



**ANNOTATED**

**AGENDA**

**CITY OF ANTIOCH PLANNING COMMISSION**

**WEDNESDAY, NOVEMBER 4, 2020**

**6:30 P.M.**

**PURSUANT TO GOVERNOR GAVIN NEWSOM'S EXECUTIVE ORDER N-29-20 THIS MEETING WILL BE HELD AS A TELECONFERENCE MEETING.**

Observers may view the meeting livestreamed via the Planning Division's website at: <https://www.antiochca.gov/community-development-department/planning-division/planning-commission-meetings-sp/>

**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 **THURSDAY, NOVEMBER 12, 2020.**

**ROLL CALL**

**6:40 P.M.**

Commissioners	Schneiderman, Chair ( <i>absent</i> )
	Martin, Vice Chair
	Barrow
	Motts ( <i>absent</i> )
	Parsons
	Soliz

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

**CONSENT CALENDAR**

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

**1. APPROVAL OF MINUTES:** None.

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



## **NEW PUBLIC HEARING**

2. **V-20-01, AR-20-09– 76 Gas Station Propane Tank** - Barghausen Consulting Engineers Inc. requests a variance and design review to make improvements to the existing 76 Gas Station. The request is to install a new above-ground propane tank for retail sales, relocate the air/water unit, install a new ADA accessible van parking stall, and install landscaping around the proposed improvements. A variance is requested because the proposed improvements will be located within in the required 30-foot front setback from Fitzuren Road. This project has been found to be Categorically Exempt for the requirements of the California Environmental Quality Act. The project site is located at 2701 Contra Loma Blvd (**APN 071-011-036**).

*(Continued to November 18<sup>m</sup> 2020)*

## **ORAL COMMUNICATIONS**

## **WRITTEN COMMUNICATIONS**

## **COMMITTEE REPORTS**

## **ADJOURNMENT** (7:33 P.M.)

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

Copies of the documents relating to this proposal are available for review at <https://www.antiochca.gov/fc/community-development/planning/Project-Pipeline.pdf>. The staff report and agenda packet will be posted on Friday, October 30, 2020, at <https://www.antiochca.gov/government/agendas-and-minutes/planning-commission/>

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

There are two ways to submit public comments to the Planning Commission:

- Prior to 3:00 the day of the meeting: Written comments may be submitted electronically to the Secretary to the Planning Commission at the following email address: [planning@ci.antioch.ca.us](mailto:planning@ci.antioch.ca.us). All comments received before 3:00 pm the day of the meeting will be provided to the Planning Commissioners before the meeting. **Please indicate the agenda item and title in your email subject line.**
- After 3:00 the day of the meeting and during the meeting: Please refer to the Planning Division's website for instructions on how to comment after 3:00 the day of the meeting and during the Planning Commission meeting: <https://www.antiochca.gov/community-development-department/planning-division/planning-commission-meetings/>.



Written comments submitted during the meeting will be read into the record by staff (not to exceed three minutes at staff's cadence) when the chair of the Planning Commission opens the public comment period for the relevant agenda item.

### **Accessibility**

In accordance with the Americans with Disabilities Act and California law, the City of Antioch offers its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or email address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City's ADA Coordinator can be reached @ Phone: (925) 779-6950 and e-mail: [publicworks@ci.antioch.ca.us](mailto:publicworks@ci.antioch.ca.us).



**STAFF REPORT TO THE PLANNING COMMISSION**

**DATE:** Regular Meeting of November 4, 2020

**SUBMITTED BY:** Zoe Merideth, Associate Planner *ma*

**APPROVED BY:** Alexis Morris, Planning Manager *HB for AM*

**SUBJECT:** 76 Gas Station Propane Tank (V-20-01, AR-20-09)

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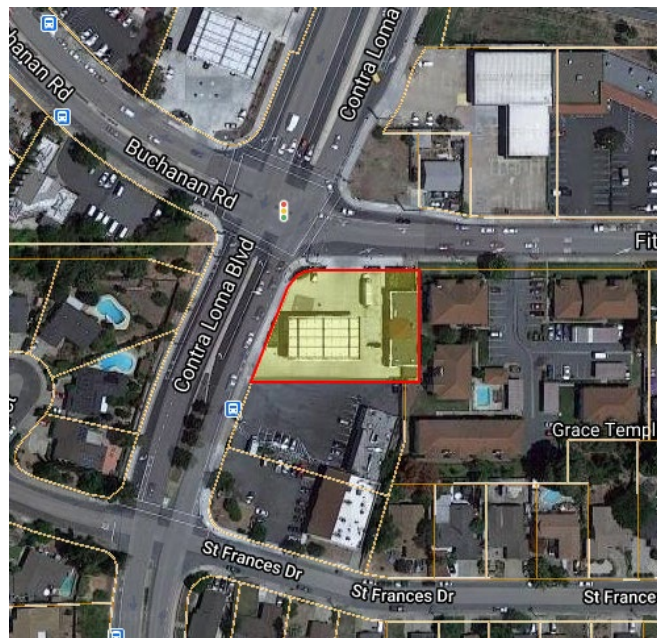
**RECOMMENDED ACTION**

Staff recommends that the Planning Commission approve the variance and design review request subject to the conditions contained in the attached resolution.

**DISCUSSION**

**Requested Approvals**

Barghausen Consulting Engineers Inc. requests a variance and design review to make improvements to the existing 76 Gas Station. The request is to install a new above-ground propane tank for retail sales, relocate the air/water unit, install a new ADA accessible van parking stall, and install landscaping around the proposed improvements. The project site is located at 2701 Contra Loma Boulevard (APN: 071-011-036).





## Environmental

This project has been deemed Categorical Exempt from CEQA under Article 19, Section 15303, New Construction or Conversion of Small Structures, Class 3 because the project involves the installation of small equipment and minor site changes to an existing, developed site.

## Background

The site contains an existing 76 Gas Station. In 2015, the Planning Commission approved a use permit, variance, and design review request at the site to demolish the then existing canopy, pumps, and service bay building and construct a new canopy, six new dispensers and a 2,720 square foot convenience store. These improvements were completed in 2017.

In August 2020, the Planning Division received the current variance and design review request.

## Project Overview

Barghausen Consulting Engineers Inc. requests a variance and design review to make improvements to the existing 76 Gas Station at 2701 Contra Loma Boulevard. The applicant's project description is included as Attachment B and the project plans are included as Attachment C.

First, the applicant proposes to install a 500-gallon above-ground propane tank to be used for retail sales. The tank, concrete pad, and access sidewalk would be installed in the northeast corner of the site. The tank would be installed in an existing landscape area and be located 16.6 feet from the northern property line that fronts Fitzuren Road and 10.6 feet from the eastern property line. In order to screen the tank from view, the applicant has proposed dense landscaping. The landscaping includes a row of four to five foot high oleanders, along with Spanish lavender, fountain grass, dwarf bottle brush, dwarf golden shrub daisy, and groundcovers. A fifteen-gallon sweet bay laurel tree is also proposed to be planted as well. The Antioch Municipal Code § 9-5.1301 requires mechanical equipment to be screened from the right-of-way. Based on the proposed landscaping plans, staff believes the Antioch Municipal Code requirement will be satisfied.

In addition to the propane tank, the applicant is proposing to relocate the air/water unit in order to meet current California Building Code standards for ADA accessibility. Currently, the unit is in the northeast area of the site, next to a standard parking stall. The California Building Code requires the unit to be placed next to an ADA accessible van stall so any customer can use it. The existing parking stall next to the unit is not van accessible nor is the parking row able to be re-striped to meet current ADA requirements. The applicant has proposed to move the unit next to the existing parking stalls at the northwest corner of the site. The unit will be installed in a new landscaped island surrounded by a six inch



curb. The two existing parking spaces will be re-stripped to allow for one van accessible parking space. The previous project approvals included 13 parking spaces. The project was ultimately developed with 14 spaces. Even with the loss of one space due to ADA requirements, the number of parking spaces will be maintained at what the 2015 approvals allowed. The proposed landscaping will coordinate with the proposed landscaping around the propane tank. The project plans include a turning template (sheet 1 of 1) that indicate the new landscaping island and curb will not prevent a fuel tanker from accessing the site.

