

**PLANNING COMMISSION  
RESOLUTION # 2024-08**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
APPROVING A USE PERMIT AND DESIGN REVIEW FOR DEVELOPMENT OF A  
NEW STARBUCKS RESTAURANT AT 3100 CONTRA LOMA BOULEVARD  
(DR2023-0011; UP2023-0004)  
(APN:076-550-002)**

**WHEREAS**, the City of Antioch (“City”) received an application from JAG Architecture for approval of a Use Permit and Design Review for the development of a Starbucks restaurant with drive-thru, and associated site improvements at 3100 Contra Loma Boulevard (DR2023-0011; UP2023-0004) (APN: 076-550-002); and

**WHEREAS**, the application was deemed complete on January 29, 2024; and

**WHEREAS**, the project is Categorical Exempt from CEQA pursuant to Article 19, Section 15332 Infill Development. Class 32 consists of projects characterized as infill development; and

**WHEREAS**, the Planning Commission duly gave notice of public hearing as required by law; and

**WHEREAS**, on March 20, 2024, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary; and

**WHEREAS**, the Planning Commission 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** that the Planning Commission hereby makes the following findings for approval of the requested Use Permit pursuant to Section 9-5.2703 “Required Findings” (B) (1) (a-e) of the Antioch Municipal Code:

- a. That the granting of such Use Permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

The project has been designed and conditioned to comply with the City of Antioch Municipal Code requirements and commercial design guidelines.

- b. That the use applied at the location indicated is properly one for which a use permit is authorized.

The site is Zoned C-2, Neighborhood/Community Commercial. The General Plan designation for the site is Neighborhood/Community Commercial. Both

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designations allow for the development of eating establishments. C-2 zoning permits fast food restaurants and drive-up windows with a Use Permit.

- c. That the site for the proposed use is adequate in size and shape to accommodate such use, and all yards, fences, parking, loading, landscaping, and other features required.

The project is located on a vacant parcel directly adjacent and connected to an existing shopping center. The project has been designed to accommodate a new building, drive-thru lane, outdoor seating area, and associated landscaping which will provide screening around the restaurant and drive-thru lane when viewed from the street level below.

- d. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

The project is located at the north end of the existing Lucky Shopping Center, and is bounded to the north, east and west by Contra Loma Boulevard and Putnam Street. The front entrances to the restaurant and drive-thru are located within the shopping center parking lot and are not accessed directly via either street. Engineering Staff reviewed the plans and agreed that the existing streets are adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

- e. That the granting of such Use Permit will not adversely affect the comprehensive General Plan.

The General Plan designation for the site is Neighborhood/Community Commercial. The project is consistent with the General Plan land use designation, its allowed uses, and its description of development focused on integrated neighborhood shopping centers or commercial nodes; and

**BE IT FUTHER RESOLVED**, that the Planning Commission does hereby APPROVE a Use Permit and Design Review application from JAG Architecture for the development of a Starbucks restaurant with drive-thru, and associated site improvements at 3100 Contra Loma Boulevard (DR2023-0011; UP2023-0004) (APN:076-550-002). The project is subject to the following conditions in Exhibit A, attached hereto.

\* \* \* \* \*

**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 20th day of March 2024, by the following vote:

**AYES:** Commissioners Gutilla, Riley, Jones, Lutz, Martin, Webber

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Commissioner Hills

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**KEVIN SCUDERO**  
**Secretary to the Planning Commission**

EXHIBIT A  
CONDITIONS OF APPROVAL  
CONTRA LOMA STARBUCKS (DR2023-0011, UP2023-0004)

**A. GENERAL CONDITIONS**

1. This Use Permit and Design Review approval is for a new Starbucks with a drive-thru at 3100 Contra Loma Boulevard / APN 076-550-002, as substantially shown and described on the project plans, except as required to be modified by conditions herein or in the Development Agreement. Plans dated January 03, 2024, were presented to the Planning Commission on March 20, 2024 ("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.
2. This approval expires two years from the date of approval by the Planning Commission (March 20, 2026), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one one-year extension shall be granted.
3. 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 an 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.
4. 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, officers or employees to attack, set aside, void, or annul the City's approval concerning this application. The city will promptly notify the applicant of any such claim action or proceeding and cooperate fully in the defense.
5. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments and other monies that are due.
6. The development and all proposed improvements shall comply with the City of Antioch Municipal Code, City Standard plans, specifications, and design criteria, unless a specific exception is granted thereto or approved by the City Engineer.
7. 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

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not the permitted land uses. A change requiring discretionary approval and any other changes deemed appropriate by the Planning staff shall require further Planning Commission approval through the discretionary review process.

