

**PLANNING COMMISSION
RESOLUTION NO. 2024-05**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING THE CITY COUNCIL APPROVE A FINAL DEVELOPMENT
PLAN, USE PERMIT, AND DESIGN REVIEW FOR THE PG&E SERVICE
CENTER PROJECT AT 2111 HILLCREST AVENUE
(PD-21-05, UP-21-14, DR2023-0022) (APN 051-160-002)**

WHEREAS, the City of Antioch (“City”) received an application from Richard Price of DGA, on behalf of PG&E, for approval of an Initial Study/Mitigated Negative Declaration, Planned Development Rezone, Final Development Plan, Use Permit, and Design Review to redevelop the existing PG&E service center site through the phased demolition and replacement of existing buildings and the construction of new non-occupied support structures, a below grade parking area, and associated site and infrastructure improvements located at 2111 Hillcrest Avenue (APN 051-160-002);

WHEREAS, the City prepared an Initial Study and Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP), to evaluate the potential environmental impacts of the Project in conformance with Section 15063 of Title 14 of the California Code of Regulations (the “CEQA Guidelines”);

WHEREAS, on January 17, 2024, the Planning Commission recommended City Council adoption of the IS/MND and MMRP;

WHEREAS, on January 17, 2024, the Planning Commission recommended City Council approval of a Planned Development Rezone (PD-21-05) for the Project;

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

WHEREAS, on January 17, 2024, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary;

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 FURTHER RESOLVED that the Planning Commission hereby makes the following findings for approval of the requested Final Development Plan pursuant to Section 9-5.2308 “Findings Required” (A)-(H) of the Antioch Municipal Code:

- A. Each individual unit of the development can exist as an independent unit capable of creating an environment of sustained desirability and stability, and the uses proposed will not be detrimental to present and potential surrounding uses but instead will have a beneficial effect which could not be achieved under another zoning district.

The proposed project supports the existing uses, enhances the site and ensures that any future development would be compatible at the site. No new uses are proposed and the redevelopment of the site will support the existing uses at the site. The project

has been phased to ensure the site can continue to function through each phase of development.

- B. The streets and thoroughfares proposed meet the standards of the city's Growth Management Program and adequate utility service can be supplied to all phases of the development.
The site abuts Hillcrest Avenue, which is adequate in width and design to serve the use. The use is currently served by Hillcrest Avenue without problem. The site already functions with adequate utility service and this service will continue through all phases of development.
- C. Any commercial component is justified economically at the location(s) proposed.
No commercial component is included.
- D. Any residential component will be in harmony with the character of the surrounding neighborhood and community and will result in densities no higher than that permitted by the General Plan.
No residential component is included.
- E. Any industrial component conforms to applicable desirable standards and will constitute an efficient, well-organized development with adequate provisions for railroad and/or truck access and necessary storage and will not adversely affect adjacent or surrounding development.
The site is an existing industrial use. This project will enhance the site and ensure efficient, well-organized development of the site will take place through a phased approach. The site is currently well served by Hillcrest Avenue and is close to Highway 4. The site has planned laydown and storage areas to provide the necessary storage to the site. The site has been planned to not adversely affect adjacent or surrounding development.
- F. Any deviation from the standard zoning requirements is warranted by the design and additional amenities incorporated in the final development plan which offer certain unusual redeeming features to compensate for any deviations that may be permitted.
The Hillcrest Station Area Specific Plan requires the site to be rezoned to Planned Development. The site does not deviate from the standards of a standard industrial zoning district.
- G. The area surrounding the P-D District can be planned and zoned in coordination and substantial compatibility with the proposed development.
The area around the site is either already developed or included in the Hillcrest Station Area Specific Plan, which anticipates the PG&E Service Center to remain and operation and designated the surrounding land uses accordingly.
- H. The P-D District conforms with the General Plan of the city.
The General Plan designation of the site is Hillcrest Station Area Specific Plan, which refers to the Hillcrest Station Area Specific Plan document. The Specific Plan requires this zone change. Therefore, the zone change is in conformance with the General Plan.

BE IT FURTHER 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. 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 site is an existing PG&E Service Center. The uses proposed for the site already exist at the site. The proposed project supports the existing uses, enhances the site and ensures that any future development would be compatible at the site. The project was designed and conditioned to comply with the Antioch Municipal Code. Therefore, the proposed project will not be detrimental to adjacent or surrounding properties.
- b. The use applied at the location indicated is properly one for which a use permit is authorized.
The Antioch Municipal Code requires that a Use Permit be issued prior to the construction of any phase of an approved PD District.
- c. The site for the proposed use is adequate in size and shape to accommodate such use, and all yard, fences, parking, loading, landscaping, and other features required, to other uses on the site.
The site already accommodates all the proposed uses at the site. The proposed project will support and enhance the existing uses by creating a comprehensive plan at the site that ensures all fencing, parking, loading, landscaping and associated features at the site are accommodated.
- 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 site abuts Hillcrest Avenue which currently adequately serves the same uses at the site. The proposed project will not generate new traffic. Therefore, Hillcrest Avenue has been shown to adequately serve the site.
- e. The granting of such use permit will not adversely affect the comprehensive General Plan.
The General Plan designation of the site is Hillcrest Station Area Specific Plan, which refers to the Hillcrest Station Area Specific Plan document. The Specific Plan designates this site as an industrial/utility use. Therefore, the project is in compliance with the General Plan. The project has been designed to comply with General Plan policies.

