

**PLANNING COMMISSION
RESOLUTION NO. 2024-04**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING THE CITY COUNCIL ADOPT THE INITIAL STUDY AND MITIGATED
NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM
FOR THE PG&E SERVICE CENTER PROJECT AS ADEQUATE FOR ADDRESSING THE
ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT
(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, an IS/MND was circulated for a 30-day review period, with the public review period commencing on October 3, 2023, and ending on November 2, 2023;

WHEREAS, the Planning Commission has reviewed the IS/MND and MMRP for this 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;

WHEREAS, the custodian of the Final IS/MND and MMRP is the Community Development Department and the Final IS/MND was available for public review on the City’s website at: <https://www.antiochca.gov/community-development-department/planning-division/environmental-documents/> and at the second floor of City Hall Monday through Thursday 8:00-4:30 pm, and by appointment on Fridays. The MMRP is included as Exhibit A to this Resolution.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, as follows:

1. The foregoing recitals are true and correct.

2. The Planning Commission of the City of Antioch hereby FINDS on the basis of the whole record before it (including the Initial Study and all comments received) that:
 - a. The City of Antioch exercised overall control and direction over the CEQA review for the Project, including the preparation of the Final IS/MND, and independently reviewed the Final IS/MND and MMRP;
 - b. There is no substantial evidence that the Project will have a significant effect on the environment once mitigation measures have been followed and assuming approval of the Rezone; and
 - c. The Final IS/MND and MMRP reflect the City's independent judgment and analysis.
3. The Planning Commission hereby recommends the City Council APPROVE AND ADOPT the Final IS/MND, and MMRP for the Project.

* * * * *

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

**PG&E ANTIOCH SERVICE CENTER PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

No.	Measure	Timing of Completion	Responsible Party	Completion Date and Responsible Party Initials
AESTHETICS				
MM AES-1	Outdoor lighting (building façade lighting, security lighting, and parking lot lighting) shall be designed to minimize glare and spillover to surrounding properties. The project design and building materials shall incorporate non-mirrored glass to minimize daylight glare. The proposed project lighting plan shall be reviewed and approved by the City of Antioch’s Planning Division during Design Review and prior to issuance of a building permit.	Prior to issuance of a building permit	City of Antioch, Resident Engineer, and Construction Contractor	
AIR QUALITY				
MM-AIR-1	<p>In order to meet the Bay Area Air Quality Management District (BAAQMD) fugitive dust threshold, the following BAAQMD Basic Construction shall be implemented:</p> <ul style="list-style-type: none"> ● All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. ● All haul trucks transporting soil, sand, or other loose material off-site shall be covered. ● All visible mud or dirt tracked-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. ● All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. ● All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. ● Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. ● All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. ● A publicly visible sign shall be posted with the telephone number and person to 	During construction	Resident Engineer, and Construction Contractor	

MM = Mitigation Measure
SC = Standard Condition

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	contact at City of Antioch regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.			
MM-AIR-2	During construction of the proposed project, the project contractor shall ensure all off-road diesel-powered construction equipment of 50 horsepower or more used for the project construction at a minimum meets the California Air Resources Board Tier 2 emissions standards equipped with Level 3 diesel particulate filters or the equivalent.	During construction	Resident Engineer, and Construction Contractor	
BIOLOGICAL RESOURCES				
MM-BIO-1	<p>Burrowing Owl Pre-Construction Surveys. Take avoidance preconstruction surveys for western burrowing owl shall be conducted by a qualified biologist in accordance with the California Department of Fish and Wildlife's (CDFW) 2012 Staff Report on Burrowing Owl Mitigation. Surveys shall encompass the project site and a 150-meter buffer zone, as outlined in the CDFW 2012 Staff Report, and include burrow surrogates such as culverts, piles of concrete or rubble, and other non-natural features, in addition to burrows and mounds. If lawful access cannot be achieved to adjacent areas, surveys shall be performed with binoculars or a spotting scope. The first survey shall occur within 14 days prior to the start of project activities, and the second preconstruction survey focusing on previously identified habitat shall be conducted within 24 hours prior to ground disturbance. If no burrowing owls are detected, no further mitigation is required.</p> <p>If active burrowing owls are detected, the following additional measures shall be implemented:</p> <ul style="list-style-type: none"> ● Project implementation shall seasonally and spatially avoid negative impacts and disturbances that could result in the take of burrowing owls, nest or eggs. ● If burrowing owls and their habitat can be protected in place or adjacent to a construction site, buffer zones, visual screens or other measures shall be used to minimize disturbance impacts while project activities are occurring. A qualified biologist shall establish buffer zones and monitor construction activities following the guidance described in the CDFW 2012 Staff Report. ● If owls must be moved away from the project site during the nonbreeding season 	Prior to and during construction	Resident Engineer, Construction Contractor, and Qualified Biologist	

