

**PLANNING COMMISSION  
RESOLUTION # 2023-32**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
APPROVING A DESIGN REVIEW APPLICATION FOR THE WALMART EXPANSION AT  
4893 LONE TREE WAY  
(AR-22-12) (APN: 056-011-030)**

**WHEREAS**, the City of Antioch received an application from Teresa Jones requesting approval of a Design Review application to allow a 7,250 square foot expansion of Walmart at 4893 Lone Tree Way (056-011-030) (AR-22-12).

**WHEREAS**, the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Article 19, Section 15301 Existing Facilities. Class 32 consists of projects with negligible or no expansion of an existing use;

**WHEREAS**, on October 18, 2023, the Planning Commission duly held a hearing on the matter, and received and considered evidence, both oral and documentary and documentary; and

**WHEREAS**, the Planning Commission considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Antioch does hereby APPROVE a Design Review application to allow a 7,250 square foot expansion of Walmart at 4893 Lone Tree Way (056-011-030) (AR-22-12), subject to the following conditions contained hereto in Exhibit A.

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**I HEREBY CERTIFY** that the foregoing recommendation was passed and adopted by the Planning Commission of the City of Antioch, at a regular meeting thereof, held on the 18th day of October 2023 by following vote:

**AYES: Gutilla, Hills, Lutz, Martin, Motts, Riley, Schneiderman**

**NOES:**

**ABSTAIN:**

**ABSENT:**

*Kevin Scudero*

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**Kevin Scudero  
Secretary to the Planning Commission**

**FINAL**

<b>General Conditions</b>		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
1.	<b>Project Approval.</b> This Design Review approval is for 4893 Lone Tree Way (APN: 056-011-030), as substantially shown and described on the project plans, except as required to be modified by conditions herein. Plans dated received on October 4, 2023 as presented to the Planning Commission on October 18, 2023 ("Approval Date."). For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City.	City of Antioch	On-Going	Planning Department
2.	<b>Project Approval Expiration.</b> This approval expires on October 18, 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.	City of Antioch	On-Going	Planning Department
3.	<b>City Fees.</b> 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.	City of Antioch	On-Going	Community Development Department

	<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>			
4.	<p><b>Pass-Through Fees.</b> The developer shall pay all pass-through fees. Fees may include but are not limited to:</p> <p>East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.</p> <p>Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.</p> <p>Contra Costa County Map Maintenance Fee in affect at the time of recordation of the final map(s).</p> <p>Contra Costa County Flood Control District Drainage Area fee.</p> <p>School Impact Fees.</p> <p>Delta Diablo Sanitation Sewer Fees.</p> <p>Contra Costa Water District Fees.</p>	City of Antioch	On-Going	Community Development Department
5.	<p><b>Appeals.</b> Pursuant to Section 9-5.2509 of the Antioch Municipal Code, any decision made by the Planning Commission which would otherwise constitute final approval or denial may be appealed to the City Council. Such an appeal shall be in writing and shall be filed with the City Clerk within five (5) working days after the decision. All appeals to the City Council from the Planning Commission shall be accompanied by a filing fee established by a resolution of the City Clerk.</p>	City of Antioch	Within 5 Working Days of Planning Commission Action	Planning Department
6.	<p><b>Requirement for Building Permit.</b> Approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction or demolish anexisting site or any part of the 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.	<b>Modifications to Approved Plans.</b> 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.	City of Antioch	On-Going	Planning Department
8.	<b>Hold Harmless Agreement/Indemnification.</b> 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
	<b>Public Works Standard Conditions</b>	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
9.	<b>City Standards.</b> All proposed improvements in the city right of way shall be constructed to City standards or as otherwise approved	City of Antioch	On-Going	Public Works Department