8. All required easements or rights-of-way shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained from any property or easement holders for any work done within such property or easements.
9. City staff shall inspect the site for compliance with conditions of approval prior to final inspection approval.
10. The applicant shall obtain an encroachment permit for all work to be done within the public right-of-way or easement, and peak commute-hour traffic shall not be impeded by construction-related activity.
11. All existing easements shall be identified on the site plan and all plans that encroach into existing easements shall be submitted to the easement holder for review and approval, and advance written permission shall be obtained from any property owner or easement holder for any work done within such property or easement.
12. Pursuant to Section 9-5.2707.1 "Violation, Revocation, Fine" of the Antioch Municipal Code, if there is a violation of the Conditions of Approval, the Planning Commission shall hold a public hearing to consider revocation of the Conditional Use Permit. If the Planning Commission determines that the operation is not in compliance with the Conditions of Approval, there is a public nuisance or otherwise a threat to public health, safety, or welfare, this may result in revocation of, or modification to the Use Permit or imposition of a fine.
13. The Developer shall submit an updated title report of the project parcel prior to or at building permit submittal. All existing easements of record that are no longer required or needed that will affect the project parcel or any adjacent parcels within the area of this project shall be removed prior to the building permit as approved by the City Engineer.
14. Any required access and utility easements over existing and underground public utilities, sidewalks and other installed public improvements shall be granted by the developer at no cost to the City prior to occupancy.
15. All existing private and public utilities shall be located prior to construction and information provided to the contractor. All existing improvements that are disturbed during construction shall be both relocated within (water meters, sewer cleanouts, etc.) the area of site as shown on the said approved preliminary grading utility plans and the utility plans and pavement fully restored to the satisfaction of the City Engineer.

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**B. CONSTRUCTION CONDITIONS**

1. The use of construction equipment shall be as outlined in the Antioch Municipal Code § 5-17.05. Requests for alternative days/times may be submitted in writing to the City Manager or designee for consideration.
2. The project shall comply with and supply all the necessary documentation for AMC § 6-3.2: Construction and Demolition Debris Recycling.
3. Standard dust control methods shall be used to stabilize the dust generated by construction activities. The developer shall post dust control signage with the contact number of the Developer, the Bay Area Air Quality Management District, and the City.
4. Driveway access to neighboring properties shall be maintained at all times during construction.
5. Any damaged existing street improvements along the project frontage before and during construction on or adjacent to the project property, shall be repaired or replaced to the satisfaction of the City Engineer at the full expense of the Developer. This shall include any broken sidewalk, curb and gutter, landscaping, street pavement, street pavement or other existing frontage improvements, as may be required by the City Engineer, shall be improved to city standards. At driveway entrances the pavement conforms shall be designed and constructed to match existing grade and transition as smooth as possible at 1% minimum grade.
6. The developer shall inform the City 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 provide the adjacent businesses and adjacent residents construction notice of construction with a flyer distributed 48 hours prior to start of construction of the following:
  - Address of Work
  - Start Date of Work
  - End Date of Work
  - Hours of Work
  - Type of Work
  - Contact Person
  - Company Name
  - Telephone

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**C. UTILITIES**

1. All proposed electric utilities (e.g. transformers and PMH boxes) for the project along the project frontage or on site shall be installed underground in accordance with the Antioch Municipal Code, section § 7-3, except existing P.G.& E. towers, if any, or as approved by the City Engineer.
2. After the project is constructed but prior to acceptance of all the site utility connections to public utilities, the developer shall provide CAD as-built drawings of all private and public utilities located within the site. This includes all public water utility lines and features, sewer collection lines, storm drainage lines, and inverts associated with these utilities. Developer shall also include locations of water meters, light poles, and irrigation controllers. These coordinates must be provided in GIS shapefile format using the NAVD 88 (with conversion information). Prior to acceptance of any public utilities, the developer shall provide coordinates of all public utilities installed within the site that will be included in the CAD as-built drawings.
3. All sewage shall flow by gravity from the building to an existing 6” sewer main pipe located in the existing public easement in the adjacent property. The developer shall make the connection to the public sewer line by installing a concrete manhole per city standards in the paved private parking lot and show such connection on the project site improvement plans prior to grading and building permits. The developer shall backfill trench in accordance with city standards and restore the existing paved parking lot in accordance with city standards, in the original pavement section. Prior to issuance of a building permit a simple sewer study will be required to be completed by the developer to verify that the existing downstream sewer main can handle the additional sewer flows of this project and the existing sewer flows of the adjacent property to the public sewer main in Contra Loma Boulevard. Any mitigations as a result of this sewer study shall be constructed by the developer at no cost to the City.
4. The proposed trash enclosures shall be covered and the pavement inside the trash enclosure shall drain to sanitary sewer system. These trash enclosure structures are subject to the requirements of Contra Costa County Environmental Health and shall incorporate methods to contain runoff at the front-gate and pedestrian access point to prevent storm water from entering the enclosure.
5. The proposed 1 ½” domestic water line to the site shall connect to a public water main located in Putnam Street and the proposed City water meter and backflow preventer assembly shall be installed within the city right of way behind the existing south sidewalk of Putnam Street per City water details and per city requirements. This proposed water line lateral line shall also supply irrigation water to the site irrigation meter in the same location as the domestic water meter that is connected to the proposed building.