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	<p>(September 1 to January 31), passive relocation techniques (e.g., installing one-way doors at burrow entrances) shall be used instead of trapping, as described in the CDFW guidelines. A passive relocation plan shall be prepared for approval by CDFW.</p> <p>When destruction of occupied burrows is unavoidable during the nonbreeding season, a mitigation plan shall be prepared for approval by CDFW. The mitigation plan may include, but would not be limited to, the enhancement of unsuitable burrows (enlarged or cleared of debris) or the creation of new burrows (by installing artificial burrows) on protected lands, as approved by CDFW. Newly created burrows shall follow guidelines established by CDFW.</p>			
MM-BIO-2	<p>Pre-Construction Nesting Bird Survey and Avoidance of Breeding and Nesting Bird Season. If construction activities are scheduled during the nesting season (February 1 through August 31), the project applicant shall retain a qualified biologist to conduct a pre-construction survey of all suitable nesting habitat (i.e., field, trees) within 250 feet of the project site (where accessible). The pre-construction survey shall be conducted no more than 7 days prior to the start of work. If the survey indicates the presence of nesting birds, protective buffer zones should be established around the nests as follows: for raptor nests, the size of the buffer zone should be a 250-foot radius centered on the nest; for other birds, the size of the buffer zone should be a 50- to 100-foot radius centered on the nest. In some cases, these buffers may be increased or decreased depending on the bird species and the level of disturbance that will occur near the nest.</p> <p>If there is a pause in construction activities of 7 days or more during the nesting season, an additional nesting bird survey shall be conducted to ensure that there are no new nests that require buffering.</p>	Pre-construction February 1 – August 31	Resident Engineer, Construction Contractor, and Qualified Biologist	

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CULTURAL RESOURCES				
MM-CUL-1	<p>Should an archaeological deposit be encountered during project subsurface construction activities, all ground-disturbing activities within 25<u>100</u> feet shall be redirected and a qualified archaeologist meeting the <i>Secretary of the Interior’s Professional Qualifications Standards for Archeology</i> contacted to assess the situation, determine if the deposit qualifies as a historical resource, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. If the deposit is found to be significant (i.e., eligible for listing in the California Register of Historical Resources), the Applicant shall be responsible for funding and implementing appropriate mitigation measures. Mitigation measures may include recordation of the archaeological deposit, data recovery and analysis, and public outreach regarding the scientific and cultural importance of the discovery. Upon completion of the selected mitigations, a report documenting methods and findings shall be prepared and submitted to the City of Antioch for review, and the final report shall be submitted to the Northwest Information Center at Sonoma State University. Significant archaeological materials shall be submitted to an appropriate curation facility and used for public interpretive displays, as appropriate and in coordination with a local Native American tribal representative.</p> <p>The Applicant shall inform its contractor(s) of the sensitivity of the project area for archaeological deposits and shall verify that the following directive has been included in the appropriate contract documents:</p> <p><i>“The subsurface of the construction site may be sensitive for Native American archaeological deposits. If archaeological deposits are encountered during project subsurface construction, all ground-disturbing activities within 25 <u>100</u> feet shall be redirected and a qualified archaeologist <u>and Native American Representative</u> contacted to assess the situation, and make recommendations for the treatment of the discovery. Project personnel shall not collect or move any archaeological materials. Archaeological deposits can include shellfish remains; bones; flakes of, and tools made from, obsidian, chert, and basalt; and mortars and pestles. Contractor acknowledges and understands that excavation or removal of archaeological material is prohibited by law and constitutes a misdemeanor under California Public Resources Code, Section 5097.5.”</i></p>	During construction	Resident Engineer, Construction Contractor, Native American Representative, and Qualified Archaeologist	