	by the City Engineer in writing. The developer shall file for a City Encroachment permit for all improvements within the public right of way, a grading permit for grading of the site, and a building permit for all buildings and utilities to be installed on the site.			
10.	<b>Utility Construction.</b> All new or relocated site utilities shall be constructed to their ultimate location, size and configuration with the building expansion in which they will service.	City of Antioch	On-Going	Public Works Department
11.	<b>Utility Mapping.</b> Prior to acceptance of new site utilities, the developer shall provide GPS coordinates of all below ground and above ground utilities. This includes all Water Distribution Utility features, sewer collection Utility features, Storm Water Utility features, and inverts associated with these features. Developer shall also include GPS coordinates of any new water meters, and irrigation controllers. These GPS coordinates must be taken on a survey-grade sub-meter GPS data receiver/collector and provided in GIS shapefile format using the NAVD 88 (with conversion information). Submittal of as-built drawings in CAD format shall satisfy this condition.	City of Antioch	On-Going	Public Works Department
12.	<b>Utility Undergrounding.</b> All new proposed electrical and dry utilities shall be undergrounded (e.g., transformers and PMH boxes) and subsurface pursuant to Section 7-3 "Underground Utility Districts" of the Antioch Municipal Code.	City of Antioch	On-Going	Public Works Department
13.	<b>Site ADA Ramps and Crosswalks.</b> The applicant shall update all existing site ADA ramps and crosswalks to the latest ADA standards. With the City of Antioch PW inspector, the applicant shall inspect all ADA ramps, cross walks, and mark those ramps that need to be revised and updated to the latest standards. The applicant shall replace all existing site ADA ramps that need to update to current standards.	City of Antioch	Prior to Acceptance of occupancy of new expansion	Public Works Department
14.	<b>Sewer.</b> All sewage for this new building expansion shall flow by gravity to the existing building sewer trunk main located within the site. Connections shall be in accordance with City requirements. The developer shall backfill and restore all	City of Antioch	On-Going	Public Works Department

	disturbed surface improvements to the satisfaction of the building official and/or city engineer.			
15.	<p><b>Storm Drain Design/Construction.</b> The developer shall verify that the existing storm drain facilities can adequately handle the revised stormwater flows entering the existing drainage system.</p> <p>a. All existing utilities, including storm drainpipes, water and sewer lines, internet or phone lines, that are in conflict with the proposed building expansion shall be identified and relocated. All new drainage pipes can be constructed of high strength HDP pipe or be constructed of Portland Concrete Cement or as approved by the City Engineer. All new site utilities, including site storm drainage pipes and catch basins, shall be installed so to adequately drain the site low spots, landscape areas, parking areas, driveways, sidewalks bio-retention basins.</p> <p>b. The existing storm drain system is not in conflict the building shall remain and shall flow to the existing drainage basins shown within site plan with no diversion out of existing site watershed(s). Storm drainpipe system shall be pipe, RCP, or heavy duty PVC pipe capable of supporting 3000 lbs. vehicle loads, and flow to the closest off-site catch basins and manholes shown on the preliminary grading and storm water plan.</p> <p>c. All existing detention basins and bioswales and associated improvements shall remain operational prior to issuance of this expansion building permit and during construction.</p> <p>d. Existing Detention basins shall remain in use to the satisfaction of the City Engineer with an emergency spillway to provide controlled overflow relief for large storm events. All new Bio-retention basins and associated improvements are to be</p>	City of Antioch	At the Time of Building Permit Submittal	Public Works Department

