

**ANNOTATED  
AGENDA  
CITY OF ANTIOCH PLANNING COMMISSION  
ANTIOCH COUNCIL CHAMBERS  
THIRD & "H" STREETS**

**WEDNESDAY, APRIL 15, 2015**

**6:30 P.M.**

**NO PUBLIC HEARINGS WILL BEGIN AFTER 10:00 P.M.  
UNLESS THERE IS A VOTE OF THE PLANNING COMMISSION  
TO HEAR THE MATTER**

**APPEAL**

All items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on **WEDNESDAY, APRIL 22, 2015**.

If you wish to speak, either during "public comments" or during an agenda item, fill out a Speaker Request Form and place in the Speaker Card Tray. This will enable us to call upon you to speak. Each speaker is limited to not more than 3 minutes. During public hearings, each side is entitled to one "main presenter" who may have not more than 10 minutes. These time limits may be modified depending on the number of speakers, number of items on the agenda or circumstances. No one may speak more than once on an agenda item or during "public comments". Groups who are here regarding an item may identify themselves by raising their hands at the appropriate time to show support for one of their speakers.

**ROLL CALL**

**6:30 P.M.**

Commissioners	Hinojosa, Chair
	Motts, Vice Chair
	Miller <b>(absent)</b>
	Westerman <b>(absent)</b>
	Zacharatos
	Parsons

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

## **CONSENT CALENDAR**

All matters listed under Consent Calendar are considered routine and are recommended for approval by the staff. There will be one motion approving the items listed. There will be no separate discussion of these items unless members of the Commission, staff or the public request specific items to be removed from the Consent Calendar for separate action.

1. **APPROVAL OF MINUTES:** None

\* \* \* END OF CONSENT CALENDAR \* \* \*

## **NEW PUBLIC HEARING**

2. **UP-14-07, AR-14-02 – CITY SPORTS CLUB** – The applicant, Fitness International, LLC, requests approval of a Design Review Permit (AR-14-02) and a Use Permit (UP-14-07) for the construction and operation of a new fitness center – “City Sports Club” - in the Lone Tree Landing retail center. The project consists of a 38,000-square-foot fitness center, 444 parking spaces, and associated utilities and landscaping improvements on an approximately 2.5-acre vacant area in an existing 9.5-acre retail center. A lot merger request is also being proposed to merge Parcels 2 and 3 of Parcel map MS-357-303-05 into one parcel.

***RESOLUTION NO. 2015-07***

## **NEW ITEMS**

STAFF REPORT

STAFF REPORT

3. **PW-150-15 – THE CITY OF ANTIOCH** is requesting a determination that the 2015-2020 Capital Improvement Program is consistent with the Antioch General Plan.

***RESOLUTION NO. 2015-08***

4. Election of Chair and Vice Chair.

STAFF REPORT

***CONTINUED to 5/6***

## **ORAL COMMUNICATIONS**

## **WRITTEN COMMUNICATIONS**

## **COMMITTEE REPORTS**

## **ADJOURNMENT (8:35 p.m.)**

### **Notice of Availability of Reports**

This agenda is a summary of the discussion items and actions proposed to be taken by the Planning Commission. For almost every agenda item, materials have been prepared by

the City staff for the Planning Commission's consideration. These materials include staff reports which explain in detail the item before the Commission and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Other materials, such as maps and diagrams, may also be included. All of these materials are available at the Community Development Department located on the 2<sup>nd</sup> floor of City Hall, 3<sup>rd</sup> and H Streets, Antioch, California, 94509, between the hours of 8:00 a.m. and 11:30 a.m. or by appointment only between 1:00 p.m. and 5:00 p.m. Monday through Friday for inspection and copying (for a fee). Copies are also made available at the Antioch Public Library for inspection. Questions on these materials may be directed to the staff member who prepared them, or to the Community Development Department, who will refer you to the appropriate person.

#### **Notice of Opportunity to Address the Planning Commission**

The public has the opportunity to address the Planning Commission on each agenda item. You may be requested to complete a yellow Speaker Request form. Comments regarding matters not on this Agenda may be addressed during the "Public Comment" section on the agenda.

#### **Accessibility**

The meetings are accessible to those with disabilities. Auxiliary aids will be made available for persons with hearing or vision disabilities upon request in advance at (925) 779-7009 or TDD (925) 779-7081.

**STAFF REPORT TO THE PLANNING COMMISSION  
FOR CONSIDERATION AT THE MEETING OF APRIL 15, 2015**

**Prepared by:** Kanika Kith, PMC Contract Planner  
**Reviewed by:** Alexis Morris, Acting Senior Planner  
**Date:** April 6, 2015  
**Subject:** UP-14-07, PW 371-RA-53, AR-14-02 – City Sports Club

**RECOMMENDATION**

It is recommended that the Planning Commission take the following actions:

1. **APPROVE** a Use Permit (UP-14-07) allowing the establishment and operation of a fitness center in the Lone Tree Landing retail center.
2. **APPROVE** a lot merger (PW 371-RA-53) of Parcels 2 and 3 of Parcel Map MS-357-303-05, filed for the record on July 6, 2007, in book 200 of Parcel Maps at page 39, to be one parcel.
3. **APPROVE** Design Review (AR-14-02) for construction of a new 38,000-square-foot fitness center and associated site improvements located at the northeast corner of Lone Tree Way and Hillcrest Avenue in the Lone Tree Landing retail center (APN 056-470-002 through -004).

**REQUEST**

The applicant (Fitness International, LLC, and its brand LA Fitness, operating as City Sports Club) requests approval of a Use Permit, a lot merger, and Design Review to construct and operate a fitness center consisting of a new 38,000-square-foot building, a 193-space parking lot, and associated site improvements on a 2.5-acre vacant pad in the Lone Tree Landing retail center. The retail center is located on the northeast corner of Lone Tree Way and Hillcrest Avenue and is approximately 9.5 acres in size overall (including the proposed fitness center and other uses). The project site is shown in Attachment A to this staff report.

Requested entitlements are discussed below.

- Use Permit (UP-14-07): The applicant is requesting approval of a Use Permit to allow the establishment and operation of a fitness center—City Sports Club—in the proposed building. A project description detailing the proposed operation is provided as Attachment B to this staff report.



- Lot Merger (PW 371-RA-53): The applicant is requesting approval of a lot merger of Parcels 2 and 3 of Parcel Map MS-357-303-05, filed for the record on July 6, 2007, in book 200 of Parcel Maps at page 39, to be one parcel, as shown in Attachment C.
- Design Review (AR-14-02): The applicant is requesting approval of Design Review to allow the construction of a new 38,000-square-foot building, 193 parking spaces, and associated site improvements on an approximately 2.5-acre vacant pad in the Lone Tree Landing retail center.

## **BACKGROUND**

In 2005, the City Council approved a rezone of the site to Planned Development (PD), a Final Planned Development, Minor Subdivision, and Master Use Permit, and adopted a Mitigated Negative Declaration (MND) for the development of the retail center. The rezone of the site to PD was approved to provide flexibility in terms of setbacks and the mix of uses. The site plan and MND approved in 2005 are included as Attachment D to this staff report.

The adopted 2005 MND assumed a mix of commercial uses totaling 80,385 square feet. Of that square footage, approximately 38,700 square feet, designated in the MND traffic report as "Shops C" and "Kiddie Entertainment-Recreational," were to be located in the same general area as the proposed City Sports Club project. While the rest of the center was built and is currently operating, this portion of the retail center was not constructed. The applicant's proposal would complete the development of the project.

## **ENVIRONMENTAL**

Pacific Municipal Consultants reviewed plans for the proposed City Sports Club project in the context of 2005 environmental documents to determine the need for further environmental review. This review concluded that the 2005 Mitigated Negative Declaration and supporting technical studies adequately cover the City Sports Club project, and no additional review under CEQA is required for the project.

The 2005 MND concluded there was potential for significant impacts in three areas (listed below), and mitigation measures were included in the MND to address those impacts.

1. Biological resources: Possibility of finding western burrowing owls on-site.
2. Cultural resources: Accidental discovery of unidentified historical or prehistoric archaeological resources during grading or excavation.
3. Transportation/traffic: Expected to have an increase in traffic on the city street system.

The proposed project's physical impacts to the site would be substantially similar to those previously disclosed, including those related to biological resources (burrowing owl avoidance) and cultural resources (accidental discovery). Accordingly, mitigation

measures A, B, and C relating to biological and cultural resources from the 2005 MND would apply to this project.

However, the proposed project is expected to result in less traffic than what was analyzed in the MND. The “unbuilt” components of the retail center evaluated in the MND, namely “Shops C” and “Kiddie Entertainment-Recreational,” were estimated to result in 2,846 average daily trips (ADT), with 135 of those trips occurring in the PM peak hour (TJKM Transportation Consultants, *Traffic Study for Lone Tree Landing Retail Center & Business Park – Revised Final Report*, Table IV: Proposed Project Trip Generation, February 17, 2005). The proposed fitness center is expected to result in approximately 1,251 average daily trips, with 134 of those trips occurring in the PM peak hour (Institute of Transportation Engineers, *ITE Trip Generation Rates, 8<sup>th</sup> Edition, Land Use Code 492 “Health/Fitness Club,”* 2008).

Therefore, the City Sports Club project would result in lower traffic volumes than those previously assumed for the retail center in the MND, and the mitigation measures would also apply to this project. However, since all traffic mitigation measures have already been implemented, no additional mitigation is required for this project.

## **ANALYSIS**

### **Issue #1: Project Overview**

The proposed City Sports Club facility has approximately 34,000 square feet of ground-floor areas and 3,500 square feet of mezzanine (second floor). The facility includes fitness studio types of workout areas for weight, cardio, and circuit training, dedicated rooms for exercise classes, and other amenities.

### **Issue #2: General Plan, Zoning Consistency, and Land Use**

The General Plan designation of the property site is Neighborhood Commercial. The site is zoned Planned Development (PD), which is intended to accommodate various types of development and promote flexibility and diversification in the relationship of various uses. The list of approved uses established with the approval of the retail center, Final Development Plan (PD-04-11) and Master Use Permit (UP-04-24), allows the establishment of a health club/fitness center with a use permit.

The surrounding land uses and zoning designations are:

North:	Medium-Low Density Residential/PD Zoning/Residential Use
South:	Medium-Low Density Residential/PD Zoning/Residential Use
East:	Business Park/PD Zoning/Office Use
West:	Neighborhood Commercial/PD Zoning/Commercial Use

The project is located in an existing retail center that is adjacent to an existing business park complex and is buffered from residential uses to the north by a flood control channel and to the south by Lone Tree Way. The proposed use of the building as a fitness center is a permitted use with approval of a use permit for this site. Thus, the

proposed fitness center is consistent with the uses in the existing retail center and will not conflict with nearby uses.

### **Issue #3: Proposed Use and Hours of Operation**

The applicant has submitted a project description that includes the facility operation plan (included as Attachment B). The facility is expected to have approximately 5,000 members, with an average of approximately 2,500 customers per day. Customers are expected to stay at the facility for approximately 1 to 1.5 hours. The facility will have approximately 50 full- and part-time employees with approximately 15–25 employees per shift. The proposed hours of operation are from 5:00 a.m. to midnight, and the facility has the ability to operate 24 hours every day if mandated by customers.

Since the proposed fitness center is located in an existing retail center and is separated from the nearest residential uses to the north by an approximately 110-foot-wide flood control channel, staff recommends allowing the facility to operate 24 hours a day. If the Planning Commission is concerned about late night operation, the Commission could include a condition requiring the applicant to come back to the Planning Commission with new hours of operation after allowing the facility to operate 24 hours a day every day for one year. This approach will allow the applicant to operate the facility for a period of one year to get a better idea of customers' demands and will also allow the Commission to review any complaints from the community regarding the late night operation. This recommendation is included as Condition J.1 in the attached resolution.

### **Issue #4: Site Design and Parking**

The proposed site plan shows 193 additional parking stalls to be added to the existing retail center; this will result in a total of 444 spaces for the entire center. Based on the parking requirement of 1 parking space per 200 square feet for a health club facility, 190 parking spaces are required for the City Sports Club facility. The project is providing three more parking spaces than required.

With respect to parking for the entire shopping center, the overall project site will have approximately 80,000 square feet of building area and 444 parking stalls, for a parking ratio of 5.5 parking spaces per 1,000 square feet of floor area. The parking ratio for the entire shopping center exceeds the requirement of Zoning Code Section 9-5.1703.1 requiring 5 parking spaces per 1,000 square feet of floor area for a shopping center.

The proposed parking stalls around the building are shown as 18 feet long (standard stalls are required to be 20 feet long), in which case it is assumed that cars will overhang approximately 2 feet into the adjacent walkway in front of the parking stalls. The 2-foot overhang is allowed if the proposed walkway (minus the 2-foot overhang) meets ADA access requirements. The proposed site plan does not illustrate the width of the walkway, but based on measurement, it appears that the walkway is approximately 6 feet wide, which allows a 4-foot-wide walkway with no obstruction (doors opening from the building would be within the width of the landscaped planter) per the ADA and a 2-foot overhang for parking. However, if the final site plan shows that the proposed walkway does not meet ADA access requirements, it is recommended that the parking stalls around the

building be marked as compact stalls and that concrete wheel stops be installed so that cars do not overhang into the walkway. This design will allow retention of the width of the landscape planters around the building so that the planters can support enhanced landscaping per Section 3.2.C.6 of the City Design Guidelines. Thus, the conditions of approval require the applicant to show compliance with the parking lot landscaping and design standards of the Zoning Code (Sections 9-5.1716 and 9-5.1719) and ADA requirements such as path of travel, width of walkway, etc. in the plans submitted for building permit.

### Bicycle Parking

In addition, the site plan does not show that any bicycle parking spaces will be provided. Section 9-5.1707 requires 1 bicycle parking space per every 25 vehicle parking spaces required. The project is required to provide 190 vehicle parking spaces; thus the project requires 8 bicycle parking spaces. A condition is included to require the applicant to show the location, design, and number of bicycle parking spaces as required in Zoning Code Section 9-5.1707 on the plans submitted for a building permit.

### **Issue #5: Landscaping and Drainage**

New landscaping will incorporate a plant palette the same as or similar to the existing landscaping to integrate the appearance of the proposed project with the existing shopping center. New bioswales/bioretenion basins will be installed to comply with county and state stormwater treatment requirements.

A review of the conceptual landscape plan and the preliminary drainage plan indicated that revisions are needed to ensure that the project provides enhanced landscape as required in the approved Final Planned Development while being in compliance with the C.3 requirements.<sup>1</sup> Several minor changes to the landscape plan are needed to make it consistent with the information in the stormwater control plan. These changes include: revising tree planting and basin grasses on the landscape plan to match the drainage plan; clarifying the location of the bioretention areas on the landscape plan. Those changes are included as Condition J.3.

In addition to the technical changes, staff recommends two changes to the landscape plan:

1. Additional trees should be planted along the existing block wall (north property boundary). All trees along this block wall shall be 24-inch box specimen.
2. Replace the proposed trees around the foundation of the building with a narrow columnar species that would reach at least 15 feet tall and thrive in the proposed planter size of 5 feet wide.

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<sup>1</sup> Requirement of the Regional Water Quality Control Boards for the San Francisco Bay Region and the Central Valley Region revised Provision C.3 in the NPDES permit governing discharges from the municipal storm drain systems of Contra Costa County and cities and towns in the county.

These changes help increase the screening of the proposed building from the homes across the flood control channel and enhance the appearance of building. These are also included in Condition J.3. Photographs of the site are included as Attachment G.

