

**ANNOTATED
AGENDA
CITY OF ANTIOCH PLANNING COMMISSION
ANTIOCH COUNCIL CHAMBERS
200 "H" STREET**

WEDNESDAY, MAY 3, 2017

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, MAY 10, 2017**.

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	Motts, Chair
	Zacharatos, Vice Chair
	Parsons
	Mason (absent)
	Turnage
	Husary (absent)
	Conley

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:** **March 15, 2017** **APPROVED**

* * * END OF CONSENT CALENDAR * * *

MINUTES

NEW PUBLIC HEARINGS

2. **UP-16-18, AR-16-12 Granite Expo** – Granite Expo requests Use Permit and Design Review approval to remodel the south facing portion of an existing industrial and warehouse facility into three wholesale type retail businesses. The project site is located at 1888 Verne Roberts Circle (APN 074-051-011).

STAFF REPORT

STAFF REPORT

RESOLUTION NO. 2017-08

3. **AR-16-08 Big Break Solar Project** – NRG Solar DG, LLC, requests design review approval of a proposed solar photovoltaic power generation development located on approximately 16 acres of the 86-acre retired Contra Costa Generating Station. The project would inject up to 2 megawatts of alternating current electricity into the PG&E grid. The project site is located on the north side of Wilbur Avenue adjacent to the Marsh Landing Power Plant (APN 051-031-020). In compliance with the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the project and will be considered at the meeting.

STAFF REPORT

STAFF REPORT

RESOLUTION NOS. 2017-09,-10

NEW ITEMS

4. Election of Chair and Vice Chair

STAFF REPORT

CHAIR: Zacharatos
VICE CHAIR: Parsons

5. Planning Commission Policies

STAFF REPORT

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT (7:31 pm)

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 2nd floor of City Hall, 200 "H" Street, 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.

**CITY OF ANTIOCH
PLANNING COMMISSION**

**Regular Meeting
6:30 p.m.**

**March 15, 2017
City Council Chambers**

Chair Motts called the meeting to order at 6:32 P.M. on Wednesday, March 15, 2017 in the City Council Chambers. He stated that 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, March 22, 2017.

ROLL CALL

Present: Commissioners Parsons, Husary, Zacharatos, Mason, Turnage,
Conley and Chairperson Motts
Staff: Director of Community Development, Forrest Ebbs
Planning Manager, Alexis Morris
City Attorney, Michael Vigilia
Assistant City Engineer, Lynne Filson
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: February 1, 2017
February 15, 2017

On motion by Commissioner Zacharatos, seconded by Commissioner Parsons, the Planning Commission approved the minutes of February 1, 2017, as presented. The motion carried the following vote:

AYES: Parsons, Zacharatos, Mason, Turnage, Conley and Motts
NOES: None
ABSTAIN: Husary
ABSENT: None

On motion by Commissioner Parsons, seconded by Commissioner Zacharatos, the Planning Commission approved the minutes of February 15, 2017, as presented. The motion carried the following vote:

AYES: *Parsons, Husary, Zacharatos, Mason, Turnage, Conley and Motts*
NOES: *None*
ABSTAIN: *None*
ABSENT: *None*

NEW ITEMS

- 2. PW-150-17 – THE CITY OF ANTIOCH** is requesting a determination that the 2017-2022 Capital Improvement Program is consistent with the Antioch General Plan.

Assistant City Engineer Filson presented the staff report dated March 8, 2017 recommending the Planning Commission determine that the 2017-2022 Capital Improvement Program is consistent with the Antioch General Plan

In response to Chair Motts, Assistant City Engineer Filson stated she would verify if the Development Impacts Fees had been already collected for the pending projects and bring the information back to the Planning Commission at their next meeting.

Commissioner Parsons suggested the CIP address the need for repairs in the Marina Parking Lot to address flooding.

Director of Community Development Ebbs responded that the role of the Planning Commission was to determine if the CIP was consistent with the General Plan.

Assistant City Engineer Filson suggested adding language to the narrative portion of the document that says the City needed to determine a funding source for the project at the Marina.

In response to Commissioner Turnage, Assistant City Engineer Filson explained that once the Downtown Specific Plan was approved, the undergrounding of utilities could be identified as a future project.

In response to Commissioner Conley, Assistant City Engineer Filson stated she believed Measure C was included as a funding source.

In response to Commissioner Parsons, Assistant City Engineer Filson stated Project 7018 funds improvements to existing parks. She noted the Parks and Recreation Commission and City Council determine which improvements would be funded.

Commissioner Parsons stated she would like the CIP to include specific projects to be funded.

Director of Community Development Ebbs reiterated the role of the Commission was to determine the CIP consistency with the General Plan. He noted most items funded were maintenance of existing facilities.

In response to Commissioner Parsons, Director of Community Development Ebbs explained construction of park facilities was within the purview of the Planning Commission when they were included in development projects; however, maintenance and rehabilitation of existing park facilities was considered by the Parks and Recreation Commission and then City Council.

RESOLUTION NO. 2017-04

On motion by Vice Chair Zacharatos, seconded by Commissioner Conley, the Planning Commission determined that the 2017-2022 Capital Improvement Program is consistent with the Antioch General Plan. The motion carried the following vote:

AYES:	<i>Parsons, Husary, Zacharatos, Turnage, Conley and Motts</i>
NOES:	<i>None</i>
ABSTAIN:	<i>Mason</i>
ABSENT:	<i>None</i>

NEW PUBLIC HEARING

3. **UP-16-15, AR-16-09 Verizon Wireless Telecommunications Facility** – Verizon Wireless requests approval of a Use Permit to construct a new unmanned telecommunications facility consisting of a 62-foot tall "monopine" containing nine panel antennas and a fenced equipment enclosure at the base of the structure. The project site is located at the corner of Contra Loma Boulevard and Putnam Street (APN 076-550-002).

Staff recommended this item be continued to April 5, 2017.

Chair Motts opened and closed the public hearing with no members of the public requesting to speak.

On motion by Commissioner Parsons, seconded by Commissioner Husary, the Planning Commission unanimously continued this item to April 5, 2017. The motion carried the following vote:

AYES:	<i>Parsons, Husary, Zacharatos, Mason, Turnage, Conley and Motts</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>None</i>

4. **Z-17-01 – Tobacco Ordinance Amendment** – The City of Antioch is proposing text amendments to Chapter 16: Drug Paraphernalia, Section 6-8.14-Tobacco Retailer License, Section 9-5.203-Definitions and Section 9-5.3843 Tobacco and Paraphernalia Retailers of the Antioch Municipal Code. The amendments include, but are not limited to, changes to definitions related to tobacco and paraphernalia retailers, the display of tobacco paraphernalia, licenses required for retail tobacco sales, and the prohibition of tobacco and paraphernalia retailers. The proposed ordinance would be applicable city-wide. This project is exempt from the California Environmental Quality Act.

Staff recommends this item be continued to April 5, 2017.

Chair Motts opened and closed the public hearing with no members of the public requesting to speak.

On motion by Commissioner Parsons, seconded by Commissioner Zacharatos, the Planning Commission unanimously continued this item to April 5, 2017. The motion carried the following vote:

AYES:	<i>Parsons, Husary, Zacharatos, Mason, Turnage, Conley and Motts</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>None</i>

5. **Downtown Specific Plan** – The City of Antioch will hold a public hearing for the Planning Commission to review and consider recommendation to the City Council of adoption of the Downtown Specific Plan that is intended to serve as a comprehensive land use document for the Downtown. The Planning Commission will also review and consider recommendation of adoption to the City Council of an Addendum to the General Plan Update Environmental Impact Report (EIR) that was certified in November 2003.

Director of Community Development Ebbs gave a PowerPoint presentation and presented the staff report dated March 15, 2017 recommending the Planning Commission Adopt the Addendum to the Environmental Impact Report for the 2003 General Plan; and Adopt the Downtown Specific Plan.

Chair Motts spoke in support of a high density residential overlay on the regional commercial property at 10th and Auto Center.

In response to Commissioner Conley, Assistant City Engineer Filson stated the City could petition the railroad for a quiet zone; however, it would require securing the tracks with fencing which may not be the look the City desired along the tracks.

Mitch Oshinsky added there is a policy within the document which speaks to exploring the potential of a quiet zone.

In response to Commissioner Mason, Director of Community Development Ebbs stated a policy could be added which speaks to exploring a high risk rail designation.

In response to Chair Motts, Director of Community Development Ebbs clarified that data on sea level rise was not complete and it would be an ongoing discussion resulting in a Sea Level Rise Adaptation Plan, in the future.

Mitch Oshinsky added that there were a couple policies regarding careful planning for flood zone and prone areas.

Chair Motts stated a historical study would be an integral part of establishing the core of the Downtown Specific Plan.

Commissioner Parsons requested the park designation be expanded to the marina.

In response to Commissioner Conley, Mitch Oshinsky stated existing mixed use zoning through the Specific Plan for "The Yard" site allowed for maximum flexibility for all those uses or a combination of them.

Director of Community Development Ebbs stated if the Planning Commission recommended adoption of the ordinances, the next steps would be to take the final draft of the Downtown Specific Plan to Council on April 25, 2017. He noted staff would follow up with the General Plan Land Use Element update in 2017 and the Zoning Ordinance update would be addressed in 2017-2019.

Chair Motts opened the public hearing.

Sandra Kelly, Antioch resident, stated she supported the Downtown Specific Plan; however, it had not addressed the impediment crime and the homeless were having on bringing citizens into the area. She suggested discouraging homeless programs along the waterfront, addressing sea level rise in more detail and using native plants in landscaping whenever possible. She stated she did not support unbundled parking. She suggested replacing Barbara Price Park and discussed the need for improvements to circulation along 10th Street.

Mitch Oshinsky explained that projects with unbundled parking would be subject to Planning Commission review and approval.

Director of Community Development Ebbs added that projects would not be built without parking as renting or selling a house without the amenity would be difficult.

Don Bright, Antioch resident, stated Council had declared by proclamation downtown as a historic district and he requested the draft Historic Ordinance be included in the

Downtown Specific Plan. He stated the issue with the train was freight trains transporting chemicals and spoke in support of a speed limit through downtown.

Chair Motts closed the public hearing.

In response to Chair Motts, Director of Community Development Ebbs reported Land Use Objective 2.5 and policies within addressed the preservation and restoration of historic resources throughout the Rivertown Historic District and Downtown Antioch. He also noted Program 2.5.3a stated "The City shall prepare and adopt an ordinance specifically addressing the Citywide treatment of historic properties."

Director of Community Development Ebbs stated a policy could be added that as street trees are planted or replaced, the City preferred native or drought tolerant plants. He stated the High Density Residential Overlay on the Regional Commercial property at 10th and Auto Center and expanding the Park Designation to the Marina would also be included as previously discussed.

RESOLUTION NO. 2017-05

On motion by Commissioner Conley, seconded by Commissioner Parsons the Planning Commission 1) Recommended to the City Council adoption of the Downtown Specific Plan as amended by the Planning Commission this evening and, 2) Recommendation of adoption to the City Council of an Addendum to the General Plan Update Environmental Impact Report (EIR) that was certified in November 2003. The motion carried the following vote:

AYES:	<i>Parsons, Husary, Zacharatos, Mason, Turnage Conley and Motts</i>
NOES:	<i>None</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>None</i>

ORAL COMMUNICATIONS

None.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Chair Motts reported that he did not attend the Tranplan meeting.

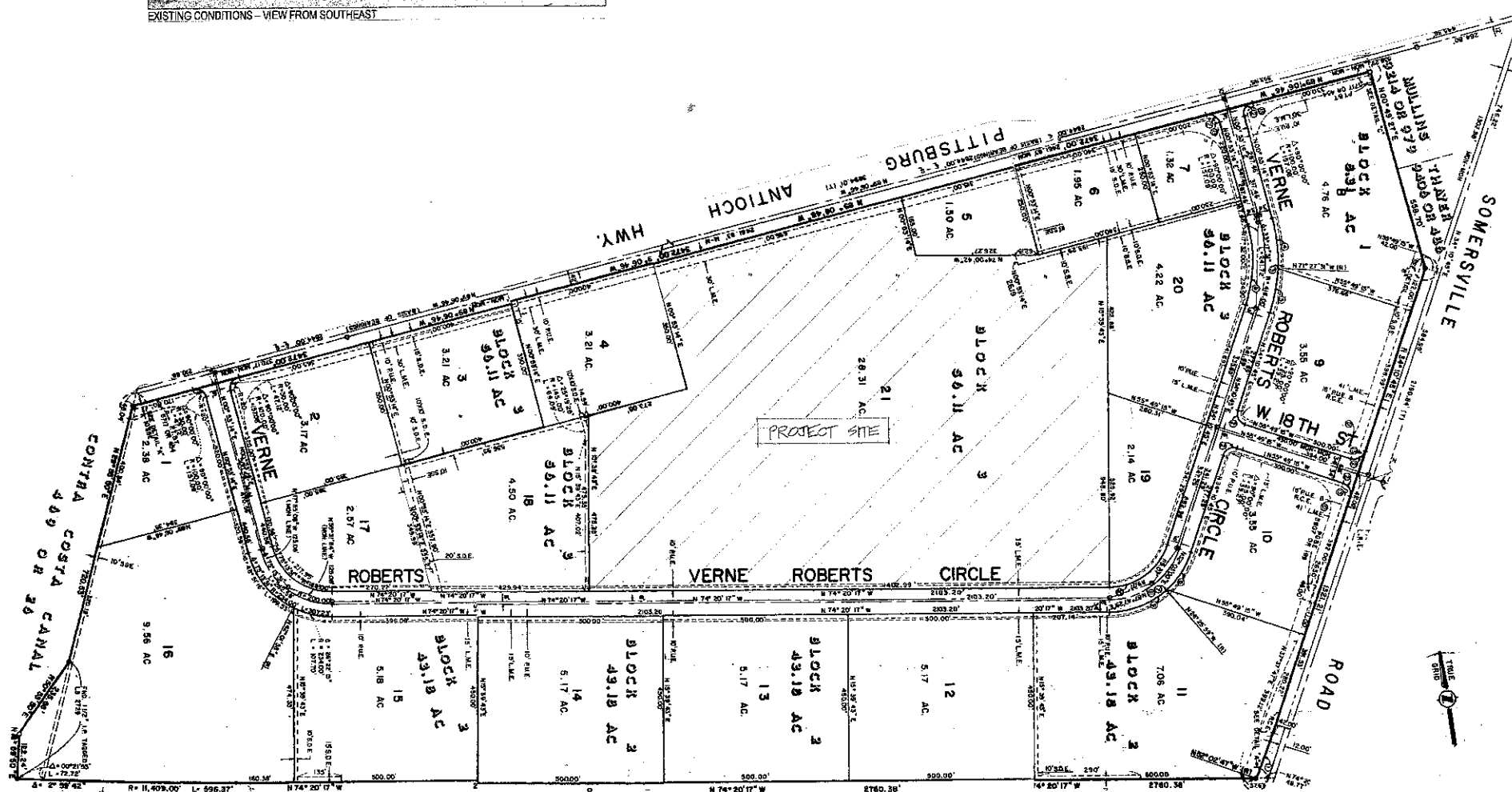
ADJOURNMENT

Chair Motts adjourned the Planning Commission at 8:27 P.M. to the next regularly scheduled meeting to be held on April 5, 2017.

Respectfully Submitted,
Kitty Eiden



AERIALVIEW



VICINITYMAP

SCOPE OF WORK

COMMERCIAL REMODEL FOR "GRANITE EXPO" RETAIL SHOWROOM, TWO WHOLESALE TYPE RETAIL SPACES IN (E) INDUSTRIAL & WAREHOUSE FACILITY INCLUDING A NEW DRIVEWAY, PARKING, AND LANDSCAPING - DESIGN/USE PERMIT APPLICATION

PROJECT DATA

APN: 74-51-11
 ZONE: GENERAL PLAN; PBC (PLANNED BUSINESS CENTER)
 LOT SIZE: +/- 28.31 ACRES
 LOT COVERAGE: N/A (NO CHANGE)
 BLDG. HEIGHT: ONE STORY
 FLOOR AREAS:
 "GRANITE EXPO" SPACE +/- 11,836 SF WHOLESALE RETAIL USE (GROSS)
 BUSINESS 'A' SPACE +/- 10,980 SF WHOLESALE RETAIL USE (GROSS)
 BUSINESS 'B' SPACE +/- 10,040 SF WHOLESALE RETAIL USE (GROSS)
 SUBTOTAL +/- 32,856 SF WHOLESALE RETAIL USE (GROSS)
 (E) TENANT / WAREHOUSE +/- 356, 000 SF (E) TENANT / WAREHOUSE USE
 TOTAL +/- 389, 000 SF (E) BUILDING
 PARKING: 193 SPACES (MIN. 5 SPACES PER 1,000 S.F. OF WHOLESALE RETAIL
 USE REQ'D.) IN EXIST. OFF-STREET PARKING AREA.
 OCCUPANCY: MOSTLY S-2; WAREHOUSE, STORAGE (LOW HAZARD)
 CONSTR. TYPE: V-B (UNLIMITED BUILDING AREA PER CBC 507.2)
 SPRINKLERS: NONE

DRAWING INDEX

T1 TITLE SHEET, PROJECT DATA, DRAWING INDEX, VICINITY MAP

ARCHITECTURAL

- A1.0 OVERALL SITE PLAN
- A1.1 SITE & ROOF PLAN - AREA 1
- A1.2 SITE & ROOF PLAN - AREA 2
- A1.3 SITE & ROOF PLAN - AREA 3
- A1.4 BUILDING EXTERIOR ELEVATIONS
- A2 FLOOR PLAN "GRANITE EXPO" SPACE
- A3 EXTERIOR ELEVATION & BUILDING SECTION "GRANITE EXPO" SPACE
- A4 SIGNAGE PLANS

CIVIL & LAND SURVEY
SEE DRAWINGS BY KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS
UNDER SEPARATE COVER

LANDSCAPE
SEE DRAWINGS BY REED ASSOCIATES LANDSCAPE ARCHITECTURE
UNDER SEPARATE COVER

PROJECT TEAM

OWNER:
JACKY LI
c/o GRANITE EXPO
1368 40TH STREET EMERYVILLE, CA 946608
(510) 507-0999
granitexpo@hotmail.com

ARCHITECT
MENZI ARCHITECTURE
STEFAN MENZI, AIA
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(510) 652-0252 FAX (510) 465-2637
smenzi@pacbell.net

CIVIL ENGINEER & LAND SURVEY
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
EMAD SARIEDDINE P.E., PRINCIPAL
2850 COLLIER CANYON ROAD LIVERMORE, CA 94551
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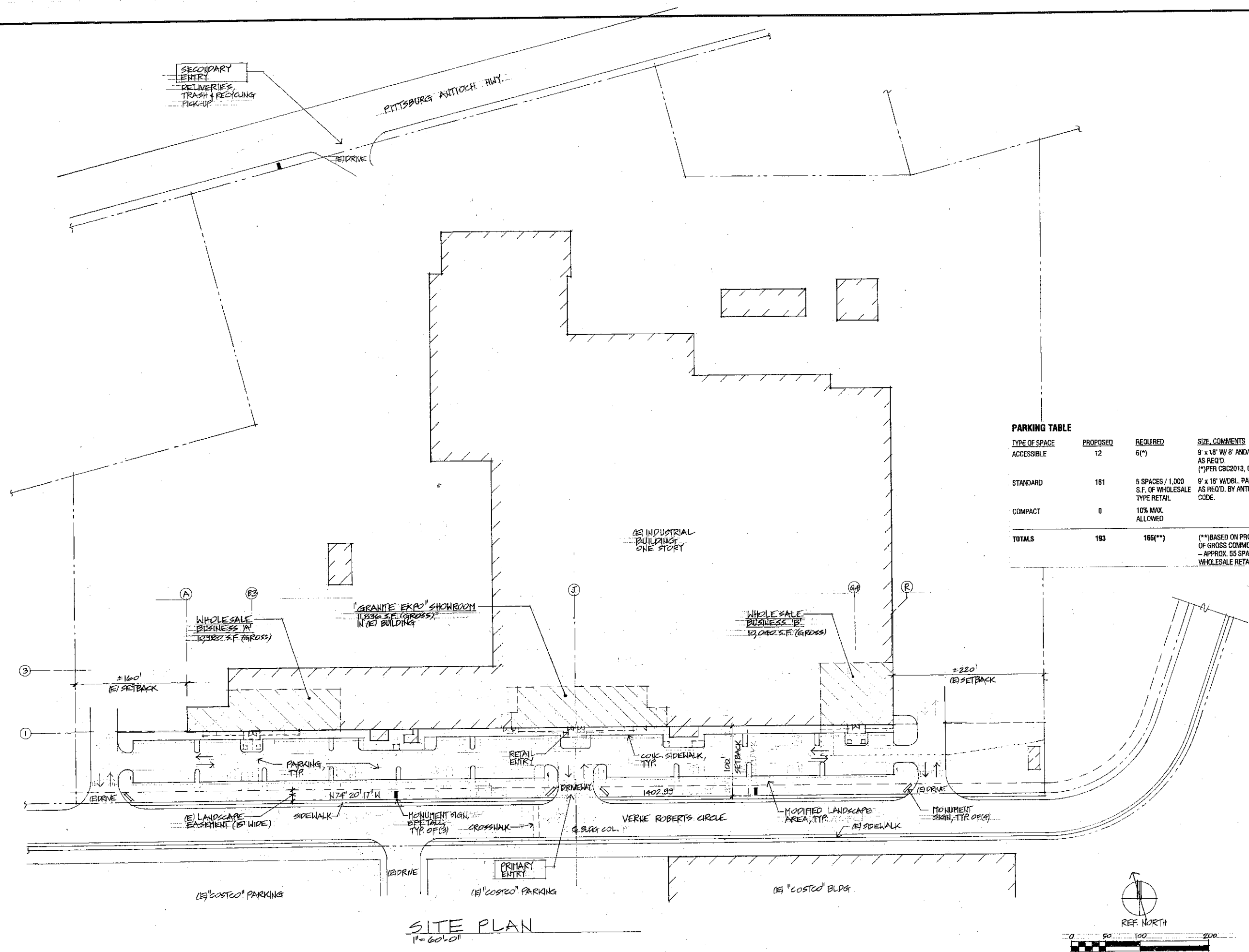
LANDSCAPE DESIGN
REED ASSOCIATES LANDSCAPE ARCHITECTURE
PAUL JAY REED
 477 S. TAAFFE STREET SUNNYVALE, CA 94086
 (408) 481-9020 FAX (408) 481-9022
paul@rala.net

RECEIVED

FEB 15 2017

CITY OF ANTIOCH
COMMUNITY DEVELOPMENT

PROJECT:		CLIENT:		ARCHITECT:		REVISIONS	
COMMERCIAL REMODEL FOR "GRANITE EXPO" RETAIL & WAREHOUSE USE		JACKY LI		STEFAN MENZI, AIA			
1808 VERNE ROBERTS CIRCLE ANTIOCH, CALIFORNIA		1368 40TH ST EMERYVILLE, CA 94608		526 44TH STREET OAKLAND, CA 94609			
		ph: (510) 552-8892 graniteexpo@hotmail.com		ph: (510) 652-0252 fax: (510) 465-2637 smenzi@pactel.net			
USE PERMIT		Date 1/6/17		Scale			
Drawn S. MENZI		Job		Sheet			
T1							



PARKING TABLE

TYPE OF SPACE	PROPOSED	REQUIRED	SIZE, COMMENTS
ACCESSIBLE	12	6(*)	9' x 18' W/ 8' AND/OR 5' AISLES, AS REQ'D. (*)PER CBC2013, CHAPTER 11B
STANDARD	181	5 SPACES / 1,000 S.F. OF WHOLESALE TYPE RETAIL	9' x 18' W/OBL. PAINTED STRIPING AS REQ'D. BY ANTIOCH MUNICIPAL CODE.
COMPACT	0	10% MAX. ALLOWED	
TOTALS	193	165(**)	(**)BASED ON PROPOSED 33,000 SF OF GROSS COMMERCIAL FLOOR AREAS - APPROX. 55 SPACES FOR EACH WHOLESALE RETAIL SPACE

SITE PLAN
1" = 60'-0"

REVISIONS		BY
ARCHITECT: STEFAN MENZI, AIA 528 44TH STREET OAKLAND, CA 94609 ph. (510) 652-0252 fax (510) 465-2637 smenzi@pacbell.net		
CLIENT: JACKY LI 1388 40TH ST EMERYVILLE, CA 94608 ph. (510) 652-8882 granitexpo@hotmail.com		
PROJECT: COMMERCIAL REMODEL FOR 'GRANITE EXPO' RETAIL & WAREHOUSE USE 1888 VERNE ROBERTS CIRCLE ANTIOCH, CALIFORNIA		
Date	1/6/17	
Scale	AS NOTED	
Drawn	S. MENZI	
Job	LI	
Sheet	A1.0	
Of	1	

ARCHITECT:
STEFAN MENZI, AIA
526 44TH STREET OAKLAND, CA 94609
ph. (510) 652-0252 fax (510) 465-2637
smenzi@pacbell.net

CLIENT: **JACKY LI**
1368 40TH ST EMERYVILLE, CA 94608
ph. (510) 652-8882
granitezpo@hotmail.com

PROJECT:
**COMMERCIAL REMODEL FOR "GRANITE
EXPO" RETAIL & WAREHOUSE USE**
1888 VERNE ROBERTS CIRCLE
ANTIOCH, CALIFORNIA

Date	1/6/17
Scale	AS NOTE
Drawn	S. MENZI
Job	L1
Sheet	A1.1
Of	Sheets

- ① (E) FIRE HYDRANT
- ② (E) SEWER MANHOLE
- ③ (E) MANHOLE – V.I.F.
- ④ (E) WATER VALVE
- ⑤ (E) LADDER GUARD
- ⑥ (E) UTILITY VAULT – V.I.F.
- ⑦ (E) METAL FENCE
- ⑧ (E) SEWER PUMP VAULT
- ⑨ (E) GAS METER
- ⑩ (E) GAS VALVE

- (11) RELOCATE (E) FIRE HYDRANT - SEE CIVIL DRWG.
- (12) REMOVE (E) CONCRETE SLAB OR WALKWAY
- (13) RELOCATE (E) ROOF DRAIN & CONNECT TO STORM WATER SYSTEM - SEE CIVIL DRWG.
- (14) CONNECT (E) ROOF DRAIN TO STORM WATER SYSTEM - SEE CIVIL DRWG.
- (15) REMOVE OR RELOCATE (E) LADDER & GUARD
- (16) RELOCATE (E) MANHOLE - SEE CIVIL DRWG.
- (17) REMOVE OR RELOCATE (E) METAL FENCE

NOTE:
PAINT THIS SIDE OF (E) BLDG.
TO MATCH FRONT ELEVATION

PLANTING STRIP 2" WIDE

WHOLESALE
BUSINESS A

PAINTED (E) METAL PANEL
ROOF TYP.