The project plans do not currently indicate that the existing air/water unit will be removed. The project applicant has stated that the existing unit will be removed. Staff has added a recommended condition of approval requiring the unit's removal. Staff has also added a recommended condition of approval requiring that new landscaping be installed where the previous unit was located.

Finally, the applicant is proposing to move the underground storage tanks slightly. This change does not affect the site layout. A turning template provided in the project plans (sheet 1 of 1) demonstrates that a fuel tanker will be able to navigate the site and proposed underground storage tanks.

#### Zoning Ordinance Requirements – Front Yard Setback

Antioch Municipal Code § 9-5.601 requires a 30-foot front yard landscaping setback from major arterial streets, which includes Fitzuren Road based on the General Plan's Circulation Section. Placing a propane tank within this landscaping setback requires a variance. Additionally, § 9-5.1602 (c) of the Antioch Municipal Code states that "No fence, wall, hedge or screen planting shall exceed a maximum height of 36 inches in the required front yard." In order to adequately screen the propane tank four to five foot tall oleanders are proposed within the required front yard, which also requires a variance.

The project site is very constrained and already developed, which limited the location where the propane tank could be placed. The propane tank requires a 15 foot by 30 foot concrete pad, a four foot wide accessible pathway, and to be placed 10 feet away from any enclosed building. Based on the existing site configuration and parking requirements, the proposed location is the only feasible location for the propane tank. Placing the propane tank in the existing circulation area or parking stalls was not feasible because it would reduce the required parking for the site, would have required a parking variance, and could have led to traffic flow and safety concerns. Placing the propane tank near the trash enclosure and relocating the trash enclosure was also not feasible due to ADA pedestrian pathway requirements.

The proposed screening planting, while exceeding the three foot height limit in the Municipal Code, does meet the requirements of § 9-5.1101 Site Obstructions at Intersections. This code section ensures visibility at intersections and driveways. The code section requires vegetation greater than three feet in height to remain outside of the clear vision zone of driveways. For driveways, the clear vision zone is defined as a triangle



with “25 foot tangents at the outside line of the driveway and the curbline.” The landscaping is proposed to be located 26.5 feet away from driveway. The landscaping, as proposed would not create a site obstruction, even as it exceeds the permitted height for a front yard setback.

### Variance Findings

To approve a variance, four findings must be made (Antioch Municipal Code § 9-5.2703). If an application can meet all four of the findings, then the variance can be granted. Conversely, if any one of the findings cannot be made, the variance should be denied. The four findings and their applicability to this project are as follows:

- 1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity.**

The subject parcel is an existing gas station at a fully developed site that cannot be expanded due to existing development on all sides of the site. The parcel is a corner lot on two arterial streets, which each require 30 foot front setbacks. The proposed propane tank cannot be placed elsewhere on the site because it either would have created other safety and traffic flow concerns and the need for a parking variance or it would not have met current ADA requirements for accessibility.

- 2. That the granting of such variance will not be materially detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.**

The granting of the variance will have little or no effect on the surrounding properties as the proposed propane tank has a 10.6 foot setback from the neighboring property, which meets the setback requirement and exceeds the existing setback of the site’s convenience store, which is set on the rear property line. Therefore, the propane tank, which will be screened with landscaping, would not be injurious to neighboring property owners. The proposed propane tank would meet all Building Code requirements and, therefore, would not be materially detrimental to the public health or welfare.

- 3. That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning provisions is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under the identical zone classifications.**

There are special circumstances that are applicable to the subject property that make application of the zoning provisions for the front setback difficult to meet.



Specifically, as discussed above, the constrained site and large setback requirements leave only one location where a propane tank can be placed and not create a safety hazard and meet all accessibility requirements. Therefore, the size and surroundings of the property limit the property from enjoying the privilege of providing a typical service of gas stations.

**4. That the granting of such variance will not adversely affect the comprehensive General Plan.**

The applicant's request would not adversely affect the comprehensive General Plan because the existing use of the property, a gas station and convenience store, is consistent with the General Plan and this proposal will not change that.

**ATTACHMENTS**

- A. Resolution
- B. Project Description
- C. Project Plans



# ATTACHMENT A

## CITY OF ANTIOCH PLANNING COMMISSION RESOLUTION NO. 2020-\*\*

### RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH APPROVING THE DESIGN REVIEW AND VARIANCE REQUEST TO INSTALL A NEW PROPANE TANK AND ASSOCIATED IMPROVEMENTS AT THE 76 GAS STATION AT 2701 CONTRA LOMA BOULEVARD

**WHEREAS**, the Planning Commission for the City of Antioch did receive a request from Barghausen Consulting Engineers Inc for a variance and design review (V-20-01, AR-20-09) to install a new above-ground propane tank for retail sales, relocate the air/water unit, install a new ADA accessible van parking stall, and install landscaping around the proposed improvements at 2701 Contra Loma Blvd (APN: 071-011-036);

**WHEREAS**, this project has been deemed categorically exempt from CEQA under Article 19, Section 15303, New Construction of Conversion of Small Structures, Class 3;

**WHEREAS**, notice of public hearing was given as required by law;

**WHEREAS**, the Planning Commission on November 4, 2020, duly held a hearing, received and considered evidence, both oral and documentary; and

**WHEREAS**, as conditioned, the Planning Commission can make the following required findings for approval of a variance for a propane tank, improvements, and landscaping over three feet tall in the required front yard setback:

1. **That there are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity.**

The subject parcel is an existing gas station at a fully developed site that cannot be expanded due to existing development on all sides of the site. The parcel is a corner lot on two arterial streets, which each require 30 foot front setbacks. The proposed propane tank cannot be placed elsewhere on the site because it either would have created other safety and traffic flow concerns and the need for a parking variance or it would not have met current ADA requirements for accessibility.

2. **That the granting of such variance will not be materially detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.**

The granting of the variance will have little or no effect on the surrounding properties as the proposed propane tank has a 10.6 foot setback from the neighboring property, which meets the setback requirement and exceeds the



existing setback of the site's convenience store, which is set on the rear property line. Therefore, the propane tank, which will be screened with landscaping, would not be injurious to neighboring property owners. The proposed propane tank would meet all Building Code requirements and, therefore, would not be materially detrimental to the public health or welfare.

3. **That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning provisions is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under the identical zone classifications.**

There are special circumstances that are applicable to the subject property that make application of the zoning provisions for the front setback difficult to meet. Specifically, as discussed above, the constrained site and large setback requirements leave only one location where a propane tank can be placed and not create a safety hazard and meet all accessibility requirements. Therefore, the size and surroundings of the property limit the property from enjoying the privilege of providing a typical service of gas stations.

4. **That the granting of such variance will not adversely affect the comprehensive General Plan.**

The applicant's request would not adversely affect the comprehensive General Plan because the existing use of the property, a gas station and convenience store, is consistent with the General Plan and this proposal will not change that.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Antioch does hereby **APPROVE** the variance and design review (V-20-01, AR-20-09) to install a new above-ground propane tank for retail sales, relocate the air/water unit, install a new ADA accessible van parking stall, and install landscaping around the proposed improvements at 2701 Contra Loma Blvd (APN: 071-011-036), subject to the following conditions:

**A. GENERAL CONDITIONS**

1. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.



2. The project shall be implemented as indicated on the application form and accompanying materials provided to the City and in compliance with the Antioch Municipal Code, or as amended by the Planning Commission.
3. No building permit will be issued unless the plan conforms to the site plan as approved by the Planning Commission and the standards of the City.
4. This approval expires two years from the date of approval (expires November 4, 2022), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one, one-year extension shall be granted.
5. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.
6. All required easements or rights-of-way shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained from any property or easement holders for any work done within such property or easements.
7. The applicant shall obtain an encroachment permit for all work to be done within the public right-of-way, and peak commute-hour traffic shall not be impeded by construction-related activity.

**B. CONSTRUCTION CONDITIONS**

1. The use of construction equipment shall be as outlined in Antioch Municipal Code Section 5-17.05. Requests for alternative days/times may be submitted in writing to the City Manager for consideration.
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. Temporary construction fencing shall be installed around the area of work to prevent customers from accessing the area.



