



STAFF REPORT TO THE ANTIOCH PLANNING COMMISSION

DATE: Regular Meeting of July 17, 2024

SUBMITTED BY: Kevin Valente, Contract Planner
Raney Planning & Management, Inc.

APPROVED BY: Zoe Merideth, Planning Manager

SUBJECT: Good Chance Project Preliminary Development Plan
(PRE2023-0004)

STAFF RECOMMENDATION

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

DISCUSSION

Request

The applicant, Good Chance Management, LLC, requests Preliminary Development Plan review of a proposal to construct 13 residential units over 16.15-acres on Somersville Road, south of James Donlon Boulevard near the entrance of the Black Diamond Mines Regional Preserve Park (APN 076-021-006). The proposed project includes a conventional single-family home with a detached accessory dwelling unit (ADU) on each of the proposed 13 residential lots. Primary site access would be from Somersville Road into a new 56-foot-wide internal roadway that leads to a cul-de-sac. The applicant's project description is provided as Attachment A.

Environmental

Preliminary Development Plan review is a non-entitlement action and does not require environmental review. The future project application review would require compliance with the California Environmental Quality Act (CEQA).



Background

The project site is 16.5-acres of natural open space with a General Plan Land Use Designation of Open Space (OS) and an existing zoning of R-6 (Single-Family Residential). As part of the review, the project was routed to City Departments and outside agencies for review. Planning and Engineering staff, Contra Costa County Environmental Health, East Bay Regional Park District, Contra Costa County Fire Protection District, Contra Costa County Flood Control and Water Conservation District, Republic Services, and PG&E have provided comments on the proposed project (see Attachment D).

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 a General Plan Amendment, Planned Development Rezone, Final Development Plan/Tentative Map, Use Permit, and Design Review submittal. As standard practice, preliminary plans are not conditioned; rather a list of needed items, information, and issues to be addressed is compiled for the applicant to address prior to submitting an entitlement application.

ANALYSIS

Project Overview

The Good Chance Project site consists of the Assessor Parcel Number 076-021-006. Surrounding existing land uses include single-family residences to the east and west, undeveloped land to the north, and the Black Diamond Mines Regional Preserve Park to the south.

The applicant is proposing to construct conventional single-family homes with detached ADUs on each of the proposed 13 residential lots. In addition to the 13 residential lots, the proposed project would include a cul-de-sac, photovoltaic solar array, and stormwater detention basin. The proposed project would have an overall gross density of 1.24 dwelling units per acre.

Consistency with the General Plan and Zoning

The OS General Plan land use designation is intended to preserve lands in their natural condition to protect environmental resources, public health and safety, agriculture, and active or passive recreation. Therefore, the proposed project would require a General Plan land use amendment from OS to Medium Low Density Residential (MLDR). Areas designated as MLDR are typically single-family homes located on level terrain with no, or relatively few, geological or environmental constraints in typical subdivision developments. The MLDR land use designation allows for a maximum of 6 dwelling units per acre (du/ac) which would be consistent with the site's existing R-6 zoning designation. The proposed density of the project is 1.24 du/ac, which was calculated using the entire project site, nearly half of the project site would remain undeveloped. The General Plan section 4.4.1.1 Residential Land Use Designations states that, "Density is assumed to accrue only on lands that are 'developable.' Developable acres are those that are not encumbered by prior dedications of easements or rights-of-way, and are not so steep (generally over 25%), unstable, flood-prone or subject to other hazards as to be unable to support new development." Given the steep terrain of the site, an analysis of the developable area of the site would need to be made to ensure the project does not exceed the density allowed in the MLDR designation. Per State law, ADUs do not count towards a project's density.

The existing R-6 zoning allows for single-family medium low density residential development. R-6 Single-Family Residential Districts are the standard single-family zones allowing a maximum of six dwelling units per gross acre. As stated above, the General Plan designation is currently OS, while the existing zoning is R-6. In the case of a General Plan and zoning inconsistency on a property, the General Plan takes precedence. Therefore, a General Plan Amendment is required, despite having residential zoning.

The applicant is requesting a rezone to Planned Development (PD). PD districts are intended to accommodate a wide range of residential, commercial, and industrial land uses which are mutually supportive and compatible with existing and proposed developments on surrounding properties. Once established, the PD district would establish the specific development standards, including lot size, yard setbacks, and building height requirements for the project site.

The proposed project currently identifies 25-foot front yard setbacks, 10-foot side yard setbacks, and 26-foot building heights, which are all consistent with the citywide R-6 zoning district regulations.

Staff recommends that the Planning Commission consider whether a General Plan land use amendment from OS to MLDR to allow residential development is the most appropriate for the site or if they would prefer the site to remain as open space.

Site Layout and Design

In August of 2023, the City of Antioch adopted citywide Single-Family and Missing Middle Residential Objective Design Standards relating to all aspects of residential projects including building siting, architectural style, parking, and landscaping. The submittal of an Objective Design Standards Checklist will be required at the time of the Design Review application to illustrate compliance. The Objective Design Standards Checklist would need to include relevant guidelines, how the project complies with them, and a detailed discussion of the issues. Basic architectural elevations were provided but appear to provide some differentiation in plane along the front elevation and a variety of materials, which are both required in the Objective Design Standards. Without more detailed elevations and colors and materials, staff cannot provide detailed comments on the proposed architecture.

Site access is provided by a proposed interior roadway leading to a cul-de-sac from Somersville Road. The proposed roadway would be 56-feet-wide, with two 18-foot travel lanes with sidewalks and landscaping on both sides of the street. A proposed bioretention basin is shown at the northwest corner of the site, close to Somersville Road and the project's access road. A full stormwater control plan is required at entitlement submittal to verify the design and engineering of the basin. The solar array is proposed to the west of the homes, slightly downslope from the backs of the western lots. Further design details, including access to the solar array will need to be provided in the full submission.

The Objective Design Standards also include sections related to neighborhood design, including providing an attractive neighborhood entryway to create a neighborhood character and friendly neighborhood access, and common open space design. Given the current proposed entry road and its relation to Somersville Road, staff recommends that the applicant review the entry design standards to ensure the standards can be met with the roadway design and terrain. Currently, the plan does not include any common open space or recreational areas for the residents.

Agency Comments

City Engineering reviewed the proposed plans and provided concerns regarding the amount of grading required for development, as well as, utility locations, street width and slope, and drainage. While a Preliminary Development Plan is by nature less detailed than the entitlement submittals, the Engineering comments called out the need to resolve possible boundary discrepancies between the project plans and title report, the need to ensure that the grading and site design is in compliance with the City of Antioch's standards.

Republic Services provided a comment letter with access concerns for their garbage trucks.

The Contra Costa County Health Department identified the project site as a former unpermitted landfill site, known as the Lynch Site. The comment letter, and subsequent quarterly inspection report, detail that there are areas of erosion and partial collapse of the access roadways at the site, which are considered a violation. The inspection report includes photographs of the erosion. The comment letter includes concerns that further grading or structures added to the top of the site would exacerbate the instability of the site.

The East Bay Regional Park District submitted comments which identified concerns, including the project's impact on the entry into the Black Diamond Mines Regional Preserve, cultural resources, erosion of the former landfill site, and the steep slope of the project site.

Pacific Gas and Electric, the Contra Costa County Fire Protection District, and the Contra Costa County Flood Control and Water Conservation District also provided standard comment letters. All agency comment letters are provided in Attachment D.

CONCLUSION

Staff recommends that the Planning Commission provide the applicant feedback concerning the proposed project, as well as other areas of concern on the preliminary development plan for the project. Specifically, staff recommends feedback on the following items:

- Proposed General Plan land use amendment from OS to MLDR to allow residential development.
- Residential development on a former landfill site.
- The amount of grading required for residential development at this location.

ATTACHMENTS

- A: Applicant's Project Description
- B: Project Plans
- C. Site Photos
- D: Agency Comments

ATTACHMENT "A"



Job No. 1351.5
August 204, 2023

Mr. Kevin Scudero
Senior Planner
Community Development – Planning Division
City of Antioch
200 H Street
Antioch, CA 94509-1285

Re: Good Chance Management LLC – PDP Application – APN 076-021-006 – James Donlin Boulevard

Dear Kevin,

The Good Change Management Development team has compiled a PDP submittal package for consideration by the City of Antioch Community Development Department - Planning Division.

Background Information:

The subject parcel is assigned a General Plan Land Use (GPLU) Designation of Open Space (OS) consistent with the current 2003 City General Plan (GP) that is currently in effect. The property has been assigned a zoning designation of R6. The R6 zoning designation is not supported under the current GP land Use Designation of Open Space. The assigned General Plan Land Use Designation overrides the current Zoning Designation of R6 creating a GP/Zoning inconsistency. The owner and the Good Change Management development team are seeking a resolution to this land use inconsistency.

As discussed in the past, the City's current PDP review process appears to be the optimum process to seek direction from Community Development Staff, Planning Commission and City Council as to the appropriate use of the subject property. The owner/applicant desires to change the Land Use designation from Open Space to Medium Low Density Residential (6Du/acre), which is a Land Use Designation that supports the current designated R6 Zoning. This would result in a compatible GPLU/Zoning assignment which is also compatible with existing surrounding developments. The application/owner is also seeking direction from staff, Planning Commission and City Council if there is any desire from the City's position to densify the project to provide more housing units and assist the City meet its future RHENA requirements.

Site Development Footprint:

The subject parcel is subject to unique existing topographic relief. Development of the property is limited only to a development footprint that occupies the existing flat pad area reflected on the PDP Submittal documents.

The application is a standard PDP Submittal, consistent with the City's current submittal requirements. The purpose of the PDP application comprises two (2) primary goals and objectives:

1. Obtain objective direction from Planning Staff, Planning Commission and City Council that a General Plan Amendment Application could be supported by Planning Staff, Planning Commission and City Council, subject to appropriate findings, CEQA compliance and final Conditions of approval under a GPA application.
2. Obtain objective direction from Planning Staff, Planning Commission and City Council relating to options to densify the project under a General Plan Designation of Medium Density Residential (10 du/acre) and High Density Residential (up to 20 du/acre). Under this objective the development footprint would not change from the development footprint reflected for the proposed R6 Zoning option.

On behalf of the Property owner, I and all members of the Good Chance Development team look forward to collaborating with you, Planning staff and both the Planning Commission and City Council Members in undertaking this challenging task.

I trust this provides you with the documentation that you require. If you need any additional information, please contact me at this office.

Sincerely Yours,

Michael Milani

Michael Milani

Project Manager – Milani & Associates

MEM:

Enclosures: PDP Application with supporting documentation

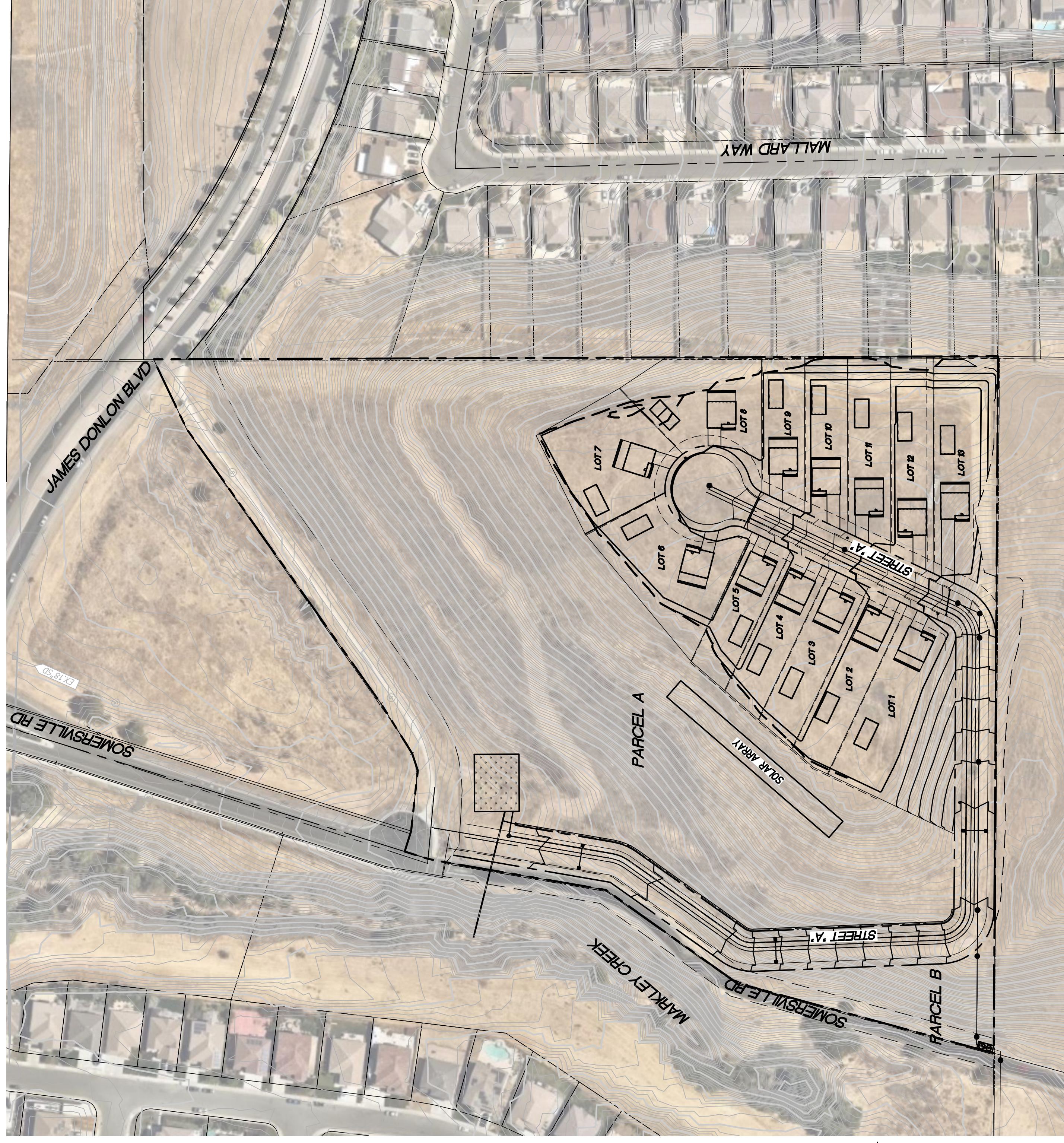
Cc: Denise Chng
Benjamin Tarcher

GOOD CHANCE LOTS PRELIMINARY DEVELOPMENT PLAN

CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA

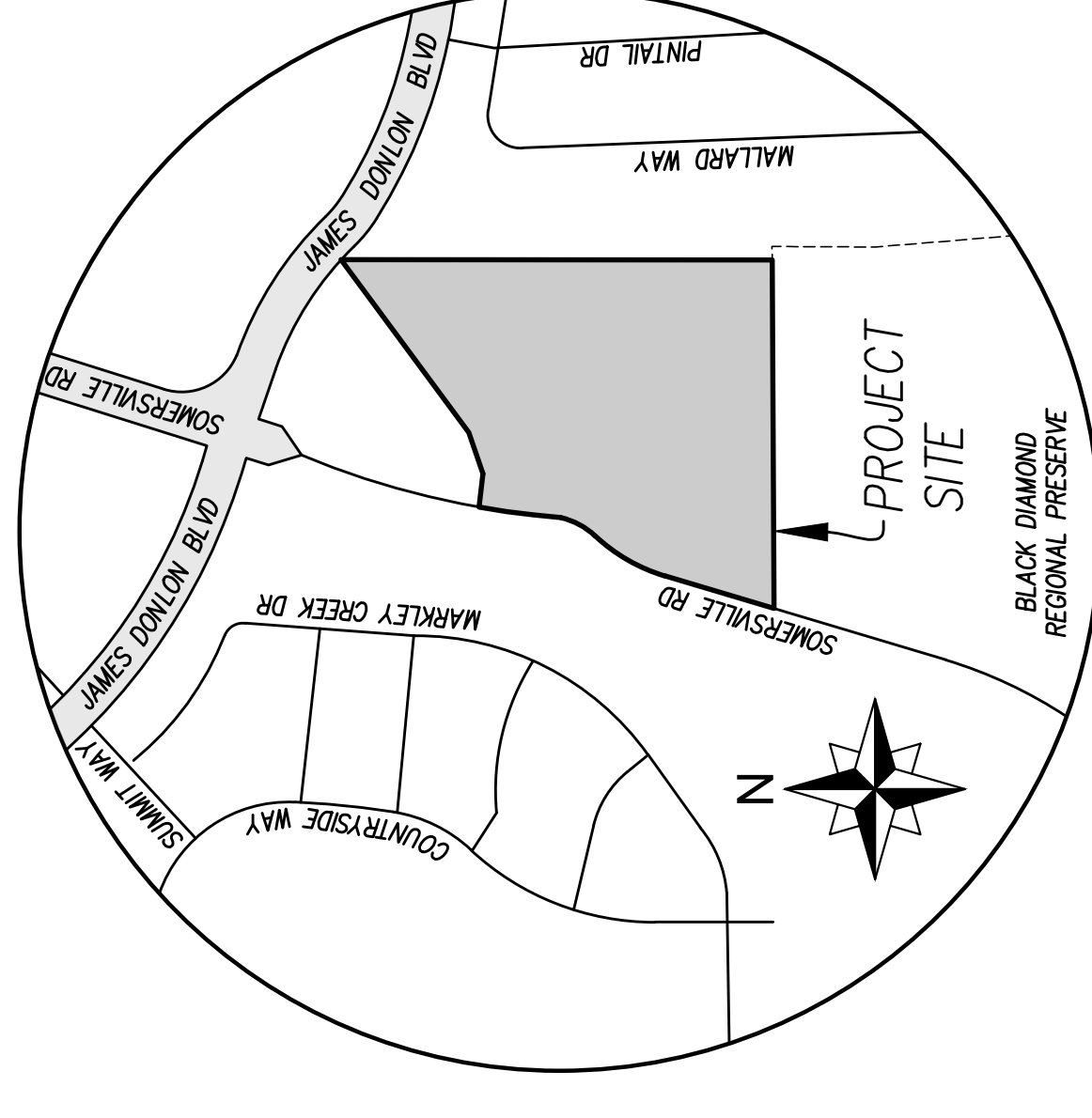
GENERAL NOTES:

1. OWNER:
GOOD CHANCE MANAGEMENT LLC
7817 OAKPORT ST, #205
OAKLAND, CA 94621-2036
PHONE (510) 368-6666
ATTN: DENNISE CHUNG
EMAIL: dennise@gmail.com
2. ARCHITECT:
BENTARCHER ARCHITECTS
338 OLEMA RD, FAIRFAX, CA 94930
PHONE (510) 841-7109
ATTN: BENJAMIN TARCHER
EMAIL: ben@bentarcherarchitects.net
3. CIVIL ENGINEER:
MILANI & ASSOCIATES
2655 STANWELL DRIVE, SUITE #105
CONCORD, CA 94520
PHONE (925) 674-9082
ATTN: MICHAEL E MILANI
RCE 35121 EXP 09-30-2025
PLS 5311 EXP 12-31-2023
EMAIL: mmilani@milani-eng.com
4. GENERAL PLAN DESIGNATION:
OPEN SPACE
5. EXISTING ZONING:
R-6
6. PROPOSED ZONING:
PD - PLANNED DEVELOPMENT (R6 SHELL)
7. TOTAL PROPOSED NUMBER OF PARCELS & NET COVERAGE :
UP TO 13 RESIDENTIAL UNITS
8. ASSESSOR PARCEL NUMBER:
076-021-006
9. SITE ADDRESS:
JAMES DONLON BLVD, ANTIOCH, CA 94509
10. SITE ACREAGE:
16.15 ACRES +/-
11. SITE UTILITIES
WATER - PUBLIC - CITY OF ANTIOCH
STORM DRAIN - PRIVATE WITH CONNECTION TO CITY OF ANTIOCH PUBLIC MAIN
SANITARY SEWER - CITY OF ANTIOCH/DELTA DIABLO SANITARY DISTRICT
POLICE - CITY OF ANTIOCH
FIRE - CONTRA COSTA COUNTY CONSOLIDATED FIRE DISTRICT
GAS & ELECTRIC - PACIFIC GAS & ELECTRIC
PHONE - AT&T
CABLE - COMCAST
12. SITE STRUCTURES:
NONE
13. FEMA:
FLOOD ZONE DESIGNATION: THE SITE IS INCLUDED IN FLOOD ZONE 'X' PER FEMA PANEL 326 OF 602 AND MAP NUMBER 06013C0326F



OVERALL PROJECT SITE PLAN

SCALE: 1" = 300'



VICINITY MAP
N.T.S.

ATTACHMENT "B"

BENCHMARK

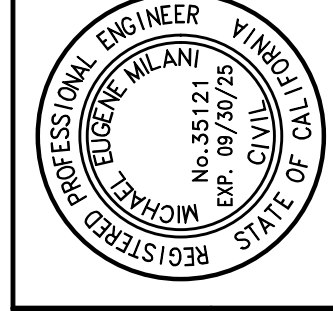
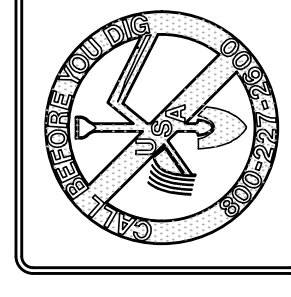
THE BASIS OF BEARINGS FOR THIS PROJECT ARE TWO FOUND STREET MONUMENTS ALONG MALLARD WAY, AS SHOWN ON THE MAP OF SUBDIVISION TRACT 6821, FILED NOVEMBER 4, 1988 IN BOOK 327 OF MAPS AT PAGE 27, CONTRA COSTA COUNTY RECORDS. BEARING TAKEN AS NORTH 01° 13' 16" WEST.

BASIS OF BEARINGS

THE BASIS OF ELEVATION FOR THIS PROJECT IS A BRONZE DISK SET IN A CONCRETE POST AT THE TOP OF A SMALL RISE 0.2 MILES NORTH OF THE ARATA RANCH, 39.5 FEET WEST OF CENTERLINE OF SOMERSVILLE ROAD, 1.8 FEET NORTHWEST OF A WITNESS POST, 0.5 FEET EAST OF A FENCE, AS SHOWN ON CONTRA COSTA COUNTY BENCHMARK SHEET "BM #1060", ELEVATION TAKEN AS 232.631 FEET.

SHEET NUMBER	DESCRIPTION
C1	TITLE SHEET, NOTES, MONITY MAP
C2	PROJECT SITE PLAN
C3	PROJECT INDEX MAP AND ROAD SECTIONS
C4	BOUNDARY AND TOPOGRAPHIC SURVEY
C5	CONCEPTUAL GRADING AND UTILITY PLAN
C6	CONCEPTUAL PROPOSED ROAD PROFILE
C7	CONCEPTUAL SITE LAYOUT
C8	SITE LOTTING
C9	PRELIMINARY ARCHITECTURE

**REVIEW COPY
SUBJECT TO REVISION
PRELIMINARY**
THIS NOTICE TO BE REMOVED UPON
AGENCY/CLIENT APPROVAL OF PLANS



DESIGNED UNDER THE DIRECTION OF:
MICHAEL E. MILANI
P.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25
P.L.S. No. 5311 REGISTRATION EXPIRES 12-31-23
DATE: _____
DESIGN: RK
JOB NO.: 1351.5
DRAWN: RK LIVL
DATE: AUGUST 2023
CHECKED: MEM
SCALE: AS SHOWN

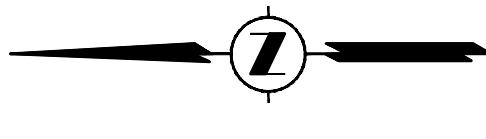
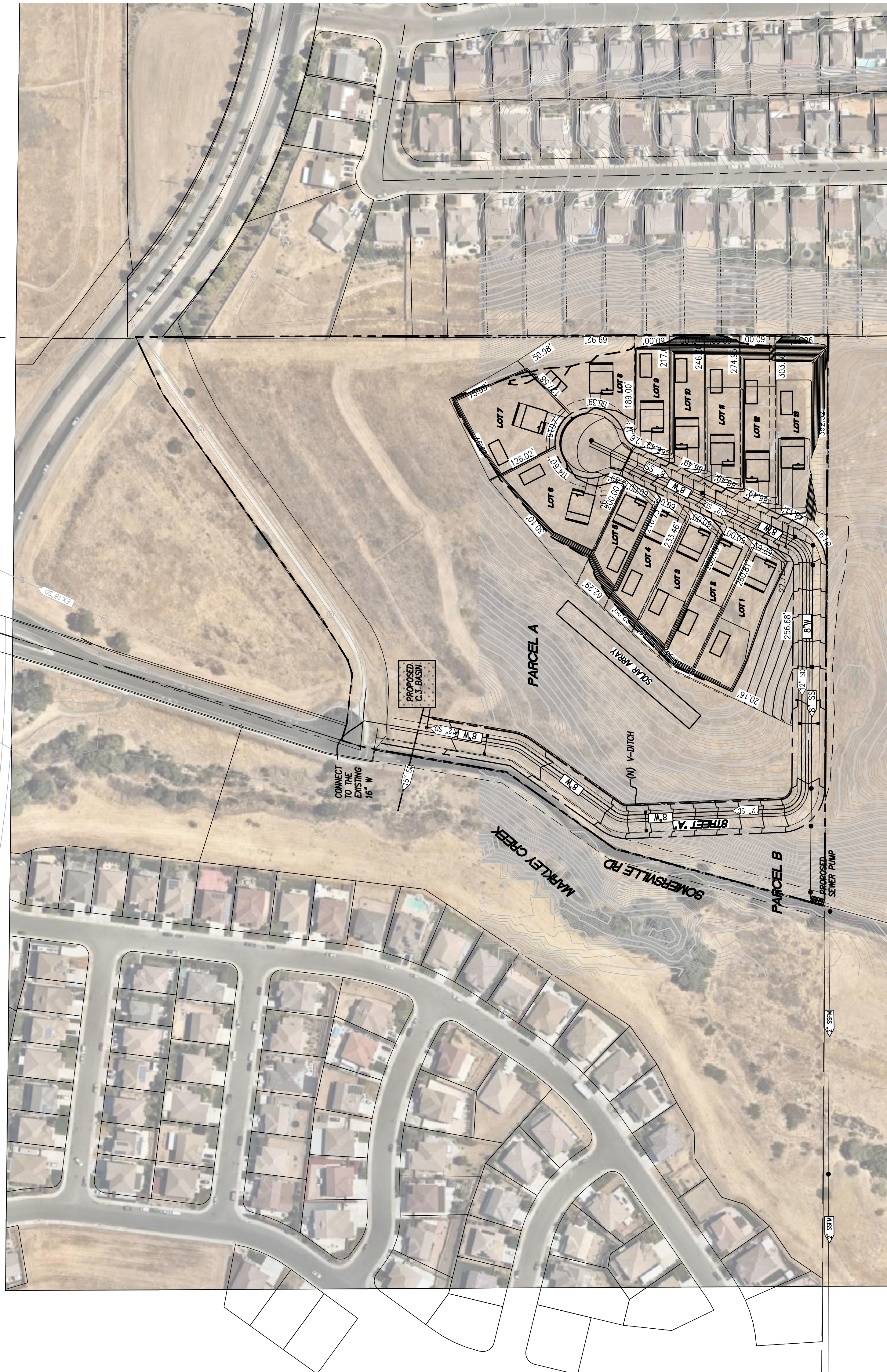
APN 076-021-006
PRELIMINARY DEVELOPMENT PLAN
TITLE SHEET
CONTRA COSTA COUNTY
CITY OF ANTIOCH
CALIFORNIA