INDUSTRIAL
BUILDING
ONE STORY

16 RIDGE

7/14/12	11
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(E) RESTROOMS

GREEN - 175

124

[illegible]

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<u>TYPE OF SPACE</u>	<u>PROPOSED</u>	<u>REQUIRED</u>	<u>SIZE, COMMENTS</u>
ACCESSIBLE	12	6(**)	9' x 18' W/ 8' AND/OR 5' AISLES, AS REQ'D. (**)PER CBC2013, CHAPTER 11B
STANDARD	181	5 SPACES / 1,000 S.F. OF WHOLESALE TYPE RETAIL	9' x 18' W/DBL. PAINTED STRIPING AS REQ'D. BY ANTIOCH MUNICIPAL CODE.
COMPACT	0	10% MAX. ALLOWED	
TOTALS	193	166(**)	(**)BASED ON PROPOSED 33,000 SF

(**)BASED ON PROPOSED 33,000 SF
OF GROSS COMMERCIAL FLOOR AREAS
-APPROX. 55 SPACES FOR EACH
WHOLESALE RETAIL SPACE

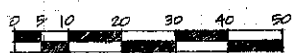
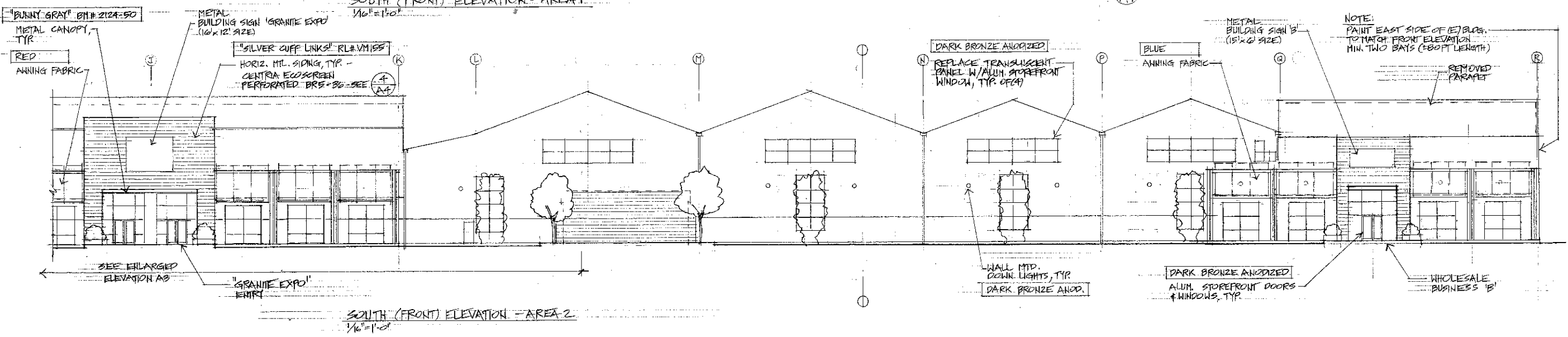
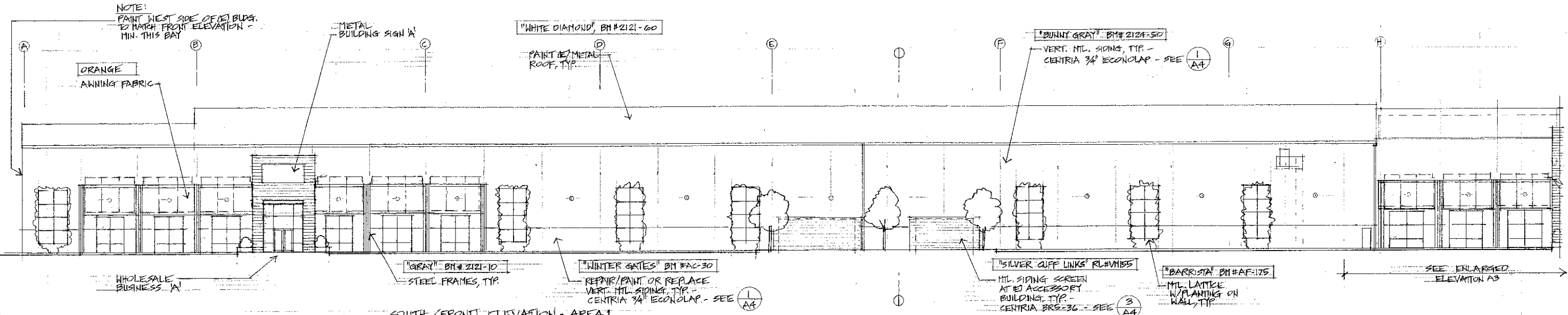
SITE & ROOF PLAN - AREA 1
 $\frac{1}{16}'' = 1'-0''$

$$\frac{1}{16}'' = 1.0''$$

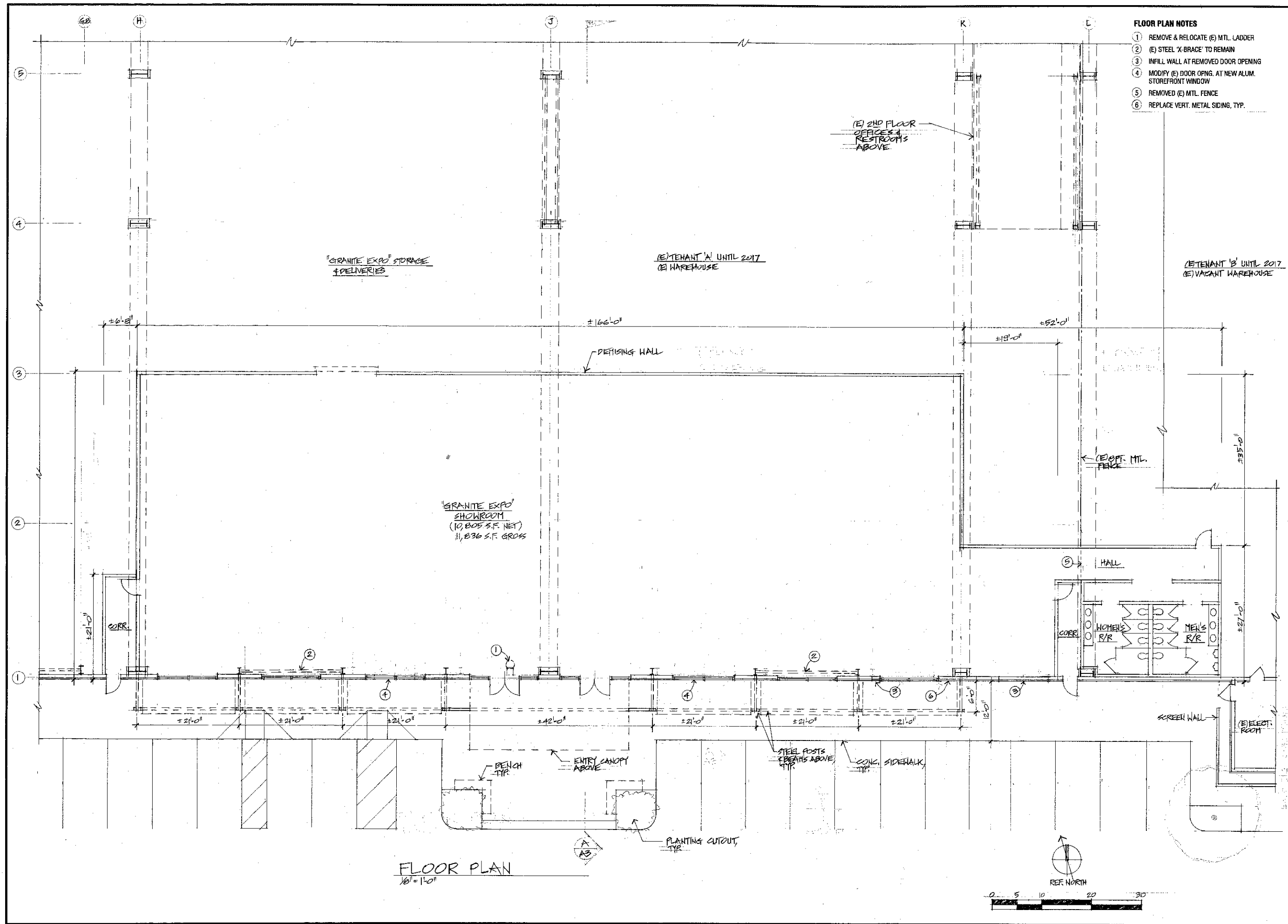

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REVISIONS	BY



Date	2/13/17
Scale	AS NOTED
Drawn	S. HENZI
Job	L1
Sheet	A1.4
Of	Sheets



REVISIONS	BY

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PROJECT:
COMMERCIAL REMODEL FOR "GRANITE EXPO" RETAIL & WAREHOUSE USE
1888 VERNE ROBERTS CIRCLE
ARTDICH, CALIFORNIA

Date: 1/6/17

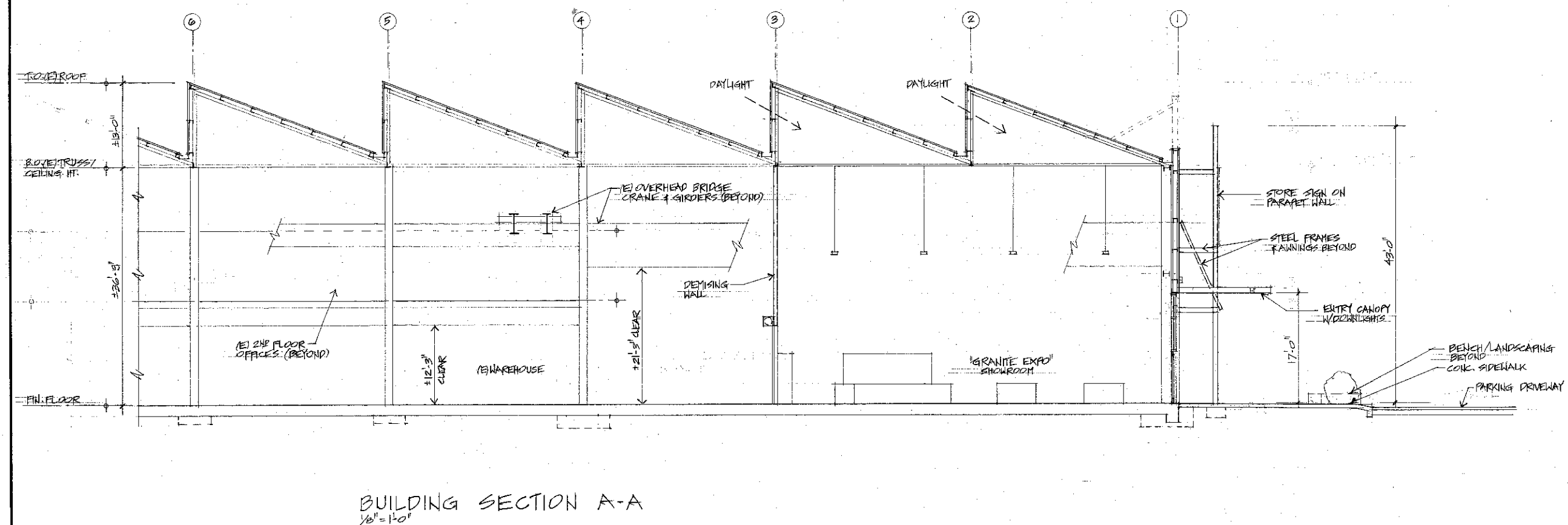
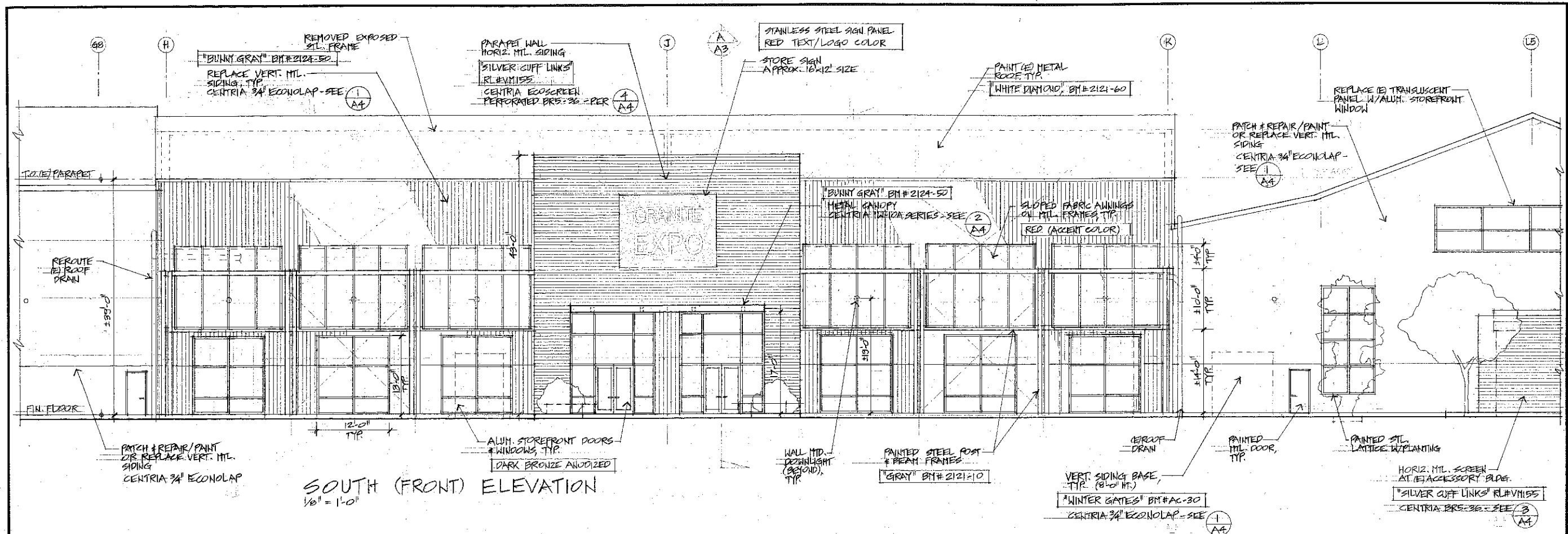
Scale: AS NOTED

Drawn: S. MENZI

Job: LI

Sheet

Of **A2** Sheets



REVISIONS	BY

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JACKY LI
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ph. (510) 652-8882
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PROJECT:
**COMMERCIAL REMODEL FOR "GRANITE
EXPO" RETAIL & WAREHOUSE USE**
1888 VERNE ROBERTS CIRCLE
ANTIOCH, CALIFORNIA

Date 2/13/17

scale AS NOTED

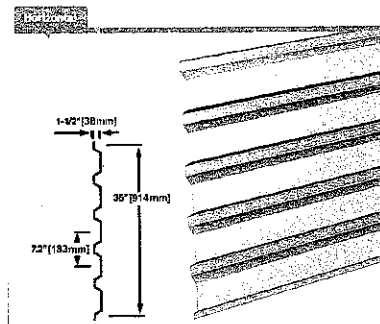
RAWN S. HENZI

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Profile Series Exposed Fastener Profiles BR5-36

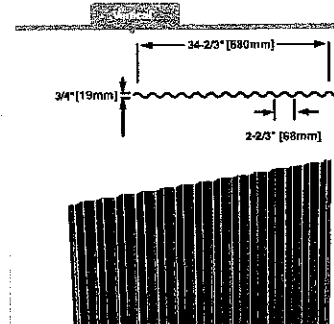
Profile Series Exposed Fastener Panels are extremely versatile panels that can be used as exterior or interior walls, roofs and soffits with ribs that run horizontally or vertically. When used for walls, the panels may be inverted. In addition, the panels may be insulated to add a level of thermal protection.

Features:

- Substrates:
 - 18 [1.19mm], 20 [91mm], 22 [76mm] & 24 [60mm] gage G90 galvanized steel, Galvalume & Galvalume Plus
 - Optional .032\" [81mm], .040\" [1.02mm] & .050\" [1.27mm] aluminum
 - Optional 20 [91mm], 22 [76mm] & 24 [60mm] gage stainless steel
- Surface Finish:
 - Smooth - standard
 - Non-directional embossing - optional
- Panel Depth:
 - 1 1/2\" [38mm]
- Panel Width:
 - 36\" [914mm]
- Panel Lengths:
 - 5 ft. [1.52m] to 40 ft. [12.19m] standard. Contact CENTRIA for shorter and longer lengths.

NOTE: The documents below are in pdf format. To download the Word document, click to login to the e-CENTRIA Portal

3 HORIZONTAL METAL SIDING
A4 N.T.S.



Exposed Fastener Profiles Econolap 3/4\" (19mm)

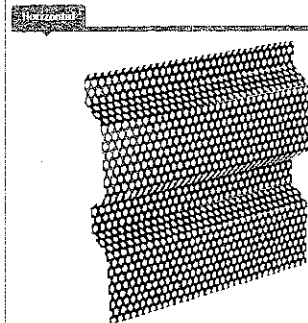
Profile Series Exposed Fastener Panels are extremely versatile panels that can be used as exterior or interior walls, roofs and soffits with ribs that run horizontally or vertically. In addition, the panels may be insulated to add a level of thermal protection.

Features:

- Substrates:
 - 18 [1.19mm], 20 [91mm], 22 [76mm] & 24 [60mm] gage G90 galvanized steel, Galvalume & Galvalume Plus
 - Optional .032\" [81mm], .040\" [1.02mm] & .050\" [1.27mm] aluminum
 - Optional 20 [91mm], 22 [76mm] & 24 [60mm] gage stainless steel
- Surface Finish:
 - Smooth - standard
 - Non-directional embossing - optional
- Panel Depth:
 - 3/4\" [19mm]
- Panel Width:
 - 34 2/3\" [881mm]
- Panel Lengths:
 - 5 ft. [1.52m] to 40 ft. [12.19m] standard. Contact CENTRIA for shorter and longer lengths.

NOTE: The documents below are in pdf format. To download the Word document, click to login to the e-CENTRIA Portal

1 VERTICAL METAL SIDING
A4 N.T.S.



Profile Series EcoScreen Perforated Screen Wall BR5-36

Through the use of a unique fabrication process, EcoScreen perforated screen walls combine an airy aesthetic with outstanding performance. Blending industrial and other applications with their surroundings. In addition, EcoScreen panels may be installed horizontally or vertically.

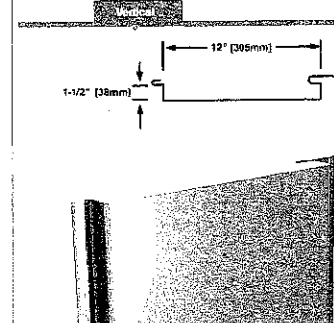
Features:

- Substrates: 20 gage stainless steel and 0.040\" [1mm] painted aluminum
- Perforation Pattern:
 - Staggered
 - Reverse

Open/Free Area	Pattern	Diameter (in.)	Spacing (in.)
10	Reverse	1/8	3/8
23	Staggered	1/8	1/4
23	Reverse	1/4	1/2
30	Staggered	1/8	7/32
33	Staggered	3/16	5/16
40	Staggered	1/8	3/16
40	Staggered	3/8	9/16

EcoScreen Tech Data Sheet

4 HORIZ METAL SIDING - PERFORATED
A4 N.T.S.



Profile Series IW Series Concealed Fastener Profiles IW-10A

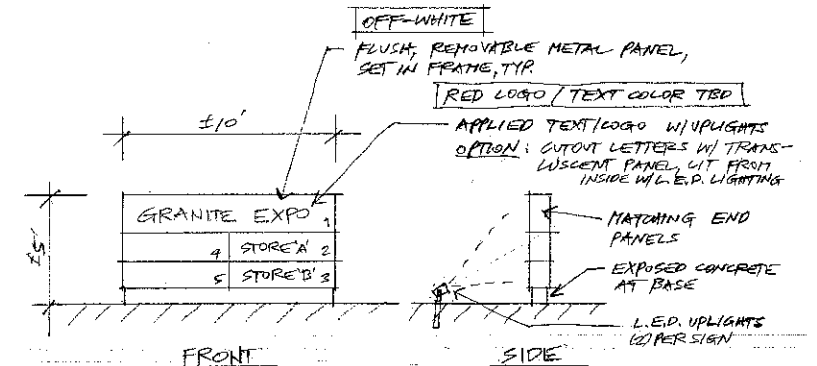
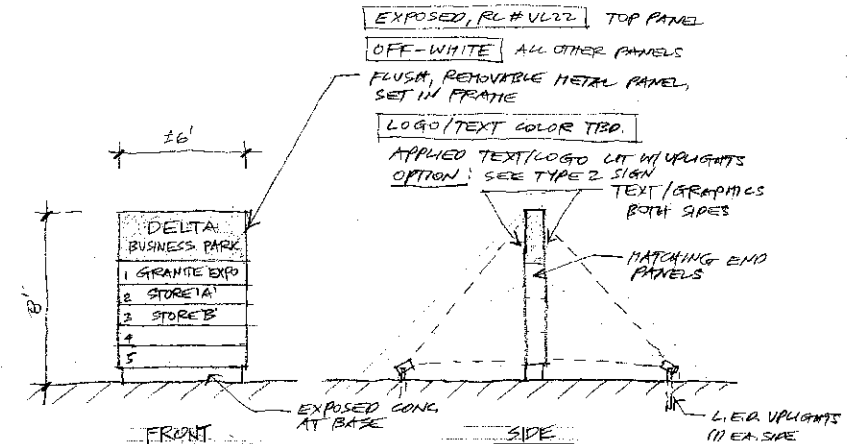
IW Series concealed fastener panels have no exposed fasteners for a clean, unbroken aesthetic in a variety of finish embossed or smooth finishes. Panels are available in smooth, non-embossed finish. The panels also feature a common (ask-joint) design that makes intersecting visual effects possible, as well as the ability to be installed vertically or horizontally.

Features:

- Substrates:
 - 18 [1.19mm], 20 [91mm] & 22 [76mm] gage G90 galvanized steel, Aluminum & Stainless Steel
 - Optional .040\" [1mm] & .050\" [1.27mm] aluminum
 - Optional 22 [76mm] gage stainless steel
 - Optional .039\" [1mm]
- Surface Finish:
 - Smooth - standard
 - Non-directional embossing - optional
 - Smooth only for
- Panel Depth:
 - 1 1/2\" [38mm]
- Panel Width:
 - 12\" [305mm]
- Panel Lengths:
 - 5 ft. [1.52m] to 30 ft. [9.14m] standard
 - 10 ft. [3.05m] maximum for

NOTE: The documents below are in pdf format. To download the Word document, click to login to the e-CENTRIA Portal

2 CANOPY METAL PANEL
A4 N.T.S.



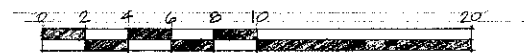
REVISIONS BY

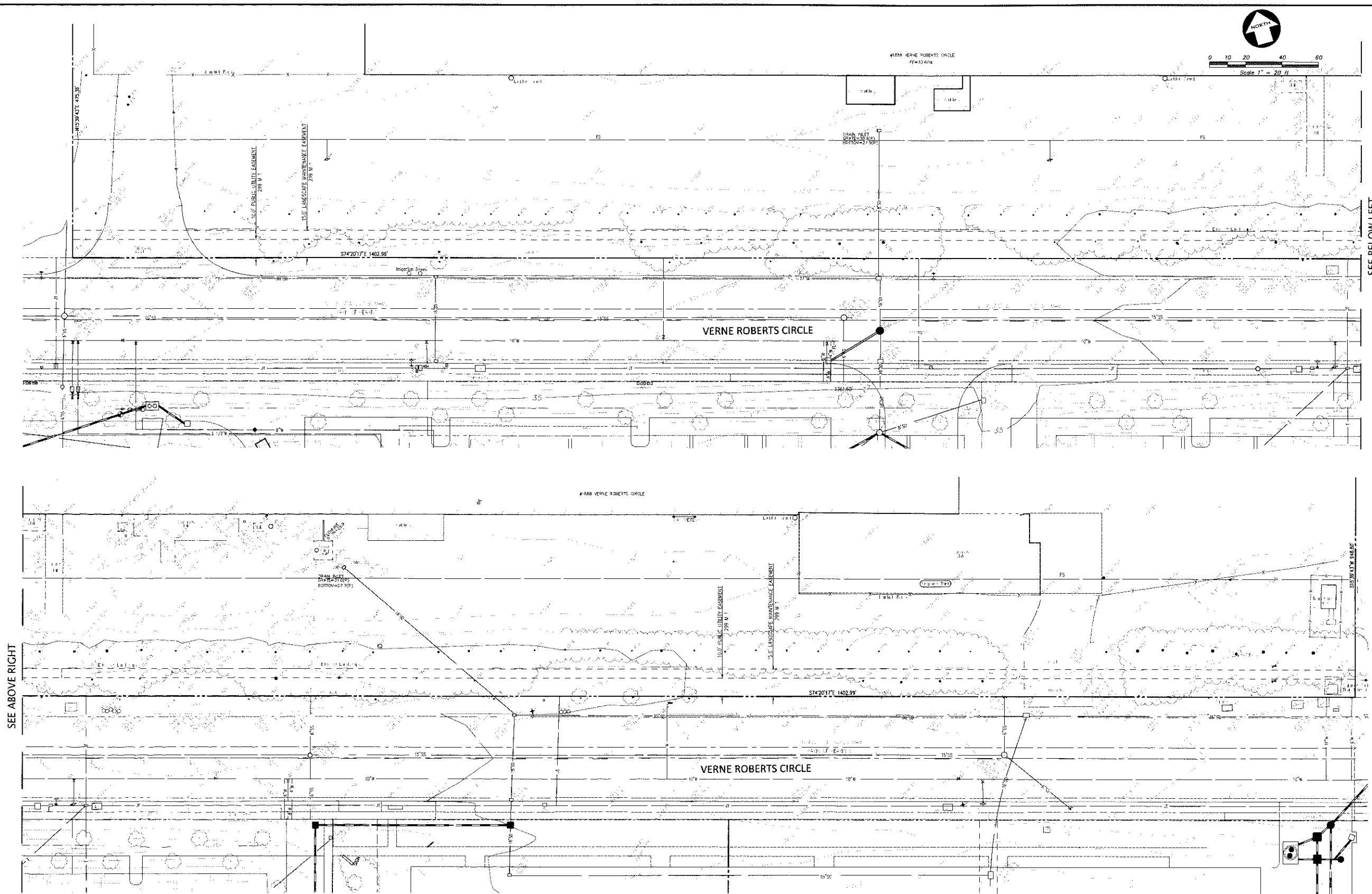
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graniteexpo@attmail.com

PROJECT:
COMMERCIAL REMODEL FOR "GRANITE EXPO" RETAIL & WAREHOUSE USE
1888 VERNE ROBERTS CIRCLE
ANTIOCH, CALIFORNIA

Date: 2/23/17
Scale: AS NOTED
Drawn: S. MENZI
Job: LI
Sheet: A4
Of: 2 Sheets





LEGEND	
BUILDING LINE	SANITARY SEWER-MANHOLE & CLEANOUT
CENTERLINE	SIDEWALK
CONCRETE BLOCK/RETAINING WALL	SPOT ELEVATION
CONCRETE CURB	STORM DRAIN-MANHOLE & CATCH BASIN
OVERHEAD POWER LINE	WATER LINE & VALVE
CONTOUR LINE	BACKFLOW PREVENTION DEVICE
DISORDERED CONTOUR LINE	DOUBLE DETECTOR CHECK VALVE
DRIVEWAY	EDGE OF PAVEMENT
EASEMENT LINE	EDGE OF LANDSCAPE
EDGE OF PAVEMENT	EDGE OF PAVEMENT
ELECTRIC LINE	EDGE OF PAVEMENT
JOINT TRENCH	EDGE OF PAVEMENT
LOT LINE	EDGE OF PAVEMENT
MONUMENT/MONUMENT LINE	EDGE OF PAVEMENT
OVERHEAD POWER LINE	EDGE OF PAVEMENT
PROPERTY LINE	EDGE OF PAVEMENT
RAILROAD TRACKS	EDGE OF PAVEMENT

- NOTES
- THIS IS NOT A BOUNDARY SURVEY. NO LIABILITY IS ASSUMED, BY KIER & WRIGHT, FOR THE EXISTENCE OF ANY EASEMENTS, ENCUMBRANCES, DISCREPANCIES IN BOUNDARY, OR TITLE DEFECTS NOT MENTIONED IN SAID DOCUMENTS AND THEREFORE NOT SHOWN ON THIS DRAWING.
 - ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
 - THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
 - THIS SURVEY DOES NOT SHOW THE LOCATIONS OF THE FOLLOWING UNDERGROUND UTILITY LINES DUE TO THE FACT THAT THE CLIENT HAS NOT FURNISHED KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. WITH ANY PLANS THAT DELINEATE THEIR LOCATIONS: ELECTRIC LINES, GAS LINES, TELEPHONE LINES, CABLE, TELEVISION LINES, NITROGEN LINES, (IF ANY) FIBER OPTIC LINES (IF ANY). ALL PARTIES SHOULD CONSIDER THIS SURVEY AS PRELIMINARY WITH REGARDS TO THE LOCATION OF THE UTILITY FACILITIES. UPON RECEIPT OF THIS INFORMATION KIER & WRIGHT WILL UPDATE THIS SURVEY AND REISSUE IT.
 - BENCHMARK: MONUMENT AT LOCATION 500.51 FEET SOUTH OF THE INTERSECTION OF WEST MOST VERNE ROBERTS CIR. AND PITTSBURG-ANTIOCH HWY. ELEV. 33.10 (CITY OF ANTIOCH DATUM).