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GEOLOGY AND SOILS				
MM-GEO-1	<p>Should paleontological resources be encountered during project subsurface construction activities, all ground-disturbing activities within 25 feet shall be redirected and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. For purposes of this mitigation, a “qualified paleontologist” shall be an individual with the following qualifications: (1) a graduate degree in paleontology or geology and/or a person with a demonstrated publication record in peer-reviewed paleontological journals; (2) at least two years of professional experience related to paleontology; (3) proficiency in recognizing fossils in the field and determining their significance; (4) expertise in local geology, stratigraphy, and biostratigraphy; and (5) experience collecting vertebrate fossils in the field. If the paleontological resources are found to be significant and project activities cannot avoid them, measures shall be implemented to ensure that the project does not cause a substantial adverse change in the significance of the paleontological resource. Measures may include monitoring, recording the fossil locality, data recovery and analysis, a final report, and accessioning the fossil material and technical report to a paleontological repository. Upon completion of the assessment, a report documenting methods, findings, and recommendations shall be prepared and submitted to the City of Antioch for review. If paleontological materials are recovered, this report also shall be submitted to a paleontological repository such as the University of California Museum of Paleontology, along with significant paleontological materials. Public educational outreach may also be appropriate.</p> <p>The project Applicant shall inform its contractor(s) of the sensitivity of the project site for paleontological resources and shall verify that the following directive has been included in the appropriate contract documents:</p> <p><i>“The subsurface of the construction site may be sensitive for fossils. If fossils are encountered during project subsurface construction, all ground-disturbing activities within 25 feet shall be redirected and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Project personnel shall not collect or move any</i></p>	During construction	Resident Engineer, Construction Contractor, and Qualified Paleontologist	

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	<p><i>paleontological materials. Fossils can include plants and animals, and such trace fossil evidence of past life as tracks or plant imprints. Ancient marine sediments may contain invertebrate fossils such as snails, clam and oyster shells, sponges, and protozoa; and vertebrate fossils such as fish, whale, and sea lion bones. Contractor acknowledges and understands that excavation or removal of paleontological material is prohibited by law and constitutes a misdemeanor under California Public Resources Code, Section 5097.5."</i></p>			
HAZARDS AND HAZARDOUS MATERIALS				
MM-HAZ-1	<p>Site Management Plan (SMP). Prior to any groundbreaking activities, a Site Management Plan (SMP) shall be prepared which summarizes the known environmental conditions on the project site and recommends appropriate site management procedures based on the site-specific information and proposed redevelopment activities. The SMP shall include procedures for evaluating, handling, storing, testing and disposing of soil and groundwater generated during project excavation and grading activities. Materials generated from excavation and grading activities on the project site and materials that may be imported to the site shall be tested for potential contaminants prior to use as fill on-site. Fill testing shall be performed by a qualified environmental professional and demonstrated to meet the appropriate threshold criteria (e.g., ESLs). The results of the fill testing shall be submitted to the City of Antioch (City) and the San Francisco Bay Regional Water Quality Control Board (RWQCB) for review and approval prior importing or re-use of the material. The SMP shall include a contingency plan that shall be implemented if previously unidentified potentially contaminated material or regulated features (e.g., underground storage tanks [USTs]) are encountered during construction activities. The contingency plan shall include provisions that require notification of the City, RWQCB, or any other regulatory agencies with jurisdiction, when potentially contaminated material is encountered. Physical signs of potentially contaminated materials include staining/discoloration, oily sheen or free phase products, odors, the presence of rubble/debris/refuse, or the presence of buried features that may contain hazardous materials (e.g., drums, buckets, sumps, vaults, or pipelines). The contingency plan shall include guidelines for the collection of soil and/or groundwater samples by a qualified environmental professional prior to further work in the newly</p>	<p>Prior to any groundbreaking activities</p>	<p>City of Antioch, Resident Engineer, Qualified Water Quality Consultant, and Qualified Environmental Professional</p>	