**C. FIRE REQUIREMENTS**

1. All requirements of the Contra Costa County Fire Protection District shall be met, including:
  - a. The developer shall submit a minimum of two (2) complete sets of above ground flammable/combustible liquid storage tanks plans and specifications of the subject project to the Fire District for review and approval 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

**D. FEES**

1. The applicant shall pay all fees as required by the City Council.

**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. No signs shall be installed on this site without prior City approval.

**F. UTILITIES**

1. All on-site curbs, gutters and sidewalks shall be constructed of Portland cement concrete.
2. All ground mounted utility appurtenances such as transformers, AC condensers, backflow devices, etc., shall be located out of public view and adequately screened in such a manner as to minimize the visual and acoustical impact. Screening may include a combination of landscaping and/or masonry to the satisfaction of the Community Development Department. All gas and electrical meters shall be concealed and/or painted to match the building



**G. LANDSCAPING**

1. Sight distance triangles shall be maintained per AMC § 9-5.1101, Site Obstructions at Intersections. Landscaping shall not create a sight distance problem.
2. Detailed landscaping and irrigation plans for the entire site shall be submitted to the City for review and approval. All landscaping and irrigation shall be installed in accordance with approved plans prior to the issuance of certificates of occupancy for this building.
3. Landscaping for the project shall be designed to comply with the applicable requirements of City of Antioch Water Efficient Landscape Ordinance (WELO). 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.
4. 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.
5. All trees shall be a minimum 15-gallon size and all shrubs shall be a minimum 5-gallon size. All trees required for tree removal mitigation shall be a minimum 24-inch box in size.

**H. PROJECT SPECIFIC CONDITIONS**

1. This variance and design review approval applies to the installation of a new above-ground propane tank for retail sales, relocation of the air/water unit, installation of a new ADA accessible van parking stall, and the installation of landscaping around the proposed improvements at 2701 Contra Loma Blvd as shown depicted on the plans stamped received by Community Development on September 14, 2020.
2. The existing air/water unit located in the northeast corner of the parking area shall be completely removed, including the concrete base.
3. New landscaping shall be installed in the landscaping island where the existing air/water unit is removed. At building permit submittal, updated landscaping plans shall be submitted showing the proposed landscaping. The landscaping shall coordinate with the rest of the landscaping at the site.
4. The mulch applied as part of this project shall match the existing mulch in size and color.



\* \* \* \* \*

**I HEREBY CERTIFY** the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 4th day of November, 2020.

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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**Forrest Ebbs**  
**Secretary to the Planning Commission**



# ATTACHMENT B

## Project Narrative Design Review and Variance

**2701 CONTRA LOMA BLVD ANTIOCH LLC - Propane Tank**  
**2701 Contra Loma Boulevard, Antioch, CA 95401**  
**Our Job No. 20940**

Prepared by

**Barghausen Consulting Engineers, Inc.**

**August 17, 2020**

***Revised September 9, 2020***

### **Project Description**

2701 CONTRA LOMA BLVD ANTIOCH, LLC requests a Design Review and Variance approval from the Planning Division to permit a screened 500-gallon above-ground propane tank with retail sales at the existing 76 gas station development at the above-noted address. The propane tank is located within the required 30-foot building setback on Fitzuren Street.

*Additional site improvements include relocation of the air/water unit, installation of one (1) underground storage tank, and relocation of one (1) parking stall. The existing development includes a convenience store, a fueling canopy, and six (6) multi-product dispensers. The project proposes no changes to the land use, site layout, or building design.*

*The air/water unit must be relocated from its existing location due to the relocated parking stall. Under the adopted Building Code, the air/water unit must be placed next to an ADA-accessible van stall so that any customer may utilize the service. The ADA van stall is currently located at the northeastern tip of the parking area, immediately next to the existing air/water unit. The ADA van stall has been relocated to the northwest corner of the parking area in order to meet the adopted California Building Code requirements for ADA van accessible stalls.*

*The existing ADA van stall is a 16-foot-wide parking space with no access aisle. The Building Code requires ADA van stalls to be a minimum of 12 feet in width with a 5-foot access aisle. Current site conditions are not compliant with the code, and there is no additional room available in the parking row to add a 5-foot access aisle. The stall and the air/water unit have been relocated on site to bring the site into compliance with the Building Code.*

### **Purpose of Request**

#### **Variance**

*Pursuant to Section 9-5.2703.B.3 of the City of Antioch Municipal Code, a Design Review shall be processed in the same manner as a Variance, which shall be approved if the following findings from Section 9-5.2703.B.2 are made:*

- (1) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity.*

**Response:** The parcel is a 21,220-square-foot corner parcel along two (2) arterial streets. The required building and landscape setbacks are 30 feet along both Contra Loma Boulevard and



Fitzuren Street. The existing development includes a 2,863-square-foot convenience store, a 4,300-square-foot fuel canopy over six (6) dispensers, and a trash enclosure. There is an adjacent retail development to the south that shares the parking circulation area. The developed site is constrained due to the size, required setbacks, and limited parking circulation area.

The propane tank has placement specifications that limit where the tank may be placed. The tank requires a 15- by 30-foot graded pad. A customer must have a 4-foot-wide accessible pathway to the propane tank to access the service. Additionally, the adopted Fire Code requires the propane tank to be placed 10 feet away from any enclosed building.

Preliminary discussions with the Planning Division staff indicated that they were unlikely to support a propane tank within the parking circulation area. The convenience store requires 15 parking stalls and currently provides 14 parking stalls. If the propane tank was located within the parking lot, two (2) parking stalls would be lost to accommodate the tank and a pathway. The City also noted that a propane tank within the parking lot would create safety, traffic flow, and visual concerns. The trash enclosure cannot be relocated to accommodate the propane tank placement because the width between the edge of the property line and the convenience store is too narrow to accommodate a pedestrian pathway, propane tank, and a trash enclosure. Therefore, the only functional location for the propane tank is within the building setback along Fitzuren Street.

- (2) *That the granting of such variance will not be materially detrimental to the public health or welfare or injurious to the property or improvement in such zone or vicinity.*

**Response:** The space that the propane tank will occupy is currently a landscape bed of approximately 860 square feet. The project will result in an attractive, landscape screening surrounding the propane tank and is equivalent in visual quality to the landscape bed. Additionally, there is an existing screen wall along the northeastern corner of the parcel, along the eastern property line. The addition of tall, landscape screening improves the screening of the gas station and convenience store from the easterly multi-family residential development. The placement of the propane tank within the required setback will not impact public health, welfare, or property.

- (3) *That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings the strict application of the zoning provisions is found to deprive the subject of privileges enjoyed by other properties in the vicinity under the identical zone classifications.*

**Response:** As noted above, there are unique site constraints that leave limited options for the propane tank location. The addition of retail propane sales is appropriate to the existing convenience store and gas station. There are convenience stores within the vicinity of the subject property that operate propane sales, such as the ARCO across the intersection or the adjacent 7-Eleven. Chevron is seeking to operate competitively within the free market by providing propane sales that at its completion, is permitted to have on their site.

- (4) *That the granting of such variance will not adversely affect the comprehensive General Plan,*

**Response:** The addition of a propane tank to the site does not adversely affect the adopted General Plan. The site is located within the Neighborhood/Community Commercial District of the General Plan and permits general merchandise and automotive uses. The District encourages infill of existing, developed parcels. The addition of the propane tank adds a use to the site that is compatible with the existing use as a gas station and convenience store, which are permitted uses in the Neighborhood/Community Commercial District and the C-2 zone.