PREPARED BY OR UNDER THE SUPERVISION OF
RODNEY A. STEWART II P.L.S. 9225
LICENSE EXPIRES: 8-30-17

DATE: 9/1/2016

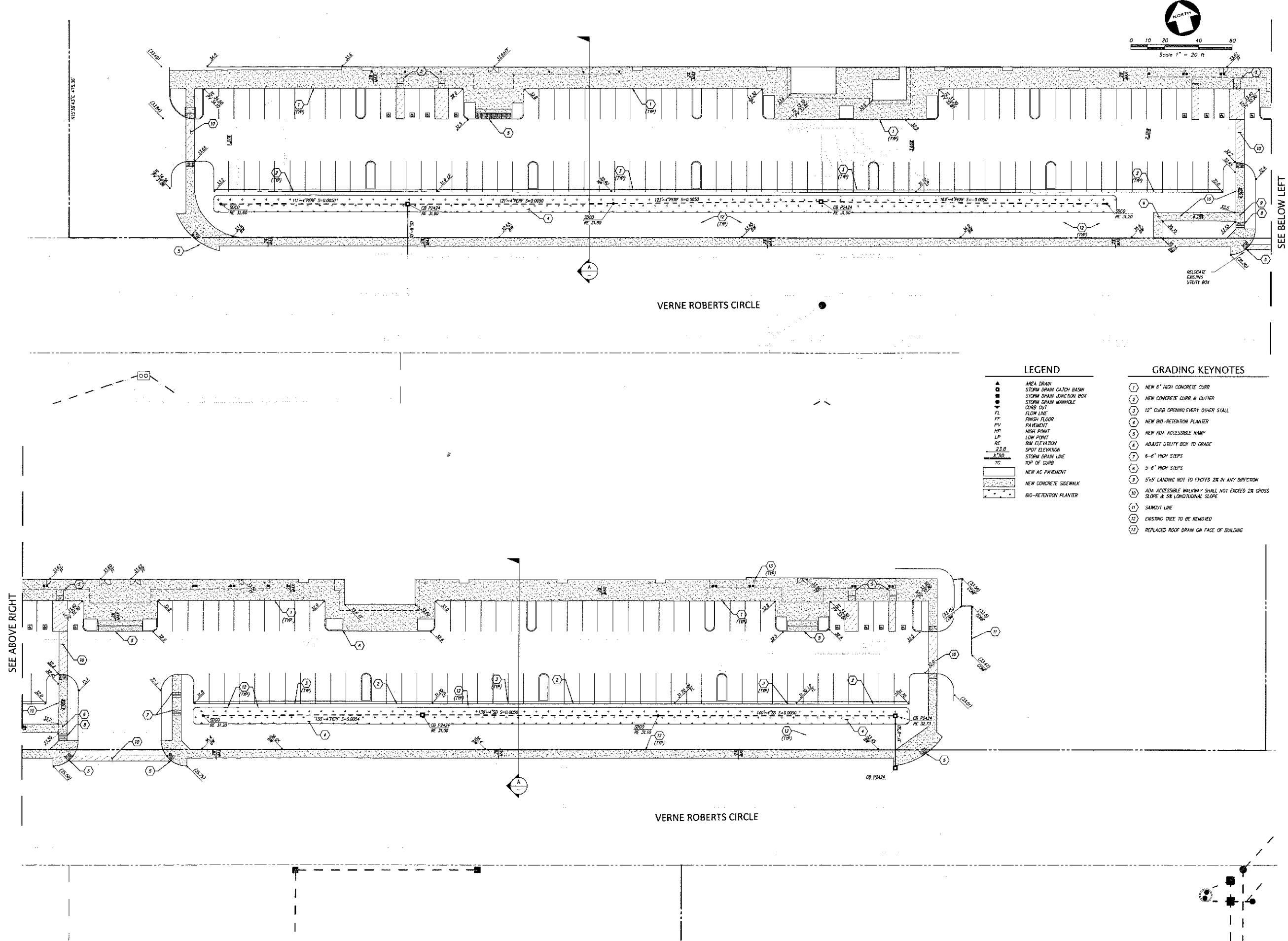
9/1/2016

TOPOGRAPHIC SURVEY
OF
1888 VERNE ROBERTS CIRCLE
FOR
GRANITE EXPO

ANTIOCH, CALIFORNIA

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Calle Camino Road
Livermore, California 94551
Phone (925) 245-8768
Fax (925) 245-8796

DATE: AUG. 2016
SCALE: 1" = 20'
SURVEYOR: RAS II
DRAFTER: REC
JOB NO.: A16625
SHEET: C1
OF 6 SHEETS



REVISION	
NO.	DESCRIPTION
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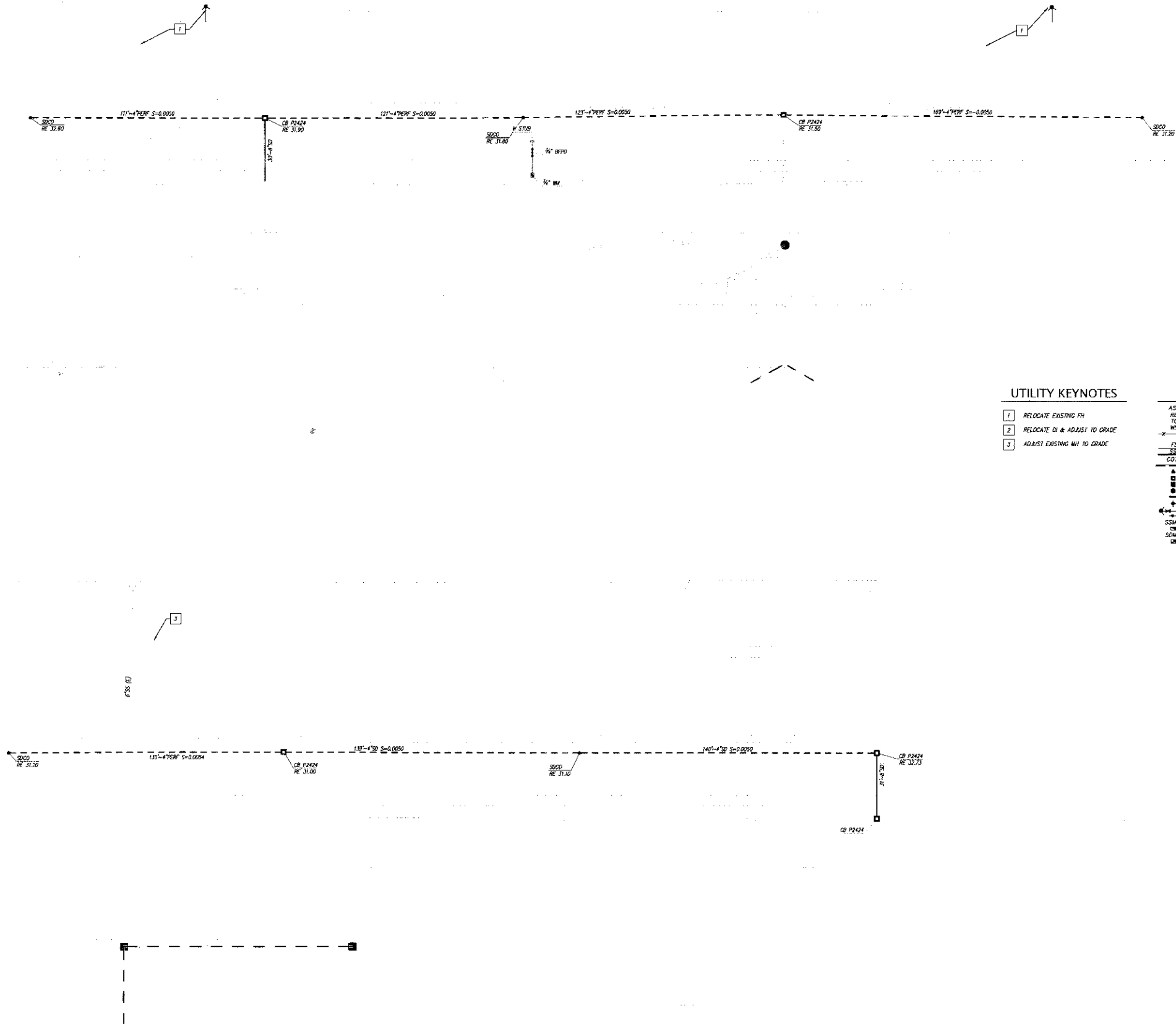
PROFESSIONAL ENGINEER
No. 65112
CIVIL
STATE OF CALIFORNIA

PRELIMINARY GRADING AND DRAINAGE PLAN
OF
1888 VERNE ROBERTS CIRCLE
FOR
GRANITE EXPO

CALIFORNIA
ANTIOCH

DATE: AUG. 2016
SCALE: 1" = 20'
DESIGNER: EYS
JOB NO.: A16625
SHEET: C2
OF 6 SHEETS

SEE ABOVE RIGHT



UTILITY KEYNOTES

- 1 RELOCATE EXISTING FH
- 2 RELOCATE DI & ADJUST TO GRADE
- 3 ADJUST EXISTING MH TO GRADE

LEGEND

- ASR AUTOMATIC SPRINKLER RISER
- RE RM ELEVATION
- TC TOP OF CURB
- WS WATER SERVICE
- EXISTING UTILITY TO BE ABANDONED BY REMOVAL
- FS FIRE SERVICE
- SS SANITARY SEWER
- COTD CLEANOUT TO GRADE
- SDR STORM DRAIN LINE
- AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- BACK FLOW PREVENTION DEVICE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT & VALVE
- POST INDICATOR VALVE
- SSMH SANITARY SEWER MANHOLE
- SCMH SINGLE CHECK VALVE
- SDMH STORM DRAIN MANHOLE
- WM WATER METER

SEE BELOW LEFT

PRELIMINARY UTILITY PLAN OF 1888 VERNE ROBERTS CIRCLE FOR GRANITE EXPO

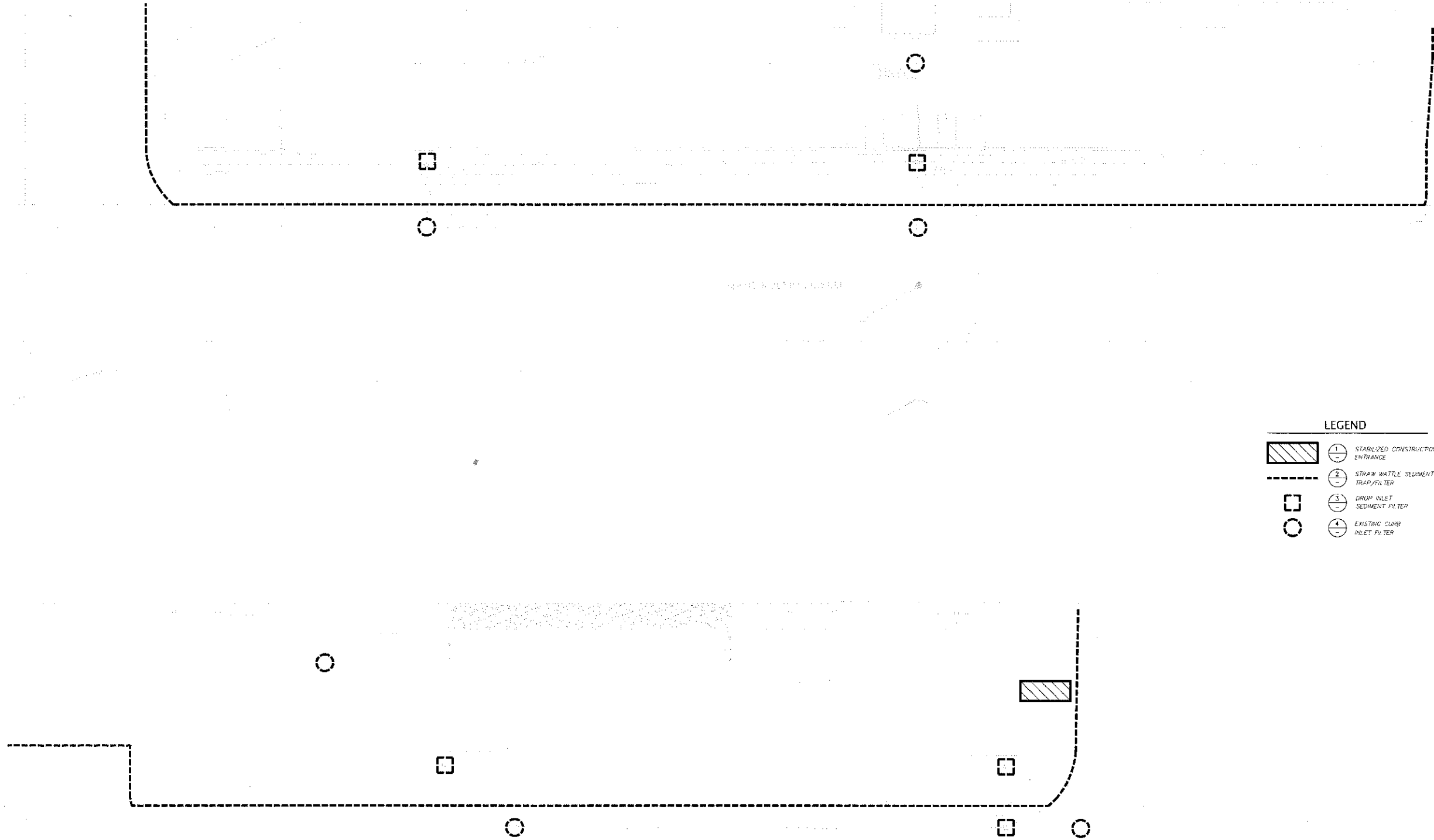
DATE AUG. 2018
SCALE 1" = 20'
DESIGNER EYS
JOB NO. A16625
SHEET C3
OF 6 SHEETS



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NO.	REVISION	BY	DATE
1	PLANNING SUBMITTAL 11-14-2018		
2			
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SEE ABOVE RIGHT



- LEGEND
- 1 STABILIZED CONSTRUCTION ENTRANCE
 - 2 STRAW WATTLE SEDIMENT TRAP/FILTER
 - 3 DROP INLET SEDIMENT FILTER
 - 4 EXISTING CURB INLET FILTER

SEE BELOW LEFT

EROSION CONTROL PLAN
OF
1888 VERNE ROBERTS CIRCLE
FOR
GRANITE EXPO

ANTIOCH, CALIFORNIA

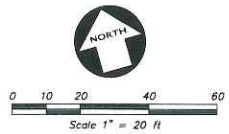
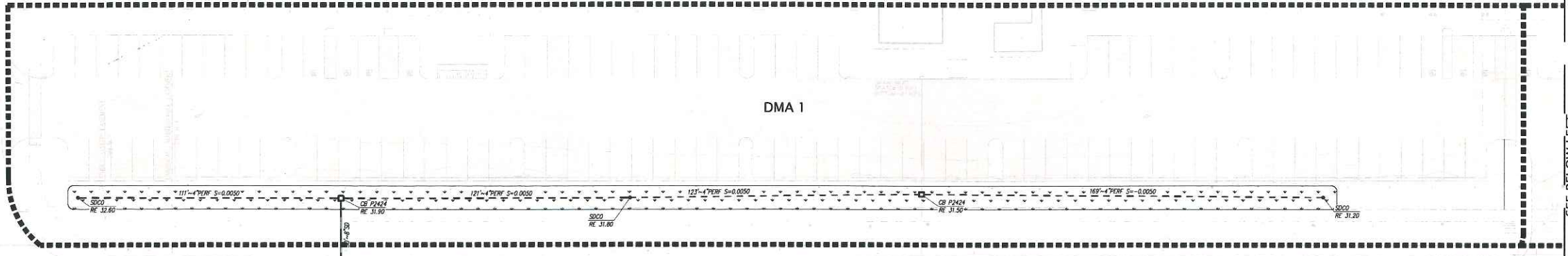
DATE AUG. 2016
SCALE 1" = 20'
DESIGNER EYS
JOB NO. A16625
SHEET C4
OF 6 SHEETS



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NO.	REVISION	BY	DATE
1	PLANNING SUBMITTAL 11-14-2016		
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SEE ABOVE RIGHT



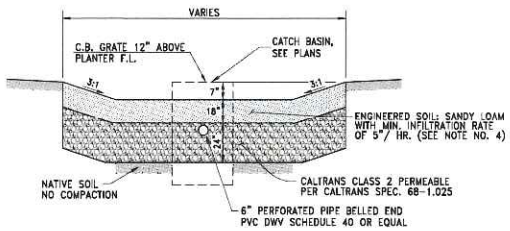
SEE BELOW LEFT

STORMWATER CONTROL PLAN SUMMARY

EXISTING IMPERVIOUS AREA	9,000 SF	NEW/REPLACED IMPERVIOUS AREA	86,325 SF
EXISTING PERVIOUS AREA	109,040 SF	NEW/REPLACED PERVIOUS AREA	31,715 SF
TOTAL SITE AREA	118,040 SF		118,040 SF

LEGEND

- IRIBUTARY AREA LIMITS
- LANDSCAPE AREA
- IMPERVIOUS PAVEMENT DRAINING TO BIO-SWALE
- BIO-RETENTION TREATMENT AREA



- NOTES:
- SWALE SHALL BE GRADED TO DRAIN TOWARD OUTLET AT A MINIMUM SLOPE OF 0.3%.
 - ALL PERFORATED PIPE SHALL HAVE A MINIMUM OF THREE 3/4\"/>
 - ALL TREES SHALL HAVE 4\"/>
 - BIORETENTION SOIL SHALL ACHIEVE A LONG-TERM INFILTRATION RATE OF AT LEAST 5\"/>

FLOW-THRU TREATMENT PLANTER

NOT TO SCALE

1

Project Name: Granite Expo
Project Type: Treatment and Flow Control
APN: 2850 Collier Canyon Road
Drainage Area: 118.040
Mean Annual Precipitation: 13.5

IV. Areas Draining to IMPs

IMP Name: IMP1
IMP Type: Bio-retention Facility
Soil Group: IMP1

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA 1	45,225	Concrete	1.00	45,225	1.00	1.00	1,000	45,225
DMA 2	17,511	Landscaped	0.50	8,755.5	0.50	0.50	500	17,511
Total	62,736			53,980.5			1,500	62,736
Area								
Surface Volume								
Subsurface Volume								
Maximum Underdrain Flow (cfs)								
Orifice Diameter (in)								

IMP Name: IMP2
IMP Type: Bio-retention Facility
Soil Group: IMP2

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA 1	45,225	Concrete	1.00	45,225	1.00	1.00	1,000	45,225
DMA 2	17,511	Landscaped	0.50	8,755.5	0.50	0.50	500	17,511
Total	62,736			53,980.5			1,500	62,736
Area								
Surface Volume								
Subsurface Volume								
Maximum Underdrain Flow (cfs)								
Orifice Diameter (in)								

Diameter (in)

Report generated on 11/15/2016 10:02:40 by the Contra Costa County Water Program (RSP) using TSS (AutoCAD) version 1.1.1.3

STORM WATER QUALITY CONTROL PLAN OF 1888 VERNE ROBERTS CIRCLE FOR GRANITE EXPO

CALIFORNIA

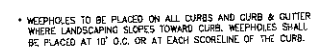
ANTIOCH

DATE	AUG. 2016
SCALE	1" = 20'
DESIGNER	EYS
JOB NO.	A16625
SHEET	C5
OF	6 SHEETS

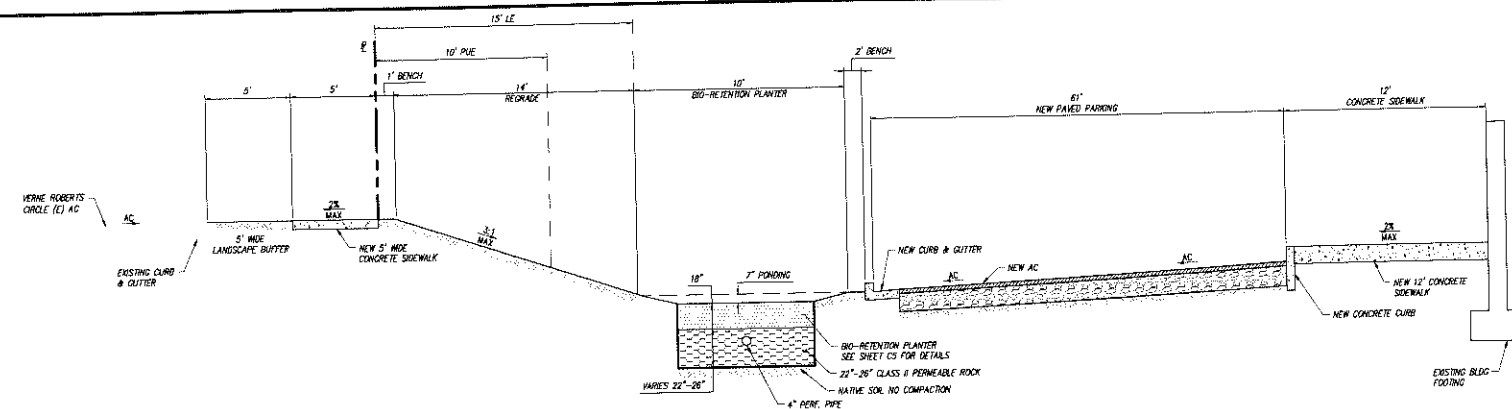
KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-8788
Fax (925) 245-8796



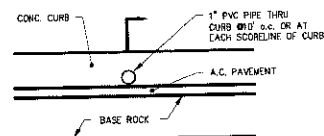
CALIFORNIA



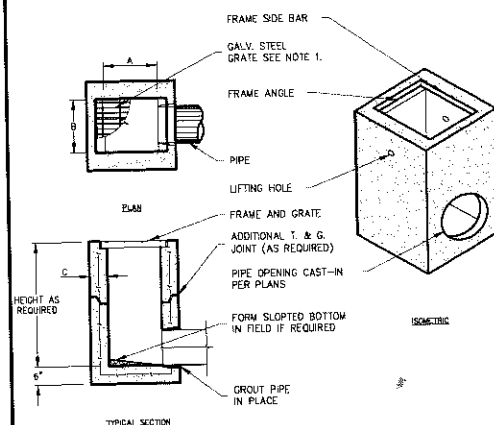
CONCRETE CURB
NOT TO SCALE



SECTION



WEEP HOLE

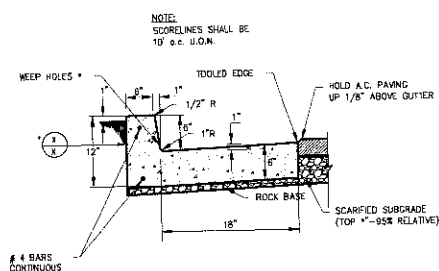


MODEL No.	SPEC MODEL NAME	A					
		IN	MM	IN	MM	IN	MM
CP212	EK	12	300	12	300	4	100
CP218	OK	18	450	18	450	3	125
CP224	IK*	18	450	24	600	5	125
CP242	2K	24	600	24	600	5	125
CP250	3K	24	600	30	750	5	125
CP3030	5K	30	750	30	750	6	150
CP428	L	24	600	36	900	6	150
CP3636	1M	36	900	36	900	6	150
CP4448	3L	24	600	48	1200	5	125
CP3648	3M	36	900	48	1200	6	150
CP4648	1R	48	1200	48	1200	6	150

NOTES:

1. FRAMES AND GRATES MAY BE SPECIFIED FOR PESTERDRAIN OR 1/2" TRAFFIC LOADING. ALL GRATES MUST BE PROOF. OPTIONAL GRATE LOCATIONS CAN BE OBTAINED ON REQUEST SEEN DRAWING "LOCAL" ON PAGES 1-7 OF THE CENTRAL PRECAST CATALOG. CLOSED-WEDGED GRATES CAST FROM FRAME AND GRATES ARE AVAILABLE ON REQUEST.
2. FOR SURFACE AND DISCHARGE OPTIONS AVAILABLE SEE DRAWING NO. "D"-50, PAGE 1-5 AND "D"-D51, PAGE 1-5 OF THE CENTRAL PRECAST CATALOG.
3. FRAMES AND GRATES DETAILS SEE PAGES 1-8, 1-9, AND 1-10 OF THE CENTRAL PRECAST CATALOG.
4. WALL THICKNESSES ON ALL O.S.s. CAN BE CHANGED UPON REQUEST. 8" WIDE O.S.s. REPLACE THE 10" WIDE BOX BOX B & H.

DROP INLET
US CONCRETE PRECAST GROUP



CONCRETE CURB & GUTTER

1888 VERNE ROBERTS CIRCLE
FOR
GRANITE EXPO

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____

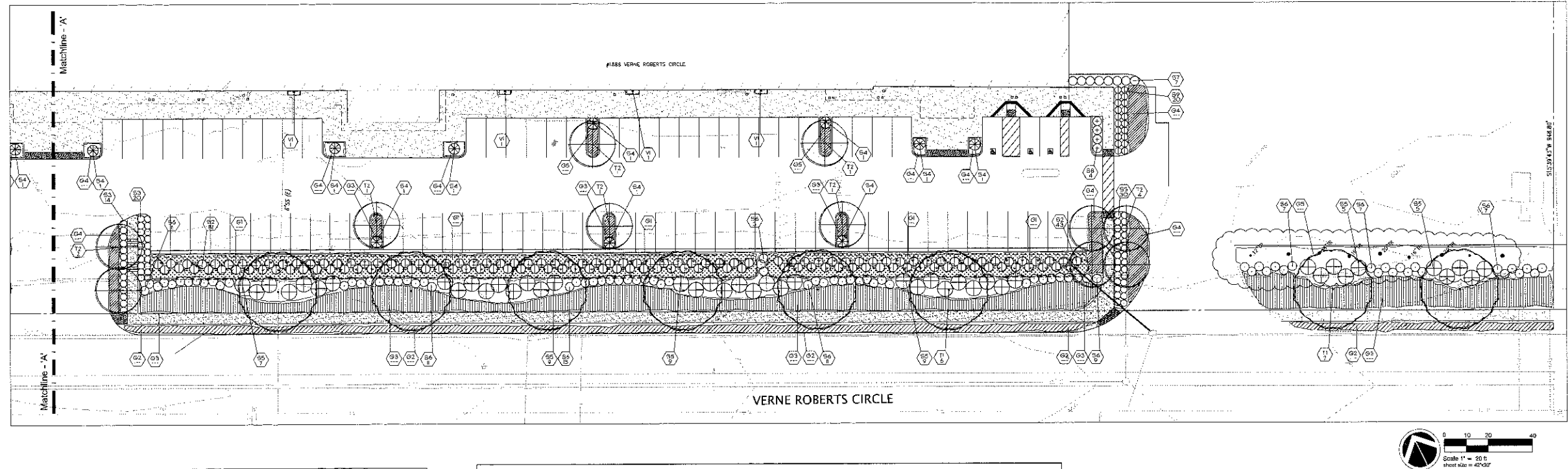
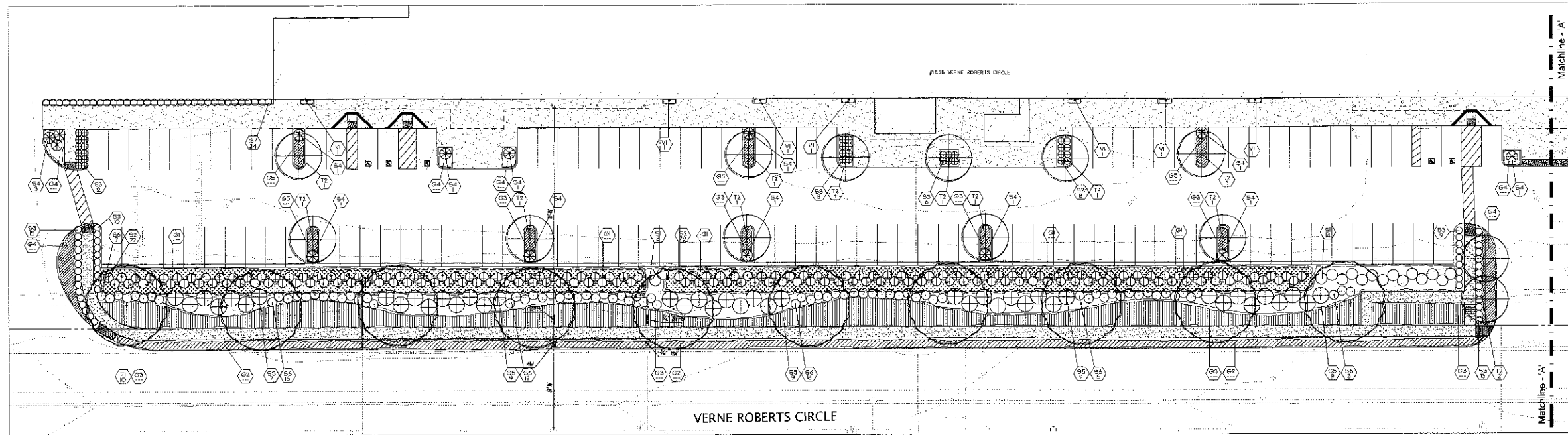


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Landscape Planting
Plan

L1.0

Sheet of



PLANT NOTES:

- THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONFORMANCE ONLY.
- NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
- PLANT GROUND COVER IN SHRUB AREAS AS NOTED. USE TRIANGULAR SPACING.
- SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
- THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
- ALL SLOPES PLANTED WITH LAWN NOT TO EXCEED A 4:1 SLOPE. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 2:1 SLOPE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2% MIN).
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
- ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
- ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- THE WORK IN THESE DRAWINGS AND SPECIFICATIONS IS TO BE CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
- PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT: 1-800-227-7600.
- PROTECT EXISTING STORM DRAIN INLETS DRAIN INLETS, WITH FILTER FABRIC FOR THE DURATION OF THE PROJECT.
- MINIMUM OF 6" NON-COMPACTED TOPSOIL TO BE PROVIDED FOR ALL NEW PLANTED AREAS.
- ALL NEW PLANTED AREAS TO RECEIVE 3" MIN. LAYER OF BARK MULCH. SEE PLANTING SPECIFICATIONS.

PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	MATURE SIZE	WUCOLS
TREES							
T1	QUERCUS SCHUMARDII	SHUMARD OAK	16	24" BOX	STANDARD	25'-35' H X 25'-35' W	LOW
T2	LASERSTROENTIA 'TUSCARORA'	GRAPE MYRTLE	24	24" BOX	STANDARD	35'-35' H X 15'-25' W	LOW
SHRUBS							
S1	GALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLE BRUSH	11	5 GAL		3' H X 3' W	LOW
S2	CHONDROPETALUM TECTORUM	SHALL CAPE RUSH	280	5 GAL		3' H X 3' W	LOW
S3	PENSTEMON 'FIREBIRD'	BEARD TONGUE	185	5 GAL		3' H X 3' W	MEDIUM
S4	PHLOX 'YELLOW WAVE'	NEW ZEALAND FLAX	74	5 GAL		4' H X 4' W	LOW
S5	CELANOTHUS G. H. 'YANKEE POINT'	YANKEE POINT CELANOTHUS	11	5 GAL		3' H X 3' W	LOW
S6	MULLENBERGIA C. 'LENCA'	REGAL MIST PINK PINK GRASS	133	5 GAL		4' H X 4' W	LOW
S7	RHAPHIOLEPIS U. 'MINOR'	DWARF TEDDO HALLTHORN	31	5 GAL		4' H X 3' W	LOW
S8	LANTANA C. 'RADIATION'	RADIATION BUSH LANTANA	4	5 GAL		4' H X 3' W	LOW
S9	ALICE MACULATA	SCAF ALICE	20	5 GAL		18" H X 24" W	LOW
GROUND COVERS							
G1	CAREX PANSA	SAND DUNE SEDGE	---	1 GAL	36" O.C.	12" H X 18" W	LOW
G2	COTONEASTER D. 'LOUFAST'	BEARBERRY COTONEASTER	---	1 GAL	36" O.C.	12" H X 18" W	LOW
G3	ROSMARINUS C. 'WINTINGTON BLUE'	ROSEMARY	---	1 GAL	36" O.C.	18" H X 8" W	LOW
G4	BULBINE FRUTESCENS	ORANGE STALKED BULBINE	---	1 GAL	24" O.C.	2' H X 3' W	LOW
G5	OSTEOSPERMUM F. 'WHITE'	AFRICAN DAISY	---	1 GAL	18" O.C.	6" H X 3' W	LOW
VINES							
V1	LONICERA X AMERICAN 'PINK PINK'	PINK PINK HONEYSUCKLE	1	5 GAL		6" H X 8" W	MEDIUM

PLANT SYMBOLS:

- INDICATES PLANT KEY
- INDICATES PLANT QUANTITY
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED



1888 VERNE ROBERTS CIRCLE
 FOR
 GRANITE EXPO

ISSUE	DATE
1	
2	
3	
4	
5	

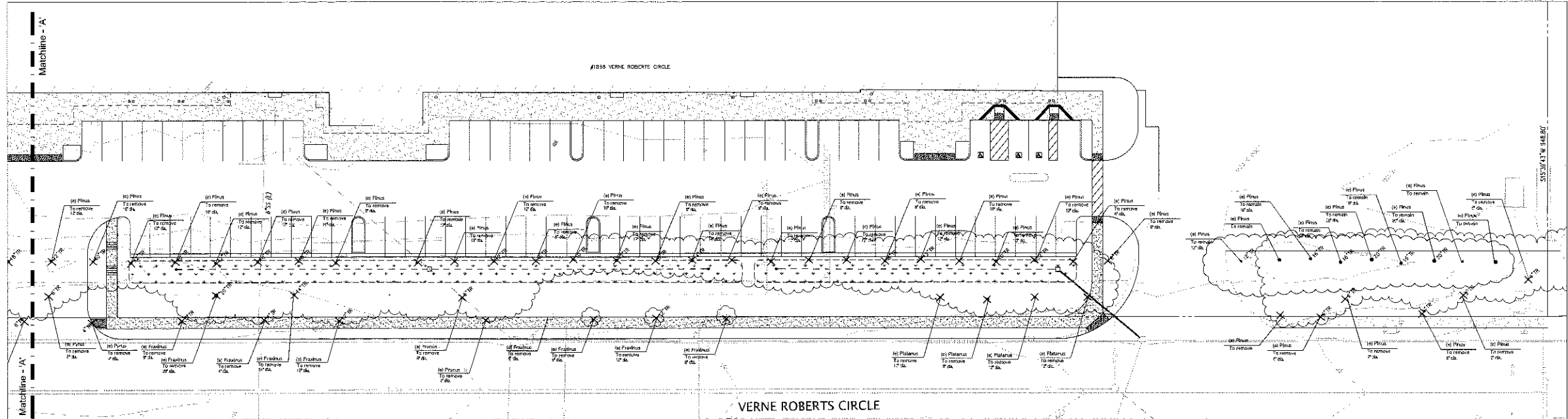
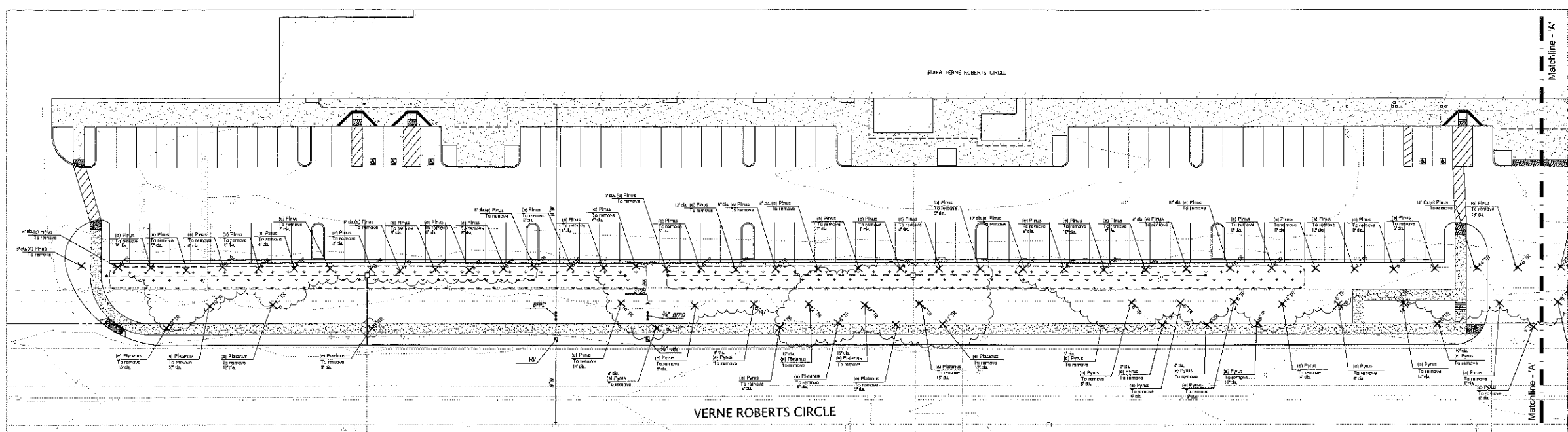


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Approved	by	Reviewed	by
Drawn	by	Project No.	
Scale		Issue Date	12-19-16

Tree Removal Plan



TREE LEGEND SYMBOLS

- 
 EXISTING TREE TO BE REMOVED
- 
 EXISTING TREE TO REMAIN

SHEET EXCAVATING CALL #11
 48 HOURS BEFORE ALL
 PLANNED WORK OPERATIONS





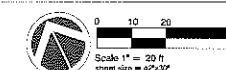
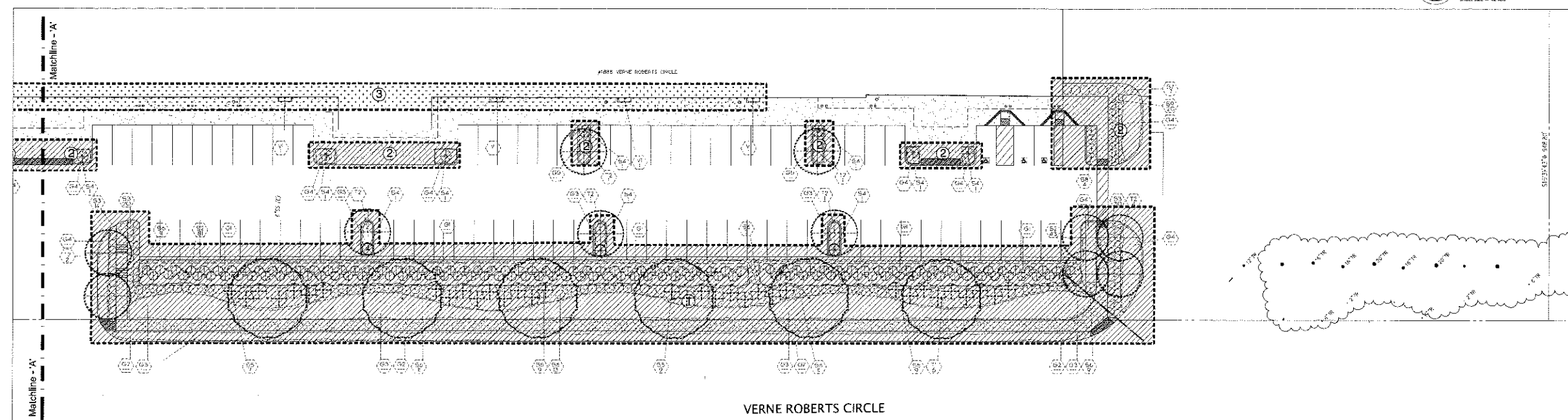
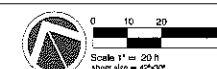
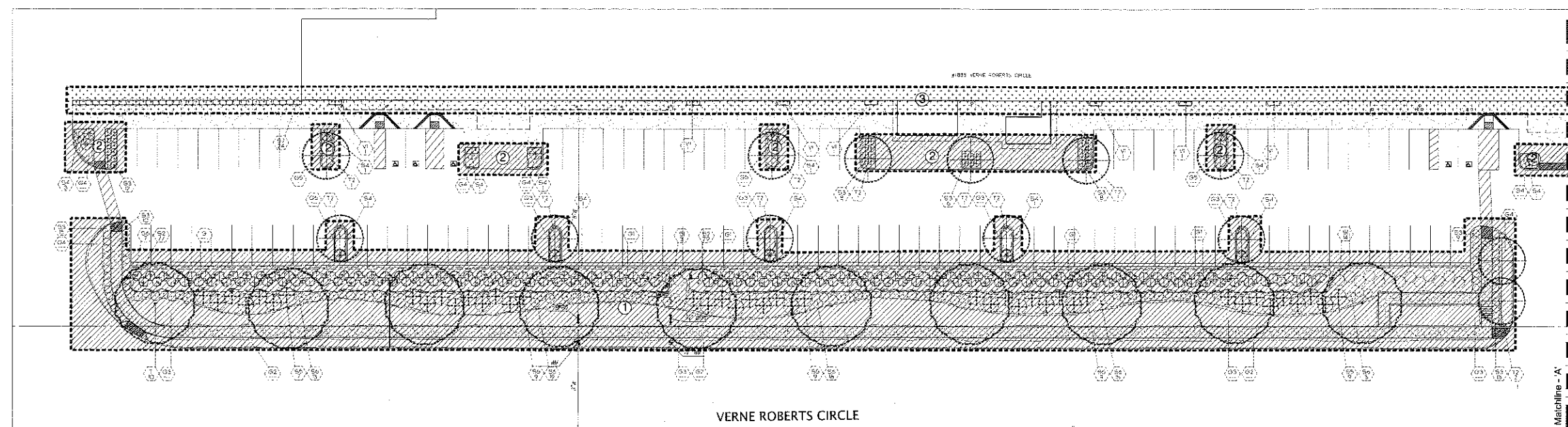
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West Associates Landscape Architecture, are and shall be
its property. They are to be used only with respect to
Project and are not to be used on any other project.
Submission or distribution to meet other regulatory
requirements or for purposes in connection with
Project is not to be construed as publication in derogate
West Associates Landscape Architecture, retains the copy-
right in other submitted copies.

Approved	pjt	
Drawn	ds	Reviewed
Project No.	---	
Scale	---	Issue Date 11-4

Landscape
Hydrozone Plan

L2.0

Steel



Appendix B - Water Efficient Landscape Worksheet

Reference Evapotranspiration (E _T)	43.1
--	------

MAWA - Regular Lauchengpo A: 1000

$$\text{MARA} = (\text{ETD}) \times (\text{SLZ}) \times (\text{DAS} \times \text{LA}) + (0.3 \times \text{SLA})$$

landscaped area 37,266 sq. ft.
ETAF .65 average ETAF for regular landscaped areas must be 0.55 residential areas and 0.45 for non-residential areas
meters total 446,120 gallons per year

ETWU - Regular Landscape Areas

$$ETWU = (ETC) \times (2.62) \times (ETAF \times LA)$$

hydrozone number	plant water use	dist. factor (FT)	hydrozone radius	hydrozone edge	ET _{ET} (mm)	area (m ²)	ET _{ET} (mm)	ET _{ET}
1	low	0.2	0.0	0.8	0.247	36.438	8.9219	299.295
2	low	0.2	0.0	0.8	0.247	2.640	663.3	17.454
3	water	0.3	0.0	0.8	0.617	1.92	112	3.022
total						37.266	5943.89	247.883

EYAF cikletleri

total ETAF x area	926,669	
total area	31,266	s.f.
average ETAF	0.249	Average ETAF for Regional Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

TOTALS

MAYVA Island	448,123	gallons per year
--------------	---------	------------------

ET/WW total	247,68.3	gallons per year
	44.7	Percentage reduction of Possible Irrigation Water

IRRIGATION HYDRO-ZONE LEGEND

PLANTS ARE GROUP TO HAVE MATCHING WATER REQUIREMENTS AND MICRO-CLIMATE CHARACTERISTICS



MEDIUM WATER REQUIREMENT



LOW WATER REQUIREMENT

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF MAY 3, 2017**

Prepared by: Kevin Scudero, Associate Planner

Reviewed by: Alexis Morris, Planning Manager

Date: April 28, 2017

Subject: Granite Expo (UP-16-18, AR-16-12)

RECOMMENDATION

It is recommended that the Planning Commission approve the use permit and design review application, subject to the conditions contained in the attached resolution.

REQUEST

The developer, Granite Expo, requests approval of a use permit and design review application to remodel approximately 30,000 square feet of the southern portion of an existing industrial building to create a new facade for three wholesale/bulk retail tenant spaces. The project site is located at 1888 Verne Roberts Circle (APN 074-051-011).

ENVIRONMENTAL REVIEW

The proposed project is an existing facility, and is considered exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15301 – Existing Facilities: The project involves a negligible expansion of an existing use

ANALYSIS

Issue #1: Project Overview

The proposed project consists of the remodel of the southern portion of an existing industrial building to create a new façade for three tenant spaces, approximately 10,000 square feet each, for wholesale/bulk retail uses. Wholesale/bulk retail uses are typically businesses that sell large products or large quantities of products. Some examples of these types of business are granite stores, cabinet shops, floor stores, spa sales, and patio stores.

The building is over 390,000 square feet and the remaining northern portion of the site is intended to remain industrial with West Tenth Street being the primary access point for those uses. The site improvements for this project were focused on the southern portion of the site that will be visible from Verne Roberts Circle.

The Site improvements include a new parking lot with approximately 190 spaces, new landscaping, parking lot lighting and a pedestrian sidewalk along Verne Roberts Circle. Granite Expo will be operating one of the new tenant spaces while the other two tenant spaces do not currently have tenants identified. The hours of operation for Granite Expo will be Monday – Saturday from 8:00 am to 6:00 pm and Sunday from 9:00 am to 3:00 pm. Granite Expo expects to employ approximately 50 people at this location.

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

The General Plan designation for the project site is Business Park and the Zoning designation is Planned Business Center (PBC). Wholesale/Bulk Retail type uses are permitted in PBC with approval of a use permit.

Surrounding land uses and zoning designations are:

North:	Open Space / Light Industrial (M-1)
South:	Costco / Planned Business Center (PBC)
East:	Office/Bulk Retail Uses/ Planned Business Center (PBC)
West:	Delta Business Park / Planned Business Center (PBC)

Issue #3: Site Plan, Circulation and Parking

The site is accessed via two existing driveways on Verne Roberts Circle at the east and west end of the property; and a third driveway will be added in the middle of the property frontage. The parcel is over 28 acres with a wide frontage along Verne Roberts Circle of approximately 1,400 feet. The proposed parking lot will run the entire length of the building frontage and staff has conditioned that landscape islands be placed at a minimum of every ten parking spaces per the requirements of the Municipal Code. The project is providing 193 parking spaces for the approximately 30,000 square feet of wholesale/bulk retail tenant spaces.

Trash Enclosure

There is no trash enclosure being proposed for the site as the developer has indicated that all trash bins are stored in the interior of the building and placed for pick up at the northern entrance to the site off of West Tenth Street. Staff has conditioned that if a future trash enclosure is deemed necessary, it shall be subject to building permit approval and shall comply with AMC §9-5.1401 Refuse Storage Area Design Guidelines.

Issue #4: Architecture, Design and Landscaping

Architecture

The existing building is an assembly of large, interconnected metal structures and the developer is proposing to remodel the southern portion to create a new façade. The proposed remodel of the building has a contemporary look intended to unify and

upgrade the south façade while incorporating the existing industrial style. Each of the tenant spaces feature tall metal parapet walls with projecting canopies with perforated metal siding, rows of steel posts and beams projecting vertically and horizontally with fabric awnings and storefront windows and doors beneath. Examples of the projecting canopies are included as Attachment B. Earth tone and neutral, warm grey colors are used on the building with colorful accents for the awnings. A wide concrete sidewalk with interspersed landscaping connects the tenant spaces. The long blank façade between storefronts will be broken up with landscape lattices, clerestory windows, as well as incorporating some of the existing industrial infrastructure. The attached accessory buildings will be screened with horizontal metal siding and landscaping.

The developer is proposing to replace some of the metal siding on the building and patch/repair it in other spots. Due to the large size of the building, staff understands the cost to replace the entire metal siding on the south elevation may be prohibitive. However, staff is concerned that patching and repairing the existing may not produce the desired result. Staff has conditioned that the developer work closely with staff to identify areas needing repair and determine whether replacement of the siding is necessary to ensure a cohesive look for the finished product.

Landscape Plan

The conceptual landscape plan includes a variety of drought tolerant trees, shrubs and ground cover. The proposed Shumard Oak on the building frontage is not compatible with the surrounding shrubs and ground cover. The Shumard Oak has a large root structure that is not compatible with planting and irrigation at its base. Staff has included a condition in the attached resolution that the tree be replaced with a more compatible variety.

All of the runoff from replaced and new impervious surfaces will be treated using bio-filtration treatment basins that will be located along the southern frontage of the site. The basins are designed as a part of the new landscaping along Verne Roberts Circle.

Signage

The developer proposes each tenant space to have a sign affixed to a stainless steel panel on the metal perforated screen wall above the entry canopy. The project plans show the Granite Expo sign having red letters. No letter color was shown for the two spaces that do not have tenants identified. Construction details of the proposed wall signage were not provided, but the wall signs will be required to be constructed from individual letters.

The project plans also show seven monument signs along the street frontage. Neighboring properties along Verne Roberts circle typically have one to two monument signs depending on the size of their property. Given that this project site has an unusually long frontage, staff has conditioned that the number of monument signs be reduced to three with the final location to be determined at building permit plan submittal.

The sign plans provided for both the wall and monument signage were conceptual in nature and do not provide sufficient detail to approve the plans with this design review application. Therefore, staff has conditioned that a detailed signage plan for both the monument and wall signage be submitted for Zoning Administrator approval and that all signage conform to the citywide design guidelines.

Issue #5: Tree Removal

The project site is planted with a variety of trees on the south frontage that are primarily non-native and approximately half which qualify as an “established tree.” The Antioch Municipal Code defines an established tree as any tree that is at least 10 inches in diameter, as measured four and one half feet above finished grade. Approximately 118 trees are being removed for this project and 52 of them meet the definition of established. Section 9-5.12 of the Antioch Municipal Code requires that all established trees be replaced at a 2:1 ratio with 24-inch box trees. The strict interpretation of the Municipal Code would require the planting of 104 trees to replace the established trees being removed. Staff feels that this requirement is excessive given that the reason these trees were originally planted in such larger numbers was to screen the back of a relatively plain, large industrial building. Chapter 3.1.10 of the citywide design guidelines also encourages the relocation or removal of trees to provide better lines of site into commercial buildings that are being rehabilitated. The current landscape plans show 40 trees being planted on site. Staff is recommending that Planning Commission require the trees to be replaced at a 1:1 ratio, which would require an additional twelve trees to be planted. The majority of the trees should be incorporated into the project frontage to the extent feasible. A revised landscape plan indicating the location, size, and type of replacement trees should be submitted with the building permit submittal.

ATTACHMENTS

- A. Aerial Photograph
- B. Building Canopy Examples

**PLANNING COMMISSION
RESOLUTION NO. 2017-****

**RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION
APPROVING A USE PERMIT AND DESIGN REVIEW FOR THE GRANITE EXPO
PROJECT**

WHEREAS, the City of Antioch did receive a request from Granite Expo, for approval of a use permit and design review application to remodel the southern portion of an existing industrial building into a commercial storefront with three tenant spaces, approximately 10,000 square feet each, for wholesale/bulk retail uses. The project site is located at 1888 Verne Roberts Circle (APN 074-051-011).

WHEREAS, this project is categorically exempt from the provisions of CEQA pursuant to CEQA Guideline section 15301 – Existing Facilities; and,

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

WHEREAS, on May 3, 2017, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary.

NOW THEREFORE BE IT RESOLVED that the Planning Commission makes the following required findings for approval of a Use Permit:

1. The granting of such Use Permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

The proposed use is located in an existing developed commercial area. Adequate parking for the proposed use is provided on-site. The proposed project will not be detrimental to the public health or welfare or injurious to the property or improvements.

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

The site is zoned Planned Business Center (PBC) and, per the Municipal Code, wholesale/bulk retail type uses require a use permit.

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.

The site is adequate in size and shape to accommodate the proposed use, as well as all aspects associated with the use. In addition, the project as conditioned meets the requirements of the zoning standards and is comparable to the surrounding uses in the area.

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.

The project site is bounded by Verne Roberts Circle to the south. Verne Roberts Circle is a collector street, which is adequate in width and pavement type to carry the kind of traffic generated by the proposed use. .

5. That the granting of such use permit will not adversely affect the comprehensive General Plan.

The General Plan designation for the project site is Business Park. The proposed wholesale/bulk retail use is consistent with the designation and with the surrounding uses and will not adversely affect the comprehensive General Plan.

NOW THEREFORE BE IT RESOLVED the Planning Commission of the City of Antioch does hereby **APPROVE** a use permit and design review to remodel the southern portion of an existing industrial building to create a new facade with three tenant spaces, approximately 10,000 square feet each, for wholesale/bulk retail uses, for the project site located at 1888 Verne Roberts Circle (APN 074-051-011), subject to the following conditions:

A. GENERAL CONDITIONS

1. The Project shall be constructed and operated in compliance with City of Antioch Municipal Code requirements and standards.
2. The site plan shall be corrected to include any conditions required by the Planning Commission which call for a modification or change to the site plan 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.
3. City staff shall inspect the site for compliance with conditions of approval prior to final inspection approval.

4. That this approval expires two years from the date of approval (Expires May 3, 2019), 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. The developer shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement or environmental review. In addition, if there is any referendum or other election action to contest or overturn these approvals, the developer shall either withdraw the application or pay all City costs for such an election.
6. No permits or approvals, whether discretionary or mandatory, shall be considered if the developer is not current on fees, reimbursement payments and other fees that are due.
7. The developer shall obtain an encroachment permit for all work to be done within the public right-of-way or easements, and peak commute-hour traffic shall not be impeded by construction related activity.
8. This approval supersedes previous approvals that have been granted for this site.
9. All required easements or rights-of-way for off-site improvements shall be obtained by the developer 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.
10. All existing easements shall be identified on the site plan and all plans that encroach into existing easements shall be submitted to the easement holder for review and approval, and advance written permission shall be obtained from any property or easement holders for any work done within such property or easements.
11. All proposed improvements shall comply with the City of Antioch Municipal Code and City Standards unless a specific exception is granted thereto or as approved by the City Engineer.
12. The project shall be identified by a decorative addressing method easily visible to emergency responders and modified as deemed necessary by the Antioch Police Department.
13. The developer shall install and maintain parking lot and pathway lights and landscaping within the project area at no cost to the City.

14. The City engineering, planning and clean water staff will inspect the site and adjacent right-of-way for compliance with conditions of approval and the project shall conform to all conditions of approval prior to final certificate of occupancy.
15. City of Antioch “No Dumping – Drains to River” decal buttons shall be installed on new and existing storm drain inlets to alert the public to the destination of storm water and to prevent direct discharge of pollutants into the storm drain system.
16. All access driveways shall be constructed to current ADA and City Standards, subject to review and approval by the City Engineer.
17. All parking spaces shall be double-striped and all parking lot dimensions shall meet minimum City policies and Municipal Code requirements.
18. All cracked, broken or damaged concrete curb, gutter, and sidewalk in the public right-of-way shall be removed and replaced as required by the City Engineer.
19. All buildings, parking and access shall meet ADA/Title 24 requirements as determined by the Chief Building Official.
20. Prior to the approval of the grading plan(s), the City Engineer shall determine if it is necessary to engage 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 Engineer, this condition may include field inspections by such professionals to verify implementation of the plans. Costs for these services shall be borne by the developer.
21. A turning template shall be shown on the site plan confirming that all anticipated vehicular traffic can successfully ingress, egress, and safely maneuver through the site, as approved by the City Engineer.
22. Sight distance triangles shall be maintained per Antioch Code of Ordinances § 9-5.1101, Site Obstructions at Intersections, or as approved by the City Engineer.
23. The property owner shall maintain all undeveloped areas within this project in an attractive manner, which shall also ensure fire safety.

