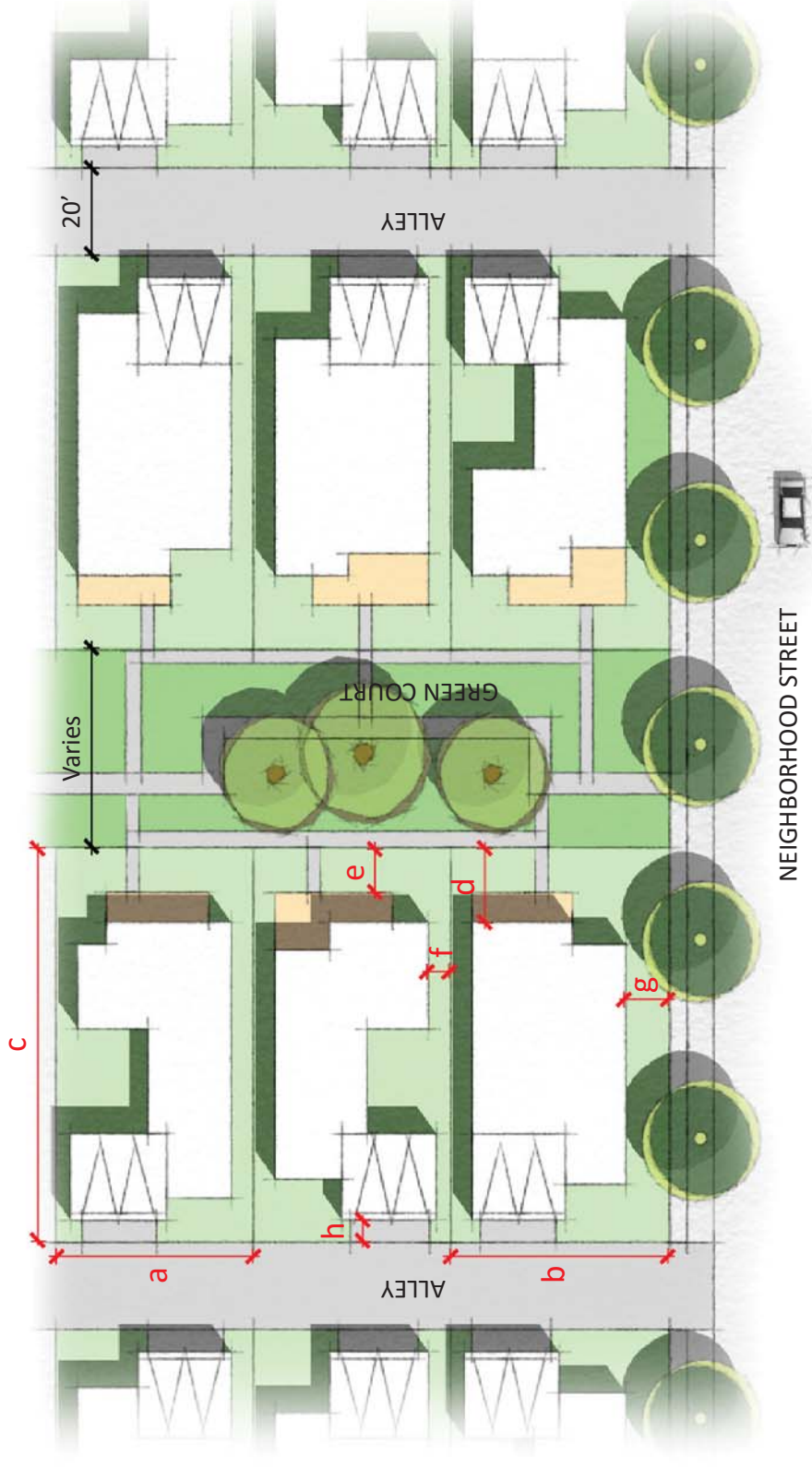
The Ranch at Antioch

Residential Character & Guidelines

4,000 sqft. Lots

Applicable Areas:

