

**PLANNING COMMISSION
RESOLUTION NO. 2023-28**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN, USE PERMIT, LOT
MERGER, AND DESIGN REVIEW FOR THE EAST 18TH STREET WEST WAREHOUSE
PROJECT**

WHEREAS, the City of Antioch (“City”) received an application from DECA Company for approval of an Initial Study/Mitigated Negative Declaration, Planned Development Rezone, Final Development Plan, Use Permit, Lot Merger, and Design Review for the development of a 442,111-square-foot light industrial warehouse and associated site improvements located at 2901 East 18th Street and 1699 Vineyard Drive (APNs 051-052-072-9 and 051-072-086-9);

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 August 16, 2023, the Planning Commission recommended City Council adoption of the IS/MND and MMRP;

WHEREAS, on August 16, 2023, the Planning Commission recommended City Council approval of a Planned Development Rezone (PD-22-02) for the Project;

WHEREAS, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on August 4, 2023 for the Planning Commission public hearing held on August 16, 2023;

WHEREAS, on August 16, 2023, 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 RESOLVED, that the Planning Commission hereby makes the following findings for approval of a Final Development Plan:

1. 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.
2. 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.
3. Any commercial component is justified economically at the location(s) proposed.

4. 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.
5. 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.
6. 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;
7. The area surrounding the P-D District can be planned and zoned in coordination and substantial compatibility with the proposed development.
8. The P-D District conforms with the General Plan of the city.

NOW, THEREFORE BE IT FURTHER RESOLVED, that the Planning Commission makes the following findings for approval of the requested Use Permit:

1. 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 because the project has been designed to comply with the City of Antioch Municipal Code Requirements.
2. The use applied at the location indicated is properly one for which a use permit is authorized because the City of Antioch Zoning Ordinance requires a use permit for all Planned Development (PD) applications.
3. 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 plan complies with the Planned Development standards established for the project's PD District.
4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.
5. The granting of such use permit will not adversely affect the comprehensive General Plan because the proposed uses and design are consistent with the General Plan. The General Plan designation is Eastern Waterfront Employment Focus Area, which allows for the type of industrial development proposed by the project.
6. The Conditions of Approval protect the public safety, health and general welfare of the users of the project and surrounding area. In addition, the conditions ensure the project is consistent with City standards.

NOW THEREFORE BE IT FURTHER RESOLVED, that the Planning Commission makes the following findings for approval of the requested Lot Merger:

1. That the merger will not interfere with any dedication or offer of dedication for present or prospective public purposes;
2. That the contiguous parcels are under common ownership; and
3. That the merger will not result in a violation of the Antioch Municipal Code, and that the merger will be consistent with the purposes and intent of the Municipal Code and the Subdivision Map Act.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Planning Commission of the City of Antioch does hereby recommend APPROVAL of a Final Development Plan, Use Permit, Lot Merger, and Design Review to develop a 442,111-square-foot light industrial building on a 22.65-acre lot with new parking, lighting, and landscaping located at 2901 East 18th Street and 1699 Vineyard Drive (APNs 051-052-072-9 and 051-072-086-9), subject to the conditions in Exhibit A.

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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 16th day of August 2023, by the following vote:

- AYES:** **Schneiderman, Martin, Motts, Riley, Gutilla**
- NOES:** **None**
- ABSTAIN:** **None**
- ABSENT:** **Hills, Lutz**

Kevin Scudero

KEVIN SCUDERO
Secretary to the Planning Commission

**EXHIBIT A
CONDITIONS OF APPROVAL**

**EXHIBIT A: CONDITIONS OF APPROVAL DECA West
DRAFT**

General Conditions					
	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Applicant Response</u>	
1.	City of Antioch	On-Going	Planning Department		<p>Project Approval. This ENTITLEMENT approval is for APN 051-052-072 and -086, as substantially shown and described on the project plans, except as required to be modified by conditions herein. Plans date received November 4, 2022, as presented to the Planning Commission on August 16, 2023 ("Approval Date:"). For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City.</p>
2.	City of Antioch	On-Going	Planning Department		<p>Project Approval Expiration. This approval expires on August 16, 2025 (two years from the date on which this approval becomes effective) or at an alternate time specified as a condition of approval, unless a building permit has been issued and construction diligently pursued. All approval extensions shall be processed as stated in the Antioch Municipal Code.</p>