BE IT FURTHER RESOLVED AND DETERMINED, that the Planning Commission of the City of Antioch does hereby recommend that the City Council APPROVE a Final Development Plan, Use Permit, and Design Review to redevelop the existing PG&E service center site through the phased demolition and replacement of existing buildings and the construction of new non-occupied support structures, a below grade parking area, and associated site and infrastructure improvements located at 2111 Hillcrest Avenue (APN 051-160-002), subject to the conditions of approval 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 17th day of January 2024 by the following vote:

AYES: Riley, Hills, Jones ,Lutz

NOES: None

ABSTAIN: None

ABSENT: Gutilla, Martin

Kevin Scudero

Kevin Scudero
Secretary to the Planning Commission

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

General Conditions		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u>
1.	Project Approval. This Planned Development Rezone, Final Development Plan, Use Permit, and Design Review approval is for 2111 Hillcrest Avenue (APN: 051-160-002), as substantially shown and described on the project plans, except as required to be modified by conditions herein. Plans dated received on April 13, 2022, apart from the Civil Plan set, received on December 12, 2023, as presented to the Planning Commission on January 17, 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.	City of Antioch	On-Going	Planning Department	
2.	Project Approval Expiration. This approval expires on January 17, 2026 (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. All approval extensions shall be processed as stated in the Antioch Municipal Code.	City of Antioch	On-Going	Planning Department	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

<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 the 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 include but are not limited to:</p> <ul style="list-style-type: none"> a. East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance. b. Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance. c. Contra Costa County Map Maintenance Fee in affect at the time of recordation of the final map(s). d. Contra Costa County Flood Control District Drainage Area fee. e. School Impact Fees. f. Delta Diablo Sanitation Sewer Fees. g. Contra Costa Water District Fees. 	<p>City of Antioch</p>	<p>On-Going</p>	<p>Community Development Department</p>	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

5.	<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>	City of Antioch	Within 5 Days of Planning Commission Action	Planning Department	
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 demolish an existing 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 approval and 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>Mitigation Monitoring and Reporting Program. The developer shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program for the PG&E Antioch Service Center.</p>	City of Antioch	On-Going	Planning Department	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

9.	<p>Compliance Matrix. With the submittal of all grading plans, improvement plans, and building permit plans, the applicant shall submit to the Community Development Department a Conditions and Mitigation Measures Compliance Matrix that lists: each Condition of Approval and Mitigation Measure, the City division responsible for review, and how the applicant meets the Condition of Approval or Mitigation Measure. The applicant shall update the compliance matrix and provide it with each submittal.</p>	City of Antioch	Prior to Building Permit for Each Phase	Public Works	
10.	<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, 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.</p>	City of Antioch	On-Going	Planning Department	
Dedications		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
11.	<p>The Dedication of Hillcrest Avenue and Adjacent Sidewalks The applicant shall modify the existing public easement (6885 OR 507) to include an additional 10 foot wide access easement on the east side of Hillcrest Avenue along the project frontage over the existing 10 foot wide sidewalk and along the west side of Hillcrest Avenue an additional 6 foot wide access easement over the existing public sidewalk to the City of Antioch, contingent upon CPUC approval.</p> <p>The intent of this condition is that all existing street improvements</p>	City of Antioch	Prior to Occupancy Permit of Package 3	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

	such as pavement, median curbs, curb and gutters, sidewalks, and storm drain, water and sewer utilities that are City owned and maintained shall be modified of the existing easement to the City of Antioch. The applicant shall pay all processing and review fees for the easement modification.				
12.	New ALTA and TOPO Survey. The applicant shall identify and document all existing utilities in the modified Hillcrest Avenue easement. Part of the updated topography survey will include the identification of existing sidewalks and utilities within the existing Hillcrest Avenue, including PG&E high voltage and gas lines underground crossings for future reference. This means that the applicant will locate all existing utilities along the existing Hillcrest Avenue right of way frontage to the satisfaction of the City Engineer. This will be accomplished by an underground survey to locate all existing underground utilities along the project frontage of Hilcrest Avenue. The applicant shall prepare an updated topography and ALTA survey of the existing project for review and approval with the City of Antioch showing the existing record boundary of three PG&E parcels of the project parcel, the existing record of survey, existing roadway easements, and existing utilities easements of existing Hillcrest Avenue roadway. Any utilities, new or existing, shall be shown in the ALTA survey and included in the modified easement to the City of Antioch to the satisfaction of the City Engineer.	City of Antioch	At the Time of Occupancy Permit of Package 3	Public Works	
13.	Required Easements. All required access easements over existing sidewalks in the modified easement shall be granted by the applicant to the City at no cost to the City prior to occupancy of Package 3. The applicant shall identify all necessary Emergency Access and underground utilities.	City of Antioch	Prior to Occupancy Permit of Package 3	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

	Public Works Standard Conditions	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
14.	Encroachment Permit and Preconstruction Meeting. The developer shall file an encroachment permit with the City of Antioch public works department for construction of all improvements being constructed within the proposed site. After the improvement plans are approved and the necessary permit fees are paid, a preconstruction meeting with public work inspection shall be scheduled and executed. The applicant shall provide the City a draft schedule of construction so City staff can anticipate the project inspection schedule in their workload. The developer shall also inform the adjacent property owners to the developing parcel that construction activity is about to begin and will notify the neighbors of the approximate finish date of the project.	City of Antioch	Prior to Construction Start	Public Works Department	
15.	City Standards. Any offsite improvements shall be constructed to City standard plans and specifications or as otherwise approved by the City Engineer in writing.	City of Antioch	On-Going	Public Works Department	
16.	Utility Construction. All Public and private utilities located on the project as shown on the preliminary Utility plans shall be constructed to their ultimate size, location and configuration as shown on the project approved improvement plans.	City of Antioch	On-Going	Public Works Department	
17.	Utility Undergrounding. All new electrical lines coming from existing boxes in Hillcrest Ave shall be underground per City of Antioch Municipal code section 7.3 "Underground utility Districts". Transformers, PMH boxes, switchgears, and similar electrical equipment may be installed above grade, on suitable concrete pads, and screened from public view by landscaping or other acceptable means as approved by the Engineering Director of Public works.	City of Antioch	On-Going	Public Works Department	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