2655 Stanwell Drive, Suite 105
Concord, CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279

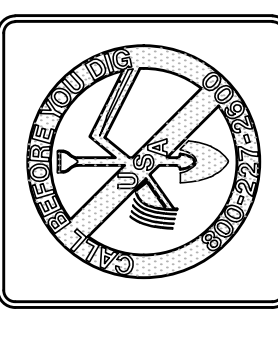


Planning & Mapping
Surveying & Engineering
Land Development Engineering
Municipal Engineering
Construction Staking
Construction Management
SWPPP and SWPPP Monitoring

NO.	REVISIONS	BY	APP	DATE	SHEET
					C1
					9
					OF

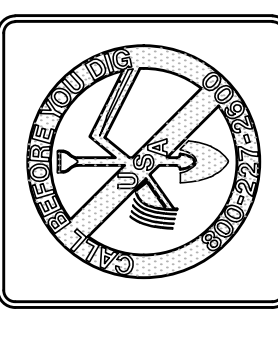
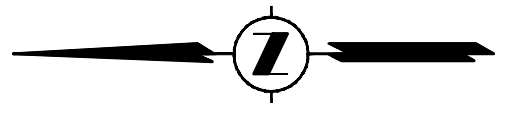
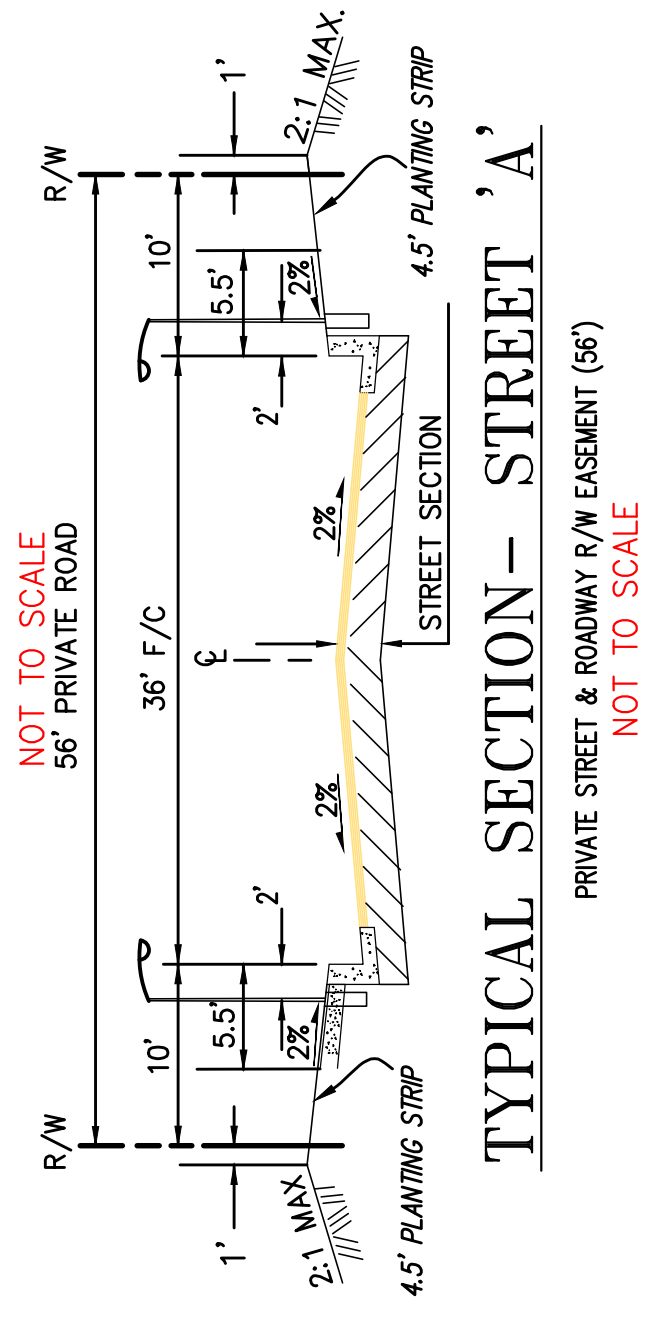
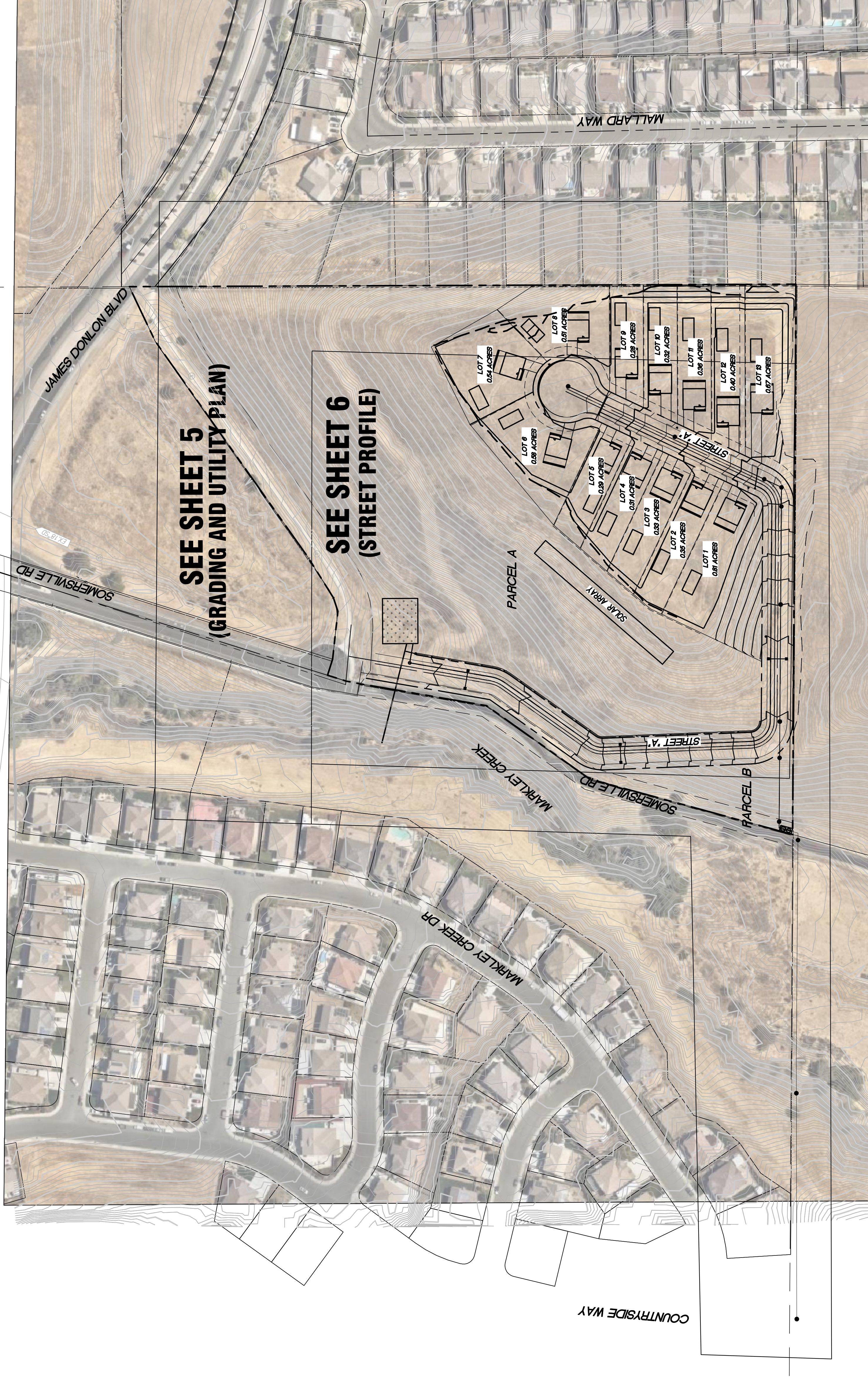


CONNECT TO THE EXISTING STUB OUT



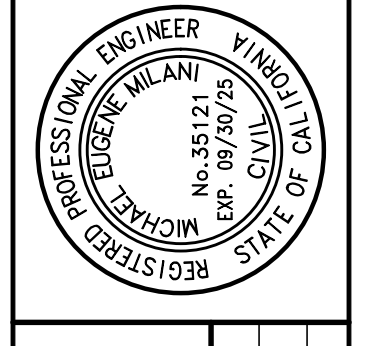
REVIEW COPY
SUBJECT TO REVISION
PRELIMINARY
 THIS NOTICE TO BE REMOVED UPON AGENCY/CLIENT APPROVAL OF PLANS

Planning & Mapping Surveying & Mapping Land Development Engineering Municipal Engineering Construction Staking Construction Management SWPPP and SWPPP Monitoring		2655 Stanwell Drive, Suite 105 Concord, CA 94520 Phone: (925) 674-9082 Fax: (925) 674-9279	APN 076-021-006 PRELIMINARY DEVELOPMENT PLAN PROJECT SITE PLAN CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA	DESIGNED UNDER THE DIRECTION OF: MICHAEL E. MILANI P.C.E. No. 35121 REGISTRATION EXPIRES 9-30-23 P.L.S. No. 6311 REGISTRATION EXPIRES 12-31-23 DESIGN: RK DRAWN: RK LIVL CHECKED: MEM		NO. _____	REVISIONS _____	BY _____	APP _____	DATE _____	SHEET C2 OF 9 SHEETS
						DATE _____	JOB NO.: 1351.5 DATE: AUGUST 2023 SCALE: AS SHOWN				



REVIEW COPY
SUBJECT TO REVISION
PRELIMINARY
 THIS NOTICE TO BE REMOVED UPON
 AGENCY/CLIENT APPROVAL OF PLANS

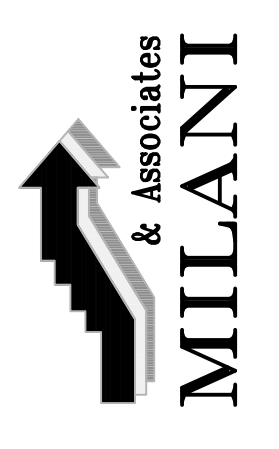
NO.	REVISIONS	BY	APP	DATE	SHEET
					C3
					9
					OF



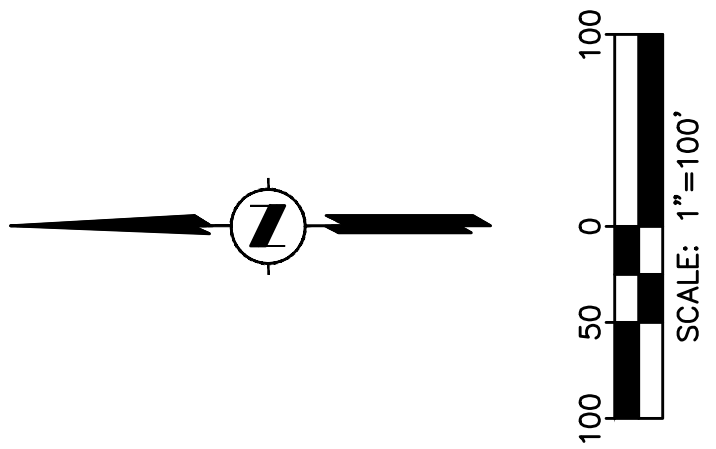
DESIGNED UNDER THE DIRECTION OF:
 MICHAEL E. MILANI
 P.C.E. No. 35121 REGISTRATION EXPIRES 9-30-26
 P.L.S. No. 6311 REGISTRATION EXPIRES 12-31-23
 DESIGN: RK
 DRAWN: RK LVL
 CHECKED: MEM
 JOB NO: 1351.5
 DATE: AUGUST 2023
 SCALE: AS SHOWN

APN 076-021-006
PRELIMINARY DEVELOPMENT PLAN
PROJECT INDEX MAP
 CITY OF ANTIOCH
 CONTRA COSTA COUNTY
 CALIFORNIA

2655 Stanwell Drive, Suite 105
 Concord, CA 94520
 Phone: (925) 674-9082
 Fax: (925) 674-9279



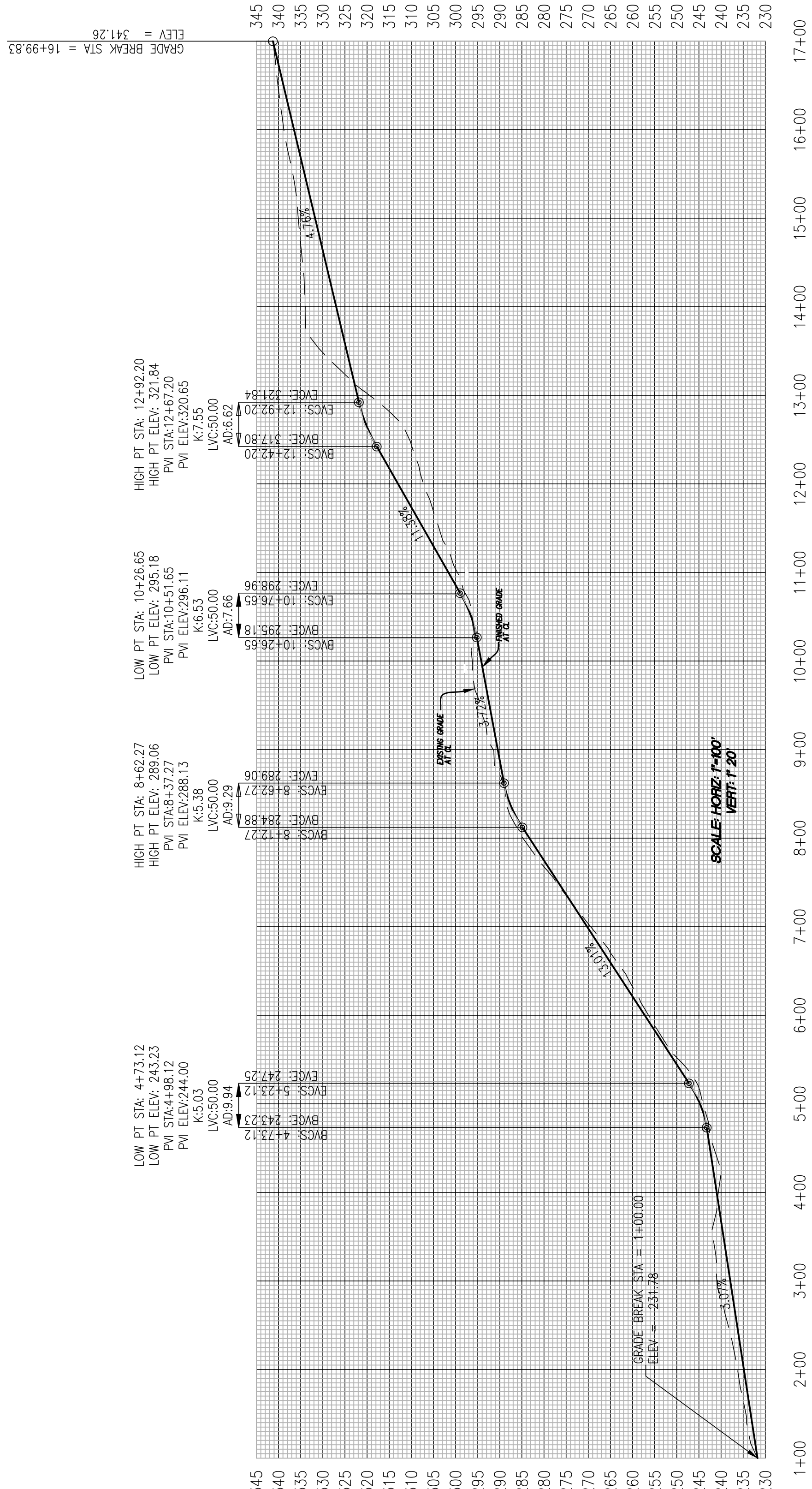
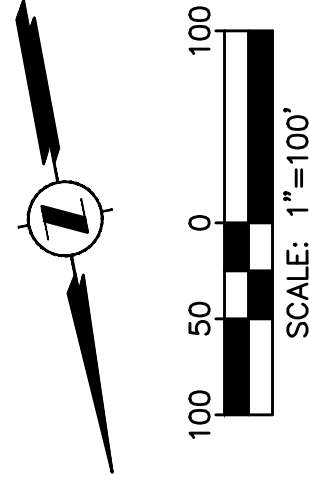
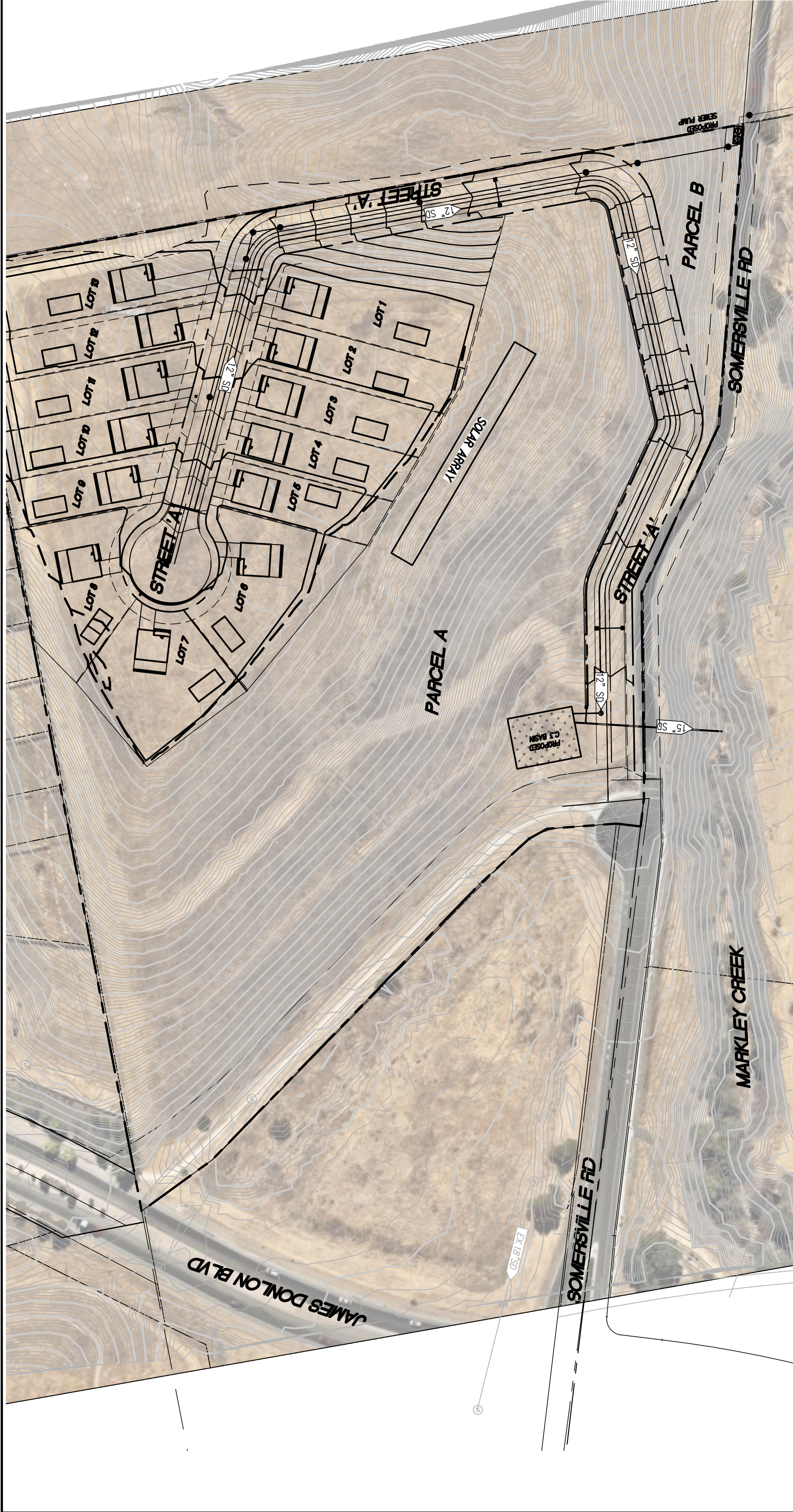
Planning & Mapping
 Surveying & Engineering
 Land Development Engineering
 Municipal Engineering
 Construction Staking
 Construction Management
 SWPPP and SWPPP Monitoring



<p>Planning & Mapping Surveying & Mapping Land Development Engineering Municipal Engineering Construction Staking Construction Management SWPPP and SWPPP Monitoring</p>	<p>2655 Stanwell Drive, Suite 105 Concord, CA 94520 Phone: (925) 674-9082 Fax: (925) 674-9279</p>	<p>MILANI & Associates</p>	<p>APN 076-021-006 PRELIMINARY DEVELOPMENT PLAN TOPOGRAPHIC SURVEY CONTRA COSTA COUNTY CITY OF ANTIOCH CALIFORNIA</p>	<p>DESIGNED UNDER THE DIRECTION OF: MICHAEL E. MILANI P.C.E. No. 35121 REGISTRATION EXPIRES 9-30-26 P.L.S. No. 6311 REGISTRATION EXPIRES 12-31-23 DESIGN: RK DRAWN: RK LIVIL CHECKED: MEMI</p> <p>JOB NO: 1351.5 DATE: AUGUST 2023 SCALE: AS SHOWN</p>	<p>REGISTERED PROFESSIONAL ENGINEER MICHAEL E. MILANI No. 35121 Exp. 09/30/26 STATE OF CALIFORNIA</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>BY</th> <th>APP</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISIONS	BY	APP	DATE											<p>SHEET C4 OF 9 SHEETS</p>
NO.	REVISIONS	BY	APP	DATE																		



Planning & Mapping Surveying & Mapping Land Development Engineering Municipal Engineering Construction Staking Construction Management SWPPP and SWPPP Monitoring		2655 Stanwell Drive, Suite 105 Concord, CA 94520 Phone: (925) 674-9082 Fax: (925) 674-9279	APN 076-021-006	PRELIMINARY DEVELOPMENT PLAN PRELIMINARY GRADING & UTILITY PLAN	CALIFORNIA CONTRA COSTA COUNTY CITY OF ANTIOCH
			DESIGNED UNDER THE DIRECTION OF: MICHAEL E. MILANI P.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25 P.L.S. No. 6311 REGISTRATION EXPIRES 12-31-23 DESIGN: RK DRAWN: RK LIVIL CHECKED: MEMI	DATE: JOB NO.: 1351.5 DATE: AUGUST 2023 SCALE: AS SHOWN	REGISTERED PROFESSIONAL ENGINEER MICHAEL E. MILANI No. 35121 Exp. 09/30/25 STATE OF CALIFORNIA



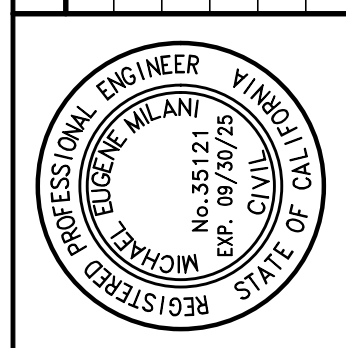
Planning & Mapping
 Surveying & Mapping
 Land Development Engineering
 Municipal Engineering
 Construction Staking
 Construction Management
 SWPPP and SWPPP Monitoring



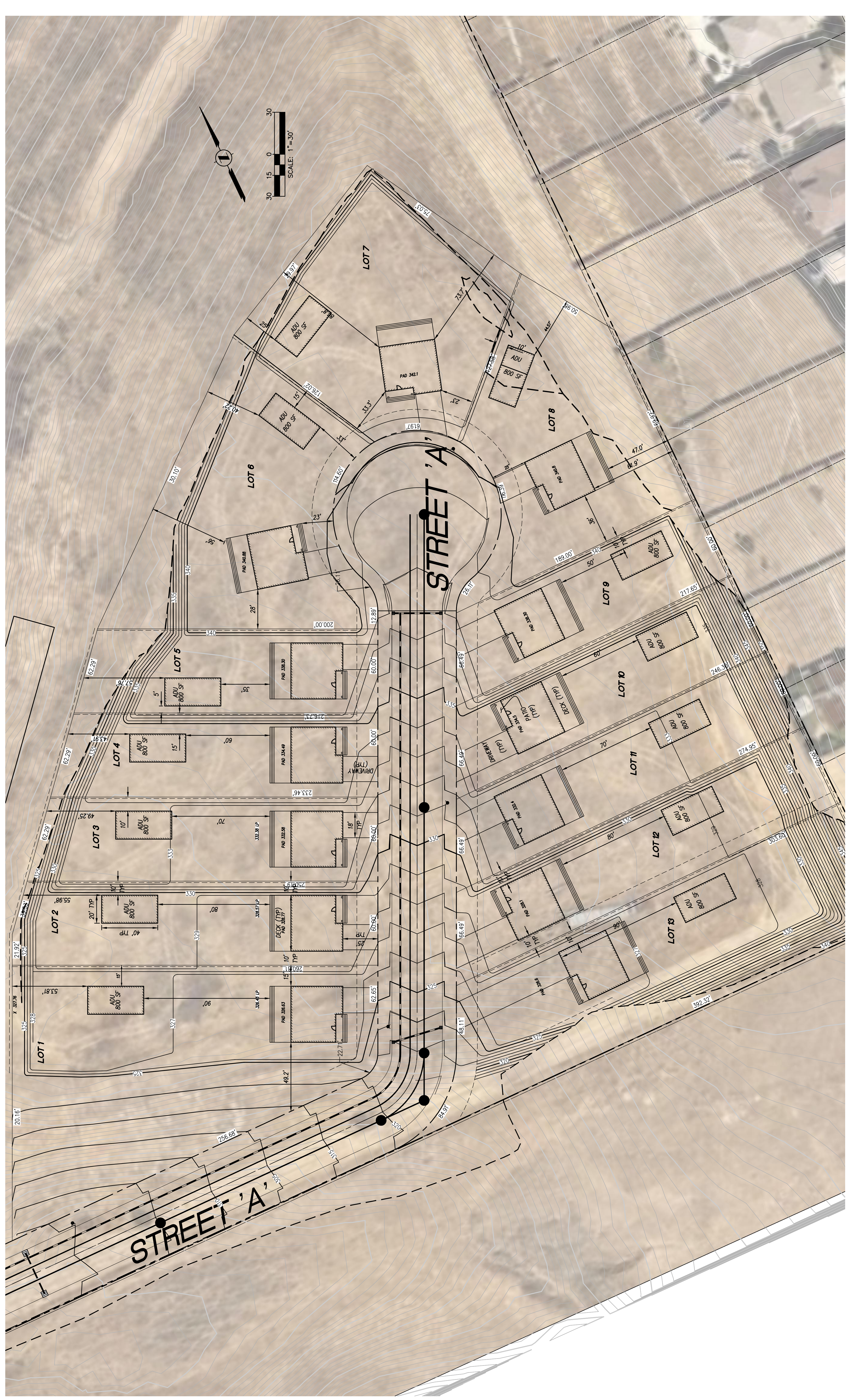
2655 Stanwell Drive, Suite 105
 Concord, CA 94520
 Phone: (925) 674-9082
 Fax: (925) 674-9279

