

**PLANNING COMMISSION
RESOLUTION # 2023-12**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
APPROVING DESIGN REVIEW FOR CHICK-FIL-A RESTAURANT AT 5705 LONE TREE
WAY
(AR-22-11)
(APN:056-340-001)**

WHEREAS, the City of Antioch (“City”) received an application from Ed Hale 4G Development & Consulting for approval of Design Review for the development of a Chick-Fil-A Restaurant with drive-thru, and associated site improvements at 5705 Lone Tree Way (AR-22-11) (APN: 056-340-001);

WHEREAS, the application was deemed complete on November 4, 2022; and

WHEREAS, a traffic analysis was prepared to analyze on-site and off-site circulation and traffic issues associated with the proposed use;

WHEREAS, the project is Categorically Exempt from CEQA pursuant to Article 19, Section 15332 Infill Development. Class 32 consists of projects characterized as in-fill development;

WHEREAS, the Planning Commission held a public hearing and considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request;

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Planning Commission hereby approves Design Review for the Chick-Fil-A Restaurant with drive-thru project (AR-22-11) subject to Exhibit A Conditions of Approval.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 15th day of March, 2023, by the following vote:

AYES: Gutilla, Martin, Motts, Riley, Schneiderman

NOES: Lutz

ABSENT: Hills

ABSTAIN:

Forrest Ebbs
Forrest Ebbs (Mar 28, 2023 10:31 PDT)

FORREST EBBS
Secretary to the Planning Commission

**EXHIBIT A
CONDITIONS OF APPROVAL
(SEPARATE PAGE)**

EXHIBIT A: CONDITIONS OF APPROVAL, Chick Fill A, 5705 Lone Tree Way (AR-22-11)

General Conditions		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
1.	Project Approval. This Design Review approval is for 5705 Lone Tree Way, APN: 056-034-001, as substantially shown and described on the project plans, except as required to be modified by conditions herein. Plans date received October 7, 2022, as presented to the Planning Commission on March 15, 2023 ("Approval Date."). For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City.	City of Antioch	On-Going	Planning Department	
2.	Project Approval Expiration. This Design Review approval expires on March 22, 2025 (two years from the date on which this approval becomes effective) or at an alternate time specified as a condition of approval, unless a building permit has been issued and construction diligently pursued. The approval may be renewed by the Zoning Administrator for a period up to an additional one (1) year, provided that, at least ten (10) days before expiration a request for renewal of the approval is filed with the Community Development Department. Any subsequent extensions shall be subject to Planning Commission Approval.	City of Antioch	On-Going	Planning Department	

EXHIBIT A: CONDITIONS OF APPROVAL

<p>3.</p>	<p>City Fees. The applicant shall pay any and all City and other related fees applicable to the property, as may be modified by conditions herein. Fees shall be based on the current fee structure in effect at the time the relevant permits are secured and shall be paid before issuance of said permit or before any City Council final action approval. Notice shall be taken specifically of Plan Check, Engineering, Fire and Inspection Fees. The project applicant shall also reimburse the City for direct costs of planning; building and engineering plan check and inspection, as mutually agreed between the City and applicant.</p> <p><i>Discretionary or ministerial permits/approvals will not be considered if the developer is not current on fees, balances, and reimbursement that are outstanding and owed to the City.</i></p>	<p>City of Antioch</p>	<p>On-Going</p>	<p>Community Development Department</p>	
<p>4.</p>	<p>Pass-Through Fees. The developer shall pay all pass-through fees. Fees may include but are not limited to: East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance. Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance. Contra Costa County Map Maintenance Fee in affect at the time of recordation of the final map(s). Contra Costa County Flood Control District Drainage Area fee. School Impact Fees. Delta Diablo Sanitation Sewer Fees. Contra Costa Water District Fees.</p>	<p>City of Antioch</p>	<p>On-Going</p>	<p>Community Development Department</p>	
<p>5.</p>	<p>Appeals. Pursuant to Section 9-5.2509 of the Antioch Municipal Code, any decision made by the Planning Commission which would otherwise constitute final approval or denial may be appealed to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk within five (5) working days after the decision. All appeals to the City Council from the Planning Commission shall be accompanied by a filing fee established by a resolution of the City Clerk.</p>	<p>City of Antioch</p>	<p>Within 5 Days of Planning Commission Action</p>	<p>Planning Department</p>	