	<p>constructed in the landscaping areas of site as shown on the approved preliminary site and landscape plans.</p> <p>e. Bioretention basins shall be designed within the site to the satisfaction of the City Engineer. Each basin shall have an emergency overflow spill way to the adjacent parking lot to provide controlled overflow relief for larger than normal storm events. An Operations and Maintenance Manual (for each the basin) shall be submitted for the basin prior to the issuance of the first building permit</p>			
16.	<p><b>Water Pressure.</b> The developer shall relocate the existing water line around the existing building and provide adequate water pressure and volume for fire flow and for domestic use to serve this existing and proposed building expansion. This will include a minimum fire flow of 1000 gpm at a residual pressure of 20 psi with all losses included at the highest sprinkler unit in the building, as approved by the City Engineer. See Fire Requirements for additional water flow conditions.</p>	City of Antioch	On-Going	Public Works Department
17.	<p><b>Relocate Looped Water System.</b> The proposed building expansion conflicts with the existing 8" looped water line that surrounds the existing building, The section of this looped water line that is in conflict with the building extension shall be relocated so the looped water distribution system can be maintained free of being under any structure. The developer shall maintain adequate fire pressure and water supply to the existing looped water system until the new relocated water line is constructed and placed in service. The developer shall be responsible for installing any new sprinkler lines and water mains to the new expansion to continue to have a looped water system to all the commercial buildings located on the project site with only very minor disruption to adjacent property owners or to the City.</p>	City of Antioch	On-Going	Public Works Department
18.	<p><b>Hydrology Analysis.</b> The developer shall submit hydrology and hydraulic analyses and report of the storm drainage system impacted by building expansion as part of the storm water</p>	City of Antioch	At Building Permit Submittal	Public Works Department

	control plans for 10 year and 100-year storm events. The developer shall submit a revised hydrology study as part of the storm water control plan verifying that the existing and proposed detention basins can handle the change in surface water flows. The analysis shall also demonstrate adequacy of the existing and proposed parking lot drainage system and downstream drainage system will not be impacted by the new building expansion.			
19.	<p><b>Fences.</b> All rear and side yard fencing of this commercial site shall be modified to accommodate the new configuration of the site layout and revised building layout as approved by the City Engineer.</p> <p>a. All existing fencing adjacent to existing and proposed detention basins that shall remain in use during construction or need to be restricted shall be reviewed and approved by the City Engineer at the time of improvement plan approval.</p>	City of Antioch	At Building Permit Submittal	Public Works Department
	<b>Conservation/NPDES</b>	<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
20.	<b>C.3 Compliance.</b> Per State Regulations, all new impervious surfaces including onsite driveways and parking areas shall be constructed as part of the project are subject to C.3 requirements.	State of California	On-Going	Public Works Department
21.	<p><b>NPDES.</b> The project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). (Note: Per State Regulations, NPDES Requirements are those in affect at the time of the Final Discretionary Approval.)</p> <p>Under NPDES regulations, the project is subject to provision C.3: "New development and redevelopment regulations for storm water treatment."</p> <p>a. <b>Requirements.</b> Provision C.3 requires that the project include storm water treatment and source control</p>	Federal Government	At the Time of Building Permit Submittal	Public Works



	<p>measures, as well as run-off flow controls so that post-project runoff does not exceed estimated pre-project runoff.</p> <p>b. <b>Storm Water Control Plan.</b> C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates compliance. The SWCP shall be submitted to the City Engineering Department concurrently with site improvement plans.</p> <p>c. <b>Operation and Maintenance Plan.</b> For the treatment and flow-controls identified in the approved SWCP, a separate Operation and Maintenance Plan (O&amp;M) shall be submitted to the Building Department at the time of permit submittal.</p> <p>d. <b>Certificate of Occupancy.</b> 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.</p>			
22.	<p><b>NPDES Plan Submittal Requirements.</b> 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. <b>Application.</b> Prior to issuance of permits for the building expansion, site improvements, or landscaping, the developer shall submit a permit application consistent with the developer's approved Storm Water Control Plan, and shall include, but not limited to, 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>	Federal Government	At the Time of Building Permit Submittal	Public Works