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6. All onsite utilities shall be privately owned and maintained and connected to public facilities in accordance with City Standards to the satisfaction of the City Engineer.
7. If the proposed building is required to have a building fire sprinkler system, the sprinkler water line shall connect to the above said water lateral on Putnam Street through a City approved double detector check valve, backflow assemblies and fire department connections installed per city requirements. The detector check valve assembly shall be screened from public view by wall or landscaping.
8. The developer shall provide adequate potable water and fire water flow and pressure to serve this proposed building fire sprinkler system and domestic use. This will include a minimum fire flow of 1000 gpm, a minimum residual pressure of 20 psi with all losses included at the highest point of sprinkler system at a minimum static pressure of 20 psi or as approved by the City Engineer and/or Fire Marshal. Water flow calculations, analysis and report will be required to verify that the proposed private water main can handle the fire flows. If a fire hydrant flowing is required, it shall be installed to flow at 1000 gpm per City requirements.
9. The applicant shall install all infrastructure to serve the site. Infrastructure for access to the site (sewer, water, storm, joint trench, and surface improvements) shall be completed prior to issuance of a certificate of occupancy for the site.
10. If required by the Contra Costa County Fire Protection District to install additional fire hydrants on the site, a private water line shall connect these private fire hydrants (spacing a maximum of 400 feet) to be looped to the off-site public water mains located in Putnam Street and or Contra Loma Boulevard. This looped system shall be connected to the private water double detector check assemblies per city requirements to meet fire flows. The developer shall be responsible for installing all water connections to the public water system in accordance with city standards, backfill and restore pavement, landscaping, and other surface improvements to conditions before construction to the satisfaction of the City Engineer. The building potable water line shall connect to the water main located off Putnam Street at the southwest corner of the site.
11. The developer shall submit hydrology and hydraulic calculations, and drainage report as part of the storm water pollution control plan. The analysis will demonstrate adequacy of the on-site drainage system in the 10-year flow and with no impacts to the downstream drainage system. The analysis shall be reviewed and approved by Contra Costa County Flood Control and the City of Antioch.
12. If needed a required access and utility easements over existing and underground public utilities, sidewalks and other installed public improvements shall be granted by



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the developer at no cost to the City prior to occupancy. If needed, the developer shall also dedicate 10' wide public utility easements over any private or public utility lines.

13. The applicant shall include signing and striping in the building permit package using the latest version of the Caltrans Standard Plans Pavement Markers and Traffic Lines Typical Details as depicted in the A20 and A24 series of plan sheets and the latest version of the California MUTCD. The accessible parking design shall be compliant with the latest version of Caltrans Standard Plans A90 series of plan sheets.
14. The developer shall install ADA ramps on all concrete walkways and provide ADA parking spaces in accordance with the latest ADA standards and City of Antioch parking standards.

**D. LANDSCAPING**

1. Safe line of sight distance triangles shall be maintained per AMC § 9-5.1101, Site Obstructions at Intersections, or as approved by the City Engineer. Landscaping and signage shall not restrict the safe line of sight at intersections on the public streets or at site driveways with the existing parking lot.
2. Detailed landscaping and irrigation plans for the entire site shall be submitted to the City for review and approval prior to building permit. All landscaping and irrigation shall be installed in accordance with approved preliminary plans prior to the issuance of certificates of occupancy for this building.
3. The 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). Prior to issuance of a building permit, the applicant shall demonstrate compliance with the applicable requirements of the MWELo in the landscape and irrigation plans submitted to the City.
4. Landscape shall show immediate results. Landscaped areas shall be watered, weeded, pruned, fertilized, sprayed, and/or otherwise maintained, as necessary. Plant materials shall be replaced as needed to maintain the landscaping in accordance with the approved plans.
5. All trees shall be a minimum 24" box size and all shrubs shall be a minimum 5-gallon size.