EXHIBIT A: CONDITIONS OF APPROVAL

6.	<p>Requirement for Building Permit. Approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction or demolition anexisting structure. An appropriate permit issued by the Community Development Department must be obtained before constructing, enlarging, moving, converting, or demolishing any building or structure within the city.</p>	City of Antioch	On-Going	Building Department	
7.	<p>Modifications to Approved Plans. The project shall be constructed as approved and with any additional changes required pursuant to the Zoning Administrator or Planning Commission Conditions of Approval. Planning staff may approve minor modifications in the project design, but not the permitted land uses. A change requiring discretionary approvaland any other changes deemed appropriate by the Planning staff shall require further Planning Commission approval through the discretionary review process.</p>	City of Antioch	On-Going	Planning Department	
8.	<p>Hold Harmless Agreement/Indemnification. The applicant (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Antioch and its agents, officers, and employees, from any claim, action, or proceeding against the City or its agents, or employees to attack, set aside, void, or annul the City's approvalconcerning this application. The city will promptly notify the applicant of any such claim action or proceeding and cooperate fully in the defense.</p>	City of Antioch	On-Going	Planning Department	

EXHIBIT A: CONDITIONS OF APPROVAL

	Public Works Standard Conditions	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
9.	City Standards. All proposed improvements in the public right-of-way shall be constructed to City standards or as otherwise approved by the City Engineer in writing.	City of Antioch	On-Going	Public Works Department	
10.	Sewer. All sewage shall flow by gravity to the intersecting street sewer main.	City of Antioch	On-Going	Public Works Department	
11.	<p>Storm Drain Design/Construction. The developer shall design, and construct storm drainage facilities to adequately collect and convey stormwater entering or originating within the site to the nearest drainage facility located within and adjacent to the site without extensive regrading or diversion of the watershed.</p> <p>a. All new site utilities, including site storm drainage pipes and catch basins, shall be installed so to adequately drain the site. All proposed open drainage facilities, including open drainage swales through the parking lot, or curb and gutters shall be constructed of Portland Concrete Cement or as approved by the City Engineer.</p> <p>b. Storm drain pipe system shall be pipe, RCP, or heavy duty PVC pipe capable of supporting 3000 lbs vehicle loads, and flow to the closest off-site catch basins and manholes shown on the utility plan.</p> <p>c. Both bioretention basins and associated improvements shall be constructed on the neighboring property landscaping area with</p>	City of Antioch	At the Time of Building Permit Submittal	Public Works Department	

EXHIBIT A: CONDITIONS OF APPROVAL

	<p>the permission of the adjacent commercial property owner and operational prior to issuance of occupancy of the building.</p> <p>d. Two bioretention basins shall be designed on the neighboring parcel landscape area to the satisfaction of the City Engineer with an emergency overflow spill ways to the adjacent parking lot to provide controlled overflow relief for large storm events. An Operations and Maintenance Manual (for each the basin) shall be submitted for the basin prior to the issuance of the first building permit.</p>				
12.	<p>Water Pressure. The developer shall provide adequate water pressure and volume to serve this development. This will include a minimum residual pressure of 20 psi with all losses included at the highest point of water service and a minimum static pressure of 50 psi or as approved by the City Engineer. See Fire Requirements for additional water flow conditions.</p>	City of Antioch	On-Going	Public Works Department	
	Conservation/NPDES	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
13.	<p>C.3 Compliance. Per State Regulations, all impervious surfaces to be constructed as part of the project are subject to C.3 requirements.</p>	State of California	On-Going	Public Works Department	
14.	<p>NPDES. The project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). (Note: Per State Regulations, NPDES Requirements are those in affect at the time of the Final Discretionary Approval.)</p> <p>Under NPDES regulations, the project is subject to provision C.3: "New development and redevelopment regulations for storm water treatment."</p>	Federal Government	At the Time of Building Permit Submittal	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL

	<p>a. Requirements. Provision C.3 requires that the project include storm water treatment and source control measures, as well run-off flow controls so that post-project runoff does not exceed estimated pre-project runoff.</p> <p>b. Storm Water Control Plan. C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrate plan compliance. The SWCP shall be submitted to the City Engineering Department concurrently with site improvement plans.</p> <p>c. Operation and Maintenance Plan. For the treatment and flow-controls identified in the approved SWCP, a separate Operation and Maintenance Plan (O&M) shall be submitted to the Building Department at the time of permit submittal.</p> <p>d. CCRs. Both the approved SWCP and O&M plans shall be included in the project CC&Rs. Prior to issuance of a building permit final and issuance of a Certificate of Occupancy, the developer shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs. Already stated in COAs below, 5.c and 5.h.w.</p>				
15.	<p>NPDES Plan Submittal Requirements. The following requirements of the federally mandated NPDES program (National Pollutant Discharge Elimination System) shall be complied with as appropriate, or as required by the City Engineer:</p> <p>a. Application. Prior to issuance of permits for building, site improvements, or landscaping, the developer shall submit a permit application consistent with the developer's approved Storm Water Control Plan, and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious areas, pervious pavements, self-retaining areas, treatment BMPs, permanent</p>	Federal Government	At the Time of Building Permit Submittal	Public Works	

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	<p>source control BMPs, and other features that control storm water flow and potential storm water pollutants.</p> <p>b. Certified Professional. The Storm Water Control Plan shall be certified by a registered civil engineer, or by a registered architect or landscape architect as applicable. Professionals certifying the Storm Water Control Plan shall be registered in the State of California on design of treatment measures for water quality, not more than three years prior to the signature date by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).</p> <p>c. Final Operation & Maintenance Plan. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance Plan in accordance with City of Antioch guidelines. This O&M plan shall incorporate City comments on the draft O&M plan and any revisions resulting from changes made during construction. The O&M plan shall be incorporated into the CC&Rs for the Project.</p> <p>d. Long Term Management. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.</p> <p>e. Design Details.</p>				
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EXHIBIT A: CONDITIONS OF APPROVAL

	<p>i. Prevent site drainage from draining across public sidewalks and driveways in a concentrated manner by installing drain pipes within or under the sidewalks per city requirements .</p> <p>ii. Install on all new catch basins “No Dumping, Drains to River” decal buttons in the curb at the curb inlet.</p> <p>f. Hydrology Calculations. Collect and convey all storm water entering, and/or originating from, the site to an adequate downstream drainage facility without diversion of the watershed. Submit hydrologic and hydraulic calculations with the Improvement Plans to Engineering Services for review and approval.</p> <p>g. Regional Water Quality Control. Prior to issuance of the grading permit, submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.</p> <p>h. SWPP. Submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to issuance of a building and/or grading permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP's. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order.</p> <p>i. BMP. Install appropriate clean water devices at all private storm drain locations immediately prior to entering the public storm drain system. Implement Best Management Practices (BMP's) at all times.</p>				
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EXHIBIT A: CONDITIONS OF APPROVAL

	<p>j. Erosion Control. Include erosion control/storm water quality measures in the grading plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences or other measures that are subject to review and approval of the City Engineer. A grading plan will be required with the necessary erosion control/storm water quality measures shall be shown on the site plan submitted for an on-site permit, subject to review and approval of the City Engineer. The developer shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such measures.</p> <p>k. On-Going Maintenance.</p> <p>i. Sweep or vacuum the existing and proposed parking lot(s) a minimum of once a month and prevent the accumulation of silt, litter and debris on the site. Corners and hard to reach areas shall be swept manually.</p> <p>ii. If sidewalks are pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer District.</p> <p>iii. Ensure that the area surrounding the project such as the drive isles and parking area stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from the project construction. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All loads in dump trucks shall be covered per City requirements.</p>				
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	<p>iv. Clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by City Inspectors and/or City Engineer.</p> <p><i>Additional information regarding the project SWCP is necessary and modifications to the SWCP shown on the proposed Vesting Tentative Map may be required in order to comply with C.3 regulations.</i></p>				
	Fire Standards	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
16.	The applicant shall comply with the Contra Costa County Fire Protection District letter dated December 14, 2022.	Contra Costa Fire Protection District	On-Going	Contra Costa Fire Protection District	
	Building Permit Submittal	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
17.	Final Landscape Plans. The applicant shall submit final landscape plans that identify specific plant materials to be used to landscape surrounding the new building, new parking areas and all disturbed areas within the public right of way that need relandscaping, including all trees, shrubs and groundcover, providing both common and botanical names, sizes and quantities at the time of building permit submittal. The project shall emphasize local and native species of plants in the final landscape plans. See City approved plant list for installing approved plants in the public right of way.	City of Antioch	At the time of Building Permit Submittal	Building Department	