<p>b. <b>Certified Professional.</b> The Storm Water Control Plan shall be certified by a registered civil engineer, or by a registered architect or landscape architect as applicable. Professionals certifying the Storm Water Control Plan shall be registered in the State of California and submit verification of training, on design of treatment measures for water quality, not more than three years prior to the signature date by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site.</p> <p>c. <b>Final Operation &amp; Maintenance Plan.</b> Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall submit, for review and approval to the City, a revised Storm Water BMP Operation and Maintenance Plan. This O&amp;M plan shall incorporate City comments on the draft O&amp;M plan and any revisions resulting from changes made during construction.</p> <p>d. <b>Long Term Management.</b> Prior to final building permit 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. <b>Design Details.</b></p> <p>i. If needed the Developer shall install a piped drainage system around the building so roof drainage does not drain across sidewalks and driveways in a concentrated manner causing a pedestrian slipping hazard or traffic hazard.</p>			
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	<p>ii. Install on all new catch basins “No Dumping, Drains to River” decal buttons are added to the top of the curb inlet.</p> <p>f. <b>Hydrology</b> Calculations. The developer shall prepare hydrology calculations of the collection of all storm water entering, and/or originating from the site to an adequate downstream drainage facility without diversion of the watershed. Developer shall submit hydrologic and hydraulic calculations with the Improvement Plans to the Engineering Department for review and approval.</p> <p>g. <b>Regional Water Quality Control.</b> Prior to issuance of the grading permit, the developer shall submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.</p> <p>h. <b>SWPPP.</b> The developer shall submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to issuance of a building and/or grading permit. The 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. <b>BMP.</b> The developer shall Install appropriate clean water devices at all private storm drain locations immediately prior to entering the public storm drain system. Implement Best Management Practices (BMP's) at all times.</p>			
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j. **Erosion Control.** Included with erosion control/storm water quality measures in the final grading plan shall specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences or other measures that are subject to review and approval of the City Engineer. 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.

k. **On-Going Maintenance.**

i. The developer or owner shall sweep or vacuum the existing and proposed parking lot(s) a minimum of once a month and prevent the accumulation of silt, litter and debris on the construction area of 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. Ensure that the area surrounding the project, such as driveways, drive aisles and parking areas are free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way related to project construction. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All trucks shall be covered per city requirements.

	<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>			
	<b>Fire Standards</b>	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
23.	The applicant shall comply with all Contra Costa County Fire Protection District standards.	Contra Costa Fire Protection District	On-Going	Contra Costa County Fire Protection District
	<b>Building Permit Submittal</b>	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
24.	<b>Requirement for Phasing Plan.</b> The project shall be built continuously in one phase. If the project becomes a phased project, then the developer shall provide a phasing plan to the Community Development and Engineering Departments for review and approval.	City of Antioch	At the time of Building Permit Submittal	Community Development Department
25.	<b>Final Landscape Plans.</b> The applicant shall submit final landscape plans that identify specific plant materials to be used to landscape surrounding the new building extension and disturbed areas of the parking lots that need relandscaping. This work shall include all trees, shrubs and groundcover, providing both common and botanical names, sizes and quantities at the time of building	City of Antioch	At the time of Building Permit Submittal	Building Department

	permit submittal. The project shall emphasize local and native species of plants in the final landscape plans. See City approved plant list for installing approved plants in the public right of way.			
26.	<b>Water Efficient Landscape Ordinance.</b> The landscaping for the project shall be designed to comply with the applicable requirements of City of Antioch Ordinance No. 2162-C-S The State Model Water Efficient Landscape Ordinance (MWELo). The applicant shall demonstrate compliance with the applicable requirements of the MWELo in the landscape and irrigation plans submitted to the City.	City of Antioch	At the time of Building Permit Submittal	Community Development Department
27.	<b>Common Area Landscaping.</b> Landscaping on all slopes, medians, C.3 basins, landscape islands and open space areas shall be approved by the City Engineer and shall be installed at the developers' expense.	City of Antioch	At the time of Building Permit Submittal	Public Works Department
28.	<b>Property Drainage.</b> The new commercial building expansion shall contain rain gutter downspouts and underground pipe system that direct water away from the foundation of the new building to the various storm drainage detention basins located around the building as approved by the City Engineer. The new curbs into the revised bioretention basin shall have curb cuts like the existing curb cuts on existing curbs to provide water quality control measures for the site drainage.	City of Antioch	At the Time of Building Permit Submittal	Public Works Department
29.	<b>Utility Location on Private Property.</b> All new water line improvements, sewer, drainage, electrical or internet utilities for the building expansion (water meters, sewer cleanouts, etc.) shall be contained within the existing lot property. If this cannot be accomplished lot lines will be adjusted or revised utility easements granted as approved by the City Engineer.	City of Antioch	At the Time of Building Permit Submittal	Public Works Department