**E. FIRE REQUIREMENTS**

1. All requirements of the Contra Costa County Fire Protection District shall be met.

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**F. FEES**

1. The developer shall pay all City fees which have been established by the City Council and as required by the Antioch Municipal Code prior to building permit.
2. The developer shall pay all pass-through fees. Fees 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 Flood Control District Drainage Area fee.
  - School Impact Fees.
  - Delta Diablo Sanitation Sewer Fees.
  - Contra Costa Water District Fees.

**G. GRADING**

1. The developer shall prepare improvement plans for grading the project site, and apply for a grading permit, as required. The grading permit shall be issued prior to commencement of any grading operations. The permit shall be obtained for any rough and final grading of the site through the City's Building Department subject to review and approval by the City Engineer. The grading plans shall show in detail how the site will be graded and show how all low spots in the site will have adequate drainage devices installed to drain the site. The submitted plans shall incorporate any modifications required by the Conditions of Approval for the project for handling the natural drainage from surrounding parcels, and special requirements of grading of the site. The developer shall install all retention and bioretention basins as required to comply with state clean water C.3 requirements prior to building occupancy.
2. The grading operation shall take place at a time and in a manner so as not to allow erosion and sedimentation. The maximum slopes are 3:1 but 2:1 will be allowed upon approval of the soils engineer and 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 state and city approved erosion and sedimentation requirements.
3. The final grading plan for this development shall be approved by the City Engineer and signed by a California licensed civil engineer. No grading is allowed without a grading permit issued by the Building Department.
4. Prior to the approval of the grading plan(s), a registered Geotechnical Engineer shall prepare to review the building pad, existing soils, building foundation, and grading plans submitted for this project. If deemed necessary by the City Engineer, field

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inspections by such professionals will be required to conduct soil borings and review the prepared site improvement plans to verify compliance with the approved geotechnical report findings and recommendations. Costs for these consulting services shall be incurred by the developer.

5. All elevations shown on the grading and improvement plans shall be on the USGS 1984 sea level datum or NAVD 88 with conversion information, or as approved by the City Engineer.
6. All site grading is subject to the coordination and approval of the affected property owners and the City Engineer. The developer shall submit written authorization to “access, enter, and/or grade” adjacent properties prior to issuance of the grading permit and performing any grading or utility work.
7. The existing site access, grading and drainage easements of the adjacent commercial development shall be revised as needed to accommodate the revised grades and improvements of this new facility.
8. Any sale of the site 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.
9. All slopes shall drain to approved drainage facilities as approved by the City Engineer.
10. Wall and fence locations and elevations shall be included on the grading plan.
11. Any existing wells or septic systems on the property shall be properly abandoned under a permit from the Contra Costa County Environmental Health Department.
12. All grading of the proposed site shall be accomplished in a manner that precludes surface water drainage across any property line.
13. Swales adjacent to structures shall have a minimum of a 1% slope or as directed by the City Engineer. Minimum asphalt pavement slopes are 1% but an average 1.5% to 2% shall be maintained. The minimum concrete slope is 0.5% with the minimum longitudinal slope of curb and gutters shall be 0.33%.
14. All retaining walls shall be constructed of masonry and shall not be constructed in City right-of-way or other City maintained parcels unless approved by the City Engineer. All retaining walls shall be reduced in height to the maximum extent practicable and shall meet the minimum and maximum height requirements in the setback and sight distance triangles as required by the City.

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15. The developer shall transition grades at a 2:1 max grade slope. If this slope grade cannot be maintained, then the developer may need to install gravity retaining walls to adequately transition grades to the proposed grades of the site.
16. The project shall be built continuously in one phase. If the project becomes a phased project, then the developer shall provide a phasing plan to the Community Development Department and Engineering Department for review and approval.
17. The developer shall 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 city Construction and Demolition Debris Ordinance. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution. The site shall be kept clean of debris (boxes, junk, garbage, etc.) at all times.

**H. CONSERVATION/NPDES**

1. The project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). Under NPDES regulations, the project is subject to provision C.3: New development and redevelopment regulations for storm water treatment. 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. C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates how compliance will be achieved. The SWCP shall be submitted simultaneously with the project plans. An Operation and Maintenance Plan (O&M) for the treatment and flow-controls in the approved SWCP shall be submitted and approved before the Building Department will issue Certificate of Occupancy permits. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant 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.
2. The developer shall install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlets nearest the downstream side of the project site prior to:
  - 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.
  - f. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent flooding and erosion of soil on City or

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private streets and existing storm drain system. Dispose of used filter particles in the trash or at local approved landfill facility.