<p>18.</p>	<p>Utility Mapping. Prior to acceptance of public utilities, the applicant shall provide CAD as-built drawings of all public utilities located within the site. This includes all public Water lines, sewer lines, storm drainage lines, and inverts associated with these utilities. Applicant 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 will be included in the CAD as-built drawings.</p>	<p>City of Antioch</p>	<p>Prior to Acceptance of Public Utilities</p>	<p>Public Works Department</p>	
<p>19.</p>	<p>Sewer. All sewage generated from the site shall flow from the proposed buildings by gravity to the intersecting sewer trunk mains in Hillcrest Avenue as shown in the preliminary utility plans prepared by BKF engineers. The applicant shall make all connections to City standards and install on-site sewer manholes at all junctions per city standards.</p> <p>A project specific sewer study shall be prepared at the building permit submittal of Package 2 to document the anticipate sewer flows from the corporation yard to the public street sewer line and verify that the existing downstream sewer main can handle the anticipated sewer flows of this project to the sewer treatment plant.</p>	<p>City of Antioch</p>	<p>During Construction</p>	<p>Public Works Department</p>	
<p>20.</p>	<p>Storm Drain Design/Construction. The Applicant shall design and construct storm drain facilities to adequately collect and convey stormwater that originated within the site to the various detention basins and drainage facilities located throughout the site and then drain to an closest City maintained drainage structures within Hillcrest Avenue or outfall structure to the existing</p>	<p>City of Antioch</p>	<p>Prior to Building Permit with Construction Prior to Occupancy Permit of Package 2</p>	<p>Public Works Department</p>	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

<p>creek located to the northeast of the site. The system shall be designed and modeled for a 10-year storm without any diversion of the watershed. This drainage model shall be included in the drainage study of the site improvements and reviewed and approved by the City Engineer. Drainage flows from the 100-year storms shall be reviewed by overland release off the site to the existing drainage channel located at the northeast corner of the site.</p> <p>A private drainage system shall be constructed to adequately handle the drainage generated from the site, including, catch basins, retention basins, curb and gutters, manholes and valley gutters and outfalls shall be constructed of concrete. Pipes or other city acceptable materials, subject to review and approval by director of public works. All proposed open ditches in landscape areas, shall be earth lined ditches or as approved by the City Engineer. Drainage from adjacent properties that naturally drain through the project site shall be captured and routed through a pipe system and discharged to the public drainage creek or open channel. This drainage from neighboring parcels shall be included in the drainage study and analysis. All site drainage shall flow by gravity to a stormwater treatment facility as shown on the site grading plan and treated in accordance with provision C.3 of the San Francisco Bay Region NPDES permit. The filtered water shall then be discharged either by infiltration or flow by gravity pipe or by pump to the public storm drain system. Catch basins shall be installed in each bioretention basin to act as overflow weir to handle larger flows than the basin can filter. These peak 10 year flows shall also flow to the to the closest public drainage system.</p>				
---	--	--	--	--

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

	<p>a. Due to the large number of impervious surfaces on the site, the developer shall detain or retain drainage of the site to pre improvement conditions and discharge at a flow rate that does not exceed capacity of the public storm drain pipe or channel or creek. The developer shall install underground infiltration systems with the associated manholes and cleaning facilities be constructed and operational prior to occupancy the building. This underground infiltration system shall have adequate manholes, clean-outs, concrete boxes, grates, boxes, and wears per the manufactures specifications and also have adequate built in facilities to clean the underground detention basin of silt. Annual inspections shall be made of this facility by the site maintenance to monitor the accumulation of silt and trash that could build up inside this underground detention basin</p> <p>A minimum of four detention and bioretention basins shall be designed and constructed to provide controlled release of surface drainage from the site from a 2-year 48 hour storm event. An Operations and Maintenance Manual (for each basin) shall be submitted for all basins prior to the issuance of the first building permit stating showing the capacity of each basin and location of over flow of the 10 and 100 year flow event release.</p>				
<p>21.</p>	<p>Water Pressure. The developer shall provide adequate domestic water and fire sprinkler water to serve each of the proposed buildings with adequate pressure and volume for domestic use and for building fire sprinkler systems. This will include minimum fire flow of 1000 gpm at a minimum residual pressure of 20 psi (with all losses included) at the highest point of sprinkler system as approved by the City Engineer and/or fire marshal. See Fire Requirements for additional water flow conditions. A water flow</p>	<p>City of Antioch</p>	<p>Prior to Building Permit</p>	<p>Public Works Department</p>	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

	calculations, analysis and report will be required and submitted to the city to verify that the proposed private water main can handle the fire flows and one fire hydrant flowing at 1000 gpm per City requirements.				
22.	Looped Water System. The applicant shall design and construct a looped 8" to 12" private water main that will connect each existing and proposed buildings with adequate pressure and volume of water to maintain an adequate fire sprinkler system for each building, and adequate pressure and volume for private fire hydrants (spacing a maximum of 400 feet) throughout the site. The system shall be connected to the public water main in Hilcrest Avenue with City approved double detector check assemblies per city requirements. The applicant shall be responsible for installing all water connections to this provide 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.	City of Antioch	Prior to Building Permit and Install Prior to Occupancy	Public Works Department	
23.	Hydrology Report. The developer shall prepare and submit a site hydrology and hydraulic calculations, and drainage report as part of the storm water pollution control plan. The analysis shall demonstrate adequacy of the on-site drainage system and with no impacts to the downstream drainage system. The analysis shall be reviewed and approved by the City and Contra Costa County Flood Control. This storm water report shall document the size and criteria of the various retention basins, bioretention basins to meet recent city standards. The bioretention systems shall be installed with the manufacture recommendations in construction and maintenance of each facility. The developer shall prepare a O&M plan for approval of each basin by the city prior to building permit.	City of Antioch	Prior to Building Permit for Package 2	Public Works Department	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