#### **Issue #6: Site Lighting**

The proposed parking lot light standards complement the building design but differ from the existing light fixtures used in the existing shopping center. The proposed light fixture, shown on the project plans, is a hook down loop with a bell-style fixture. The existing fixtures are flat supports extending out from the pole with a dome fixture. Proposed Condition J.5 requires proposed light standards and fixtures to match those that are existing in the retail center.

In addition, the proposed light fixtures exceed the maximum height of 20 feet for the shopping center, and no light fixture is shown along the back area of the proposed building. Condition J.5 also requires the applicant to provide a lighting plan (including light fixture schedule) and photometric plan showing compliance with the lighting standards for the retail center to be reviewed and approved by planning staff prior to issuance of a building permit.

#### **Issue #7: Building Design**

The exterior of the proposed building is designed utilizing natural, earth-tone building materials and colors. The primary elevation incorporates the City Sports Club's typical main entrance design element that employs large window openings and a tall entry tower. With the exception of the main entry tower, the height of the building is primarily 32 feet with corner elements of approximately 36 feet that are used to accentuate the building elevations. The main entry tower has a metal structure extending to a height of approximately 44 feet.

The overall building colors and articulation are an improvement over the existing shopping center, but the proposed building does not relate to the existing center. Other buildings in the center have a pitched roof, while the roof of the proposed building is flat. To help create some unity between the existing center and the proposed building, staff recommends using an angled standing seam metal awning that is installed as one continuous awning over the windows on each side of the main entry, similar to the photograph and illustration in Attachment E. The existing center has standing seam metal roofs throughout (photographs of existing center are in Attachment G). Use of one solid awning that extends the entire width of the window projection will introduce elements (building materials and pitched roof element) which will enhance cohesion between the existing buildings and the proposed building. Staff is not recommending any changes to the awning for the main entry.

Staff has discussed this recommendation with the applicant, and the applicant has expressed concerns that the awning is "dated" in appearance. The applicant instead is proposing an alternative awning design. The proposed awning is a painted steel frame that will be installed above each window, instead of one awning on each side of the main entry. The applicant's proposed awning is included as Attachment F.

Staff believes both awning types are of high quality design and materials, but that the awning in Attachment E would help integrate the design elements of the rest of the shopping center more. Staff requests that the Planning Commission provide direction on which design is more desirable and staff will implement the selected design at building permit process.

### Building Graphics

Building graphics are proposed on the west and east elevations of the building. The images on these graphics reflect the use of the building and do not include advertisement (no text). The graphics enhance the east and west elevations and do not distract from the architecture of the building. A condition of approval is included that would prohibit adding text to the building graphics.

The applicant stated that the graphics will be printed on a poly cotton canvas material that will be replaced "often" (per the applicant) to reflect the various activities provided in the facility. However, it is not clear how the graphics will hold up over time, how they will be affixed to the building wall, and how often they will be replaced. Condition J.7 requires the applicant to provide more information on the materials, installation details, and a maintenance plan for the upkeep of the building graphics for review and approval by the Planning Department prior to issuance of a building permit.

### Trash Enclosure

A trash enclosure is shown in the landscape planter along the north side of the site at the northwest corner of the building. The design of the proposed trash enclosure has not been provided. Staff has included a condition of approval requiring the trash enclosure to meet Zoning standards and to be designed to match the existing trash enclosures in the center, including providing adequate space for recycling. The enclosure must also be plumbed to the sanitary sewer and screened with shrubs and vines.

### **Issue #8: Signage**

Two building signs are being proposed for approval, one on the primary south elevation and one on the west elevation facing Hillcrest Avenue. The proposed sign design is reflective of the City Sports Club building. Details of the proposed building signage are included in the applicant's plan set.

The approved sign program for the center allows a major tenant to have a maximum sign area of 2 square feet per 1 foot of linear building frontage for the front elevation and 1 square foot per 1 foot of linear side elevation facing a street. Maximum letter height may not exceed 48-inch channel letters, with the logo not to exceed 60 inches high. The approved sign program does not include provision for a major tenant having floor area of more than 25,000 square feet.

The proposed City Sports Club wall signs are not in compliance with the standards of the approved sign program. The proposed height of the orange vertical line (68 inches high) between the words "City" and "Sports" exceeds the allowable height of 48-inch letters and a 60-inch logo. The proposed sign on the west elevation has a proposed sign area of 316 square feet and the maximum sign area allowed per the approved sign program is 160 square feet. Similar to the sign on the front elevation, the vertical line also exceeds the maximum height.

Staff believes that the height of the letters being proposed is appropriate for the size of the building. Thus, staff is recommending that the applicant work with staff on updating the sign program to create standards for the proposed building while remaining in compliance with the sign area standards in the City Zoning Code.

Two new freestanding signs are shown in the project's plans. However, the applicant has not had detailed discussions about the design and placement of the proposed signs with the owner of the rest of the shopping center. Therefore, the applicant has requested that the two proposed freestanding signs be removed from this proposal and that any new monument signs at the shopping center be the subject of a future design review application.

#### **Issue #9: Lot Merger**

The lot merger request is to consolidate the two parcels of the proposed project into one parcel so that the proposed building and associated parking are located on one parcel. The lot merger exhibit has been reviewed by engineering staff and recommended for approval, subject to proposed conditions of approval J.13 and J.14.

#### **ATTACHMENTS**

- A. Aerial Photo
- B. Applicant's Project Description
- C. Lot Merger
- D. 2005 Approved Site Plan and MND
- E. Staff's Recommended Awning Design
- F. Applicant's Proposed Awning Design
- G. Photographs of Center

**CITY OF ANTIOCH PLANNING COMMISSION  
RESOLUTION NO. 2015-\*\***

**RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION  
APPROVING A USE PERMIT (UP-14-07) FOR THE ESTABLISHMENT AND  
OPERATION OF THE CITY SPORTS CLUB, A LOT MERGER TO CONSOLIDATE  
PARCELS 2 AND 3 OF PARCEL MAP MS-357-303-05 (PW 371-RA-53), AND FILED  
FOR RECORD ON JULY 6, 2007, IN BOOK 200 OF PARCEL MAPS AT PAGE 39,  
TO BE ONE PARCEL, AND DESIGN REVIEW (AR-14-02)**

**WHEREAS**, the City of Antioch received a request from Fitness International, LLC, on behalf of City Sports Club, for approval of Design Review (AP-14-02) and a Use Permit (UP-14-07) to allow the establishment and operation of a fitness center of approximately 38,000 square feet to be located in the Lone Tree Landing retail center, the real property located at the intersection of Lone Tree Way and Hillcrest Avenue (APN 056-470-002 through -004). A lot merger was also requested to merge Parcels 2 and 3 of Parcel Map MS-357-303-05 (PW 371-RA-53), filed for the record on July 6, 2008, in book 200 of Parcel Maps at page 39, to be one parcel; and

**WHEREAS**, the proposed Design Review, Use Permit, and lot merger are considered a "project" as defined by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.; and

**WHEREAS**, in 2005, the City Council approved a rezone of the site to Planned Development (PD), a Final Planned Development, Minor Subdivision, and Master Use Permit, and adopted a Mitigated Negative Declaration (MND) for the development of the retail center; and

**WHEREAS**, a review of the adopted MND concluded that the MND and supporting technical studies adequately cover the City Sports Club project, and no additional review under CEQA is required for the project; and

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

**WHEREAS**, the Planning Commission on April 15, 2015, duly held a public hearing and received and considered evidence, both oral and documentary; and

**WHEREAS**, the Planning Commission does determine:

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.

The use of the City Sports Club, as conditioned, will not be detrimental to the public health or welfare or injurious to the property or improvements because of the conditions of approval and mitigation measures herein.



2. The use applied at the location indicated is properly one for which a Use Permit is authorized.

The site is zoned Planned Development (PD). The rezone of the site to PD was approved in 2005 to provide flexibility in terms of setbacks and the mix of uses for the retail center. The proposed fitness center is allowed with a Use Permit in this zone per the approved list of permitted uses established for development of the retail center, Final Development Plan (PD-04-11) and Master Use Permit (UP-04-24).

3. The site for the proposed use is adequate in size and shape to accommodate such use, and all parking, and other features required, to other uses in the shopping center.

The project site is adequate in size and shape to accommodate the proposed fitness center building, parking, and associated site improvements. The project will provide 193 new parking spaces to be added to the existing parking spaces in the retail center, which will result in a total of 444 parking spaces for the entire center, which is adequate to accommodate the proposed use.

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.

As indicated in the traffic study prepared for the project, the roadways around the project site (Lone Tree Way, Hillcrest Avenue, and other roadways) are adequate in width and pavement type to carry the traffic generated by the proposed use.

5. The granting of such Use Permit will not adversely affect the comprehensive General Plan.

The use will not adversely affect the comprehensive General Plan because the project is consistent with the General Plan designation for the site of Neighborhood/Community Commercial and is located in an existing retail center adjacent to an existing business park complex that is buffered from residential uses to the north by an approximately 110-foot-wide flood control channel and to the south by Lone Tree Way. Thus, the proposed fitness center is consistent with the uses in the existing retail center and will not conflict with nearby uses.

**NOW THEREFORE BE IT RESOLVED**, the Planning Commission of the City of Antioch does hereby **APPROVE** UP-14-07, PW 371-RA-53, and AR-14-02, to allow the establishment and operation of the City Sports Club and an associated lot merger, to be

located in the Lone Tree Landing retail center, subject to the following conditions and the findings for the conditions, which are attached to this resolution as Exhibit A.

**A. GENERAL CONDITIONS**

1. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
2. The project shall be implemented as indicated on the application form and accompanying materials provided to the City and in compliance with the Antioch Municipal Code, or as amended by the Planning Commission.
3. No building permit will be issued unless the plan conforms to the site plan as approved by the Planning Commission and the standards of the City.
4. This approval expires two years from the date of approval (expires April 15, 2017), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one one-year extension shall be granted.
5. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.
6. All required easements or rights-of-way shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained from any property or easement holders for any work done within such property or easements.

**B. CONSTRUCTION CONDITIONS**

1. The use of construction equipment shall be restricted to weekdays between the hours of 8:00 a.m. and 5:00 p.m., or as approved in writing by the City Manager.
2. The project shall be in compliance with and supply all the necessary documentation for AMC 6-3.2: Construction and Demolition Debris Recycling.
3. Building permits shall be secured for all proposed construction associated with this facility, including any interior improvements not expressly evident on the plans submitted.

**C. FIRE REQUIREMENTS**

1. All requirements of the Contra Costa County Fire Protection District shall be met:
  - a. The developer shall submit three (3) complete sets of plans and specifications of the subject project, including plans for any of the following required submittals, to the Fire District for review and approval prior to construction to ensure compliance with minimum requirements related to fire and life safety. The required re-submittals shall include tenant improvement plans, fire sprinklers, and fire alarm (105.4.1) CFC, (901.2) CFC, (107) CBC.
  - b. Plan review and inspection fees shall be submitted at the time of plan review submittal. Checks may be made payable to "CCCFPD" (Contra Costa County Fire Protection District).

**D. FEES**

1. The applicant shall pay all fees as required by the City Council.
2. The applicant shall pay the Regional Traffic Impact Fee as well as all other applicable fees, including any future increase in the Regional Traffic Impact Fee.
3. The applicant shall pay the Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.
4. The applicant shall pay any required Drainage Area fees prior to the issuance of any building permits for this project.
5. The developer shall pay all applicable Delta Diablo Sanitation District fees prior to the issuance of any building permits for this project.

**E. PROPERTY MAINTENANCE**

1. A parking lot sweeping program shall be implemented that, at a minimum, provides for sweeping immediately prior to, and once during, the storm season.
2. The project shall comply with Property Maintenance Ordinance Section 5-1.204. No final landscape and irrigation plan shall be considered to be complete without an approved maintenance agreement reflective of standards contained in Section 5-1.204(G).
3. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
4. No signs shall be installed on this site without prior City approval.

**F. GRADING**

1. The grading operation shall take place at a time, and in a manner, so as not to allow erosion and sedimentation. Erosion measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.
2. The grading plan for this development shall be approved by the City Engineer.
3. The final grading plan for this development shall be signed by a California licensed civil engineer and approved by the City Engineer.
4. All elevations shown on the improvement plans shall be on the USGS 1929 sea level datum.

**G. CONSERVATION/NPDES**

1. The project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). Under NPDES regulations, the project is subject to provision C.3: New development and redevelopment regulations for storm water treatment. Provision C.3 requires that the project include storm water treatment and source control measures, as well run-off flow controls, so that post-project runoff does not exceed estimated pre-project runoff. C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates how compliance will be achieved. The SWCP shall be submitted simultaneously with the project plans. An Operation and Maintenance Plan (O&M) for the treatment and flow-controls in the approved SWCP shall be submitted and approved before the Building Department will issue Certificate of Occupancy permits and shall be included in the project CC&Rs. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.
2. The following requirements of the federally mandated NPDES program (National Pollutant DISCHARGE Elimination System) shall be complied with as appropriate, or as required by the City Engineer:
  - a. Prior to issuance of permits for building, site improvements, or landscaping, the applicant shall submit a permit application consistent with the applicant's approved Storm Water Control Plan, and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants.

- b. The Storm Water Control Plan shall be certified by a registered civil engineer, and by a registered architect or landscape architect as applicable. Professionals certifying the Storm Water Control Plan shall be registered in the State of California and submit verification of training, on design of treatment measures for water quality, not more than three years prior to the signature date by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).
- c. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance Plan in accordance with City of Antioch guidelines. This O&M plan shall incorporate City comments on the draft O&M plan and any revisions resulting from changes made during construction. The O&M plan shall be incorporated into the CC&Rs for the Project.
- d. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.
- e. Prevent site drainage from draining across sidewalks and driveways in a concentrated manner.
- f. Collect and convey all storm water entering, and/or originating from, the site to an adequate downstream drainage facility. Submit hydrologic and hydraulic calculations with the Improvement Plans to Engineering Services for review and approval.
- g. Prior to issuance of the grading permit, submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.
- h. 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.

- i. 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.
- j. Install on all catch basins "No Dumping, Drains to River" decal buttons.
- k. If sidewalks are pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer District.
- l. Include erosion control/storm water quality measures in the final grading plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences and are subject to review and approval of the City Engineer. If no grading plan is required, necessary erosion control/storm water quality measures shall be shown on the site plan submitted for an on-site permit, subject to review and approval of the City Engineer. The applicant shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such measures.
- m. 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.
- n. Ensure that the area surrounding the project such as the streets stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way related to project construction. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All trucks shall be covered.
- o. 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.

#### **H. UTILITIES**

- 1. All existing and proposed utilities shall be undergrounded (e.g. transformers and PMH boxes) and subsurface in accordance with the Antioch Municipal Code, except existing P.G. & E. towers, if any or as approved by the City Engineer.
- 2. Underground utilities shall be designed to flow approximately parallel to the centerline of the street, or as approved by the City Engineer.