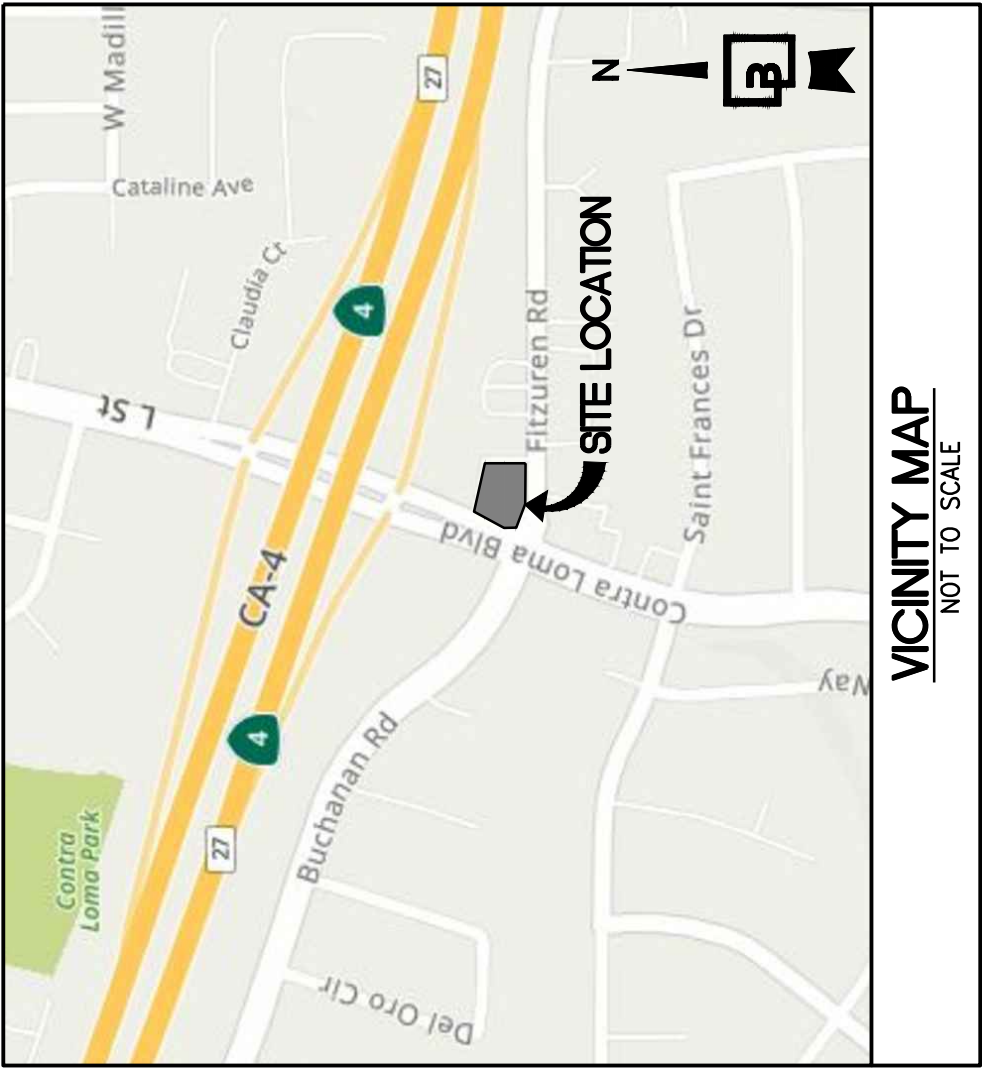
### **Conclusion**

The above narrative and supporting documents demonstrate that the project meets the City's standards for design review and variance criteria. The City's approval of this application is respectfully requested.



PRELIMINARY TITLE SHEET

UNDERGROUND FUEL TANK REPLACEMENT



PROJECT CONTACT INFORMATION:

**OWNER:**  
SALKHI PETROLEUM, INC.  
2145 MENDOCINO AVENUE  
SANTA ROSA, CA 95401  
TEL: (415) 710-4004  
EMAIL: HGRUBB@BARGHAUSEN.COM  
CONTACT: ARASH SALKHI

**APPLICANT:**  
BARGHAUSEN CONSULTING ENGINEERS, INC.  
18215 72ND AVENUE SOUTH  
KENT, WA 98032  
TEL: (425) 251-6222  
EMAIL: CHADWORTH@BARGHAUSEN.COM  
CONTACT: CATEN REPNORTH

**ENGINEER:**  
BARGHAUSEN CONSULTING ENGINEERS, INC.  
18215 72ND AVENUE SOUTH  
KENT, WA 98032  
TEL: (425) 251-6222  
EMAIL: HGRUBB@BARGHAUSEN.COM  
CONTACT: HAL GRUBB, PE

**SURVEYOR:**  
BURRELL CONSULTING GROUP, INC.  
1001 ENTERPRISE WAY, SUITE 100  
ROSEVILLE, CA 95678-3002  
TEL: (916) 783-8898  
EMAIL: JKO@BURRELLCG.COM  
CONTACT: JIM KOO, PLS

PROJECT DATA

ASSESSORS PARCEL NUMBER:  
071-011-036

ADDRESS:  
2701 CONTRA LOMA BOULEVARD, ANTIOCH, CA 94509

PARCEL AREA:  
421,652 SF (0.49 ACRES)

EXISTING LOT COVERAGE:  
EXISTING BUILDING AREA: 42,863 SF  
EXISTING TRASH ENCLOSURE AREA: ± 171 SF  
EXISTING CANOPY AREA: 44,300 SF  
IMPERVIOUS AREA: 11,191 SF (93.8%)  
PERVIOUS AREA: 738 SF (6.2%)

PROPOSED AREA OF DISTURBANCE:  
IMPERVIOUS AREA: 1,848 SF (0.042 ACRES)  
PERVIOUS AREA: 812 SF (0.018 ACRES)

EXISTING PARKING SUMMARY:  
ACCESSIBLE SPACES: 2  
STANDARD SPACES: 10  
TOTAL SPACES: 12

SETBACKS:  
CANOPY:  
INTERIOR: 5 FEET  
STREET: 20 FEET  
FUEL DISPENSERS/ISLANDS:  
PROPERTY LINE: 20 FEET  
PARKING SPACES: 35 FEET

CODE SECTION: 9-5.381.5  
ZONE: C-2 (NEIGHBORHOOD/COMMUNITY COMMERCIAL)  
OVERLAY: NONE  
GENERAL PLAN DESIGNATION: NEIGHBORHOOD COMMUNITY COMMERCIAL

SHEET LIST

C1.0 PRELIMINARY TITLE SHEET  
C2.0 PRELIMINARY SITE PLAN  
C2.1 PRELIMINARY CROSS SECTIONS  
L1 PRELIMINARY LANDSCAPE PLAN  
L2 PRELIMINARY LANDSCAPE PLAN  
1 OF 1 BOUNDARY AND TOPOGRAPHIC SURVEY

ESTIMATED EARTHWORK QUANTITIES:

CUT: 6 CY  
FILL: 3 CY  
NET: 3 CY (CUT)  
AREA TO BE DISTURBED = ±0.06 AC (2,660 SF)  
EARTHWORK QUANTITIES ARE APPROXIMATE AND DO NOT ACCOUNT FOR CLEARING AND GRUBBING, OVER EXCAVATION, TRENCHING, OR TANK EXCAVATION, ETC., AS REQUIRED BY THE GEOTECHNICAL REPORT. CONTRACTOR TO VERIFY EARTHWORK QUANTITIES PRIOR TO BID.

MONUMENT PROTECTION NOTE:

ALL EXISTING SURVEY MONUMENTS ARE TO BE PRESERVED PER CALIFORNIA SENATE BILL 1467. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE, IDENTIFY, AND PROTECT ALL MONUMENTS. IF ANY OF THE MONUMENTS ARE DISTURBED OR ARE NEAR THE AREA OF CONSTRUCTION, A LICENSED SURVEYOR MUST CONFIRM THAT THE MONUMENTS HAVE BEEN AND/OR PERPETUATED AND THE APPROPRIATE DOCUMENTATION HAS BEEN RECORDED. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM ANY JURISDICTIONS HAVING AUTHORITY FOR REMOVING AND REPLACING ADJUTANT MONUMENTATION THAT MAY BE AFFECTED BY DISTURBANCE. MONUMENTATION SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

EXISTING TOPOGRAPHY / SURVEY INFORMATION NOTE:

A CERTIFIED ALTA TOPOGRAPHIC AND BOUNDARY SURVEY DATED DECEMBER 26, 2019, PERFORMED BY BARGHAUSEN CONSULTING ENGINEERS, INC. (BCE) HAS BEEN OBTAINED AND IS REFERENCED BY THIS DESIGN. THE SURVEYOR HAS NOT VERIFIED THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. SITE DESIGN HAS BEEN BASED ON ABOVE REFERENCED SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER TO HAVE ALL IMPROVEMENTS FIELD VERIFIED PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BARGHAUSEN CONSULTING ENGINEERS, INC. PRIOR TO WORK.