- Medium Low Density Neighborhood

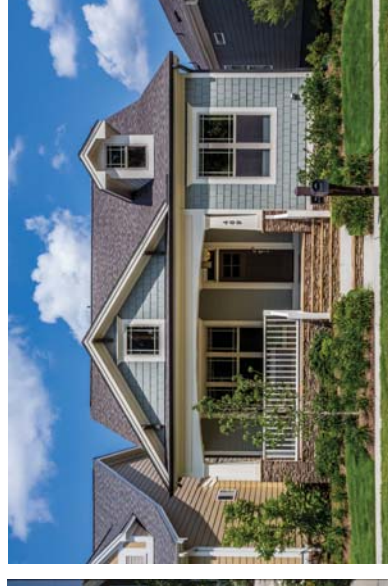


KEY MAP



Av. 4,000 sqft Lots Development Standards	
Lot Dimensions	
(a) Width, interior	45' typ.
(b) Width, corner	50' typ.
(c) Lot depth	90' typ.
Setbacks	
(d) Front, living space	15' typ.
(e) Front, porch	10' typ.
(f) Sides, interior lot	4' typ.
(g) Sides, corner lot	8' typ.
(h) Rear, garage door	5' typ.
Height	35' max.

Note: Development Standards provided in this section generally apply to the residential areas highlighted in the associated keymap. Lots in these areas may deviate from the average lot size and setback dimensions, and are subject to different standards upon further plan refinements.



B42

The Ranch at Antioch

Sustainability Considerations

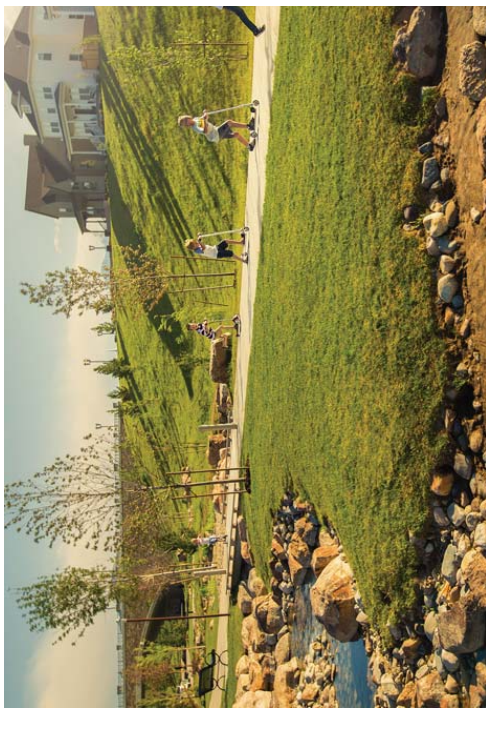
Site Wide Considerations:

- Preservation of key natural resources – Sand Creek drainage and majority of trees
- E/W street pattern to capture summer winds and maximize solar orientation
- Pedestrian barriers minimized through trails and sidewalks that connect destinations
- Class 1 and 2 bike paths provided
- Commercial and higher density uses located close to transit
- Native and drought tolerant trees, shrubs, and ground covers planted within public areas
- Use of Low Impact Development (LID) techniques to address stormwater recharge
- Intelligent irrigation systems to monitor when water is required versus automatic cycles

Building and Lot Considerations:

- Deciduous trees planted on south and west frontages to minimize heat gain
- Disconnected down spouts to allow for groundwater absorption
- Rainwater reuse in home landscape applications
- Cool roofs with high reflectivity
- Energy efficient appliances and light fixtures
- Solar applications for residential and commercial buildings

Note: These sustainable considerations may or may not be applicable in all cases throughout the entire Project Site.



Bird's Eye View



B4A

The Ranch at Antioch

VI. APPENDIX

Development Comparison with the Previous PDP Submittal

Land Plan Element	2015 (Old Plan)	2016 (Revised Plans)	Delta
1) Gross Acreage	550 acres	550 acres	0
2) Total Homes	1667 homes	1188-1307 homes	Decrease of 360-479 (22-29%)
3) Parks	17.7 acres	19.8 acres	Increase of 2.1 acres (11%)
4) Open Space	149 acres	207-214 acres	Increase of 58-65 acres (39-44%)
5) Trails	2.7 miles	6.0 miles	Increase of 3.3 miles (122%)
6) Executive Homes	119 homes	188-523 homes	Increase of 69-404 homes (57-339%)
7) Mixed Use	0	5 acres	Increase of 5 acres
8) 55+ Homes	0	459 homes	Increase of 459 homes
9) Attached Housing	Yes	No	No attached housing
10) Fire Station	Yes	Yes	Remains a part of the plan
11) Corp. Yard	Yes	No	Corporation yard removed