



ANTIOCH SERVICE CENTER

City of Antioch Planning Department Submission

PROJECT DESCRIPTION

PG&E is renovating and replacing utility, site and building facilities at the current Antioch Service Center in order to update and improve safety and efficiency. These improvements will enable the service center to improve response time for emergencies and improve timely ongoing maintenance and installation services to the surrounding communities. The intent is to replace aging (some 60+ years old) and inadequately-sized facilities. The project also improves and enhances environmental safety. It will improve employee workplace experience by providing appropriate space accommodations and support functions. The project will allow PG&E to align with PG&E's Mission Statement: *"To ensure the well-being and vitality of (its) customers, employees, and the communities (they) serve"*.

This site has been owned and operated as a PG&E service center for many decades – there is no change in use and no additional functions added. The current Customer Service Center will remain in downtown Antioch to continue providing safe, convenient service to the community.

The Service Center site is located in the Hillcrest Station Area Specific Plan, 2111 Hillcrest Ave., APN 051-160-002. The service center occupies approximately 26 acres out of the 56.15 acre overall PG&E property. It is immediately adjacent to a single-family residential neighborhood to the north, our own electrical substation to the east with open fields beyond, SP railroad property and a BART station / arterial to the south, and Hillcrest Ave. on the west. There are few trees on the service center site, located in the existing employee parking area. As the main site entrance is being modified to allow for more stacking/queueing of vehicles off of Hillcrest, this lot becomes ineffective and unsafe. Therefore, the intention is to relocate the employee parking, develop one of the stormwater detention basins in that area, saving as many trees as possible. This keeps open/green space near the street and residential areas.

The proposed project conceptual plans and related information are included in this submission package for the City's consideration. The proposed project consists of 3 major facilities replacement/improvements:

- A. Fleet building – Approximately 20,000 SF single story building for fleet storage and minor maintenance. This building has a very low use intensity.
- B. Logistics/Warehouse building – Approximately 34,000 SF single story building consisting of shops and enclosed warehouse space, and another approximately 20,000 SF of unconditioned covered storage. This building has a low use intensity.
- C. Operations building – Approximately 28,000 SF single story building, primarily office and meeting room uses. This building has an average office use intensity, with a lower intensity from mid-morning thru the afternoon as crews disperse out to the field.

ASC Narrative

These will replace a multitude of smaller, scattered facilities. PG&E will develop a specific list of those buildings that will be removed as the new buildings are completed, in order to provide an accurate tax database.

Additional smaller support structures include:

- Material Storage Building – Approximately 1,800 SF enclosed single story unoccupied building
- Covered (Canopy) Material Storage pad
- Covered Site Bulk Material Storage bins
- Power Pole storage bins
- Replacement Emergency Generator
- Fleet Fueling Station with fully compliant double containment above ground fuel tank
- Covered Outdoor Employee Break Area
- Covered Trash/Recycle enclosure
- PV Canopies over employee parking

In addition to the structures noted, the site will have employee and fleet parking, and paved and gravel surfaces for laydown/material storage. PG&E plans to exceed code minimums for Electric Vehicle Charging Stations in the employee lot and in the fleet parking area as they transition to more hybrid fleet vehicles. As PG&E expands their hybrid fleet, they also are expanding their alternative power generation capacities by placing PV canopies over employee parking. Additional PV panels on new building roofs and even small parapet-mounted wind turbines are being considered as well.

PG&E understands the proximity to sensitive environments, and is taking a responsible approach to containment, pre-treatment, and stormwater management. Two stormwater detention basins will be constructed, sized to consider the possibility of additional paved areas in the future.

The PG&E service center employees mostly full-time permanent employees, including field crews that disperse out to worksites after an initial check-in and gathering of materials at the service center. The facility is normally active Monday thru Friday from 6:30am to 5:00pm; although those hours can be extended if needed for emergency events or unique projects. The service center does not have a public counter and will only have a few visitors, primarily vendors, deliveries and other PG&E staff visiting on official business.

On behalf of the entire PG&E Antioch Service Center project team, we look forward to the City's input on this project so that together we can make these very important service function improvements a reality.

Sincerely,
Richard Price

DGA Project Manager