BENCHMARK #276:

IS 4835  
LOCATED IN CITY OF ANTIOCH, NEAR SOUTH END OF LAKE ALHAMBRA, IN PARKING LOT AT 10 SOUTH LAKE DRIVE 3", ALUMINUM DISC SET FLUSH IN TOP OF CONCRETE MONUMENT IN LANDSCAPED AREA BEHIND PARKING LOT CURB AND ABOUT LEVEL WITH CURB.

ELEVATION = 15.5' FEET, NAVD88 DATUM

LEGEND

EXISTING

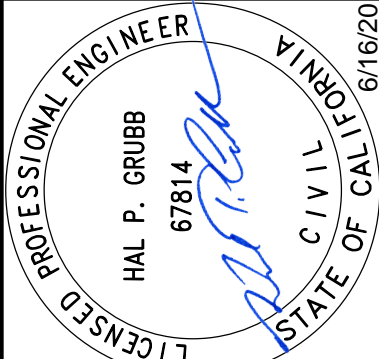
EASEMENT  
CENTERLINE RIGHT-OF-WAY  
BARRIER CURB  
RIGHT-OF-WAY LINE  
PROPERTY LINE  
WATER LINE  
SANITARY SEWER  
STORM DRAIN  
UNDERGROUND POWER LINES  
CATCH BASIN  
FIRE HYDRANT  
YARD LIGHT

PROPOSED

CONCRETE  
FINISH GRADE CONTOUR  
RIDGELINE  
CURB & GUTTER  
SAWCUT LINE

For:

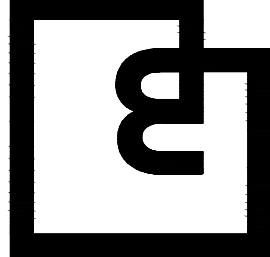
SALKHI PETROLEUM, INC.  
2145 MENDOCINO AVENUE  
SANTA ROSA, CA 95401



Scale:  
Horizontal: 1" = 20'  
Vertical: N/A

Designed: CCK  
Drawn: CCK  
Checked: JAH  
Approved: HPB  
Date: 06/10/20

Barghausen Consulting Engineers, Inc.  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
barghausen.com



Job Number  
20940

Sheet  
C1.0









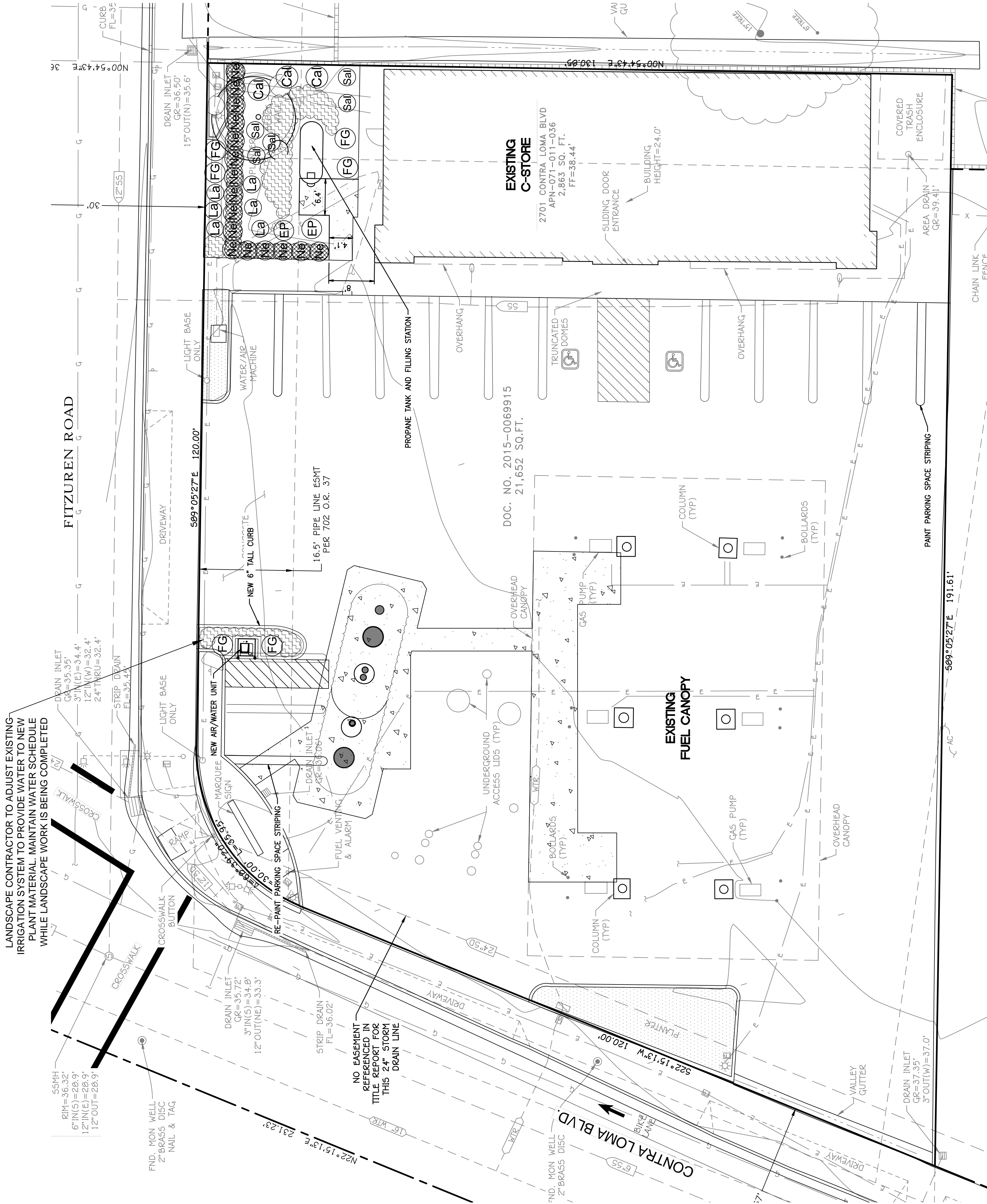


# PRELIMINARY LANDSCAPE PLAN

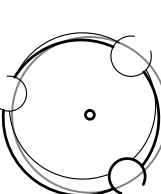
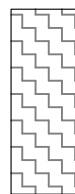
## LANDSCAPE LEGEND

EXISTING LANDSCAPING TO BE RETAINED. PROTECT DURING CONSTRUCTION


LANDSCAPE CONTRACTOR TO ADJUST EXISTING IRRIGATION SYSTEM TO PROVIDE WATER TO NEW PLANT MATERIAL. MAINTAIN WATER SCHEDULE WHILE LANDSCAPE WORK IS BEING COMPLETED



# PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAMES	CONDITION	SPACING	QTY	REGION 2	REMARKS
	TREES:					
	LAURUS NOBILIS / SWEET BAY	15 GALLON	AS SHOWN	1	LOW	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'
	SHRUBS:					
	SALVIA SONOMENSIS / CREEPING SAGE	5 GALLON	AS SHOWN	5	LOW	FULL & BUSHY
	LAVANDULA STOECHAS 'OTTO QUAST' / SPANISH LAVENDER	5 GALLON	AS SHOWN	6	LOW	FULL & BUSHY
	PENNETSETUM ALOP. 'HAMELIN' / FOUNTAIN GRASS	5 GALLON	AS SHOWN	6	LOW	FULL & BUSHY
	NERIUM OLEANDER / 'HARDY' RED' OR OTHER VARIETY THAT IS AVAILABLE 4-5' AT TIME OF INSTALLATION	4'-5' HT.	AS SHOWN	16	LOW	FULL & BUSHY
	EURYOPS PECTINATUS 'MUNCHKIN' / DWARF GOLDEN SHRUB DAISY	5 GALLON	AS SHOWN	2	LOW	FULL & BUSHY
	CALLISTEMON 'BETTER JOHN' / DWARF BOTTLEBRUSH PLANT	5 GALLON	AS SHOWN	3	LOW	FULL & BUSHY
	GROUNDCOVERS:					
	DYONIDIA MARGARETAE / DYONIDIA	1 GALLON	24" O.C.	AS REQ'D	LOW	HOLD BACK 16" FROM BORDERS, TREES, AND SHRUBS
	APTEANA 'RED APPLE' / BABY SUN ROSE	1 GALLON	24" O.C.		LOW	HOLD BACK 16" FROM BORDERS, TREES, AND SHRUBS
	50% OF EACH SPECIES. INSTALL IN GROUPS OF MINIMUM 9 EACH SPECIES					