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3.	<p>City Fees. The applicant shall pay any and all City and other related fees applicable to the property, as may be modified by conditions herein. Fees shall be based on the current fee structure in effect at the time the relevant permits are secured and shall be paid before issuance of said permit or before any City Council final action approval. Notice shall be taken specifically of Plan Check, Engineering, Fire and Inspection Fees. The project applicant shall also reimburse the City for direct costs of planning; building and engineering plan check and inspection, as mutually agreed between the City and applicant.</p> <p><i>Discretionary or ministerial permits/approvals will not be considered if the developer is not current on fees, balances, and reimbursement that are outstanding and owed to the City.</i></p>	City of Antioch	On-Going	Community Development Department	
4.	<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"> • East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance. • Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance. • Contra Costa County Map Maintenance Fee in effect at the time of recordation of the final map(s). • Contra Costa County Flood Control District Drainage Area fee. • School Impact Fees. • Delta Diablo Sanitation Sewer Fees. • Contra Costa Water District Fees. 	City of Antioch	On-Going	Community Development Department	
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	

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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 DECA West Project .</p>	City of Antioch	On-Going	Planning Department	
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>				

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10.	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.	City of Antioch	On-Going	Planning Department	
	Public Works Standard Conditions	<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
13.	Encroachment permit and preconstruction meeting. The developer shall file an encroachment permit with the City of Antioch public works department for construction of all public improvements being constructed both inside the public right of way and within the site. After the improvement plans are approved and the necessary permit fees are paid a preconstruction meeting with public work inspection shall be scheduled. The developer will provide the City a draft schedule of construction so City staff can anticipate the project 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 extend to approximate finish date of the project.	City of Antioch	At building permit	Public Works Department	Noted.
14.	City Standards. All proposed 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	
15.	Utility Construction. All Public and private utilities shown on the 18th Street and Vineyard Street shown on the Development East Utility plans shall be constructed to their ultimate size, location and configuration as shown on the approved plans.	City of Antioch	On-Going	Public Works Department	

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16.	<p>Utility Undergrounding. All existing overhead electrical lines along 18th street 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.</p>	City of Antioch	On-Going	Public Works Department	
17.	<p>Utility Mapping. Prior to acceptance of public utilities, the developer shall provide CAD as-built drawings of all public utilities located within the site. This includes all public Water Distribution Utility lines and features, sewer collection lines, pump station, Storm drainage lines, and inverts associated with these utilities. Developer shall also include locations of water meters, light poles, and irrigation controllers. These coordinates must be provided in GIS shapefile format using the NAVD 88 (with conversion information). Prior to acceptance of any public utilities, the developer shall provide coordinates of all public utilities installed within the site will be included in the CAD as-built drawings.</p>	City of Antioch	Prior to Acceptance of Public Utilities	Public Works Department	
18.	<p>Sewer. All sewage shall flow from the building by gravity to the intersecting sewer main located along the west property line and connect at the northwest corner of the site. The developer shall make the connection by installing a concrete manhole per city standards. A sewer study will be required to verify that the existing sewer main can handle the flows of this project to sewer system.</p>	City of Antioch	On-Going	Public Works Department	
19.	<p>Storm Drain Design/Construction. The developer shall design and construct all storm drain facilities to adequately collect and convey stormwater entering or originating within the site</p>	City of Antioch	At the Time of Building occupancy	Public Works Department	