<p>24.</p>	<p>Retaining Walls</p> <ol style="list-style-type: none"> 1. All Retaining Walls are Not to be in Public Right of Ways. All retaining walls shall not be constructed in the City right-of-way or other City maintained parcels unless otherwise approved by the City Engineer. 2. 2:1 Max Grade transition. The applicant shall transition grades at a 2:1 max grade slope and start 1 foot back from the property line from existing grade to the proposed grade. If this minimum slope grade cannot be maintained, then the developer shall install a masonry retaining wall along parcel lot lines, 1 foot inside the property line to adequately transition grades. 3. Materials. All retaining walls shall be of concrete masonry unit construction. 4. Height. All retaining walls shall be the maximum height practical and the walls shall meet the height requirements in the frontage and side slope requirements and standard sight distance triangles at intersections as required by the City Engineer. Top of wall and bottom of wall elevations shall be shown on grading plans of all retaining walls. 	<p>City of Antioch</p>	<p>On-Going</p>	<p>Public Works Department</p>	
-------------------	---	------------------------	-----------------	--------------------------------	--

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

	Conservation/NPDES	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and signature)
25.	C.3 Compliance. Per State Regulations, all impervious surfaces including off-site roadways to be constructed as part of the project are subject to State C.3 requirements.	State of California	On-Going	Public Works Department	
26.	<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 state provision C.3: "New development and redevelopment regulations for storm water treatment."</p> <ul style="list-style-type: none"> 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. 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 concurrently with the site improvement plans. 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. d. Maintenance. Prior to 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 	Federal Government	At the Time of Building Permit Submittal of Package 2	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

	<p>maintenance of storm water treatment or hydrograph modification BMPs.</p>				
27.	<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 any building permits, site improvements, or landscaping of Package 2, the developer shall submit a permit application consistent with the applicants approved Storm Water Control Plan, and include drawings, specifications and details necessary for construction of site storm water site design, all measures that limit the impervious areas, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants from reaching the City storm water system.</p> <p>b. Certified Professional. The Storm Water Control Plan shall be certified by a registered civil engineer, and by a registered architect or landscape architect as applicable. All Professionals certifying the Storm Water Control Plan shall be registered in the State of California and submit verification of training, in design of water 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</p>	Federal Government	At the Time of Building Permit Submittal of Package 2	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

	<p>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 of Package 2, 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.</p> <p>d. Long Term Management. Prior to building permit final and issuance of a Certificate of Occupancy of Package 2, 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> <p>i. To prevent site or roof drainage from draining across sidewalks and driveways close to any of the proposed buildings in a concentrated manner, roof drains shall be piped under/or through the sidewalk/or curb and gutter.</p> <p>ii. Install on all catch basins “No Dumping, Drains to River” decal buttons on the top of curb or paving next to the drainage grate.</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</p>				
--	--	--	--	--	--

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

	<p>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> <p>j. Erosion Control. Include erosion control/storm water quality measures in the final 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 and are subject to review and approval of the City Engineer. If no grading plan is</p>				
--	---	--	--	--	--

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

	<p>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 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. The developer or owner 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.</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. To 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, the 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.</p> <p>iv. Clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and</p>				
--	--	--	--	--	--

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

	<p>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>
28.	The applicant shall comply with the conditions provided by the Contra Costa County Fire Protection District in the letter dated September 1, 2022 and attached in the staff report.	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>
29.	<p>Requirement for Construction to Occur in Four Phases. The project shall be built in no more than four phases, as shown on Sheet PP-001, with the phases described as:</p> <ul style="list-style-type: none"> Package 2 Package 3 Package 4 Future Phase <p>If parts of the project become delayed or more phases are to be proposed, then the applicant shall provide a revised phasing plan to the Community Development and Engineering Departments for approval.</p>	City of Antioch	On-Going	Community Development Department	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

30.	Final Landscape Plans. The applicant shall submit landscape improvement plans with the first building permit of Package 2 for review and approval by the Zoning Administrator. The Zoning Administrator may approve modifications to the final landscaping plans. The plan shall identify specific plant materials to be used, including all 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.	City of Antioch	At Time of Building Permit Submittal of Package 2	Building Department	
31.	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 Time of Building Permit Submittal	Community Development Department	
32.	Piping of Drainage. The buildings shall contain rain gutters and downspouts that direct water away from the foundation as approved by the City Engineer. All sidewalks or curb and gutters located close to down spouts shall be piped under or through the sidewalk so not make for concentrated slippery surface hazardous conditions.	City of Antioch	At the Time of Building Permit Submittal	Public Works Department	
33.	Water Meters and Sewer Cleanouts. All domestic and irrigation water meters, sanitary sewer clean outs for the site (water meters, sewer cleanouts, etc.) shall be located behind the sidewalk as approved by the City Engineer. All sewer manholes will be on Hillcrest Ave along the east ROW shall be within the PUE or existing street easement.	City of Antioch	At the Time of Building Permit Submittal	Public Works Department	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