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18.	Water Efficient Landscape Ordinance. Landscaping for the project shall be designed to comply with the applicable requirements of City of Antioch Ordinance No. 2162-C-S The State Model Water Efficient Landscape Ordinance (MWELo). The applicant shall demonstrate compliance with the applicable requirements of the MWELo in the landscape and irrigation plans submitted to the City.	City of Antioch	At the time of Building Permit Submittal	Community Development Department	
19.	Common Area Landscaping. Landscaping on all slopes, medians, C.3 basins and open space areas shall be approved by the City Engineer and shall be installed at the applicant's expense. Landscaping shall comply with City design guidelines and standards, subject to administrative verification.	City of Antioch	At the time of Building Permit Submittal	Public Works Department Community Development Department	
20.	Property Drainage. The building shall contain rain gutters and downspouts that direct water away from the foundation towards the closest drainage inlet of the site in accordance with the local and international building code and as approved by the City Engineer.	City of Antioch	At the Time of Building Permit Submittal	Public Works Department	
21.	Utility Locations on Private Property. All existing utilities shall be located prior to construction and information provided to the contractor. All existing improvements that are disturbed during construction shall be relocated within (water meters, sewer cleanouts, etc.) the area of site as shown on the preliminary utility plans and relocated to the satisfaction of the City Engineer.	City of Antioch	At the Time of Building Permit Submittal	Public Works Department	

EXHIBIT A: CONDITIONS OF APPROVAL

Grading Improvements		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
22.	Requirement for Grading Permit. A grading permit will be required prior to commencement of any grading operations. The permit shall be obtained through the City's Building Department subject to review and approval by the City Engineer. The submitted plans shall incorporate any modifications required by the Conditions of Approval.	City of Antioch	At the time of Building Permit Submittal	Public Works	
23.	Soils. Prior to the approval of the grading plan(s), the City Engineer shall determine if a soils engineer, is required to prepare a geotechnical report to provide critical soil information in the design of the building and review the building permit plan set submitted for this project. If deemed necessary by the City Engineer, field inspections by such professionals will be required to verify compliance with the approved plans. Costs for these consulting services shall be incurred by the developer.	City of Antioch	At the time of Building Permit Submittal	Public Works	
24.	Off-Site Grading. All grading is subject to the coordination and approval of the affected adjacent property owners and the City Engineer. The developer shall submit written authorization to "access, enter, and/or grade" adjacent properties prior to issuance of permit and performing any work.	City of Antioch	At the time of Building Permit Submittal	Public Works	
25.	Grading and Drainage Easements. All existing grading and drainage easement of the entire larger commercial development may need to be revised to accommodate the revised grades and improvements of this new facility. Any sale of this site (or portions) of this project to another developer shall include all the necessary drainage, access and utility easements, parking agreements and/or grading easements to assure that project-wide parking and development conforms to the existing conditions of the overall commercial project.	City of Antioch	At the time of Building Permit Submittal	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL

At the Time of Building Permit Issuance		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
26.	Sewer System Requirements. The site sewer system for the subject site shall be designed in accordance with City standard plans and requirements to the satisfaction of the City Engineer prior to issuance of building permit. The site sewer shall have constructed a sewer / water separator and grease interceptor or trapping grease and other food materials from draining to the City sewer system.	City of Antioch	At the time of Building Permit Issuance	Building Department	
27.	Demolition Permit. The demolition of the existing building shall not occur until construction permits are issued for the development project. All demolition shall be in accordance with permits issued by the City and Bay Area Air Quality Management District (BAAQMD). The existing structure shall be inspected for asbestos or other hazardous materials prior to demolition. If asbestos or any other hazardous material is identified the material shall be properly identified, removed and disposed of in accordance with City ordinance.	City of Antioch	At the time of Building Permit Issuance	Community Development Department	
28.	Encroachment Permit. The applicant shall obtain an encroachment permit from the Engineering Division before commencing any construction activities within any public right-of-way or easement.	City of Antioch	At the time of Building Permit Issuance	Community Development Department	

EXHIBIT A: CONDITIONS OF APPROVAL

At the Time of Construction		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
29.	Collection of Construction Debris. Gather all construction debris on a regular basis and place them in a Waste Management dumpster or other container that is emptied or removed on a weekly basis consistent with the Construction and Demolition Debris Ordinance. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.	City of Antioch	On-Going	Building Department	
30.	Construction Hours. Construction activity shall be as outlined in in the Antioch Municipal Code. Construction activity is limited to 8:00 AM to 5:00 PM Monday-Friday or as approved in writing by the City Engineer. Requests for alternative construction hours shall be submitted in writing to the City Engineer. days/times restricted to the hours of 8:00 a.m. to 6:00 p.m.	City of Antioch	On-Going	Building Department/ Public Works Department	
31.	Demolition, Debris, Recycling. The demolition of existing structures, excavation of existing building footings, removal of any underground and overhead utilities, demolition of surface improvements, removal debris, garbage and unwanted vegetation shall be removed from the project site. All materials that can be recycled shall be taken to an approved recycling facility. The project shall be in compliance with and supply all the necessary documentation for Antioch Municipal Code § 6-3.2: Construction and Demolition Debris Recycling.	City of Antioch	On-Going	Building Department/ Public Works Department	

EXHIBIT A: CONDITIONS OF APPROVAL

<p>32.</p>	<p>Filter Materials at Storm Drain Inlet. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site prior to:</p> <ul style="list-style-type: none"> a) start of the rainy season (October 1). b) site dewatering activities. c) street washing activities. d) saw cutting asphalt or concrete; and e) order to retain any debris or dirt flowing into the city storm drain system. <p>Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding and erosion of soil on City or private streets and storm drain system. Dispose of used filter particles in the trash or at local approved landfill facility.</p>	<p>City of Antioch</p>	<p>On-Going</p>	<p>Building Department</p>	
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EXHIBIT A: CONDITIONS OF APPROVAL

		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
33.	Erosion Control Measures. The grading operation shall take place at a time, and in a manner, so as not to allow erosion and sedimentation. The slopes shall be landscaped and reseeded as soon as possible after the grading operation ceases. Erosion measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.	City of Antioch	On-Going	Community Development Department	
34.	Dust Control. Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The developer shall post dust control signage with a contact number of the developer, City staff, and the air quality control board.	City of Antioch	On-Going	Community Development Department	
35.	Debris Removal. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.	City of Antioch	On-Going	Community Development Department	
Prior to Issuance of Occupancy Permit		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
36.	Planning Inspection. Planning staff shall conduct a site visit to review exterior building elevations for architectural consistency with the approved plans and landscape installation (if required). All exterior finishing details including window trim, paint, gutters, downspouts, decking, guardrails, and driveway installation shall be in place prior to scheduling the final inspection.	City of Antioch	Prior to Occupancy Permit	Planning Department	