<b>Grading Improvements</b>		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
30.	<b>Requirement for Grading Permit.</b> A grading permit is required and issued prior to commencement of any grading operations. The permit shall be obtained through the City's Building Department subject to review and approval by the City Engineer. The submitted plans shall incorporate any modifications required by these Conditions of Approval or as required by City requirements.	City of Antioch	At the time of Building Permit Submittal	Public Works
31.	<b>Soils.</b> Prior to the approval of the grading plan(s), the City Engineer shall determine if a geotechnical 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.	City of Antioch	At the time of Building Permit Submittal	Public Works
32.	<b>Grading.</b> All revised grading on this project is subject to the review, coordination and approval of building official and/or the City Engineer. If the revised grading affects other property owners of the commercial site, a required approval from the other affected property owners shall be submitted prior to issue of the grading permit. If needed, a written authorization to "access, enter, and/or grade" adjacent properties prior to issuance of permit and performing any construction on these properties.	City of Antioch	At the time of Building Permit Submittal	Public Works
33.	<b>Grading and Drainage Easements.</b> All existing grading and drainage easements over the entire larger commercial development may need to be revised to accommodate the revised grades and improvements of this new facility. Any sale of this site (or portions) of this project to another developer shall include all the necessary drainage, access and utility easements, parking agreements and/or grading easements to assure that project-wide parking and development conforms to the existing conditions of the overall commercial project.	City of Antioch	At the time of Building Permit Submittal	Public Works

34.	<b>Minimum Longitudinal Slope of Concrete Gutters and Slopes.</b> The minimum longitudinal slope of concrete gutters shall be 0.35% unless approved by the City Engineer. The minimum slope of asphalt is 1.5% and the minimum slope of concrete is .5% unless approved by the City Engineer.	City of Antioch	At the time of Building Permit Submittal	Public Works
35.	<b>The Developer Shall Implement Project-specific Geotechnical Recommendations</b> Prior to issuance of any grading permits, all recommendations and specifications set forth in the project specific Geotechnical Exploration Report prepared for the proposed project shall be reflected on the project grading and foundation plans (inclusive of seismic design parameters), subject to review and approval by the City of Antioch Engineer.	City of Antioch	At the time of Building Permit Submittal	Public Works
36.	<b>Grading plans.</b> The locations of building exterior walls, fences and retaining walls and drainage swales, side slopes, parking lot drainage to catch basins with underground pipe drainage systems, pipe out falls shall be shown on the grading plans for review and approval. All the above features shall have proposed elevations shown on the grading plan so the grading of project will adequately drain to underground drainage system in an acceptable manor as approved by the City Engineer.			
<b>At the Time of Building Permit Issuance</b>		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
37.	<b>Sewer System Requirements.</b> The site sewer system for the subject site shall be designed in accordance with City standard plans and requirements to the satisfaction of the City Engineer prior to issuance of building permit. If this expanded building is used for cooking or food preparation or food processing, a separate sewer lateral from the expanded building may have need to be constructed with a sewer / water separator and grease interceptor for trapping grease and other food materials from draining to the City sewer system.	City of Antioch	At the time of Building Permit Issuance	Building Department