Grading Improvements		Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and signature)
34.	Requirement for a Grading Permit. A grading permit is required prior to commencement of any grading operations. The permit shall be obtained for 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 all low spots will have adequate drainage devices installed to drain the site. The submitted plans shall incorporate any modifications required by the Conditions of Approval of the handling the natural drainage from surrounding parcels, rough grading of the site to install all retention and bioretention basins and building pads. The site may require the applicant to import engineered fill material to balance the site. The developer shall provide a traffic handling plan to the City and street sweeping plan for making sure the street route to the project remains clean of soil debris and the developer pays for any damage to city streets directly caused by the excessive truck traffic caused by importing so much fill material to the site over city roadways.	City of Antioch	At the Time of Building Permit Submittal	Public Works	
35.	Soils. Prior to the approval of the grading plan(s), the City Engineer shall determine if a soils or structural engineer is required to review the building permit plan set submitted for this project. If deemed necessary by the City Engineer, a field inspection by such professionals will be required to verify compliance with the approved plans. Costs for these consulting services shall be incurred by the applicant. The applicant shall also prepare a soil investigation of the existing soils of the project area to determine the soil characteristics for design and construction of proposed facility. Such a report	The City of Antioch	At the Time of Building Permit Submittal	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

	shall be prepared by licensed professional soils engineer and geologist in the state of California. Part of the study is recommendations of footing design, structural design of pavements, structural design of laydown areas, earthquake, and soil liquefaction of stability of the existing soils with recommendations of how to increase the strengths of the existing soils. This report shall be submitted with the improvement plans and reviewed and approved by the City Engineer.				
36.	Grading. All on and off-site grading is subject to the coordination, City review and approval of the grading and affected property owners by the City Engineer. The developer shall submit grading plans for review and approval along with 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	
37.	Grading Easements. Any sale of a portion (or portions) of this project to multiple applicants shall include the necessary agreement and/or grading, access, and utility easements to assure that project-wide grading conforms to the approved project and conditions of approval for the project.	City of Antioch	At the Time of Building Permit Submittal	Public Works	
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>
38.	Sewer System Requirements. The sewer system for the subject site shall comply with City sewer design requirements to the satisfaction of the City Engineer prior to issuance of building permit. The developer will need to prepare a brief sewer study of the site the documents the flows of existing project, and new buildings, and capacity of the downstream sewer mains can handle the anticipated flows of the project and document calculations of the new sewer flows of the	City of Antioch	At the Time of Building Permit Issuance	Building Department	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

	proposed project.				
43.	Demolition Permit. Site demolition 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).	City of Antioch	At the Time of Building Permit Issuance	Community Development Department	
44.	Encroachment Permit. The applicant shall file and obtain an encroachment permit from the Engineering Division before commencing any construction activities within the public right-of-way or easements.	City of Antioch	At the Time of Building Permit Issuance	Community Development Department	
At the Time of Construction		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and signature)
45.	Collection of Construction Debris. 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 catch fallen debris keeping splatters that could contribute to stormwater pollution to a minimum.	City of Antioch	On-Going	Building Department	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

46.	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 Manager. Requests for alternative construction hours shall be submitted in writing to the City Engineer.	City of Antioch	On-Going	Building Department/ Public Works Department	
47.	Demolition, Debris, Recycling. 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	
48.	Filter Materials at Storm Drain Inlet. During construction developer to Install drainage filters (such assandbags, filter fabric, etc.) at all existing and new the storm drain inlets and drainage facilities downstream of the project site prior to: <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 stormdrain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash.	City of Antioch	On-Going	Building Department	
49.	Archeological Remains. In the event subsurface archeological remains are discovered during construction or preconstruction activities on the site, all land alteration work within 100 feet of the find shall be halted, the	City of Antioch	On-Going	Community Development Department	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

	Community Development Department notified, and a professional archeologist, certified by the Society of California Archeology and/or the Society of Professional Archeology, shall be notified. Site work in this area shall not occur until the archeologist has had an opportunity to evaluate the significance of the find and to outline appropriate mitigation measures, if deemed necessary. If prehistoric archeological deposits are discovered during development of the site, local Native American organizations shall be consulted and involved in making resource management decisions.				
50.	Erosion Control Measures. The grading operation shall take place at a time, and in a manner, so as not to allow erosion and sedimentation into the public drainage system or publicly maintained surfaces or adjacent properties. 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	Plans Approved Prior to Building Permit and Monitored During Construction	Public Works	
51.	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	Prior to Start of Construction	Public Works	
52.	Debris Removal. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times. Truck routes of city streets to the site shall be monitored and periodically cleaned of debris so not to cause a burden of cleaning on city streets by city maintenance crews.	City of Antioch	During Construction	Public Works	
	Security / Bonding Requirements	<u>Regulation Source</u>	<u>Timing/</u>	<u>Enforcement/</u>	<u>Verification</u>

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

			<u>Implementation</u>	<u>Monitoring</u>	<u>(date and signature)</u>
53.	<p>Security/Bonding Requirements. The property owner or developer of the parcel shall include all the required security for public improvements described in Title 9, Chapter 4, Article 5: Final Maps, of the Antioch Municipal Code, including, but not limited to:</p> <p>a. Improvement security in one of the following forms:</p> <p>i. Bond or bonds issued by one or more duly authorized corporate securities in an amount equal to 100% of the total estimated costs of the public improvements for faithful performance, and in an amount equal to 100% of the total estimated costs of the improvements for labor and materials.</p> <p>ii. A deposit, in an amount equal to 100% of the total estimated costs of the public improvements, either with the city or a responsible escrow agent or trust company, at the option of the City Engineer, of money or negotiable bonds of the kind approved for securing deposits of public moneys, in the amounts and for security as specified above, to be released in the same manner as described above for bonds.</p> <p>b. A subdivision agreement is to be executed by the applicant or his agent, guaranteeing the completion of various construction of public improvements required by these conditions can be delayed by predetermined time period or specified time frame and/or payments of all fees made at a certain time shall be implemented satisfactory to the City Attorney as to legality and satisfactory to the City Engineer as to amount.</p>	City of Antioch	Prior to Building and Encroachment Permit	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