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	<p>to the nearest man-made drainage facility for a 10 year storm, without diversion of the watershed as modeled by a site drainage study that is reviewed and approved by the City Engineer. Drainage flows from the 50 year and 100 year storms shall be handled by overland release off the site at designated wear points located at the south east corner of the site.</p> <p>The private drainage system, including, catch basins, curb and gutters and valley gutters shall be constructed of concrete. Pipes may be constructed of concrete, or other materials, subject to review and approval by Staff. 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 the site and discharged to the public drainage system. This drainage from neighboring uphill topographies shall be included in the drainage study and analysis</p> <p>All site drainage shall flow by gravity to stormwater treatment facilities as shown on the site grading plan to treat runoff 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 located at the end of Vineyard Drive. 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 located in Vineyard Drive</p> <p>a. Due the large amount of impervious surfaces on the site, the developer shall detain or retain drainage of the site to discharge at a flow rate that does not exceed capacity of</p>				
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	<p>the public storm drain infrastructure. 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, 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>The detention and bioretention basins shall be designed to provide controlled overland release for the 100-year 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 100-year flow event release.</p>	City of Antioch	On-Going	Public Works Department	
20.	<p>Water Pressure. The developer shall provide adequate potable water and fire water pressure and volume to serve this building sprinkler system and domestic use. This will include minimum of fire flow of 1000 gpm a minimum residual pressure of 20 psi with all losses included at the highest point of sprinkler system at a minimum static pressure of 20 psi or as approved by the City Engineer and/or fire marshal. See Fire Requirements for additional water flow conditions. A water flow calculations, analysis and report will be required to verify that the proposed private water main can handle the fire flows and one fire hydrant flowing at 1000 gpm per City requirements.</p>	City of Antioch	On-Going	Public Works Department	

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21.	<p>Requirement for Looped System. This private water system shall be designed as a looped water distribution system around the building with private fire hydrants spacing a maximum of 400 feet, connecting to this looped system. The system shall be connected to the public water main with double detector check assemblies per city requirements to meet fire flows. The developer shall be responsible for installing all water connections to public water system in accordance with city standards, backfill and restore pavement, landscaping and other surface improvements to conditions before construction to the satisfaction of the City Engineer.</p>	City of Antioch	On-Going	Public Works Department	
22.	<p>Hydrology Report. The developer shall submit 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 Contra Costa County Flood Control.</p> <p>This storm water report shall document the size and criteria of the underground retention basin, the bioretention basin and follow 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.</p>	City of Antioch	Prior to the Recordation of the First Final Map	Public Works Department	
23.	<p>Retaining Walls</p> <ol style="list-style-type: none"> Retaining Walls Not Public Right of Way. All retaining walls shall not be constructed in City right-of-way or other City maintained parcels unless otherwise approved by the City Engineer. 2:1 Max Grade transition. Due to difference in grades with adjacent parcels, the developer shall transition 	City of Antioch	On-Going	Public Works Department	

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	<p>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 may need to install gravity retaining walls along the parcel lot lines 1 foot inside the property line to adequately transition grades to the proposed grades of the site.</p> <p>3. Materials. All retaining walls shall be of concrete masonry unit construction.</p> <p>4. Height. All retaining walls shall be reduced in height to the maximum extent practicable 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.</p>				
<p>24.</p>	<p>Fences. Rear, side and front yard fencing shall be 8' high tube steel fence with automatic opening gates of the same material installed where required and painted black. All fences shall be located on the property line at the top of slope or at existing grade as approved by the City Engineer.</p> <p>a. In some cases where a fence is to be built in conjunction with a retaining wall, and the wall face is exposed to a side street, the fence shall be setback a minimum of three feet (3') behind the retaining wall per Antioch Municipal Code § 9-5.1603, or as otherwise approved by the City Engineer in writing.</p> <p>b. All fencing adjacent to open space (trails and basins) shall be wrought iron, tubular steel, or as otherwise approved by</p>	<p>City of Antioch</p>			

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	the City Engineer in writing at the time of improvement plan approval and shall be located at the top of slope.					
	Conservation/NPDES	<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>	
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 C.3 requirements.	State of California	On-Going	Public Works Department		
26.	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.) Under NPDES regulations, the project is subject to provision C.3: "New development and redevelopment regulations for storm water treatment." <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. The approved preliminary plans show that the developer will construct two bioretention basins and a underground basin to satisfy this requirement. 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 	Federal Government	At the Time of Building Permit Submittal	Public Works		