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

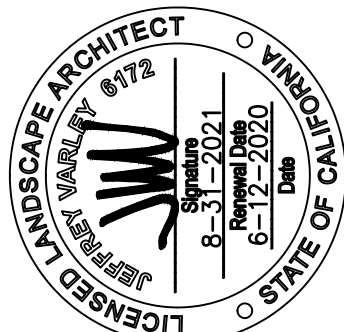
NAME	DATE
	6.12.2020

PRELIMINARY LANDSCAPE PLAN  
76 - STATION  
2701 CONTRA LOMA BOULEVARD  
ANTIOCH, CA 94509

the:

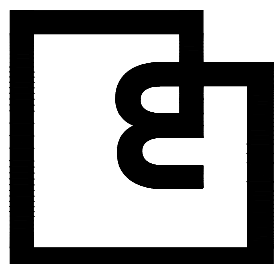
SALIKHI PETROLEUM, INC.  
2145 MENDOCINO AVENUE  
SANTA ROSA, CA 95401

**or:**



Designed	JMV
Drawn	JMV
Checked	JMV
Approved	JMV
Date	06/10/20

**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
barghausen.com



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LANDSCAPE PLANTING NOTES AND MATERIALS

**SCOPE OF WORK**

FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH TOPSOIL, TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZER, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 90-DAY MAINTENANCE.

QUALIFICATIONS:

LANDSCAPE CONTRACTORS TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK AND HAVE A MINIMUM OF FIVE (5) YEARS EXPERIENCE IN LANDSCAPE PLANTING WORK. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESDING JURISDICTION.

**JOB CONDITIONS:**

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVES. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER.

**PROTECTION:**

SAVE AND PROTECT ALL EXISTING PLANTINGS SHOWN TO REMAIN. DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS WHICH CONFLICT HAVE BEEN COMPLETED. IF AN IRRIGATION SYSTEM IS TO BE INSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE, AND REPAIR OF THE SAME. HANDLE PLANTS WITH CARE -- DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK, OR WORK NOT IN COMPLIANCE WITH PLANS AND SPECIFICATIONS, AS DIRECTED BY OWNER AT NO ADDITIONAL COST TO THE OWNER.

**REPAIR OF EXISTING PLANTINGS:**

DURING THE COURSE OF WORK, REPAIR ALL EXISTING PLANTING AREAS BY PRUNING DEAD GROWTH, RE-ESTABLISHING FINISH GRADE AND RE-MULCHING TO SPECIFIED DEPTH.

**IRRIGATION SYSTEM:**

LANDSCAPE CONTRACTOR TO VERIFY AVAILABLE WATER PRESSURE PRIOR TO BEGINNING ANY WORK ON THE PROPOSED IRRIGATION SYSTEM. PROVIDE WRITTEN RESULTS OF WATER PRESSURE TO LANDSCAPE ARCHITECT

**REPAIR OF IRRIGATION SYSTEM:**

DURING THE COURSE OF WORK, REPAIR ANY DAMAGE TO THE IRRIGATION SYSTEM TO MATCH CONDITIONS PRIOR TO THE DAMAGE.

**GUARANTEE:**

THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER.

**60-DAY MAINTENANCE:**

CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

**SUBMITTALS:**

SUBMIT FIVE (5) COPIES THE FOLLOWING TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY WORK:

- A) EXISTING SITE PLAN
- B) TOPSOIL ANALYSIS AND RECOMMENDED AMENDMENTS.
- C) TREE STAKING AND GIVING MATERIALS
- D) ONE (1) QUART SIZE OF TOPSOIL AND MULCH.
- E) PLANTING SCHEDULE INCLUDING DATES AND TIMES.
- F) MAINTENANCE INSTRUCTIONS FOR ONE (1) FULL YEAR.

**MATERIALS:**

**PLANT MATERIALS:**

PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPED; "CONT." INDICATES CONTAINER; "BR" INDICATES BARE ROOT; "CAL" INDICATES CALIPER AT 6" ABOVE SOIL LINE; "GAL" INDICATES GALLON.

- A) ALL PLANT MATERIALS SHALL BE SHOWN ON THE PLANS AND BE IDENTIFIED BY SPECIES, SIZE, AND BALL SIZE AND ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.
- B) QUALITY:

- PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION. PLANTS TO BE FULLY LIVE, VIGOROUS, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND UNIFORM IN SIZE AND SHAPE. PLANTS TO BE FREE OF DISEASE, INJURY AND DESICCATION. PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED: HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED. PLANT MATERIAL TO BE SUPPLIED FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/VARIETY. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.
- C) SUBSTITUTIONS:

- NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM TWO QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING AND APPROVED BY THE LANDSCAPE ARCHITECT SHALL BE LIMITED TO THE SAME SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED. SUBSTITUTIONS MAY REQUIRE SUBMITTAL TO REVISED LANDSCAPE PLAN TO CITY FOR APPROVAL.
- D) LABEL AT LEAST ONE (1) TREE, SHRUB, AND GROUNDCOVER OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAMES.

- IF AFTER PREPARATION OF PLANTING AREAS HAVE BEEN COMPLETED AND PLANT IMMEDIATELY, IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, SET MATERIAL IN SHADE, PROTECT FOR WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOT BALLS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

**SOIL FERTILITY AND AGRICULTURAL SUITABILITY ANALYSIS:**

AFTER ROUGH GRADING AND PRIOR TO SOIL PREPARATION, CONTRACTOR TO OBTAIN TWO REPRESENTATIVE SOIL SAMPLES, FROM LOCATIONS AS DIRECTED BY THE LANDSCAPE ARCHITECT, TO A SOIL TESTING LABORATORY. SUBMIT RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. TESTS TO BE PERFORMED SHALL INCLUDE: PH, pH, NITROGEN, PHOSPHORUS, POTASSIUM, AND MAAGNISE. FERTILIZER CONDITIONS, APPLICATION RATES, AND POST-CONSTRUCTION MAINTENANCE PROGRAM, TESTS TO BE CONTRACTED WITH AND PAID FOR BY THE CONTRACTOR. SPECIFIC AMENDMENTS AND FERTILIZERS WILL BE MADE AFTER SOIL SAMPLES ARE LABORATORY TESTED BY THE CONTRACTOR. PROVIDE CHANGE ORDER FOR ADDITIONAL OR REDUCTION OF MATERIALS REQUIRED OR NOT REQUIRED BY THE SOILS REPORT.