	<p>c. A letter from the Tax Collector showing that all payable taxes have been paid and a bond for the payment of taxes then a lien but not yet payable, as required by the Subdivision Map Act.</p> <p>d. A cash payment, or receipt of all the fees required to be made for the checking and filing of the improvement plans, permits, maps and the inspections of the construction; payment for the street signs to be furnished and installed by the city, if required by the subdivider; a cash deposit for the payment of such fire hydrant rental fees as may be established by the respective fire districts or water company or district having jurisdiction; and any other applicable fees or deposits.</p> <p>e. Grant Deeds for the new easements or dedications of rights-of-way for road purposes map shall be provided to city engineering department for review and approval period prior to approval.</p> <p>f. Written evidence acceptable to the city, in the form of rights of entry or permanent easements across private property outside the subdivision, permitting or granting access to perform the necessary construction work and permitting the maintenance of the facility.</p> <p>g. Agreements acceptable to the city, shall be executed by the owners of existing utility easements within the proposed roads rights-of-way, consenting to the dedication of roads or consenting to the joint use of the rights-of-way as may be required by the city for the purpose use and convenience of the roads prior to building permit.</p>				
--	--	--	--	--	--

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

	<p>h. A surety bond acceptable to the city, guaranteeing the payment of the taxes and assessments which will be a lien on the property, as set forth in the Subdivision Map Act, when applicable.</p> <p>i. Payment of map maintenance fee.</p> <p>j. Payment of the assessment district apportionment fee, if applicable.</p> <p>k. Evidence of annexation into Police Services Fee CFD</p> <p>l. Evidence of payment of Contra Costa County Flood Control District fees.</p> <p>m. A final soil report, prepared by a civil engineer who is registered by the state, based upon adequate test borings or excavations of every subdivision, as defined in Cal. Gov't Code §§ 66490 and 66491. The final soil report may be waived if the City Engineer shall determine that, due to the knowledge of such department as to the soil qualities of the subdivision, no preliminary analysis is necessary.</p>				
	<p>Prior to Issuance of Occupancy Permit</p>	<p><u>Regulation Source</u></p>	<p><u>Timing/ Implementation</u></p>	<p><u>Enforcement/ Monitoring</u></p>	<p><u>Verification (date and signature)</u></p>

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

54.	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	
55.	Debris Removal. All mud, dirt or construction debris or any other debris carried off the construction site to public streets or right of ways, 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	
56.	Fire Prevention. A final Fire inspection shall occur to inspect all fireprevention systems constructed as part of the project. Inspections shall occur prior to final occupancy permit issuance.		Prior to Occupancy Permit	Fire Department	
57.	Damage to Street Improvements. Any damage to existing street improvements and driveways along the project street frontage before and during construction on or adjacent project property, shall be repaired or replaced to the satisfaction of the City Engineer at the full expense of the Applicant. 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.	City of Antioch	Prior to Occupancy Permit	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

58.	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 City improvement plans, City standard plans and shall comply with the City standard specifications to the satisfaction of the City Engineer.	City of Antioch	Prior to Occupancy Permit	Public Works	
59.	Removal of Existing Wells. The applicant shall remove and abandon all existing irrigation or monitoring wells not in use and found on the property in accordance with County of Contra Costa well abandonment standards. This includes the removal of the pumps, pipes, concrete structures, and all existing equipment used to operate the wells and former irrigation system.	City of Antioch	Prior to Building Permit	Public Works	
60.	Idle Free Signage. Consistent with the City's adopted 2010 Climate Action Plan, the applicant shall install at least one "Idle Free" sign encouraging drivers to refrain from idling in their vehicle, reducing air pollution and greenhouse gas emissions. The sign shall be placed in an area with high visibility where drivers are queued to access the drive through or pick up area. The sign location shall be shown on the construction plans at the time of building permit submittal for review and approval by Planning staff. The sign shall be 12"x 18" and satisfy City requirements for no parking signage, traffic sign mounting, and signage in the right of way. The applicant shall use the Idle Free Bay Area website https://idlefreebayarea.org/resources/ as a resource to view a sample bilingual Idle Free sign. The applicant may use this template when designing and printing signage.	City of Antioch	Prior to Occupancy Permit	Planning Division	
Special Conditions					

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

61.	Vehicle Stacking During Construction vehicles staking in public ROW during construction occurs on a regular basis, the developer will propose several alternative improvements solutions to the city to mitigate the problem. The Director of Public works will then approve one of the solutions to be implemented by the developer at no cost to the city.	City of Antioch	During Construction	Public Works	
62.	Demolition of Existing Buildings. All existing buildings to be removed shall be inspected for asbestos or any other harmful chemicals and removed prior to demolition and grading of the site or occupancy of the building.	City of Antioch	Prior to Grading Permit	Public Works	
63.	Install Commercial Driveway Entrance. The developer shall improve a new 30 foot wide or larger commercial driveway entrance off in the southern most entrance from Hillcrest Avenue to the site in accordance with City Standards prior to the occupancy permit for the first building of Package 3. This will include the installation of pavement, new curb returns, curb, gutter and sidewalks, new ADA ramps, concrete valley gutter, concrete apron and signage and striping, crosswalk in accordance with City standards and specifications that may have become damaged from construction or wear and tear of the facility. Due to the relocation of sidewalks, both of these driveways on Hilcrest Avenue, the applicant shall dedicate a 10 wide public access over the sidewalk and crosswalk across the driveway entrance that encumbers into the project parcel.	City of Antioch	Prior to Occupancy Permit of Package 3	Public Works	
64.	Stripe Out or Two Parking Stalls for Vehicle 3 Point Turn Around. The approved site plan shows two dead-end parking aisles within the parking areas of the project. Because all parking spaces would not be assigned and nor controlled, the last parking space at the end of a long parking aisle would typically be left vacant (striped out) to assist vehicles in maneuvering a three point turn around at the end of parking aisle to allow for vehicles to turn around. Another option of this dead end on the parking lot can be removed by installing a 25' wide opening through the landscape median to an	City of Antioch	Prior to Occupancy Permit of Package 2	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