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	<p>be submitted to the Building Department at the time of permit submittal.</p> <p>d. CCRs. Both the approved SWCP and O&M plans shall be included in the project maintenance operation plans. 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 maintenance of storm water treatment or hydrograph modification BMPs. Already stated in COAs below, 5.c and 5.h.w.</p>	Federal Government	At the Time of Building Permit Submittal	Public Works	
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 building permits, site improvements, or landscaping, the developer shall submit a permit application consistent with the developer's approved Storm Water Control Plan, and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants.</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. Professionals certifying the Storm Water Control Plan shall be registered in the State of California and submit verification of training, on design of treatment measures for water quality, not more than three years prior to the signature date by an</p>	Federal Government	At the Time of Building Permit Submittal	Public Works	

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	<p>organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).</p> <p>c. Final Operation & Maintenance Plan. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance Plan in accordance with City of Antioch guidelines. This O&M plan shall incorporate City comments on the draft O&M plan and any revisions resulting from changes made during construction. The O&M plan shall be incorporated into the CC&Rs for the Project.</p> <p>d. Long Term Management. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.</p> <p>e. Design Details.</p> <p>i. To prevent site or roof drainage from draining across sidewalks and driveways close to the building in a concentrated manner, roof drains shall be piped under/or through the sidewalk/or curb and gutter.</p>				
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	<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 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</p>				
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	<p>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 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> <ul style="list-style-type: none"> 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. 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. 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. 				
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	<p>iv. Clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by City Inspectors and/or City Engineer.</p> <p><i>Additional information regarding the project SWCP is necessary and modifications to the SWCP shown on the proposed Vesting Tentative Map may be required in order to comply with C.3 regulations.</i></p>				
28.	<p style="text-align: center;">Fire Standards</p> <p>Fire Requirements All requirements of the Contra Costa County Fire Protection District shall be met.</p>	<p><u>Regulation Source</u></p> <p>Contra Costa Fire Protection District</p>	<p><u>Timing/Implementation</u></p> <p>On-Going</p>	<p><u>Enforcement/Monitoring</u></p> <p>Contra Costa Fire Protection District</p>	<p><u>Verification (date and Signature)</u></p>
29.	<p style="text-align: center;">Building Permit Submittal</p> <p>Requirement for One Phase. The project shall be built continuously in one phase. If the project will become a phased project, then the developer shall provide a phasing plan to the Community Development Department.</p>	<p><u>Regulation Source</u></p> <p>City of Antioch</p>	<p><u>Timing/Implementation</u></p> <p>At the time of Building Permit Submittal</p>	<p><u>Enforcement/Monitoring</u></p> <p>Community Development Department</p>	<p><u>Verification (date and Signature)</u></p>
30.	<p>Final Landscape Plans. The applicant shall submit landscape plans that 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.</p>	<p>City of Antioch</p>	<p>At the time of Building Permit Submittal</p>	<p>Building Department</p>	

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31.	<p>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-5 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.</p>	City of Antioch	At the time of Building Permit Submittal	Community Development Department	
32.	<p>Landscaping. Landscaping along the project frontage, parking areas, on all slopes, medians, C.3 basins and open space areas shall be approved by the City Engineer and shall be installed at the applicant's expense.</p>	City of Antioch	At the time of Building Permit Submittal	Public Works Department	
33.	<p>Property 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 condition.</p>	City of Antioch	At the Time of Building Permit Submittal	Public Works Department	
34.	<p>Utility Location on Private Property. All domestic and irrigation water meters, sanitary sewer clean outs for the site (water meters, sewer cleanouts, etc.) shall be located along the street frontage just inside the site property line as approved by the City Engineer. However, sewer cleanouts will be on Vineyard Street on the west ROW with in a dedicated 10' wide PUE and not on the frontage of East 18th St.</p>	City of Antioch	At the Time of Building Permit Submittal	Public Works Department	