3. All on-site curbs, gutters and sidewalks shall be constructed of Portland cement concrete.
4. The sewer collection system shall be constructed to function as a gravity system.
5. If necessary, a public utilities easement that encompasses public utilities shall be provided as directed by the City Engineer.
6. All ground mounted utility appurtenances such as transformers, AC condensers, backflow devices, etc., shall be located out of public view and adequately screened in such a manner as to minimize the visual and acoustical impact. Screening may include a combination of landscaping and/or masonry to the satisfaction of the Community Development Department. All gas and electrical meters shall be concealed and/or painted to match the building
7. The applicant shall prepare a final site plan and elevations of all on-site mechanical equipment (including HVAC condensers, transformers, switch boxes, backflow devices, PG&E transformers, etc.) and specifics of how such equipment shall be screened from public view. This plan, with an approval stamp from the City of Antioch shall be submitted to the utility provider for review. Any necessary changes or deviations from the approved utility location and/or screening shall be reviewed by the Community Development Department prior to installation and may be subject to discretionary Design Review processing and fees.
8. Improvements and fees that are required by the Contra Costa County Flood Control District shall be implemented, as approved by the City Engineer.
9. The developer shall provide adequate water pressure and volume to serve this development, as approved by the City Engineer. This will include a minimum residual pressure of 20 psi with all losses included at the highest point of water service and a minimum static pressure of 50 psi.
10. A reduced backflow prevention device shall be installed on all City water meter services.

#### **I. LANDSCAPING**

1. Landscaping and signage shall not create a sight distance problem.
2. That detailed landscaping and irrigation plans for the entire site shall be submitted to the City for review and approval. All landscaping and irrigation shall be installed in accordance with approved plans prior to the issuance of certificates of occupancy for this building.

3. All trees shall be a minimum 15-gallon size and that all shrubs be a minimum 5-gallon size.
4. Landscape shall show immediate results and be permanently maintained at an "A" level.

**J. PROJECT-SPECIFIC CONDITIONS**

1. This use permit applies to the operation of a fitness center in a 38,000-square-foot building operating up to 24 hours a day, as desired by customers. One year from the date of issuance of a certificate of occupancy, the project shall be reviewed by the Planning Commission to determine whether a reduction in operating hours is needed.
2. Revise the parking lot pavement slope in front of the building to be a minimum of 2%.
3. Prior to issuance of a grading permit, a revised landscape plan shall be submitted for review and approval that shows consistency with the stormwater quality control plan while providing enhanced landscaping for the project site as required by City Council Resolution 2005/63. The revised landscape plan shall include the following changes:
  - a. Revise tree planting and basin grasses to match the preliminary drainage plan and relocate the trees so that they are not located on the centerline of the bioretention areas.
  - b. Clarify the symbol used for bioretention areas and indicate if curb cuts will be used for water to migrate into the basins.
  - c. Provide dimensions showing that there is adequate room for tree planting in the double-loaded parking aisles to the west of the proposed building.
  - d. Move plantings away from the transformer to allow a 6-foot-wide clearance or other clearance requirements per utility standards.
  - e. Provide additional trees along the existing block wall (north property boundary) to increase screening of the proposed building from the homes across the flood control channel. Trees planted along the block wall shall be a minimum of 24-inch box specimen size.
  - f. Replace the proposed trees around the foundation of the building with a narrow columnar species that would reach at least 15 feet tall and thrive in the proposed planter size of 5 feet wide.



- g. All proposed trees, with the exception of the north property boundary, shall be a minimum of 15-gallon size and all shrubs shall be a minimum of 5-gallon size.
  - h. Provide WUCOLS ratings, hydro zones, and water budget calculation per state AB 1881.
  - i. Identify the location of all aboveground mounted equipment and demonstrate how it will be screened from public view.
- 4. The final site plan submitted for a building permit shall demonstrate the following:
  - a. Compliance with the parking lot landscaping and design standards of the Zoning Code (Sections 9-5.1716 and 9-5.1719)
  - b. Compliance with ADA requirements, including but not limited to the path of travel, width of walkway, etc.
  - c. Compliance with bicycle parking requirements and standards in Section 9-5.1707 of the Zoning Code.
  - d. Stripe an access path from the building to the trash enclosure.
- 5. Prior to issuance of a building permit, the applicant shall provide a lighting plan that includes a light fixture schedule (including wall sconces), specifications/cut sheets, and color choice for all exterior light fixtures demonstrating that the proposed light standards and fixtures match those that are existing in the retail center. The lighting plan shall include the following:
  - a. All exterior site and building-mounted lighting fixtures shall be full cutoff and limited to a maximum height of 20 feet above the pavement elevation. No "wal-pac" style fixtures shall be permitted. Lighting shall be limited to the minimum levels required for public safety and in general shall range from 0.5 to 1.5 foot-candles in public areas. Lighting will be directed on-site and will not impact adjacent properties (City Council Resolution 2005/63).
  - b. A photometric plan shall be provided showing uniform light levels throughout the project site, including behind the building, to achieve security lighting levels that range from 0.5 to 1.5 foot-candles as required for the shopping center (City Council Resolution 2005/63).
- 6. The awning design for the front elevation shall reflect the decision of the Planning Commission at the April 15 meeting and shall be incorporated into the plans submitted for a building permit.

7. Prior to issuance of a building permit, the applicant shall provide information for the building graphic materials, installation details, and a maintenance plan for the upkeep of the graphics for approval by the Planning Department. The building graphics shall not include any text and shall be replaced and maintained in an attractive manner per the approved maintenance plan.
8. The trash enclosure shall match existing trash enclosures in the retail center (constructed of masonry construction with a roof and heavy gauge metal gates), be plumbed to the sanitary sewer, and be landscaped with a combination of shrubs and vines to screen the enclosure, subject to Planning staff approval prior to issuance of a building permit (City Council Resolution 2005/63).
9. Prior to issuance of a sign permit, the applicant shall submit an updated sign program that contains standards for appropriate signage to be installed on the City Sports Club building while remaining in compliance with the sign area standards in the City Zoning Code. The updated sign program is subject to approval by planning staff.
10. Prior to issuance of a building permit, the applicant shall demonstrate that all rooftop mechanical equipment is screened in conformance with the City Code. A line-of-sight survey noting that all rooftop equipment is fully screened shall be provided to the Planning Department for review and approval.
11. The applicant shall provide updated reciprocal access and parking easements for the retail center for approval by the City Engineer.
12. Prior to recordation of the lot merger, a certificate of merger shall be submitted to the City Engineer for review and approval.
13. The existing surplus sanitary sewer easement shall be vacated and any surplus sanitary sewer pipe shall be properly abandoned, at no cost to the City and as approved by the City Engineer.
14. The project shall comply with all applicable conditions of approval for the development of the retail center as listed in City Council Resolution 2005/63, attached hereto as Exhibit B.
15. The project shall comply with mitigation measures A, B, and C for biological and cultural resources as adopted with the 2005 MND. Mitigation measures (MM) are listed below.
  - MM-A. The project will be required to have a qualified ornithologist conduct a protocol-level preconstruction survey on the site and surrounding areas within 30 days of the initiation of construction to identify whether any nests are present and establish appropriate exclusions if necessary.

This mitigation applies if the disturbance will occur during the February 1 to August 31 breeding season. Appropriate construction shall be required as determined by the protocol-level preconstruction survey.

MM-B. No known historical resources are known to exist at the project site or in the immediate vicinity. There is the possibility that unidentified historical resources could be discovered during grading or excavation for new development. If this were to occur, an archaeologist survey identifying potential mitigation measures would be required before future could occur on the site. Future development would be required to implement the identified mitigation to reduce any potential impacts to historic resources to less than significant.

MM-C. No known archaeological resources are known to exist at the project site or in the immediate vicinity. There is the possibility that unidentified prehistoric cultural resources could be discovered during grading or excavation for new development. If this were to occur, an archaeological survey identifying potential mitigation measures would be required before future work could occur on the site. With implementation of mitigation measures, potential archaeological impacts of the project would be reduced to less than significant levels.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 15<sup>th</sup> day of April, 2015.

AYES:

NOES:

ABSTAIN:

ABSENT:

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MITCH OSHINSKY, SECRETARY TO THE  
PLANNING COMMISSION

## **EXHIBIT A**

### **ANTIOCH CITY SPORTS CLUB (UP-14-07, PW 371-RA-53, AR-14-02)**

#### **FINDINGS IN SUPPORT OF CONDITIONS OF APPROVAL**

##### **A. GENERAL CONDITIONS**

1. The project is being pursued by a developer, and the City's responsibility is to promote orderly development in the city. This condition is necessary to protect the City from the financial and time expenses for defending challenges to land use entitlements or environmental reviews that financially benefit the applicant, particularly given the City's own financial challenges.
- 2-3. In order for the project to be constructed to the City's approved standards, the plans need to adequately reflect the changes made by the Planning Commission, and City staff needs to inspect the site for compliance with the conditions of approval prior to final inspection approval. These conditions protect the public safety, health, and general welfare of the users of the project and surrounding commercial and other uses by providing an adequate reflection of the approved project prior to the issuance of building permits and a follow-up site inspection to ensure the project was built as conditioned.
4. The regulatory environment of land development and baseline conditions change frequently; therefore, this condition is necessary to ensure any project going forward is subject to the most current regulations in order to promote the public health, safety, and welfare in the City of Antioch.
5. The project takes City time and staff to process development applications through the land use entitlement process. The development of property is to the benefit of the applicant; therefore, the conditions are necessary to ensure the applicant pays the expenses to process the application rather than having that burden placed on the taxpayers for another's benefit, and satisfies all necessary requirements to make use of public lands that serve the project site.
6. The project may require the use of common areas or public lands in order to provide access and extend infrastructure to the project site. This condition is necessary to allow the project sponsors to make use of common areas of the retail center and/or public lands to benefit the project.

##### **B. CONSTRUCTION CONDITIONS**

- 1-3. Construction activities will produce impacts related to noise, dust, vibrations, and traffic that must be addressed and mitigated. In addition, the City is under a statewide mandate to divert its waste by 50%, and thus the City has adopted an

ordinance to reduce construction and demolition debris from going to the landfill. The City also has adopted the California Building Code; therefore, a building permit must be pulled for work performed inside the building even if it is not expressly on the plans. These conditions of approval are necessary to address these impacts from the project to ensure the public health, safety, and welfare of the Antioch community are protected and that development in the city occurs in an orderly fashion consistent with the City's General Plan and Municipal Code and to not create temporary or permanent nuisances.

**C. FIRE REQUIREMENTS**

1. The Contra Costa County Fire Protection District provides fire services for the City of Antioch and follows the California Fire Code. The conditions of approval are necessary on the project to protect the public health and provide for the safety and welfare of life and property from fire and explosion hazards or dangerous conditions in new buildings, existing buildings, structures, and premises, and to provide safety and assistance to firefighters and emergency responders during emergency operations.

**D. FEES**

- 1-5. The City of Antioch provides existing infrastructure such as streets, utilities, traffic signals, schools, public right-of-way, flood mitigation improvements, parks, and police services. The fees required by the condition of approval serve two functions: (1) to provide mitigation for the project's fair share impact and the project's responsibility of costs for the existing infrastructure due to the increase in population and (2) to mitigate the costs of additional infrastructure and maintenance necessary due to the impact of the project. The conditions of approval are necessary to mitigate impacts to public infrastructure from deterioration as well as provide additional infrastructure to serve the additional population.

**E. PROPERTY MAINTENANCE**

- 1-4. These conditions are necessary to ensure that the project site is kept in good working order to ensure adequate trash collection, avoid localized flooding, reduce fire risks, and ensure the continued health, safety, and welfare of the project environs.

**F. GRADING**

- 1-4. The project requires grading of the Project site, which could have impacts on the final elevations for the overall development and the adjacent properties. These conditions are necessary to ensure public health, safety, and welfare because the grading has to be designed and approved by a licensed civil engineer. The licensed civil engineer is responsible for the development of a plan detailing the

site conditions, design, and construction recommendations based on specific information on subsurface soil, rock, and water conditions. The impacts of the grading will be mitigated by the conditions of approval to ensure appropriately functioning utilities, and the development will be in accordance with the surrounding properties.

#### **G. CONSERVATION/NPDES**

1. The Project is proposing one commercial building, a parking lot and landscaping. This condition of approval pertaining to water conservation measures, and water quality are necessary to reduce water demand and to protect aquatic resources. The condition of approval protects the general welfare of the State to use water resources efficiently and to not waste water.
2. The Project is proposing to create impervious surface as well as engage in land disturbing construction activities which will lead to increase storm water runoff. The City is under Federal and State mandate to control water pollution by regulating point sources that discharge into local water bodies. Point sources are discrete conveyances such as pipes or man-made ditches. The Project is proposing two storm water control basins and a variety of conveyances to handle the storm water from the development. These conditions of approval are necessary to address these impacts from the Project to ensure the public health, safety, and welfare of the Antioch community is protected by control point source pollutants.

#### **H. UTILITIES**

- 1-10. The Project will require electrical, water, sewer, and storm drain facilities. The Antioch Municipal Code requires all utility facilities (including, but not limited to, electric, communication, and cable television lines) which are located on-site or adjacent to the subdivision shall be placed underground. In order to minimize visual clutter utilities should be placed underground or subsurface. These conditions are necessary to promote the desirability of the City through the minimization of visual clutter and to maintain the aesthetics of the City as well as adherence to the Antioch Municipal Code.

#### **I. LANDSCAPING**

- 1-4. The Project has one commercial building to serve the Project with a parking lot and will require landscaping. The City has also adopted Citywide Design Guidelines, which sets standards for streetscape design in regards to landscaping. These conditions are necessary to promote the health, safety and general welfare of the citizens of the City of Antioch and adhering to the Design Guidelines by preserving and enhancing the City's natural environment to facilitate the creation of a convenient, attractive, and harmonious community; to minimize erosion and disturbed lands through revegetation; to conserve energy

by the provision of shade trees over streets, sidewalks, and other paved areas; to reduce the risk of fire by the management of flammable vegetation; to improve the appearance of the built environment; and to encourage the appropriate use of and orderly development of land.

**J. PROJECT-SPECIFIC CONDITIONS**

1. The applicant indicated that the hours of operation for the fitness center are from 5:00 a.m. to midnight, and requested the ability to operate 24 hours every day if desired by customers. Since the proposed fitness center is located in an existing retail center and is separated from the nearest residential use to the north by an approximately 110-foot-wide flood control channel, this use permit conditionally allows the facility to operate 24 hours a day for one year. This condition is necessary to allow the Commission the ability to review any concerns or complaints from the community regarding the late night operation after one year of operation.
2. The project is proposing to create impervious surface as well as engage in land-disturbing construction activities, which will lead to increased storm water runoff. This condition is necessary to ensure that drainage on the site complies with City standards that were established to protect the public health, safety, and welfare of the Antioch community.
3. The project is located in an existing retail center that required a high level of landscaping. These conditions of approval pertaining to additional landscape planting and modifications are necessary to comply with the development standards for the retail center and to be consistent with the C.3 plan. The conditions of approval pertaining to water conservation measures and water quality are necessary to reduce water demand and to protect aquatic resources. The condition of approval protects the general welfare of the state to use water resources efficiently and to not waste water.
4. Access to and circulation around the project site have the potential to detract from harmonious development. This condition is necessary to ensure safe access and circulation in the project vicinity. Parking and drive aisles need to be adequately designed for safe travel and maneuverability. Therefore, this condition is necessary for the project.
5. This condition is necessary to ensure adequate site lighting throughout the site and to ensure compliance with the lighting standards of the retail center as approved by the City Council in Resolution 2005/63.
- 6–10. These conditions are necessary to ensure harmonious development and appropriate building design as established by Design Guidelines 3.1.3B, 3.1.3D, 3.1.3F, and 3.1.8 and to satisfy the development standards for the retail center as approved by the City Council in Resolution 2005/63.