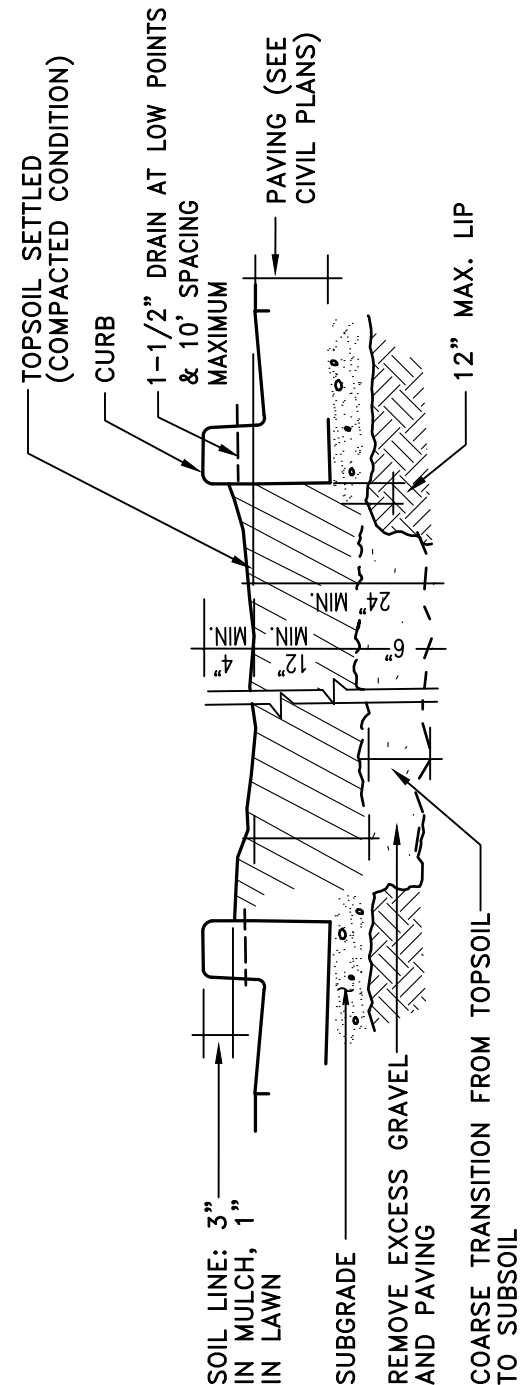
- A) TOPSOIL: CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL TOPSOIL AND FOR DETERMINING THE VOLUME OF TOPSOIL REQUIRED PER THE INFORMATION ON PLANS AND NOTED HERE-IN. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY WEED CONTROL MEASURES.
- B) TOPSOIL TO CONSIST OF A MIX THAT CONSISTS OF 1/3 BY VOLUME SANDY LOAM, 1/3 BY VOLUME COMPOSTED GARDEN MULCH, AND 1/3 BY VOLUME COARSE WASHED SAND OR EQUIVALENT.
- C) TOPSOIL PREPARATION AND INSTALLATION:
  - 1. VERIFY SUBGRADES TO ~7 INCHES IN LANDSCAPE AREAS AND ~18/24 INCHES IN PARKING LOT ISLANDS BELOW FINISH ELEVATION, OR AS INDICATED ON PLANS. THIS ACCOMMODATES, EXISTING SUBGRADES, AND PREPARED SUBSOILS.
  - 2. THOROUGHLY SCARIFY AND RIP ALL LANDSCAPE SUB-GRADES PRIOR TO SUB-GRADE PREPARATION.
  - 3. THOROUGHLY SCARIFY AND RIP ALL LANDSCAPE SUB-GRADES WHICH HAVE BECOME COMPACTED TO A DEPTH OF 12 INCHES WITH MULTIPLE PASSES, 90 DEGREES TO EACH PASS. EXISTING SUBGRADES SHALL BE THOROUGHLY MANIPULATED EQUIPMENT AND AROUND EXISTING PLANTINGS NOTED TO REMAIN WITH HAND TOOLS.
  - 4. REMOVE SOIL LUMPS, ROCK, VEGETATION AND/OR DEBRIS LARGER THAN 2 INCHES FROM ALL SUB-GRADE PRIOR TO PLACEMENT OF SPECIFIED TOPSOIL.
  - 5. REMOVE ANY ASPHALT EXTENDING BEYOND 6 INCHES FROM CURBS INTO ADJACENT LANDSCAPE AREAS.
  - 6. PAVING WASTE, GRAVEL BASE MATERIAL AND UNDERLYING SUBSOIL TO 18 INCHES BELOW TOP OF PAVING. SCARIFY AND OVER EXCAVATE PLANT PIT BOTTOM 12 INCHES TO MINIMIZE STRUCTURAL COMPACTION.
- D) TOPSOIL PLACEMENT:
  - 1. FILL TO SPECIFIED FINISH ELEVATION. FINISH COURSE OF 4 INCHES OF TOPSOIL FOR LANDSCAPE AREAS AND 18/24 INCHES IN PARKING LOT ISLANDS.
  - 2. IN ALL LANDSCAPE AREAS, PLACE 2 INCHES (6 INCHES IN PARKING LOT ISLANDS) OF TOPSOIL MIX WITH AMENDMENTS OVER THE PREPARED SUB-GRADE AND THOROUGHLY ROTOTILL WITH MULTIPLE PASSES INTO THE TOP 6 INCHES OF SUB-GRADE FOR A TOTAL DEPTH OF 8 INCHES IN LANDSCAPE AREAS (12 INCHES IN PARKING LOT ISLANDS). PLACE AN ADDITIONAL INCH LIFT OF TOPSOIL IN LANDSCAPE AREAS AND A MINIMUM OF 12 INCHES IN PARKING LOT ISLANDS. FINISH TO SPECIFIED FINISH ELEVATION OF 4 INCHES IN LANDSCAPE AREAS AND 18/24 INCHES IN PARKING LOT ISLANDS.
  - 3. PLACE ADDITIONAL TOPSOIL AND SOIL MIX AS REQUIRED TO MEET FINISH ELEVATIONS.

PRELIMINARY LANDSCAPE PLAN



MULCH AT CURB DETAIL

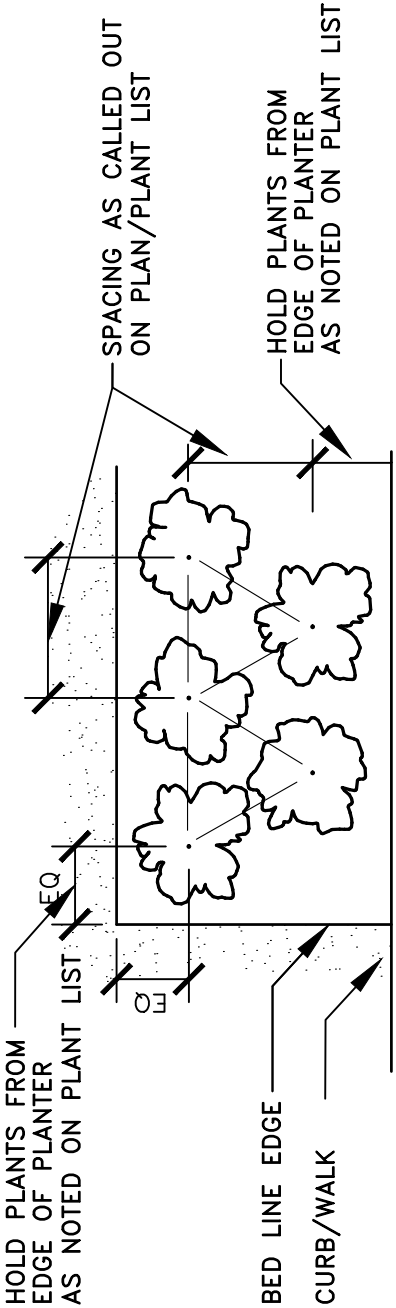
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NOTE: OVER EXCAVATE PARKING LOT PLANTERS TO LOOSEN COMPACTED SUBBASE

GRADING • PARKING LOT PLANTERS DETAIL

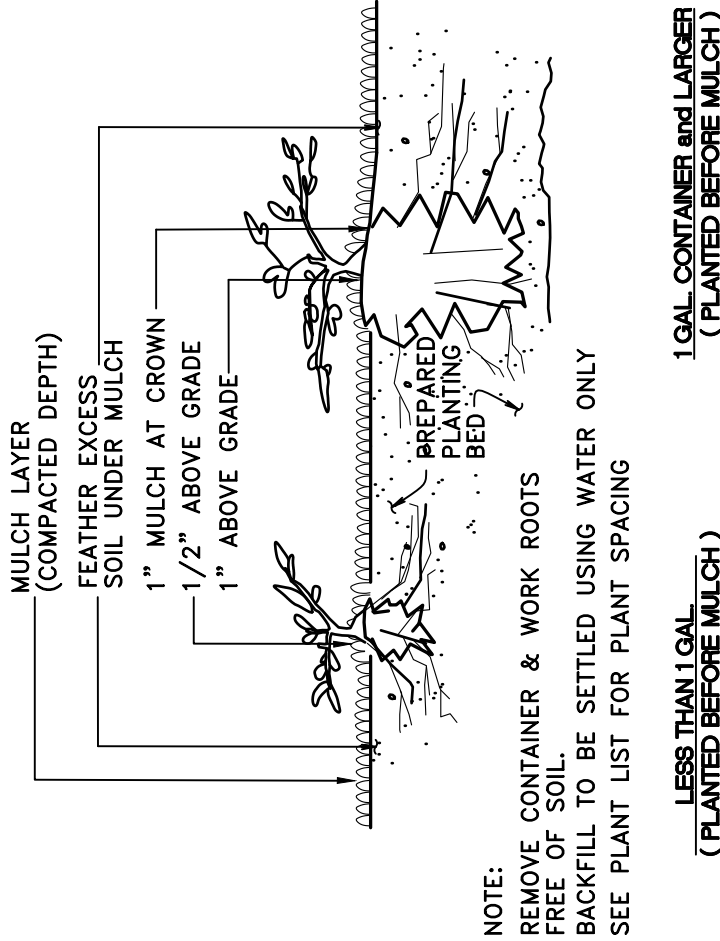
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NOTE: THIS SPACING APPLIES TO GROUNDCOVER AND FORMAL SHRUB ROW PLACEMENT.