B. CONSTRUCTION CONDITIONS

1. The use of construction equipment shall be restricted to weekdays between the hours of 7:00 a.m. and 6:00 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.
4. Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The developer shall post dust control signage with a contact number of the developer, City staff, and the Bay Area Air Quality Management District

C. FIRE REQUIREMENTS

1. All requirements of the Contra Costa County Fire Protection District shall be met, including:
 - a. Vehicle access (into and out of) the proposed entry parking shall have a minimum outside turning radius of 45 feet based on a minimum drive aisle of 20 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. (503) CFC.
 - b. Exposed curbs in the entry parking area shall be painted red with the words ***NO PARKING – FIRE LANE*** clearly marked. (503.3) CFC.
 - c. The developer shall submit a minimum of two (2) copies of site improvement plans indicating a proposed fire apparatus access for review and approval prior to obtaining a building permit. (501.3) CFC.
 - d. The developer shall submit a minimum of two (2) complete sets of construction plans and specifications of the subject project, including plans for any of the following required deferred submittals, to the Fire District for review and approval ***prior to*** construction to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC.
 - i. Fire Sprinklers
 - ii. High Pile Storage

D. FEES

1. The developer shall pay all City fees which have been established by the City Council and as required by the Antioch Municipal Code.
2. The developer shall pay all pass-through fees. Fees may include but are not limited to:

- East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.
- Contra Costa County Fire Protection District Fire Development Fee in effect at the time of building permit issuance.
- Contra Costa County Flood Control District Fee.
- School Impact Fees.
- Delta Diablo Sewer Fees.
- Contra Costa Water District Fees.

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.
5. Any cracked or broken sidewalks shall be replaced as required by the City Engineer.

F. GRADING

1. 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 measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.
2. All lots and slopes shall drain to approved drainage facilities as approved by the City Engineer.
3. Wall and fence locations and elevations shall be included on the grading plan.
4. Any existing wells or septic systems on the property shall be properly abandoned under permit from the Contra Costa County Environmental Health Department.
5. The grading for slopes shall be contoured to provide as natural an appearance as possible as required by the City Engineer.

6. All grading shall be accomplished in a manner that precludes surface water drainage across any property line.
7. Asphalt paving shall be designed for a minimum traffic index (TI) of 4.5 and shall have a minimum slope of 2%, concrete paving shall have a minimum slope of 0.75%, and asphalt paving for identified accessible parking stalls and access routes may have a minimum slope of 1.5% and a maximum 2% slope, or as approved by the City Engineer.
8. All off-site grading is subject to the coordination and approval of the affected property owners and the City Engineer. The developer shall submit written authorization to “access, enter, or grade” adjacent properties prior to performing any work.
9. The grading plan for this project shall be approved by the City Engineer.
10. All elevations shown on the plans shall be on the USGS 1929 sea level datum or NAVD 88 with conversion information, as approved by the City Engineer.
11. If needed, retaining walls shall be of masonry construction and shall not be constructed in City right-of-way or other City maintained parcels unless approved by the City Engineer.
12. If needed, all retaining walls shall be reduced in height to the maximum extent practicable and the walls shall meet the height requirements in the setback and sight distance triangles as required by the City Engineer.

G. CONSERVATION/NPDES

1. Water conservation measures, including the use of drought tolerant landscaping, shall be used.
2. The project shall meet or exceed Tier 1 of the CALGreen Building Code.
3. That the project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). (Note: Per State Regulations, NPDES Requirements are those in affect at the time of the Final Discretionary Approval.) Under NPDES regulations, the project is subject to provision C.3: New development and redevelopment regulations for storm water treatment. 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. For the treatment and flow-controls

identified in the approved SWCP, a separate Operation and Maintenance Plan (O&M) shall be submitted and approved before the Building Department will issue Certificate of Occupancy permits. Both the approved SWCP and O&M plans shall be included in the project CC&Rs. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.

4. The following correction shall be made to the Preliminary Storm Water Control Plan prepared for the project and dated August 2016. A revised Storm Water Control Plan shall be submitted with the first improvement plan submittal.
 - a. Delineate the IMP areas on the SWCP
 - b. Show a curb-cut detail on the SWCP
5. 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 developer shall submit a permit application consistent with the developer's approved Storm Water Control Plan, and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants.
 - 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 developer shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance Plan in accordance with City of Antioch guidelines. This O&M plan shall incorporate City comments on the draft O&M plan and any revisions resulting from changes made during construction.
- d. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.
- 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 without diversion of the watershed. 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 "No Dumping, Drains to River" decal buttons on all catch basins.

- 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 developer 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.
6. All impervious surfaces to be constructed as part of the project, including off-site roadways, are subject to C.3 requirements per State Regulations.

H. UTILITIES

- 1. All onsite utilities shall be privately maintained and connected to public facilities in accordance with City Standards, or as approved by the City Engineer.

2. All existing and proposed public utilities (e.g. transformers) shall be placed underground (subsurface installation) in accordance with the Antioch Municipal Code, unless otherwise approved in writing by the City Engineer.
3. A reduced backflow prevention device shall be installed on all City water meter services.
4. Reduced pressure backflows, water meters, and double detector check backflows shall be enclosed within an easement granted to the City at no cost to the City.
5. All sewage shall flow by gravity to the intersecting street sewer main or as approved by the City Engineer.
6. All proposed drainage facilities, including open ditches, shall be constructed of Portland Concrete Cement or as approved by the City Engineer.
7. 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 screened.
8. The developer shall provide adequate water pressure and volume to serve this development. 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 or as approved by the City Engineer.

I. LANDSCAPING

1. Landscape shall show immediate results. Landscaped areas shall be watered, weeded, pruned, fertilized, sprayed, and/or otherwise maintained as necessary. Plant materials shall be replaced as needed to maintain the landscaping in accordance with the approved plans.
2. Landscaping, grading and signage shall not create a sight distance problem.
3. Detailed landscaping and irrigation plans for the entire site (including C.3 basins) 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.
4. All trees shall be a minimum 24-inch box size and all shrubs shall be a minimum 5-gallon size.

5. All trees ten inches in diameter or greater that are being removed shall be replaced at a 1:1 ratio. The additional replacement trees, in excess of what are shown on the landscape plans, shall be added to the project frontage to the extent feasible.
6. Landscaping for the project shall be designed to comply with the applicable requirements of the 2015 California State Model Water Efficient Landscape Ordinance (MWELO). Prior to issuance of a building permit, the developer shall demonstrate compliance with the applicable requirements of the MWELO in the landscape and irrigation plans submitted to the City.

J. PROJECT SPECIFIC CONDITIONS

1. This use permit and design review approval applies to the remodel of the southern portion of an existing industrial building to create a new facade with three tenant spaces, approximately 10,000 square feet each, for wholesale/bulk retail type uses as depicted on the project plans submitted to the City of Antioch on February 15, 2017.
2. The allowed uses in the three new tenant spaces shall be limited to wholesale/bulk retail type uses, such as granite stores, cabinet shops, flooring stores, spa sales, patio stores or similar wholesale/bulk retail uses as approved by the Community Development Director, as well as any other uses that are permitted by right in the zoning district.
3. Bicycle parking shall be provided consistent with the Antioch Municipal Code. Location and number of bicycle parking spaces shall be submitted for the review and approval of the Community Development Department prior to the issuance of building permits.
4. All trash/recycling bins shall be located inside the building and trash pickup shall occur at the entrance to the site on West 10th Street as stated in the project description. Any future outdoor trash enclosure shall be subject to building permit approval and the design of the trash enclosure shall be compatible with the main building and comply with AMC §9-5.1401 Refuse Storage Area Design Guidelines
5. A parking lot striping and signing plan shall be approved by the City Engineer.
6. Driveway access to neighboring properties shall be maintained at all times during construction.

7. Monument signs greater than three feet (3') in height shall be relocated outside the fifty foot (50') clear vision sight triangles at driveway intersections per City Code requirements.
8. No stairs or steps shall be permitted in the public right-of-way or easement.
9. A photometric plan of the parking lot and Verne Roberts Circle shall be provided to identify the potential need for additional lighting. Streetlights shall be provided as required by City standards, at no cost to the City.
10. Catch basins in the City right-of-way shall be constructed per City standards and the centerline of the catch basin shall be located two feet beyond the end of the curb return at driveway intersections.
11. Provide wheel stops in parking spaces and relocate supports for building façade as necessary to maintain ADA paths of travel on sidewalks.
12. Show the truck delivery route on the site plan. As necessary, delivery times shall be adjusted so that deliveries do not impede the flow of traffic within the public right-of-way or parking lot.
13. Place stop signs at all driveway exits from the building.
14. Construct any crosswalks located in the public right-of-way in accordance with Caltrans standards, as approved by the City Engineer.
15. All sections of the roof visible from the parking lot and Verne Roberts Circle shall be painted "White Diamond" per the project plans.
16. All lighting sources shall be shielded, diffused or indirect to avoid glare to pedestrians and motorists.
17. The lighting system shall be designed for normal levels during operating hours and reduced intensity levels throughout late, non-operational hours.
18. The entire east side of the building shall be painted "Winter Gates" and "Bunny Gray" to match the south (front) elevation.
19. Wall signs shall be constructed from individual mounted channel letters affixed to a stainless steel sign panel located above the entryway to each tenant space as depicted on the project plans.

20. Three monument signs, maximum eight feet in height, are allowed on site. Final location of the monument signs shall be subject to staff approval. A detailed sign plan for the both the monument and wall signage shall be submitted for Zoning Administrator approval prior to installation of any signs on site. All signage shall conform to Citywide Design Guidelines.
21. The vertical siding on the south (front) elevation shall be replaced/patched/repared as necessary. The developer shall work closely with staff to address areas of concern and ensure a cohesive look along the south (front) elevation.
22. All existing industrial infrastructure (pipes, doors, ladder guards, etc) that are to remain on the south (front) elevation shall be repaired as necessary so that they are free of dents, rust and holes and are architecturally compatible with the building.
23. The “accessory” buildings shall be sufficiently screened on all three sides with horizontal siding as shown on the project plans.
24. No more than 10 percent of parking spaces shall be compact per AMC §9-5.1711.
25. The parking lot shall have no more than ten consecutive spaces without a landscape island.
26. The relocated fence on the east side of the property shall match the existing fence on the west side of the property and be six feet in height. Any proposed changes to the design of the fence shall be subject to City staff approval.
27. The proposed Shumard Oak Tree shall be replaced with an alternate drought tolerant tree variety subject to the approval of the Community Development Director prior to issuance of building permits.
28. Provide a one (1) foot clear step-out area for finger planters adjacent to the parking stalls.
29. Benches and trash receptacles shall be added to the site near the building entrances and along the pedestrian pathway between storefronts. Location and design of benches and trash receptacles shall be subject to approval of Community Development Director.

* * * * *

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 3rd day of May, 2017.

AYES:

NOES:

ABSTAIN:

ABSENT:

Forrest Ebbs
Secretary to the Planning Commission

ATTACHMENT “A”



Site

PITTSBURG - ANTIOCH HWY

W 107TH ST

AUTO CENTER DR

COSTCO WAY

VERNE ROBERTS CIR

CROW CT

ASTER DR

QUESTVIEW DR

Fairview Park

A1

ATTACHMENT “B”



B1



DESIGN REVIEW APPLICATION
PRELIMINARY DESIGN DRAWINGS
BIG BREAK SOLAR PROJECT
ANTIOCH, CALIFORNIA

RECEIVED

OCT 24 2016

CITY OF ANTIOCH
COMMUNITY DEVELOPMENT

PROJECT APPLICANT

NRG SOLAR DG LLC
100 CALIFORNIA STREET, SUITE 400
SAN FRANCISCO, CA 94111
ATTENTION: JOE CORNING
PH: (415) 627-1636
JOE.CORNING@NRG.COM

DRAWING SCHEDULE

- | | |
|-------|--|
| CS | COVER SHEET |
| C-1.1 | EXISTING BOUNDARIES |
| C-1.2 | EXISTING EASEMENTS & FLOODING |
| C-2.1 | EXISTING TOPOGRAPHY (SOUTH) |
| C-2.2 | EXISTING TOPOGRAPHY (NORTH) |
| C-3.1 | CONCEPTUAL GRADING AND DRAINAGE PLAN (SOUTH) |
| C-3.2 | CONCEPTUAL GRADING AND DRAINAGE PLAN (NORTH) |
| C-3.3 | ENGINEERED CROSS-SECTIONS |
| C-3.4 | TRUE CROSS-SECTION A |
| C-3.5 | TRUE CROSS-SECTION A |
| C-3.6 | TRUE CROSS-SECTION B |
| C-4.1 | CONCEPTUAL SITE LAYOUT (SOUTH) |
| C-4.2 | CONCEPTUAL SITE LAYOUT (NORTH) |
| C-5.1 | DETAILS |
| C-6.0 | LANDSCAPING PLAN LAYOUT (SHEET INDEX) |
| C-6.1 | CONCEPTUAL LANDSCAPING PLAN |

LEGEND:

- | | |
|--|--|
| | PROPERTY/PARCEL LINE |
| | EXISTING EASEMENT |
| | EXISTING TOPOGRAPHIC CONTOUR (1-FOOT MINOR INTERVAL) |
| | EXISTING TOPOGRAPHIC CONTOUR (5-FOOT MAJOR INTERVAL) |
| | PROPOSED GRADING TOPOGRAPHIC CONTOUR (1-FOOT MINOR INTERVAL) |
| | PROPOSED GRADING TOPOGRAPHIC CONTOUR (5-FOOT MAJOR INTERVAL) |
| | PROJECT SITE |
| | FLOOD ZONE X, HATCHED ON FLOOD SIDE |
| | TRIBUTARY DRAINAGE AREA (PRE-DEVELOPMENT) |
| | TRIBUTARY DRAINAGE AREA (POST-DEVELOPMENT) |
| | FLOW PATH (PRE-DEVELOPMENT) |
| | FLOW PATH AND SLOPE (POST-DEVELOPMENT) |
| | PROPOSED SWALE |
| | PROPOSED GENERATION TIE LINE |
| | FENCE |
| | WOODED AREA |
| | GRAVEL AREA |
| | ASPHALTIC CONCRETE (AC) |
| | CONCRETE |
| | AC TO BE REMOVED |

SYMBOLS:

- | | | | |
|--|----------------------------|--|-------------------------|
| | BACK FLOW PREVENTOR | | POST INDICATOR VALVE |
| | BOLLARD | | POWER POLE |
| | CATCH BASIN | | STREET LIGHT |
| | CENTERLINE | | STORM DRAIN MANHOLE |
| | DOUBLE CHECK VALVE | | SANITARY SEWER CLEANOUT |
| | ELECTRICAL BOX | | SANITARY SEWER MANHOLE |
| | ELECTRICAL CABINET | | TELEPHONE MANHOLE |
| | ELECTRICAL METER | | TELEPHONE VAULT |
| | ELECTRICAL VAULT | | TRANSFORMER |
| | FIRE DEPARTMENT CONNECTION | | TRAFFIC SIGNAL BOX |
| | FIRE HYDRANT | | UTILITY BOX |
| | FOUND MONUMENT | | UTILITY VAULT |
| | GAS VALVE | | WATER METER |
| | MANHOLE | | WATER VALVE |
| | MONITORING WELL | | YARD LIGHT |

SITE INFORMATION:

GROSS PARCEL AREA:	±3,762,100 SF / ±86.37 AC
NET PARCEL AREA:	±3,762,100 SF / ±86.37 AC
SITE AREA:	±660,033 SF / ±15.15 AC (AREA WITHIN FENCE)
DISTURBANCE AREA:	±660,033 SF / ±15.15 AC (AREA WITHIN FENCE)
TOTAL EXISTING IMPERVIOUS AREA:	±59,400 SF
TOTAL POST-CONSTRUCTION IMPERVIOUS AREA:	±530 SF
PROPOSED LANDSCAPED AREA:	±7,600 SF
EXISTING ZONING:	M2 (HEAVY INDUSTRIAL)
PROPOSED ZONING:	M2 (HEAVY INDUSTRIAL)
GENERAL PLAN LAND USE:	FOCUS AREA
EXISTING LAND USE:	POWER PLANT
PROPOSED LAND USE:	PHOTOVOLTAIC SOLAR POWER PLANT / POWER PLANT

SHEET SIZE 22"x34" - SCALE ACCORDINGLY



VICINITY MAP
NOT TO SCALE



NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY	CHKD	APP.
0	10/27/16	ISSUED FOR DESIGN REVIEW APPLICATION	VL	SH	JS

CITY OF ANTIOCH COMMUNITY DEVELOPMENT	COVER SHEET BIG BREAK SOLAR PROJECT 3201 WILBUR AVE, ANTIOCH, CA APN 051-031-020
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ENGINEER:	TRC SOLUTIONS, INC. 9685 RESEARCH DRIVE ANTIOCH, CA 94531 PH: 949-697-7169
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APPLICANT:	NRG SOLAR DG LLC 100 CALIFORNIA STREET, SUITE 400 SAN FRANCISCO, CA 94111 PH: 415-627-1636
SHEET NO.	CS



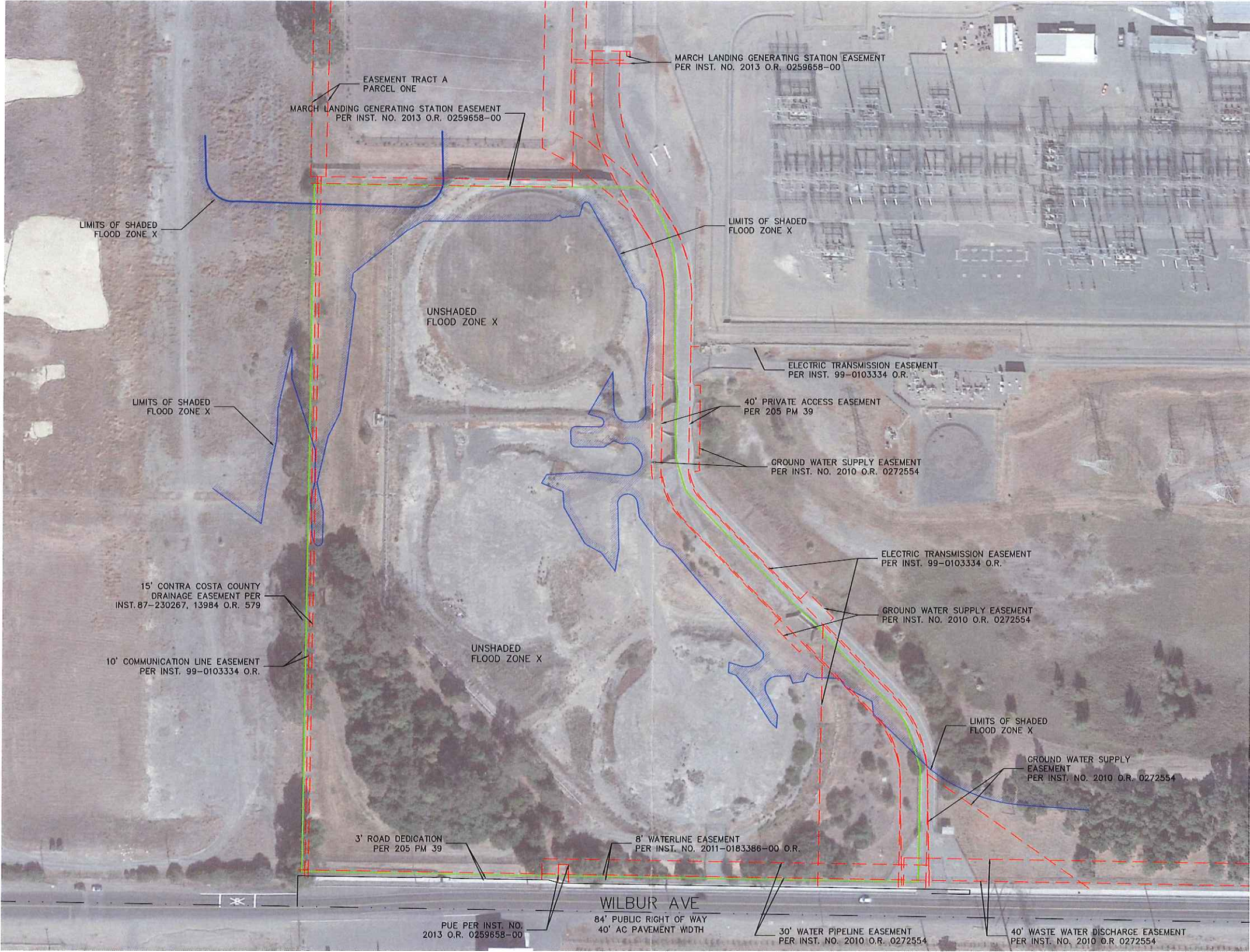


REV	DATE	DESCRIPTION	BY	CHKD	APP.
0	10/05/16	ISSUED FOR DESIGN REVIEW APPLICATION	VL	SH	JS

TITLE:	EXISTING BOUNDARIES
PROJECT:	BIG BREAK SOLAR PROJECT 3201 WILBUR AVE, ANTOCH, CA APN 051-031-020

ENGINEER:	TRC SOLUTIONS, INC 9685 RESEARCH DRIVE IRVINE, CA 92618 PH: 949-697-7169
APPLICANT:	NRG SOLAR DG LLC 100 CALIFORNIA STREET, SUITE 400 SAN FRANCISCO, CA 94111 PH: 415-627-1636
SHEET NO.	C-1.1





NOTES:

1. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "UNSHADED X & SHADED X" OF THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 06013C0144G, WHICH BEARS AN EFFECTIVE DATE OF 9/30/2015) AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "UNSHADED X" DENOTES AREAS OF MINIMAL FLOOD HAZARD, USUALLY ABOVE THE 500-YEAR FLOOD LEVEL. "SHADED X" DENOTES AREAS OF 0.2% ANNUAL CHANCE FLOOD (500-YEAR), AREAS WITH 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THE ACTUAL LOCATION OF THE FLOOD ZONE.
2. EASEMENT INFORMATION SHOWN ON THIS SHEET IS BASED ON THE ALTA/ACSM LAND TITLE SURVEY BY SLOOTEN CONSULTING INC. BASED ON FIELD SURVEY ON SEPTEMBER 23, 2015 AND PROVIDED WITH THE APPLICATION.



NOT FOR CONSTRUCTION

REV	DATE	BY	CHKD	APP.
0	10/05/16	VL	BH	JS
ISSUED FOR DESIGN REVIEW APPLICATION				
DESCRIPTION				

EXISTING EASEMENTS & FLOODING

PROJECT:

BIG BREAK SOLAR PROJECT
3201 WILBUR AVE, ANTIOCH, CA
APN 051-031-020

ENGINEER:

TRC SOLUTIONS, INC
9885 RESEARCH DRIVE
IRVINE, CA 92618
PH: 949-497-7169

APPLICANT:

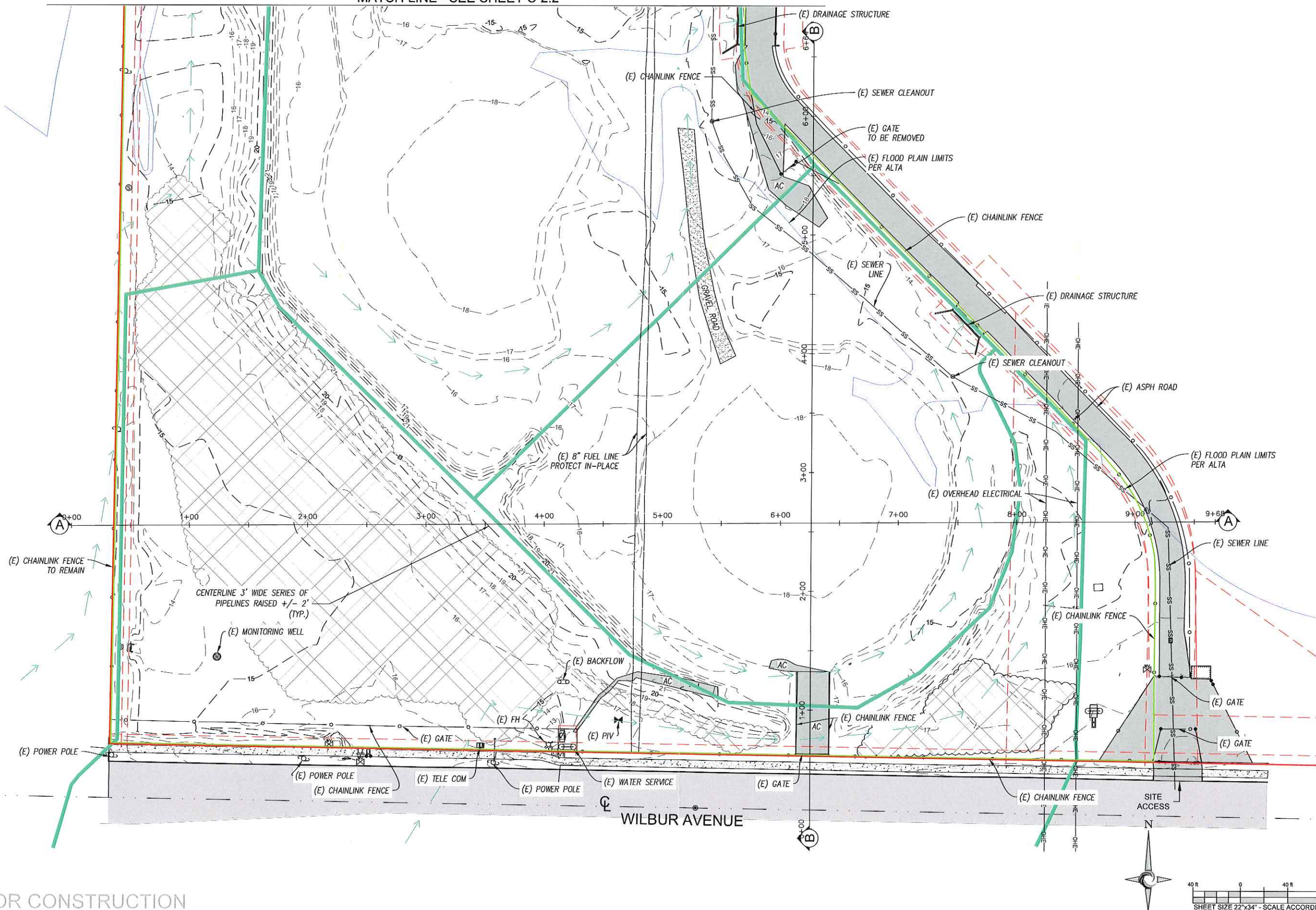
NRG SOLAR DG LLC
100 CALIFORNIA STREET, SUITE 400
SAN FRANCISCO, CA 94111
PH: 415-627-1626

SHEET NO.

C-1.2



NOT FOR CONSTRUCTION



0	10/05/16	ISSUED FOR DESIGN REVIEW APPLICATION	VL	SH	.JS
REV	DATE	DESCRIPTION	BY	CHKD	APP.