38.	<b>Demolition Permit.</b> All site demolition shall be included with the construction permits that 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
39.	<b>Encroachment Permit.</b> The applicant shall obtain an encroachment permit from the Engineering Division before commencing any construction activities within any public right-of-way or public easement.	City of Antioch	At the time of Building Permit Issuance	Community Development Department
<b>At the Time of Construction</b>		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
40.	<b>Collection of Construction Debris.</b> 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
41.	<b>Construction Hours.</b> Construction activity shall be as outlined 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
42.	<b>Demolition, Debris, Recycling.</b> The project shall be in compliance with demolition, and recycling ordinance 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

43.	<p><b>Filter Materials at Storm Drain Inlet.</b> The developer shall 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"> <li>a) start of the rainy season (October 1).</li> <li>b) site dewatering activities.</li> <li>c) street washing activities.</li> <li>d) saw cutting asphalt or concrete; and</li> <li>e) order to retain any debris or dirt flowing into the city storm drain system.</li> </ul> <p>Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding and erosion of soil on City or private streets and existing storm drain system. Dispose of used filter particles in the trash or at local approved landfill facility.</p>	City of Antioch	On-Going	Building Department
44.	<p><b>Archeological Remains.</b> 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>	City of Antioch	On-Going	Community Development Department
45.	<p><b>Erosion Control Measures.</b> The grading operation shall take place at one time, and in a manner, so as not to allow erosion and sedimentation into the existing drainage system. 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	On-Going	Community Development Department

46.	<b>Dust Control.</b> Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The developer shall post dust control signage with a contact number of the developer, City staff, and the air quality control board.	City of Antioch	On-Going	Community Development Department
47.	<b>Debris Removal.</b> The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.	City of Antioch	On-Going	Community Development Department
48.	<b>Relocation of Easements.</b> All existing easements of record that are in conflict with the proposed new expanded building shall be revised or vacated if they are no longer required on the individual lot or parcels within this project shall be removed or revised prior to building occupancy permit. The recordation of such changes to the final parcel map or subsequent separate document shall be completed prior to occupancy.	City of Antioch	At the time of occupancy	Public Works
49.	<b>Required Easements.</b> Any new required easements or rights-of-way for improvements shall be secured by the developer at no cost to the City of Antioch prior to occupancy. Advance permission shall be obtained from any property or, if required from easement holders, for any work done or access required within such property or easements.	City of Antioch	At the time of occupancy	Public Works
<b>Prior to Issuance of Occupancy Permit</b>		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>

50.	<b>Planning Inspection.</b> 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
51.	<b>Debris Removal.</b> All mud, dirt or construction debris shall be carried off the construction site and shall be removed prior to scheduling the final Planning inspection. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or creek.	City of Antioch	Prior to Occupancy Permit	Building Department
51.	<b>Fire Prevention.</b> 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
52.	<b>Damage to Street Improvements.</b> Any damage to existing site improvements during construction and adjacent private property improvements shall be repaired and/or rebuilt to the satisfaction of the City Engineer at the full expense of the developer. This shall include sidewalks, asphalt and concrete pavement, slurry seal the existing AC pavements, parking lot curb and gutter reconstruction, landscaping or other site improvements, as may be required to complete the site and the adjacent property area impacted by construction activities shall be restored to completed and pre-construction condition as much as possible as required by the City Engineer. Any damage to public improvements shall be repaired and rebuilt to the satisfaction of the City Engineer.	City of Antioch	Prior to Occupancy Permit	Building Department
53.	<b>Right-of-Way Construction Standards.</b> All improvements within the public right-of-way, including curb, gutter, sidewalks, driveways, paving and utilities, shall be constructed in accordance with approved standards and/or plans and shall comply with the standard plans and specification of the City Engineer.	City of Antioch	Prior to Occupancy Permit	Public Works