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Grading Improvements		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
35.	<p>Requirement for Grading Permit. A grading permit shall be 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. Since the constructing the site will require the developer to import over 82,000 cy of soil material, 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.</p>	City of Antioch	At the time of Building Permit Submittal	Public Works	
36.	<p>Soils. Prior to the approval of the grading plan(s), the City Engineer shall determine if a soils or structural engineer, are required to review the building permit plan set submitted for this project. If deemed necessary by the City Engineer, field inspections by such professionals will be required to verify compliance with the approved plans. Costs for these consulting services shall be incurred by the developer.</p>	City of Antioch	At the time of Building Permit Submittal	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL for DECA West

37.	<p>Off-Site Grading. All off-site grading is subject to the coordination and approval of the affected property owners and the City Engineer. The developer shall submit written authorization to “access, enter, and/or grade” adjacent properties prior to issuance of permit and performing any work.</p>	City of Antioch	At the time of Building Permit Submittal	Public Works	
38.	<p>Grading Easements. Any sale of a portion (or portions) of this project to multiple developers 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.</p>	City of Antioch	At the time of Building Permit Submittal	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL for DECA West

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>
39B.	<p>Sewer System Requirements. The sewer system for the subject site shall comply with City requirements and 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 that existing downstream sewer mains can handle the anticipated flows of the project.</p> <p>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).</p>	City of Antioch	At the time of Building Permit Issuance	Building Department	
40.	<p>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).</p>	City of Antioch	At the time of Building Permit Issuance	Community Development Department	
41.	<p>Encroachment Permit. The applicant shall obtain an encroachment permit from the Engineering Division before commencing any construction activities within any public right-of-way or easement.</p>	City of Antioch	At the time of Building Permit Issuance	Community Development Department	

EXHIBIT A: CONDITIONS OF APPROVAL for DECA West

At the Time of Construction		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
42.	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 Construction and Demolition Debris Ordinance. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.	City of Antioch	On-Going	Building Department	
43.	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. days/times restricted to the hours of 8:00 a.m. to 6:00 p.m.	City of Antioch	On-Going	Building Department/ Public Works Department	
44.	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	

EXHIBIT A: CONDITIONS OF APPROVAL for DECA West

<p>45.</p>	<p>Filter Materials at Storm Drain Inlet. During construction developer to install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site prior to:</p> <ul style="list-style-type: none"> a) start of the rainy season (October 1); b) site dewatering activities; c) street washing activities; d) saw cutting asphalt or concrete; and e) order to retain any debris or dirt flowing into the City storm drain system. <p>Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash.</p>	<p>City of Antioch</p>	<p>On-Going</p>	<p>Building Department</p>	
<p>46.</p>	<p>Archeological Remains. In the event subsurface archeological remains are discovered during any construction or preconstruction activities on the site, all land alteration work within 100 feet of the find shall be halted, the 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.</p>	<p>City of Antioch</p>	<p>On-Going</p>	<p>Community Development Department</p>	

EXHIBIT A: CONDITIONS OF APPROVAL for DECA West

47.	<p>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.</p>	City of Antioch	Plans approved Prior to Building Permit, monitored during construction	Public Works	
48.	<p>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.</p>	City of Antioch	Prior to Occupancy Permit	Public Works	
49.	<p>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 city streets on city maintenance crews.</p>	City of Antioch	During construction	Public Works	
Security / bonding requirements		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
50.	<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> <ul style="list-style-type: none"> a. Improvement security in one of the following forms: <ul style="list-style-type: none"> 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 	City of Antioch	Prior to encroachment Permit	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL for DECA West

	<p>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. An original, signed subdivision agreement, to be executed by the subdivider or his agent, guaranteeing the completion of the construction of the public improvements required by the governing body within a specified time and payment therefore, satisfactory to the City Attorney as to legality and satisfactory to the City Engineer as to amount.</p> <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 therefore, of all the fees required for the checking and filing of the 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. Deeds for the easements or rights-of-way for road purposes map.</p>				
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EXHIBIT A: CONDITIONS OF APPROVAL for DECA West

	<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, 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.</p> <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>				
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EXHIBIT A: CONDITIONS OF APPROVAL for DECA West