EXHIBIT A: CONDITIONS OF APPROVAL

37.	Debris Removal. All mud, dirt or construction debris shall be carried off the construction site and shall be removed prior to scheduling the final Planning inspection. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or creek.	City of Antioch	Prior to Occupancy Permit	Building Department	
38.	Fire Prevention. A final Fire inspection shall occur to inspect all fire prevention systems constructed as part of the project. Inspections shall occur prior to final occupancy permit issuance.	Contra Costa County Fire Protection District	Prior to Occupancy Permit	Fire Department	
39.	Damage to existing site Improvements. Any damage to existing site improvements during construction or adjacent property improvements shall be repaired and/or rebuilt to the satisfaction of the City Engineer at the full expense of the developer. This shall include sidewalks, asphalt and concrete pavement, slurry seal the existing AC pavements, parking lot curb and gutter reconstruction, landscaping or other site improvements, as may be required to complete the site and the adjacent property area impacted by construction activities shall be restored to completed and pre-construction condition as much as possible as required by the City Engineer.	City of Antioch	Prior to Occupancy Permit	Building Department	
40.	Right-of-Way Construction Standards. All improvements within the public right-of-way, including curb, gutter, sidewalks, driveways, paving and utilities, shall be constructed in accordance with approved standards and/or plans and shall comply with the standard plans and specification of the City Engineer.	City of Antioch	Prior to Occupancy Permit	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL

	Special Conditions of Approval	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
SP-1	Driveway Aisle Modifications. The applicant shall provide adequate merging area at the driveway aisle that connects to Lone Tree Way, where no merging area currently exists, pursuant to the California Manual on Uniform Traffic Control Devices (MUTCD). The plan shall include new directional striping and signage. Details shall be included as part of the Signing and Striping Plan in the grading permit submittal and shall include striping, signage, and pavement marking details for review by the City Traffic Engineer (AMC § 4-5.302).	City of Antioch	At the Time of Building Permit Submittal	Engineering	
SP-2	Queue Management Plan. The applicant shall comply with the Queue Management Plan, specifically "Recommendation #2: The project shall operate two drive-through lanes during any period of high operational demand as needed in order to accommodate the vehicle queues or drive-through demand," as described in the Lone Tree Way Chick-Fil-A Transportation Impact Analysis Report dated March 6, 2023.	City of Antioch	At the Time of Building Permit Submittal	Engineering	
SP-3	Existing Water line easement and various other utility easements over vacated utilities shall be vacated and new PUE's prepared. A new 10' wide public utility easement (PUE) shall be established over the new underground water line and any new utilities along new utilities in the site. If warranted new PUE shall be established on site over all new sewer line installed from new building to existing manhole in drive isle in the adjacent parcel.	City of Antioch	Prior to Occupancy Permit	Public Works	
SP-4	Pre-Construction Coordination. The developer shall inform the City of the start of construction of the project, the construction schedule and provide the listed below items, approximate area of disturbance, time frames he will need inspections, hours of work, construction detours, flagging etc., The developer shall	City of Antioch	At the time of Building Permit Issuance	Public Works	

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	<p>provide a flyer to the adjacent businesses of notice of construction of the project 48 hours prior to start of construction with the following information:</p> <ul style="list-style-type: none"> Address of Work Start Date of Work End Date of Work Hours of Work Type of Work Contact Person Company Name Telephone 				
SP-5	<p>Double Detector Check Valve Assembly. The developer shall install the required sprinkler Double Detector Check Valve assembly in an enclosed area screened by landscaping or small 3.5' high masonry walls or placed within the building or in a underground vault so it is not visible from public view.</p>	<p>City of Antioch</p>	<p>Prior to Occupancy Permit</p>	<p>Public Works</p>	

Resolution 2023-12 Chick Fil A

Final Audit Report

2023-03-28

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"Resolution 2023-12 Chick Fil A" History

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-  Email viewed by febbs@antiochca.gov
2023-03-28 - 5:31:31 PM GMT- IP address: 104.47.65.254
-  Signer febbs@antiochca.gov entered name at signing as Forrest Ebbs
2023-03-28 - 5:31:57 PM GMT- IP address: 50.232.22.142
-  Document e-signed by Forrest Ebbs (febbs@antiochca.gov)
Signature Date: 2023-03-28 - 5:31:59 PM GMT - Time Source: server- IP address: 50.232.22.142
-  Agreement completed.
2023-03-28 - 5:31:59 PM GMT

Names and email addresses are entered into the Acrobat Sign service by Acrobat Sign users and are unverified unless otherwise noted.