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	<p>discovered affected area. The samples shall be submitted for laboratory analysis by a state-certified laboratory under chain-of-custody procedures. The analytical methods shall be selected by the environmental professional. The analytical results of the sampling shall be reviewed by the qualified environmental professional and submitted to the appropriate regulatory agency, if appropriate. The environmental professional shall provide recommendations, as applicable, regarding soil/waste management, worker health and safety training, and regulatory agency notifications, in accordance with local, state, and federal requirements. Work shall not resume in the area(s) affected until these recommendations have been implemented under oversight by the City, the RWQCB, or any other regulatory agencies with jurisdiction, as appropriate.</p>			
MM-HAZ-2	<p>Hazardous Building Materials Survey (HBMS). Prior to the issuance of any demolition permits for existing structures on the project site, a comprehensive Hazardous Building Materials Survey (HBMS) for the project site shall be prepared and signed by a qualified environmental professional, documenting the presence or lack thereof of asbestos-containing materials, lead-based paint, polychlorinated biphenyls-containing materials and electrical equipment, and any other hazardous building materials. The HBMS and abatement specifications shall be submitted to and approved by the City prior to the start of abatement activities. The HBMS shall include abatement specifications for the stabilization and/or removal of the identified hazardous building materials in accordance with all applicable laws and regulations. The demolition contractor(s) shall implement the abatement specifications and submit to the City evidence of completion of abatement activities prior to demolition of the existing structures.</p>	Prior to demolition	Qualified Environmental Professional, Construction Contractor, and City	
HYDROLOGY AND WATER QUALITY				
MM-HYD-1	<p>Construction General Permit. The Project Applicant shall obtain coverage under the State Water Resources Control Board (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Order No. 2022-0057-DWQ, National Pollutant Discharge Elimination System No. CAS000002) (Construction General Permit). This shall include submission of Permit Registration Documents (PRDs), including a Notice of Intent for coverage under the permit to the State Water</p>	Prior to construction	City of Antioch, and Qualified Water Quality Consultant	

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	<p>Resources Control Board (SWRCB) via the Stormwater Multiple Application and Report Tracking System (SMARTs). The Project Applicant shall provide the Waste Discharge Identification Number (WDID) to the Planning Manager of the City of Antioch or designee, to demonstrate proof of coverage under the Construction General Permit. Project construction shall not be initiated until a WDID is received from the SWRCB and is provided to the City, or designee.</p> <p>A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared by a Qualified SWPPP Developer in accordance with the requirements of the Construction General Permit. These include: BMPs for erosion and sediment control, site management/housekeeping/waste management, management of non- stormwater discharges, run-on and runoff controls, and BMP inspection/maintenance/repair activities. BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association’s Stormwater Best Management Handbook: Construction.</p> <p>The SWPPP shall include a construction site monitoring program that identifies requirements for dry weather visual observations of pollutants at all discharge locations, and as appropriate (depending on the Risk Level), sampling of the site effluent and receiving waters. A Qualified SWPPP Practitioner shall be responsible for implementing the BMPs at the site and performing all required monitoring and inspection/maintenance/repair activities.</p> <p>Upon completion of construction and stabilization of the site, a Notice of Termination shall be submitted via SMARTs.</p>			
MM-HYD-2	<p>Final Stormwater Control Plan (SCP). Prior to the issuance of any permits for ground-disturbing activities, the project Applicant shall submit a Final Stormwater Control Plan (SCP) to the City of Antioch Planning Division for review and approval in compliance with Section C.3 of the San Francisco Bay Regional Water Quality Control Board’s Municipal Regional Stormwater NPDES Permit (MRP) requirements. The Final SCP would act as the overall program document designed to provide measures to mitigate potential water quality impacts associated with the operation of the proposed project. The Final SCP shall be prepared in accordance with the requirements and guidelines set forth in the Contra Costa County Clean Water</p>	Prior to issuance of building permit	City of Antioch, Resident Engineer, Construction Contractor, and Qualified Water Quality Consultant	

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	<p>Program Stormwater C.3 Guidebook.³⁶ At a minimum, the Final SCP for the project shall include:</p> <ul style="list-style-type: none"> ● An inventory and accounting of existing and proposed impervious areas. ● Low Impact Development (LID) design details incorporated into the project. Specific LID design may include, but is not limited to, using pervious pavements and green roofs, dispersing runoff to landscaped areas, and/or routing runoff to rain gardens, cisterns, swales, and other small-scale facilities distributed throughout the site. ● Measures to address potential stormwater contaminants. These may include measures to cover or control potential sources of stormwater pollutants at the project site. ● A Draft Stormwater Facility Operation and Maintenance Plan for the project site, which will include periodic inspection and maintenance of the storm drainage system. Persons responsible for performing and funding the requirements of this plan shall be identified. This plan must be finalized prior to the issuance of building permits for the project. 			
TRANSPORTATION				
SC -TRAN-1	Transportation Management Plan. Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the State Transportation Network (STN).	Prior to construction	Project Engineer, Construction Contractor, and Caltrans	
SC -TRAN-2	Equitable Access. 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.	After project completion	Project Engineer	

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2024-04_PGE Service Center_IS-MND

Final Audit Report

2024-02-01

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