	adjacent driveway				
65.	Outdoor Lighting Standard. Outdoor parking area lighting fixture heights shall be maximum of 30 feet in height and lighting shall not shine directly onto an adjacent residential property owners' windows. The minimum illumination at ground level shall be 2 foot-candles but shall not exceed one-half foot-candles inside the residential property owners' yard. This can be accomplished by light shields or directional lighting. Updated photometric plans showing compliant light levels on the neighboring residential properties shall be submitted with the first building permit submittal.	City of Antioch	Prior to Building Permit of Package 2	Public Works	
66.	Trash Enclosures. All trash areas with trash receptables shall be covered by a roof and drain to the site sanitary sewer line in accordance with the City ordinance. The trash area shall be enclosed by masonry wall with heavy duty sheet metal gates. The width of the trash enclosure along the grate shall be 10 feet wide and have reinforced 8" concrete slab and at least 15' wide to support the trash truck that loads the trash onto the truck.	City of Antioch	Prior to Occupancy Permit	Public Works	
67.	Clear Vision Zones at Driveway Entrances. The applicant shall comply with clear vision sight distance with AMC 9-5.1101 that are minimum of 50 feet long at each leg of 30 feet curb returns of all driveway entrances to the site from public streets as approved by the City Engineer.	City of Antioch	Prior to Occupancy Permit	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

68.	<p>Site Improvements. The developer shall install all site improvements, landscaping and civil improvements shown on the approved improvement plans for the applicable phase to the satisfaction of the City engineer. Any deviations from these plans shall be reviewed and approved by City Engineer. All significant site changes may need reapproval by my city planning commission as determined by the Director of Community Development.</p>	City of Antioch	Prior to Occupancy Permit	Public Works	
69.	<p>Compliance with City Sewer Master Plan. The developer shall complete a sewer peak flow sewer analysis of the proposed project in accordance with city sewer design requirements. These peak sewer flows from the project shall not exceed the anticipated sewer peak flow allocated for this site in according to the City adopted Sewer master plan. If this peak sewer flow exceeds this allocation previously determined by the master plan, then the developer shall fund an analysis of the city master plan model to determine if the capacity of the existing downstream city sewer system is being exceeded that it requires the project to install new improvements to mitigate these higher sewer flows. This analysis shall be reviewed and approved by the city engineer prior to building permit. The Sewer Study shall verify existing and proposed sewer flows of the proposed facility and determine if existing Sewer main trunk lines serving the site are adequate.</p>	City of Antioch	Prior to Building permit for Package 2	Public Works	
70.	<p>Compliance with City Water Master Plan. The developer shall complete a peak domestic water demand analysis and fire flow analysis of the proposed project development in accordance with city and state requirements. This analysis for domestic water and fire flow for the project shall not exceed the water demands allocated for this site according to the City water master plan. If water demands exceed this allocation previously determined, then the applicant shall fund analysis of the city master plan to be modeled to determine if what mitigations can be done to increase the</p>	City of Antioch	Prior to Building permit of Package 2	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

	capacity of the existing city water system to the amount being exceeded and require the project install these new improvements to meet these demands. This analysis shall be reviewed and approved by the city engineer prior to building permit. The Water Study shall also determine the impacts of the expanded facility on the existing water tank system. If existing water storage reservoirs do not have adequate capacity to serve the site with adequate fire protection for the expanded buildings, then the applicant shall fund improvements to make them compliant.				
71.	Hazardous Material Storage. The applicant shall properly identify, dispose of or contain all hazardous materials that are being stored on site. The applicant shall identify how the materials are being monitored, state required safety measures in place, and monitored in accordance with state standards. All new Hazardous materials shall be identified and monitored.	City of Antioch	Prior to Building Permit	Public Works	
72.	Class 2 Hazardous Material Site Assessment. The project shall undergo a Class 2 site assessment for hazardous materials to be completed on the existing corporation yard site. Those areas of exiting soil have hazardous materials or contaminated soils shall be cleaned up or removed from the site in accordance with state law to the satisfaction of the City Engineer prior to grading or any site improvements the site.	City of Antioch	Prior to building permit	Public Works	
73.	New Fuel Handling Facility. The design of the new fuel handling facility with the tanks and fueling equipment shall be constructed in accordance with state and federal requirements. The new fuel facility shall be covered so site drainage will not mix with surface water in around the facility. Details of layout and the site vehicles circulation vehicles of the new fuel handing facility shall be reviewed and approved by the City prior to construction. A vehicle waiting or queuing area for vehicles to line up and wait their turn at the pump shall be reviewed and approved by the City Engineer.	City of Antioch	Prior to Occupancy Permit of Package 3	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

74.	Site Security Measures. The applicant shall install signage to direct the general public where to park and access the maintenance facility. The applicant may install security measures such as security cameras, lighting, locked gates, around the perimeter fence and other measures as deemed necessary for the area to be secure.	City of Antioch	Prior to Occupancy Permit for Package 2	Public Works	
75.	Landscaping Along Southern Property Line. Prior to the occupancy permit for Package 3 of construction, all landscaping along the southern property line shall be installed. Any previously installed landscaping that has died shall be replanted prior to the occupancy permit of the third phase of construction.	City of Antioch	Prior to Occupancy Permit of Package 3	Public Works	
76.	Truck Turning Analysis. With the building permit submittal, the applicant shall submit a truck turning analysis with a minimum size WB-50 vehicle for on-site entry, turnarounds, and overall circulation utilizing the AutoCAD Auto Turn features to make sure fire equipment can maneuver through the site in accordance with city and fire requirements to the satisfaction of the City Engineer.	City of Antioch	Prior to Occupancy Permit of Package 2	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