APN 076-021-006
PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY PLAN & PROFILE-STREET 'A'
 CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:
 MICHAEL E. MILANI
 P.C.E. No. 35124 REGISTRATION EXPIRES 9-30-25
 P.L.S. No. 6311 REGISTRATION EXPIRES 12-31-23
 DESIGN: RK JOB NO.: 1351.5
 DRAWN: RK LIVIL DATE: AUGUST 2023
 CHECKED: MEM SCALE: AS SHOWN



NO.	REVISIONS	BY	APP	DATE	SHEET
					6
					OF 9



APN 076-021-006
PRELIMINARY DEVELOPMENT PLAN
SITE LAYOUT
 CONTRA COSTA COUNTY
 CITY OF ANTIOCH
 CALIFORNIA

2655 Stanwell Drive, Suite 105
 Concord, CA 94520
 Phone: (925) 674-9082
 Fax: (925) 674-9279

MILANI
 & Associates

Planning & Mapping
 Surveying & Mapping
 Land Development Engineering
 Municipal Engineering
 Construction Staking
 Construction Management
 SWPPP and SWPPP Monitoring

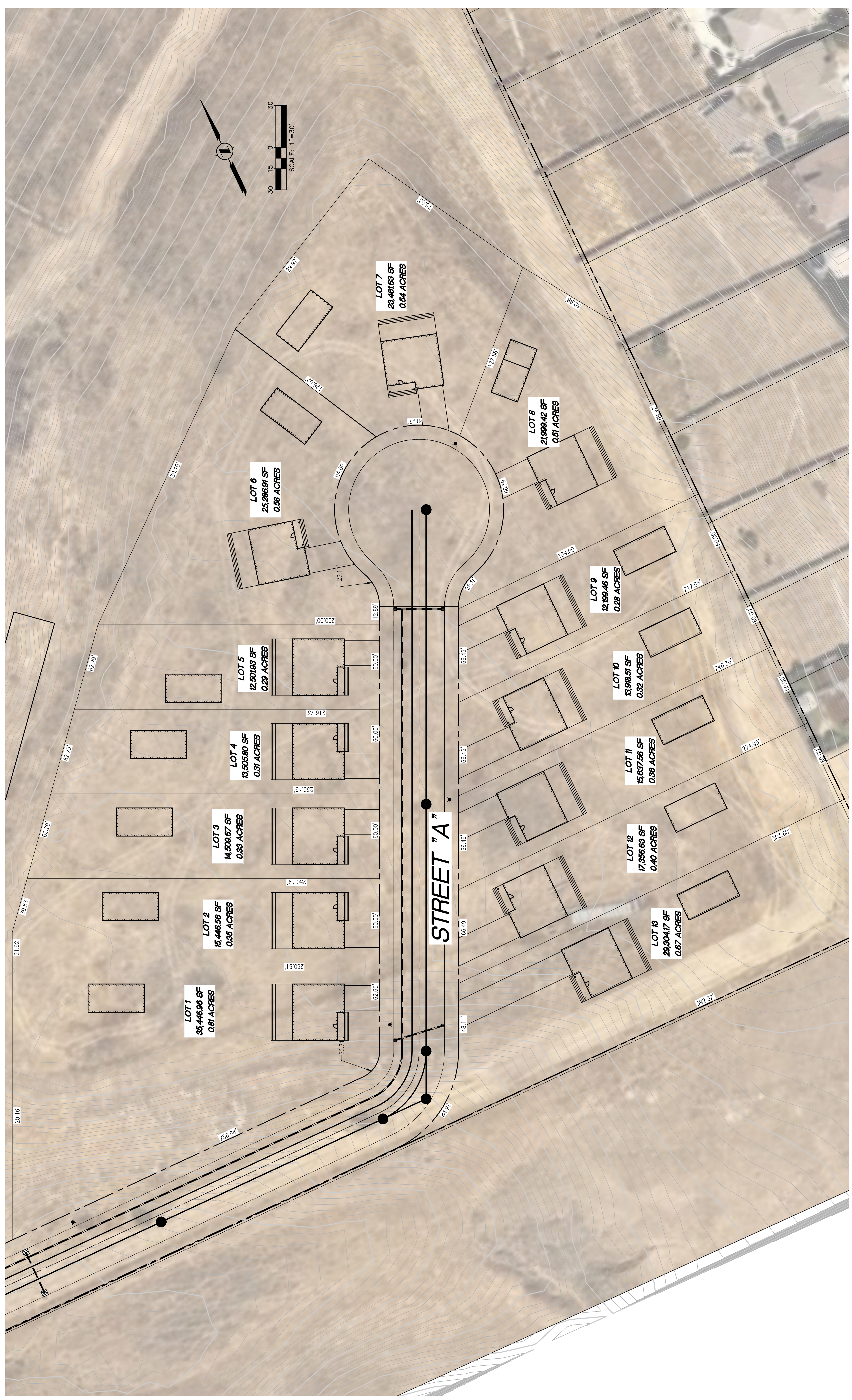
DESIGNED UNDER THE DIRECTION OF:
 MICHAEL E. MILANI
 P.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25
 P.L.S. No. 5311 REGISTRATION EXPIRES 12-31-23
 DESIGN: RK
 DRAWN: RK, LVL
 CHECKED: MEM

JOB NO.: 1351.5
 DATE: AUGUST 2023
 SCALE: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
 MICHAEL E. MILANI
 No. 35121
 Exp. 09/30/25
 STATE OF CALIFORNIA

NO.	REVISIONS	BY	APP.	DATE

SHEET **C7** OF **9** SHEETS



Planning & Mapping
 Surveying & Mapping
 Land Development Engineering
 Municipal Engineering
 Construction Staking
 Construction Management
 SWPPP and SWPPP Monitoring

MILANI
 & Associates

2655 Stanwell Drive, Suite 105
 Concord, CA 94520
 Phone: (925) 674-9082
 Fax: (925) 674-9279

APN 076-021-006
PRELIMINARY DEVELOPMENT PLAN
SITE LAYOUT
 CONTRA COSTA COUNTY
 CITY OF ANTIOCH
 CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:
 MICHAEL E. MILANI
 P.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25
 P.L.S. No. 5311 REGISTRATION EXPIRES 12-31-23
 DESIGN: RK
 DRAWN: RK, LVL
 CHECKED: MEM

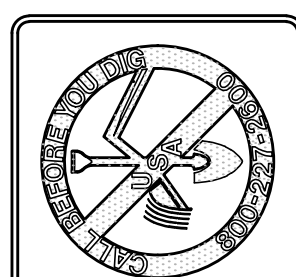
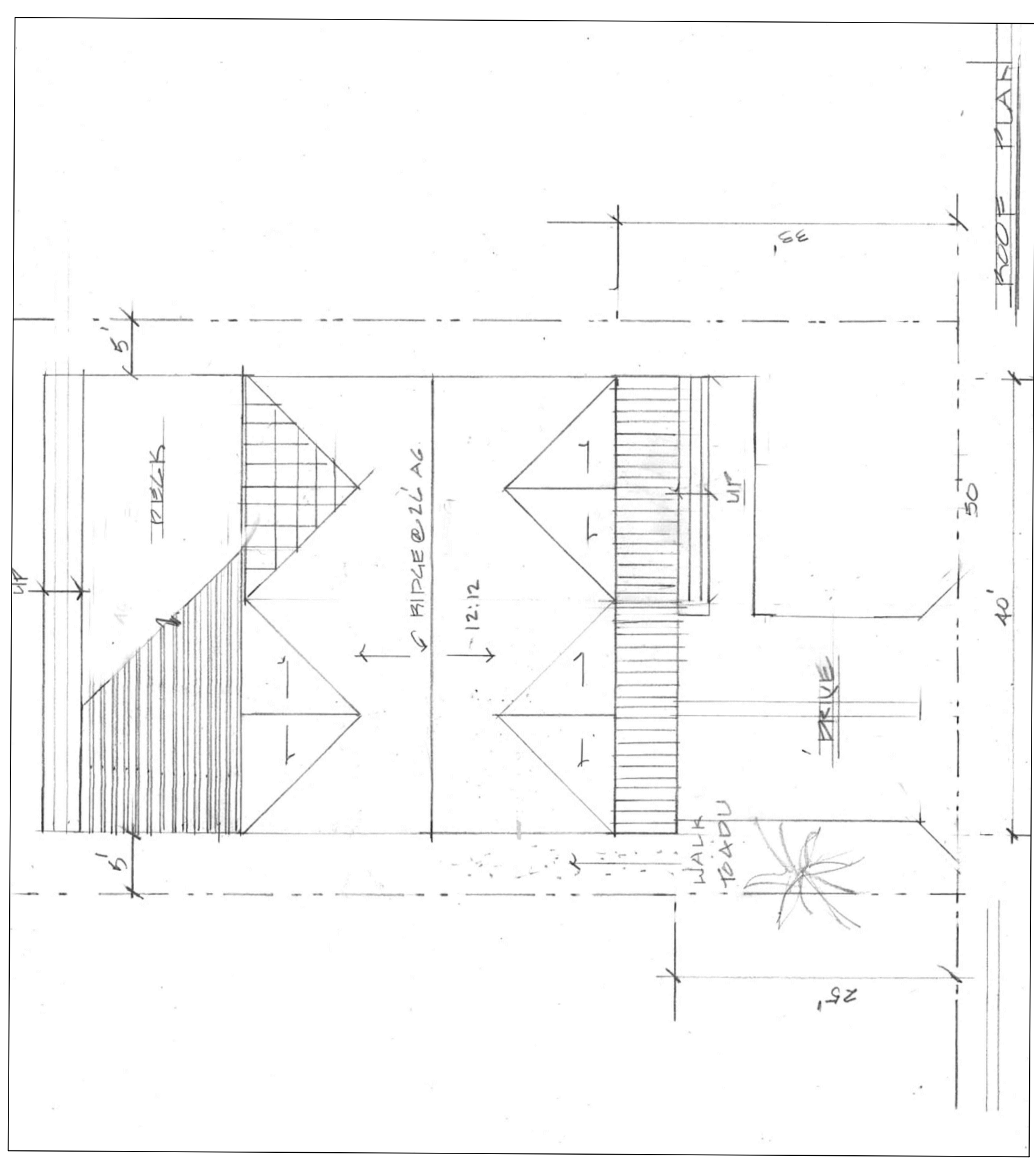
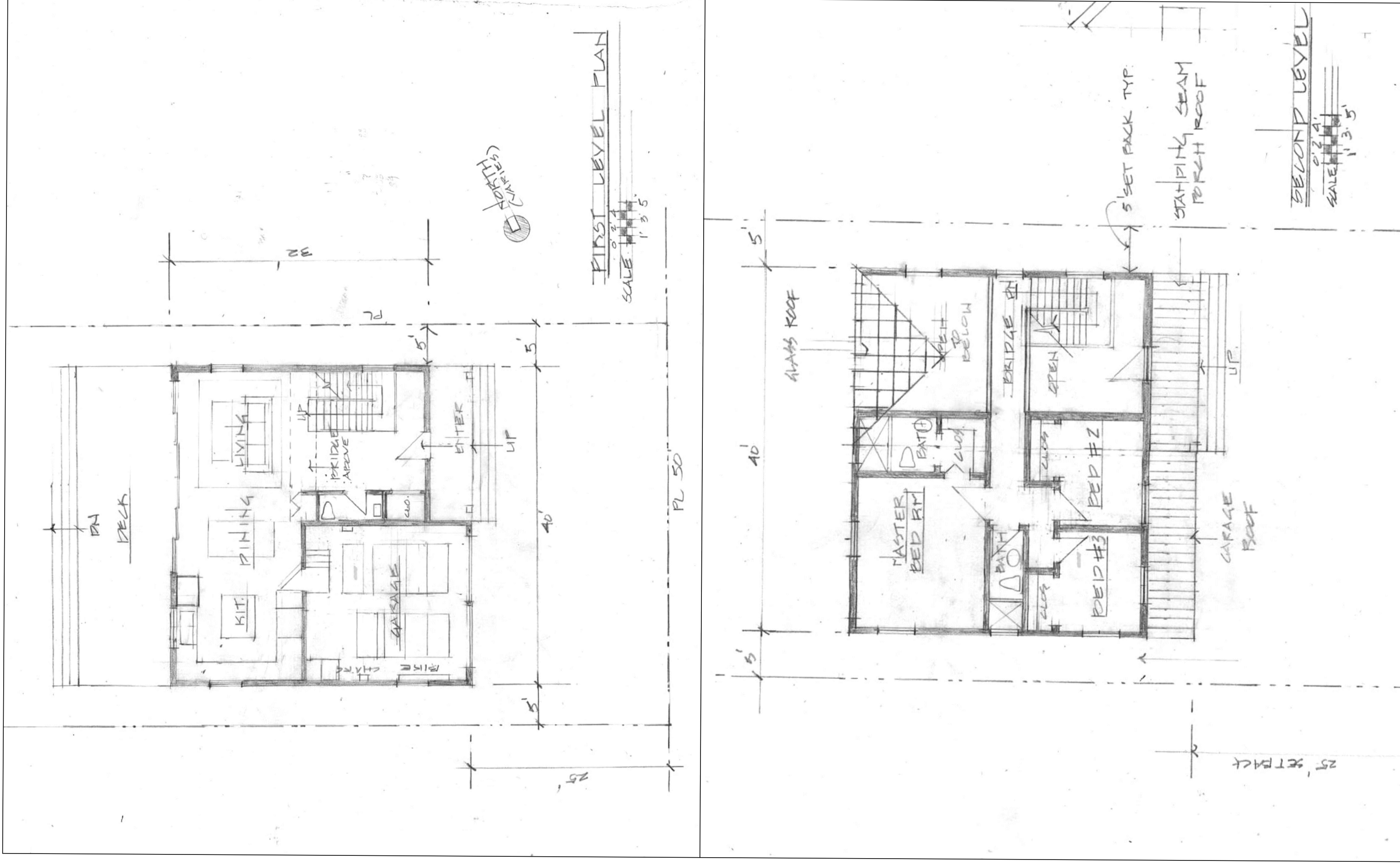
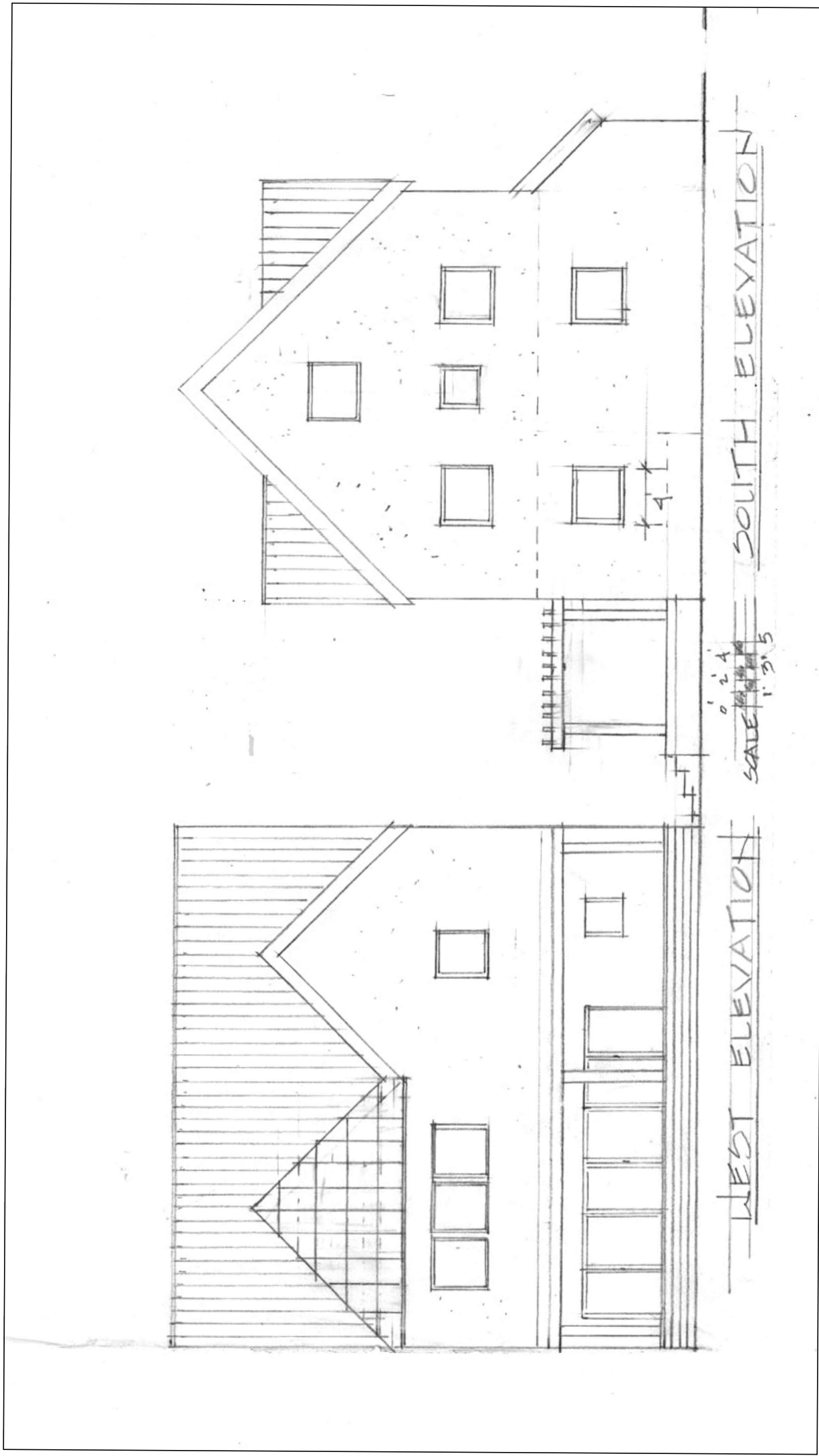
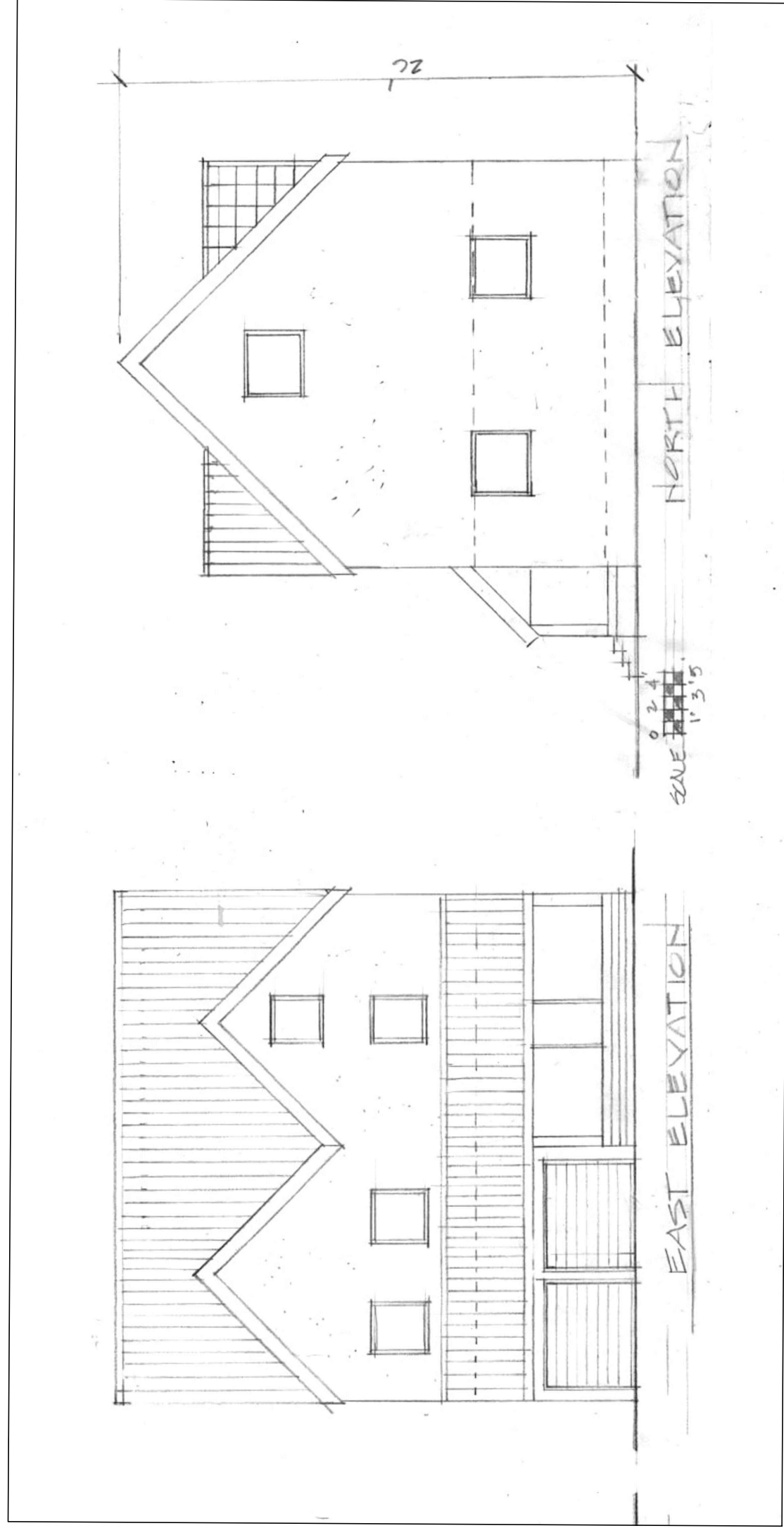
JOB NO.: 1351.5
 DATE: AUGUST 2023
 SCALE: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
 MICHAEL E. MILANI
 No. 35121
 Exp. 09/30/25
 STATE OF CALIFORNIA

NO.	REVISIONS	BY	APP.	DATE

SHEET **C8** OF **9** SHEETS

**GOOD CHANCE LOTS
PRELIMINARY DEVELOPMENT PLAN**
CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA



**REVIEW COPY
SUBJECT TO REVISION
PRELIMINARY**
THIS NOTICE TO BE REMOVED UPON
AGENCY/CLIENT APPROVAL OF PLANS

Planning & Mapping
Surveying & Engineering
Land Development Engineering
Municipal Engineering
Construction Staking
Construction Management
SWPPP and SWPPP Monitoring



2655 Stanwell Drive, Suite 105
Concord, CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279

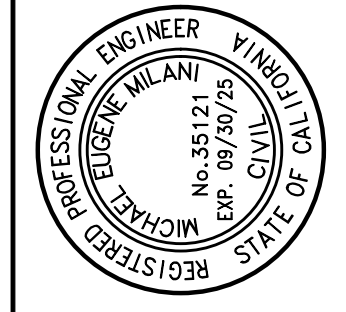
APN 076-021-006

**PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY ARCHITECTURE**

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI
P.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25
P.L.S. No. 6311 REGISTRATION EXPIRES 12-31-23
DESIGN: RK
DRAWN: RK LIVL
CHECKED: MEM
JOB NO: 1351.5
DATE: AUGUST 2023
SCALE: AS SHOWN



REVISIONS

NO. BY APP DATE

SHEET

C9 OF 9

ATTACHMENT "C"

**Good Chance Properties
Preliminary Development Plan
Site Photo Log**

James Donlon Blvd.

APN 076-021-006

(Refer to Site Photo Exhibit)



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10

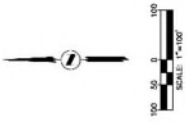


Photo 11



Photo 12

Appendix
(Site Photo Exhibit)



LEGEND
 PHOTO # AND PHOTO DIRECTION

2800 Shreve Street, Suite 100
 Milpitas, CA 95035
 Phone: (925) 974-8085
 Fax: (925) 974-8278

MILANI
 ARCHITECTS
 PLANNING & DESIGN

2000 Shreve Street, Suite 100
 Milpitas, CA 95035
 Phone: (925) 974-8085
 Fax: (925) 974-8278

APN 876-421-008
**PRELIMINARY DEVELOPMENT PLAN
 PHOTO EXHIBIT**
 CITY OF ANTIPOCA
 CONTRA COSTA COUNTY
 CALIFORNIA

DATE: 05/14
 PROJECT: ANTIPOCA
 DRAWN BY: J.P. LEE
 CHECKED BY: J.P. LEE
 SCALE: AS SHOWN

DATE: 05/14
 PROJECT: ANTIPOCA
 DRAWN BY: J.P. LEE
 CHECKED BY: J.P. LEE
 SCALE: AS SHOWN

1 1
 1 1

ATTACHMENT "D"

Memorandum

Date: April 16, 2024

To Zoe Marideth, Antioch planning manager.

From: Kevin Van Katwyk, Senior Civil engineer, Interwest group

Re: Review of Good Chance Properties Project at Somerville Road.

Dear Zoe,

This is our engineering completeness and engineering issues review of the following Good Chance Properties Project at Somerville Road in Antioch.

Incompleteness

The following items we found to be incomplete with the submittal.