PLANT MATERIAL SPACING DETAIL

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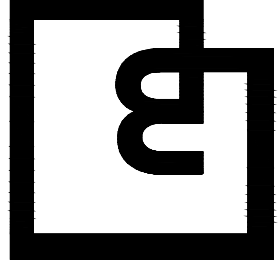


GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



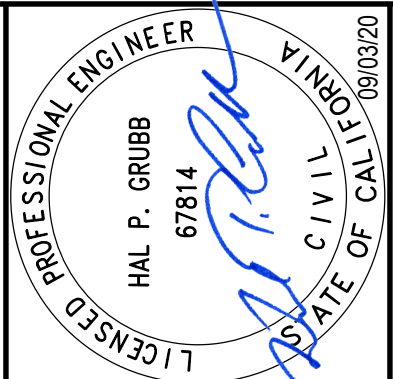
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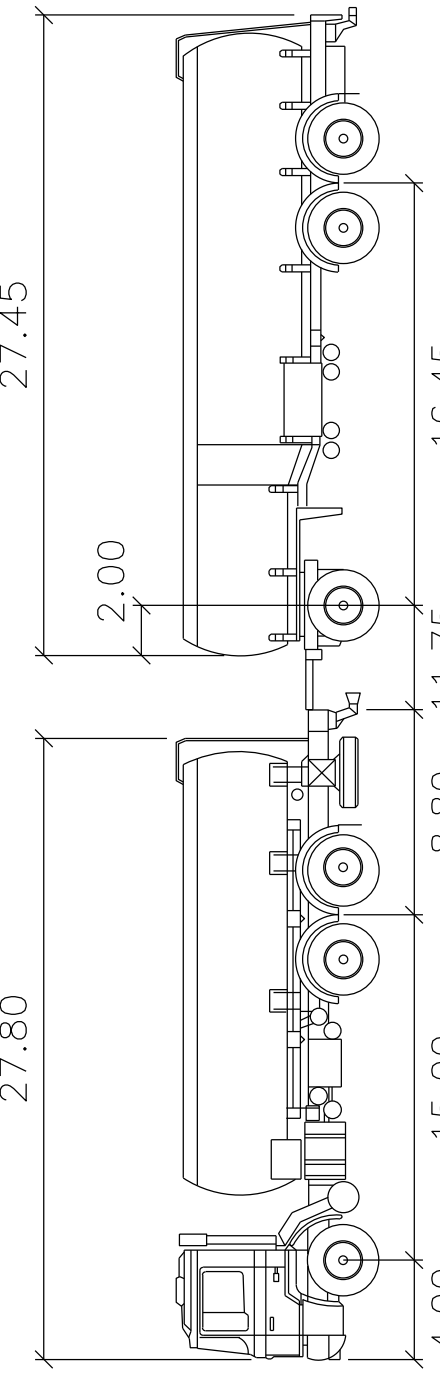
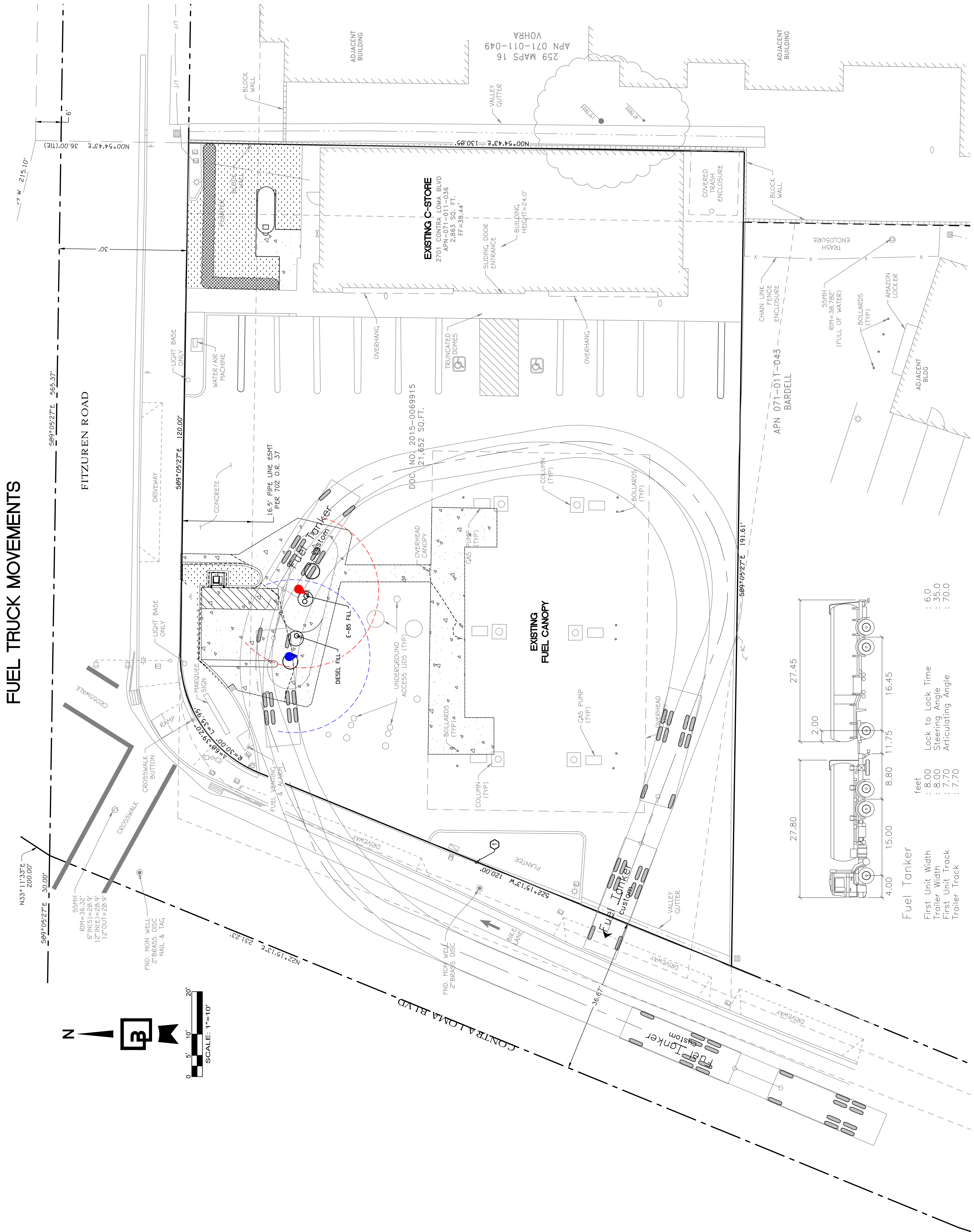
Designed	CKK
Drawn	CKK
Checked	JAH
Approved	HPG
Date	9-2-20

Scale:  
Horizontal  
1" = 10'  
Vertical  
N/A



**SALKHI PETROLEUM, INC.**  
2145 MENDOCINO AVENUE  
SANTA ROSA, CA 95401

**FUEL TRUCK MOVEMENTS**  
76 - STATION  
2701 CONTRA LOMA BOULEVARD  
ANTIOCH, CA 94509



Fuel Tanker	
First Unit Width	: 8.00
Trailer Width	: 8.00
First Unit Track	: 7.70
Trailer Track	: 7.70
Lock to Lock Time	: 6.0
Steering Angle	: 35.0
Articulating Angle	: 70.0