77.	Undeveloped Areas. The applicant and/or the property owner shall maintain all undeveloped areas within this property site area in an attractive manner, which shall also ensure fire safety, erosion control and proper drainage per city and state requirements.	City of Antioch	Prior to Occupancy Permit	Public Works	
78.	Geotechnical Investigation. The applicant shall prepare a site-specific technical investigation and report to be reviewed and approved by the City prior to the issuance of the first building permit. The site-specific Geotechnical report of the proposed project shall include a pavement analysis of the existing parking lots, commercial driveways at the commercial entrance, recommending pavement sections of all proposed roadways and parking within the site. The soils engineer needs to take core samples of the existing driveway to check the stability of the existing road base of the commercial driveway. Geotechnical (Soils) report and existing ground water monitoring wells. This soils report shall identify and locate the existing soil and ground water monitoring wells. What wells will be abandoned and what additional monitoring wells will be constructed. The submitted geotechnical report will identify the investigation of any toxic chemical spills or contaminated soils that need to be cleaned up and mitigated.	City of Antioch	Prior to Building Permit of Package 2	Public Works	
79.	Removal of Vacated Easements. All existing recorded easements that are no longer in use shall be vacated within this project and shall be removed prior to the recordation of the final parcel map or separate vacations recorded as approved by City Engineer.	City of Antioch	Prior to Occupancy Permit of Package 2	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

<p>80.</p>	<p>The Treatment Basins and Detention Basins. The applicant shall construct four (4) drainage treatment basins and drainage detention basins to handle drainage from project drainage. This includes installation of all needed storm drain lines, grading, drainage inlets and outlet structures, drainage treatment and detention basins, wears, pathways, maintenance access roads, fencing, gates, trash racks, and any other needed improvements for the various areas within the project to function as drainage treatment and detention basins for the entire project area to the satisfaction of the City Engineer.</p>	<p>City of Antioch</p>	<p>Prior to Occupancy Permit for each phase</p>	<p>Public Works</p>	
<p>81.</p>	<p>Waste Discharge Identification Number (WDID). The applicant shall provide the City with their WDID under the Industrial General Permit (IGP) as well as an updated/revised Storm Water Pollution Prevention Plan (SWPPP) prior to building permit to the satisfaction of the City Engineer.</p>	<p>City of Antioch</p>	<p>Prior to Building Permit of Package 2</p>	<p>Public Works</p>	
<p>82.</p>	<p>Site Trash Enclosures: The applicant shall design and construct site trash enclosures at each separate yard facility in accordance with city trash enclosure standards. The parameter walls shall be a minimum of 6 feet high and made of split face block wall to hold a minimum of three containers, sheet metal heavy duty gate, covered roof, and concrete reinforced slab within and in front to gate to take the weight of the garbage truck unloading the garbage binds to the satisfaction of the city engineer. A comprehensive trash enclosure plan shall be included in the building permits for Package 2</p>	<p>City of Antioch</p>	<p>Prior to Building Permit of Package 2</p>	<p>Public Works</p>	
<p>83.</p>	<p>Underground Parking Garages Parking Layout. The layout of all parking garage parking shall be in conformance with city standard parking lot dimensions for public parking stalls, drive aisles, driveways and layouts. During the 30% building permit design review stage of Package 2 of the project, the applicant shall submit to the City a preliminary layout of</p>	<p>City of Antioch</p>	<p>Prior to Building Permit of Package 2</p>	<p>Public Works</p>	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

	underground parking for review and approval by City planning and engineering departments. The applicant shall demonstrate with the use of AutoCAD autoturn that all parking stalls, driveways, and drive aisles can be adequately used by standard size vehicles and City emergency vehicles. The parking garages shall have adequate ventilation, lighting, fire protection and access in accordance with state requirements. Access ramps into the parking garage shall not be more than 12% grade. The parking lot shall have below ground building drainage system and sump pump provided to remove rainwater or water seepage from the basement garage area to the site storm drain system.				
84.	If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users	Caltrans	Ongoing	Caltrans	
85.	Added by Planning Commission: The applicant investigate using native plants at the site and work with staff on revising the landscaping plans. The revised landscape plans shall be submitted prior to or with the building permits for Package 2.	City of Antioch	Prior to Building Permit of Package 2	Planning Division	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

<p>86.</p>	<p>Added by the Planning Commission: The applicant shall replant the same number of trees on the property as they are removing as part of the project, which the preliminary plans state is 83 trees. The applicant shall show the location of the mitigation trees on the final landscaping plans, which shall be submitted prior to or with the building permits for Package 2.</p>	<p>City of Antioch</p>	<p>Prior to Building Permit of Package 2</p>	<p>Planning Division</p>	
-------------------	---	------------------------	--	--------------------------	--






2025-05_PGE Service Center_Design Review, Use Permit

Final Audit Report

2024-02-01

Created:	2024-01-30
By:	Monique Villagrana (mvillagrana@antiochca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAC_2WvQNWa1SPTPU5EuJHrTfSGO-rqV-5

"2025-05_PGE Service Center_Design Review, Use Permit" History

-  Document created by Monique Villagrana (mvillagrana@antiochca.gov)
2024-01-30 - 6:32:11 PM GMT
-  Document emailed to Kevin Scudero (kscudero@ci.antioch.ca.us) for signature
2024-01-30 - 6:32:19 PM GMT
-  Email viewed by Kevin Scudero (kscudero@ci.antioch.ca.us)
2024-02-01 - 7:37:46 PM GMT
-  Document e-signed by Kevin Scudero (kscudero@ci.antioch.ca.us)
Signature Date: 2024-02-01 - 7:38:06 PM GMT - Time Source: server
-  Agreement completed.
2024-02-01 - 7:38:06 PM GMT