1. **The project is not in compliance with County and State clean water C3 requirements.** The applicant needs to provide documentation that he has completed the standard preliminary analysis of impervious and pervious surfaces and introduced clean water measures and details that his project will clean water by various methods. The submittal did not contain any calculations showing compliance to C3 requirements of the sizing of the proposed retention basin nor did it provide a detail of the basin showing how it will clean the water from the roadway of oils and sediments.
2. **Need a Geotechnical investigation Included with the submittal.** Included with the submittal of this residential project must provide a **recent copy of soils report** documenting the characteristics of natural soils located on the project is compatible with the proposed development plan. This project is located close to an existing landfill, and we need to see the limits of the existing landfill and will this landfill have any influence on the location of the proposed residential lots and proposed location of the homes and utilities to be constructed. The stability of the slopes should also be verified by a professional soil engineer and that the parcel is safe to build the proposed residential homes on the property. Please provide a soils investigation with this application.
3. **The boundary shown on the plans differs from the boundary of the parcel shown on the title report.** The applicant does not clearly identify the existing boundary of the project parcel in the plan submittal and nor does the boundary shown on the maps agree with parcel lines shown on the title report. Please provide a record of the survey to clarify the parcel boundary issues (See below). The boundary shown on the development plans must match the boundary on the record of survey.
4. **Need a Record of survey completed with the County.** Due to legal description of the record boundary, the widening of the access road, the construction of a cul-de-sac at the end of Somerville Road, the ROW is not correctly shown on the submitted maps nor is the ROW identified on title report. The development maps do not show any physical monuments that were surveyed. The Record of Survey needs to be completed that will also

show the locations of existing water utilities located in the existing parcels that are not shown. There is much evidence of physical changes and that there are material discrepancies with the boundary of existing parcel information provided in this submittal that the record boundary needs to be cleared these issues with the county surveyor. Please prepare and file a record of survey of this existing parcel by a professional surveyor that is verified by the County surveyor. The city requires a record of survey of this parcel to be completed and signed by the county surveyor before the parcel will be considered for the application of a subdivide. on per the land surveyors act (section 8762).

5. **Need a tentative map included with submittal.** For the subdivision of this original parcel to be subdivided into smaller residential lots, the applicant must file a tentative map labeled “tentative map subdivision XX” with a subdivision map number provided by the county of Contra Costa in accordance with the local county map act. This submittal is complete until it has a plan labeled tentative map with a map number per the requirements of the county subdivision map act.

Engineering Issues

C-1

- Provide a preliminary design of the driveway entrance to the subdivision shown on maps.
- Provide annotation of the record boundary of the project with dimensions and annotations of adjacent public right of ways, monumentation based on actual surveyed information of the project parcel shown on the map. This map must file a record of survey with the county before it will be considered for a planning application.

C-2

- Need to document the location of the existing landfill areas of the site. Need to identify document the location of all underground ventilation pipes that will need to be maintained.
- Please annotate the existing parcel boundary on every sheet so we can verify that it is shown correctly on each sheet.
- The plan requires significant amount of grading on top of the hill of the project that may not be in compliance with the City of Antioch General plan that requires newly graded lots to blend into the natural hillside.
- The alignment of a new sewer trunk line from this project to flow cross country to connect to existing sewer main located a public main that crosses Markley Creek is not feasible and not acceptable. There is an existing sewer main located closure to the project at the intersection of James Dolan Blvd and Pintail Drive than what is shown.
- Recommend relocation of the pump station and wet well to the driveway entrance to the subdivision so the pump station will have easy access from the public street. Please reroute the sewer truck line from the wet well to the sewer manhole at the intersection of James Dolan and Pintail Drive.

- Recommend the solar array be relocated to the roofs off all the private residents located within the development instead of maintained by the HOA.

C-3

- Provide at least 4 cross sections of the public street into the subdivision of the shown on the plan markups.
- Provide at least two cross sections through the entire subdivision in each major direction so the City Council and commissioners can see what this hillside development will look like from the various directions.

C-4

- Provide annotation of existing ROW of Somerville Road with dimensions of the width of the existing pavement at many locations.
- As stated earlier, please provide the annotation of the existing project parcel boundary.
- Please identify on this sheet the extent of the existing landfill.

C-5

- Provide on the plan all retaining walls on both sides of Street A that need to be constructed with the grading of the main access drive to the subdivision.
- Provide expanded corner bulbs so two full six pickup trucks can turn the corner in each direction and not have a conflict.
- Please provide a layout of the driveway of the access drive at the cul-de-sac.
- Please provide fencing details and location of the proposed fences of the subdivision.
- Provide a 3' wide concrete drainage ditch along the existing east side fence line with catch drains located at the base of the hill and drainage line to the closest drainage line.
- Per the City grading ordinance, existing uphill lots should not drain into lower neighboring residential lots.
- Please remove all sharp corners of contour lines. This is not practical.
- Please install more drainage swales so lots do not drain onto neighboring properties.
- Per city standards please provide sidewalks on both sides of the street.
- Complete the grading of the cut and fills of the grading of this whole project.

C-6

- As previously stated, provide the design of all hillside retaining walls.
- Provide details of the proposed outfall of a 15' storm drain line to City Creek.
- As stated previously, provide the design of driveway entrance to the access road to the subdivision.

- The length of the 50' long vertical curves is too short for access drive into this subdivision. The vertical curves should be a 75' minimum or more for crest and curves.
- The grade of 13.01% street slope is too steep for normal cars and trucks for access to the residential development. Please present some options.

GOOD CHANCE LOTS PRELIMINARY DEVELOPMENT PLAN

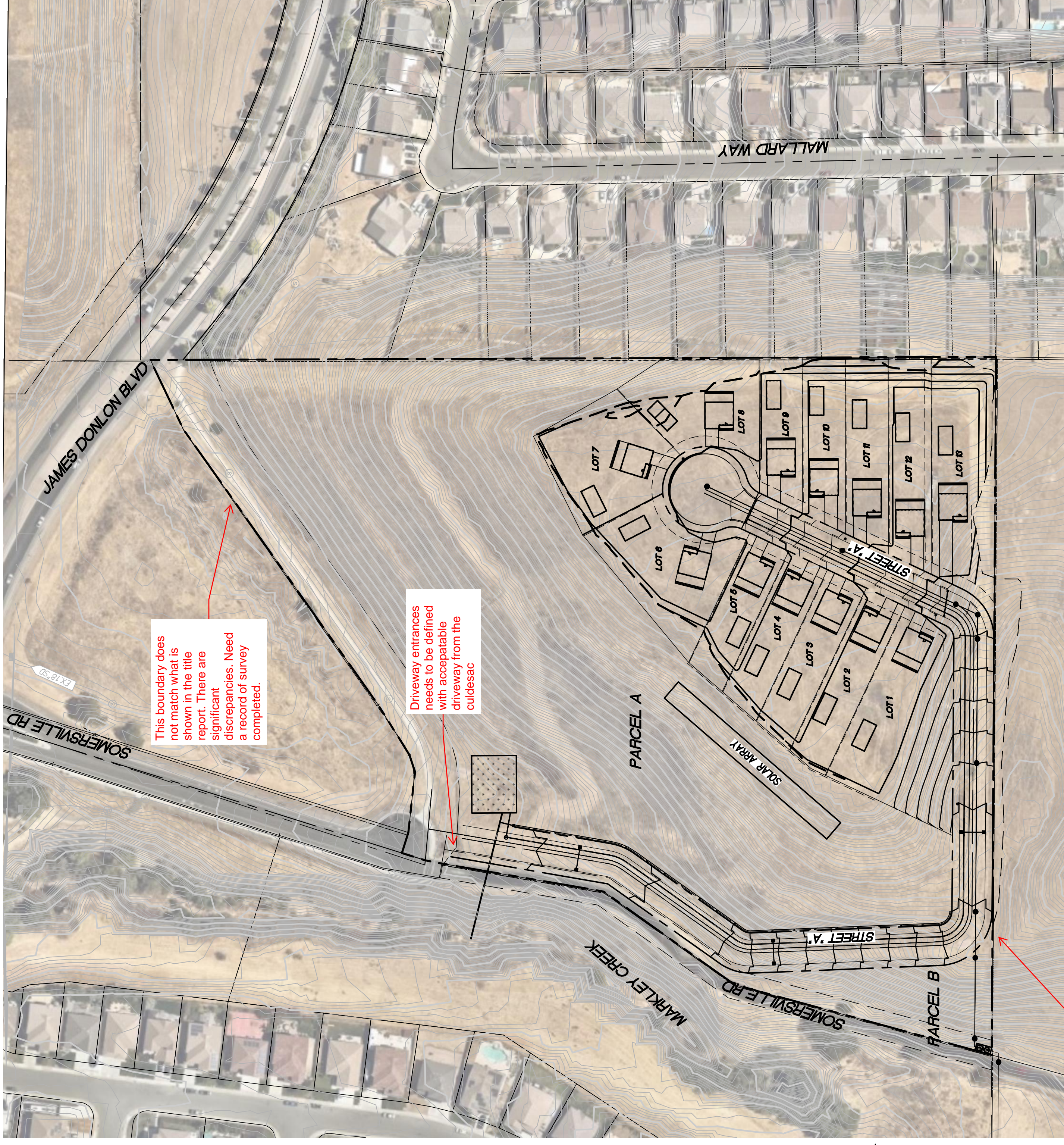
CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA

GENERAL NOTES:

- OWNER:**
GOOD CHANCE MANAGEMENT LLC
7817 OAKPORT ST, #205
OAKLAND, CA 94621-2036
PHONE (510) 368-6666
ATTN: DENNISE CHUNG
EMAIL: dennies@gmail.com
- ARCHITECT:**
BENTARCHER ARCHITECTS
338 OLEMA RD, FAIRFAX, CA 94930
PHONE (510) 841-7109
ATTN: BENJAMIN TARCHER
EMAIL: ben@bentarcherarchitects.net
- CIVIL ENGINEER:**
MILANI & ASSOCIATES
2655 STANWELL DRIVE, SUITE #105
CONCORD, CA 94520
PHONE (925) 674-9082
ATTN: MICHAEL E MILANI
RCE 35121 EXP 09-30-2025
PLS 5311 EXP 12-31-2023
EMAIL: mmilani@milani-eng.com
- GENERAL PLAN DESIGNATION:**
OPEN SPACE
- EXISTING ZONING:**
R-6
- PROPOSED ZONING:**
PD - PLANNED DEVELOPMENT (R6 SHELL)
- TOTAL PROPOSED NUMBER OF PARCELS & NET COVERAGE:**
UP TO 13 RESIDENTIAL UNITS
- ASSESSOR PARCEL NUMBER:**
076-021-006
- SITE ADDRESS:**
JAMES DONLON BLVD, ANTIOCH, CA 94509
- SITE ACREAGE:**
16.15 ACRES +/-
- SITE UTILITIES**
WATER - PUBLIC - CITY OF ANTIOCH
STORM DRAIN - PRIVATE WITH CONNECTION TO CITY OF ANTIOCH PUBLIC MAIN
SANITARY SEWER - CITY OF ANTIOCH/DELTA DIABLO SANITARY DISTRICT
POLICE - CITY OF ANTIOCH
FIRE - CONTRA COSTA COUNTY CONSOLIDATED FIRE DISTRICT
GAS & ELECTRIC - PACIFIC GAS & ELECTRIC
PHONE - AT&T
CABLE - COMCAST
- SITE STRUCTURES:**
NONE
- FEMA:**
FLOOD ZONE DESIGNATION: THE SITE IS INCLUDED IN FLOOD ZONE 'X' PER FEMA PANEL 326 OF 602 AND MAP NUMBER 0601300326F

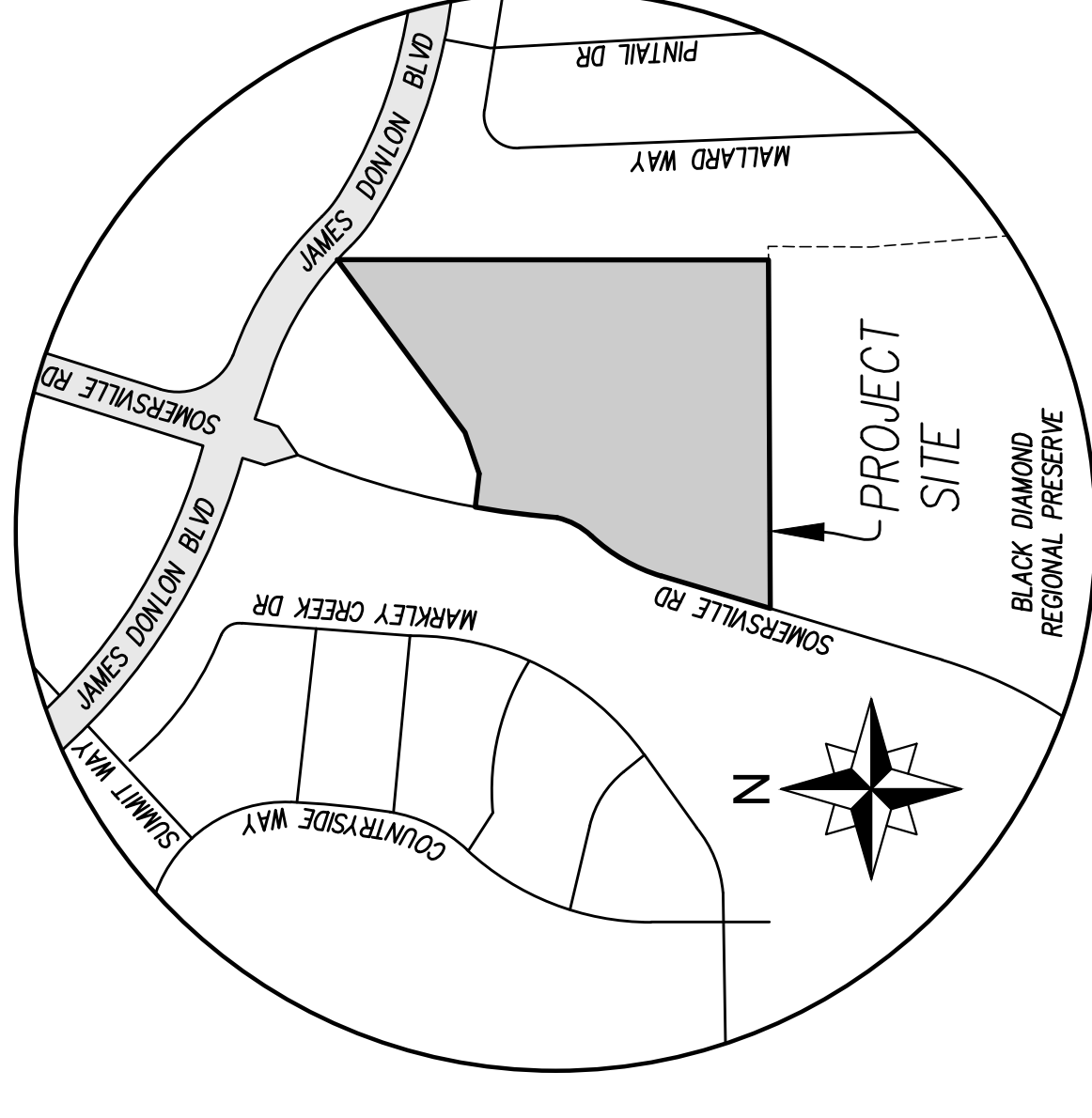
Need a Geotechnical investigation included with this submittal.

KV Submittal requirements 4-15-2024



OVERALL PROJECT SITE PLAN

SCALE: 1" = 300'



VICINITY MAP N.T.S.

BENCHMARK

THE BASIS OF BEARINGS FOR THIS PROJECT ARE TWO FOUND STREET MONUMENTS ALONG MALLARD WAY, AS SHOWN ON THE MAP OF SUBDIVISION TRACT 6821, FILED NOVEMBER 4, 1988 IN BOOK 327 OF MAPS AT PAGE 27, CONTRA COSTA COUNTY RECORDS. BEARING TAKEN AS NORTH 01° 13' 16" WEST.

BASIS OF BEARINGS

THE BASIS OF ELEVATION FOR THIS PROJECT IS A BRONZE DISK SET IN A CONCRETE POST AT THE TOP OF A SMALL RISE 0.2 MILES NORTH OF THE ARATA RANCH, 39.5 FEET WEST OF CENTERLINE OF SOMERSVILLE ROAD, 1.8 FEET NORTHWEST OF A WITNESS POST, 0.5 FEET EAST OF A FENCE, AS SHOWN ON CONTRA COSTA COUNTY BENCHMARK SHEET "BM #1060", ELEVATION TAKEN AS 232.631 FEET.

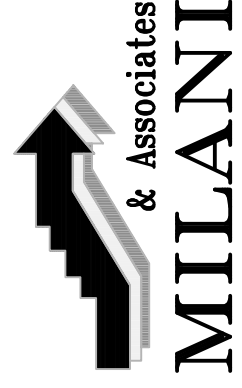
SHEET NUMBER	DESCRIPTION
C1	TITLE SHEET, NOTES, VICINITY MAP
C2	PROJECT SITE PLAN
C3	PROJECT INDEX MAP AND ROAD SECTIONS
C4	BOUNDARY AND TOPOGRAPHIC SURVEY
C5	CONCEPTUAL GRADING AND UTILITY PLAN
C6	CONCEPTUAL PROPOSED ROAD PROFILE
C7	CONCEPTUAL SITE LAYOUT
C8	SITE LOTTING
C9	PRELIMINARY ARCHITECTURE

**REVIEW COPY
SUBJECT TO REVISION
PRELIMINARY**
THIS NOTICE TO BE REMOVED UPON AGENCY/CLIENT APPROVAL OF PLANS

This application needs to have a tentative map with the application to be complete.

Need a record of survey with this project documenting the location of the existing parcel

Planning & Mapping
Surveying & Engineering
Land Development Engineering
Municipal Engineering
Construction Staking
Construction Management
SWPPP and SWPPP Monitoring



2655 Stanwell Drive, Suite 105
Concord, CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279

APN 076-021-006

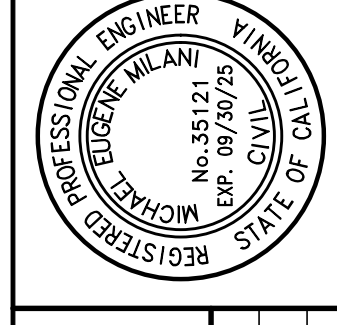
PRELIMINARY DEVELOPMENT PLAN TITLE SHEET

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

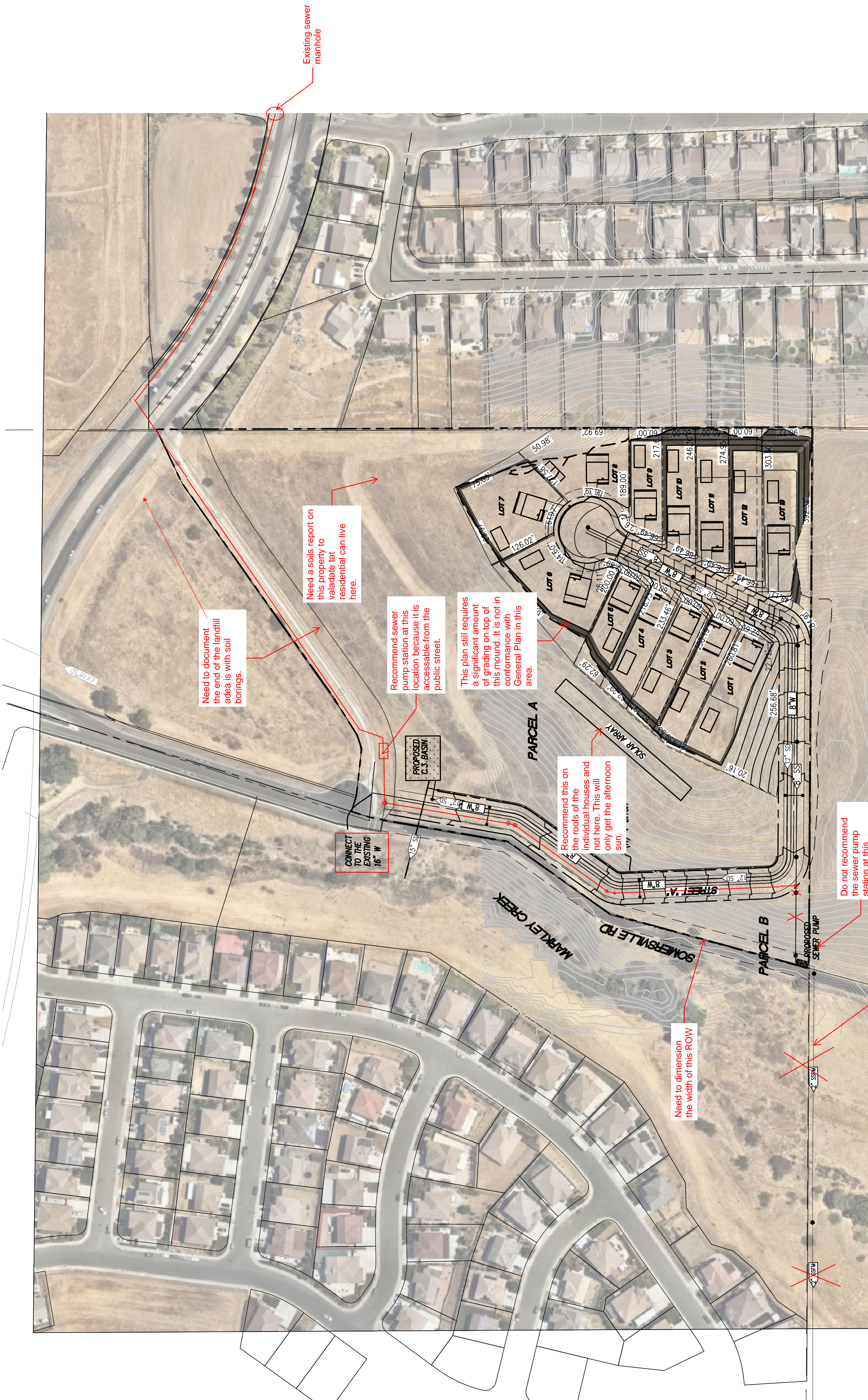
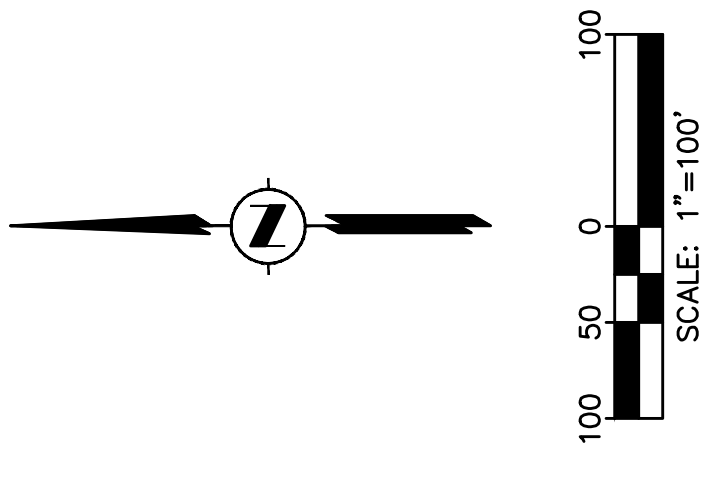
DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI
R.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25
P.L.S. No. 5311 REGISTRATION EXPIRES 12-31-23
DESIGN: RK
DRAWN: RK LIVL
CHECKED: MEMI

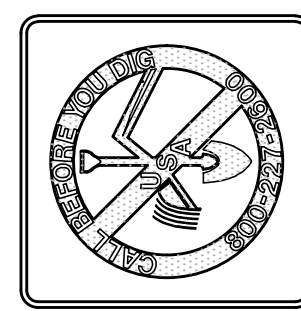
JOB NO.: 1351.5
DATE: AUGUST 2023
SCALE: AS SHOWN



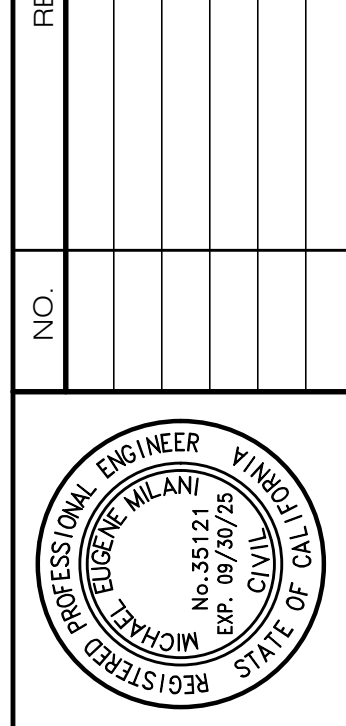
NO.	REVISIONS	BY	APP	DATE	SHEET
					C1



**REVIEW COPY
SUBJECT TO REVISION
PRELIMINARY**
THIS NOTICE TO BE REMOVED UPON
AGENCY/CLIENT APPROVAL OF PLANS



NO.	REVISIONS	BY	APP	DATE	SHEET
					C2
					9
					OF



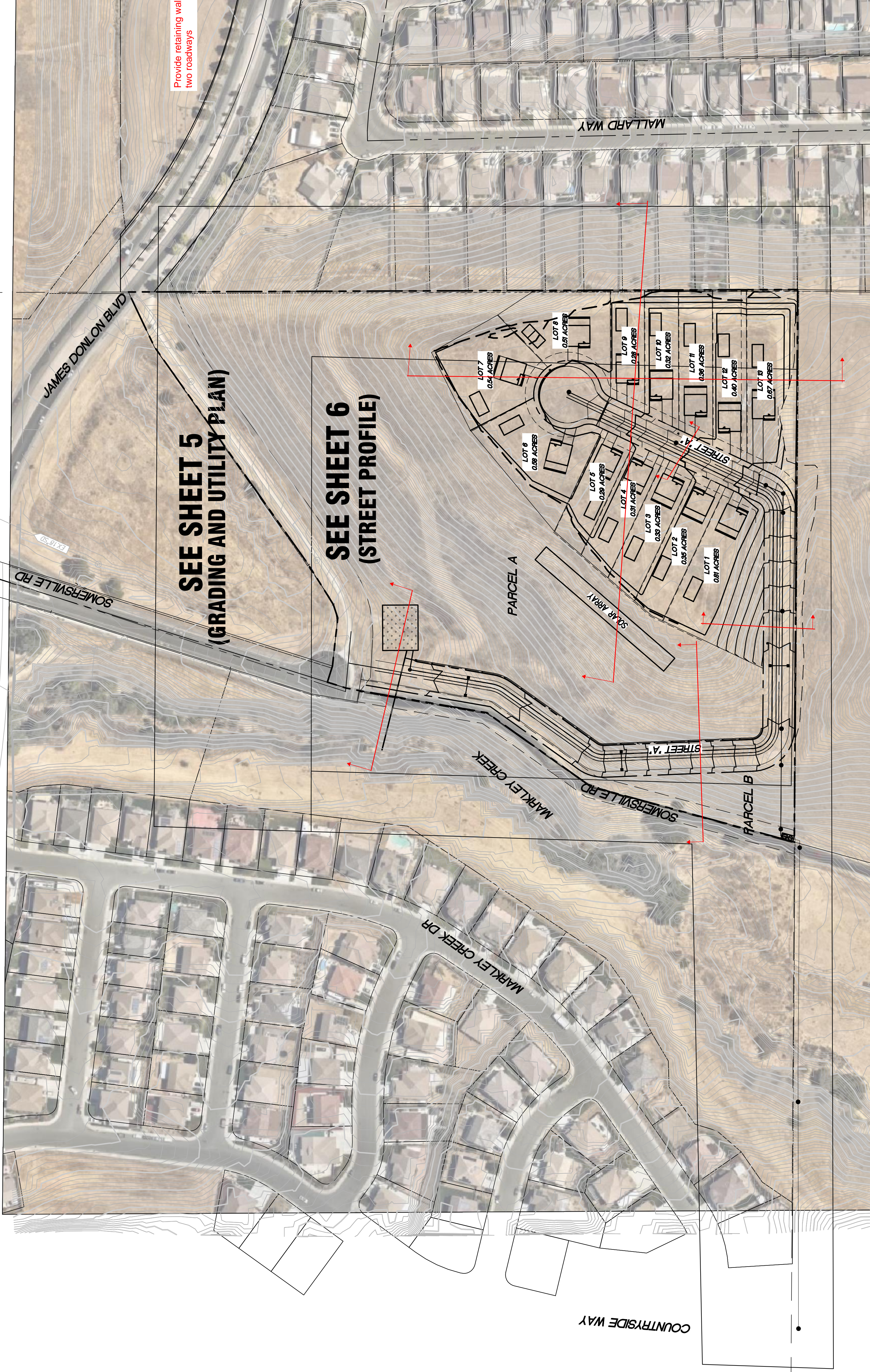
DESIGNED UNDER THE DIRECTION OF:
 MICHAEL E. MILANI
 P.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25
 P.L.S. No. 5311 REGISTRATION EXPIRES 12-31-23
 DESIGN: RK
 DRAWN: RK LIVL
 CHECKED: MEM
 JOB NO.: 1351.5
 DATE: AUGUST 2023
 SCALE: AS SHOWN

