

From: [Kathy Jakabcin](#)
To: [Planning Division](#)
Cc: [Kathy Jakabcin](#)
Subject: Re: RE: UP-22-12, AR-22-08 Use Permit and Design Review for Deer Valley
Date: Monday, July 18, 2022 12:09:36 PM
Attachments: [image001.png](#)

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Dear City Planners,

I am currently in the hospital and unable to attend this meeting with my neighbors, but I object to the selling of this property in question to Meritage Homes without incorporating some of our original concerns.

1. Traffic Congestion accessing our existing roads to expedite exit thru neighborhood. I can guarantee you that more than 5% of this new traffic will be accessing my street several times a day to depart their neighborhood, adding unwelcomed traffic thru out quiet neighborhood.
2. Mojave Way is the 3rd street exiting into this property and should be utilized to spread out the traffic more reasonably, especially at the schools. This is unacceptable to have a dead end in the middle of our development when the purpose of this street is to access Diablo Vista and Deer Valley High Schools. Why should my property be substantially impacted by this new neighborhood unfairly?? It makes sense for only the folks that live close by to use Piute access road. We don't need another park in every neighborhood either, whether it looks pretty or not.
3. What's going on with the moving of the oil/gas pipeline? I would like a schedule if coming projects as the noises is ridiculous and construction hasn't even started.
4. What type of closure was finally approved at Deer Valley road and the walking park? We were asking for a permanent closure, but not sure what deal you gave the developer.
5. Be upfront with us, as we've been working on this development since early 2000's and I have the plans at home, whether they expired or not.
6. Traffic, speed bumps, crime, lack of police staffing in city are my biggest concerns. We have enough housing. What we need is commercial businesses to contribute to our tax dollars, not food trucks, pharmacies and gas stations.

Sincerely,
Kathleen Jakabcin
[REDACTED]
Antioch CA 94531

[Sent from Yahoo Mail on Android](#)

On Mon, Jul 18, 2022 at 11:07 AM, bree.simonson
<[REDACTED]> wrote:

----- Original message -----

From: "Hersch, Anne" <ahersch@antiochca.gov>

Date: 7/18/22 10:53 AM (GMT-08:00)

To: Bree Simonson <[REDACTED]>, Planning Division

<Planning@ci.antioch.ca.us>

Subject: RE: UP-22-12, AR-22-08 Use Permit and Design Review for Deer Valley

Good morning Ms. Simonson,

Thanks for your message. The original developer has sold their interest in the project to Meritage Homes. At this time, Meritage Homes is only proposing to change the architecture of the homes. All other details including previously approved map and Conditions of Approval are proposed to remain without modification. Here is a [link to the originally approved plans](#) for reference.

With respect to the pipeline, the City of Antioch does not have any jurisdiction as it is regulated by the State and federal government. The U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) regulates interstate pipelines. In California, the California Public Utilities Commission (CPUC) ensures that intrastate natural gas and liquid petroleum gas pipeline systems are designed, constructed, operated, and maintained according to safety standards set by the CPUC and the federal government. Intrastate hazardous liquid pipelines are regulated by the Office of the State Fire Marshal (OSFM), which ensures compliance with federal and state regulations.

Sincerely,

Anne Hersch, AICP, Planning Manager

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



From: [REDACTED] <[REDACTED]>
Sent: Monday, July 18, 2022 9:39 AM
To: Planning Division <Planning@ci.antioch.ca.us>
Subject: UP-22-12, AR-22-08 Use Permit and Design Review for Deer Valley

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I would like to apologize for the lack of knowledge that I have regarding the notice that we received. Or how this process in general works as this is not my line of business.

From what I can tell it seems that a new builder may be taking over building in this area? Please correct me if I am wrong but I think this is now the 3rd attempt someone has made to build at this location.

From the notice, it SEEMs that the new builder is looking to change the home styles from the previous styles agreed upon. From the last few meetings we had, it seemed the planning commission was excited to have these \$700k+ homes built. How are these going to differ from that?

Questions/Comments -

1. Has the layout of the homes/streets/entry points now changed?
2. We were told that we would have a walking path behind the current existing homes. The purpose was to keep homes from being built on top of a major pipeline, which is located right behind my house.
3. What are the safety precautions that this builder is going to take regarding the pipeline?
4. Will the city do a safety check on the pipeline at its current state to make sure it is up to the proper safety standards.
5. The 1st builder was tasked with MOVING the pipelines away from our homes. Probably one of the reasons why they didn't continue with the build. Major pipelines carrying petroleum gas as a safety precaution should be 50ft away from all homes
6. Again, we would prefer NOT to open our cul-de-sac into this new home development (from Piute). There has been new crime happening in the Kaiser parking lots which is going to allow easy foot traffic directly into our currently closed off neighborhood.
7. If they do open the cul-de-sac into the new development, will the new builder appease us by adding speed bumps leading into the new development from the new opening to deter people from using this as a major street. We already have issues with people hanging out and doing drugs on this side street.
8. What kind of fencing is the new builder going to use? The current homeowners would prefer to have a cement wall instead of wooden fence to separate us from the new development. Having a walkway, we feel it would be more of a safety and noise barrier from the new street behind us. We currently have had less crimes in are area due to not having homes/streets behind it restricts easy access to our backyards.
9. Is the builder or city going to do anything about the extreme dust/dirt and critters that this is going

to stir up? There are a ton of bugs/snakes and/gophers that live in that area already. This is going to push them into our yards/homes.

10. New homes = more people = more crime. Antioch has grown substantially over the last few years with more and more homes being built. Is Antioch anticipating adding another fire station or police unit to this side of town?

11. Why are we adding to our city vs upgrading and using the current infrastructure? We have WAYY to many businesses leaving and way too many buildings left empty. What are we doing to make our CURRENT city better vs just adding more and more.

Thank you for your time