51.	<p>Dedication of PUE along 18th street frontage. Developer shall dedicate to the City of Antioch a 10 feet wide public utilities easement along the frontage of 18th street for the undergrounding of the existing overhead PG&E and telephone and internet utilities.</p>	City of Antioch	Prior to Occupancy Permit	Public Works	
52.	<p>Future street right of way to remain. The future 34' wide public right of way (95-047529 OR) dedicated within this project shall remain in its natural grade and state. Any needed grading transition from this existing grade and site grade shall be made within the project site and outside of this existing future right of way. All construction material and equipment shall be removed from this area prior to building occupancy.</p>	City of Antioch	At the time of building occupancy	Public Works	
53.	<p>Required Easements. All required access and utility easements over existing and underground public utilities, sidewalks and other installed public improvements shall be granted by the developer at no cost to the City prior to occupancy. Developer shall also grant access for utility companies to remove overhead utilities and underground them. The developer shall also dedicate 10' wide public utility easements over utility lines that are placed underground.</p>	City of Antioch	Prior to occupancy permit	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL for DECA West

	Prior to Issuance of Occupancy Permit	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
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 carried off the construction site and shall be removed prior to scheduling the final Planning inspection. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or creek.	City of Antioch	Prior to Occupancy Permit	Building Department	
56.	Fire Prevention. A final Fire inspection shall occur to inspect all fire prevention systems constructed as part of the project. Inspections shall occur prior to final occupancy permit issuance.		Prior to Occupancy Permit	Fire Department	
57.	Damage to Street Improvements. Any damaged existing street improvements along the project frontage before and during construction on or adjacent to the project property, shall be repaired or replaced to the satisfaction of the City Engineer at the full expense of the Developer. This shall include any broken sidewalk, curb and gutter, landscaping, street pavement, street pavement or other existing frontage improvements, as may be required by the City Engineer, shall be improved to city standards. At driveway entrances the pavement conforms shall be designed and constructed to match existing grade and transition as smooth as possible at 1% minimum grade.	City of Antioch	Prior to Occupancy Permit	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL for DECA West

58.	<p>Right-of-Way Construction Standards. All improvements within the public right-of-way, including curb, gutter, sidewalks, driveways, paving and utilities, shall be constructed in accordance with approved standards and/or plans and shall comply with the standard plans and specification of the City Engineer.</p>	City of Antioch	Prior to Occupancy Permit	Public Works	
59	<p>Installation of new traffic Signal at Vineyard and 18th Street intersection. The developer shall install a new traffic signal at the existing street intersection of Vineyard and 18th street and improve the intersection to current standards. This means the developer shall install traffic signal controller, conduits, wiring, ped crossings, and the necessary drainage devices, and other traffic signal boxes and signage to current City standards as approved by the City Engineer. Vehicle and bike Detector loops shall be installed in all legs of the intersection, and detector cables and wiring added to the intersection and the traffic controller reprogrammed to function as a 4-way intersection. Cross walks and stop bars shall also be added to the intersection. If required the existing median curb may need to be pulled back and reconfigured to allow for additional cross walks and ADA ramps reconstructed to City standards.</p> <p>The costs of the traffic signal can be shared amongst other developing properties on Vineyard or 18th street on other benefitting properties in the area of this traffic signal installation. If the developer wants to receive reimbursement for part of the cost of installation, he can prepare a benefit district engineers report recommending a formation of a benefit district on all vacant properties on Vineyard Street and other developing properties in the vicinity of the traffic signal on 18th street. This benefit district will spread the costs of the signal on these other developing parcels and recommend a fair share basis of payment for the traffic signal. City shall process the formation of the benefit district with City Council and record a fair share cost distribution to other vacant properties to ensure that the</p>	City of Antioch	Prior to Occupancy Permit	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL FOR DECA West

	Developer is able to receive reimbursement of the traffic signal as future development occurs within the next 10 years.				
60	Removal of existing wells. The developer shall remove and abandon all existing irrigation wells 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	
61.	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				
62	Bicycle Parking Spaces. The developer shall install a total 28 bicycle parking spaces for site which means that bike racks shall be installed near the entrance of each office area located in the four corners of the building. One stall shall be designated for long	City of Antioch	Prior to Occupancy Permit	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL for DECA West

	term parking in accordance with City parking standards.				
63	ADA parking spaces. The developer shall install 10 ADA parking spaces that include 4 van spaces in accordance with the latest ADA standards.	City of Antioch	Prior to Occupancy Permit	Public Works	
64	Parking. The developer shall install a minimum of 398 passenger car parking spaces, (including 337 standard 9'x20', 51 EV spaces and 10 ADA spaces.),	City of Antioch	Prior to Occupancy Permit	Public Works	
65	Vehicles are not allowed to stack or queue outside the private property onto public ROW. If vehicle staking in public ROW occurs on a regular bases, 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	Prior to Occupancy Permit	Public Works	
66	Demolition of existing building. The existing building shall be inspected for asbestos or any other harmful chemicals and removed prior to demolition and grading of the site.	City of Antioch	Prior to Grading Permit	Public Works	
67	Install commercial driveway Entrances: The developer shall construct two 30' wide or larger commercial driveways entrances off of E 18 th street and one driveway off of Vineyard Street to the site in accordance with City Standards. This includes the installation of 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. Due to the relocation of sidewalks, both of these driveways on 18 th street, the developer 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	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL for DECA West

68	<p>Frontage Landscaping. The developer shall install landscaping along the project frontage of E. 18th street and Vineyard Drive right of ways with a separate irrigation meter to be dedicated to the city for maintenance in accordance with city landscaping requirements.</p>	City of Antioch	Prior to Occupancy Permit	Public Works	
69	<p>Strip out one 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 isle would typically be left vacant (striped out) to assist vehicles in maneuvering a three point turn around at the end of parking isle to turn around. The dead end on the parking lot can be removed by installing a median opening through the landscape median to an adjacent driveway. The vehicle opening turnaround shall be installed the plan shows one dead-end parking aisle at the north end within the trailer parking lot located on the north side of the drive aisle leading to the Vineyard Drive driveway. Because the parking spaces would be not assigned, <i>the two spaces at the end would typically be vacant to assist in maneuvering, on-site circulation would be adequate.</i>" The two spaces referred here should not be parking spaces and used solely to assist in maneuvering.</p>	City of Antioch	Prior to Occupancy Permit	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL for DECA West

		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
70	Outdoor lighting standard. Outdoor parking area lighting fixture heights shall be maximum of 30' and by their relationship to surrounding uses, and lighting shall not shine directly onto an adjacent street or property. Minimum illumination at ground level shall be two foot-candles but shall not exceed one-half foot-candles in a residential district. Minimum foot candles is 2.0. Additional electroliers required or City variance required.	City of Antioch	Prior to Occupancy Permit	Public Works	
71	Trash areas covered and drain to Sewer connection. All trash areas with trash receptables shall be covered and drain to the site sanitary sewer line in accordance with the City ordinance. The trash area shall be enclosed by masonry wall and heavy-duty sheet metal gates. The width of the trash enclosure along the grate shall 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	
72	Clear Vision Zones at driveway entrances. The developer shall comply with clear vision zones with AMC 9-5.1101 that are minimum of 250 feet long at each 30 feet curb returns of all driveway entrances to the site from public streets. All trees shown on the landscape plans shall be clear of these vision zones for adequate sight distance.	City of Antioch	Prior to Occupancy Permit	Public Works	
73	Site Improvements. The developer shall install all site improvements, landscaping and civil improvements shown on the November 2022 plans submittal package by RJA Architectural Design (dated 11/02/22), BKF Engineers (dated 11/3/22) and Environs Landscape Architecture (dated 11/1/22) to the satisfaction of the City engineer. Any deviations from these plans shall be reviewed and approved by City Engineer. All	City of Antioch	Prior to Occupancy Permit	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL for DECA West

	<p>significant site changes may need reapproval my City planning commission as determined by Director of Community Development.</p>				
74	<p>Project Signage Project signage shall be subject to administrative design review approval. All signage shall be consistent with Citywide Design Guidelines for signage and the Antioch Municipal Code.</p>	City of Antioch		Planning Division	






Resolution 2023-28_DECA West DP, UP, LM and DR

Final Audit Report

2023-10-27

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