**PRELIMINARY DEVELOPMENT PLAN
PROJECT SITE PLAN**
 APN 076-021-006
 CITY OF ANTIOCH
 CONTRA COSTA COUNTY
 CALIFORNIA

2655 Stanwell Drive, Suite 105
 Concord, CA 94520
 Phone: (925) 674-9082
 Fax: (925) 674-9279

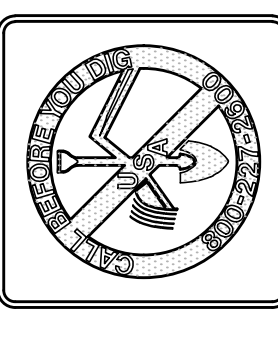
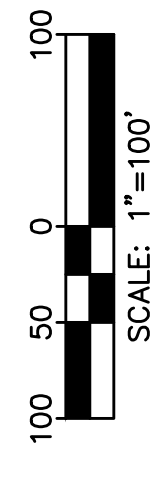
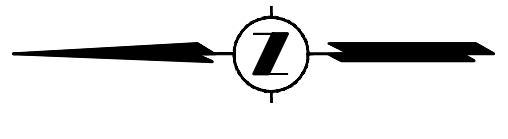
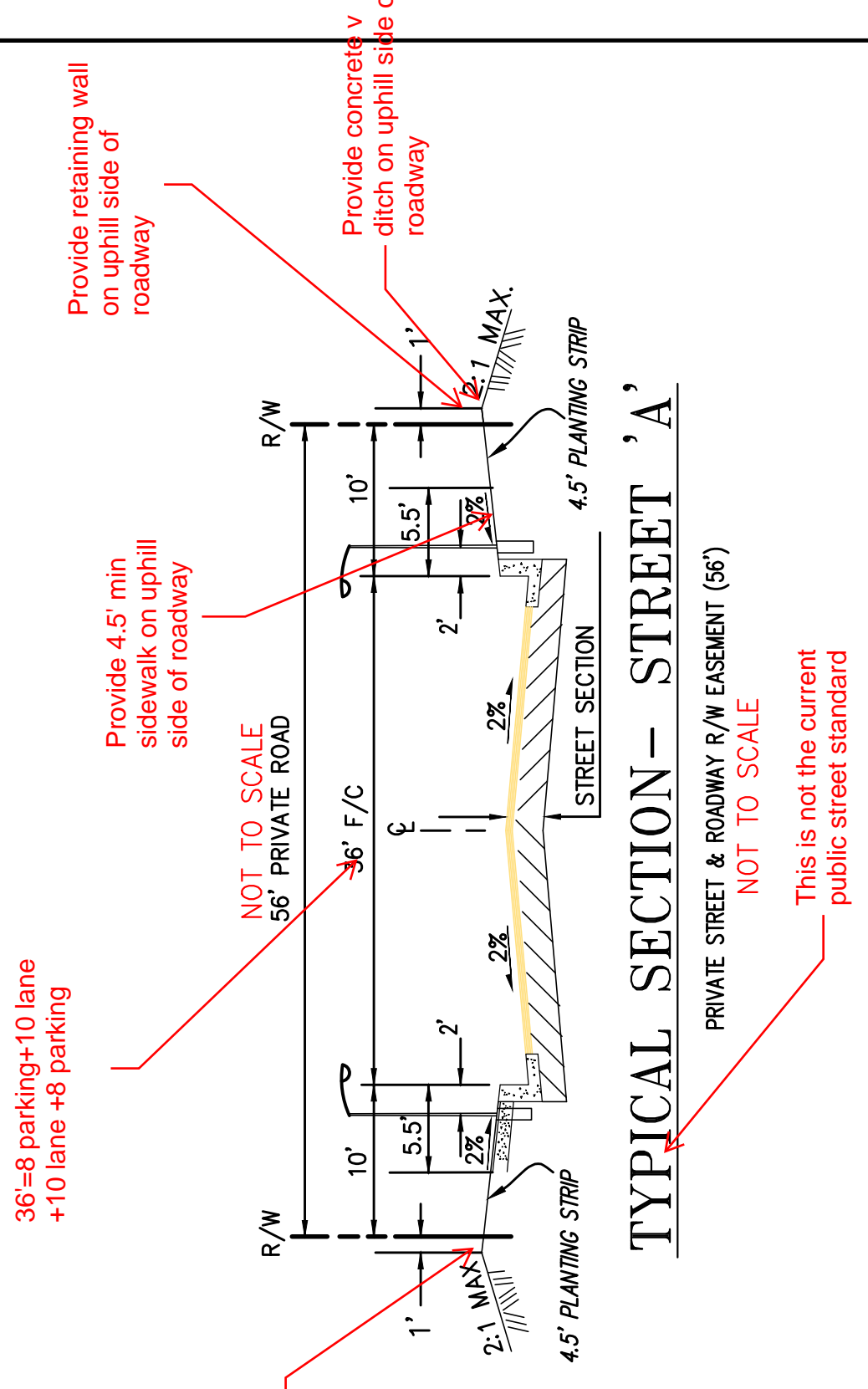
MILANI
 & Associates

Planning & Mapping
 Surveying & Mapping
 Land Development Engineering
 Municipal Engineering
 Construction Staking
 Construction Management
 SWPPP and SWPPP Monitoring



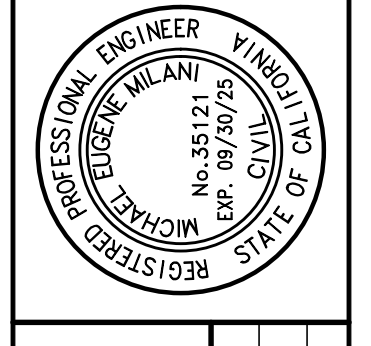
**SEE SHEET 5
(GRADING AND UTILITY PLAN)**

**SEE SHEET 6
(STREET PROFILE)**



**REVIEW COPY
SUBJECT TO REVISION
PRELIMINARY**
THIS NOTICE TO BE REMOVED UPON
AGENCY/CLIENT APPROVAL OF PLANS

NO.	REVISIONS	BY	APP	DATE	SHEET
					C3
					9
					OF

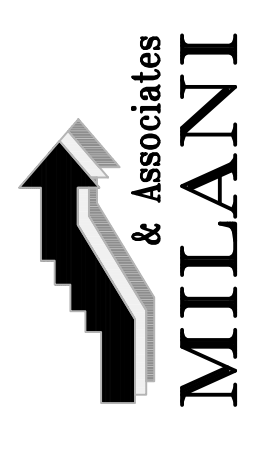


DESIGNED UNDER THE DIRECTION OF:
MICHAEL E. MILANI
P.C.E. No. 35121 REGISTRATION EXPIRES 9-30-26
P.L.S. No. 6311 REGISTRATION EXPIRES 12-31-23
DESIGN: RK
DRAWN: RK LVL
CHECKED: MEM

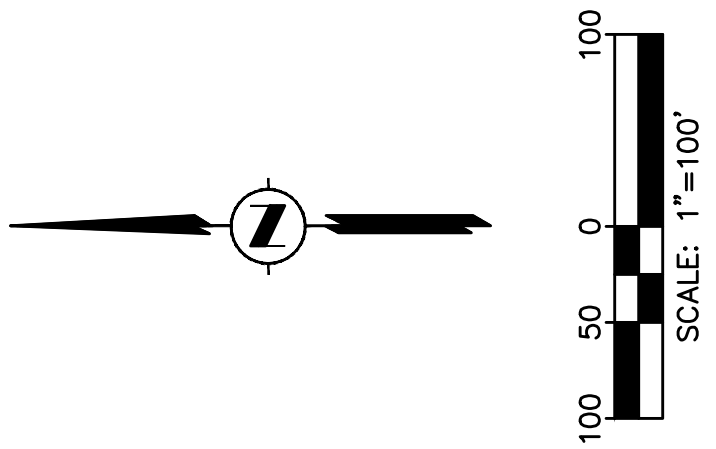
DATE: _____
JOB NO.: 1351.5
DATE: AUGUST 2023
SCALE: AS SHOWN

APN 076-021-006
**PRELIMINARY DEVELOPMENT PLAN
PROJECT INDEX MAP**
CITY OF ANTIOCH
CONTRA COSTA COUNTY
CALIFORNIA

2655 Stanwell Drive, Suite 105
Concord, CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279



Planning & Mapping
Surveying & Mapping
Land Development Engineering
Municipal Engineering
Construction Staking
Construction Management
SWPPP and SWPPP Monitoring



Planning & Mapping
 Surveying & Mapping
 Land Development Engineering
 Municipal Engineering
 Construction Staking
 Construction Management
 SWPPP and SWPPP Monitoring



2655 Stanwell Drive, Suite 105
 Concord, CA 94520
 Phone: (925) 674-9082
 Fax: (925) 674-9279

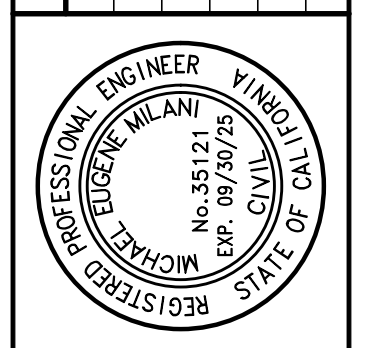
APN 076-021-006

PRELIMINARY DEVELOPMENT PLAN
TOPOGRAPHIC SURVEY

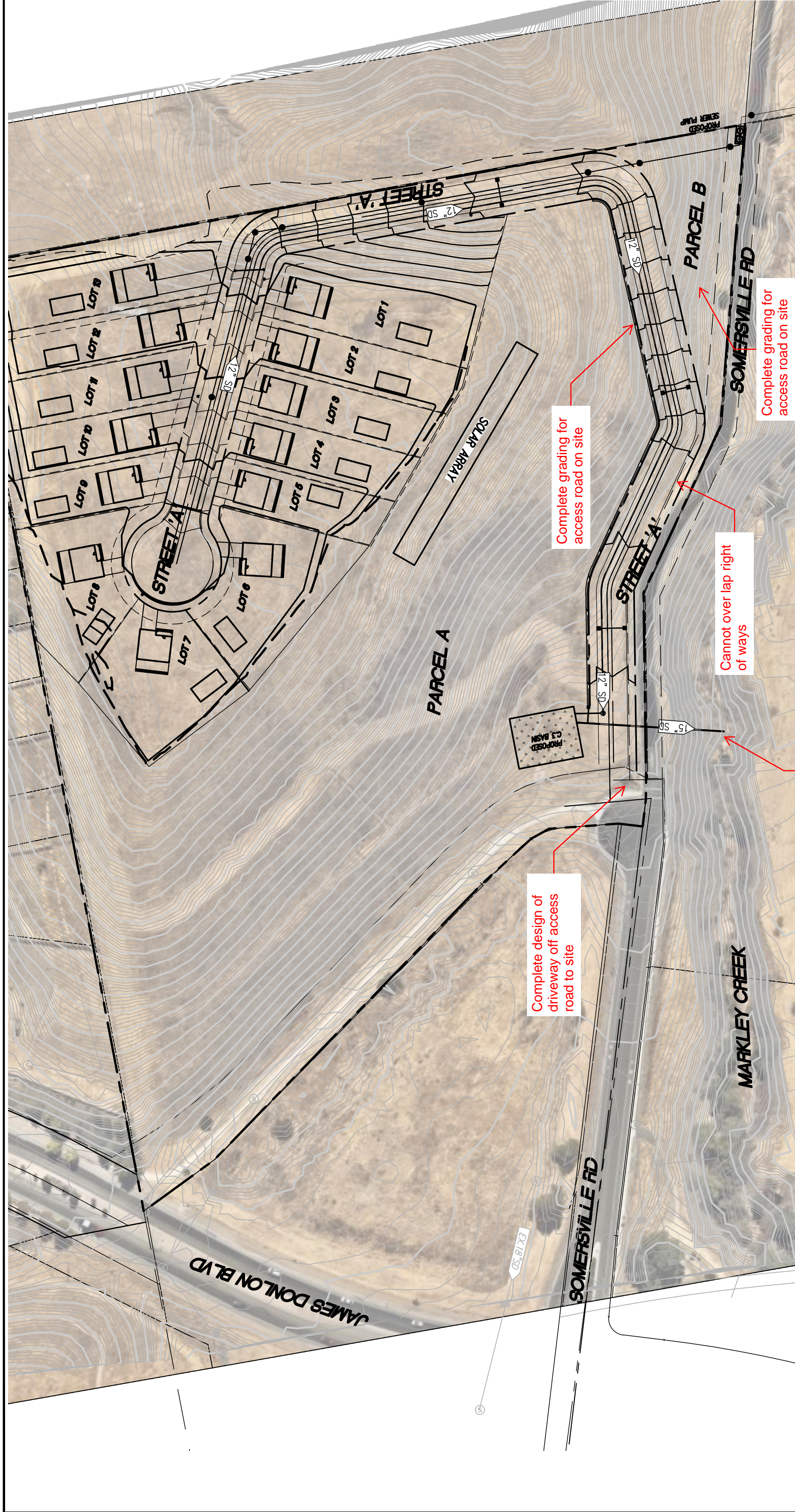
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

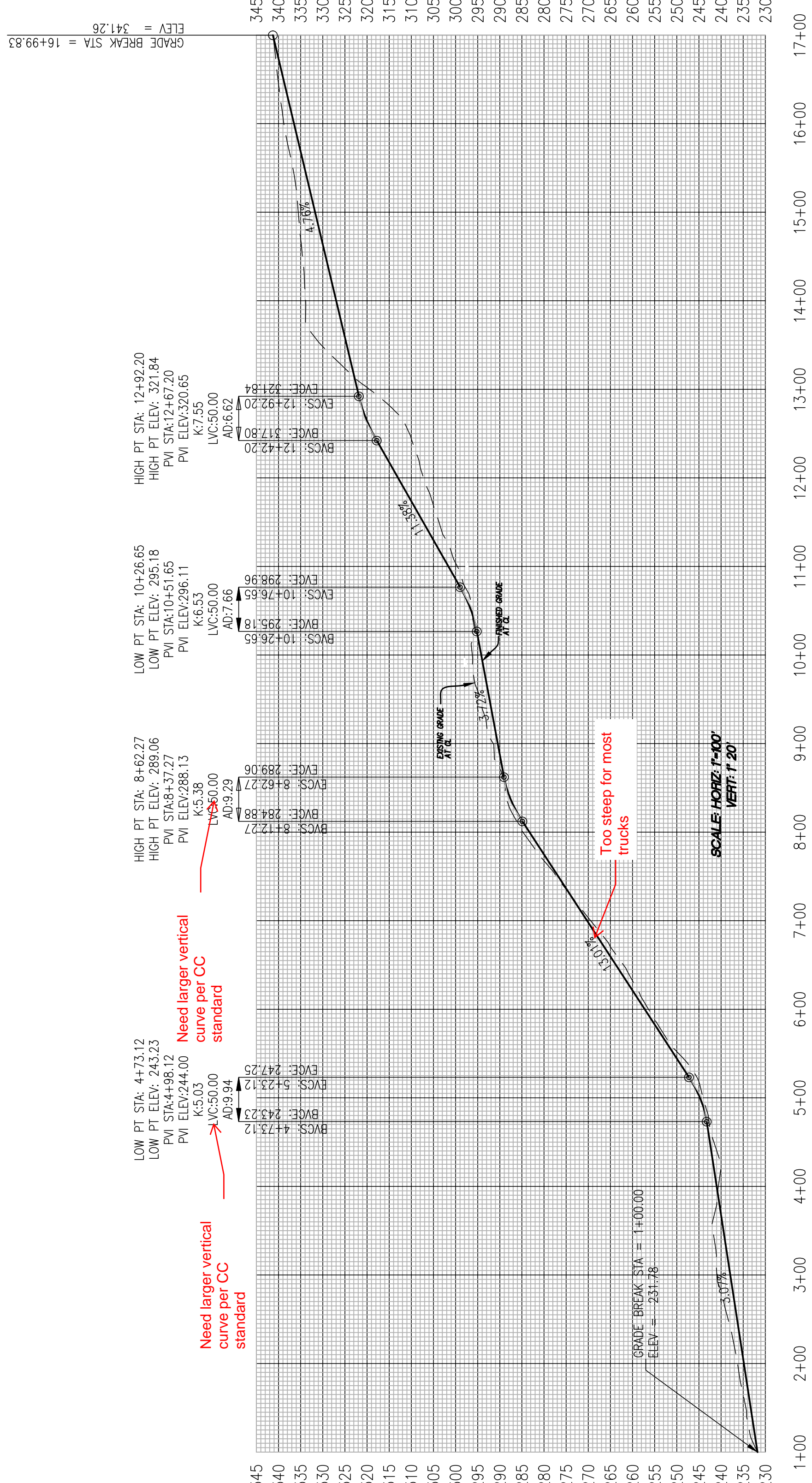
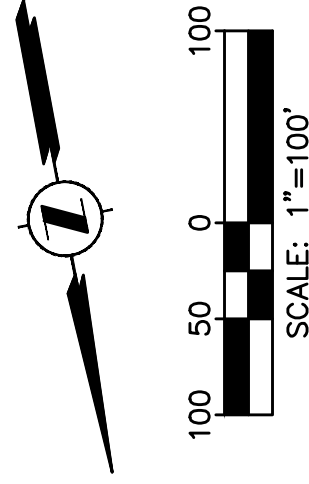
MICHAEL E. MILANI
 P.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25
 P.L.S. No. 6311 REGISTRATION EXPIRES 12-31-23
 DESIGN: RK
 DRAWN: RK LIVIL
 CHECKED: MEMI
 JOB NO: 1351.5
 DATE: AUGUST 2023
 SCALE: AS SHOWN



NO.	REVISIONS	BY	APP	DATE



This outfall will trigger environmental reviews.



2655 Stanwell Drive, Suite 105
Concord, CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279

MILANI
& Associates

Planning & Mapping
Surveying & Mapping
Land Development Engineering
Municipal Engineering
Construction Staking
Construction Management
SWPPP and SWPPP Monitoring

APN 076-021-006

**PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY PLAN & PROFILE-STREET 'A'**

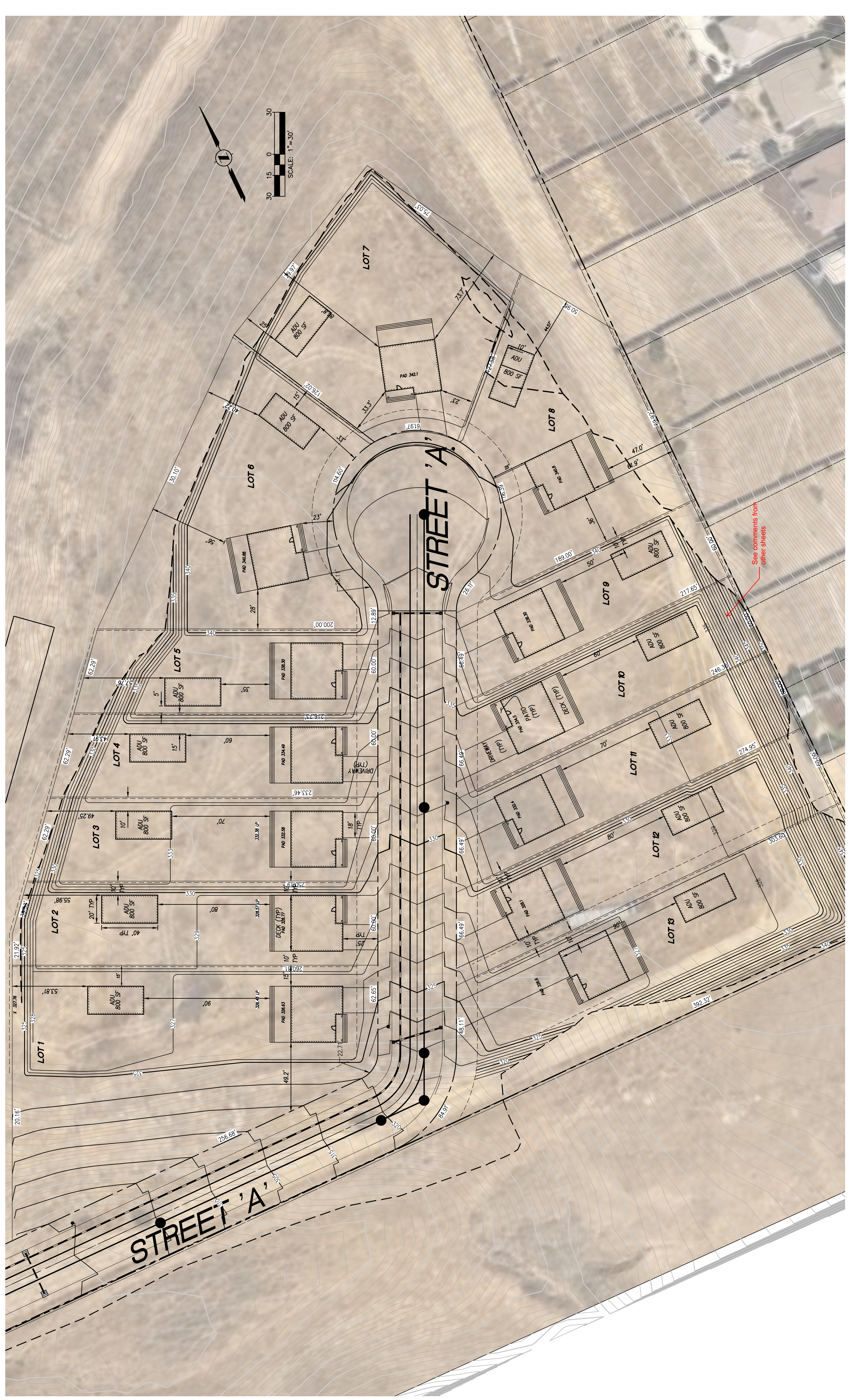
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:
MICHAEL E. MILANI
P.C.E. No. 35124 REGISTRATION EXPIRES 9-30-25
P.L.S. No. 6311 REGISTRATION EXPIRES 12-31-23
DESIGN: RK
DRAWN: RK LIVIL
CHECKED: MEMI

DATE: _____
JOB NO.: 1351.5
DATE: AUGUST 2023
SCALE: AS SHOWN

NO.	REVISIONS	BY	APP	DATE	SHEET
					6
					OF
					9
					OF

REGISTERED PROFESSIONAL ENGINEER
MICHAEL E. MILANI
No. 35124
Exp. 09/30/25
STATE OF CALIFORNIA



APN 076-021-006
PRELIMINARY DEVELOPMENT PLAN
SITE LAYOUT
 CONTRA COSTA COUNTY
 CITY OF ANTIOCH
 CALIFORNIA

2655 Stanwell Drive, Suite 105
 Concord, CA 94520
 Phone: (925) 674-9082
 Fax: (925) 674-9279

MILANI
 & Associates

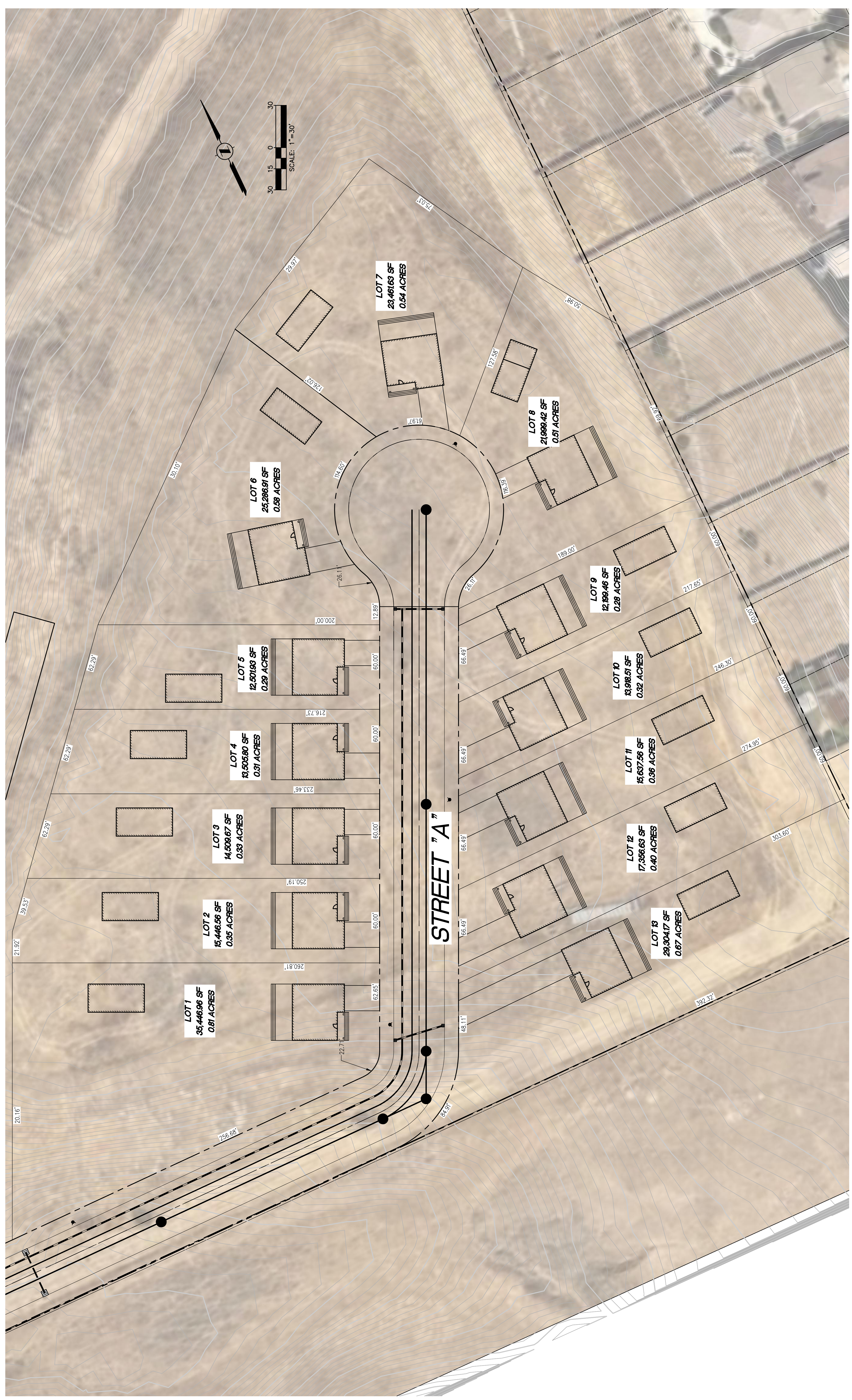
Planning & Mapping
 Surveying & Mapping
 Land Development Engineering
 Municipal Engineering
 Construction Staking
 Construction Management
 SWPPP and SWPPP Monitoring