54.	<p><b>Idle Free Signage.</b> 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 <a href="https://idlefreebayarea.org/resources/">https://idlefreebayarea.org/resources/</a> as a resource to view a sample bilingual Idle Free sign. The applicant may use this template when designing and printing signage.</p>	City of Antioch	Prior to Occupancy Permit	Planning Division
55.	<p><b>Accessible Path of Travel from the Street to Store to be ADA Compliant.</b> The developer may need to reconstruct parts of the 5' wide concrete sidewalk from the public street on Lone Tree Way to the store front that have become worn, broken and deteriorated. This includes reconstructing existing ADA ramps to be compliant with new ADA standards, crosswalks, stop legends, signage and striping, installing stop control waring devices in and around the site for better safety.</p>	City of Antioch	Prior to Occupancy Permit	Planning Division
56.	<p><b>Restripe ADA Parking.</b> Restripe existing 16 ADA parking stalls along the store frontage and provide an additional 6 parking stalls. Add stop signs, stop bars and legends to all the parking drive aisles to the front parking lot</p>	City of Antioch	Prior to Occupancy Permit	Planning Division
57.	<p><b>Existing Water Line Easement and Various Other Existing Utility Easements Over Vacated Utilities Shall be Vacated and New PUE's Prepared.</b> A new 10' wide public utility easement (PUE) shall be established over the new underground water line and any new utilities along new utilities in the site. If warranted new PUE shall be established on site over all new sewer line installed from new building to existing manhole in drive isle in the adjacent parcel</p>	City of Antioch	Prior to Occupancy Permit	Planning Division

58.	<b>Signing and Striping Plan.</b> The applicant shall submit a Signing and Striping Plan using the latest version of the Caltrans Standard Plans Pavement Markers and Traffic Lines Typical Details as depicted in the A20 and A24 series of plan sheets and the latest version of the California MUTCD's Sign Chart. The accessible parking design shall be compliant with the latest version of Caltrans Standard Plans A90 series of plan sheets. Accessible parking lot design shall be also compliant with the latest version of City parking standards.	City of Antioch	At the time of Building Permit Submittal	Planning Division
59.	<b>Truck Turning Analysis.</b> 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 AutoTurn add-on in AutoCAD software.	City of Antioch	At the time of Building Permit Submittal	Planning Division
60.	<b>Undeveloped Areas.</b> The developer and/or the property owner shall maintain all undeveloped areas within this development 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	Planning Division
61.	<b>Sight Distance.</b> At all intersections, street corners and driveways, and private street corners shall comply with city standard sight distance triangle requirements are be maintained per Antioch Municipal Code § 9-5.1101 Site Obstructions at Intersections, or as approved by the City Engineer. The developer shall make sure all landscaping and site plans are in compliance with proper safe sight distance stopping distance requirements based on vehicle speeds in accordance with AASHTO standards.	City of Antioch	Prior to Occupancy Permit	Planning Division
63.	<b>Removal of Vacated Easements.</b> All existing easements of record that are no longer required in the expanded building area within this project shall be removed prior to building permit and revised as separate recorded documents as approved by City Engineer.	City of Antioch	Prior to Occupancy Permit	Planning Division
64.	<b>Construction Traffic Control Plan.</b> A Construction Traffic Control Plan shall be submitted for approval with the improvement plans for approval by the City Engineer. The plan shall designate construction work areas and areas of the parking lot that will be closed to the general public for safety during each phase of site	City of Antioch	At the time of Building Permit Submittal	Public Works

	construction.			
65.	<b>Bale and Pallet Storage Area.</b> All materials in the bale and pallet storage area shall be securely stored in the storage area. No materials may be stored in the parking lot or outside of the building or bale and pallet storage area.	City of Antioch	Ongoing	Planning Division
66.	<b>Previous Approvals.</b> All conditions included on the previous approvals for Walmart are applicable to the project, except as modified herein.	City of Antioch	Ongoing	Planning Division
67.	<b>Outdoor Storage.</b> The outdoor storage of shipping containers, pallets, bales, and similar shipping containers is prohibited at the site.	City of Antioch	Ongoing	Planning Division






# Resolution 2023-32 Walmart Online Pickup Expansion

Final Audit Report

2023-10-27

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