11. The project is located in an existing retail center that has a recorded reciprocal access and parking easements per the originally approved site plan. The layout of the project is different from the approved site plan; therefore, an updated reciprocal easement agreement is needed to ensure adequate circulation and parking for the entire center.
- 12-13. The lot merger requires vacation and quitclaim of an existing sanitary sewer easement to the underlying fee owner. This condition is necessary to ensure the vacation process complies with Streets and Highways Code Sections 8333–8336.
14. The project is part of a larger retail center that was originally approved with specific development standards and conditions for the development of the center. This condition is necessary to implement standards and conditions from the original approval that apply to this project.
15. As required by the State of California, through the California Environmental Quality Act, an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared for the approval of the retail center in 2005. The 2005 MND assumed a mix of commercial uses totaling 80,385 square feet. Of that square footage, approximately 38,700 square feet, designated in the MND traffic report as “Shops C” and “Kiddie Entertainment-Recreational” were to be located in the same general area as the City Sports Club project but were not constructed. Therefore, the MND and supporting technical studies adequately cover the development of this project, no additional environmental review is required, and the project is subject to compliance with the mitigation measures adopted in 2005.



## **Exhibit B**

### **RESOLUTION NO. 2005/63**

#### **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROVING A FINAL PLANNED DEVELOPMENT, MINOR SUBDIVISION, USE PERMIT AND A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE LONE TREE LANDING SHOPPING CENTER PROJECT**

**WHEREAS**, the City Council of the City of Antioch did receive an application from Mill Creek Development, LLC for a Final Planned Development, Tentative Map and Use Permit to allow the construction of an approximately 80,785 s.f. shopping center on approximately 9.5 acres located on the northeast corner of Lone Tree Way and Hillcrest Avenue (APN 056-012-024, 025) (PD-04-11, UP-04-24); and

**WHEREAS**, in accordance with the California Environmental Quality Act (CEQA) a Mitigated Negative Declaration has been prepared for this project; and

**WHEREAS**, on March 2, 2005 the Planning Commission duly held a public hearing, received and considered evidence, both oral and documentary and recommended that the City Council approve the item; and

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

**WHEREAS**, on June 14, 2005 the City Council duly held a public hearing, received and considered evidence, both oral and documentary; and

**WHEREAS**, the City Council did consider a request to rezone the project site to Planned Development (PD).

**NOW THEREFORE BE IT RESOLVED**, that the City Council makes the following required 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; and
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; and
3. The commercial components of the Project are justified economically at the location proposed.
4. 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; and
5. The area surrounding the Project can be planned and zoned in coordination and substantial compatibility with the proposed development; and

AM:tl

6. The Project conforms with the General Plan of the City.

**BE IT FURTHER RESOLVED** that the City Council does hereby make the following findings for approval of a Tentative Map:

1. That the subdivision, design and improvements are consistent with the General Plan, as required by Section 66473.5 of the Subdivision Map Act and the City's Subdivision Regulations; and
2. That the subdivision complies with the Housing Element as it relates to the regional needs and complies with Section 66412.3 of the Subdivision Map Act; and
3. That the subdivision proposed by the Tentative Map has, to the maximum extent feasible, considered and provided opportunities for future passive or natural heating or cooling of the structures within the subdivision, as required by Government Code §66473.1; and
4. That the subdivision proposed by the Tentative Map complies with the rules, regulations, standards and criteria of the City's Subdivision Regulations.

**BE IT FURTHER RESOLVED** that the City Council does hereby make the following findings for approval of a Use Permit:

1. That the granting of such use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity;
2. That the use applied for at the location indicated is properly one for which a use permit is authorized;
3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all yards, fences, parking, loading, landscaping, and other features required, to other uses in the neighborhood;
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; and
5. That the granting of use permit will not adversely affect the comprehensive General Plan.

**BE IT FURTHER RESOLVED** that the City Council, after reviewing the staff report and considering testimony offered, does hereby **APPROVE** the request for a Final Planned Development, Tentative Map and Use Permit to allow the construction of an approximately 80,785 s.f. shopping center on approximately 9.5 acres located on the northeast corner of Lone Tree Way and Hillcrest Avenue (APN 056-012-024, 025), subject to the following conditions:

### STANDARD CONDITIONS

1. That the Antioch Municipal Code be complied with.
2. That City Staff inspect the site for compliance with conditions prior to final inspection approval.
3. That the lots and improvements within the development comply with the City of Antioch Municipal Code, unless a specific exception is granted thereto.
4. That the use of construction equipment be restricted to weekdays between the hours of 8:00 a.m. and 5:00 p.m., or as approved in writing by the City Engineer.
5. That standard dust control methods and designs be used to stabilize the dust generated by construction activities.
6. That conditions required by the City Council, which call for a modification or any change to the site plan submitted, be corrected to show those conditions and all standards and requirements of the City of Antioch prior to any submittal for a building permit. No building permit will be issued unless the site plan meets the requirements stipulated by the Planning Commission and the standards of the City.
7. That this final development plan expire two years from date of this approval if not acted upon (e.g. a grading or building permit has been issued) or extended (expires June 14, 2007).
8. That the applicant shall defend, indemnify and hold harmless the City in any action brought by a third party to challenge the land use entitlement.
9. That the project be in compliance with and supply all the necessary documentation for AMC6-3.2: Construction and demolition debris recycling.
10. The developer shall pay all fees required by the City Council.
11. The developer shall pay the East Contra Costa Regional Traffic Mitigation fees prior to receiving a building permit for structures within this development.
12. The developer shall pay any required Drainage Area fees prior to the issuance of any building permits for this project.
13. The developer shall pay all applicable Delta Diablo Sanitation District fees prior to the issuance of any building permits for this project.
14. The developer shall pay the Contra Costa County Fire Protection District Fire Development Fee in place at the time of permit issuance.
15. That a parking lot sweeping program be implemented that, at a minimum, provides for sweeping immediately prior to, and once during, the storm season.

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16. That any undeveloped areas on-site be maintained in an attractive manner which ensures fire safety.
17. That the project site be kept clean and litter free.
18. That asphalt paving have a minimum slope of 2% and concrete paving have a minimum slope of 0.75%, or as approved by the City Engineer.
19. That all on-site curbs, gutters and sidewalks be constructed of Portland Cement concrete.
20. That all access driveways be constructed to City standards, subject to review and approval by the City Engineer.
21. That all damaged sidewalks be removed and replaced as required by the City Engineer.
22. That all mechanical equipment be screened from public view.
23. That all parking lot dimensions and striping meet minimum City standards.
24. That all elevations shown on the improvement and grading plans be on the USGS 1929 sea level datum.
25. That all lots and slopes drain to approved drainage facilities as approved by the City Engineer.
26. That a final grading plan for this development be approved by the City Engineer.
27. That the applicant obtains an encroachment permit for all work to be done within the public right-of-way or easements.
28. That any required easements or rights-of-way for off-site improvements are to be obtained by the developer, at no cost to the City of Antioch.
29. That advance permission be obtained from any property or easement holders for any work done within such property or easements.
30. That any work that would obstruct a City street not be conducted during peak commute hours, as approved by the City Engineer.
31. That the use of construction equipment be restricted to weekdays between the hours of 8:00 am to 5:00 pm or as approved by the City Engineer.
32. That landscaping and signing not create a sight distance problem.
33. That any existing driveway curb cuts not a part of this development shall be removed and replaced with City standard curb, gutter and sidewalk, as approved by the City Engineer.

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June 14, 2005

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34. That the applicant shall design all sewer, water and drainage improvements to function with existing and proposed infrastructure in this area.
35. That separate utilities shall be provided for each future parcel, and that all improvements for each parcel (e.g., water meters, sewer cleanouts, driveway curb cuts, etc.) shall be contained within the parcel and the projection of its sidelines or as approved by the City Engineer.
36. That all existing easements shall be identified on the site plan and that all plans that encroach into existing easements shall be submitted to the easement holder for review and approval.
37. That the City Engineer shall determine if it is necessary to engage in soils and structural engineers as well as any other professionals deemed necessary to review and verify the adequacy of the building plans submitted for this project. If deemed necessary by the City, this may be extended to include field inspections by such professional to verify implementation of the plans. Cost of these services shall be borne by the developer.
38. That all storm water flows be collected on site and discharged into an approved public storm drain system.
39. That the sewer collection system be constructed to function as a gravity system and that all sewage shall flow by gravity to intersecting streets or as approved by the City Engineer.
40. That all existing and proposed public utilities (e.g. transformers) be placed underground and subsurface, or screened from public view, in accordance with the Antioch Municipal Code, as required by the City Engineer.
41. That a reduced backflow prevention device be installed on all City water meter services.
42. That street lighting shall be provided in accordance with the Antioch Municipal Code.
43. That the developer provides adequate water pressure and volume to serve this development, as approved by the City Engineer.
44. That to the extent practicable drainage from paved surfaces shall be routed through grassy swales, buffer strips or sand filters prior to discharge to the storm drain system.
45. That all pads and slopes shall drain to approved drainage facilities as approved by the City Engineer.
46. That all existing utilities including but not limited to streetlights, fire hydrants and existing utilities be modified to accommodate all public improvements as approved by the City Engineer.
47. That trash enclosures shall be provided to screen dumpsters from public view. Trash enclosures shall be of masonry construction with a roof and heavy gauge metal gates, and shall be plumbed to the sanitary sewer. Design of trash enclosures shall be subject

RESOLUTION NO. 2005/63

June 14, 2005

Page 6

to City staff approval and the trash enclosures shall not be located within any easement areas.

48. That all grading be accomplished in a manner that precludes surface water drainage across rear or side property lines.
49. That the grading operation shall take place at a time, and in a manner, so as not to allow erosion and sedimentation. The slopes shall be landscaped and reseeded as soon as possible after the grading operation ceases. Erosion control measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.
50. That the following requirements of the federally mandated NPDES program (National Pollutant DISCHARGE Elimination System) be complied with, or as required by the City Engineer:
  - a. That an application for a State of California "General Construction Activity Storm Water Permit" be submitted to the Regional Resources Control Board, and a copy of the Notice of Intent be submitted to the City, prior to any construction activity on this site.
  - b. Limiting construction access routes and stabilizing access points.
  - c. Stabilizing areas denuded due to construction (prior to the wet season, October 1 through May 1) by using suitable practices including, but not limited to temporary or permanent seeding, mulching, sod stabilization, vegetative buffer strips, protection of trees, plastic covering, application of ground base on areas to be paved.
  - d. Protecting adjacent properties by appropriate use of vegetative buffer strips, sediment barriers or filters, dikes or mulching, or by a combination of these measures and other appropriate measures.
  - e. Delineating clearing limits, easements, setbacks, sensitive or critical areas and their buffers, trees and drainage courses by marking them in the field.
  - f. Stabilizing and preventing erosion from temporary conveyance channels and outlets.
  - g. Using sediment controls and filtration to remove sediment from water generated by dewatering.
  - h. Using proper construction material and construction waste storage, handling and disposal practices.
  - i. Using proper vehicle and equipment cleaning, fueling and maintenance practices.
  - j. Controlling and preventing discharge of all potential pollutants, including, but not limited to, pesticides, petroleum products, nutrients, solid wastes, and construction chemicals, that occur on site during construction.
  - k. Preparing a contingency plan in the event of unexpected rain or BMP failure including, but not limited to, an immediate response plan, storing extra or alternative control materials on-site (stakes, fences, hay bales), notifying the local agency, etc.
  - l. Education and Training - For developments with no property owner association or community association, practical information materials on good housekeeping of hazardous products, proper use and disposal for hazardous products, and prohibited discharge practices and materials must be provided, initially by the developer, to the first residents/occupants/tenants, and thereafter by the City public education program.
  - m. Labeling Storm Drain Facilities - The phrase "No Dumping - Drains to River" must be embossed/stamped on a new storm drain inlets to alert the public to the destination of storm water and to prevent direct discharge of pollutants into the storm drain. Watercourses should be similarly labeled by posting signs.
  - n. Runoff Control - to the extent practicable, maintain post-development peak runoff rate and average volume of runoff at levels that are similar to pre-development levels. The developer must design the proposed project accordingly.

- o. That the phrase "No Dumping-Drains to River" shall be embossed/stamped in thermoplastic paint on all proposed storm drain inlets.

**PROJECT SPECIFIC CONDITIONS**

51. That the proposed liquor store shall be removed from the list of principally permitted uses. A separate Use Permit would be required for a liquor store.
52. That future tenants shall be consistent with the list of principally permitted uses as determined by City staff.
53. That Pad 1 or Pad 2 shall be reserved for a sit-down restaurant of either the Convenience Dining, Popular Dinner House or premier restaurant categories as defined in Resolution No. 2000/161, attached as Exhibit A.
54. That outdoor storage and/or storage containers shall be prohibited on this site other than associated with initial project construction.
55. That delivery hours shall be limited to 7:00am to 7:00pm.
56. That the northernmost project driveway on Hillcrest Avenue shall include striping and signage indicating that it is to be used for delivery trucks only.
57. That all landscaped setbacks directly adjacent to Hillcrest Avenue and Lone Tree Way include a berm of at least three feet in height.
58. Parking lot sales shall comply with the Outdoor Retail Sales ordinance.
59. That bicycle parking shall be provided in compliance with the Municipal Code.
60. That no overnight parking of vehicles shall be allowed on site.
61. That no loading areas shall be visible from any public street.
62. That the trash enclosures for the free standing pad buildings shall be located adjacent to buildings whenever possible and that the enclosures be heavily landscaped with vines and shrubs to screen the structures, subject to Planning staff approval.
63. That the applicant shall provide reciprocal access easements for all proposed parcels and with the development to the east, as approved by the City Engineer.
64. That the water main shall be public and that the developer shall dedicate a water line easement to the City for purposes of maintenance and access, at no cost to the City or as approved by the City Engineer.
65. That the sewer main shall be public and that the developer shall dedicate a sanitary sewer easement to the City for purposes of maintenance and access, at no cost to the City or as approved by the City Engineer.

RESOLUTION NO. 2005/63

June 14, 2005

Page 8

66. That a "Water" art piece with surrounding landscaping shall be designed constructed and maintained by the developer at the Lone Tree Way/Hillcrest Avenue corner of the project site. The art piece shall be subject to review by the Arts and Cultural Foundation and Design Review Board and shall be subject to the approval of City Council.
67. That the developer shall participate in Hillcrest/Highway 4 Interchange Bridge Benefit District and the East Antioch Creek Sewer Benefit District.
68. That there shall be no access, construction or grading on City of Antioch Flood Control Channel property without prior written City approval.
69. That a six-foot (6') wide parallel detached concrete sidewalk with a 6' wide planter strip shall be provided along the frontages of the project, matching the existing sidewalk/landscaping (with trees and grass) east of Vista Grande Drive.
70. That the applicant shall dedicate right-of-way and widen the east side of Hillcrest Avenue including all required improvements such as pavement, curb, gutter, sidewalk, landscaping and traffic signal modifications at the intersection of Lone Tree Way and Hillcrest Avenue as required by the City Engineer. Hillcrest Avenue shall be widened 16' to accommodate a City-constructed second left turn pocket on southbound Hillcrest Avenue and a bus turnout and deceleration lane into the two project driveways on Hillcrest Avenue. All deceleration lanes shall be designed for a 45 mph approach speed.
71. That the applicant shall dedicate right-of-way and widen the north side of Lone Tree Way. Lone Tree Way shall be widened 12' to accommodate a deceleration lane at the first driveway east of Hillcrest Avenue and a right turn pocket at Hillcrest Avenue. All deceleration lanes shall be designed for a 45 mph approach speed.
72. That the applicant shall dedicate right-of-way necessary for the widening of Hillcrest Avenue and Lone Tree Way including a 6' wide landscape strip and detached 6' wide sidewalk.
73. That no egress of delivery trucks onto Hillcrest Avenue from the project site shall be allowed and that the applicant shall provide all necessary signage and striping to enforce compliance, as approved by the City Engineer.
74. That a traffic signal including all necessary median and street modifications be designed and constructed at the project entrance on Lone Tree Way midway between Hillcrest Avenue and Vista Grande Drive. The cost of the signal improvements shall be shared as privately agreed with the developer of the proposed project to the east or on a proportional cost basis as determined by the City Engineer.
75. That the median island along Lone Tree Way at the required traffic signal shall be modified to accommodate the additional signal, striping and turn pocket with a 45 mph design speed as required by the City Engineer. The costs to be shared at the same proportion as determined by the condition above.
76. That the applicant shall dedicate 80' of right-of-way at the main driveway entrance into the project site to provide for signal loops as required by the City Engineer.



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June 14, 2005

Page 9

77. That the applicant shall design the site so that delivery trucks can enter, exit and successfully maneuver the site.
78. That the first phase of this project shall include the completion of the full on and off site improvements for the Lone Tree Way access, to the satisfaction of the City Engineer.
79. That the applicant shall relocate existing storm drain lines and catch basins along the project frontage to the satisfaction of the City Engineer.
80. That the applicant shall replace all catch basin grates along the project frontages with the new standard bicycle safe grates, as required.
81. That the applicant shall relocate existing utility vaults along the project frontage outside the right-of-way to the satisfaction of the City Engineer.
82. That the water system shall be looped through the project, as approved by the City Engineer.
83. That the on-site water system shall be designed to connect to the undeveloped property to the east, as approved by the City Engineer.
84. That the project will provide enhanced landscaping along the northern property line.
85. That the project will agree to a joint landscape maintenance agreement for all parcels and shall be subject to the City's landscape maintenance ordinance.
86. That the tower element at the southwest corner of the south elevation of the Food Court building shall be consistent with the "hybrid design" as shown to the City Council.
87. That all exterior site and building mounted lighting fixture shall be full-cut off and limited to a maximum height of twenty feet (20') above the pavement elevation. No "wal-pac" style fixtures shall be permitted. Lighting shall be limited to the minimum levels required for public safety and in general shall range from 0.5 to 1.5 foot candles in public areas. Lighting will be directed onsite and not impact adjacent properties.
88. That additional trees be added to the parking lot and outdoor dining areas as approved by the Planning Director.

\* \* \* \* \*

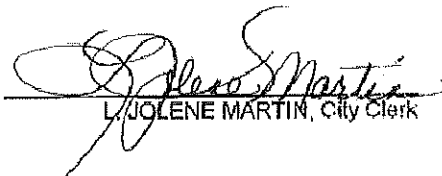
RESOLUTION NO. 2005/63  
June 14, 2005  
Page 10

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch, at a regular meeting thereof, held on the 14th day of June, 2005 by following vote:

AYES: Council Members Davis, Kalinowski, Conley, Simonsen and Mayor Freitas

NOES: None

ABSENT: None



JOLENE MARTIN, City Clerk



# ATTACHMENT "B"

RECEIVED

DEC 23 2014

## PROJECT DESCRIPTION

### FITNESS INTERNATIONAL, LLC

CITY OF ANTIOCH  
COMMUNITY DEVELOPMENT

### dba City Sports Club - ANTIOCH, CA

#### PROJECT OVERVIEW

The proposed City Sports Club (LA Fitness International LLC and its brand LA Fitness shall operate as City Sports Clubs) is a ground-up construction of a 38,000 square-foot sports club located on an undeveloped parcel in the existing Lonetree Landing commercial center at the northeast corner of Lonetree Way and Hillcrest Avenue.

The proposed 38,000 square foot City Sports Club shall have approximately 34,500sf ground floor area and 3,500 sf of mezzanine.

It includes fitness studio types of work out areas for weight, cardio, and circuit training with over 200 pieces of state-of-the-art equipment. Amenities include Personal Training, Specialized Training, State-of-the-art Audio/Visual system including 40" plasma flat screen television monitors, dedicated room for spinning with class leaders, three-lane 25-yd lap pool with glazing to the exterior and a large coed spa. Water physical therapy services are also provided. The locker facilities include solid surface sink tops, full tile floors and lockers and saunas. We also provide a full-court basketball court where casual pick-up games or organized league play may be held.

In addition, licensees and club staffs provide personalized exercise training and conditioning programs, and sports and water physical therapy services. The club's amenities also include a Kid's Klub play area for member's children (only while members are using the club).

#### ZONING AND JURISDICTIONAL / REGULATORY APPROVALS

This application for the proposed Health Club is for a Use Permit and Design Review. The site is currently zone PD, Planned Development. A health club use is conditional within this PD zone.

#### SITE DESIGN

In addition to the proposed building, the site plan provides 193 additional parking stalls. Therefore, the overall project site will have 80,000+ square feet of building area and 444 parking stalls for a parking ratio of 5.54/1000. The City Sports Club facility will self-park within its own parcel. New landscaping will incorporate the same plant palette as what is currently existing, providing a seamless transition throughout the center. New bioswales will be included to comply with the county and state stormwater treatment requirements. Also, parking lot light standards and fixtures will match existing fixtures providing additional uniformity throughout the site.

#### BUILDING DESIGN

The exterior is designed utilizing natural, earth tone building materials and colors. The elevation height is primarily 32'-0" with exception of the City Sports Club signature, metal structure at the

B1

main entry elevation which is at approximately 44', and east and west wall pop-up façade elements to accentuate the side building elevations.

Proposed signage at two (2) locations, one on the primary, south elevation and one on the west elevation facing Hillcrest Avenue, are included in the project approval request. The primary elevation incorporates the City Sports Club prototypical main entrance design element that employs large window openings and tall open entry portal. This design permits abundant natural lights during the day as well as displays the activities inside during the evening. The west and east elevations shall have the externally illuminated, lifestyle graphics framed by the architectural pop-up element that breaks up the horizontal bandings of the building façade. On north elevation are multiple glass block fenestrations to let natural lights in to the basketball court.

In the interior, we strive for an "open" plan where visitors and members can view the entire club from the entry including views to the pool and workout areas. Since the interior space is large, we are careful to add scale with interesting interior elements including life-style action graphics.

## **OPERATIONS**

Our proposed hours of operation are 5:00 am to 12:00 am, with the ability to go 24 hours if mandated by customers and/or necessary to compete with other 24-hour health club facilities. We request 24-hour operation for this Antioch location. It is estimated that the proposed City Sports Club in Antioch will have 5,000 members, with an average of 2,500 workouts per day. Length of stay of a typical customer is approximately one hour to one and a half hours.

There will be approximately 50 full and part-time employees with approximately 15-25 employees per shift.

## **COMMUNITY INVOLVEMENT**

Below are only few of the many community events that Fitness International organizes or participates in.

- LA Fitness International donates short-term memberships to local public schools for on-campus fundraisers, silent auctions, and other school events.
- LA Fitness International organizes a Making Strides for Breast Cancer and walk event in October to celebrate National Breast Cancer Month.
- LA Fitness International organizes and promotes a "Power of Pink" in-club event, donates to ACS and participates in a special group fitness class.
- LA Fitness International raises funds to "Augie's Quest" to help fund research about ALS, Lou Gehrig's disease.
- LA Fitness International nationwide provides "Toys for Tots" donation boxes during the holiday season.
- LA Fitness International works with local public schools and local organizations during grand opening parties.
- *And more on the way... <http://blog.lafitness.com>*

## **CONCLUSION**

City Sports Club - Antioch, CA  
Project Description  
June 1, 2012  
Page 3 of 3

The City Sports Club/LA Fitness buildings often exceed the California Energy Code requirements, and the design aesthetics, inside and outside, often surpass the expectations of municipalities where we go.

The proposed City Sports Club will provide health related services to the community and potentially relieve over-crowding at existing public facilities in the area. The proposed project may also provide facilities that are currently not otherwise available in the community. Our members are generally affluent and spend money at adjacent retail centers, thus will be a positive addition to the nearby shopping centers and City of Antioch.

# ATTACHMENT "C"

## EXHIBIT "A" LEGAL DESCRIPTION PARCEL 1

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF ANTIOCH, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING ALL OF PARCELS 2 AND 3 AS SHOWN ON THAT CERTAIN PARCEL MAP M.S. 357-303-05, FILED FOR RECORD ON JULY 6, 2007, IN BOOK 200 OF PARCEL MAPS AT PAGES 39 AND 40, OFFICIAL RECORDS OF CONTRA COSTA COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 2, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF THE CITY OF ANTIOCH FLOOD CONTROL CHANNEL AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED ON NOVEMBER 2, 1989, IN BOOK 15456 AT PAGE 37, OFFICIAL RECORDS OF CONTRA COSTA COUNTY, THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2 AND SAID PARCEL 3, SOUTH 86° 41' 57" EAST, 358.50 FEET;

THENCE CONTINUING ALONG LAST SAID LINE, ALONG THE ARC OF A 1500.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03° 54' 45", AN ARC DISTANCE OF 102.43 FEET;

THENCE LEAVING LAST SAID LINE, AND ALONG THE EASTERLY LINE OF SAID PARCEL 3, SOUTH 00° 46' 52" WEST, 339.20 FEET;

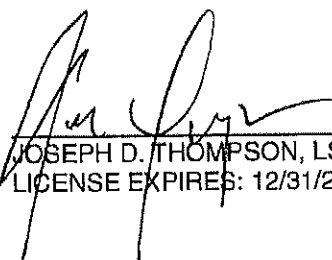
THENCE LEAVING LAST SAID LINE, AND ALONG THE SOUTHERLY LINE OF SAID PARCEL 3 AND SAID PARCEL 2, NORTH 89° 13' 08" WEST, 502.67 FEET;

THENCE LEAVING LAST SAID LINE, AND ALONG THE GENERAL WESTERLY LINE OF SAID PARCEL 2, THE FOLLOWING 5 (FIVE) COURSES:

1. NORTH 00° 46' 52" EAST, 95.00 FEET;
2. SOUTH 89° 13' 08" EAST, 33.00 FEET;
3. NORTH 00° 46' 52" EAST, 45.22 FEET;
4. NORTH 11° 14' 33" EAST, 51.90 FEET;
5. NORTH 00° 46' 52" EAST, 171.70 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 166,965 SQUARE FEET OR 3.8330 ACRES OF LAND, MORE OR LESS.

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS

  
JOSEPH D. THOMPSON, LS 8121  
LICENSE EXPIRES: 12/31/2016



DATE

1-22-15

**OWNER'S STATEMENT**

THE UNDERSIGNED PROPERTY OWNER(S) HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS LOT MERGER.

MCD-ANTIOCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

BY: \_\_\_\_\_  
NAME

**CITY ENGINEER'S STATEMENT**

THE MERGER, OR CONDITIONAL MERGER OF THE PARCELS SHOWN ON THE ATTACHED PLAT, WAS APPROVED BY RESOLUTION NO. \_\_\_\_\_ OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH AT THEIR REGULAR MEETING HELD ON \_\_\_\_\_, 2014.

CITY ENGINEER:

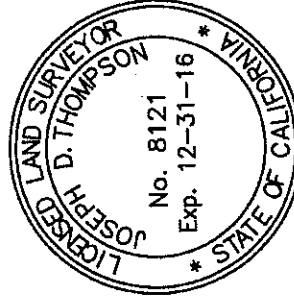
RON BERNAL \_\_\_\_\_ DATE \_\_\_\_\_

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE BASED ON THE FOUND MONUMENTS IN LONE TREE WAY AS SHOWN ON THE MAP OF SUBDIVISION 7123 FILED NOVEMBER 2, 1989 IN BOOK 339 OF MAPS AT PAGE 31 OFFICIAL RECORDS OF CONTRA COSTA COUNTY TAKEN AS NORTH 89°13'08" WEST.

PREPARED UNDER THE DIRECTION OF

*[Signature]* 1-22-15  
JOSEPH D. THOMPSON, P.L.S. 8121  
LICENSE EXPIRES: 12-31-16



**KIER & WRIGHT**

CIVIL ENGINEERS & SURVEYORS, INC.  
2850 Collier Canyon Road Phone 925-245-8788  
Livermore, California 94551 Fax 925-245-8796

**LOT MERGER**

**PARCELS 2&3-PARCEL MAP M.S. 357-303-05**  
**LONE TREE LANDING RETAIL CENTER**

ANTIOCH,

CALIFORNIA

SCALE	NONE
JOB NO.	A03629-10
BY	RASII/KJK
DATE	JAN 2015
SHEET	1 OF 3



0 40' 80' 160'

Scale 1" = 80 ft

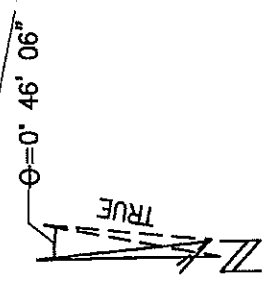
**LEGEND**

- LOT LINE TO BE REMOVED
- LOT LINE TO REMAIN
- ADJOINER PROPERTY LINE
- (R) RADIAL BEARING
- M MAPS
- OR --- OFFICIAL RECORDS

CITY OF ANTIOCH FLOOD CONTROL CHANNEL

R=1500.00'  
D=3°54'45"  
L=102.43'

POINT OF BEGINNING



PARCEL 1  
200 M 39  
FILED:  
07/06/2007

PARCEL 1  
AREA = 166,965± SQ FT  
OR 3.8330± ACRES

PARCEL 2  
200 M 39  
FILED:  
07/06/2007

PARCEL 3  
200 M 39  
FILED:  
07/06/2007

PARCEL 1  
197 PM 28-29  
FILED:  
08/02/2006

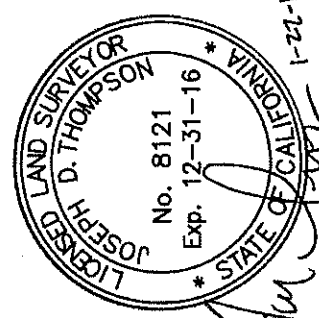
PARCEL 7  
200 M 39  
FILED:  
07/06/2007

PARCEL 5  
200 M 39  
FILED:  
07/06/2007

PARCEL 5  
200 M 39  
FILED:  
07/06/2007

PARCEL 5  
200 M 39  
FILED:  
07/06/2007

PARCEL 4  
200 M 39  
FILED:  
07/06/2007



**KIER & WRIGHT**  
CIVIL ENGINEERS & SURVEYORS, INC.  
2850 Collier Canyon Road  
Livermore, California 94551  
Phone 925-245-8788  
Fax 925-245-8796

**LOT MERGER**  
**PARCELS 2&3, PARCEL MAP MS-357-303-05**  
**LONE TREE LANDING RETAIL CENTER**  
ANTIOCH, CALIFORNIA

SCALE	1" = 80'
JOB NO.	A03629-10
BY	RASII/KJK
DATE	JAN 2015
SHEET	2 OF 3

CITY OF ANTIOCH FLOOD CONTROL CHANNEL  
15456 OR 37  
379 M 41

S89°44'36"E 71.00' TIE  
S86°41'57"E  
251.73' TIE

APPROXIMATE LOCATION  
OF PG&E EASEMENT  
2006-0134676 O.R.

APPROXIMATE LOCATION  
OF PG&E EASEMENT  
2006-0134676 O.R.

PARCEL 1  
200 M 39  
FILED:  
07/06/2007

PARCEL 1  
AREA = 166,965± SQ FT  
OR 3.8330± ACRES

10' PUBLIC S.S.E.  
2007-195040 O.R.

N07°52'4"E 950.58' M-M  
661.00' MON-TIE  
HILLCREST AVENUE

PARCEL 7  
200 M 39  
FILED:  
07/06/2007

PARCEL 2  
200 M 39  
FILED:  
07/06/2007

PARCEL 3  
200 M 39  
FILED:  
07/06/2007

PARCEL 6  
200 M 39  
FILED:  
07/06/2007

PARCEL 5  
200 M 39  
FILED:  
07/06/2007

PARCEL 4  
200 M 39  
FILED:  
07/06/2007

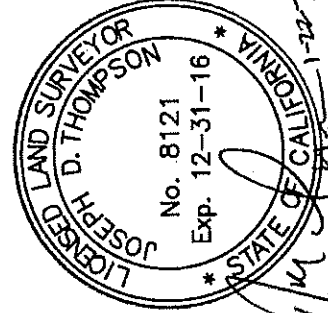
760.68' MON-TIE  
N89°13'08"E 1515.35' M-M  
BASIS OF BEARINGS  
LONE TREE WAY

287.60' TIE  
754.67' MON-TIE

MS 357-301-05  
PARCEL 1 197 PM 28-29  
FILED: 08/02/2006

# LEGEND

- LOT LINE TO BE REMOVED
- LOT LINE TO REMAIN
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- MONUMENT TO MONUMENT
- M-M
- M
- OR
- OFFICIAL RECORDS
- FOUND MONUMENT



SCALE	1" = 80'
JOB NO.	A03629-10
BY	RASH/KJK
DATE	JAN 2015
SHEET	3 OF 3

**LOT MERGER**  
**PARCELS 2&3, PARCEL MAP MS-357-303-05**  
**LONE TREE LANDING RETAIL CENTER**  
ANTIOCH, CALIFORNIA

**KIER & WRIGHT**  
CIVIL ENGINEERS & SURVEYORS, INC.  
2850 Collier Canyon Road  
Livermore, California 94551  
Phone 925-245-8788  
Fax 925-245-8796



Scale 1" = 80 ft

EXHIBIT "A"  
LEGAL DESCRIPTION  
VACATION OF A PORTION OF  
SANITARY SEWER EASEMENT

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF ANTIOCH, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THAT CERTAIN SANITARY SEWER EASEMENT AS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED ON JULY 6, 2007, AS DOCUMENT NUMBER 2007-0195040, OFFICIAL RECORDS OF CONTRA COSTA COUNTY, AND ALSO BEING A PORTION OF PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP MS-357-303-05, FILED FOR RECORD ON JULY 6, 2007, IN BOOK 200 OF PARCEL MAPS AT PAGES 39 THROUGH 40, OFFICIAL RECORDS OF CONTRA COSTA COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**COMMENCING** AT THE NORTHWEST CORNER OF SAID PARCEL 2 AS SHOWN ON SAID MAP, THENCE ALONG THE GENERAL WESTERLY LINE OF SAID PARCEL 2, SOUTH 00° 46' 52" WEST, 171.70 FEET;

THENCE CONTINUING ALONG SAID LINE, SOUTH 11° 14' 33" WEST, 33.04 FEET TO A POINT ON THE GENERAL NORTHERLY LINE OF THE AFOREMENTIONED SANITARY SEWER EASEMENT (2007-0195040);

THENCE LEAVING SAID GENERAL WESTERLY LINE OF SAID PARCEL 2, AND ALONG THE GENERAL NORTHERLY LINE OF SAID EASEMENT, SOUTH 78° 45' 27" EAST, 26.29 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 89° 13' 08" EAST, 10.97 FEET TO THE **POINT OF BEGINNING** OF THE DESCRIPTION;

THENCE CONTINUING ALONG LAST SAID LINE, SOUTH 89° 13' 08" EAST 207.43 FEET TO THE EASTERLY LINE OF SAID EASEMENT;

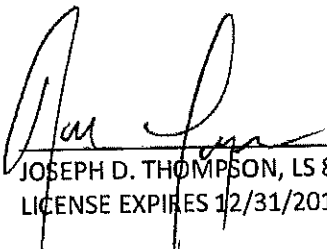
THENCE ALONG SAID EASTERLY LINE, SOUTH 00° 46' 52" WEST, 10.00 FEET TO THE GENERAL SOUTHERLY LINE OF SAID EASEMENT;

THENCE ALONG SAID GENERAL SOUTHERLY LINE, NORTH 89° 13' 08" WEST, 207.43 FEET;

THENCE LEAVING LAST SAID LINE, NORTH 00° 46' 52" EAST, 10.00 FEET TO THE **POINT OF BEGINNING** OF THE DESCRIPTION;

CONTAINING 2,074± SQUARE FEET OF LAND, MORE OR LESS

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS

  
JOSEPH D. THOMPSON, LS 8121  
LICENSE EXPIRES 12/31/2016



1-22-15  
DATE

CITY OF ANTIOCH FLOOD  
CONTROL CHANNEL  
15456 OR 37  
379 M 41

0 40' 80' 160'  
Scale 1" = 80 ft

N86°41'57"W  
248.73'

POC NORTHWEST  
CORNER PARCEL 2  
228.72'

PARCEL 1  
PM M.S.  
357-303-05  
200 M 39

PARCEL 2  
PM M.S.  
357-303-05  
200 M 39

S11°14'33"W  
33.04'

S78°45'27"E  
26.29'

S89°13'08"E  
10.97'

S00°46'52"W  
171.70'

S00°46'52"W  
10.00'

N00°46'52"E  
10.00'

N89°13'08"W  
207.43'

S89°13'08"E  
207.43'

VACATION OF A  
PORTION OF 10' SSE  
2007-195040 OR  
2,074 SQ FT

POB

1-22-15

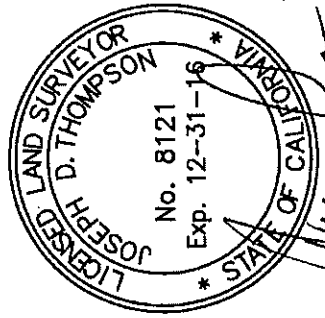
PARCEL 3  
PM M.S.  
357-303-05  
200 M 39

PARCEL 4  
PM M.S.  
357-303-05  
200 M 39

PARCEL 5  
PM M.S.  
357-303-05  
200 M 39

PARCEL 6  
PM M.S.  
357-303-05  
200 M 39

PARCEL 7  
PM M.S.  
357-303-05  
200 M 39



θ=0° 46' 06"



PARCEL 1  
197 M 28

# LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
M	MAPS
OR	OFFICIAL RECORDS
PM	PARCEL MAP
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
SSE	SANITARY SEWER EASEMENT
SQ	SQUARE FEET

SCALE	1" = 80'
JOB NO.	A03629-10
BY	RASII/KJK
DATE	JAN 2015
SHEET	1 OF 1

EXHIBIT "B"  
SANITARY SEWER EASEMENT VACATION  
LONE TREE LANDING RETAIL CENTER  
ANTIOCH, CALIFORNIA

**KIER & WRIGHT**  
CIVIL ENGINEERS & SURVEYORS, INC.  
2850 Collier Canyon Road Phone 925-245-8788  
Livermore, California 94551 Fax 925-245-8796

ATTACHMENT "A"



# ATTACHMENT "E"



## ENVIRONMENTAL CHECKLIST FORM

1. Project title: Lone Tree Landing Shopping Center (PD-04-11, UP-04-24, PW 357-303-05)
2. Lead agency name and address:  
City of Antioch  
P.O. Box 5007  
Antioch, CA 94531-5007
3. Contact person and phone number:  
Alexis Morris, Associate Planner, 925-779-7035
4. Project location: The northeast corner of Lone Tree Way and Hillcrest Avenue (APN 056-012-024, 025)
5. Project sponsor's name and address: Mill Creek Development, 516 Neely Court, Alamo, CA 94507
6. General plan designation: Neighborhood / Community Commercial
7. Zoning: Planned Development (PD)
8. Description of project: Mill Creek Development requests approval of a Planned Development and Use Permit application to develop an approximately 80,385 square foot retail shopping center on approximately 9.5 acres. The applicant also requests approval of a tentative map to create 7 parcels from two existing parcels.
9. Surrounding land uses and setting: The site is vacant and surrounded by urban development. Surrounding land uses are as follows:  
**North:** Flood control channel with single-family residential lots beyond.  
**South:** Single-family residential across Lone Tree Way (Meadow Creek Villages).  
**East:** Proposed Venture Corp. office/light industrial complex.  
**West:** Williamson Ranch Plaza shopping center across Hillcrest Ave.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.) None.

02  
ET

### **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below would be potentially affected by this project:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Agriculture Resources              | <input type="checkbox"/> Air Quality                       |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources      | <input type="checkbox"/> Geology / Soils                   |
| <input type="checkbox"/> Hazards & Hazardous Materials   | <input type="checkbox"/> Hydrology / Water Quality          | <input type="checkbox"/> Land Use / Planning               |
| <input type="checkbox"/> Mineral Resources               | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population / Housing              |
| <input type="checkbox"/> Public Services                 | <input type="checkbox"/> Recreation                         | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems     | <input type="checkbox"/> Mandatory Findings of Significance |  |

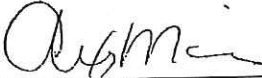
### **DETERMINATION** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Initial Study for Lone Tree Landing Shopping Center  
PD-04-11, UP-04-24  
Antioch, California

- 3 -

  
Signature

2/17/05  
Date



## EVALUATION OF ENVIRONMENTAL IMPACTS

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. AESTHETICS -- Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>
Discussion: The project is not located within a scenic view corridor. The location of structures will be determined by the Planned Development.				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>
Discussion: The project is located in an urban area and will not substantially damage scenic resources. The project site is not located within a state scenic highway.				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>
Discussion: The proposed project will not result in the degradation of the existing visual character of the site and its surroundings, and may enhance the visual character of the site through enhanced landscaping.				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	<input type="checkbox"/>
Discussion: This project is required to comply with the Antioch Municipal Code, section 9-5.1715, which states that lighting shall not shine directly onto an adjacent street or property. The primary objective of project lighting is to create a safe environment for nighttime movement of vehicles and people, while avoiding glare and adverse impacts to surrounding properties. The subject site would be considered infill development. Lighting introduced by the project should not create significant adverse impacts. Additional architectural review is required for this development therefore the materials used for the project will be reviewed at that time to minimize the effects of glare.				
<b>2. AGRICULTURE RESOURCES:</b>				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				

05  
E4

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>
Discussion: The project site is not designated as 'Farmland' on the Contra Costa County map of Important Farmlands as compiled by the USDA and the California Department of Conservation. This site is not currently used as farmland and is not zoned for agricultural use.				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>
Discussion: There is no agricultural zoning or Williamson Act contract governing the proposed site.				
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>
Discussion: This site is not designated as Farmland on the Contra Costa County map of Important Farmlands and the site is not in close proximity to agricultural uses which could be potentially impacted by this project.				
<b>3. AIR QUALITY:</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	<input type="checkbox"/>
Discussion: The San Francisco Bay Area Air Basin is currently non-attainment for ozone (state and federal ambient standards) and PM10 (state ambient standard). While air quality plans exist for ozone, none exists (or is currently required) for PM10. The Draft San Francisco Bay Area Ozone Attainment Plan for the 1-hour National Ozone Standard is the current ozone air quality plan required under the Federal Clean Air Act. The state-mandated regional air quality plan is the Bay Area '97 Clean Air Plan. These plans contain mobile source controls, stationary source controls and transportation control measures to be implemented in the region to attain the state and federal ozone standards within the Bay Area Air Basin. The project would not conflict with any of the growth assumptions made in the preparation of these plans nor obstruct implementation of any of the proposed control measures contained in these plans.				
b) Violate any air quality standard or contribute substantially to an existing or	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	<input type="checkbox"/>



Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
projected air quality violation?				
Discussion: Construction activities associated with the proposed project would generate exhaust emissions from vehicles/equipment and fugitive particulate matter emissions that would temporarily affect local air and regional air quality. Dust emission during periods of construction would increase particulate concentrations at neighboring properties. The BAAQMD CEQA Guidelines include a list of feasible dust control measures. With the implementation of these measures, air pollutant emissions from construction activities are considered by the BAAQMD to be less than significant.				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: The BAAQMD has established thresholds of significance for pollutants of regional concern. A project is considered to have a significant regional air quality impact if it would result in an emissions increase of 80 pounds per day for ROG, NOx or PM10. It is not expected that the site would exceed this threshold. Project impacts on air quality would be less than significant.				
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: Construction of the project would modify traffic volumes on the local street network, changing carbon monoxide levels along roadways used by project traffic. However, traffic levels from the project would not be expected to exceed thresholds of significance for pollutant concentrations.				
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: During construction, various diesel-powered vehicles and equipment in use on the site would create odors. These odors will be temporary, and are not likely to be noticeable beyond the project boundaries.				
<b>4. BIOLOGICAL RESOURCES -- Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Discussion: A reconnaissance-level flora and fauna was conducted for the site. The Survey determined that the site has no habitat value. No animals were observed on site, although burrows of California				

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ground squirrel were observed which provide potential suitable habitat for the western burrowing owl. However, there was no evidence of occupation of the burrows by squirrels or the burrowing owl. Mitigation measures concerning protocol level survey for burrowing owl shall be incorporated into the project conditions of approval. Mitigation measures are discussed in detail in the attached Summary of Project Sponsored Mitigation Measures and Impact Levels of Significance.				
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
Discussion: No. See 4a above.				
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: There are no federally protected wetlands or other jurisdictional waters on the subject property.				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: No. See 4a above.				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: The proposed project does not conflict with any local policies or ordinances protecting biological resources and there are no trees of significance onsite.				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X



Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
conservation plan?				
Discussion: There are no adopted conservation plans applicable to the project site.				
<b>5. CULTURAL RESOURCES -- Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Discussion: No known historical resources are known to exist at the project site or in the immediate vicinity. There is the possibility that unidentified historical resources could be discovered during grading or excavation for new development. If this were to occur, an archaeological survey identifying potential mitigation measures would be required before future work could occur on the site. With implementation of mitigation measures, potential historical resource impacts of the project would be reduced to less than significant levels.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Discussion: No known archaeological resources are known to exist at the project site or in the immediate vicinity. There is the possibility that unidentified prehistoric cultural resources could be discovered during grading or excavation for new development. If this were to occur, an archaeological survey identifying potential mitigation measures would be required before future work could occur on the site. With implementation of mitigation measures, potential archaeological impacts of the project would be reduced to less than significant levels.				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: No known paleontological or unique geologic features are known to exist in the immediate vicinity of the site.				
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: There are no known internment sites in the project vicinity or site.				
<b>6. GEOLOGY AND SOILS -- Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk				

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
Discussion: There are no known active faults that have been mapped within the General Plan area, and the potential for structures to be adversely affected by fault rupture is considered to be very low. The California Division of Mines and Geology has not established any Earthquake Fault Zones regulated under the Alquist-Priolo Act in the General Plan area.				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
Discussion: Ground shaking presents the most widespread hazard to structures. Ground shaking intensity is highly variable from one site to another and is dependant on the distance of an area from the epicenter of an earthquake and the underlying substrate (soil and rock structure). Also, the effect of ground shaking on structures is related to the form, structural design, materials, construction quality, and location. The California Building Code (CBC) has incorporated standard structural design requirements so as to ensure that buildings will not collapse. New commercial development would be required to conform to the requirements of the CBC, which would largely prevent structural damage to buildings caused by ground shaking. The design of improvements would have to comply with the seismic design requirements of the City of Antioch and would be in accordance with the standard practices of the Structural Engineers Association of Northern California.				
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
Discussion: The greatest threat of liquefaction damage would occur to structures located in the northern portion of the City and along creeks. Several strategies can be utilized to manage damage from liquefaction including foundation design, flexible materials to resist damage from soil movement and engineering of the soil. Measures to reduce the effects of liquefaction hazards required for construction would be incorporated into plans prior to issuance of building permits.				
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: The site is not located in a landslide area.				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
Discussion: Grading and site preparation activities could expose soils and increase the potential for erosion during construction. A program of erosion control measures will be implemented through the City's grading permit conditions and through the Storm Water Pollution Prevention Plan required by state law.				
c) Be located on a geologic unit or soil that is	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>



Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				
Discussion: The risk of soil instability at the project site is minimal. The design of improvements would comply with the grading requirements of the City of Antioch.				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	<input type="checkbox"/>
Discussion: The design of improvements would comply with the grading design requirements of the City of Antioch.				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>
Discussion: The site is served by public sewer.				
<b>7. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>
Discussion: There would not be any use of hazardous materials or hazardous situations created as a result of the proposed project. All activity involving hazardous substances will be conducted in accordance with local, state and federal safety standards.				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>
Discussion: See 7a above.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of an existing or proposed school?				
Discussion: The project is not located within a quarter mile of an existing or proposed school.				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: The project site is not included on a list of hazardous materials sites.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: The subject site is not located near a public use airport.				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: The subject site is not located near private airstrips.				
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: The proposed project would not impair or interfere with emergency response plans.				
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: There is no potential for wildland fire on this site.				
<b>8. HYDROLOGY AND WATER QUALITY -- Would the project:</b>				



Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	<input type="checkbox"/>
<p>Discussion: The proposed project would not violate any water quality standards. The project will comply with the nonpoint discharge requirements under the National Pollutant Discharge Elimination System (NPDES) program through preparation and implementation of a Storm Water Pollution Prevention Plan (SWPP) which addresses both construction and operation activities.</p> <p>Project waste water would be conveyed to the Delta Diablo Wastewater Treatment Facility. The treatment plant is currently meeting all State and Federal wastewater discharge requirements.</p>				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>
<p>Discussion: The proposed project would not substantially deplete or interfere with groundwater supplies. New development would not draw water supplies from groundwater supplies. The project will comply with all applicable Regional Water Quality Control Board standards.</p>				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	<input type="checkbox"/>
<p>Discussion: There could be potential water quality impacts from erosion generated during construction, and from nonpoint source pollutants generated after the project is operational. New development would require grading and earthwork potentially resulting in erosion and downstream sedimentation. The potential for soil erosion would be greatest during and immediately following grading when finished grades are unvegetated. Measures taken under 8A would mitigate these impacts.</p>				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	<input type="checkbox"/>
<p>Discussion: The proposed project will increase the amount of impervious surface area at the site. Proposed site improvements will be required to properly contain and discharge all storm waters per the requirements of the City of Antioch and the Contra Costa County Flood Control District.</p>				

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discussion: Stormwater runoff generated by construction would be discharged into existing flood control channels. There could be potential surface water pollution during construction and after project completion. The introduction of vehicles to the site could introduce urban pollutants. Storm drainage systems would provide for pre-treatment of site runoff through installation of underground sand/oil separators, filter and other measures to minimize any water quality impacts.				
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: See 8a, d, and e above.				
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: No housing is proposed. The proposed project is not located within a 100-year flood zone as mapped by the Federal Emergency Management Agency (FEMA).				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: See 8g above.				
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: See 8g above.				
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: There is no significant risk of a seiche, tsunami, or mudflow event at the project site.				
<b>9. LAND USE AND PLANNING - Would the project:</b>				



Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: No.				
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: The project does not conflict with existing plans or ordinances.				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: There are no habitat conservation plans or natural community conservation plans within the vicinity of the site.				
<b>10. MINERAL RESOURCES -- Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: There are no known mineral resources located at the project site.				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: See 10a above.				
<b>11. NOISE -- Would the project result in:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
Discussion: The types of noise typically associated new development would include those from				

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
construction impacts. Construction hours would be limited to mitigate potential disturbances, in accordance with current zoning codes governing the City. The limitation on hours of construction would be included as a condition of approval in for the project. Future tenants shall be subject to City noise standards.				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
Discussion: There may be a temporary increase in vibration due to construction activities. However, due to this activity's temporary nature, it is not considered significant.				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
Discussion: See 11a and 11b above.				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
Discussion: Development of the subject site would potentially involve several temporary increases in noise levels due to project grading and construction activity. The first construction phase would typically involve ground clearing, site grading, development of infrastructure, and paving. Subsequent phases would include site improvements and the building construction. To reduce the potential for noise disturbances during construction, noise-generating activities should be limited to daytime, weekday, non-holiday hours as a condition of use permit approval, in accordance with current zoning codes governing the City.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: The proposed site is not located within an airport land use plan or within two miles of a public airport.				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: The proposed site is not located within an airport land use plan or within two miles of a				



Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
private airstrip.				
<b>12. POPULATION AND HOUSING -- Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The project is a commercial development that will not induce substantial population growth.				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The proposed project is located on an undeveloped parcel and will not displace any existing housing.				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: See 12b above.				
<b>13. PUBLIC SERVICES</b>				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The proposed project would not result in a significant increased demand for fire protection services. The proposal would not result in a significant increased demand for police protection. The				

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Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
proposed project would not require additional park space or cause an increase in demand for public parks. The proposed project would not require additional public facilities.				
<b>14. RECREATION --</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>
Discussion: The proposed project will not increase use of parks or other recreational facilities.				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>
Discussion: This project does not include or require the construction of recreational facilities.				
<b>15. TRANSPORTATION/TRAFFIC -- Would the project:</b>				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<b>X</b>	<input type="checkbox"/>	<input type="checkbox"/>
Discussion: The traffic study conducted for the project estimates the project will have several impacts on the street system which will require mitigation. Mitigation measures will be incorporated into the project conditions of approval. Mitigation measures are discussed in detail in the attached Summary of Project Sponsored Mitigation Measures and Impact Levels of Significance.				
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>	<input type="checkbox"/>
Discussion: Several planned and programmed regional roadway and transit improvements are identified in Contra Costa Transportation Authority's "The 2000 Update: Contra Costa Countywide Comprehensive Transportation Plan". Many of these improvements are designed to accommodate future growth. The proposal would not restrict future transit improvements or exceed County standards.				



Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: The project will not impact air traffic patterns.				
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: The proposed project design will not create a hazard due to a design feature or incompatible use.				
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: No.				
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: The proposed project provides adequate parking.				
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: Development of the proposed project would not affect alternative transportation programs. The project will be required to include bicycle racks.				
<b>16. UTILITIES AND SERVICE SYSTEMS -- Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: No.				
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: No additional facilities are required.				

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Discussion: No new facilities are required.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? Discussion: There are sufficient water supplies available to serve the project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? Discussion: The local treatment plant has sufficient capacity to accommodate flows wastewater generated by the proposed project. The project will not exceed the wastewater treatment requirements of the Regional Board.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? Discussion: The major portion of solid waste from the Antioch area is disposed of at the Keller Canyon Landfill in Pittsburg, which has an estimated remaining life of 60 to 70 years. Solid waste disposal capacity would not pose a constraint to the solid waste disposal needs of the project. Solid waste collection and disposal in the Antioch areas is provided by Pleasant Hill Bayshore Disposal, which would have no difficulty serving the project.	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? Discussion: The project would be required to comply with solid waste regulations.	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
<b>17. MANDATORY FINDINGS OF SIGNIFICANCE --</b>				



Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
Discussion: As discussed in section #4 Biological Resources, mitigation measures concerning protocol level survey for Burrowing Owl shall be incorporated into the project conditions of approval.				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: Cumulative land use impacts can be avoided or mitigated through adherence with the General Plan policies and the Zoning Regulations, which promote restrictions on development.				
As discussed in section #15 Traffic, the project will have impacts on the street system which will require mitigation, but the resultant cumulative impacts would not be significant.				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Discussion: The project will not result in significant unmitigated impacts, including potential impacts to human beings.				

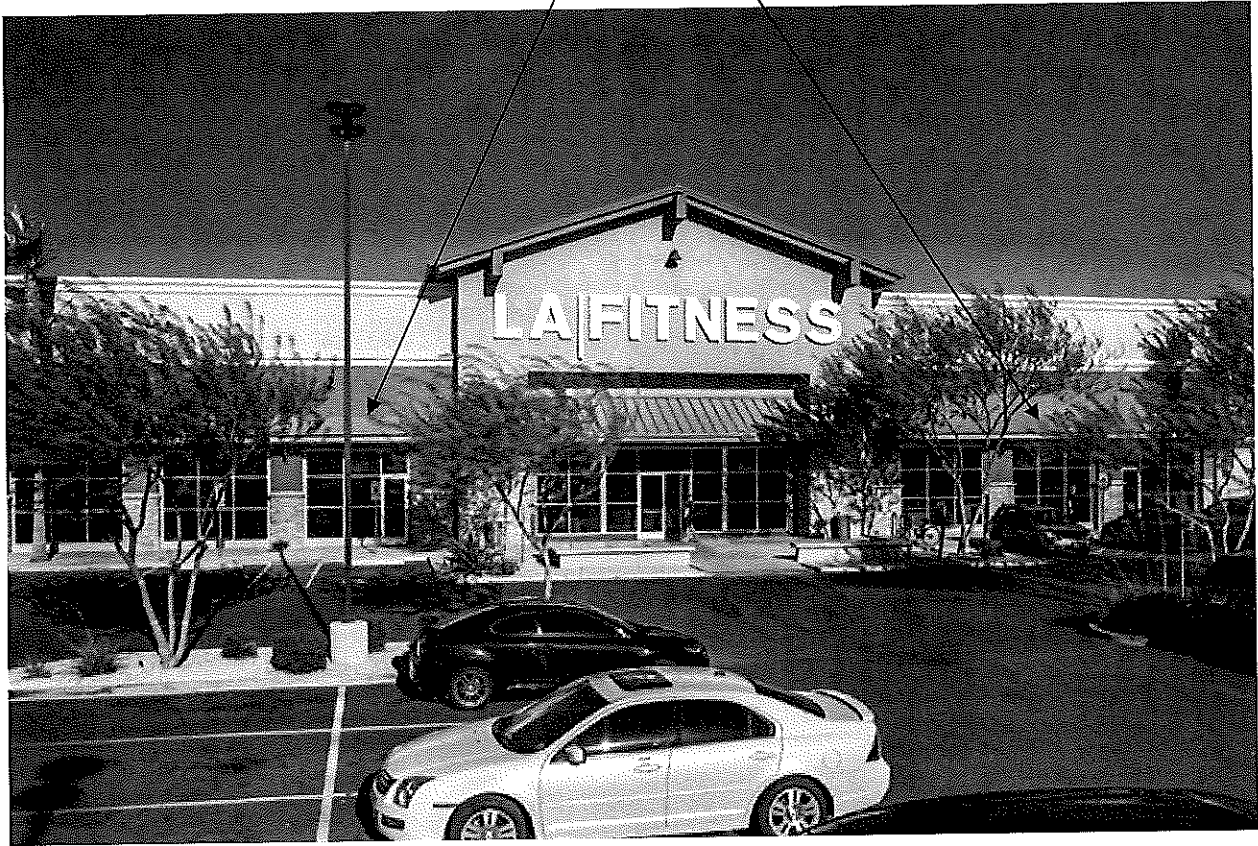
Summary of Impacts, Project Sponsored Mitigation Measures and Impact Levels of Significance		
Project Impacts	Mitigation Measures	Level of Significance after Mitigation
<b>Biological Resources</b>		
<b>Impact A – Fully Protected bird species:</b> The site contains potential habitat for Burrowing Owl, although none have been observed on the site.	<b>Mitigation A:</b> The project will be required to have a qualified ornithologist conduct a protocol level pre-construction survey on the site and surrounding areas within 30 days of the initiation of construction to identify whether any nests are present and establish appropriate exclusions if necessary. This mitigation applies if the disturbance will occur during the February 1 to August 31 breeding season. Appropriate construction buffers shall be required as determined by the protocol level pre-construction survey.	Less than Significant Impact
<b>Cultural Resources</b>		
<b>Impact B – Historical resources on site</b>	<b>Mitigation B:</b> No known historical resources are known to exist at the project site or in the immediate vicinity. There is the possibility that unidentified historical resources could be discovered during grading or excavation for new development. If this were to occur, an archaeological survey identifying potential mitigation measures would be required before future work could occur on the site. Future development would be required to implement the identified mitigation to reduce any potential impacts to historic resources to less than significant.	Less than Significant Impact
<b>Impact C – Archaeological resources on site</b>	<b>Mitigation C:</b> No known archaeological resources are known to exist at the project site or in the immediate vicinity. There is the possibility that unidentified prehistoric cultural resources could be discovered during grading or excavation for new development. If this were to occur, an archaeological survey identifying potential mitigation measures would be required before future work could occur on the site. With implementation of mitigation measures, potential archaeological impacts of the project would be reduced to less than significant levels.	Less than Significant Impact



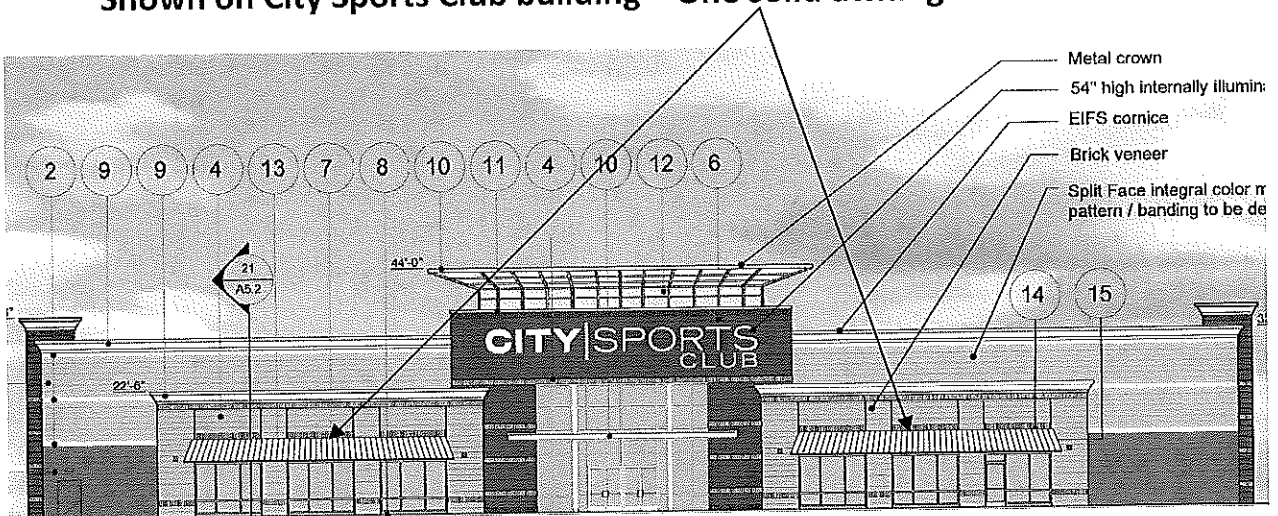
Summary of Impacts, Project Sponsored Mitigation Measures and Impact Levels of Significance		
Transportation/Traffic		
Impact D – Lone Tree Way:	Mitigation D: The applicant is required to dedicate right-of-way and widen the north side of Lone Tree Way. Lone Tree Way shall be widened 12' to accommodate a deceleration lane at the first driveway east of Hillcrest Avenue and a right turn pocket at Hillcrest Avenue. All deceleration lanes shall be designed for a 45 mph approach speed.	Less than Significant Impact
Impact E – Hillcrest Ave.:	Mitigation E: The applicant is required to dedicate right-of-way and widen the east side of Hillcrest Avenue. Hillcrest Avenue shall be widened 16' to accommodate a City-constructed second left turn pocket on southbound Hillcrest Avenue and a bus turnout and deceleration lane into the two project driveways on Hillcrest Avenue. All deceleration lanes shall be designed for a 45 mph approach speed.	Less than Significant Impact
Impact F – Project Lone Tree Way driveway / intersection;	Mitigation F: Additional access to the project shall be necessary to alleviate impacts to surrounding intersections and internal circulation. A traffic signal including all necessary median and street modifications is required to be designed and constructed at the project entrance on Lone Tree Way midway between Hillcrest Avenue and Vista Grande Drive.	Less than Significant Impact

# ATTACHMENT "E"

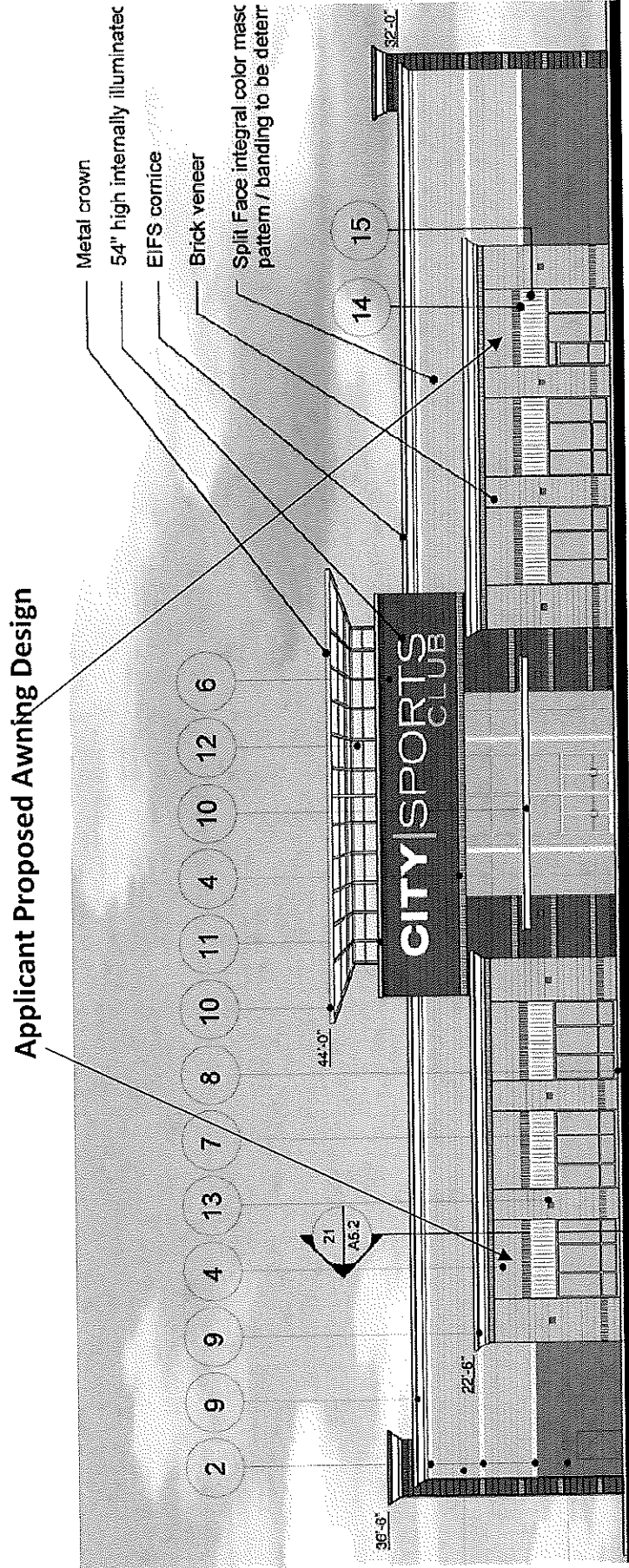
## Staff Recommended Awning Design



## Shown on City Sports Club building – One solid awning on each side



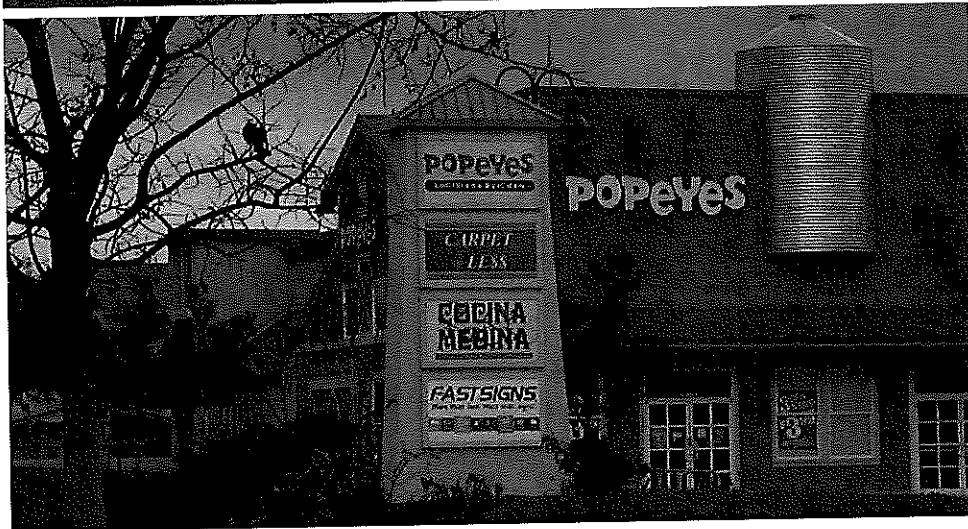
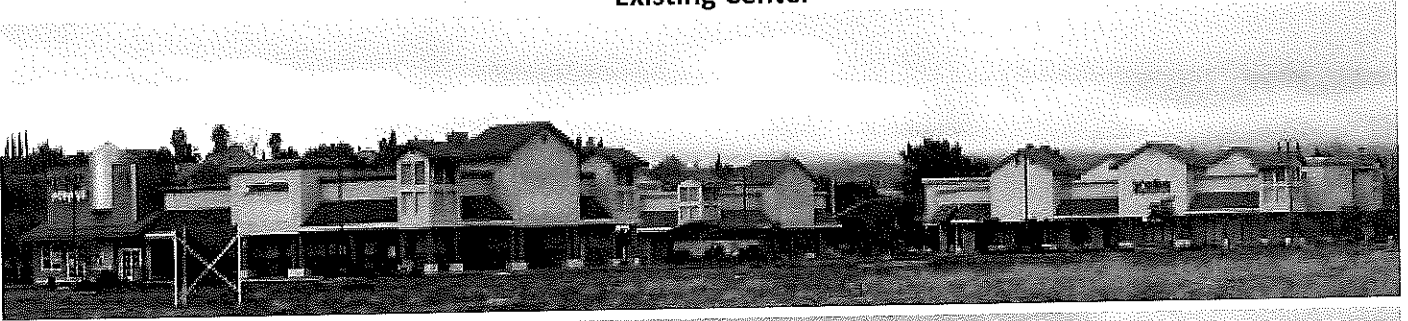
# ATTACHMENT "F"



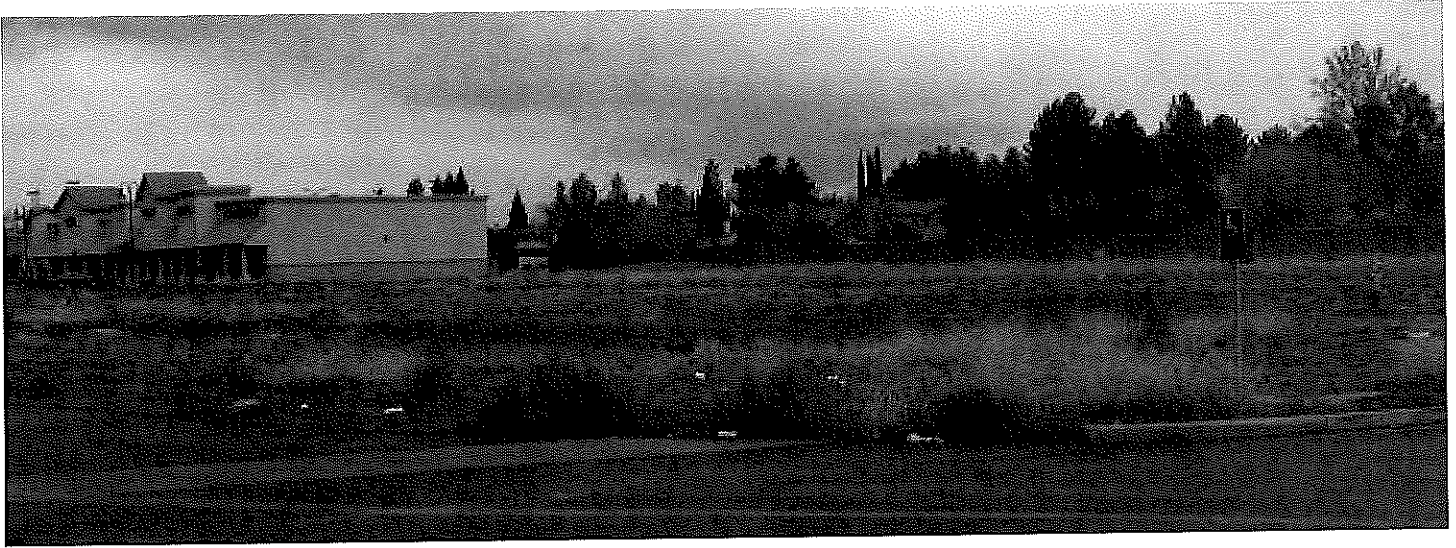


# ATTACHMENT "G"

Existing Center




Project Site – Vacant Area





**STAFF REPORT TO THE CITY OF ANTIOCH PLANNING COMMISSION  
FOR CONSIDERATION AT THE MEETING OF APRIL 15, 2015**

**PREPARED BY:** Ahmed Abu-Aly, Associate Civil Engineer, Capital Improvements Division   
**APPROVED BY:** Ron Bernal, Director of Public Works/City Engineer  
**DATE:** April 10, 2015  
**SUBJECT:** Determination of 2015-2020 Capital Improvement Program Consistency  
with the Antioch General Plan, P.W. 150-15

**RECOMMENDATION**

It is recommended that the Planning Commission determine that the 2015-2020 Capital Improvement Program is consistent with the Antioch General Plan, which includes a determination that any acquisition or disposition of property identified in the project description for each project in the Capital Improvement Program is consistent with the General Plan.

**BACKGROUND**

The attached Capital Improvement Program (CIP) outlines the 2015-2020 expenditure and revenue projections provided for planning purposes only. Any California Environmental Quality Act (CEQA) requirements will be determined on a project by project basis prior to final approval and construction of each project. As required by Section 65401 of the California Government Code, the Planning Commission is asked to determine whether the projects included in the Five-Year Capital Improvement Program (CIP) are consistent with the current Antioch General Plan.

The General Plan may be viewed at the following website:

[http://www.ci.antioch.ca.us/CityGov/CommDev/PlanningDivision/docs/Antioch\\_Adopted\\_General\\_Plan.pdf](http://www.ci.antioch.ca.us/CityGov/CommDev/PlanningDivision/docs/Antioch_Adopted_General_Plan.pdf)

Staff believes the CIP is consistent with the following General Plan Sections:

<b>CIP CATEGORY</b>	<b>GENERAL PLAN SECTION</b>
Community Facilities	Community Facilities Objective (page 8-2)
Parks and Trails	Parks and Recreation Objective (page 8-8)
Roadway Improvements	Circulation (page 7-1 to page 7-6)
Traffic Signals	Vehicular Circulation Objective (page 7-8)
Wastewater & Storm Drain System	Wastewater Management Objective (page 8-3 to page 8-6)
Water System	Water Facilities Objective (page 8-3)

**ATTACHMENT**

- A. Resolution No 2015-
- B. Draft of the 2015-2020 Five Year Capital Improvement Program (To Planning Commission Members Only)

AA/lm



# ATTACHMENT "A"

## RESOLUTION NO. 2015/\*\*

### RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH RECOMMENDING ADOPTION OF FINDING THAT THE PROPOSED 2015/16 - 2019/20 CAPITAL IMPROVEMENT PROGRAM (CIP) IS CONSISTENT WITH THE ADOPTED GENERAL PLAN OF THE CITY OF ANTIOCH AS REQUIRED BY SECTIONS 65401 AND 65402 OF THE GOVERNMENT CODE.

**WHEREAS**, Section 65401 of the Government Code requires the Planning Commission of cities and counties to review any proposed Capital Improvement Program (CIP) in its jurisdiction for conformance with the agency's adopted General Plan and Specific Plans; and

**WHEREAS**, Section 65402 of the Government Code requires the Planning Commission of cities and counties to review any proposed acquisition or disposition of real property for conformity with the agency's adopted General Plan; and

**WHEREAS**, the projects proposed reflect the major need for roadways, public utilities, and other community facilities during the next five years in concert with anticipated growth areas as noted in the adopted General Plan and Specific Plans; and

**WHEREAS**, pursuant to 14 CFR section 15378, a project under the California Environmental Quality Act (CEQA) does not include government fiscal activities like the budget and Capital Improvement Program, as each project in the Capital Improvement Program will be reviewed for compliance with CEQA before the project is undertaken and a determination made whether the project is not a project under CEQA.

**NOW, THEREFORE BE IT RESOLVED**, that the Planning Commission of the City of Antioch finds that

1. The proposed 2015/16-2019/20 Capital Improvement Program (CIP) is consistent with the adopted General Plan; and
2. Any acquisition or disposition of real property required to effectuate the CIP and has been described in the CIP is consistent with the adopted General Plan.

\* \* \* \* \*

**I HEREBY CERTIFY** the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch, County of Contra Costa, State of California, at a regular meeting of said Planning Commission held on the 15th day of April, by the following vote:

**AYES:**


**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_, Secretary to the Planning Commission

**STAFF REPORT TO THE PLANNING COMMISSION  
FOR CONSIDERATION AT THE MEETING OF APRIL 15, 2015**

**Prepared by:** Alexis Morris, Acting Senior Planner   
**Date:** April 10, 2015  
**Subject:** Annual Election of Chair and Vice-Chair

**RECOMMENDATION**

It is recommended that the Planning Commission nominate and elect a Chair and Vice-Chair.

**DISCUSSION**

Pursuant to Section 9-5.2506 of the Municipal Code, the Commission shall elect a Chair and Vice-Chair at the last regular meeting of April each year. The new officers will assume their positions the first meeting of May.