DESIGNED UNDER THE DIRECTION OF:
 MICHAEL E. MILANI
 P.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25
 P.L.S. No. 5311 REGISTRATION EXPIRES 12-31-23
 DESIGN: RK
 DRAWN: RK LIVIL
 CHECKED: MEMI

JOB NO: 1351.5
 DATE: AUGUST 2023
 SCALE: AS SHOWN

REVISIONS
 NO. BY APP DATE

SHEET **C7** OF **9** SHEETS



Planning & Mapping
 Surveying & Mapping
 Land Development Engineering
 Municipal Engineering
 Construction Staking
 Construction Management
 SWPPP and SWPPP Monitoring

MILANI
 & Associates

2655 Stanwell Drive, Suite 105
 Concord, CA 94520
 Phone: (925) 674-9082
 Fax: (925) 674-9279

APN 076-021-006
PRELIMINARY DEVELOPMENT PLAN
SITE LAYOUT
 CONTRA COSTA COUNTY
 CITY OF ANTIOCH
 CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:
 MICHAEL E. MILANI
 P.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25
 P.L.S. No. 5311 REGISTRATION EXPIRES 12-31-23
 DESIGN: RK
 DRAWN: RK LIVIL
 CHECKED: MEMI

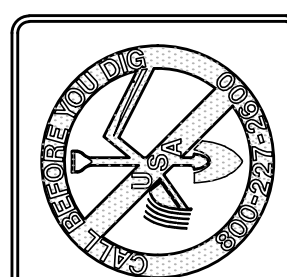
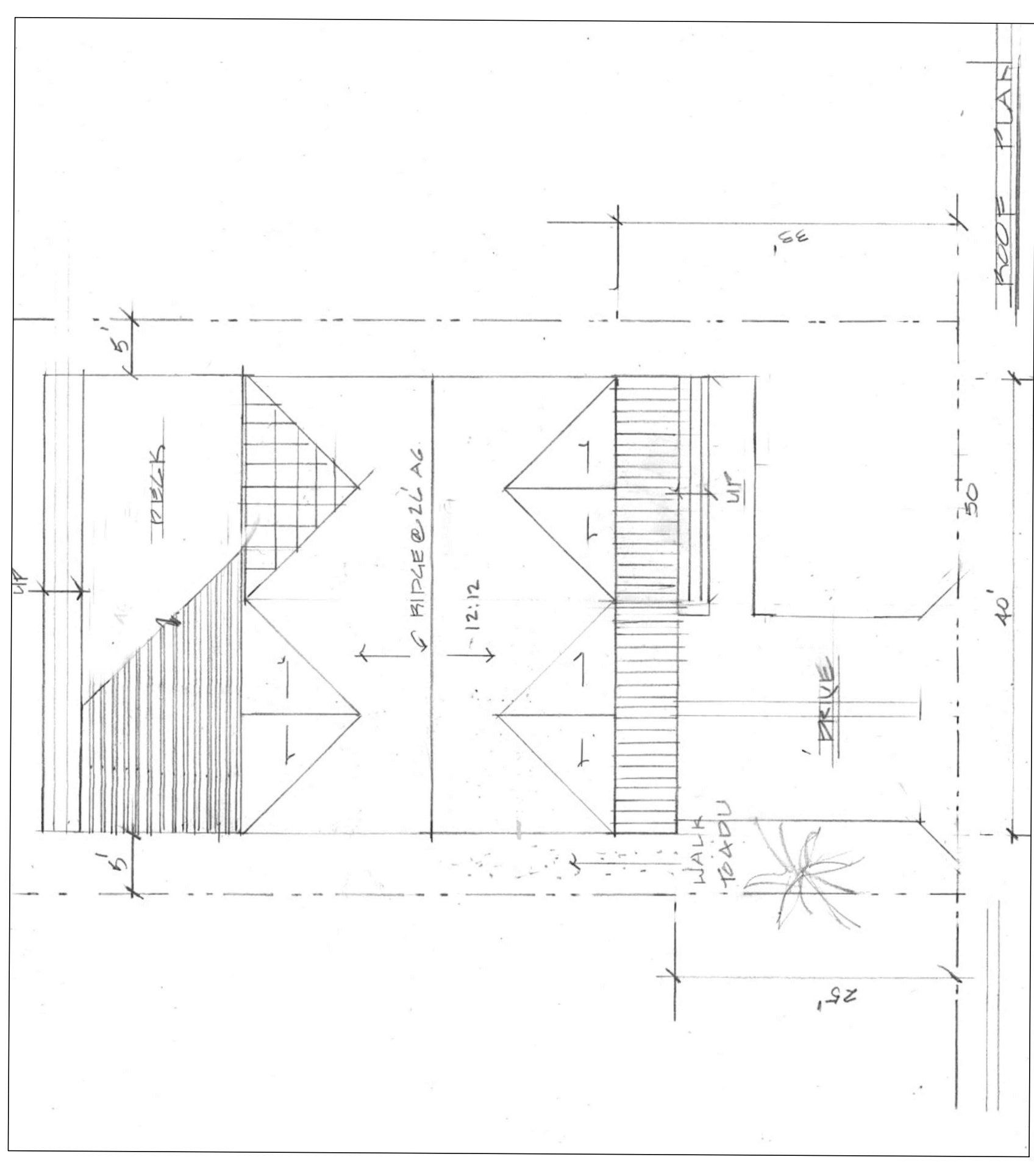
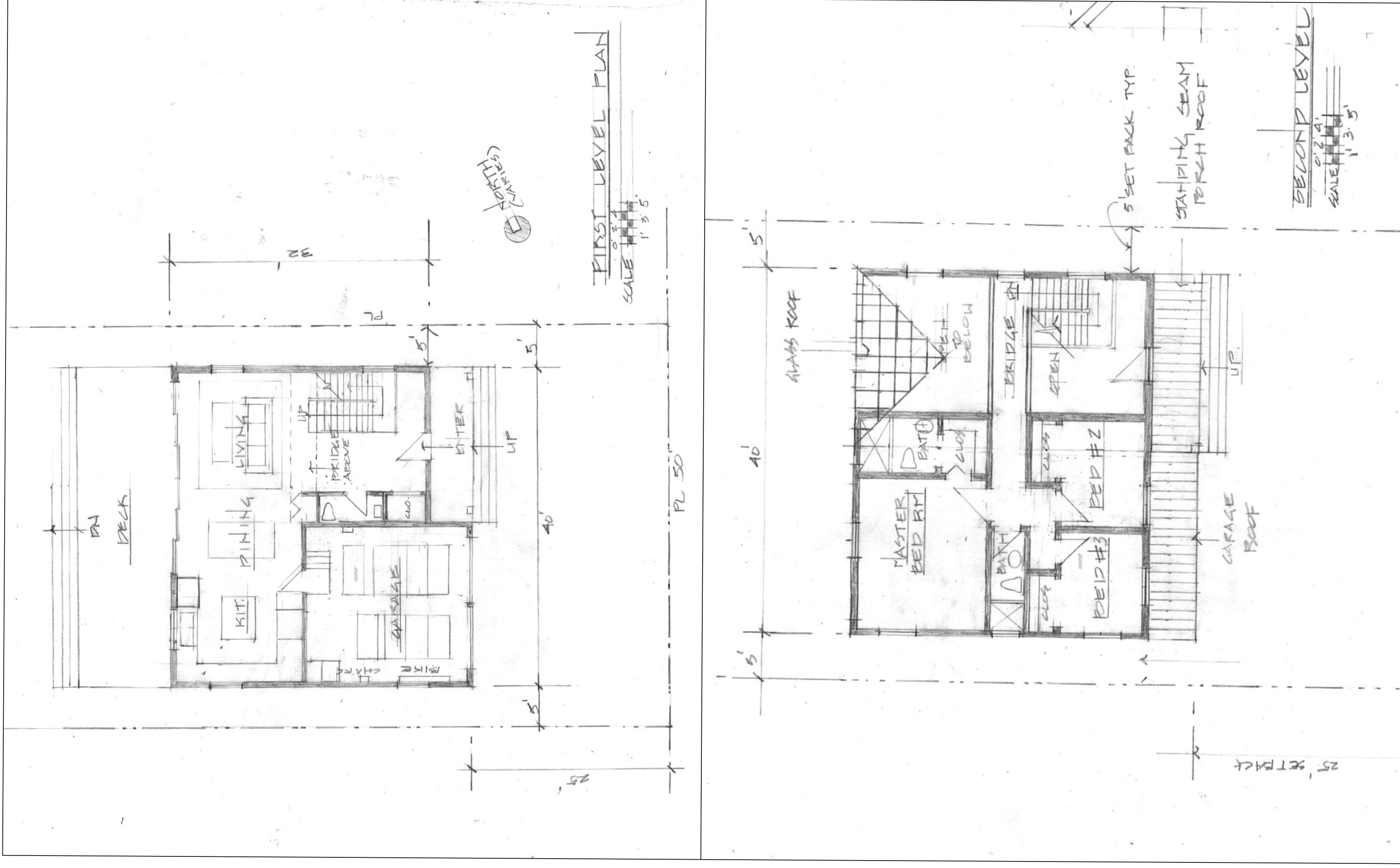
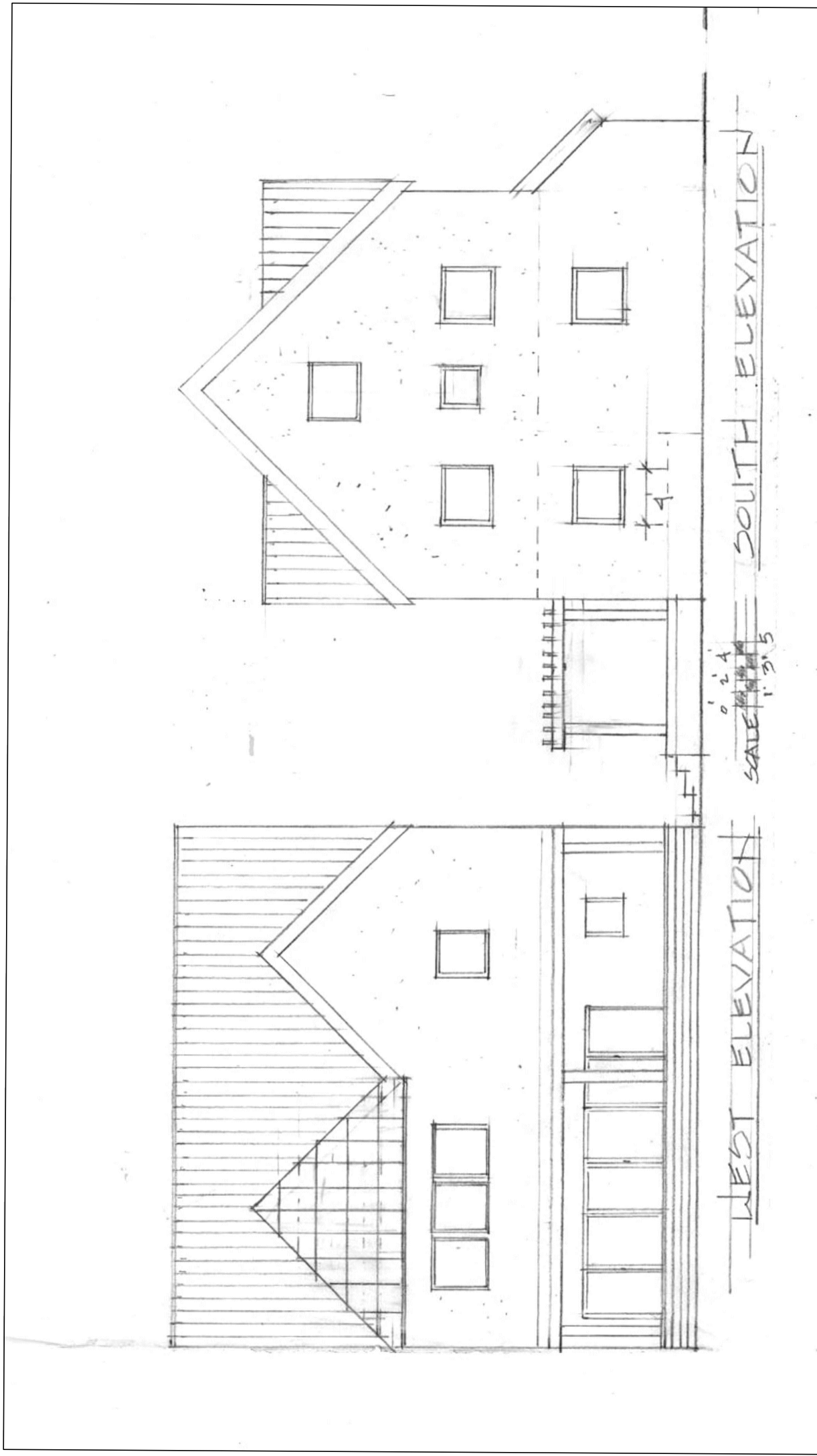
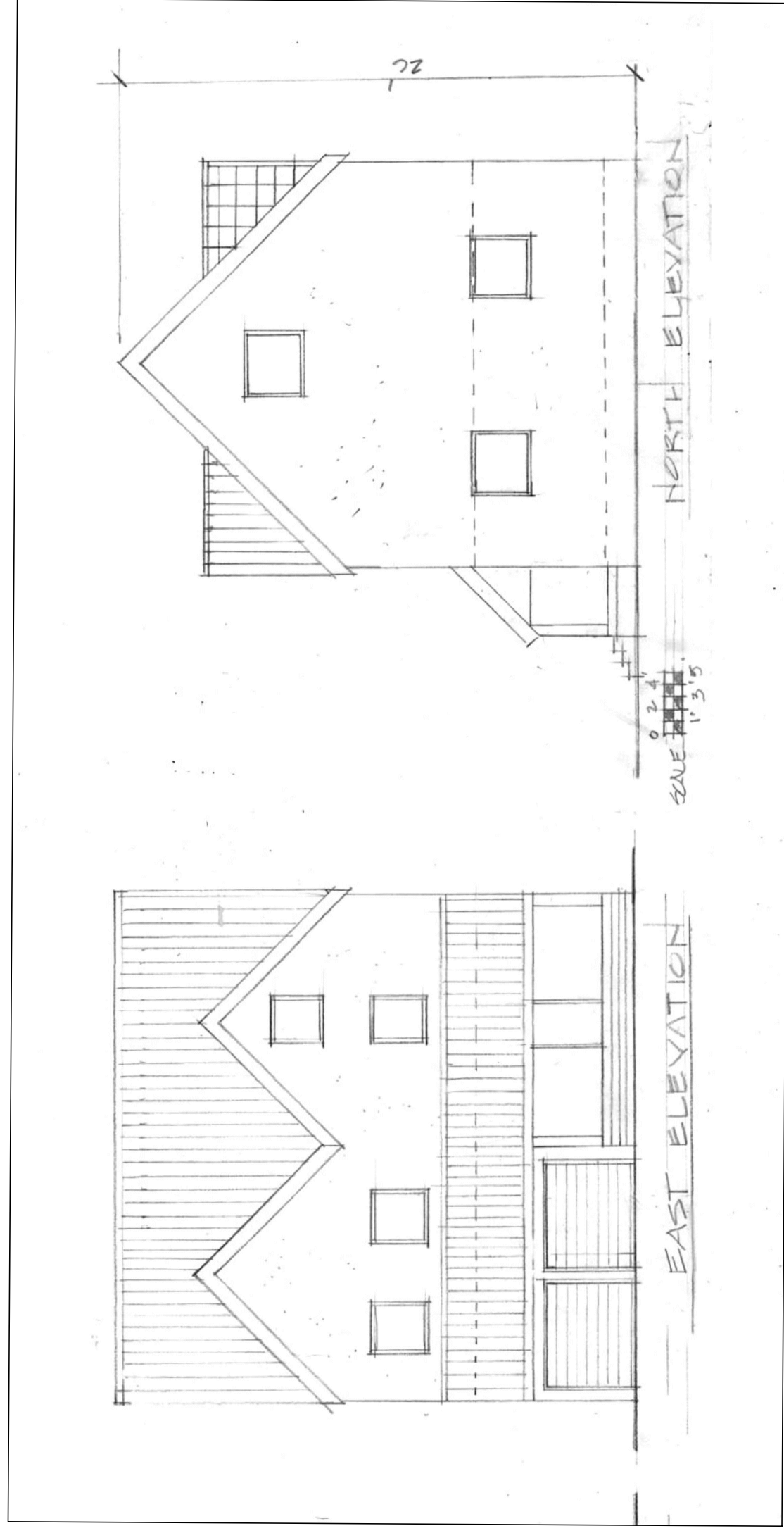
JOB NO.: 1351.5
 DATE: AUGUST 2023
 SCALE: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
 MICHAEL E. MILANI
 No. 35121
 Exp. 09/30/25
 STATE OF CALIFORNIA

NO.	REVISIONS	BY	APP	DATE

SHEET **C8** OF **9** SHEETS

**GOOD CHANCE LOTS
PRELIMINARY DEVELOPMENT PLAN**
CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA



**REVIEW COPY
SUBJECT TO REVISION
PRELIMINARY**
THIS NOTICE TO BE REMOVED UPON
AGENCY/CLIENT APPROVAL OF PLANS

Planning & Mapping
Surveying & Mapping
Land Development Engineering
Municipal Engineering
Construction Staking
Construction Management
SWPPP and SWPPP Monitoring



2655 Stanwell Drive, Suite 105
Concord, CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279

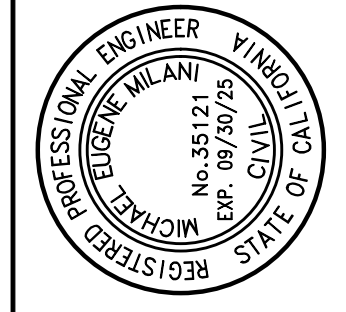
APN 076-021-006

**PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY ARCHITECTURE**

CITY OF ANTIOCH
CONTRA COSTA COUNTY
CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI
P.C.E. No. 35121 REGISTRATION EXPIRES 9-30-25
P.L.S. No. 6311 REGISTRATION EXPIRES 12-31-23
DESIGN: RK
DRAWN: RK LIVL
CHECKED: MEM
DATE: AUGUST 2023
JOB NO: 1351.5
SCALE: AS SHOWN



REVISIONS

NO. BY APP DATE

SHEET

C9
OF
9 SHEETS

Villagrana, Monique

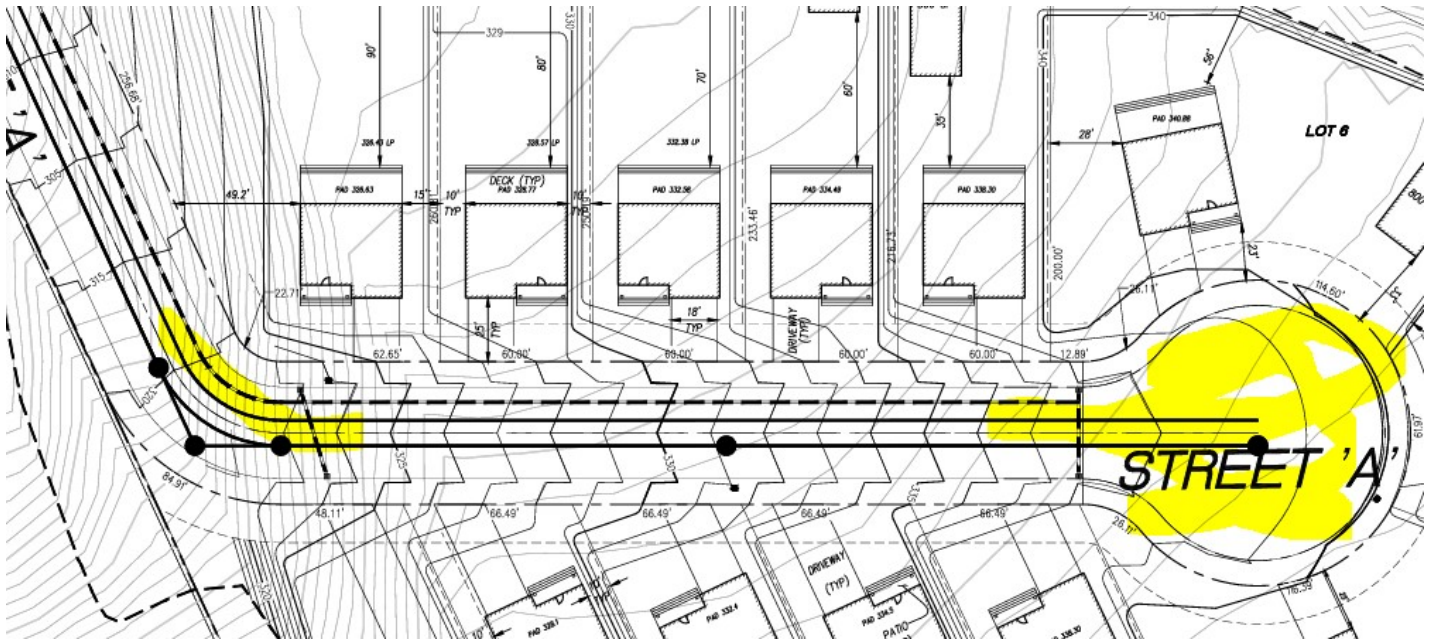
From: Lam, Kimberly <KLam2@republicservices.com>
Sent: Friday, March 15, 2024 3:28 PM
To: Villagrana, Monique; Merideth, Zoe
Subject: RE: City of Antioch Project Routing for Good Chance Property (PRE2023-0004)
Attachments: PF596-215-New-Enclosure Dimensions-Clearances-Information-Sheet-v9A.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Zoe and Monique,

Thank you for sharing the Good Chance Property plans (13 residential units).

It looks fairly straightforward for us – we would just like the architect to confirm and show that our trucks will be able to turn around at the end of the court:



All units will have to have 3 carts each (landfill, recycle, organics) at the curb for weekly service.

See attachment, truck turning radius is on page 2.

Thanks!

Kimberly Lam
Municipal Manager

441 N Buchanan Circle
Pacheco, CA 94553
[e klam2@republicservices.com](mailto:klam2@republicservices.com)
[c 925-457-5546](tel:925-457-5546)
[w RepublicServices.com](http://RepublicServices.com)



From: Villagrana, Monique <mvillagrana@antiochca.gov>
Sent: Thursday, March 14, 2024 1:30 PM
Subject: City of Antioch Project Routing for Good Chance Property (PRE2023-0004)

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Good Afternoon,

The City of Antioch Planning Division is requesting your review of the project information and plans contained in the attached document.

Please provide feedback on availability of services, potential design or code conflicts, requirements for additional permits and draft conditions of project approval.

Responses are requested at your earliest availability, by or before April 4, 2024, to Zoe Merideth at zmerideth@antiochca.gov.

Thank you in advance for your time and collaboration.

Monique Villagrana

Community Development Technician | Planning Division

- ☎: (925) 779-6163 (Direct)
- ☎: (925) 779-6159 (Main)
- ☎: (925) 779-7034 (Fax)
- ✉: mvillagrana@antiochca.gov
- 🌐: www.antiochca.gov

Community Development Department | 200 'H' Street, Antioch, CA 94509-1005





CONTRA COSTA
HEALTH

2120 Diamond Blvd. Suite 100 | Concord, CA 94520
Phone: 925-608-5500 | Fax: 925-608-5502
cchealth.org

March 20, 2024

City of Antioch
Planning Division
Attn: Zoe Merideth
P.O. Box 5007
Antioch, CA 94531

RE: PRE2023-0004 – Preliminary Development Plan Good Chance Property aka
Antioch Disposal Svc LF – Lynch Site SWIS #07-CR-0005
Somersville Road, Antioch, CA
APN: 076-021-006
Facility Number: FA0012256
Record IDs: SR0022644, PR0013375

Dear Ms. Merideth:

Contra Costa Environmental Health (CCEH) has received a request for agency comment regarding the above referenced project. The following are our comments:

1. CCEH is designated by the California Department of Resources Recycling and Recovery (CalRecycle) as the Local Enforcement Agency (LEA) for solid waste facilities, including landfills. The LEA's primary concern with this project is that this site is a closed landfill. Any changes to the site's post closure land use must be approved by the LEA, the Bay Area Air Quality Management District, and the Central Valley Regional Water Quality Control District. Additional concerns in relation to this proposed land use are:
 - A change to the postclosure land use of the site will require the landfill to comply with all the requirements of California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 3, Subchapter 5, Article 2, including, but not limited to, increased landfill gas monitoring system requirements.
 - This site currently has an existing, outstanding violation for a slope failure that damaged the site access road and the stormwater drainage system, indicating there are already significant slope stability issues.
 - The site is filled with decomposing and unstable waste and will continue to settle for an indefinite time into the future. This instability will only be exacerbated if

structures are added on top of the facility which will substantially add weight compressing the fill and cover of the facility

- During the most recent inspection of the facility, the LEA measured methane gas levels in the landfill as high as 77.5% by volume. This would pose a significant hazard to any structures built or activities conducted on the site. In addition, the added weight from structures and/or soils for grading could force increased landfill gas migration. This could potentially create a hazard for the existing homes located to the West of the facility.
- Grading on the site has the potential of exposing the buried waste.