3. 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:
  - a. Prior to issuance of permits for building, site improvements, or landscaping, the applicant shall submit a permit application consistent with the applicant's approved Storm Water Control Plan, and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants.
  - b. The Storm Water Control Plan shall be certified by a registered civil engineer, and by a registered architect or landscape architect as applicable. Professionals certifying the Storm Water Control Plan shall be registered in the State of California and submit verification of training, 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).
  - c. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant 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.
  - d. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant 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.
  - e. The developer shall prevent site drainage from draining across sidewalks and driveways in a concentrated manner.

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- f. The developer shall collect and convey all storm water entering, and/or originating from, the site to an adequate downstream drainage facility. Submit hydrologic and hydraulic calculations with the Improvement Plans to Engineering Services for review and approval.
- g. Prior to issuance of the grading permit, the developer shall 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.
- h. The developer shall 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 developers' 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.
- i. The developer shall install appropriate clean water devices at all private storms drain locations immediately prior to entering the public storm drain system. The developer shall implement Best Management Practices (BMP's) at all times.
- j. The developer shall install on all catch basins "No Dumping, Drains to River" decal buttons.
- k. 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.
- l. The developer shall include erosion control/storm water quality measures in the final grading plan that specifically addresses measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seedling, gravel bags and siltation fences and are subject to review and approval of the City Engineer. If no grading plan is required, 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 applicant shall be responsible for ensuring that all

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contractors and subcontractors are aware of and implement such measures.

- m. The developer shall use 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.
- n. The developer shall install full trash capture device(s) in storm water catch basins that collect water from the project site. A “full trash capture device” is defined as any device or series of devices that traps all particles retained by a 5mm mesh screen and has a design treatment capacity of not less than the peak flow rate resulting from a one-year, one-hour, storm in the tributary drainage catchment area. Selected devices must be detailed on the building permit plan submittal and approved by Public Works prior to installation.

**I. PROPERTY MAINTENANCE**

- 1. The Developer shall sweep or vacuum the parking lot(s) a minimum of once a month and prevent the accumulation of litter and debris on the site. Corners and hard to reach areas shall be swept manually. If sidewalks are pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system.
- 2. The project shall comply with AMC § 5-1.204 Commercial Property Maintenance.
- 3. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
- 4. 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.
- 5. The developer shall ensure that the area surrounding the project, such as the streets, stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way related to 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 trucks shall be covered.
- 6. The developer shall 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.

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**J. PROJECT SPECIFIC CONDITIONS**

1. The developer shall work with Republic Services to widen and lengthen the trash enclosure to allow for a fourth organics cart and to allow employees to access all the containers within the enclosure. The modified trash enclosure shall be shown on the building permit submittal for review and approval by the Community Development and Public Works Department, and written approval from Republic Services of the final trash enclosure design shall be provided with this submittal prior to building permit.
2. To reduce the potential for dirt and mulch to encroach onto the sidewalks, the applicant shall install appropriate edging along the base of the landscaped area where it borders the sidewalks along Putnam Street and Contra Loma Boulevard. The edge shall be shown on the building permit submittal for review and approval by the Community Development Department.
3. All storm water flows shall be collected onsite and discharged into an approved private detention basin to be filtered prior to draining to the public storm drain system. The concept of the drainage system design is shown on sheet C4 of the preliminary Grading and Drainage and utility plans prepared by Apex Civil Engineering and Land Surveying in Martinez, CA date 9-7-23. The developer shall install concrete drainage inlets with metal grates adjacent to the curb line with a 12" pipe to drain to the adjacent bio-retention basin as shown on said plan where the difference between the drive-thru pavement and bio-retention basin top of soil elevation is greater than 12 inches. Otherwise, curb cuts are allowed where the elevation difference is less than 12 inches. All on-site retention basins shall be bioretention basins and be designed to satisfy the Contra Costa County clean water program stormwater C.3 Guidebook, 8th edition dated December 23, 2022.
4. It is recommended by the Planning Commission that the developer revise the landscaping plan to include 50% California native plants and keystone species, by biomass, in order to support additional habitat for pollinators. Any changes to the landscaping plans shall be shown at the Building Permit submittal for review and approval by the Planning Division.