EXISTING TOPOGRAPHY (SOUTH)

BIG BREAK SOLAR PROJECT
3201 WILBUR AVE, ANTIOCH, CA
APN 051-031-020

GINEER:
TRC SOLUTIONS, INC
9685 RESEARCH DRIVE
IRVINE, CA 92618
PH: 949-697-7169

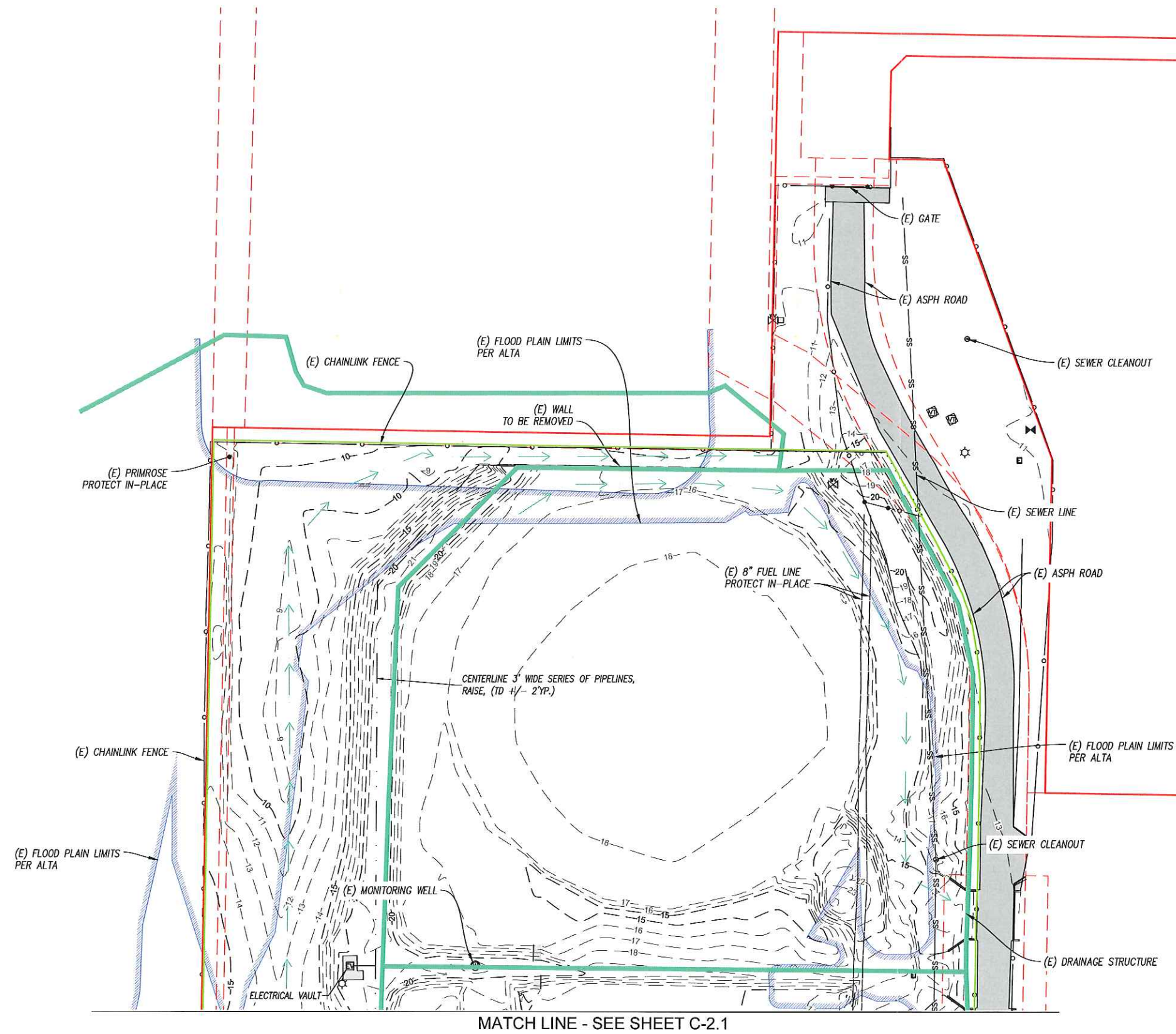
100 CALIFORNIA STREET, SUITE 400
SAN FRANCISCO, CA 94111
PH: 415-627-1636



Results you can rely on

C-2.1

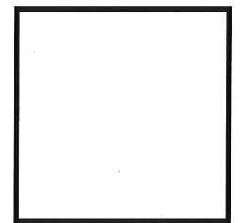
NOT FOR CONSTRUCTION



REV	DATE	DESCRIPTION	BY	CHKD	APP.
0	10/05/16	ISSUED FOR DESIGN REVIEW APPLICATION	VL	SH	JS

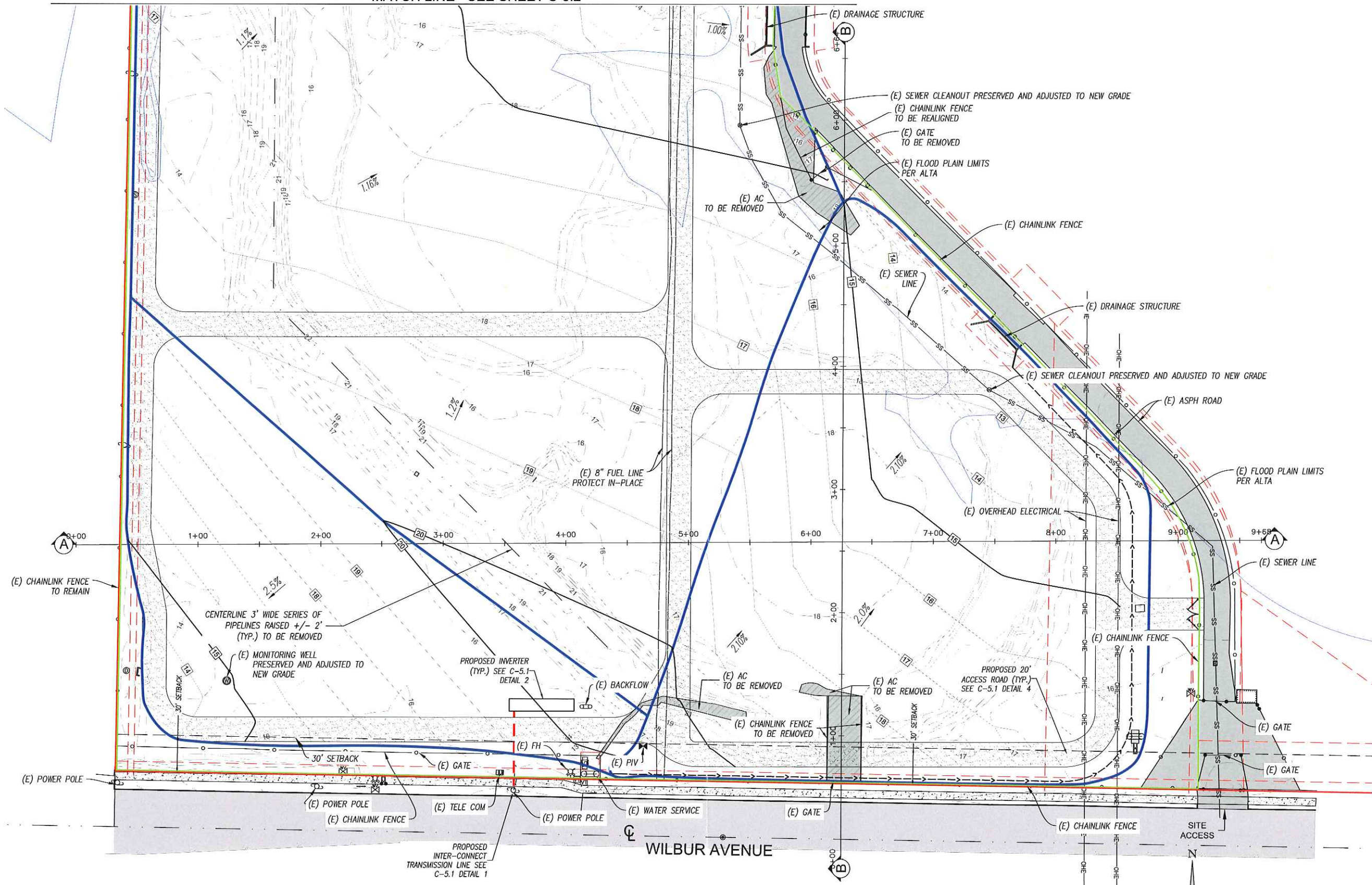
TITLE: EXISTING TOPOGRAPHY (NORTH)

PROJECT: BIG BREAK SOLAR PROJECT
3201 WILBUR AVE, ANTOCH, CA
APN 051-031-020

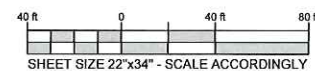


ENGINEER: TRC SOLUTIONS, INC. 9685 RESEARCH DRIVE IRVINE, CA 92618 PH: 949-697-7168	APPLICANT: NRG SOLAR DG LLC 100 CALIFORNIA STREET, SUITE 400 SAN FRANCISCO, CA 94111 PH: 415-627-1638	TRC Results you can rely on	SHEET NO. C-2.2
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MATCH LINE - SEE SHEET C-3.2



NOTE:
INFORMATION SHOWN ON THIS SHEET IS BASED ON THE SITE PLAN PREPARED BY JOSEPH E. BONADIMAN AND ASSOCIATES, INC. DATED MARCH 14, 2016.



NOT FOR CONSTRUCTION

0	10/05/16	ISSUED FOR DESIGN REVIEW APPLICATION	VL	SH	JS
REV	DATE	DESCRIPTION	BY	CHKD	APP.

TITLE: CONCEPTUAL GRADING AND DRAINAGE PLAN
(SOUTH)

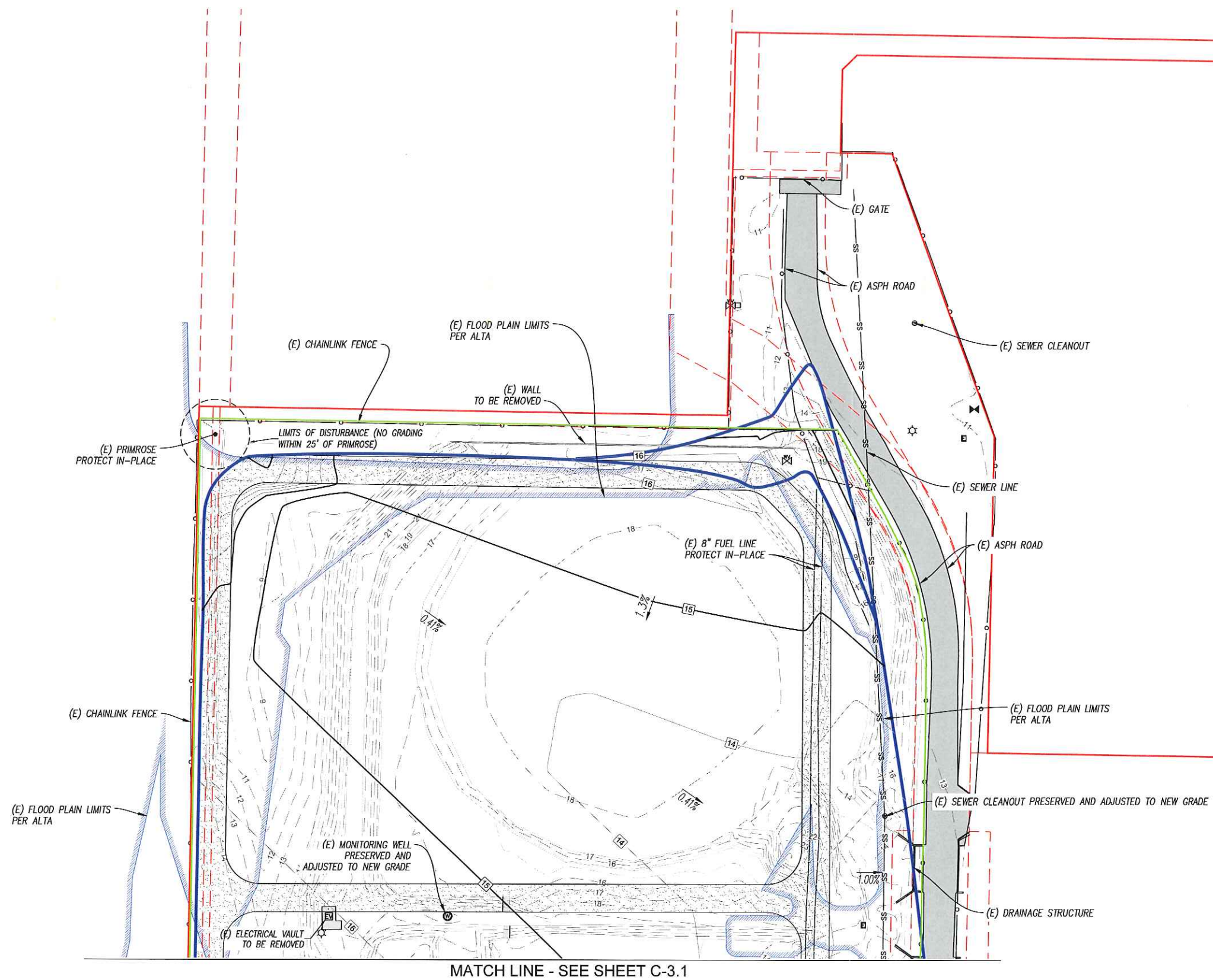
PROJECT: BIG BREAK SOLAR PROJECT
3201 WILBUR AVE, ANTIOCH, CA
APN 051-031-020

ENGINEER: TRC SOLUTIONS, INC.
9685 RESEARCH DRIVE
IRVINE, CA 92618
PH: 949-697-7169

APPLICANT: NRG SOLAR DG LLC
100 CALIFORNIA STREET, SUITE 400
SAN FRANCISCO, CA 94111
PH: 415-627-1636

SHEET NO. C-3.1

NOT FOR CONSTRUCTION



MATCH LINE - SEE SHEET C-3.1



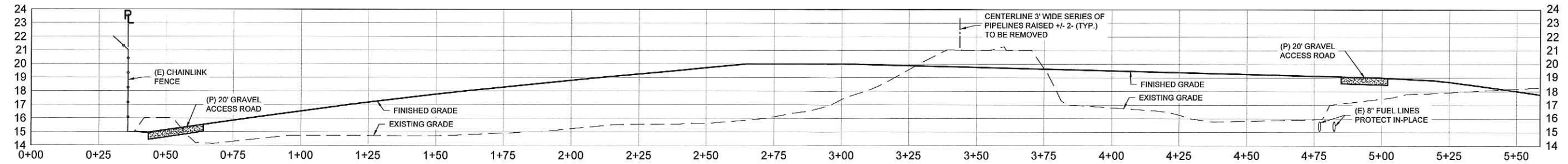
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SHEET SIZE 22"x34" - SCALE ACCORDINGLY

REV	DATE	DESCRIPTION	BY	CHKD	APP.
0	10/05/16	ISSUED FOR DESIGN REVIEW APPLICATION	VL	SH	JS

TITLE: CONCEPTUAL GRADING AND DRAINAGE PLAN (NORTH)
PROJECT: BIG BREAK SOLAR PROJECT
3201 WILBUR AVE, ANTOCH, CA
APN 051-031-020

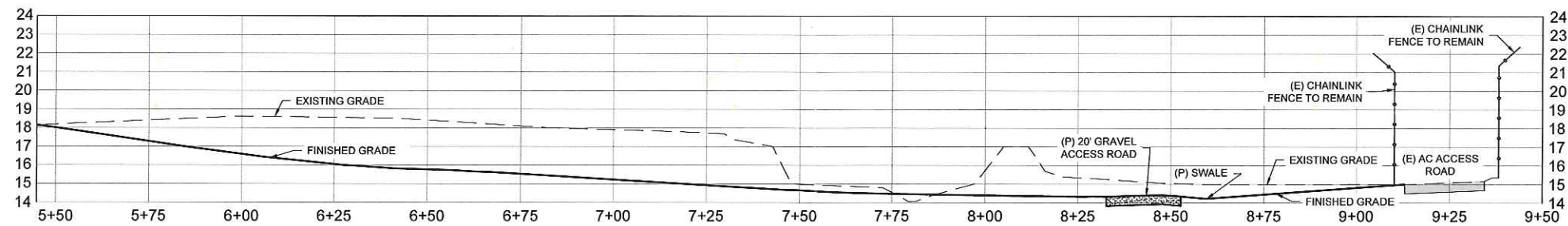
APPLICANT: NRG SOLAR DG LLC 100 CALIFORNIA STREET, SUITE 400 SAN FRANCISCO, CA 94111 PH: 415-627-1836	ENGINEER: TRC SOLUTIONS, INC 9685 RESEARCH DRIVE IRVINE, CA 92618 PH: 949-637-7168	SHEET NO. C-3.2
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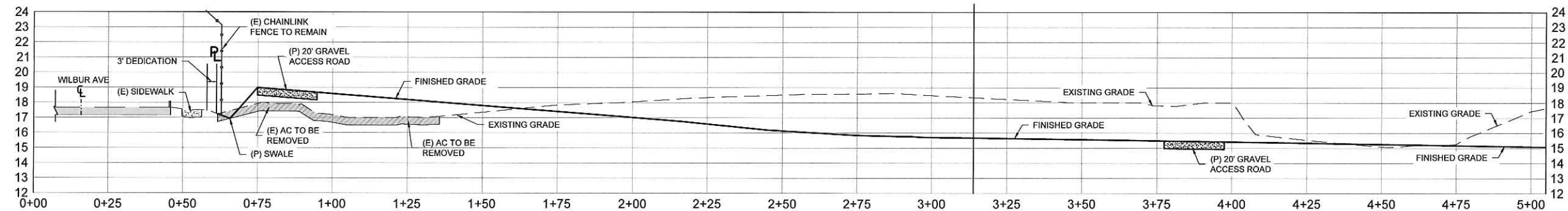
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H: 1" = 20'



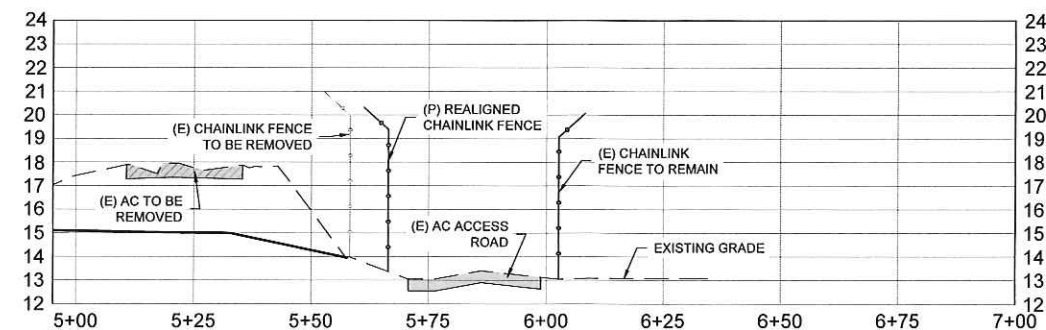
ENGINEERED CROSS-SECTION A

STATION 5+50 - STATION 9+50
V: 1" = 4'
H: 1" = 20'



ENGINEERED CROSS-SECTION B

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V: 1" = 4'
H: 1" = 20'



ENGINEERED CROSS-SECTION B

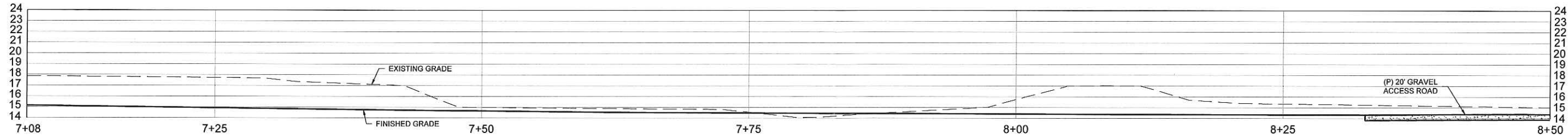
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V: 1" = 4'
H: 1" = 20'

REV	DATE	DESCRIPTION	BY	CHKD	APP.
0	10/05/16	ISSUED FOR DESIGN REVIEW APPLICATION	VL	SH	JS

TITLE:	ENGINEERED CROSS-SECTIONS
PROJECT:	BIG BREAK SOLAR PROJECT 3201 WILBUR AVE, ANTOCH, CA APN 051-031-020

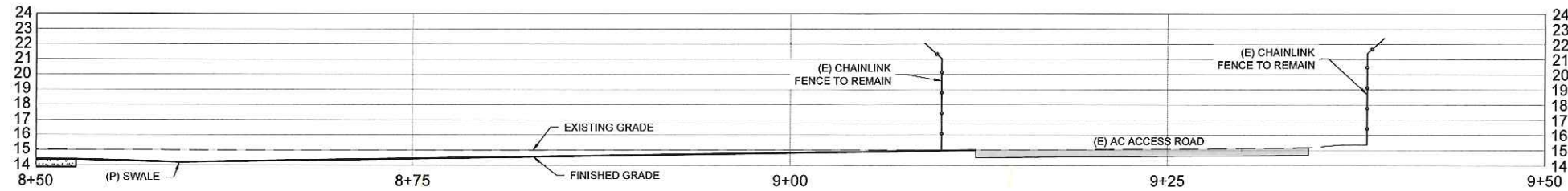
ENGINEER:	TRC SOLUTIONS, INC. 9685 RESEARCH DRIVE DUBLIN, CA 94568 PH: 949-567-7169
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APPLICANT:	NRG SOLAR DG LLC 100 CALIFORNIA STREET, SUITE 400 SAN FRANCISCO, CA 94111 PH: 415-627-1836
SHEET NO.	C-3.3



TRUE CROSS-SECTION A

STATION 7+08 - STATION 8+50
V: 1" = 5'
H: 1" = 5'



TRUE CROSS-SECTION A

STATION 8+50 - STATION 9+50
V: 1" = 5'
H: 1" = 5'

ISSUED FOR DESIGN REVIEW APPLICATION	VL	SH	JS
0	10/05/16		
REV	DATE	DESCRIPTION	CHKD
			APP.

TITLE:

TRUE CROSS-SECTION A

PROJECT:

BIG BREAK SOLAR PROJECT
3201 WILBUR AVE, ANTOCH, CA
APN 051-031-020



ENGINEER:

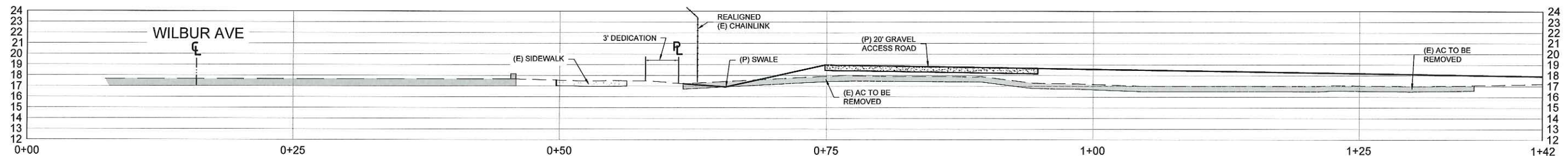
TRC SOLUTIONS, INC
9685 RESEARCH DRIVE
IRVINE, CA 92618
PH: 949-637-7169

APPLICANT:

NRG SOLAR DG LLC
100 CALIFORNIA STREET, SUITE 400
SAN FRANCISCO, CA 94111
PH: 415-627-1636

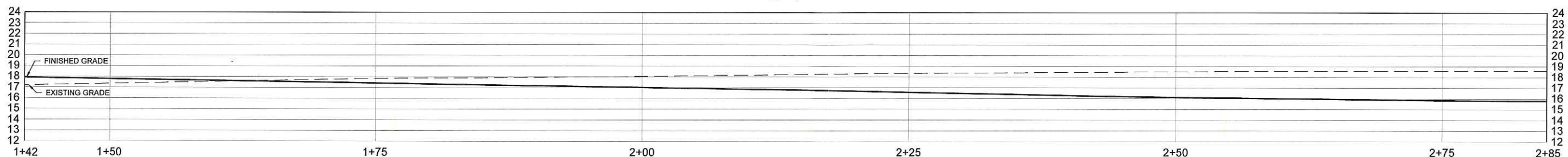
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C-3.5



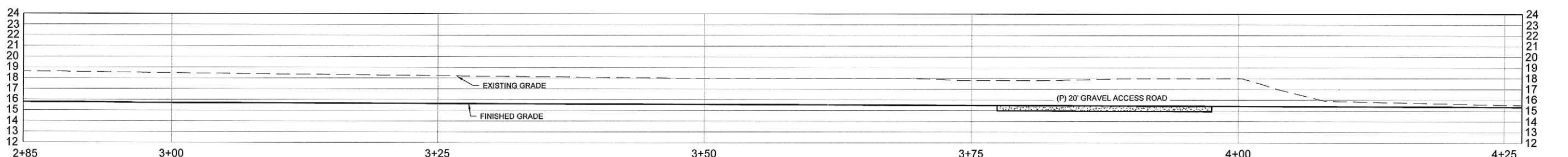
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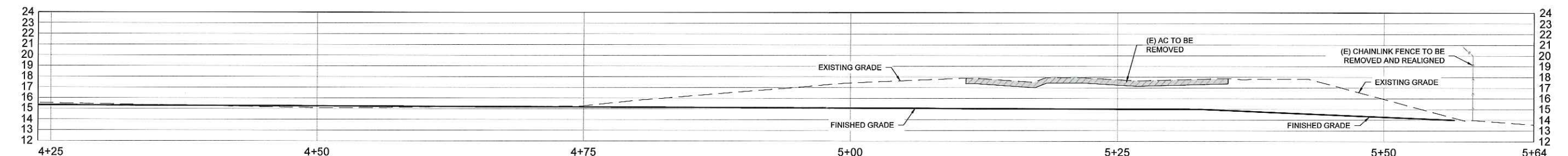
TRUE CROSS-SECTION B

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H: 1" = 5'



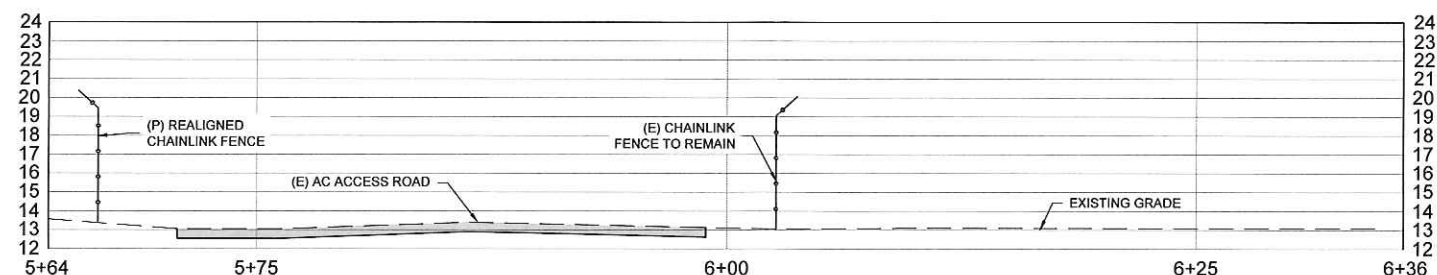
TRUE CROSS-SECTION B

STATION 2+85 - STATION 4+25
V: 1" = 5'
H: 1" = 5'



TRUE CROSS-SECTION B

STATION 4+25 - STATION 5+64
V: 1" = 5'
H: 1" = 5'



TRUE CROSS-SECTION B

STATION 5+64 - STATION 6+36
V: 1" = 5'
H: 1" = 5'

ISSUED FOR DESIGN REVIEW APPLICATION	BY	CHKD	APP.
10/05/16			
REV	DATE	DESCRIPTION	
0			

TITLE:	TRUE CROSS-SECTION B
PROJECT:	BIG BREAK SOLAR PROJECT 3201 WILBUR AVE, ANTOCH, CA APN 051-031-020

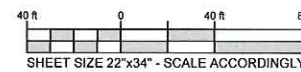
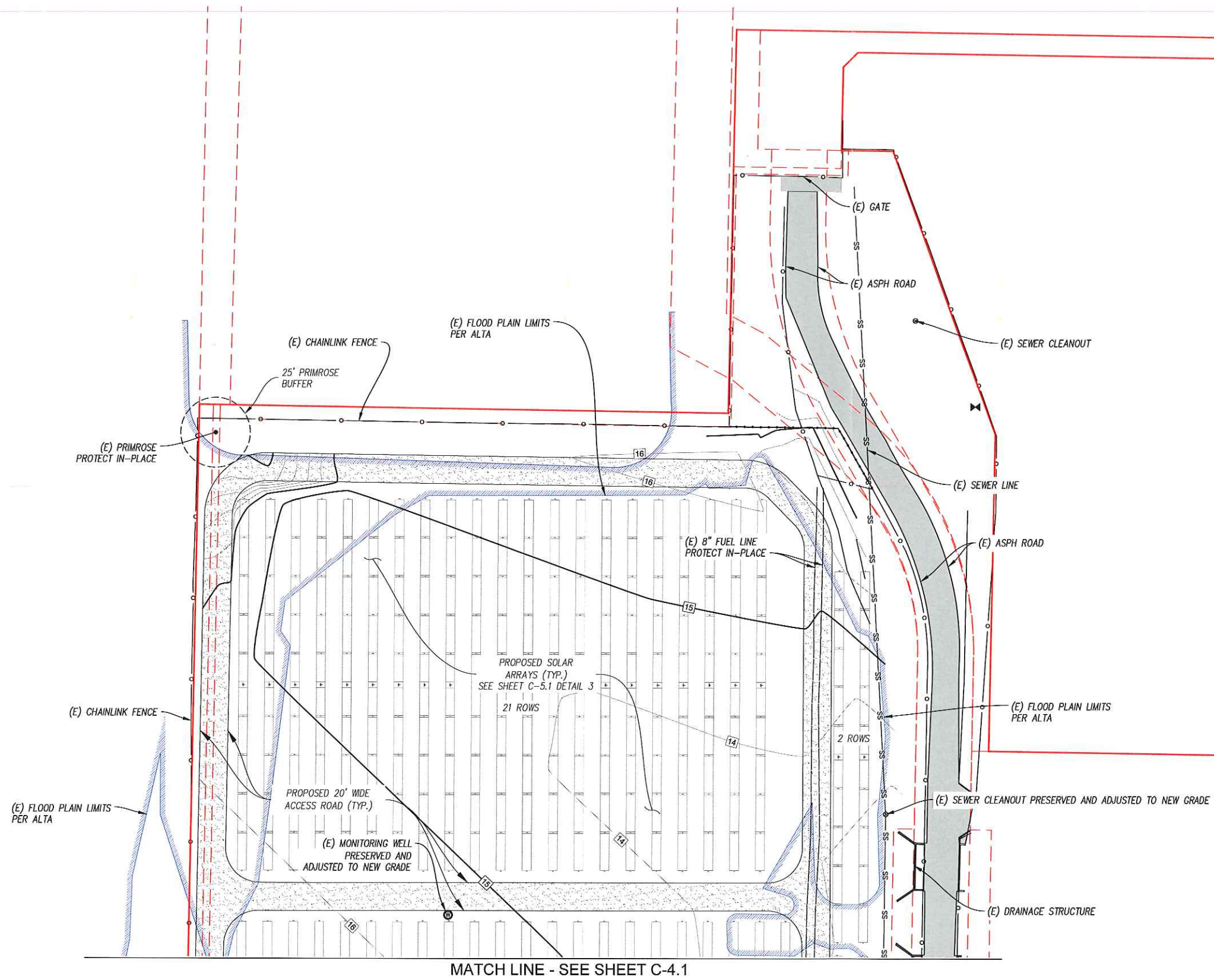
ENGINEER:	TRC SOLUTIONS, INC. 9685 RESEARCH DRIVE IRVINE, CA 92618 PH: 949-457-7169
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APPLICANT:	NRG SOLAR DG LLC 100 CALIFORNIA STREET, SUITE 400 SAN FRANCISCO, CA 94111 PH: 415-627-1626
SHEET NO.	C-3.6

NOT FOR CONSTRUCTION

SHEET SIZE 22"x34" - SCALE ACCORDINGLY

NOT FOR CONSTRUCTION



REV	DATE	DESCRIPTION	BY	CHKD	APP.
0	10/05/16	ISSUED FOR DESIGN REVIEW APPLICATION	VL	SH	JS

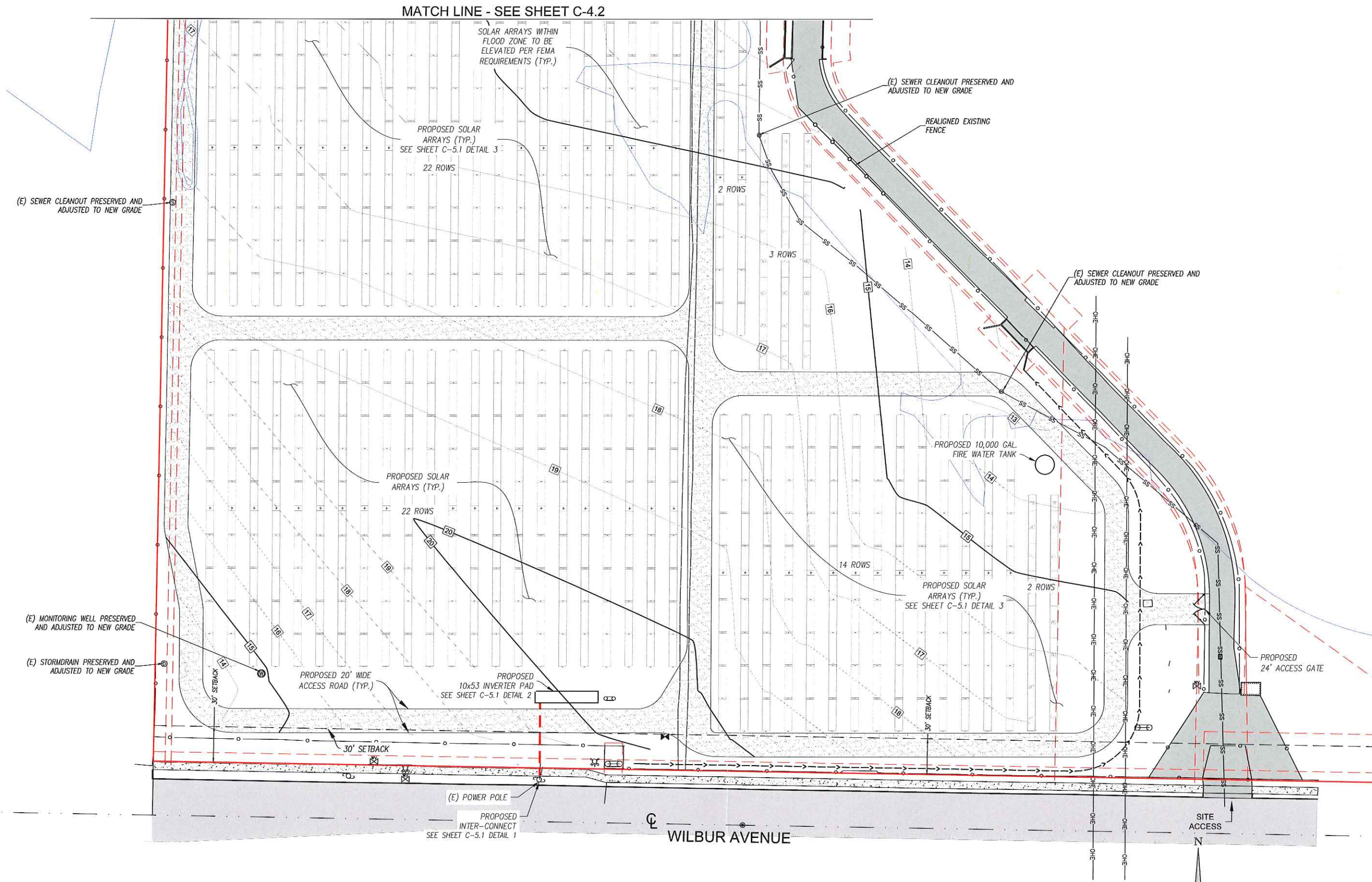
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PROJECT:	BIG BREAK SOLAR PROJECT 3201 WILBUR AVE, ANTOCH, CA APN 051-031-020

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ENGINEER: TRC SOLUTIONS, INC 9685 RESEARCH DRIVE IRVINE, CA 92618 PH: 949-697-7169	APPLICANT: NRG SOLAR DG LLC 100 CALIFORNIA STREET, SUITE 400 SAN FRANCISCO, CA 94111 PH: 415-627-1836	SHEET NO. C-4.2
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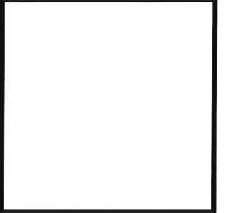
NOT FOR CONSTRUCTION



REV	DATE	DESCRIPTION	BY	CHKD	APP.
0	10/05/16	ISSUED FOR DESIGN REVIEW APPLICATION	VL	SH	JS

TITLE: CONCEPTUAL SITE LAYOUT (SOUTH)

PROJECT: BIG BREAK SOLAR PROJECT
3201 WILBUR AVE, ANTIOCH, CA
APN 051-031-020



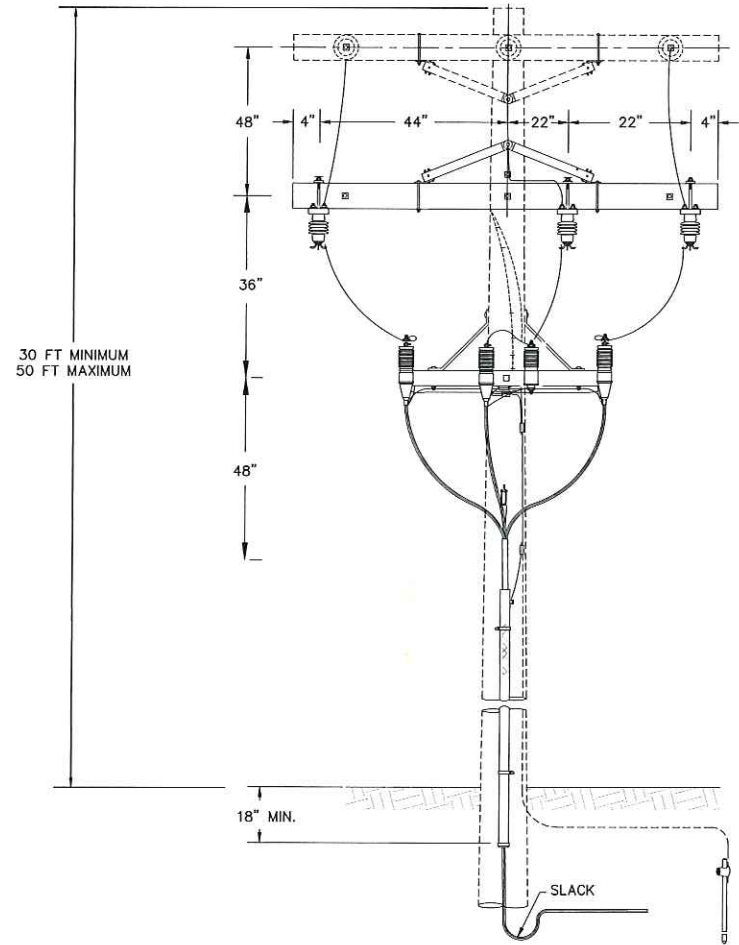
ENGINEER: TRC SOLUTIONS, INC.
9685 RESEARCH DRIVE
IRVINE, CA 92618
PH: 949-997-7169

APPLICANT: NRG SOLAR DG LLC
100 CALIFORNIA STREET, SUITE 400
SAN FRANCISCO, CA 94111
PH: 415-627-1636

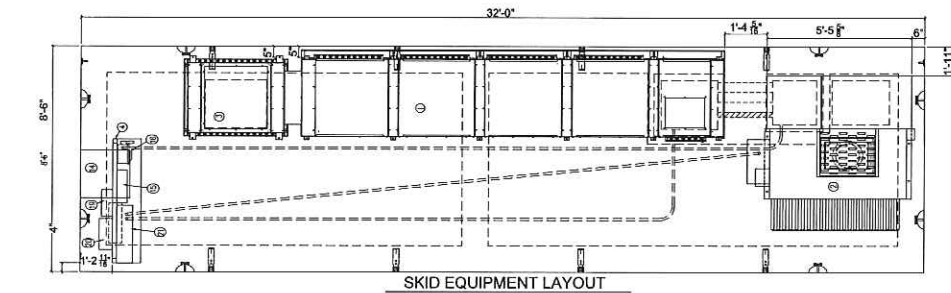
TRC
Results you can rely on

C-4.1

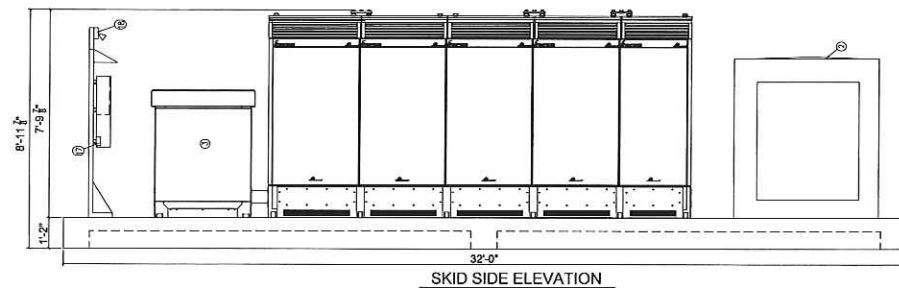
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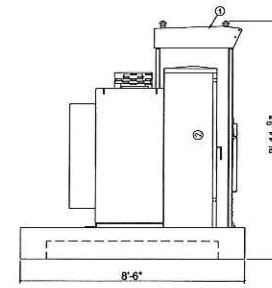
1 EXAMPLE GENERATION TIE LINE RISER POLE
NOT TO SCALE



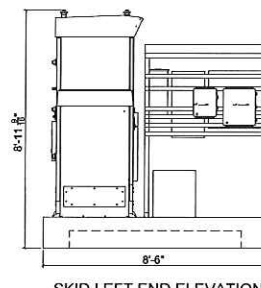
SKID EQUIPMENT LAYOUT



SKID SIDE ELEVATION

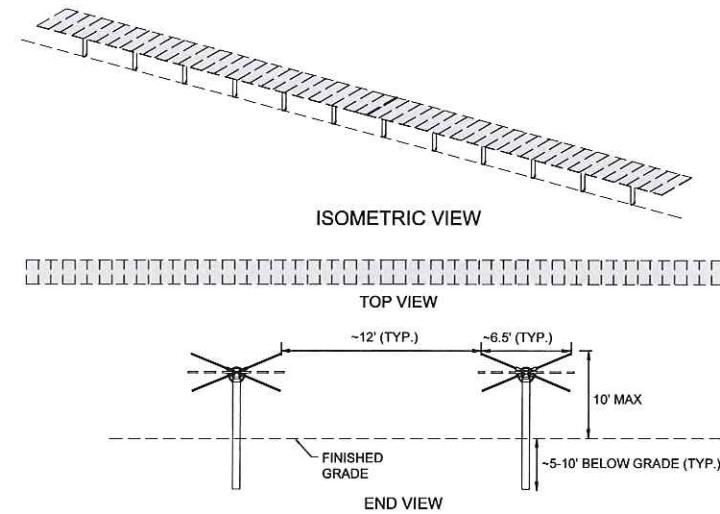


SKID RIGHT END ELEVATION

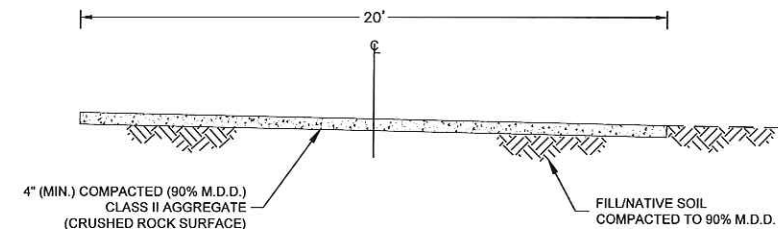


SKID LEFT END ELEVATION

2 EXAMPLE AC INVERTER EQUIPMENT ENCLOSURE
NOT TO SCALE



3 TYPICAL PHOTOVOLTAIC MODULES AND
RACK STRUCTURE
NOT TO SCALE



4 20' ACCESS ROAD SECTION
NOT TO SCALE

NOT FOR CONSTRUCTION

SHEET SIZE 22"x34" - SCALE ACCORDINGLY

REV	DATE	DESCRIPTION	BY	CHKD	APP.
0	10/05/16	ISSUED FOR DESIGN REVIEW APPLICATION	VL	SH	JS

TITLE:	DETAILS
PROJECT:	BIG BREAK SOLAR PROJECT 3201 WILBUR AVE, ANTOCH, CA APN 051-031-020

APPLICANT:	NRG SOLAR DG LLC 100 CALIFORNIA STREET, SUITE 400 SAN FRANCISCO, CA 94111 PH: 415-627-1836
ENGINEER:	TRC SOLUTIONS, INC. 9685 RESEARCH DRIVE IRVINE, CA 92618 PH: 949-507-7103
SHEET NO.	C-5.1



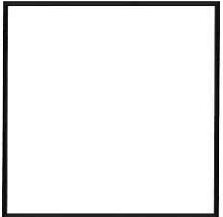
NOT FOR CONSTRUCTION



REV	DATE	DESCRIPTION	BY	CHKD	APP.
0	10/25/16	ISSUED FOR DESIGN REVIEW APPLICATION	VL	SH	JS

TITLE:
LANDSCAPING PLAN (SHEET INDEX)

PROJECT:
BIG BREAK SOLAR PROJECT
3201 WILBUR AVE, ANTOCH, CA
APN 051-031-020

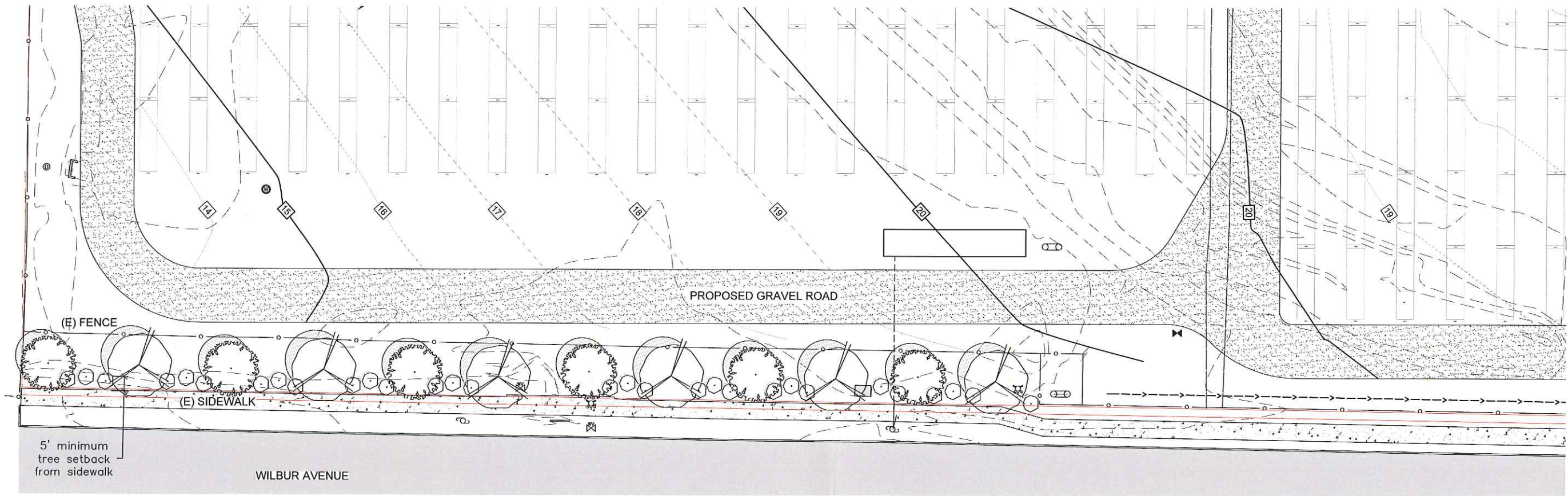


ENGINEER:
TRC SOLUTIONS, INC
9685 RESEARCH DRIVE
IRVINE, CA 92618
PH: 949-697-7169

APPLICANT:
NRG SOLAR DG LLC
100 CALIFORNIA STREET, SUITE 400
SAN FRANCISCO, CA 94111
PH: 415-627-1626

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SHEET NO.
C-6.0



LANDSCAPE CONCEPT

The landscape concept for the Marsh Landing Solar Project includes a row of small canopy trees in combination with groups of low to medium height flowering shrubs. The suggested plant palette is comprised of drought tolerant species with evergreen foliage. Planting is proposed along the western side of the site's Wilbur Avenue street frontage in an area between the existing fence and sidewalk. The landscaped area is approximately 380 feet long by 20 feet wide or approximately 7,600 square feet. Landscaping will enhance the site appearance and partially screen the existing perimeter fence and new facility.

Two types of tree species are shown - a canopy tree and a flowering accent tree. Suggested trees have evergreen foliage; however an alternative accent tree with deciduous foliage is also included. All suggested trees are listed on the Contra Costa County Landscape Standards as suitable for planting under utility lines (2012). The majority of suggested plants are included in the Appendix A Plant Palette of the City of Antioch Citywide Design Guidelines (2009).

NOTES:

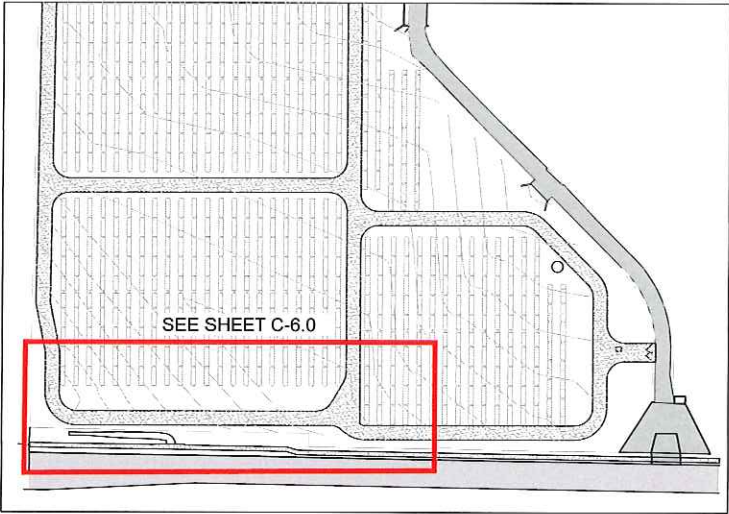
1. A fully automatic drip irrigation system will be installed to provide regular watering of new landscaping.
2. Medium bark mulch to a depth of 3 inches will be applied within the planting area for water conservation and weed suppression.
3. All landscape and irrigation shall conform to the standards of the City-Wide Design Guidelines and the Municipal Code of the City of Antioch and all other applicable landscape related City and Regional Standards.
4. New trees will be a set back minimum of 5 feet from the sidewalk.
5. No trees are proposed within driveway sightlines.
6. Landscape layout is conceptual and subject to change based on final engineering and other factors.

PLANT PALETTE LEGEND

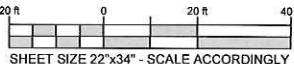
SYMBOL	TYPE AND FORM	APPROXIMATE QUANTITY	SUGGESTED SPECIES	CONTAINER SIZE	APPROXIMATE MAXIMUM HEIGHT/SPREAD
	Small canopy, broad leaf evergreen tree	6	Arbutus unedo (Strawberry Tree), or Rhus lancea (African Sumac), or Enobotrya deflexa (Bronze Loquat)	15 gallon	25/25' 25/25' 20/20'
	Small, broad leaf evergreen flowering accent tree (alternate species has deciduous foliage)	6	Pyrus kawakamii (Evergreen Pear), or Lagerstroemia indica x fauriei 'Natchez' (Natchez Crape Myrtle)	15 gallon	20/20' 25/25'
	Small, broad leaf evergreen shrub	30	Ceanothus griseus horizontalis 'Yankee Point' (Wild Lilac), and Rosmarinus officinalis 'Prostratus' (Dwarf Rosemary), or Rhamnus indica 'Jack Evans' (Indian Hawthorn)	1 gallon	2'-3/10'-12' 2/4'-8' 4'-5/4'

Tree size estimates are based on information contained in: Reimer, Jeffrey L and W. Mark. "SelectTree: A Tree Selection Guide." <http://selecttree.calpoly.edu/> (site visited June 20, 2016.)

Shrub size estimates based on information contained in: Boething Treeland Farms website. <http://www.boethingtreeland.com> (site visited June 20, 2016.)



KEY MAP



ENVIRONMENTAL VISION
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY	CHKD	APP.
0	10/05/16	ISSUED FOR DESIGN REVIEW APPLICATION	VL	SH	JS

TITLE: CONCEPTUAL LANDSCAPING PLAN

PROJECT: BIG BREAK SOLAR PROJECT
3201 WILBUR AVE, ANTIOCH, CA
APN 051-031-020

ENGINEER: TRC SOLUTIONS, INC.
9585 RESEARCH DRIVE
ANTIOCH, CA 94509
PH: 949-887-7163

APPLICANT: NRS SOLAR, INC.
100 CALIFORNIA STREET, SUITE 400
SAN FRANCISCO, CA 94111
PH: 415-627-1636

SHEET NO. C-6.1

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF MAY 3, 2017**

Prepared by: Alexis Morris, Planning Manager

Date: April 28, 2017

Subject: Big Break Solar Project (AR-16-08)

RECOMMENDATION

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

1. Adopt the resolution approving the Big Break Solar Project Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Report Program for the Project.
2. Adopt the resolution approving the design review application (AR-16-08), subject to conditions of approval.

REQUEST

NRG Solar DG, LLC, requests design review approval of a proposed solar photovoltaic power generation development located on approximately 16-acres of the 86-acre retired Contra Costa Generating Station. The project would inject up to 2 megawatts of alternating current electricity into the PG&E grid. The project site is located on the north side of Wilbur Avenue adjacent to the Marsh Landing Power Plant (APN 051-031-020) (Attachment A).

ENVIRONMENTAL REVIEW

In accordance with CEQA, an Initial Study / Mitigated Negative Declaration (IS/MND) was prepared for the project and it was determined that all significant environmental impacts would be mitigated to a less-than-significant level with incorporation of mitigation. The Mitigation Monitoring and Reporting Program (MMRP) is provided as Exhibit A to the attached resolution. The IS/MND is available for review Monday through Friday between the hours of 8:00 a.m. and 11:30 a.m., and between the hours of 1:00 p.m. and 5:00 p.m. by appointment only, at the City of Antioch City Hall, Community Development Department, 200 H Street, and online at:

<http://ci.antioch.ca.us/CityGov/CommDev/PlanningDivision/Environmental-docs.htm>

Potentially significant impacts to cultural resources, biological resources, noise, and mandatory findings of significance were identified in the IS/MND. All impacts would be reduced to a less than significant level with the implementation of mitigation measures.

ANALYSIS

Issue #1: Project Overview

The proposed solar photovoltaic power generation project would repurpose unused NRG acreage to inject up to approximately two megawatts of alternating current electricity into the PG&E grid; the entirety of which would be consumed by the City of Antioch via a remote net metering system. Once constructed, the facility would typically be unattended and would passively generate electric power from the sun during daylight hours. Routine monitoring and maintenance is anticipated to be needed once a month or less for the life of the project. The project would provide renewable energy to the City of Antioch via PG&E's Renewable Energy Self-Generation Bill Credit Transfer Program.

The project is located on a 16-acre portion of an approximately 86-acre parcel within the retired Contra Costa Generating Station's property and was formerly host to three aboveground oil storage tanks for the now-retired power plant units. The site is adjacent to an operating natural gas power plant, the Marsh Landing Power Plant. Access to the project site would be from Wilbur Avenue via an existing gated, paved road on the east side of the site. Views of the site are limited due to surrounding private lands to the east, north, and west; agricultural fields to the south; and the generally flat topography.

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

The General Plan designation for the project site is General Industrial and the Zoning designation is Heavy Industrial (M-2). Solar power generating stations are not specifically mentioned in the City's zoning ordinance, but power generation plants are an allowed use in M-2 zoning districts. Therefore, the project only requires design review approval.

Surrounding land uses and zoning designations are:

North:	Marsh Landing Power Plant, PG&E Substation, San Joaquin River / Heavy Industrial (M-2)
South:	Commercial development, vacant agricultural land / Heavy Industrial (M-2)
East:	Marsh Landing Power Plant / Heavy Industrial (M-2)
West:	Undeveloped former industrial land / Heavy Industrial (M-2)

Issue #3: Site Plan and Improvements

The project would install solar photovoltaic (PV) module arrays on most of the 16-acre project site. The PV panels would be installed in a grid pattern and would be connected by a drive shaft to motors that would rotate the solar panels from east to west throughout the day. Compacted gravel access roads will be constructed around the perimeter and through the arrays to allow for maintenance and access. The PV panels would be a maximum height of 10 feet above ground level when fully tilted. The PV

panels would utilize anti-reflective technology to absorb and convert sunlight into electricity. No permanent buildings are proposed as part of the project.

The site is relatively flat but some grading and removal of equipment, foundations, and other remnants of the former oil tanks, is necessary to install the solar array. Per the mitigation measures in the IS/MND, a protective buffer zone around an Antioch Dune evening primrose plant located on the northeast corner of the site will be required during grading and construction activities.

Issue #4: Tree Removal

The project site is planted with a variety of trees and shrubs that are primarily non-native and are well established. Approximately 268 trees are proposed to be removed for the project. Twelve of these trees are considered landmark or heritage trees under Municipal Code § 9-5.12 Tree Preservation and Regulation, which means they are over 48 inches in diameter and over 40 feet in height. The Municipal code requires that all established trees (defined as over 10 inches in diameter) and mature trees (defined as over 26 inches in diameter) that are removed as part of a development application be replaced at a 2:1 ratio with either 24-inch box or 48-inch box trees, depending on the size of the tree. Heritage trees are required to be replaced at a ratio and size to be determined by the Planning Commission.

Of the 268 trees to be removed, approximately 181 are established and mature trees. The strict interpretation of the Municipal Code would require the planting of 362 trees to replace them. Given that trees and solar installations are not compatible, staff does not feel that this replacement ratio is practical for this project. Staff recommends that the Planning Commission require that only the 12 landmark/heritage trees be replaced at a ratio of three 48-inch sized box trees for each tree removed. Some of the replacement trees should be incorporated into the landscaping at the southern project boundary and the remainder planted elsewhere on the property. A revised landscape plan indicating the location, size, and type of replacement trees should be submitted with the building permit submittal.

Issue #5: Landscape Plan and Fencing

The site is currently secured with an existing seven-foot high fence consisting of six-foot high chain-link fence with one-foot high security wires on top. Lighting will be installed around the fence for security purposes. The fence on the southwestern portion of the site is rusted in multiple areas. Staff has included a condition requiring the fence to be repaired or replaced as necessary before issuance of final building permits for the project.

The applicant proposes installing new landscaping consisting of small trees and shrubs in front of the chain link fence on the southwestern corner of the site where there is approximately 20 feet between the sidewalk and the fence. The southeastern section of the site has an area approximately three to five feet wide between the sidewalk and the

fence that is not proposed to be landscaped and is currently a mixture of bare dirt or weeds. The entire project frontage contains an approximately two to three foot wide drainage swale between the street and the sidewalk that currently contains rocks, bare dirt, and weeds. The applicant is not proposing to landscape this area either. However, it is the property owner's responsibility to maintain their property frontage. Therefore; the project frontage from the western property boundary to the project's eastern boundary should be landscaped with a combination of groundcover, trees and small shrubs. This will provide a continuous landscaped frontage across the whole project site and create a more attractive streetscape.

ATTACHMENT

A. Aerial Photograph

**PLANNING COMMISSION
RESOLUTION NO. 2017-****

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
ADOPTING THE MITIGATED NEGATIVE DECLARATION FOR THE BIG BREAK
SOLAR PROJECT AS ADEQUATE FOR ADDRESSING THE ENVIRONMENTAL
IMPACTS OF THE PROPOSED PROJECT**

WHEREAS, the City received an application from NRG Solar DG, LLC for approval of an Initial Study / Mitigated Negative Declaration and Design Review for the development and operation of a proposed solar photovoltaic power generation development located on approximately 16-acres of the 86-acre retired Contra Costa Generating Station. The project site is located on the north side of Wilbur Avenue adjacent to the Marsh Landing Power Plant (APN 051-031-020); and,

WHEREAS, the proposed solar photovoltaic power generation development is a "project" as defined by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.; and,

WHEREAS, the City prepared an Initial Study and Mitigated Negative Declaration, to evaluate the potential environmental impacts of the Project in conformance with Section 15063 of Title 14 of the California Code of Regulations (the "CEQA Guidelines"); and,

WHEREAS, a draft Initial Study and Mitigated Negative Declaration ("IS/MND") was circulated for a 20-day review period, with the public review period commencing on March 17, 2017 and ending on April 5, 2016; and,

WHEREAS, the Planning Commission has reviewed the IS/MND for this Project and any comments received during the comment period; and,

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

WHEREAS, on May 3, 2017, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary and adopted the Final IS/MND and Mitigation Monitoring and Reporting Program (MMRP); and,

WHEREAS, the custodian of the Final IS/MND is the Community Development Department and the Final IS/MND is available for public review on the second floor of City Hall in the Community Development Department, Monday - Friday 8:00 am - 11:30 am and the MMRP is attached as **Exhibit A** to this Resolution.

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

1. The foregoing recitals are true and correct.
2. The Planning Commission of the City of Antioch hereby finds, on the basis of the whole record before it (including the Initial Study and all comments received) that:
 - a. The City of Antioch exercised overall control and direction over the CEQA review for the Project, including the preparation of the Final Initial Study and Mitigated Negative Declaration, and independently reviewed the Final IS/MND and MMRP; and,
 - b. There is no substantial evidence that the Project will have a significant effect on the environment once mitigation measures have been followed; and,
 - c. The Final IS/MND and MMRP reflect the City's independent judgment and analysis.
3. The Planning Commission hereby **APPROVES AND ADOPTS** the Initial Study / Mitigated Negative Declaration and MMRP for the Project.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 3rd day of May, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

FORREST EBBS
Secretary to the Planning Commission

EXHIBIT A

Mitigation Monitoring and Reporting Program (MMRP) Big Break Solar Project IS/MND

Potentially Significant Impact, Mitigation Measure, and Effect After Mitigation	Implementation Responsible Agency	Timing	Monitoring Responsible Agency	Initials
4. Biological Resources				
<u>Mitigation Measure BIO-1:</u> A 25-foot avoidance buffer shall be maintained around the existing evening-primrose plant, within which no surface disturbance shall occur. The buffer shall be clearly marked with durable high visibility fencing during construction and shall be permanently fenced, barricaded, or otherwise securely protected from disturbance for life of the project. In addition, prior to construction in the 0.7 acre portion of the Site identified in the Biological Resources Assessment as potentially suitable habitat for the Antioch Dunes evening-primrose, a qualified biologist shall perform a focused survey for the Antioch Dunes evening-primrose during the blooming period of March through September. If any additional Antioch Dunes evening-primrose are identified, a 25-foot avoidance buffer shall be established around each identified evening-primrose.	Project Applicant	Prior to ground disturbance	City of Antioch Community Development	
<u>Mitigation Measure BIO-2:</u> Exclusion fencing, comprised of silt fence or similar non-pass through material, shall be installed along the western edge of the Site where silvery legless lizard has been recorded to exclude dispersal onto the Site. Exclusion fencing shall be trenched into the soil a minimum of eight inches based on site-specific soil conditions. Fencing shall be placed so that it rounds back towards itself to discourage lizards from going around either end. Following installation of exclusion fencing and within 30 days prior to construction, a preconstruction survey for silvery legless lizard shall be performed by a qualified biologist. The preconstruction survey shall encompass the area of loose sandy soils at the northwestern corner of the Site and shall include use of two to three cover boards placed on soils suitable for this species as well as gentle raking of suitable shallow soils to observe for potential presence. If silvery legless lizard individuals are found, CDFW shall be contacted and the individual(s) shall be relocated on an area outside the exclusion fence or as directed by CDFW personnel.	Project Applicant CDFW	Prior to ground disturbance	City of Antioch Community Development	

Mitigation Monitoring and Reporting Program (MMRP)
Big Break Solar Project IS/MND

Potentially Significant Impact, Mitigation Measure, and Effect After Mitigation	Implementation Responsible Agency	Timing	Monitoring Responsible Agency	Initials
<p><u>Mitigation Measure BIO-3:</u> No more than 14 days prior to the start of ground-disturbing construction activities, a preconstruction burrowing owl survey in accordance with CDFW guidelines shall be conducted to determine if burrowing owls are present within or adjacent to the Project Site. If an occupied burrow is observed within or adjacent to the Site during the nesting season (February 1-August 31) and is determined to contain an active nest, then a buffer shall be established surrounding the nest by a qualified biologist dependent on nest location, baseline disturbance levels, and in accordance with CDFW guidelines (CDFW 2012). No work can occur in the buffer area until the nest is determined to be inactive by a qualified biologist or that the proposed work would not constitute a disturbance to the nesting owls based on a CDFW-approved protocol. If occupied burrows are observed within or adjacent to the Site during the non-nesting season (September 1-January 31) or if an occupied burrow is determined to not be a nest burrow during the nesting season, then a buffer shall be established around the burrow by a qualified biologist dependent on nest location, baseline disturbance levels, and in accordance with CDFW guidelines. If an occupied non-nesting burrow cannot be avoided (i.e., is within the limits of disturbance), a burrowing owl exclusion plan shall be written and approved by CDFW and the owl shall be passively relocated. Passive relocation procedures include installation of one-way doors in burrow entrances. These doors shall be in place for 48 hours prior to excavation. Burrows shall be excavated using hand tools and refilled to prevent reoccupation. Plastic tubing or a similar structure shall be inserted in the tunnels during excavation to maintain an escape route for any owls inside the burrow.</p>	Project Applicant	Within 14 days of ground disturbance	City of Antioch Community Development	
<p><u>Mitigation Measure BIO-4:</u> To avoid a possible attractant to burrowing owls, ducting and other open-ended pipe materials staged at the construction site three 3 inches in diameter or greater shall be capped.</p>	Project Applicant	Ongoing throughout construction cycle	City of Antioch Community Development	

Mitigation Monitoring and Reporting Program (MMRP)
Big Break Solar Project IS/MND

Potentially Significant Impact, Mitigation Measure, and Effect After Mitigation	Implementation Responsible Agency	Timing	Monitoring Responsible Agency	Initials
<p><u>Mitigation Measure BIO-5:</u> If construction is to be initiated or tree removal is to occur during nesting season (March 1 – September 15), a preconstruction survey shall be conducted by a qualified biologist no more than 14 days prior to tree removal or ground disturbance to establish whether occupied Swainson's hawk nests occur within 0.25 mile of the Site. If any potentially occupied Swainson' hawk nest are identified within 0.25 mile of the site, then a qualified biologist shall observe for Swainson's hawk occupation from the Site or public roads and other points of public access. No tree removal or construction activities shall occur during the nesting season within 0.25 mile of an occupied nest, unless a qualified biologist determines a smaller buffer would be sufficient based on environmental conditions and the nature of work activities. Any construction activity within the buffer zone that may cause nest abandonment or forced fledging shall be monitored by a qualified biologist.</p> <p>Construction activities may proceed normally prior to September 15 if the biologist determines that the young have fledged. If construction is halted for more than 14 days during the site-clearing period, including tree-removal activities, then an additional survey shall be completed within 14 days prior to re-initiating this type of work within the nesting season.</p>	Project Applicant's Qualified Biologist	Within 14 days of tree removal or ground disturbance	City of Antioch Community Development	
<p><u>Mitigation Measure BIO-6:</u> If construction is to be initiated or tree removal is to occur during bird nesting season (February 1– August 31), a preconstruction nesting bird survey shall be conducted by a qualified biologist no more than 14 days prior to ground disturbance within the Site and a 300-foot buffer. If an active nest (i.e., egg-laying, incubating, nestling, fledging stages) is located, then a qualified biologist shall establish a non-disturbance buffer surrounding the active nest. Work shall not occur in the</p>	Project Applicant's Qualified Biologist	Within 14 days of ground disturbance	City of Antioch Community Development	

Mitigation Monitoring and Reporting Program (MMRP)
Big Break Solar Project IS/MND

Potentially Significant Impact, Mitigation Measure, and Effect After Mitigation	Implementation Responsible Agency	Timing	Monitoring Responsible Agency	Initials
buffer area until the biologist determines the young have fledged or the nest is otherwise inactive. The buffer size shall be determined by a qualified biologist in cooperation with USFWS and CDFW and shall be based on consideration of the species, anticipated levels of noise or disturbance, ambient levels of noise and other disturbances. If buffers are established and it is determined that project activities are resulting in nest disturbance, work shall cease immediately and USFWS and CDFW shall be contacted for further guidance. If construction is halted for more than 14 days during the site-clearing period, including tree-removal activities, then an additional nesting bird survey shall be completed within 14 days prior to re-initiating this type of work within the nesting season.				
<p><u>Mitigation Measure BIO-7:</u> To avoid the potential to impact the western red bat, tree removal shall occur between October 1 and March 1 when western red bat is not present in the region, and until tree removal is completed grading within 100 feet of the remaining tree stands at the south end of the Site shall be avoided except between October 1 and March 1. As an alternative to limiting these work activities to the October 1 to March 1 work window, a dusk emergence bat survey may be conducted by qualified biologists with experience surveying for western red bat to determine if western red bat is present, and a 100-foot no-work buffer area shall be established around any identified western red bat roost until October 1 to avoid direct or indirect disturbances related to noise or dust. Because western red bats are foliage-roosting, multiple surveyors shall be used as needed to adequately survey the tree stands. Surveys should begin one half hour before sunset and continue until at least one hour after sunset or until it is otherwise too dark to see emerging bats. Surveys shall not be considered conclusive if conducted if: (1) temperatures fall below 50 degrees Fahrenheit; (2) rain or fog exceeds 30 minutes or continues intermittently during the survey period; or (3) sustained wind speeds are greater than 9 miles per hour. Additionally, if tree removal occurs outside of the October 1</p>	Project Applicant Project Applicant's Qualified Biologist	March 1 to October 1	City of Antioch Community Development	

Mitigation Monitoring and Reporting Program (MMRP)

Big Break Solar Project IS/MND

Potentially Significant Impact, Mitigation Measure, and Effect After Mitigation	Implementation Responsible Agency	Timing	Monitoring Responsible Agency	Initials
to March 1 work window, whenever a large tree is felled (diameter at breast height greater than 16 inches), the tree shall be allowed to lay undisturbed overnight before processing to allow any potential undetected roosting bats within the tree to leave during the night before the tree is processed.				
5. Cultural Resources				
<u>Mitigation Measure CUL-1:</u> Construction shift foremen, excavation equipment operators and other construction workers with responsibility for observing construction excavations shall be instructed by a representative of the Owner or its contractor to be observant for the potential occurrence of archaeological resources in the geologic materials encountered, and shall be instructed and authorized to halt excavation in the area immediately and notify the Project Owner's representative if such resources are discovered.	Project Applicant	Ongoing throughout construction cycle	City of Antioch Community Development	
<u>Mitigation Measure CUL-2:</u> In the event of a cultural resource discovery, the City shall be promptly notified and work in the area shall cease until the discovery is evaluated by a qualified cultural resource specialist. If evaluation by a qualified cultural resource specialist indicates that the discovery may be significant, then excavation in the area shall be continued only as directed by a qualified cultural resource specialist and in a manner allowing for collection of significant cultural resources and information that may otherwise be affected by the Project, including development of a Research Design and Data Recovery Program if needed to mitigate impacts. If cultural artifacts are collected they shall be cataloged and curated with an appropriate institution. A final monitoring report shall be prepared if significant cultural resources are discovered.	Project Applicant's Cultural Resources Specialist	Ongoing throughout construction cycle	City of Antioch Community Development	
<u>Mitigation Measure CUL-3:</u> Construction shift foremen, excavation equipment operators and other construction workers shall be instructed by a representative of the Owner or its contractor to halt work immediately if	Project Applicant	Ongoing throughout construction cycle	City of Antioch Community Development	

Mitigation Monitoring and Reporting Program (MMRP)
Big Break Solar Project IS/MND

Potentially Significant Impact, Mitigation Measure, and Effect After Mitigation	Implementation Responsible Agency	Timing	Monitoring Responsible Agency	Initials
human remains are observed in the geologic materials encountered. In the event of a discovery, the County coroner shall be notified immediately and work in the area shall cease until the discovery is evaluated and removed in accordance with applicable laws and requirements.				
12. Noise				
Mitigation Measure NOISE-1: Construction equipment shall utilize noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.	Project Applicant	Ongoing throughout construction cycle	City of Antioch Community Development	

**PLANNING COMMISSION
RESOLUTION NO. 2017-****

**RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION
APPROVING DESIGN REVIEW FOR THE BIG BREAK SOLAR PROJECT**

WHEREAS, the City received an application from NRG Solar DG, LLC for approval of an Initial Study / Mitigated Negative Declaration and Design Review for the development and operation of a proposed solar photovoltaic power generation development located on approximately 16-acres of the 86-acre retired Contra Costa Generating Station. The project site is located on the north side of Wilbur Avenue adjacent to the Marsh Landing Power Plant (APN 051-031-020); and,

WHEREAS, the proposed solar photovoltaic power generation development is a "project" as defined by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.; and,

WHEREAS, a Final IS/MND and Mitigation Monitoring and Reporting Program was prepared for the project in conformance with the California Environmental Quality Act and considered by the Planning Commission on May 3, 2017; and,

WHEREAS, on May 3, 2017, the Planning Commission adopted the Final IS/MND and Mitigation Monitoring and Reporting Program; and,

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

WHEREAS, on May 3, 2017, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary.

NOW THEREFORE BE IT RESOLVED the Planning Commission of the City of Antioch does hereby **APPROVE** design review of for the development and operation of a proposed solar photovoltaic power generation development located on approximately 16-acres of the 86-acre retired Contra Costa Generating Station. The project site is located on the north side of Wilbur Avenue adjacent to the Marsh Landing Power Plant (APN 051-031-020), subject to the following conditions:

A. GENERAL CONDITIONS

1. The Project shall be constructed and operated in compliance with City of Antioch Municipal Code requirements and standards.

2. The site plan shall be corrected to include any conditions required by the Planning Commission which call for a modification or change to the site plan 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.
3. City staff shall inspect the site for compliance with conditions of approval prior to final inspection approval.
4. That this approval expires two years from the date of approval (Expires May 3, 2019), 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. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement or environmental review. 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.
6. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments and other fees that are due.
7. The applicant shall obtain an encroachment permit for all work to be done within the public right-of-way.
8. This approval supersedes previous approvals that have been granted for this site.
9. All required easements or rights-of-way for off-site improvements 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 project shall be in compliance with and supply all the necessary documentation for AMC 6-3.2: Construction and Demolition Debris Recycling.

2. 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 including the comments provided in the District's letter dated January 11, 2017:
 - a. The access roadways throughout the site shall have a driving surface of not less than 20- feet unobstructed width. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. (503) CFC.
 - b. The developer shall submit a minimum of two (2) copies of site improvement plans indicating all existing or proposed hydrant water supply locations and fire apparatus access for review and approval prior to obtaining a building permit. (501.3) CFC.
 - c. Submit a minimum of two (2) sets of tank and piping plans for the proposed 10,000 gallon fire water tank to this office for review and approval prior to installation. Contact the Fire District for reserve water supply design requirements. (8103.3).
 - d. Access gates for Fire District apparatus shall be a minimum of 20-feet wide. Electrically operated gates shall be equipped with a Knox Company key-operated switch. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire District lock. Contact the Fire District for information on ordering the key-operated switch. (D103.5) CFC.
 - e. Flammable or combustible liquid storage tanks shall not be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC.
 - f. Any operations involving cutting or welding on site shall be in compliance with Chapter 26 of the California Fire Code.
 - g. The contractor shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC.

D. FEES

1. The applicant shall pay all fees as required by the City Council.
2. The applicant shall pay the Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.
3. The applicant shall pay any required Drainage Area fees prior to the issuance of any building permits for this project.

4. 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. The project shall comply with Property Maintenance Ordinance Section 5-1.204.
2. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
3. Standard dust control methods shall be used to stabilize the dust generated by construction activities.
4. No signs shall be installed on this site without prior City approval.
5. Any cracked or broken sidewalks shall be replaced as required by the City Engineer.

F. CONSERVATION/NPDES

1. 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. Prevent site drainage from draining across sidewalks and driveways in a concentrated manner.
 - b. 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.
 - c. 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.
 - d. Install on all catch basins "No Dumping, Drains to River" decal buttons.
 - e. 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.

- f. 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.
- g. 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.
- h. 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.
- i. 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.
- j. Install full trash capture device(s) in storm water catch basins that collect water from the project site. A "full trash capture device" is defined as any device or series of devices that traps all particles retained by a 5mm mesh screen and has a design treatment capacity of not less than the peak flow rate resulting from a one-year, one-hour, storm in the tributary drainage catchment area. Selected devices must be detailed on the building permit plan submittal and approved by Public Works prior to installation.

G. 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. All storm water flows shall be collected onsite and discharged into an approved storm drainage system. The disposal of storm water drainage by means of ponding areas shall be permitted only with the approval of the City Engineer after a study of the proposed disposal basin topography and soil characteristics and only where no other reasonable method of disposal is feasible. The applicant shall submit geotechnical, hydrologic and hydraulic calculations and information to the Contra Costa County Flood Control District for review, and to the City Engineer for approval, to verify the adequacy of a downstream retention basin for collection of storm water.

3. Improvements and fees that are required by the Contra Costa County Flood Control District shall be implemented, as approved by the City Engineer.
4. 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.
5. A reduced backflow prevention device shall be installed on all City water meter services.

H. LANDSCAPING

1. Landscape shall show immediate results. Landscaped areas shall be watered, weeded, pruned, fertilized, sprayed, and/or otherwise maintained as necessary. Plant materials shall be replaced as needed to maintain the landscaping in accordance with the approved plans.
2. Landscaping and signage shall not create a sight distance problem.
3. 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.
4. All trees shall be a minimum 15-gallon size and that all shrubs shall be a minimum 5-gallon size.
5. Landscaping for the project shall be designed to comply with the applicable requirements of the 2015 California State Model Water Efficient Landscape Ordinance (MWELO). Prior to issuance of a building permit, the applicant shall demonstrate compliance with the applicable requirements of the MWELO in the landscape and irrigation plans submitted to the City.

I. PROJECT SPECIFIC CONDITIONS

1. Rusted or damaged sections of the chain link fence on the southern project boundary shall be repaired or replaced as necessary before issuance of final building permits for the project. A fence plan indicating areas to be repaired and replaced shall be submitted with the building permit submittal.

2. The 12 landmark/heritage trees identified in the April 2016 Biological Resources Report prepared for the project shall be replaced at a ratio of three 48-inch sized box trees for each tree removed. The replacement trees shall be incorporated into the landscaping at the southern project boundary and the remainder shall be planted elsewhere on the property. A revised landscape plan indicating the location, size, and type of replacement trees shall be submitted with the building permit submittal.
3. The entire project frontage from the western property boundary to the project's eastern boundary shall be landscaped with a combination of groundcover, trees and small shrubs. Frontage landscaping shall be designed, constructed and maintained at the property owner's expense

* * * * *

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 3rd day of May, 2017.

AYES:

NOES:

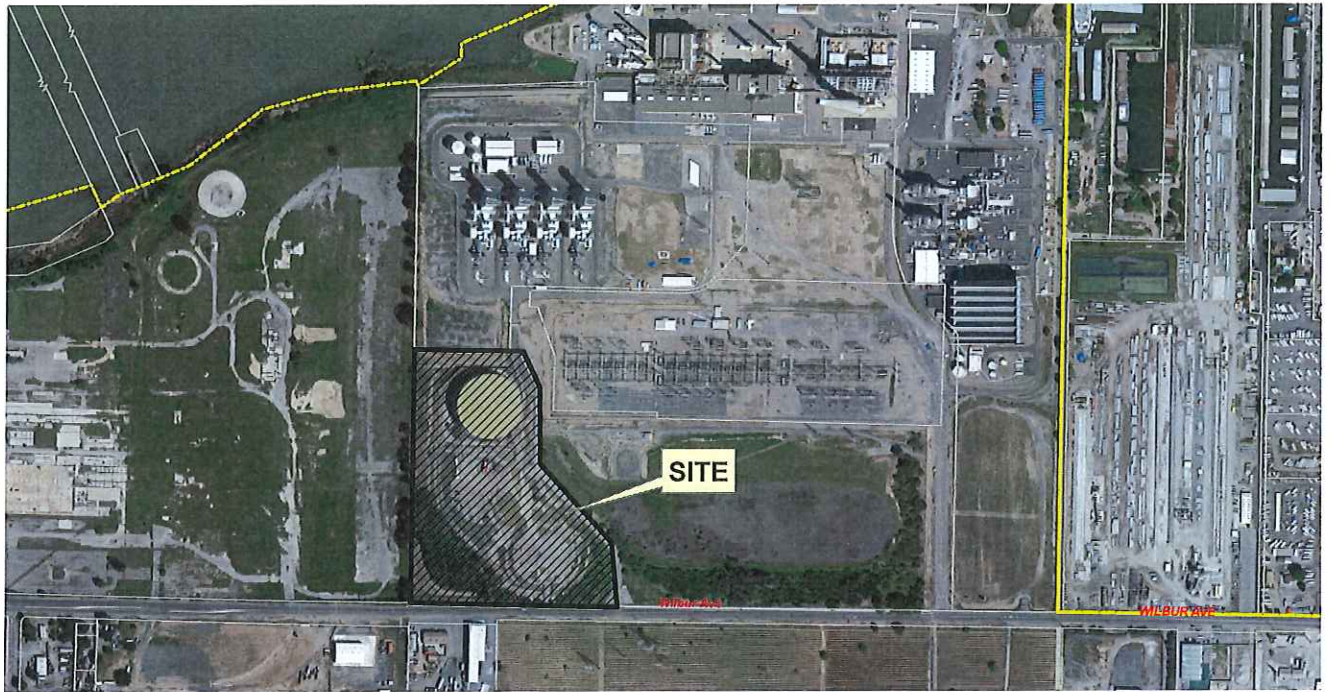
ABSTAIN:

ABSENT:

Forrest Ebbs
Secretary to the Planning Commission

ATTACHMENT “A”

VICINITY MAP



**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF MAY 3, 2017**

Prepared by: Alexis Morris, Planning Manager *a*
Date: April 28, 2017
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. That meeting was cancelled so the new officers will assume their positions at the next regularly scheduled Planning Commission meeting.

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF MAY 3, 2017**

Prepared by: Forrest Ebbs, Community Development Director *For FE*

Date: April 28, 2017

Subject: Planning Commission Policies

RECOMMENDATION

It is recommended that the Planning Commission receive the report.

DISCUSSION

Planning Commission Rules

As the Planning Commission elects new officers and moves into the upcoming fiscal year, staff felt that it was appropriate to remind the Commission of its role in developing rules and of the current rules regarding attendance.

Antioch Municipal Code Section 2-5.301 states that "each board or commission may adopt its own informal rules relating to the time and manner of the selection of its chair and vice chair, the scheduling of meetings, whether nonmember speaker time regulations will be used, and other rules of similar nature."

Staff has not been able to find a current copy of these rules and suggests that the Planning Commission consider developing a new set of rules at a future meeting. Draft examples from other jurisdictions could be provided. These rules might address meeting conduct, meeting times, or other matters important to the Planning Commission.

Attendance

In addition, staff would like to inform or remind the Planning Commission of Antioch Municipal Code Section 2-5.206(A), which states the following:

Regular meeting attendance is critically important. No member of a board or commission may have more than three consecutive absences, nor miss 20% or more of regularly-scheduled meetings during any rolling 12-month period (except the Administrative Appeals Board). A person in violation of these standards may apply to the Mayor for relief from these requirements based on unusual or extenuating circumstances.

This section also requires that the Secretary of the Planning Commission (Community Development Director) prepare a monthly attendance record and deliver it to the City Clerk. Staff recognizes that the City policies have not been clearly communicated or enforced, but believes that it is important to begin this process. To that end, staff plans to create and submit monthly attendance reports. The Planning Commissioners are encouraged to be mindful of their attendance and the City's rules.