Other general concerns CCEH has in relation to development projects are as follows:

2. A permit from CCEH is required for any well or soil boring prior to commencing drilling activities, including those associated with water supply, environmental investigation and cleanup, or geotechnical investigation.
3. Any abandoned wells (water, environmental, or geotechnical) must be destroyed under permit from CCEH. If the existence of such wells are known in advance or discovered during construction or other activities, these must be clearly marked, kept secure, and destroyed pursuant to CCEH requirements.
4. It is recommended that the project be served by public sewer and public water.
5. Substantial construction and demolition (C & D) waste could result from this project. Hazardous construction and demolition materials should be separated from those that can be recycled or disposed.
6. Debris from construction or demolition activity must go to a solid waste or recycling facility that complies with the applicable requirements and can lawfully accept the material (e.g., solid waste permit, EA Notification, etc.). The debris must be transported by a hauler that can lawfully transport the material. Debris bins or boxes of one cubic yard or more owned by the collection service operator shall be identified with the name and telephone number of the agent servicing the container.
7. Non-source-separated waste materials must not be brought back to the contractor's yard unless the facility has the appropriate solid waste permit or EA Notification.

These comments do not limit an applicant's obligation to comply with all applicable laws and regulations. If you should have any questions, please do not hesitate to call me at (925) 608-5549.

Sincerely,



Tim Kraus, REHS
Supervising Environmental Health Specialist

cc: Muizz Mohammed, Contra Costa Environmental Health

TK:kf



**CONTRA COSTA
HEALTH**

2120 Diamond Blvd. Suite 100 | Concord, CA 94520
Phone: 925-608-5500 | Fax: 925-608-5502
cchealth.org

RECEIVED

JUN 24 2024

CITY OF ANTIOCH
COMMUNITY DEVELOPMENT

June 17, 2024

Good Chance Management LLC
Attn: Gene Luo
7817 Oakport Street, Suite 205
Oakland, CA 94621

**RE: Quarterly Inspection of Antioch Disposal Svc LF - Lynch Site
Somerville Rd. Se Corner & Paso Corto Rd, Antioch CA
SWIS Number: 07-CR-0005
Facility ID: FA0012256**

Dear Mr. Luo:

Contra Costa Environmental Health, acting as the Local Enforcement Agency (LEA) responsible for the regulation of solid waste facilities and oversight within Contra Costa County, conducted the periodic quarterly inspection of the above referenced facility on **June 07, 2024**. A copy of the inspection report is enclosed.

The expense of inspections is the responsibility of the property owner and Good Chance Management LLC. Fees include travel, inspection time, and administrative expenses at the LEA's current hourly rate.

Should you have any questions regarding the content of the report or related issues, I may be contacted at (925) 608-5544.

Sincerely,

Muizz Mohammed, REHS
Environmental Health Specialist II

cc: Sabra Ambrose, CalRecycle
sabra.ambrose@calrecycle.ca.gov
Zoe Merideth, City of Antioch Planning Division
P.O. Box 5007, Antioch CA 94531

Closed Disposal Site Inspection Report (188)
Antioch Disposal Svc LF - Lynch Site (07-CR-0005)
6/7/2024

Corrective Action:

Operators are to repair areas of erosion and damage to help protect the integrity of the cap and prevent any of the wastes from daylighting. Operators are to repair the concrete v-ditches to restore function of the ditch to prevent storm water runoff to contribute to any future erosion concerns. Operators are to assure the landfill is maintained in a manner that is compliant with all applicable Title 27 regulations.

Historical notes:

On August 4, 2023, via email, the operator contacted the LEA and stated they are planning to fix these issues as part of their General Plan Amendment and were working with the City of Antioch Planning Department. The operator has also stated in past communication they are searching for a contractor to perform the work but have had not found one at that point. Operator is to provide the LEA status regarding the correction of the erosion damage.

On March 06, 2024. The LEA Inspector, E.Fung REHS, sent a letter to the Operators/Owners (Good Chance Management LLC) appraising the operator of the erosion damages as observed during the quarterly inspections conducted by the LEA and escalation of those observations to a violation.

27 CCR 20750 - Site Maintenance

At time of inspection, the LEA Inspector observed what appears to be some form of differential settlement/erosion on the eastern boundary of the site, more specifically on the green fence boundary to the residential homes. The settlement/erosion was observed to occur on the landfill side of the fence. As observed, it appears the current condition of the grade in the affected areas would not promote lateral runoff of stormwaters and would potentially contribute to ponding of water, additional erosion, and potential leachate. It should be noted that the LEA Inspector did not observe any daylighted wastes.

Corrective Action:

Operators to assure that the covered surfaces of the disposal area are repaired and graded in a manner to promote lateral runoff of precipitation and prevent ponding. Operators to also assure the landfill is maintained in a manner that is compliant with applicable Title 27 regulations.

No Areas of Concern

Inspection Report Comments

1. Local Enforcement Agency (LEA) on site to conduct the 2nd Quarter Periodic Inspection of the 2024 calendar year.

D21

Closed Disposal Site Inspection Report (188)
Antioch Disposal Svc LF - Lynch Site (07-CR-0005)
6/7/2024

2. This site is categorized as a closed solid waste disposal site that is not open to the public.

3. At time of inspection, LEA Inspector observed the following:

i. Observed indications of recent vegetation mowing on the main perimeter of the landfill. Access pathway from Somersville Rd appears with large vegetation growth that was not cut.

ii. Observed multiple areas of erosion in the landfill along with partial collapses of the access roads. Due to the erosion and roadway collapse, LEA Inspector traveled by foot on the site. See violation for 27CCR§21150 above.

iii. Observed some form of differential settlement and/or erosion on the eastern portion of the disposal site at the property boundary. See violation for 27CCR§20750 above.

iii. Landfill gas readings were obtained from the following wells using an RKI Eagle Multi Gas Monitor:

Landfill Gas Probe	Depth	Reading
P1	15'	0 ppm CH4
P1	32'	0 ppm CH4
P1	50'	0 ppm CH4
P2	15'	0 ppm CH4
LFG1*	5'-15'	49.5% Volume in Air
LFG1*	20'-15'	79% Volume in Air
LFG1*	40-50'	88.5% Volume in Air
<i>*It should be noted the LFG1 Gas Wells are located directly in the waste profile.</i>		
LFG2	15'	1500 ppm CH4
LFG3	5'-15'	0 ppm CH4

Attachments

Photo Log

D22

Contra Costa Environmental Health — Photo Log

Facility Name: Antioch Disposal Svc LF - Lynch Site (07-CR-0005)

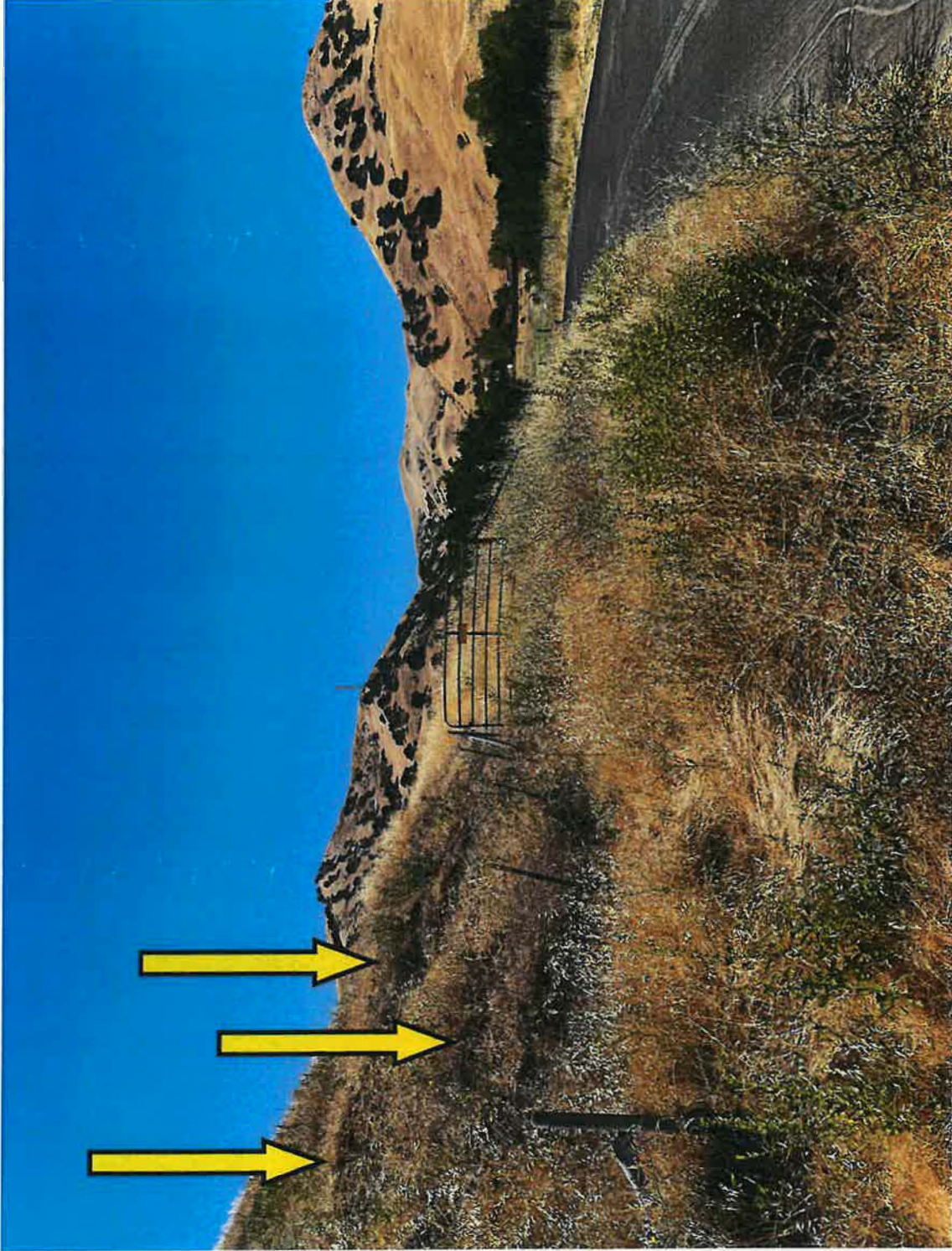
Facility Address: Somersville Rd. Se Comer & Paso Corto Rd., Antioch 94509

Record ID#: PR0013375

EHS: M.Mohammed

DA Serial #: DANOFNHDZ

Date: 06.07.2024



Description: Gated entrance on Somersville Rd. Note points of erosion with pointed arrows.

Contra Costa Environmental Health — Photo Log

Facility Name: Antioch Disposal Svc LF - Lynch Site (07-CR-0005)

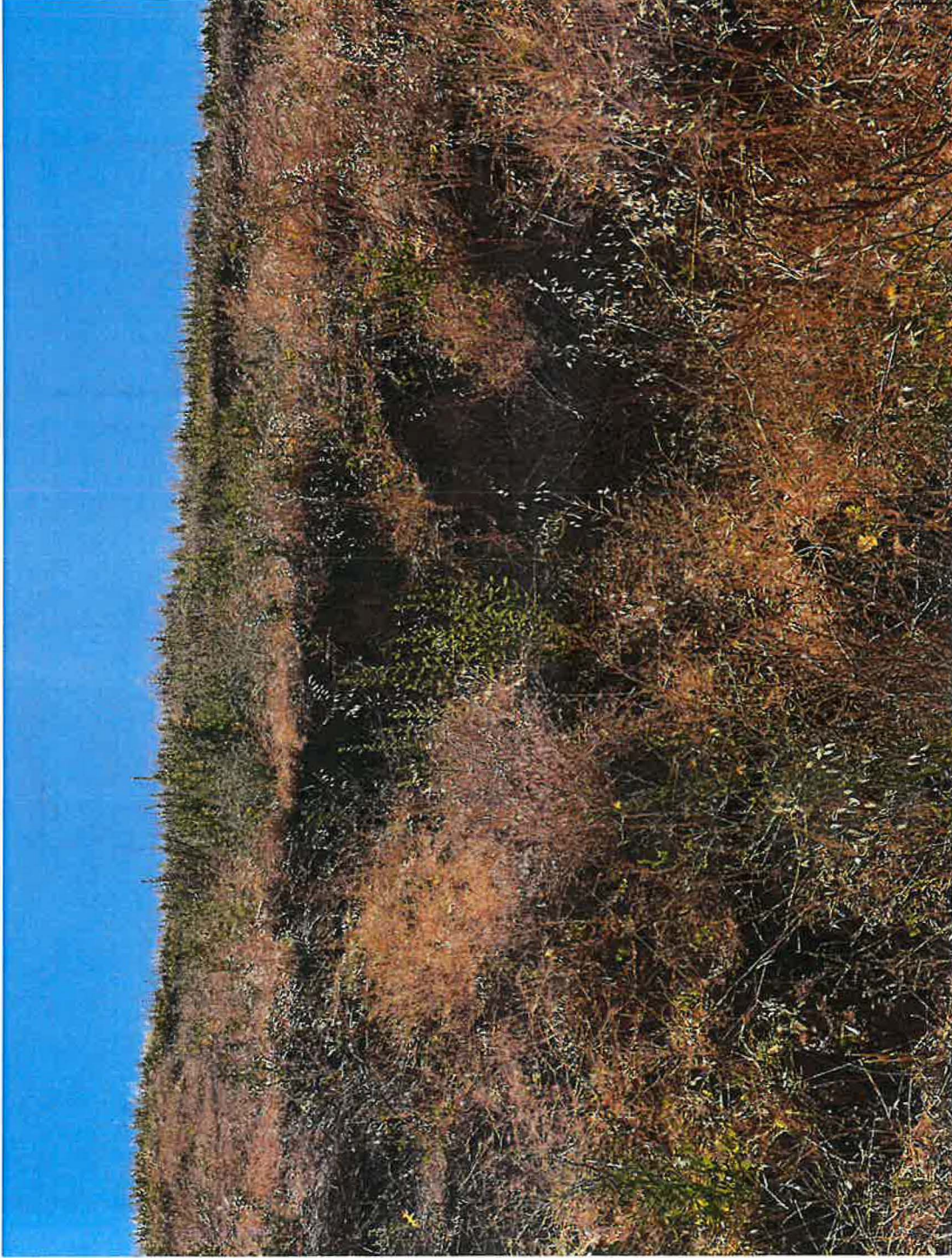
Facility Address: Somersville Rd., Se Corner & Paso Corto Rd., Antioch 94509

Record ID#: PR0013375

EHS: M.Mohammed

DA Serial #: DANOFNHDZ

Date: 06.07.2024



Description: Another shot of the erosion taken by pivoting to the left from previous image.

Contra Costa Environmental Health — Photo Log

Facility Name: Antioch Disposal Svc LF - Lynch Site (07-CR-0005)

Record ID#: PR0013375

DA Serial #: DANOFNHDZ

Facility Address: Somersville Rd. Se Corner & Paso Corto Rd., Antioch 94509

EHS: M.Mohammed

Date: 06.07.2024



Description: Erosion shown towards the lower left of the photo. Note entrance gate as point of reference.

Contra Costa Environmental Health — Photo Log

Facility Name: Antioch Disposal Svc LF - Lynch Site (07-CR-0005)

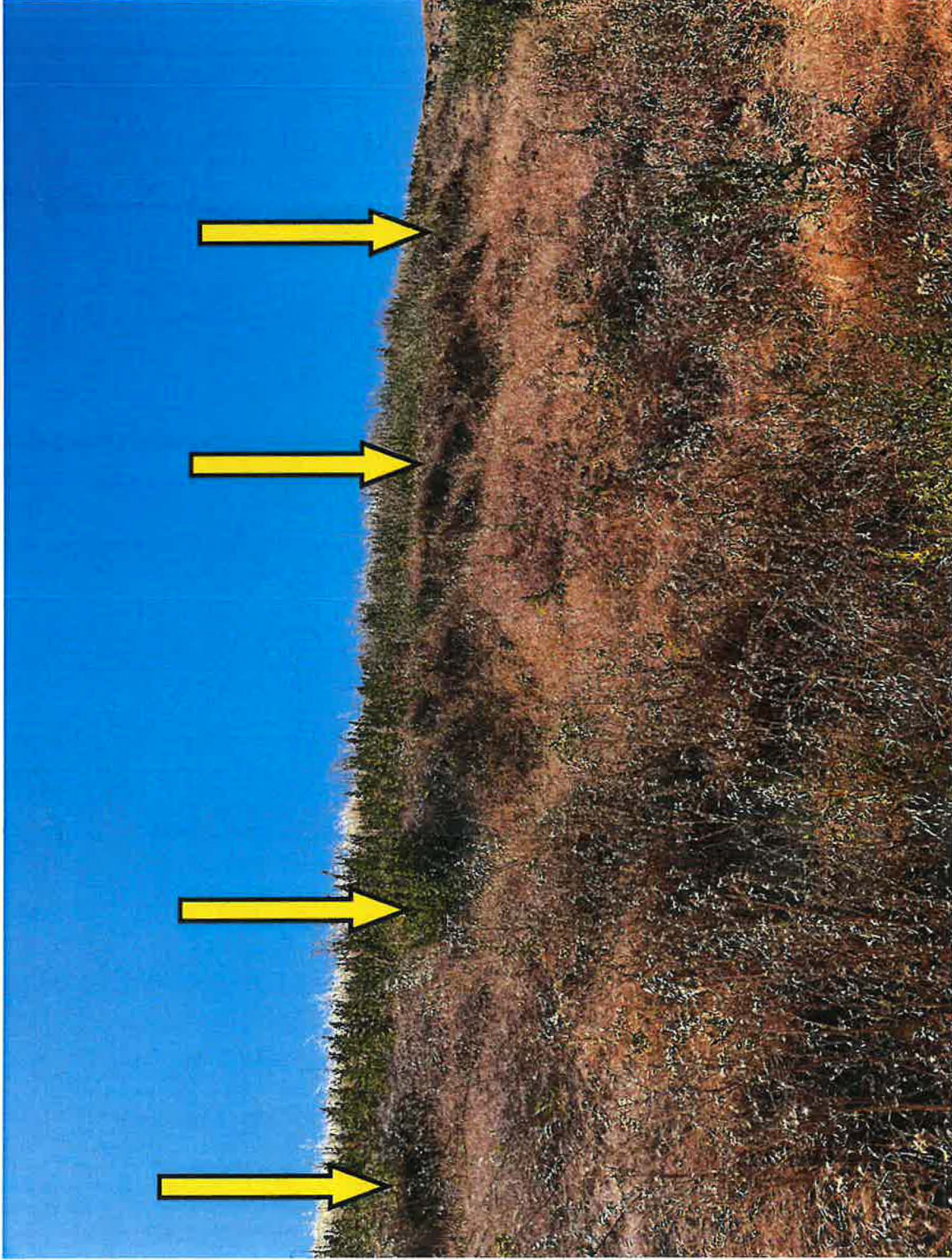
Facility Address: Somersville Rd. Se Corner & Paso Corto Rd., Antioch 94509

Record ID#: PR0013375

EHS: M.Mohammed

DA Serial #: DANOFNHDZ

Date: 06.07.2024

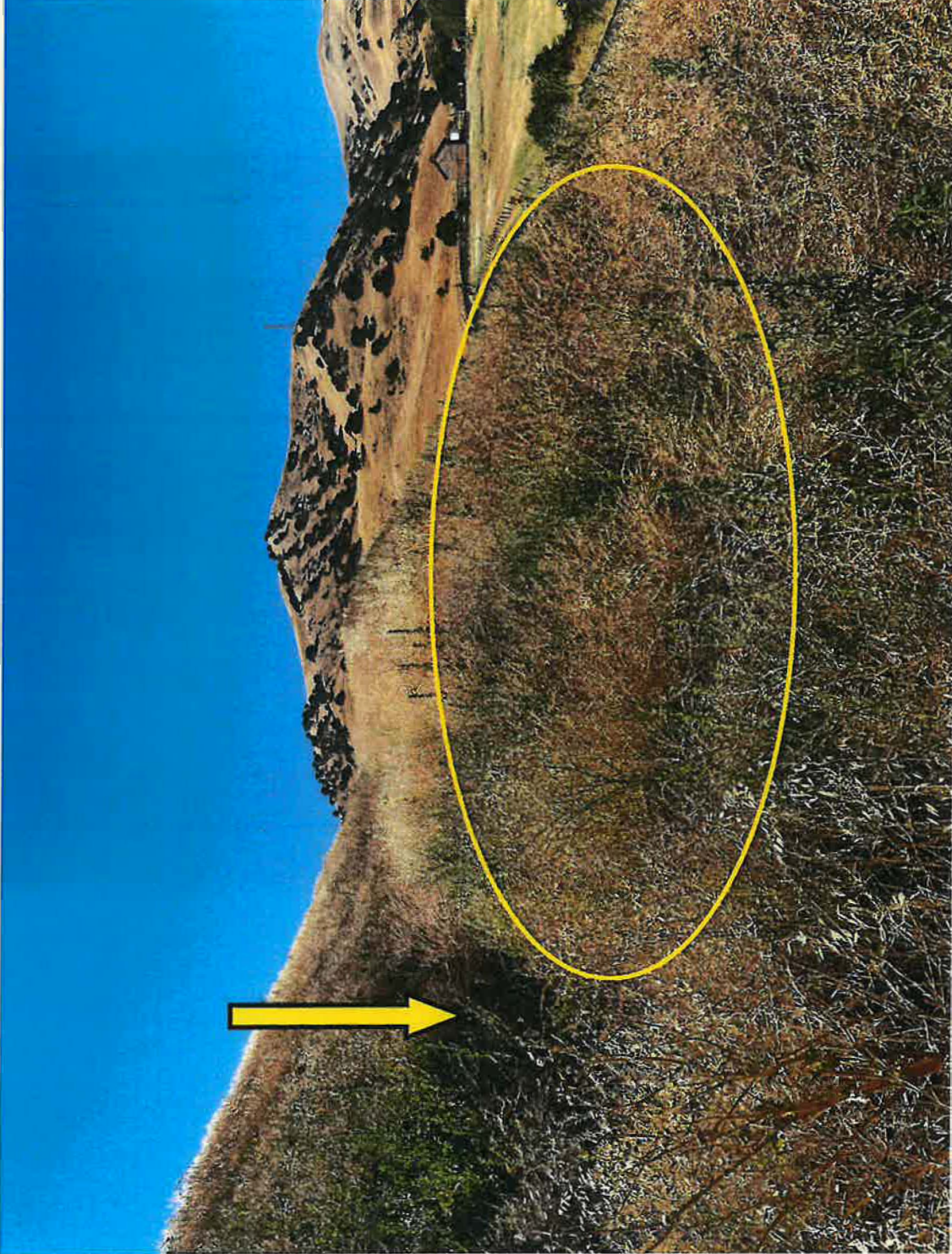


Description: Erosion on slopes taken North from the entrance gates.

Contra Costa Environmental Health — Photo Log

Facility Name: Antioch Disposal Svc LF - Lynch Site (07-CR-0005)
Facility Address: Somersville Rd. Se Corner & Paso Corto Rd, Antioch 94509

Record ID#: PR0013375
EHS: M.Mohammed
DA Serial #: DANOFNHDZ
Date: 06.07.2024



Description: Photo taken just after passing entrance gate into landfill on Somersville Rd. Note partial collapse of the pathway/road approximately within the yellow circle. Arrow pointing at damaged concrete v-ditch.

Contra Costa Environmental Health — Photo Log

Facility Name: Antioch Disposal Svc LF - Lynch Site (07-CR-0005)

Facility Address: Somersville Rd. Se Corner & Paso Corto Rd, Antioch 94509

Record ID#: PR0013375

EHS: M.Mohammed

DA Serial #: DANOFNHDZ

Date: 06.07.2024



Description: Closer view of the damaged concrete v-ditch.

Contra Costa Environmental Health — Photo Log

Facility Name: Antioch Disposal Svc LF - Lynch Site (07-CR-0005)

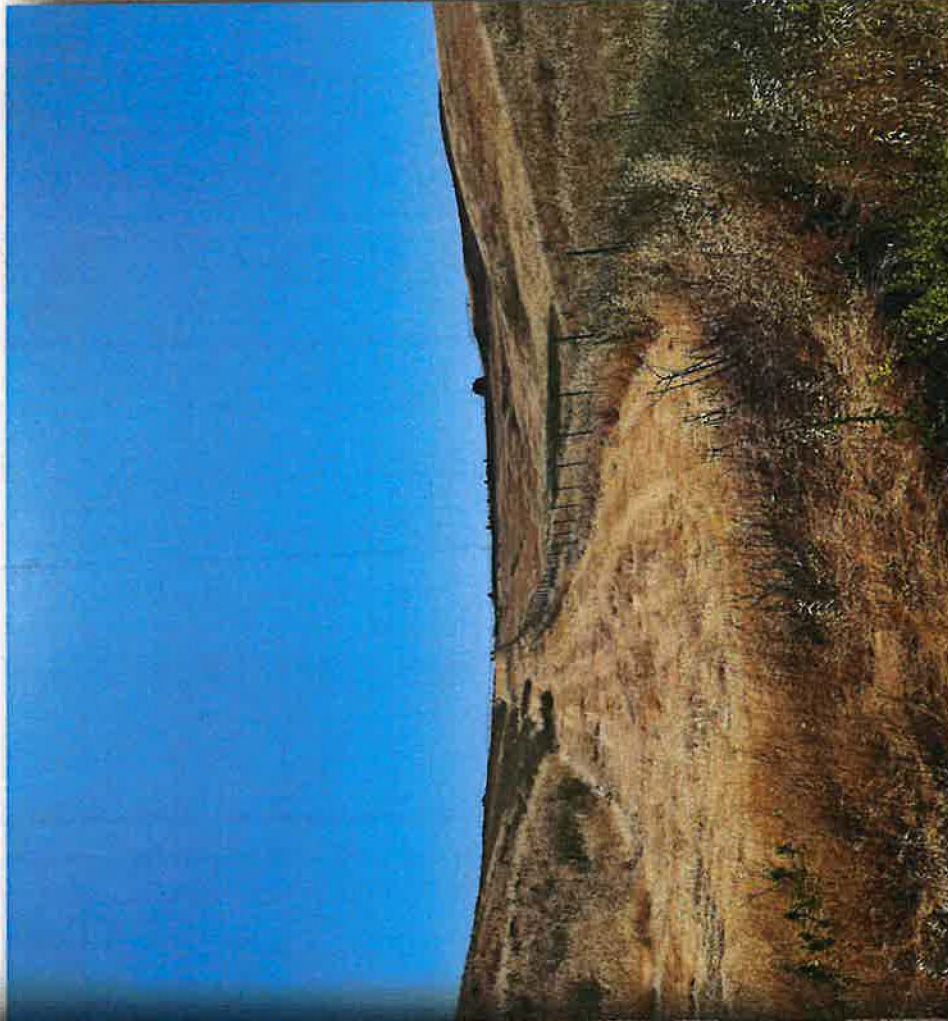
Record ID#: PR0013375

DA Serial #: DANOFNHDZ

Facility Address: Somersville Rd. Se Corner & Paso Corto Rd, Antioch 94509

EHS: M.Mohammed

Date: 06.07.2024



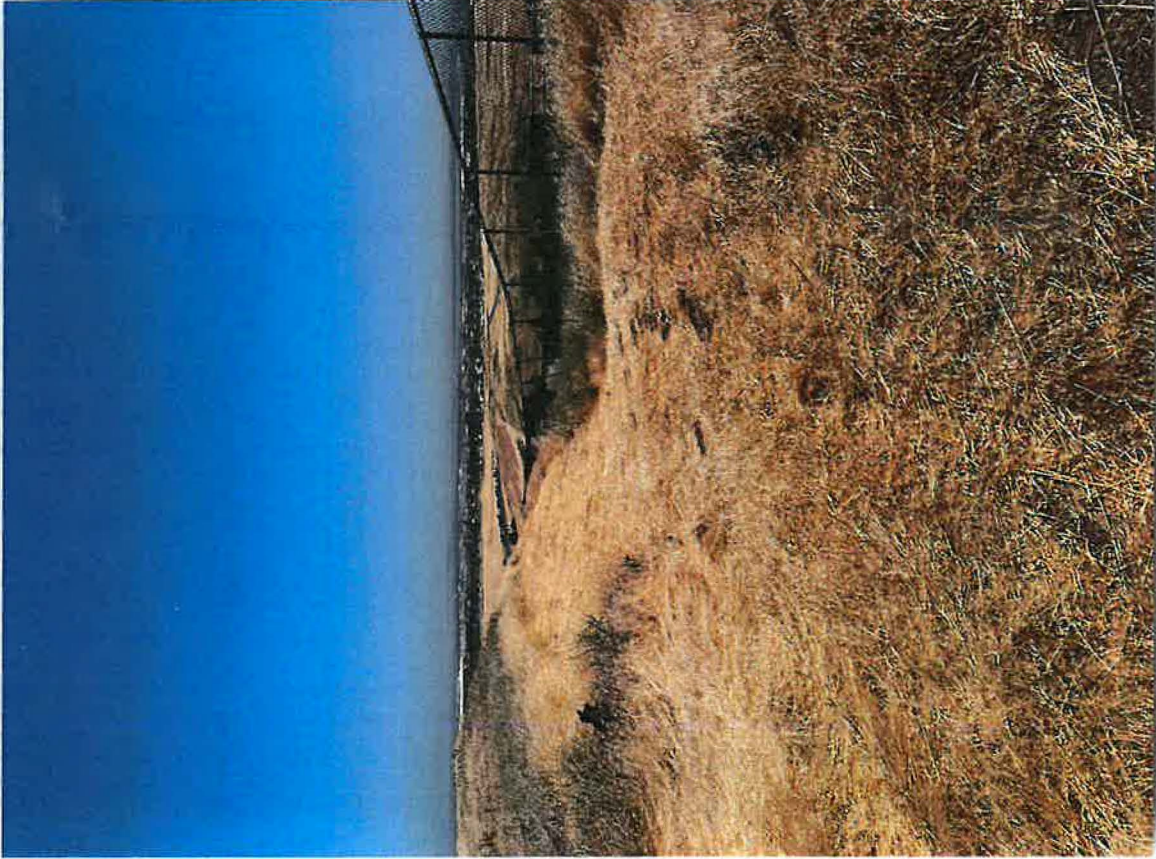
Description: (Left) View from the top of this drainage system that looks down to the Somersville Rd entrance down below. This is upstream from the damaged concrete v-ditch as noted in the previous slide.

(Right) View into the south boundary of the landfill. Photo taken by rotating to the right from the left photo.

Contra Costa Environmental Health — Photo Log

Facility Name: Antioch Disposal Svc LF - Lynch Site (07-CR-0005)
Facility Address: Somersville Rd. Se Corner & Paso Corto Rd, Antioch 94509

Record ID#: PR0013375
EHS: M.Mohammed
DA Serial #: DANOFNHDZ
Date: 06.07.2024



Description: (Left) view of the eastern boundary of the landfill, green fencing noted with settling/erosion.
(Right) closer view of the fence base with erosion/settling.

Contra Costa Environmental Health — Photo Log

Facility Name: Antioch Disposal Svc LF - Lynch Site (07-CR-0005)

Facility Address: Somersville Rd. Se Corner & Paso Corto Rd, Antioch 94509

Record ID#: PR0013375

EHS: M.Mohammed

DA Serial #: DANOFNHDZ

Date: 06.07.2024



Description: another closer view of the exposed below grade fence post at the eastern boundary.

Contra Costa Environmental Health — Photo Log

Facility Name: Antioch Disposal Svc LF - Lynch Site (07-CR-0005)
Facility Address: Somersville Rd. Se Corner & Paso Corto Rd, Antioch 94509

Record ID#: PR0013375
EHS: M.Mohammed
DA Serial #: DANOFNHDZ
Date: 06.07.2024

Description: this page was intentionally left blank.



2950 PERALTA OAKS COURT • OAKLAND • CA • 94605-0381 • T: 1-888-EBPARKS • F: 510-569-4319 • TRS RELAY: 711 • EBPARKS.ORG

April 4, 2024

Zoe Merideth, Planning Manager
City of Antioch
P.O. Box 5007, Antioch, CA 94531

Sent via email to: zmerideth@antiochca.gov

Re: Good Chance Property | PRE2023-0004 | Draft Conditions of Approval, Comments, Additional Requirements

Dear Ms. Merideth:

The East Bay Regional Park District (Park District) appreciates the opportunity to provide comments for the Preliminary Development Plan application for the proposed Good Chance Property residential development (Project) in Antioch, CA. This Project is on an approximately 16-acre site at the northern boundary of Black Diamond Mines Regional Preserve (Black Diamond Mines or park) near the intersection of Somersville Road and James Donlon Boulevard. The Project proposes building a roadway at the present entry gate to Black Diamond Mines to a cul-de-sac at the top of the property, where there will be built 13 single family homes, each with an accessory dwelling unit (ADU), for a total of 26 residences. The project also includes a large solar array on the western slopes of the Project, facing the entrance to Black Diamond Mines. The developer is requesting that Antioch change the property’s land use designation from Open Space to Medium Low Density Residential, so that it is compatible with the current R-6 Zoning Designation.

At 8,538 acres, the adjacent Black Diamond Mines is one of the largest regional parks in the Park District and contains several rare and endemic plant and animal species and it was the site of California’s largest coal mining operation, the Mount Diablo Coal Field, in the 1800s. The park is listed on the California Register of Historical Resources and the National Register of Historic Places, and is habitat for several rare, threatened, and endangered species. Park programs allow visitors to explore underground mine workings while 60 miles of trails allow residents to recreate and explore nature nearby. Black Diamond Mines is a significant asset and draw to East Contra Costa County and is enjoyed by thousands of Antioch residents every year.

As an adjacent landowner and manager of one of the largest parks in the region, the Park District has several concerns related to the Project site’s topography, past use history, proximity to Black Diamond Mines’ sensitive natural and cultural resources, and lack of information provided in the Project description and plans. These concerns are detailed below:

- **Road Alignment / Park Entry.** The park entry and Somersville Road will be impacted by the Project. Somersville Road was built in the late 1800s to connect Antioch with the town of Somersville and the other 19th century coal mining towns, and it is part of Antioch’s earliest history. Today, it is the main entry into the park and includes an entry gate, park signage, and landscaping. Somersville Road, south of James Donlon, follows its original 1800s alignment and could be considered a cultural resource.

Board of Directors

Elizabeth Echols President Ward 1	Ellen Corbett Vice President Ward 4	John Mercurio Treasurer Ward 6	Olivia Sanwong Secretary Ward 5	Dee Rosario Ward 2	Dennis Waespi Ward 3	Colin Coffey Ward 7	Sabrina Landreth General Manager
---	---	--------------------------------------	---------------------------------------	-----------------------	-------------------------	------------------------	-------------------------------------

D34

According to the Project designs, the east half of Somersville Road at the park entry would be removed to make room for a private neighborhood road, destroying this section of roadway and public right-of-way. It may not be possible to realign Somersville Road and the park entry any farther to the west because of the steeply sided Markley Creek Canyon which is already very near the west edge of the road. The Project will need to include in its analysis any impacts to the existing roadway, park entry signage, landscaping, as well as impacts to the viewshed and aesthetics. Furthermore, if the roadway needs to be realigned, the Project proponents should include that in the Project elements.

- **Impacts to Cultural Resources.** The Project could impact either previously recorded or not-yet-identified cultural resources. The Project analysis should examine the potential to impact any significant resources within the Project footprint. Given the nearby historic property, the Project, especially due to the installation of the solar array, has the potential to affect historic-age built environment resources and the rural historic setting. Therefore, a viewshed study should be conducted. The study should include the analysis of the type, scale, and location of the proposed development and the Project's potential effect on historic-age built environment resources that may be affected visually, as well as the potential to affect a rural historic setting.
- **Former Landfill Use.** The proposed Project is on the site of the former Antioch-Lynch Landfill which was active until the mid-1970s. In March 2023, landfill materials were exposed and washed down toward Somerville Road, along the main entry and exit to Black Diamond Mines, and Markley Creek. Eroding landfill material not only creates a visual and physical impact, but it could expose wildlife and the public to health risks.
- **Topography.** The Project is on a small but steeply sloped parcel. The building of a roadway to the top would require significant earth modifications and construction of retaining walls along Somersville Road, which runs immediately west of and just below the proposed Project. As mentioned previously, park staff report that in March 2023 there was a landslide from the subject property onto Somersville Road, which exposed landfill material. The Park District reached out to the property owner, Good Chance, shortly thereafter, and they requested the Park District provide a list of contractors to do grading work and repairs, but they have been non-responsive to follow-up correspondence and the work has yet to be completed. More erosion issues and exposure of buried landfill materials could be exacerbated by the Project.
- **Insufficient Information in Project Plans.** The Park District requests that the plans clearly show the existing conditions of the project vicinity, including current road and sidewalk footprints, the park entry gate, landscaping, and signage to Black Diamond Mines. It is not readily apparent in the submitted plans just how much the Project would impact the entry and exit to Black Diamond Mines. The Park District also requests that the Project Description be updated to include mention of the property's former use as a landfill and the location of monitoring wells and to clarify that the Project site is not on Black Diamond Mines property but is adjacent to it.

As stated, the Park District has several concerns with the proposed Project because it could significantly impact the adjacent park. Furthermore, a careful and comprehensive environmental review of the project under the California Environmental Quality Act needs to consider impacts from the project to aesthetics, geology and soils, recreation, utilities, hazardous materials, cultural resources, and public services.

Furthermore, the Park District requests that the City condition any development of the property on the grant from the applicant to the Park District of the following: 1) a public access and utility easement over the eastern

side of Somersville Road located within the property and 2) a landscape easement in the northwestern corner of the property. For background, in the 1980s the County vacated their rights to Somersville Road in the vicinity of the Project meaning that ownership of Somersville Road on either side of the centerline fell to the adjacent property owners, which is currently Good Chance on the east and the City of Antioch on the west. The Park District plans to improve the entrance into Black Diamond Mines by installing enhanced signage and landscaping, developing a new staging area, and enhancing public access into the Preserve. For approximately eight years, the Park District has been working with the applicant, unsuccessfully, to obtain these rights. The Park District has already obtained a public access and utility easement from the City of Antioch which owns the western side of Somersville Road in the vicinity.

Thank you for your review and consideration of our comments on the Project designs and description. The Park District looks forward to further discussions with the City about the proposed Project and how we can best protect valuable natural and cultural resources and recreational open space while serving the needs of Antioch residents. Please feel free to contact Eddie Willis at ewillis@ebparks.org or 510-544-2621 if you have any questions or would like to discuss further.

Sincerely,



Eddie Willis, Planner

Cc: Brian Holt, Chief of Planning, Trails, and GIS
Becky Bremser, Chief of Land Acquisition



March 19, 2024

Zoe Meredith
City of Antioch
200 H Street
Antioch, CA 94509

Ref: Gas and Electric Transmission and Distribution

Dear Zoe Meredith,

Thank you for submitting the PRE2023-0004 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.



April 4, 2024

Zoe Merideth
City of Antioch
200 H Street
Antioch, CA4509

Re: PRE2023-0004
Good Chance Property

Dear Zoe Merideth,

Thank you for providing PG&E the opportunity to review the proposed plans for PRE2023-0004 dated 3/14/2024. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management



CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

4005 PORT CHICAGO HWY, STE 250, CONCORD, CA 94520 • (925) 941-3300 • CCCFPD.ORG

March 29, 2024

City of Antioch
Attn: Zoe Merideth
P.O. Box 5007
Antioch, CA 94531-5007
925-779-6122
zmerideth@antiochca.gov

Subject: Good Chance Property
Somerville Rd & James Donlon Blvd (APN 076-021-006)
Project # PRE2023-0004
CCCFPD Project No.: P-2024-000936

City of Antioch,

We have reviewed the **Preliminary Development Plan application for a General Plan amendment from Open Space to Medium Low Density Residential and a rezone from R-6 to Planned Development to construct a 13-unit residential development located on the Black Diamond Mines Regional Park natural open space**, at the subject location.

Based on our preliminary review, the following may be required for Fire District approval.

1. The Permittee shall pay all fire facility impact fees at the time of the issuance of the first building permit, at the then-current rate.
2. The Permittee shall request that the Project site be annexed into the most current Community Facilities District for fire protection and emergency response services (if applicable), or developer will provide an alternative funding mechanism acceptable to the Contra Costa Fire Protection District for the provision of fire protection and emergency response services.
3. CFC Chapter 33 Fire Safety During Construction – Fire Prevention Program. *The owner or owner's authorized agent shall be responsible for the development, implementation, and maintenance of an approved, written site safety plan establishing a fire prevention program at the project site applicable throughout all phases of the construction, repair, alteration, or demolition work. The plan shall address the requirements of this chapter and other applicable portions of the code, the duties of staff and staff training requirements. The plan shall be submitted and approved before a building permit is issued. Any changes to the plan shall be submitted for approval (CFC §3303.1).* The fire prevention program superintendent shall develop and maintain an approved pre-fire plan in

cooperation with the Fire Chief. The Fire Chief and Fire Code Official shall be notified of changes affecting the utilization of information contained in such pre-fire plans. The Fire Prevention Program for Fire Safety During Construction should comply with NFPA 241.

4. The developer is required to submit a Land Development application and plan submittal to Contra Costa County Fire Protection district for review and approval. For information or questions on submittal requirements, please email the CCCFPD Permit Technicians at permittech@cccfpd.org.

The following are **deferred submittals** that the developer may be required as a result of the Land Development Review:

1. Automatic Fire Sprinkler System
 2. Private Fire Service Main Underground
 3. Fire Pump
5. Fire and Emergency Apparatus Access Roads shall comply with the California Fire Code and current Contra Costa County Fire Protection District Ordinance.
 6. All proposed dead-end fire apparatus access roads shall be equipped with a CCCFPD-approved turnaround, located in the current edition of the CCCFPD Ordinance.
 7. All future access gates that lay across Fire District apparatus access roads shall be installed in accordance with the current edition of the CCCFPD Ordinance and the CFC. Electrically operated gates shall be equipped with a Knox Company key-operated switch. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire District lock.
 8. The developer will need to provide fire hydrants in locations that comply with the CFC and the current edition of the CCCFPD's Ordinance.

Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site.

All projects shall be submitted to the Fire District for review and approval ***prior*** to construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal.

ALL PLAN SUBMITTALS SHALL BE SUBMITTED THROUGH THE FIRE DISTRICT'S PUBLIC PORTAL WEBSITE: <https://confire.vision33cloud.com/citizenportal/app/landing>

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



Danielle Thomas
2024.03.29 13:12:58
-07'00'

Danielle Thomas, Fire Inspector
dthom@cccfpd.org | 925-941-3300

From: [Thao Nguyen](#)
To: [Merideth, Zoe](#)
Cc: [Michelle Cordis](#)
Subject: RE: City of Antioch Project Routing for Good Chance Property (PRE2023-0004)--Log-in, and if so, to whom?
Date: Monday, April 1, 2024 9:19:33 AM
Attachments: [image005.png](#)
[DA 55 Fee - Good Chance Property.pdf](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Zoe,

The Contra Costa County Flood Control and Water Conservation District (FC District) has reviewed the Request for Comments for the Good Chance Property project (APN 076-021-006) in the City of Antioch, CA 94509. We submit the following comments:

1. This project is located within Drainage Area 55, for which a drainage fee is due in accordance with Flood Control Ordinance Number 2002-23. By ordinance, all building permits or subdivision maps filed in this area are subject to the provisions of the drainage fee ordinance. Effective Jan 2024, the current fee in this drainage area is \$1.13 per square foot of newly created impervious surface. The drainage area fee for this lot should be collected prior to filing the final map.
2. The District is not the approving local agency for this project as defined by the Subdivision Map Act. As a special district, the District has an independent authority to collect drainage fees that is not restricted by the Subdivision Map Act. The District reviews the drainage fee rate every year the ordinance is in effect and adjusts the rate annually on January 1 to account for inflation. The drainage fee rate does not vest at the time of tentative map approval. The drainage fees due and payable will be based on the fee in effect at the time of fee collection.
3. The DA55 fee for this project is estimated to be \$110,625 calculated based on the proposed areas of 13 lots and the ADUs as shown on the Preliminary Development Plan Site Layout (Sheet C8/9) prepared by Milani & Associates, dated August 2023. Please see the enclosed spreadsheet for our drainage fee calculation.
4. We recommend that the City condition the developer to design and construct storm drain facilities to adequately collect and convey stormwater entering or originating within the development to the nearest adequate man-made drainage facility or natural watercourse, without diversion of the watershed.

5. The developer should be required to submit hydrology and hydraulic calculations to the City that prove the adequacy of the in-tract drainage system and the downstream drainage system. We defer review of the local drainage to the City.
6. We recommend that the City condition the developer to contact the appropriate environmental regulatory agencies such as the State Department of Fish and Wildlife, and State Regional Water Quality Control Board to obtain all the necessary permits for this project or show that such permits are not necessary.
7. The applicant should be required to comply with the current National Pollutant Discharge Elimination System (NPDES) requirements under the City Stormwater Management and Discharge Control Ordinances and the C.3 Guidebook. We support the State's goal of providing best management practices to achieve the permanent reduction or elimination of stormwater pollutants and downstream erosion from new development.

We appreciate the opportunity to review plans involving drainage matters and welcome continued coordination. Please let us know if you have any questions.

Thanks,



Thao Nguyen Nguyen | Staff Engineer
Contra Costa County Flood Control & Water Conservation District
255 Glacier Drive, Martinez, CA 94553
thao.nguyen@pw.cccounty.us | Office: 925-313-2197

From: Villagrana, Monique <mvillagrana@antiochca.gov>

Sent: Thursday, March 14, 2024 1:30 PM

Subject: City of Antioch Project Routing for Good Chance Property (PRE2023-0004)

You don't often get email from mvillagrana@antiochca.gov. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

The City of Antioch Planning Division is requesting your review of the project information and plans contained in the attached document.

Please provide feedback on availability of services, potential design or code conflicts,

requirements for additional permits and draft conditions of project approval.

Responses are requested at your earliest availability, by or before April 4, 2024, to Zoe Merideth at zmerideth@antiochca.gov.

Thank you in advance for your time and collaboration.

Monique Villagrana

Community Development Technician | Planning Division

☎: (925) 779-6163 (Direct)

☎: (925) 779-6159 (Main)

☎: (925) 779-7034 (Fax)

✉: mvillagrana@antiochca.gov

🌐: www.antiochca.gov

Community Development Department | 200 'H' Street, Antioch, CA 94509-1005



Summary of Drainage Fees

Development #: Good Chance Property Date: 20-Mar-24
 APN: 076-021-006 Ordinance: 2002-23
 Drainage Area: 55

Building		Subdivision	
Unit Price	Amount	Unit Price	Amount
\$ 46,466		\$ 49,912	
39,821		44,499	
33,324		37,561	
Building		Subdivision	
Unit Price	Amount	Unit Price	Amount
\$ 36,612		\$ 36,612	
2,170		2,170	
2,486		2,486	
2,893		2,893	
3,311		3,311	
3,718		3,718	
4,113		4,113	
4,317		4,317	
Building		Subdivision	
Unit Price	Amount	Unit Price	Amount
\$ 3,040		\$ 4,870	
3,175		5,074	
3,311		5,277	
3,447		5,481	
3,650		5,774	
4,057		6,362	4
4,735		7,322	4
5,853		8,780	4
7,266		10,486	1
8,712		12,080	

(Amount Below to be added to the total)
 Area of impervious surface of the ADUs: 9,100 Sqr Ft Unit Price 1.13 Amount \$ 10,283.00
TOTAL: \$110,625.00

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

Comments:
 This fee estimate is based on charges for 13 individual single-family residential units' lot sizes and the combined impervious area of the ADUs as shown on the Preliminary Development Plan Site Layout (Sheet C8/9) by Millani & Associates, dated August 2023. Based on Ordinance 2002-233 of DA 46: This project is eligible for 100 SF deduction for each of the ADU units. Therefore, new impervious surface = (800SF - 100SF) * 13 ADU units = 9100 SF

Prepared by: **Thao Nguyen**

Lot Closure

LOT #	(square feet)		
1	35,447	-	-
2	15,447	-	-
3	14,510	-	-
4	13,506	-	-
5	12,502	-	-
6	25,287	-	-
7	23,462	-	-
8	21,999	-	-
9	12,199	-	-
10	13,919	-	-
11	15,638	-	-
12	17,357	-	-
13	29,304	-	-
14	-	-	-
15	-	-	-
16	-	-	-
17	-	-	-
18	-	-	-
19	-	-	-
20	-	-	-
21	-	-	-
22	-	-	-
23	-	-	-
24	-	-	-
25	-	-	-
26	-	-	-
27	-	-	-
28	-	-	-
29	-	-	-
30	-	-	-
31	-	-	-
32	-	-	-
33	-	-	-
34	-	-	-
35	-	-	-
36	-	-	-
37	-	-	-
38	-	-	-
39	-	-	-
40	-	-	-
41	-	-	-
42	-	-	-
43	-	-	-
44	-	-	-
45	-	-	-
46	-	-	-
47	-	-	-
48	-	-	-
49	-	-	-
50	-	-	-
51	-	-	-
52	-	-	-
53	-	-	-
54	-	-	-
55	-	-	-
56	-	-	-
57	-	-	-
58	-	-	-
59	-	-	-
60	-	-	-
61	-	-	-
62	-	-	-
63	-	-	-
64	-	-	-
65	-	-	-
66	-	-	-
67	-	-	-
68	-	-	-
69	-	-	-
70	-	-	-
71	-	-	-
72	-	-	-
73	-	-	-
74	-	-	-
75	-	-	-
76	-	-	-
77	-	-	-
78	-	-	-
79	-	-	-
80	-	-	-
81	-	-	-
82	-	-	-
83	-	-	-
84	-	-	-
85	-	-	-
86	-	-	-
87	-	-	-
88	-	-	-
89	-	-	-
90	-	-	-
91	-	-	-
92	-	-	-
93	-	-	-
94	-	-	-
95	-	-	-
96	-	-	-
97	-	-	-
98	-	-	-
99	-	-	-
100	-	-	-

Total Area (ft²): 250,575
 Total Area (Acres): 5.752

Comments:

AREA (SF)	QTY
<2,500	-
2,500-2,999	-
3,000-3,999	-
4,000-4,999	-
5,000-5,999	-
6,000-6,999	-
7,000-7,999	-
8,000-9,999	-
10,000-13,999	4
14,000-19,999	4
20,000-29,999	4
30,000-39,999	1
40,000 +	-

Summary of Drainage Fees

Development #: Good Chance Property Date: 20-Mar-24
 APN: 076-021-006 Ordinance: 2002-23
 Drainage Area: 55

	Building		Subdivision	
	Unit Price	Amount	Unit Price	Amount
Commercial/Industrial/Downtown Office (Medium)	\$ 46,466	-	\$ 49,912	-
Office (Light)	39,821	-	44,499	-
	33,324	-	37,561	-
Multifamily Residences				
Less than 2,500 square ft of land	\$ 36,612	-	\$ 36,612	-
2,500-2,999 (square feet per unit)	2,170	-	2,170	-
3,000-3,999	2,486	-	2,486	-
4,000-4,999	2,893	-	2,893	-
5,000-5,999	3,311	-	3,311	-
6,000-6,999	3,718	-	3,718	-
7,000-7,999	4,113	-	4,113	-
8,000 +	4,317	-	4,317	-
Single Family Residential				
4,000-4,999 (square feet per unit)	\$ 3,040	-	\$ 4,870	-
5,000-5,999	3,175	-	5,074	-
6,000-6,999	3,311	-	5,277	-
7,000-7,999	3,447	-	5,481	-
8,000-8,999	3,650	-	5,774	-
9,000-9,999	4,057	-	6,362	-
10,000-13,999	4,735	-	7,322	-
14,000-19,999	5,853	-	8,780	-
20,000-29,999	7,266	-	10,486	-
30,000-39,999	8,712	-	12,080	-
40,000 +	-	-	-	-

(Amount Below to be added to the total)
 Area of impervious surface of the ADUs: 9,100 Sqr Ft Unit Price 1.13 Amount \$ 10,283.00
TOTAL: \$110,625.00

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

Comments:
 This fee estimate is based on charges for 13 individual single-family residential units' lot sizes and the combined impervious area of the ADUs as shown on the Preliminary Development Plan Site Layout (Sheet C8/9) by Millani & Associates, dated August 2023. Based on Ordinance 2002-233 of DA 46: This project is eligible for 100 SF deduction for each of the ADU units. Therefore, new impervious surface = (800SF - 100SF) * 13 ADU units = 9100 SF

Prepared by: Thao Nguyen

Lot Closure

LOT #	(square feet)		
1	35,447	-	69
2	15,447	-	70
3	14,510	-	71
4	13,506	-	72
5	12,502	-	73
6	25,287	-	74
7	23,462	-	75
8	21,999	-	76
9	12,199	-	77
10	13,919	-	78
11	15,638	-	79
12	17,357	-	80
13	29,304	-	81
14	-	-	82
15	-	-	83
16	-	-	84
17	-	-	85
18	-	-	86
19	-	-	87
20	-	-	88
21	-	-	89
22	-	-	90
23	-	-	91
24	-	-	92
25	-	-	93
26	-	-	94
27	-	-	95
28	-	-	96
29	-	-	97
30	-	-	98
31	-	-	99
32	-	-	100
33	-	-	
34	-	-	

AREA (SF)	QTY
<2,500	-
2,500-2,999	-
3,000-3,999	-
4,000-4,999	-
5,000-5,999	-
6,000-6,999	-
7,000-7,999	-
8,000-9,999	-
10,000-13,999	4
14,000-19,999	4
20,000-29,999	4
30,000-39,999	1
40,000 +	-

Total Area (ft²): 250,575
 Total Area (Acres): 5.752

Comments: