

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

WEDNESDAY, DECEMBER 5, 2012

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 **THURSDAY, DECEMBER 13, 2012.**

ROLL CALL

6:30 P.M.

| | |
|---------------|----------------|
| Commissioners | Baatrup, Chair |
| | Azevedo |
| | Westerman |
| | Motts |
| | Sanderson |

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: November 7, 2012

* * * END OF CONSENT CALENDAR * * *

MINUTES

NEW PUBLIC HEARING

2. Catholic Funeral and Cemetery Services, the applicant, is proposing a 10,600 square foot funeral center, associated parking, sewer and water connections and landscaping at Holy Cross Cemetery located between the existing Delta Villa mobile home park to the west, an existing cemetery to the east, and East 18th Street to the north (**APNs: 051-170-056 & 057**). A Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program will be considered for adoption.

STAFF REPORT

CONTINUED PUBLIC HEARING

3. **UP-12-09** – Farid Gulyar of Kabul Market requests a use permit to operate a convenience store selling Persian food, household items, dairy products, dried fruits, breads, and meat. The project is located at 2521 San Jose Drive (**APN: 076-440-006**).

STAFF REPORT

NEW ITEM

4. Election of Vice-Chair

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT

Notice of Availability of Reports

This agenda is a summary of the 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, 3rd and H Streets, Antioch, California, 94509, between the hours of 8:00 a.m. and 11:30 a.m. or by appointment only between 1:00 p.m. and 5:00 p.m. Monday through Thursday 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.

**CITY OF ANTIOCH
PLANNING COMMISSION MINUTES**

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

**November 7, 2012
City Council Chambers**

CALL TO ORDER

Chairman Baatrup called the meeting to order at 6:30 p.m. on Wednesday, November 7, 2012, 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 decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on Monday, November 19, 2012.

ROLL CALL

Present: Commissioners Langford, Motts, Azevedo, Sanderson, Westerman, Vice-Chair Bouslog and Chairman Baatrup
Absent: None
Staff: Senior Planner, Mindy Gentry
Economic Development Analyst, Brian Nunnally
City Attorney, Lynn Tracy Nerland
Minutes Clerk, Cheryl Hammers

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: September 19, 2012

On motion by Vice Chair Bouslog, and seconded by Commissioner Azevedo, the Planning Commission approved the Minutes of September 19, 2012.

AYES: Baatrup, Bouslog, Langford, Motts, Azevedo, Sanderson and Westerman
NOES: None
ABSTAIN: None
ABSENT: None

END OF CONSENT CALENDAR

NEW ITEM

2. General Plan Consistency Determination for Conveyance of the Hard House Parcel to the Friends of the Roswell Butler Hard House.

Economic Development Analyst Nunnally provided a summary of the staff report dated October 24, 2012.

David Brink, President of the Friends of the Roswell Butler Hard House, said that he was here to answer any questions.

Commissioner Azevedo asked Mr. Brink if there was a time line for the proposed renovations to which he said that they had previously proposed five years which has been extended to seven years and that they have step by step goals for each year. Commissioner Azevedo asked about revenue to which Mr. Brink said that although they have not done any fundraising to date because the property was still owned by the City, they have raised some money, that they have had a lot of interest and that they hope to raise all money out of the community and through local grants. He said that they have a contractor who will be taking off the back portion of the building for free.

Chairman Baatrup asked Mr. Brink if he had an estimate of the amount needed to which he responded that they did not given that they have only viewed the property one time for thirty minutes years ago. He said that the roof has not failed and that they feel good about where they are but that he cannot put a number on it.

On Motion by Commissioner Azevedo and seconded by Commissioner Motts, the Planning Commission finds that the Local Public History Museum Home use is consistent with the City General Plan.

| | |
|-----------------|--|
| AYES: | <i>Baatrup, Bouslog, Langford, Motts, Azevedo, Sanderson, Westerman</i> |
| NOES: | <i>None</i> |
| ABSTAIN: | <i>None</i> |
| ABSENT: | <i>None</i> |

Chairman Baatrup announced that item 4 has been recommended to be continued to December 5th and that there would be no action on that item tonight. No one came forward to speak on this item.

NEW PUBLIC HEARINGS

3. UP-12-08 – Garrett Chan of Acre Investment Co. requests a use permit to operate Rockin' Jump, an indoor Trampoline Park. The project is located at 2520 Somersville Road (APN: 074-450-034).

EDA Nunnally provided a summary of the staff report dated November 1, 2012.

OPENED PUBLIC HEARING

Applicant, Garrett Chan, and founder of Rockin Jump, Drew Wilson, indicated that they were available to answer questions. Mr. Wilson said that they have another location in Dublin which has done well and has increased business for other businesses and has been a draw for other retailers. He added that they do events such as birthday parties and corporate events.

Commissioner Motts asked applicants if there was a specific age that they market to and if there are alternative plans for other expansions such as rock climbing. Mr. Wilson responded that they get tots to grandmothers; however, the normal age is 5 to 12 years old which accounts for 75% of their business. He said that rock climbing would be an easy transition given that rock is in their name but that they do not presently have plans to do that.

Commissioner Sanderson said that she went to the website and viewed the mandatory waiver and asked if there had been many injuries at the other locations. Mr. Wilson said that although there will always be some injuries with this type of business that there is generally only a handful of injuries a month at their Dublin location even though they get approximately 15,000 jumpers a month. Commissioner Sanderson confirmed with Mr. Wilson that all of their management was CPR certified.

Commissioner Sanderson referenced Attachment A to the report which depicted the former department store being divided into three sections and asked about the other tenants marked there and whether they were in place. The applicant responded that they are working with others but that the third tenant is still up in the air.

Commissioner Sanderson confirmed with the applicants that they would be playing music but that there should not be a problem with neighboring tenants due to soundproofing.

Commissioner Sanderson asked if there were multiple entrances and whether the entrance to the mall would be utilized to which applicant said that their goal was to have one entrance into the facility on Somersville Road with emergency exits available, but that they are still looking into this.

Commissioner Azevedo asked applicants if the mall management has shared with them what the current vacancy is at the mall. Applicants stated that they have a good sense but no specific numbers.

EDA Nunnally stated that the vacancy numbers vary from time to time.

Commissioner Azevedo confirmed with applicants that they are agreeable to all conditions.

Commissioner Westerman asked applicants if customers have access to restrooms inside Rockin jump, if there were a lot of birthday parties and if there would be any food

preparation. Mr. Wilson said that there are restrooms inside the facility, that approximately 40% of their business is birthday parties and that they are trying to partner with someone inside the mall regarding food given the significant cost but that was still up in the air.

Vice Chair Bouslog asked about security and if there was a plan to utilize mall security. Mr. Wilson said that they are heavily staffed to deal with issues and that during peak weekend hours they generally have 15+ staff members.

Chairman Baatrup asked about the Friday 9 pm to midnight hours to which applicant said that the average age at this time is 13 to 14 years old, that they have hard rules and dress codes and that they haven't had too many issues at other locations.

CLOSED PUBLIC HEARING

Chairman Baatrup asked staff about the 9 pm to midnight hours on Friday if there was any concern about undesirable traffic or impacts on the police department and what recourse would be available if problems occur. SP Gentry responded that they run a tight ship but that if they violate the conditions they can be fined.

EDA Nunnally stated that trampoline businesses generally do not produce calls.

City Attorney Nerland interjected that if excessive calls for service are received the Police Department will let staff know and meetings can be scheduled to figure things out and maybe additional security added. If that doesn't work, there is a mechanism in the Municipal Code to bring the project forward for modification or revocation.

Commissioner Azevedo said that while it is his preference that they find a 90,000 sf retail client to occupy the space, in lieu of that he felt that this was something of a destination to create traffic to the mall, that it is family oriented, that it increases foot traffic and that he can support this use permit.

Commissioner Sanderson said that she thinks this is a creative use of an existing vacant space turning it into something new, that looking at these types of businesses that they are fun entertainment and that they encourage exercise as well.

RESOLUTION NO. 2012-**

On motion by Commissioner Azevedo and seconded by Commissioner Westerman, the Planning Commission approved UP-12-08, subject to all conditions.

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|-----------------|---|
| AYES: | <i>Baatrup, Bouslog, Langford, Motts, Azevedo, Sanderson and Westerman</i> |
| NOES: | <i>None</i> |
| ABSTAIN: | <i>None</i> |
| ABSENT: | <i>None</i> |

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4. **UP-12-09** – Farid Gulyar of Kabul Market requests a use permit to operate a convenience store, selling Persian food, household items, dairy products, dried fruits, breads, and meat. The project is located at 2521 San Jose Drive (**APN: 076-440-006**).

On a motion by Commissioner Westerman and seconded by Commissioner Azevedo, the Planning Commission continued UP-12-09 to December 5, 2012.

ORAL COMMUNICATIONS

CA Nerland discussed with staff and the Planning Commissioners that the next meeting would be December 5th, that there are presently no items scheduled for December 19th and that the January 2nd meeting will probably be cancelled.

Commissioner Langford said that his term expired in October, 2012, that due to a change in employment he would not be able to make any more meetings and asked if the City was working on applicants for the Planning Commission. Commissioner Bouslog indicated that his term also expired in October, 2012.

CA Nerland said that she will look into that.

Chairman Baatrup indicated that he will be out of town on December 5th.

WRITTEN COMMUNICATIONS

Chairman Baatrup said that he had available the Bay Area Monitor Newsletter if anyone would like to see it.

COMMITTEE REPORTS

Chairman Azevedo said that Transplan is meeting tomorrow evening.

ADJOURNMENT

Chairman Baatrup adjourned the Planning Commission at 7:15 p.m.

Respectfully Submitted,
Cheryl Hammers

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF DECEMBER 5, 2012**

Prepared by: Mindy Gentry, Senior Planner *MG*
Date: November 29, 2012
Subject: **PW371-RA-51, UP-11-11, AR-11-08 – Holy Cross Cemetery
Funeral Center**

REQUEST

The applicant, Catholic Funeral and Cemetery Services, is requesting a lot merger, use permit, and design review for a 10,600 square foot funeral center, associated parking, sewer and water connections and landscaping at Holy Cross Cemetery. A Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are also proposed for adoption. The site is located between the existing Delta Villa mobile home park to the west, an existing cemetery to the east, and East Eighteenth Street to the north (**APNs: 051-170-056 & 057**) (Attachment A).

RECOMMENDATION

It is recommended that the Planning Commission approve the lot merger, use permit, architecture, and landscaping, subject to the conditions contained in the attached resolution.

BACKGROUND

The subject property has had the following land use entitlements approved:

- On December 4, 1986, a variance was approved to allow the placement of a fence within the front yard setback;
- In January 1992, the Cemetery received approval of a use permit to construct three mausoleums; and
- On May 3, 2005, a use permit for a 4,100 s.f. indoor/outdoor mausoleum was approved.

There are four independent actions/entitlements before the Planning Commission, which are each discussed below:

Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program: A Mitigated Negative Declaration was prepared because there were impacts to air quality, aesthetics, cultural resources, transportation and circulation, biological resources, geology and soils, utilities and service systems. Mitigation measures have

been provided for the aforementioned environmental factors which have reduced all impacts to a less-than significant level.

Lot Merger: A lot merger is required as part of the project because the proposed sewer line is crossing multiple property lines. By crossing more than one property it would require the line to be in a public easement and therefore would be maintained by the City; however, if the line only crosses a single property then it can be private and be maintained by the property owner.

Use Permit: A Final Planned Development was previously approved for the cemetery and in order to implement the construction of a funeral center a use permit is required. The intent of the use permit is to further clarify the details of the development phase being considered to ensure each component complies with the established provisions of the district. The proposed use is considered ancillary to the overall cemetery use.

Design Review: The applicant is seeking the approval of the design and architectural elements, including landscaping, for the proposed project.

ENVIRONMENTAL

An Initial Study/Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) have been prepared for the project in conformance with the California Environmental Quality Act (CEQA) (Attachment B). The MND and MMRP are available for review at the City's Community Development Department.

The MND finds that impacts in the following areas would be significant without the implementation of mitigation measures, but would be reduced to a less-than-significant level if the mitigation measures recommended in the MND are implemented:

- Air quality
- Aesthetics
- Cultural resources
- Transportation and circulation
- Biological resources
- Geology and soils
- Utilities and service systems

The MND and MMRP were available for a minimum of 20 days for public comment commencing on October 1, 2012 and ending October 22, 2012. The City did not receive any comments on the draft MND.

ANALYSIS

Issue #1: Project Overview

The project consists of a 10,600 s.f. funeral center, associated parking, sewer and water connections, and landscaping on approximately 2.3 acres of partially developed land situated on the west side of the approximate 20-acre Holy Cross Cemetery. The funeral center is proposed to contain a 1,700 s.f. chapel, a 1,375 s.f. columbarium, and 7,500 s.f. of offices, storage, a lobby area, and restrooms. The new structure would provide a place for funeral visitation, interment, and committal services for the community. The applicant has indicated that the existing office area is too small to serve families making arrangements. Regularly scheduled church services not associated with a funeral, embalming, mortuary services, and cremation are not included as part of this application (Attachment C).

The proposed office space is designed for eight employees with three arrangement rooms and a showroom. The Cemetery's hours of operation are currently seven days a week from 8:00 AM to 6:00 PM for visitation and funeral services. The applicant is proposing additional hours of operation for nightly visitation services within the chapel, which would extend the hours of operation until 10:00 PM.

The site currently contains administrative offices, several mausoleums both indoor and outdoor, in-ground burials, roads, parking areas, and a maintenance area. The site is currently served by an existing well and a septic system. The new funeral center would require the connection to the City's sewer system, which consists of the installation of a privately maintained sewer line approximately 1,200 linear feet from Yellowstone Drive to the proposed building. The existing offices would remain on the septic system and would not be required to connect to the municipal system. The project will also connect to the City's potable water through an extension from the City's water line located within East Eighteenth Street.

Lastly, the project will require the merging of the two parcels, APNs: 051-170-056 & 057, because the sewer line would cross more than one property resulting in a City easement and maintenance of the line. It is staff's desire to have the line privately maintained.

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

The General Plan designation for the site is Open Space and the zoning designation is PD, Planned Development. The General Plan acknowledges that cemeteries as appropriate uses within the Open Space designation and the proposed use would be considered ancillary to the cemetery use. The site is also located within the East Antioch Specific Plan, which has a designation of Cemetery.

The surrounding land use designations are as noted below:

North: Cemetery and miscellaneous industrial uses within the County's jurisdiction
South: PG&E power lines and vacant land (PD)
East: Cemetery (PD)
West: Vista Diablo Mobile Home Park (PD)

Issue #3: Architecture and Landscaping

The applicant is proposing a single story building with two distinct buildings connected by a knuckle which contains a lobby area. The knuckle acts as the main entry, which is defined with a tower element reaching 36' in height. The tower element has an arched window element incorporated with the main entry and then the tower continues upward with two arched windows just below a hipped roof. The main entry is also covered by a wooden trellis with columns to provide a protected entrance. The chapel building has an overall height of 30' with a barrel tile gable roof and shaped wooden beams just under the eave. The columbarium chapel also has features such as a five foot tall cross on the roof, stained glass windows, buttresses, and a covered exit area. The entry to the chapel consists of an archway with double doors, a decorative balcony, and three arched windows.

The second building, containing the offices and committal area, has an overall height of 25' with a decorative monitor on the roof to hide the mechanical equipment. The roof is also a barrel tile gable roof with an additional gable.

The building overall is designed with a Mission style exterior consisting of cement plaster walls and wainscoting with a concrete barrel tile roof. The wainscoting is three feet from the finished grade. The proposed colors are to match those of the existing mausoleum, which consist of a cream color ("Desert Tan") for the main body; a dark brown ("Van Buren Brown") for the rafters, columns, and trellis; and a reddish brown ("Maplewood") for the wainscot. The barrel tile roof is proposed as a reddish concrete. The materials and color board will be made available at the Planning Commission hearing.

The project also contains hardscape and landscape elements to enhance the building and its surroundings. There is a courtyard element to the rear of the building for families and friends to congregate before or after services. The hardscape features a circular patterned concrete in both the front of the building as well as in the courtyard. At the center of each circle is a fountain. The courtyard fountain is surrounded by landscaping while the fountain in the front of the building is encircled with hardscape. There are benches and tables throughout the site for people to sit down. The landscaping consists of a variety of evergreen and flowering trees, which are proposed as 24" box. Twenty trees are proposed for removal, which is discussed below as well as the associated impacts to the landscape plan. There are also a variety of shrubs and groundcover including turf.

The project also includes the removal of several rows of vineyards located west of the buildings, which were already removed. Consequently the proposed plans reflect two full rows and two half rows of vineyards being replanted.

The project was peer reviewed by an outside architecture firm, which resulted in minor concerns regarding the design, with many of those concerns due to a lack of information (Attachment D). Some of these concerns outlined in the peer review report have been addressed by the applicant or will be by the standard conditions of approval. The following are the main concerns brought up by the peer review that have not been addressed:

- There are large expanses of unbroken roofs, which is not uncommon for the architectural style; however they are generally steeper in pitch. Typically Spanish vernacular roofs are lower in pitch, 3:12 to 4:12 rather than the proposed 6:12, which yields tall roof lines and architectural massing. Staff has conditioned the project to alter the pitch of the roof to reduce height of the roof line.
- A masonry wall is proposed to extend from the current terminus of the existing masonry wall to the southern end of the parking area and the peer reviewer was unable to make a determination regarding the appropriate land buffers due to a lack of information. Staff does have concern that the masonry wall is not extended to cover the full extent of the proposed building because the wall will act as a buffer between the existing residential homes and the proposed funeral center. A provision in the Antioch Municipal Code that states, "Wall between residential and non-residential uses shall be of masonry construction." Staff has conditioned the project to continue the masonry wall to be in line with the southern end of the building in order to fulfill the code requirement.
- The south and west elevations are areas of concern because they are blank and lack architectural articulation, especially the west elevation because it faces existing residential uses. The Staff has conditioned the project to revise the south and west elevations to provide more architectural articulation through detail and/or relief with review and approval by staff.

Issue #4: Site Layout, Parking, and Traffic

The site has two existing points of ingress and egress, both on East Eighteenth Street. One access point is adjacent to the proposed building and the other is approximately 200 feet to the east.

The proposed use requires 67 parking spaces per the AMC, which are shown in the proposed plans; however there are required site modifications that need to be made in order to meet the City's code requirements. The construction of the project will also result in removal of three existing parking spaces, which are accounted for within the 67 spaces. As mentioned earlier there are required parking lot modifications to comply with the code which are discussed below.

- The two rows of parking numbered 27-39 and 40-52 have 12 consecutive parking spaces without separation by a landscape finger. Since the zoning is planned development it provides for flexibility within the design of the site. Between the two rows of parking there is a proposed bioswale approximately 10 feet in width, actually resulting in a greater overall quantity of landscaped area than just landscape fingers. However, the MND required as a mitigation measure in order to meet the code requirements for parking lot landscape design, that there be a reduction in the tree breaks adjacent to spaces 27, 39, 40, and 52 in order to create a landscape finger between spaces 32 and 33 and a landscape finger between spaces 45 and 46. A condition of approval has been added that the final parking lot design shall be submitted to staff for review and approval.
- The MND also calls for the removal of parking space number one and to restore the original roadway configuration so that no adverse impacts result from the modification of the existing parking supply originally studied. Further, per the City's Code, the internal roadway is not wide enough to accommodate parking on both sides of the street, so therefore the adjoining street cannot accommodate overflow parking from the proposed use.

These aforementioned modifications will result in a net parking supply of 66 spaces, which does not meet the required total of 67. Therefore, there are three options in order to mitigate the lack of parking:

- 1) Revise the proposed project to reduce the total number of fixed seats within the chapel to 132 seats. This measure would ensure that the net proposed parking (66 spaces) is sufficient to accommodate the peak demand of the project. Additionally, the number of compact spaces would need to be reduced from 20 as shown to 19.
- 2) Expand the parking lot to accommodate one or more additional full sized parking spaces either in the center aisle of spaces or adjacent to space 61.
- 3) Prepare a full parking study for the entire cemetery property to analyze the relationship between total parking demand and supply, in order to determine if one surplus parking space is available to serve the proposed project.

A condition of approval has been added that the project applicant comply with the one of the three options in order to meet the code requirements for parking.

A trip generation study was performed for the proposed project (Attachment E). The traffic engineering firm concluded the General Plan threshold would not be exceeded for this project and therefore a traffic study was not required. While the services may draw larger crowds, the conclusion was that they do not typically occur during the peak hours. The average estimated trips produced by this project are 15 during the AM peak and 26 during the PM peak with a maximum of 28 trips.

Bicycle parking is not shown on the site plan and per the AMC, one bicycle parking space is required for every 15 parking spaces for office uses and one bicycle parking space for every 50 off-street vehicles parking spaces for hospitals. The AMC does not

have an equivalent land use type for assembly uses; therefore hospitals are the most similar in that they are both quasi public spaces. The project will be required to have a minimum of three bicycle parking spaces.

Issue #5: Tree Removal

The 2011 arborist report showed that the proposed project would result in the removal of 11 non-protected pines, 2 protected indigenous oaks, 1 non-protected (undersized) oak, 1 non-protected walnut, and 1 non-protected almond tree for a total of 16 trees (Attachment F). Due to the applicant revising the plans, an addendum to the arborist report was produced which indicated the removal of 4 additional trees for a total of 20 (Attachment G). The subsequent report indicates that the four impacted trees could be saved by moving the parking lot in its entirety six feet to the west. While this may save the four trees, it could have an adverse affect on the adjoining residences.

Out of the 20 trees to be removed, 12 of them are defined as non-indigenous established trees, in which each one must be replaced with two 24" box trees. Established trees are trees considered 10" or greater in diameter, when measured 4.5 feet above natural grade. Out of the 20 trees to be removed, seven are considered indigenous trees and four of those considered established indigenous trees. The AMC requires the decision-making body to determine the rate and size of the replacement boxed specimens for the indigenous trees. The indigenous trees to be removed and replaced are as follows:

| Tag # | Species | Diameter | Health |
|-------|----------------|------------|--------|
| 58 | Coast Live Oak | 6" | Good |
| 70 | Coast Live Oak | 18.5" | Good |
| 71 | Coast Live Oak | 9", 9", 6" | Good |
| 75 | Coast Live Oak | 12" | Good |
| 76 | Coast Live Oak | 5" | Good |
| 87 | Coast Live Oak | 22" | Good |
| 88 | Coast Live Oak | 23" | Good |

Staff recommends the Planning Commission consider the following tree replacement size and rate. Trees under 10" in diameter shall be replaced with 36" box trees of the same species at a one to one ratio. Trees above 10" in diameter shall be replaced with the same species at a one to one ratio with a tree of similar size as reasonably possible and if a tree of similar size is not available it shall be replaced at a two to one ratio with a 48" box tree. A revised landscape plan compliant with the replacement tree ratios shall be reviewed and approved by staff. A condition of approval has been added to address this issue.

Any construction to occur within the drip line of any remaining tree will have to be bonded for as outlined in the AMC.

Issue #6: Utilities

Water: The site is currently being served from an existing well onsite. The subject project will be connecting to the City's potable water supply through a trunk line within East Eighteenth Street. The water line is proposed to run on the west side of the project site approximately 400 linear feet to the south from East Eighteenth Street and connect to the building. The existing water well pump is located approximately 80 feet south of the existing maintenance yard and approximately 40 feet west of the internal roadway. The project plans show that it will be relocated approximately 50 feet to the northwest. The applicant is required to submit detailed plans for the relocation and to obtain all applicable permits from the City and the County Health Department prior to commencing work.

Sewer: The site is currently being served by an existing septic system. The applicant intends to keep the septic system onsite for the existing administrative offices, which is allowable per the City's code because the buildings are greater than 200' from an existing sewer connection. The proposed project however will be connecting to the City's sewer system via Yellowstone Drive. In order to connect to the wastewater system, it will require the installation of approximately 1,200 linear feet of sewer pipe through the PG&E easement, and then head to the south to tie into the existing sewer system within land owned by the Contra Costa County Flood Control District.

Storm Water: The project site's drainage is currently collected via a system of pipes and field inlets, connecting to the main trunk line discharging into the system on Viera Avenue. The storm water is proposed to be detained using a number of bio-retention facilities. The lines will then tie into the existing storm drain system, located to the east.

Issue #7: Other Issues

Fencing: A 6' masonry wall runs along the west property line from the northwest corner south approximately 130 linear feet. The applicant is proposing to add only an additional 150 linear feet of masonry wall just to the southern limit of the parking lot and then the existing chain link fence would continue. The building extends beyond the proposed masonry wall another 200 feet and the AMC requires that walls between residential and non-residential uses be of masonry construction. Further, the existing wall is a smooth CMU with the blocks alternating depths and does not have much aesthetic value, so staff is suggesting that the existing wall and the new masonry wall be painted the same color of the body of the funeral center. A condition of approval has been added that the wall be extended to be in line with the most southern edge of the building, it shall match the existing masonry wall, and shall be painted to match the main body of the funeral center.

The existing chain link fence with wooden slats surrounding the maintenance yard is experiencing deterioration of the wood resulting in an increased likelihood of being able to see through the fence into the outdoor storage and maintenance area. Staff is recommending the remaining existing chain link fence slats be replaced with vinyl ones

and any new chain link fence will also have the vinyl slats to conceal the outdoor storage and maintenance area from public view.

The wrought iron fence that runs along the front of the property is also experiencing weathering and has faded. Staff is recommending the wrought iron fence along the portion of the property where the new building is being located as well as the section where the two new monument signs are proposed to be powder coated in black.

Trash Enclosure: There is an existing trash area within the maintenance yard; however there is no enclosure as required by the AMC. The City's code requires trash enclosures to be constructed of a solid masonry material at least six feet in height with a decorative exterior finish, such as split face. The other design features of the trash enclosure shall include solid heavy gauge metal gates and a roof to match the design of the buildings served. The trash enclosure is also required to be plumbed to the sanitary sewer. A condition of approval has been added addressing these issues.

Lighting: The applicant is proposing parking lot light fixtures on 12 foot poles that match the existing fixtures. The existing lights are reminiscent of historic lamps with an acorn shape glass globe with decorative crowns (Attachment H).

The decorative exterior fixtures for the building are proposed as cylindrical lantern style lights. The glass is frosted and the light housing finish is an oil rubbed bronze. The hanging lantern is 11" in length and the wall mounted version is 7" in length. The other exterior wall mounted light fixture is a wall pack with a bronze finish (Attachment I). The wall pack shall only be used on the south elevation of the building.

Signage: Two new monument signs are being proposed. The signs are proposed as an 8" thick concrete wall with a concrete cap, which would be finished to match the existing columns. The signs are 24' in length by 3.5' in height. The lettering is proposed as 8" high bronze letters and the sign would state, "Holy Cross Catholic Cemetery and Funeral Center". The signs would be accented with up lighting and landscaping, consisting of four Mexican Fan Palms, Carpet Roses, and annuals. The two signs would be located at each of the access points to the cemetery. Per the City's Design Guidelines, monument signs should be designed to have architectural elements such as columns, pilasters, cornices, that should frame the sign. Further the sign shall match the materials and colors found on the primary building. Staff feels that the sign should be redesigned to incorporate the qualities and the architectural details of the funeral center. A condition has been added that the sign be redesigned with review and approval by staff with a minimum of 100 s.f. of landscaping around the base of the monument sign.

ATTACHMENTS

- A: Aerial Photo
- B: Initial Study/Final Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
- C: Applicant's Summary
- D: Architectural Peer Review
- E: Trip Generation Study
- F: 2011 Arborist Report
- G: 2012 Arborist Report
- H: Parking Lot Light Fixture Cut Sheet
- I: Exterior Wall Mounted Light Fixtures Cut Sheets

**CITY OF ANTIOCH PLANNING COMMISSION
RESOLUTION NO. 2012-****

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
ADOPTING THE MITIGATED NEGATIVE DECLARATION AND MITIGATION
MONITORING AND REPORTING PROGRAM AND APPROVING A LOT MERGER,
USE PERMIT, AND THE DESIGN FOR AN APPROXIMATE 10,600 S.F. FUNERAL
CENTER LOCATED BETWEEN THE EXISTING DELTA VILLA MOBILE HOME
PARK TO THE WEST, AN EXSITING CEMETERY TO THE EAST, AND EAST
EIGHTEENTH STREET TO THE NORTH**

WHEREAS, the Planning Commission of the City of Antioch did receive a request from Catholic Funeral and Cemetery Services, for a lot merger, use permit, and design review for a 10,600 square foot funeral center, associated parking, sewer and water connections and landscaping at Holy Cross Cemetery. The site is located between the existing Delta Villa mobile home park to the west, an existing cemetery to the east, and East Eighteenth Street to the north (**APNs: 051-170-056 & 057**);

WHEREAS, the City determined through the Initial Study process that a Mitigated Negative Declaration (MND) was necessary to evaluate the environmental impacts of the proposed project and a Draft Mitigated Negative Declaration was prepared in conformance with Section 15074 of the California Environmental Quality Act;

WHEREAS, the Draft MND was circulated for a 20-day review period, with the public review period commencing on October 1, 2012 and ending on October 22, 2012 for a total of 22 days. The City did not receive any public comments on the draft MND;

WHEREAS, the Planning Commission has reviewed the MND for this project;

WHEREAS, a Final MND and MMRP were prepared for the project;

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

WHEREAS, the Planning Commission on December 5, 2012, duly held a hearing, received and considered evidence, both oral and documentary;

NOW THEREFORE BE IT RESOLVED that the Planning Commission does hereby adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Holy Cross Funeral Center project; and

BE IT FURTHER RESOLVED that the Planning Commission does hereby make the following 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 funeral center is an ancillary use to the cemetery and will not be detrimental to the public health or welfare or injurious to the property or improvements. The use is compatible with the surrounding neighborhood and will provide additional funeral services for the community at the subject site, rather than having such services conducted offsite.

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

The General Plan designation is Open Space and the use of a cemetery is considered appropriate under the General Plan and zoning ordinance upon approval of a use permit. The funeral center is considered ancillary to the cemetery use.

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 currently used as a cemetery and is adequate in size and shape to accommodate the proposed use. The overall property is approximately 20 acres and the proposed facility is 10,600 s.f., on 2.3 acres, so there is adequate space onsite to accommodate the use as well as aspects associated with the use. All yards, fences, parking, loading, landscaping and other required features meet the requirements of the zoning code standards and are comparable to the surrounding uses in the neighborhood.

4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

The project abuts East Eighteenth Street, an arterial, which has two lanes in the eastbound direction, a median left-hand turn lane, and a single lane in the westbound direction. The street is adequate in width and pavement to carry the traffic generated by the proposed use. The project will only produce a maximum of 28 trips during the peak hour, which does not exceed the General Plan threshold of 50 peak hour trips.

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

The General Plan designation is Open Space, which considers cemeteries as appropriate uses under that designation and will not affect the General Plan.

NOW THEREFORE BE IT RESOLVED the Planning Commission of the City of Antioch does hereby **APPROVE** PW371-RA-51, UP-11-11, AR-11-08, subject to the following conditions:

STANDARD CONDITIONS

1. The City of Antioch Municipal Code shall be complied with.
2. Conditions required by the Planning Commission, which call for a modification or any change to the site plan submitted, be corrected to show those conditions and all standards and requirements of the City of Antioch prior to any submittal for a building permit. No building permit will be issued unless the site plan meets the requirements stipulated by the Planning Commission and the standards of the City.
3. This approval expires two years from the date of approval (Expires December 5, 2014), 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.
4. City staff shall inspect the site for compliance with the conditions of approval prior to final building inspection.
5. Any revisions to the building exterior materials, paint colors, and/or overall color scheme shall require a new application and shall be subject to Design Review approval.
6. Any required easements or rights-of-way for off-site improvements shall be obtained by the developer, at no cost to the City of Antioch.
7. Advance permission shall be obtained from any property or easement holders for any work done within such property or easements.
8. The applicant shall obtain an encroachment permit for all work to be done within the public right-of-way.
9. This approval supersedes previous approvals that have been granted for this site.

10. Any deviation from the proposed project shall be brought back to the Planning Commission for review and approval.
11. Building permits shall be secured for all proposed construction associated with this facility, including any interior improvements not expressly evident on the plans submitted.
12. The use of construction equipment shall be restricted to weekdays between the hours of 8:00 am to 5:00 pm or as approved by the City Manager or his designee.
13. The project shall be in compliance with and supply all the necessary documentation for AMC6-3.2: Construction and demolition debris recycling.
14. The applicant shall defend, indemnify and hold harmless the City in any action brought by a third party to challenge the land use entitlement and shall enter into an agreement to effectuate this condition of approval as required by the City.
15. All requirements for the Contra Costa Environmental Health Department shall be met.

Site Maintenance

16. A parking lot sweeping program shall be implemented which provides for sweeping, at minimum, immediately prior to and once during storm season.
17. No illegal signs, pennants, banners, balloons, flags, or streamers shall be used on this site at any time.
18. No signs shall be installed on this site without prior City approval.
19. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
20. Standard dust control methods shall be used to stabilize the dust generated by construction activities.

Fees

21. 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.
22. The developer shall pay all fees required by the City Council at the time of building permit issuance.

23. The developer shall pay any required East Contra Costa Regional Traffic Mitigation fees prior to receiving a building permit for structures within this development.
24. The developer shall pay any required Drainage Area fees prior to the issuance of any building permits for this project.
25. The developer shall pay all applicable Delta Diablo Sanitation District fees prior to the issuance of any building permits for this project.
26. The developer shall pay the Contra Costa County Fire Protection District Fire Development Fee in place at the time of permit issuance.

Fire Requirements

27. All requirements of the Contra Costa County Fire Protection District shall be met.
 - a. Access roadways of less than 28-feet unobstructed width shall have signs posted or curbs painted red on both sides with the words, NO PARKING – FIRE LANE clearly marked. (22500.1) CVC, (503.3) CFC

Access roadways of 28-feet or greater, but less than 36-feet unobstructed width shall have NO PARKING – FIRE LANE signs posted, allowing for parking on one side only or curbs painted red with the words NO PARKING – FIRE LANE clearly marked. Parking is permitted only on one side of the road that does not have hydrants. (22500.1) CVC, (503.3) CFC
 - b. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1,500 GPM. Required flow must be delivered from not more than one (1) hydrant flowing for a duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC
 - c. The developer shall provide two (2) hydrants of the East Bay type. (C103.1) CFC
 - d. The developer shall submit three (3) complete sets of site improvement plans indicating all existing or proposed hydrant locations and fire apparatus access for review and approval prior to obtaining a building permit. Final placement of hydrants shall be determined by the Contra Costa County Fire Protection District (501.3) CFC
 - e. Emergency apparatus access and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage onsite. (501.4) CFC

- f. The building as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2010 Edition of NFPA 13. Submit three (3) sets of plans to the Fire District for review and approval prior to installation. (903.2) CFC
- g. The developer shall submit three (3) complete sets of building plans and specifications of the subject project, including plans for the following required submittals: private underground fire service water mains, fire sprinklers, and fire alarm and sprinkler monitoring; to the Fire District for review and approval prior to construction to ensure compliance with fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal (105.4.1) CFC, (107) CBC

Landscaping

- 28. 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.
- 29. Landscaping and signage shall not create a sight distance problem.
- 30. A minimum of five (5) feet shall be kept clear between any proposed trees and any concrete or asphalt paving within the City right-of-way. Trees closer than ten (10) feet to such concrete or asphalt paving shall use approved root guards.
- 31. That detailed landscaping and irrigation plans for the entire site shall be submitted to the City for review and approval. All landscaping and irrigation shall be installed in accordance with approved plans prior to the issuance of certificates of occupancy for this building.

Site Design

- 32. Asphalt paving 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.
- 33. All on site curbs, gutters, and sidewalks shall be constructed of Portland cement concrete.
- 34. All mechanical and roof equipment shall be screened from public view.
- 35. All parking lot dimensions and striping shall meet City standards.

36. Any cracked or broken sidewalks shall be replaced as required by the City Engineer.
37. All parking and access shall meet the ADA/Title 24 requirements as determined by the Chief Building Official using Checklist #1, Parking, CA Title 24, Sections 1129B.1 and 1130B. The location of such spaces shall provide safe and convenient access to the building as determined by the Chief Building Official.
38. A photometric plan shall be submitted to staff for review and approval prior to the issuance of building permits. The plan shall show the light onsite and beyond the property. All lighting shall be installed on site in accordance with approved plans, and prior to the issuance of certificates of occupancy for this site.
39. The City Engineer shall determine if it is necessary to engage in soils and structural engineers as well as any other professionals deemed necessary to review and verify the adequacy of the building plans submitted for this project. If deemed necessary by the City, this may be extended to include field inspections by such professional to verify implementation of the plans. Cost of these services shall be borne by the developer.

Utilities

40. All storm water flows shall be collected on site and discharged into an approved public storm drain system.
41. The developer shall provide adequate water pressure and volume to serve this development, as approved by the City Engineer.
42. All existing and proposed public utilities (e.g. transformers) shall be placed underground or screened from public view, in accordance with the Antioch Municipal Code.
43. A reduced backflow prevention device shall be installed on all City water meter services.
44. Street lighting shall be provided in accordance with the Antioch Municipal Code.
45. The sewer collection system shall be constructed to function as a gravity system.
46. Improvements and fees that are required by the Contra Costa County Flood Control District shall be implemented, as approved by the City Engineer.

Conservation/NPDES

47. Water conservation measures, including low volume toilets and the use of drought tolerant landscaping shall be used.
48. The project shall comply with all Federal, State and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). Under NPDES regulations, the project is subject to provision C.3: New development and redevelopment regulations for storm water treatment. Provision C.3 requires that the project include storm water treatment and source control measures, as well as run-off flow controls, so that post-project runoff does not exceed estimated pre-project runoff. C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates how compliance will be achieved. The SWCP shall be submitted simultaneously with the project plans. An Operation and Maintenance Plan (O&M) for the treatment and flow-controls in the approved SWCP shall be submitted and approved before the Building Department will issue Certificate of Occupancy permits and shall be included in the project CC&Rs. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall execute any agreements identified in the Storm water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.
49. That the following requirements of the federally mandated NPDES program (National Pollutant DISCHARGE Elimination System) be complied with, or as required by the City Engineer:
 - a. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall execute any agreements identified in the Storm water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.
 - b. That an application for a State of California "General Construction Activity Storm Water Permit" be submitted to the Regional Resources Control Board, and a copy of the Notice of Intent be submitted to the City, prior to any construction activity on this site.
 - c. Limiting construction access routes and stabilizing access points.
 - d. Stabilizing areas denuded due to construction (prior to the wet season, October 1 through May 1) by using suitable practices including, but not limited to temporary or permanent seeding, mulching, sod stabilization, vegetative buffer strips, protection of trees, plastic covering, application of ground base on areas to be paved.

- e. Protecting adjacent properties by appropriate use of vegetative buffer strips, sediment barriers or filters, dikes or mulching, or by a combination of these measures and other appropriate measures.
- f. Delineating clearing limits, easements, setbacks, sensitive or critical areas and their buffers, trees and drainage courses by marking them in the field.
- g. Stabilizing and preventing erosion from temporary conveyance channels and outlets.
- h. Using sediment controls and filtration to remove sediment from water generated by dewatering.
- i. Using proper construction material and construction waste storage, handling and disposal practices.
- j. Using proper vehicle and equipment cleaning, fueling and maintenance practices.
- k. Controlling and preventing discharge of all potential pollutants, including, but not limited to, pesticides, petroleum products, nutrients, solid wastes, and construction chemicals, that occur on site during construction.
- l. Preparing a contingency plan in the event of unexpected rain or BMP failure including, but not limited to, an immediate response plan, storing extra or alternative control materials on-site (stakes, fences, hay bales), notifying the local agency, etc.
- m. Education and Training - For developments with no property owner association or community association, practical information materials on good housekeeping of hazardous products, proper use and disposal for hazardous products, and prohibited discharge practices and materials must be provided, initially by the developer, to the first residents/occupants/tenants, and thereafter by the City public education program.
- n. Labeling Storm Drain Facilities - The phrase "No Dumping - Drains to River" must be embossed/stamped on a new storm drain inlets to alert the public to the destination of storm water and to prevent direct discharge of pollutants into the storm drain. Watercourses should be similarly labeled by posting signs.
- o. Runoff Control - to the extent practicable, maintain post-development peak runoff rate and average volume of runoff at levels that are similar to pre-

development levels. The developer must design the proposed project accordingly.

PROJECT SPECIFIC CONDITIONS

50. The red curb along East Eighteenth Street the length of the project frontage shall be repainted.
51. The lot merger shall be processed and recorded prior to the issuance of a building permit.
52. A sanitary sewer easement shall be processed with PG&E encompassing the sewer lateral from the applicant's property to the City's existing easement.
53. An easement for the maintenance of the backflow preventers along East Eighteenth Street shall be processed or as directed by the City Engineer.
54. Regular church services not associated with a funeral, embalming, mortuary services, or cremation shall not occur onsite. A use permit is required to add these services.
55. The pitch of the roof shall be altered to be less steep, which shall be reviewed and approved by staff.
56. The masonry wall along the west property line shall be continued from its current terminus approximately 340 feet to be in line with the southernmost edge of the building. The masonry wall shall match the existing and the entire east side of the wall shall be painted the same color as the main body of the building, "Desert Tan".
57. The south and west elevations shall be revised to provide additional architectural articulation through detail and/or relief with review and approval by staff.
58. The applicant shall select one of the following options, with review and approval by staff:
 - Revise the proposed project to reduce the total number of fixed seats within the chapel to 132 seats. This measure would ensure that the net proposed parking (66 spaces) is sufficient to accommodate the peak demand of the project. Additionally, the number of compact spaces would need to be reduced from 20 as shown to 19.
 - Expand the parking lot to accommodate one or more additional full sized parking spaces either in the center aisle of spaces or adjacent to space 61.

- Prepare a full parking study for the entire cemetery property to analyze the relationship between total parking demand and supply, in order to determine if one surplus parking space is available to serve the proposed project.
59. The applicant shall submit a site plan showing the final parking lot design, subject to review and approval by staff.
 60. Trees under 10" in diameter shall be replaced with 36" box trees of the same species at a one to one ratio. Trees above 10" in diameter shall be replaced with the same species at a one to one ratio with a tree of similar size as reasonably possible and if a tree of similar size is not available it shall be replaced at a two to one ratio with a 48" box tree. Final landscape and irrigation plans compliant with the replacement tree ratios shall be reviewed and approved by staff prior to obtaining a building permit. The landscape plan shall also be compliant with the State's water efficiency requirements.
 61. Construction within the drip line of a tree shall require a bond posted in the appropriate amount as required by the Antioch Municipal Code.
 62. The chain link fence surrounding the maintenance yard and outdoor storage area, whether it's the existing fence or a new chain link fence, shall have vinyl slats to hide the area from public view.
 63. The existing wrought iron fence along the property frontage adjacent to the new building, as well as the middle section of the property where the two new monument signs will be located, shall be powder coated in black.
 64. The applicant shall install a trash enclosure within the maintenance yard area which shall be constructed of decorative masonry, heavy gauge metal doors, and shall be architecturally compatible with the building, subject to staff review and approval. The trash enclosure shall be sized to accommodate recycling as well as the volume of refuse produced by the use. The trash enclosure shall be plumbed to the sanitary sewer.
 65. The two monument signs shall be redesigned to architecturally match the funeral center with a minimum of 100 s.f. of landscaping around the base of the sign. The sign shall conform to the City's Design Guidelines with review and approval by staff.
 66. All exposed metal surfaces shall be powder coated, galvanized steel, or anodized aluminum.
 67. A minimum of three bicycle parking spaces shall be provided with the location to be reviewed and approved by staff.

68. All mitigation measures within the Final MND and MMRP shall be complied with.
69. The hours of operation shall be restricted to seven days a week from 8:00 AM until 10:00 PM.
70. The wall pack light fixture shall only be used on the south elevation of the building.

* * * * *

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 5th day of December, 2012, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

TINA WEHRMEISTER, Secretary to the
Planning Commission

ATTACHMENT "A"

Aerial Photograph



ATTACHMENT "B"



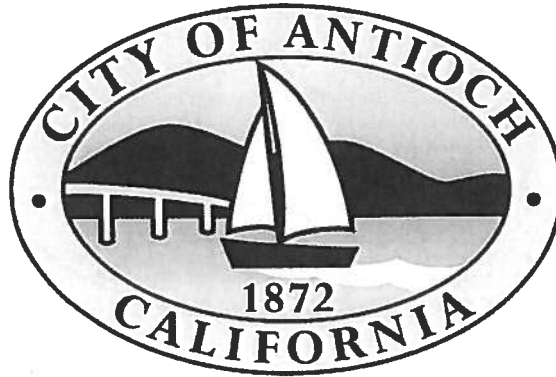
CITY OF ANTIOCH

Community Development Department
P.O. Box 5007, Antioch, CA 94531-5007

Final Mitigated Negative Declaration Holy Cross Funeral Center Project

A Notice of Intent to adopt the Draft a Mitigated Negative Declaration for the Holly Cross Funeral Center Project located at 2200 East Eighteenth Street in Antioch, California (APN #051-170-056 & 057) was circulated for public review a period of 20 days beginning on October 1, 2012 and ending on October 20, 2012. The City of Antioch, as lead agency under CEQA, has verified that no comments were received pertaining to this draft environmental document during the circulation period. Therefore a Final MND has been prepared consisting of the original Draft MND together with a Mitigation Monitoring and Reporting Program.

Date: November 19, 2012



CEQA INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

HOLY CROSS PROJECT

City of Antioch
3rd and H Streets
Antioch, CA 94531-5007

October 2012

INITIAL STUDY

PROJECT: Draft Holy Cross Funeral Center Project Initial Study

PROJECT DESCRIPTION SUMMARY: The applicant, Catholic Funeral and Cemetery Services proposes to construct an approximately 10,600 square foot funeral center, associated parking, sewer and water connections and landscaping (the "Project") on approximately 2.3 acres of partially developed land (the "Improvement Area"), situated along the west side of the approximate 20-acre Holy Cross Cemetery site (the "Project Site"). The Project Site is located between the existing Delta Villa mobile home park to the west, an existing cemetery to the east, and East 18th Street to the north. The proposed principal structure consists of a 1,700 square foot chapel, a 1,375 square foot columbarium and approximately 7,500 square feet of offices, lobby area, storage and restrooms. The Project Site contains an existing well and septic system which currently serve an existing business office located to the east of the Improvement Area, adjoining East 18th Street. The Project would connect the proposed funeral center to the City's public sewer system in Yellowstone Drive, via a pipe placed within an easement on property owned by PG&E to the south of the Project Site. The total length of the proposed sewer service line is approximately 1,200 linear feet. This private sewer service line would be privately maintained. The existing septic system serving the existing business office would remain unaltered. The Project will also connect the funeral center and associated improvements within the Improvement Area to the City's potable water system via a service line extending north to the existing trunk line located in East Eighteenth Street. The Project will also require the merger of the two existing parcels of record which comprise the Project Site, represented by APN#051-170-056 & 057. Additional details of the proposed Project are described below under "Project Description".

PROJECT LOCATION: The existing Holy Cross Cemetery is located at 2200 East Eighteenth Street in Antioch, CA [Assessor Parcel Numbers (APN) #051-170-056 & 057].

GENERAL PLAN DESIGNATION:

Open Space (OS) (Current)

ZONING:

Planned Development (PD) (Existing)

SPECIFIC PLAN DESIGNATION:

Cemetery (East Antioch Specific Plan)

SURROUNDING LAND USES/GENERAL PLAN/ZONING:

North: Cemetery / GP: Open Space and Medium Density Residential / Zoning: Property within the unincorporated Contra Costa County area

South: Undeveloped Land / GP: Open Space & Transit Oriented Development / Zoning: Planned Development (PD)

East: Cemetery / GP: Open Space / Zoning: Planned Development (PD)

West: Mobile Home Park / GP: Medium Density Residential / Zoning: Medium Density Residential (MDR) and Planned Development PD

PROJECT APPLICANT'S NAME AND ADDRESS:

Catholic Funeral and Cemetery Services

2200 East Eighteenth Street

Antioch, CA 94509

PROJECT DESCRIPTION EXHIBITS:

- Figure A: Existing Zoning Map
- Figure B: Existing General Plan Land Use Map
- Figure C: Holy Cross Funeral Center - Lighting Mitigation Plan
- Figure D: CCC Important Farmland Map
- Figure E: FEMA FIRM Map
- Figure F: URBEMIS Greenhouse Gas Model Summary
- Figure G: CA.gov Keller Canyon Landfill Information
- Figure H: Antioch Noise Definitions – GP EIR Table 4.9A
- Figure I: Antioch Example Noise Levels – GP EIR Table 4.9B
- Figure J: Antioch Noise Levels at Intersections – GP EIR Table 4.9C
- Figure K: Antioch Noise Levels Examples– GP Figure 11.1
- Figure L: CHRIS NWIC Records Search Report
- Figure M: BAAQMD Air Quality Standards and Attainment Status
- Figure N: CA Department of Conservation Mine Location Map
- Figure O: Holy Cross Proposed Site Plan

Holy Cross Funeral Center Project

Project Description

Introduction:

The Project consists of an approximately 10,600 square foot funeral center consisting of a columbarium, chapel, and offices. The two existing parcels of record are also to be merged into one parcel. The proposed Project calls for all building, parking and landscape improvements to be located within an approximately 2.3-acre Improvement Area within the north-westerly portion of the Holy Cross Cemetery at 2200 East Eighteenth Street (APNs 051-170-056 & -057).

Background:

The City of Antioch's General Plan designation for the Project Site is Open Space. The General Plan acknowledges cemeteries as appropriate uses within the Open Space designation, and the proposed Project is ancillary to the existing cemetery use. The Specific Plan (East Antioch Specific Plan) designation is Cemetery. The Project Site is currently zoned Planned Development (PD). The land use entitlement history on the Project Site is as follows: (1) On December 4, 1986, a variance was approved to allow the placement of a fence within the front yard setback; (2) In January 1992, the Cemetery received approval of a use permit to construct three mausoleums; and (3) On May 3, 2005, a use permit for a 4,100 square foot indoor/outdoor mausoleum was approved. All of these projects received Categorical Exemptions from CEQA.

Project Description:

Holy Cross Cemetery has developed approximately 9 acres of their total 20 acre site, comprised mainly of grass covered in-ground burials, roads, indoor/outdoor mausoleums, various cremation niches and other support structures. The various support structures consist of an office (1,400 square feet) and maintenance buildings (1,100 square feet). The only chapel area for family services, monthly Masses, and holiday Masses is the recently constructed chapel mausoleum located southeast of the proposed Improvement Area. The applicant has indicated that the office has become too small to facilitate the arrangements for families and needs to expand their offices.

The proposed buildings (approximately 10,600 square feet) will provide a place for funeral visitation, interment, and committal services for the community. The proposed Project consists of a new indoor columbarium chapel (1,700 sf), a secondary columbarium area, and a new office. The chapel space in the new building will allow families to have services in a more appropriate space, out of the winter rain and summer heat. Also included in the building are support spaces such as restrooms, storage and mechanical rooms, a media room and an area for the temporary storage of floral arrangements.

The proposed Project would create a courtyard for family and friends to congregate before or after services. Trellised structures will provide shaded areas. The building would have a "Mission style" exterior consisting of cement plaster walls/wainscot with a concrete barrel tile roof. Colors will match the existing mausoleum recently constructed. The columbarium chapel will have cement plaster buttresses. The main columbarium chapel building is 30' tall with a 5' cross at the East end. The secondary building,

which is connected by a knuckle, is 25' in height with a small mechanical vent structure (+5'). The mechanical room is concealed within the attic space.

The Project includes the removal of several rows of vineyards located west of the planned structures. All of the "existing vineyard" rows shown on the plans were recently removed; consequently, the proposed plans reflect two full rows and two half rows of vineyards being replanted as part of the Project. Landscape improvements are to be provided throughout the Improvement Area, including the use of: (1) evergreen trees (trees used as a windbreak), flowering trees, and shade trees; (2) accent, flowering, hedge, rose, and other shrubs; (3) various types of ground cover including turf; and (4) bio-swales. The Project also includes the removal of 20 existing trees situated west of the existing business office within the proposed parking lot.

The applicant has proposed that parking stalls will be provided based upon one space for each 50 s.f. of the proposed columbarium chapel (1,700sf = 34 spaces). The plans show 67 parking spaces within the Improvement Area, 7 of which are parallel parking spaces, and 20 of which are compact. The parking lot allows for an internal circulation loop separating the parking spaces. Proposed access into the Improvement Area would modify the current layout, by relocating the access point south along the Cemetery's internal roadway approximately 40 feet.

The proposed office space has been designed for 8 employees with 3 arrangement rooms and a showroom. The Cemetery currently operates every day of the week from 8:00 AM to 6:00 PM for visitation and funeral services. The Project is proposing adding night visitation services within the chapel that will end by 10:00 PM. No embalming or cremation will be conducted on site.

Lighting for the proposed Project uses a combination of 12-foot poles using shielded fixtures on the top to prevent light spillage across the adjoining property line, exterior compact bollards, landscape accent lights, and pathway markers. A total of thirteen 12-foot light poles are shown on the plans, all contained entirely within the proposed parking lot area (and extending slightly east towards the Cemetery's internal roadway).

Submitted Project Plans:

It should be noted that not all of the plans submitted by the applicant are consistent with each other. The applicant revised the layout of the parking lot during the production of this Initial Study. As such, the following submitted elements contain inconsistencies related to parking and tree analysis:

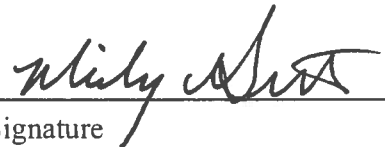
- Revised Parking Layout: Sheet A2 of the Chris Kelly Architects, CUP Resubmittal Architectural & Electrical Drawings, dated July 20, 2012 (Checklist Reference #21) shows the revised parking with spaces enumeration.
- Electrical Layout: Sheets E10 & E11 of the Chris Kelly Architects, CUP Resubmittal Architectural & Electrical Drawings, dated July 20, 2012 (Checklist Reference #21) show the electrical layout and photometric sheets respectively. The electrical and photometric details are shown superimposed over the old parking layout (rather than the current July 20, 2012 layout plans).
- Trees: Sheet L1 of the Chris Kelly Architects, CUP Resubmittal Landscape Drawings, dated July 20, 2012 (Checklist Reference #23) shows the old tree analysis superimposed over the current parking layout. Detailed information on the current tree removal proposal can be found in the arborist report as well as the Biology Section of this Initial Study.
- All other plans are consistent and current.

DETERMINATION**On the basis of this initial study:**

| | |
|-------------------------------------|--|
| <input type="checkbox"/> | I find the proposed project could not have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. |
| <input checked="" type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the project proponent has agreed to revise the project to avoid any significant effect. A MITIGATED NEGATIVE DECLARATION will be prepared. |
| <input type="checkbox"/> | I find the proposed project could have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT(EIR) is required. |
| <input type="checkbox"/> | I find the proposed project could have a significant effect on the environment, but at least one effect has been (1) adequately analyzed in a previous document pursuant to applicable legal standards, and (2) addressed by mitigation measures based on the previous analysis as described in the attached initial study. An EIR is required that analyzes only the effects that were not adequately addressed in a previous document. |
| <input type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, no further environmental analysis is required because all potentially significant effects have been (1) adequately analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are included in the project, and further analysis is not required. |

September 18, 2012

Date


Signature

Name of Preparer:

Mindy Gentry
Senior Planner
City of Antioch
P.O. Box 5007
Antioch, CA 94531-5007

Phone No.: (925) 779-6133

I. AESTHETICS - Would the Project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant With Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> | <i>Information Sources</i> |
|---|---------------------------------------|---|-------------------------------------|--------------------------|----------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A-C, O, 1-25 |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A-C, O, 1-25 |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A-C, O, 1-25 |
| d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A-C, O, 1-25 |

INTRODUCTION:

The Project Site is located on the south side of East Eighteenth Street in eastern Antioch. The Project Site is surrounded by existing cemetery uses to the north and east, and residential uses to the west. The Project Site and most of the surrounding area are relatively flat (with the exception of an upslope extending west from the proposed office/chapel building to the common boundary with the Delta Villa mobile home park) and, as a result, the site is only visible from East Eighteenth Street and immediately adjacent properties. Current uses within the 2.3-acre Improvement Area situated along the west side of the Project Site include a lawn area, a portion of the existing maintenance yard, and a dirt service road which extends west and south from the Cemetery's internal paved roadway to the existing vineyard. The Improvement Area is currently divided by a fence running from east to west between the lawn area and the maintenance yard. This fence is proposed to be removed, along with the existing trees in that area, as part of the construction. The City of Antioch General Plan identifies views of the San Joaquin River, Mount Diablo and its foothills, and Black Diamond Mines Regional Preserve as important scenic resources. It also identifies Lone Tree Way and Hillcrest Avenue as scenic arterials and gateways to the City.

DISCUSSION:

I(a). None of the scenic resources identified under the City of Antioch General Plan would be impacted by the proposed Project.

I(b). The area surrounding the Project Site has already been substantially developed. The Project Site is not located by a state scenic highway, and the proposed Project would not affect any historic buildings.

I(c). The Project is substantially in character with existing improvements on the Cemetery property to the north and east. The proposed Project also includes localized front entrance landscaping and signage (including a 24x36" bronze logo, columns, and copy) directly adjoining East Eighteenth Street. The Project would not degrade the quality of the site or its surroundings.

I(d). The Project Description contains new nighttime viewing hours for the proposed funeral center which extend until 10:00 PM. These new facilities and related expansion of parking would be lit by new lights within the Improvement Area as shown in the plan set drawings. The new structures and parking are located close to the adjacent property line to the west, where housing is placed very close to the property line with just a 3-4 foot setback in some cases. Both the parking lot lights and headlights from vehicles utilizing the parking lot until 10:00 PM pose a potentially significant lighting impact without the use of Mitigation Measures to limit exposure of the

adjoining residential properties. Antioch Municipal Code Section 9-5.1715 regulates lighting and requires that lighting not shine directly onto an adjacent street or property. Additionally, the Antioch General Plan Design Policy 5.4.2(o) states that lighting shall not result in nuisance levels of light or glare on adjacent properties. A revised landscape plan was prepared and submitted for review by the Planning Commission which includes continuous planting of trees and shrubbery along the westerly site boundary, extending south and north to provide a visual separation of vegetation at least 12 feet in overall height upon maturity, between the parking lot and the existing residential structures to the west. Revised plans also show the existing masonry wall along the entire parking lot area (on both north and west sides) in order to block headlights from cars pointed towards the existing residential structures.

MITIGATION MEASURES:

(1-A) The four lights shown on the Architectural Drawings from Chris Kelly Architects, which are located closest to the western property line shall incorporate full permanent approved shields to prevent light from being directed towards the west property line (see Figure C of this Initial Study). A revised photometric lighting plan shall be submitted for review and approval by the Community Development Department, demonstrating no illumination extending beyond the westerly property line.

II. AGRICULTURAL RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. **Would the Project:**

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant With Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> | <i>Information Sources</i> |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|----------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A-D, O, 1-25 |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A-D, O, 1-25 |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A-D, O, 1-25 |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A-D, O, 1-25 |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A-D, O, 1-25 |

INTRODUCTION:

According to the Contra Costa County Important Farmland Map (last updated July 2011), the Project Site is designated as Urban and Built-Up Land. The Project Site is designated as Open Space in the City of Antioch's General Plan Land Use Map, and zoned PD – Planned Development District. A portion of the Project Site was previously farmed as part of a larger vineyard. Grape vines within the Project Site were recently removed in order to accommodate site grading and improvements. A portion of the grape vines are proposed to be replanted within the area west of the office/chapel building, as shown on the plans. The proposed Project would be consistent with all City of Antioch Ordinances and General Plan Policies related to agricultural uses.

DISCUSSION:

II(a). The Project does include the removal of a portion of the original vineyard. However the Project Site is not located on Prime Farmland, Unique Farmland or Farmland of Statewide Importance. The Contra Costa County Important Farmland Map (Figure D of this Initial Study) shows the Project Site as "Urban and Built-Up Land". Therefore, a significant impact will not result from this conversion of use.

II(b). The Project Site is already substantially developed. No Williamson Act contracts are currently in place on any portion of the Project Site, and no resulting impacts will occur.

II(c). No, there is no land which is currently being managed for forest resources.

II(d). No, see (c) above.

II(e). Development within this Project Site will not affect the continuance of other farming operations in the area. The existing vineyard on property immediately to the south would not be affected; all other adjoining properties are developed.

III. AIR QUALITY - Would the Project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant With Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> | <i>Information Sources</i> |
|--|---|---|---|--------------------------|--------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, F, M, O, 1- 25 |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, F, M, O, 1- 25 |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is classified as non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, F, M, O, 1- 25 |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A, B, F, M, O, 1- 25 |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, F, M, O, 1- 25 |

INTRODUCTION:

Air quality and the amount of a given pollutant in the atmosphere are determined by the amount of pollutant released and the atmosphere's ability to transport and dilute the pollutant. The major determinants of transport and dilution are wind, atmospheric stability, terrain, and for photochemical pollutants, sunshine. Sensitive receptors are more affected by air pollution than others. Sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples include schools, hospitals, and residential areas.

The City of Antioch is within the San Francisco Bay Area Air Quality Management District (BAAQMD). The District is the agency primarily responsible for assuring that the federal and state ambient air quality standards are maintained in the San Francisco Bay Area. Air quality standards are set by the federal government (the 1970 Clean Air Act and its subsequent amendments) and the state (California Clean Air Act of 1988 and its subsequent amendments). Regional air quality management districts such as the BAAQMD must prepare air quality plans specifying how state standards would be met. The BAAQMD's most recently adopted Clean Air Plan (CAP) is the *Bay Area 2010 Clean Air Plan*.

In addition to the policies of the City's General Plan, all future development allowed by the proposed land use designations would be subject to the City's Grading Ordinance, which mandates that all earth moving activities shall include requirements to control fugitive dust, including regular watering of the ground surface, cleaning nearby streets, damp sweeping, and planting any areas left vacant for extensive periods of time.

The City of Antioch uses the thresholds of significance established by the Bay Area Air Quality Management District (BAAQMD) in BAAQMD *CEQA Air Quality Guidelines* (2011) to assess air quality impacts. The BAAQMD *CEQA Air Quality Guidelines* (2011) identify screening levels for new development. In a recent Alameda Superior Court ruling, the BAAQMD thresholds were overturned because a CEQA analysis was not performed prior to their implementation by the BAAQMD. Therefore, while these thresholds are currently not a

legal standard, they constitute the best available information at the time of production for this document. Therefore, the thresholds will be used for comparative analysis, and a full Greenhouse Gas Model has been run with the URBEMIS software. The comparable screening levels include: 114 single-family dwelling units; 240 condo/townhouse dwelling units; 76,000 square foot free-standing discount store; and 277,000 square feet of office uses.

DISCUSSION:

III(a). Antioch is within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD), which monitors criteria air pollutants in local areas. The monitoring stations BAAQMD controls have registered pollution exceeding the thresholds for PM_{2.5}, PM₁₀ and ozone. There are also Federal and State ambient air quality standards issued by USEPA and state air quality agencies. These are all in attainment, with the exception of ozone, PM-2.5 and PM-10 (See Figure M). The Project will also comply with all applicable Antioch General Plan Policies, City Zoning Ordinances, and BAAQMD thresholds related to construction, therefore a less than significant impact will occur.

III(b). No, see above.

III(c). Greenhouse Gas Emissions are studied further in Section VII. The Project would not result in a cumulatively considerable net increase in any criteria pollutants. See above.

III(d). Existing sensitive receptors near the Project Site include the residential uses west of the site. Construction related to the Project may create substantial concentrations of pollutants. Temporary Air Quality impacts may result from demolition, excavation of soil, and other construction activities on the subject site, some of which have already commenced in advance of permit issuance. Implementation of the City of Antioch General Plan Policies and Zoning Ordinances related to construction and grading would reduce the temporary construction impacts to a less than significant level. Special attention must be given to control of fugitive dust as part of further demolition and grading activities within very close proximity to residential uses; no further work is allowed until a dust control plan is submitted to and approved by the City's Engineering Division.

III(e). No, see (d) above and applicable Mitigation Measures.

MITIGATION MEASURES:

(3-A) A dust control plan shall be prepared and submitted for review and approval by the City's Engineering Division prior to implementation of further demolition and/or grading activities within the Project Site. The plan shall demonstrate compliance with the dust abatement actions outlined in the CEQA Handbook of the Bay Area Air Quality Management District (BAAQMD), and applicable City General Plan and Zoning Ordinances related to construction and grading, including watering of disturbed soils during grading operations and timely replanting thereafter.

IV. BIOLOGICAL RESOURCES - Would the Project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant With Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> | <i>Information Sources</i> |
|--|---|---|---|--------------------------|--------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A, B, F, L, M, O, 1-25 |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, F, L, M, O, 1-25 |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act including, but not limited to, marsh, vernal pool, coastal, etc., through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, F, L, M, O, 1-25 |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, F, L, M, O, 1-25 |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A, B, F, L, M, O, 1-25 |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, F, L, M, O, 1-25 |

INTRODUCTION:

Biological resources include plants and animals and the habitats that support them. Individual plant and animal species that are listed as rare, threatened or endangered under the state and/or federal Endangered Species Act, and the natural communities or habitats that support them, are of particular concern. Sensitive natural communities (e.g., wetlands, riparian woodlands, and oak woodland) that are critical to wildlife or ecosystem function are also important biological resources. The Project Site is located within a developed area of Antioch. The majority of the Improvement Area for this Project has been disturbed through past development, including pavement, planting and management of vineyards, a lawn area, and improvement of the maintenance yard area (a portion of which is included within the Improvement Area).

The avoidance and mitigation of significant impacts to biological resources under CEQA is consistent with and complementary to various federal, state, and local laws and regulations that are designed to protect these resources. Many of these regulations mandate that Project sponsors obtain permits that include measures to avoid and/or mitigate impacts, prior to the commencement of development activities. Table 1 summarizes laws and regulations applicable to the proposed Project.

| Table 1 Regulation of Biological Resources | | |
|---|---------------------|-----------------------------|
| Law/Regulation | Objective(s) | Responsible Agencies |

| | | |
|---|--|-------------------------------|
| Federal Endangered Species Act California Endangered Species Act | Protect endangered species and their habitat and, ultimately restore their numbers to where they are no longer threatened or endangered. | USFWS, NOAA Fisheries CDFG |
| Federal Migratory Bird Treaty Act | Protect migratory birds, including their nests & eggs. | USFWS |
| California Fish & Game Code Section 3503.5 | Protect birds of prey, including their nests & eggs. | CDFG |
| Section 404 of the Clean Water Act (CWA) | Regulation of Waters and Wetlands | USACE, USEPA |
| NOAA = National Oceanic & Atmospheric Administration USFWS = U.S. Fish & Wildlife Service CDFG = California Department of Fish & Game USACE = US Army Corps of Engineers | | |

In addition to the laws and regulations listed above, various policies in the City's General Plan have been adopted for the purpose of avoiding or mitigating biological impacts resulting from development within the City. All future development allowed would be subject to the biological policies listed in the City's General Plan.

Based on a reconnaissance survey of the Project site, no rare, threatened, endangered or special status species of flora or fauna were found to inhabit the Project Site. However, several special status bird species were observed within trees within the Improvement Area. These on-site trees were surveyed by in 2011 by Traverso Tree Service (Checklist Reference #19). A follow-up survey was conducted by Traverso Tree Service and was summarized in their July 31 2012 report (Checklist Reference #20). These surveys showed that 34 trees are located in and adjacent to the Improvement Area.

The 2011 arborist report showed that the proposed Project would result in the removal of 11 non-protected pines, 2 protected indigenous oaks, 1 non-protected (undersized) oak, 1 non-protected walnut, and 1 non-protected almond tree (16 trees). The 2012 Addendum to the 2011 arborist report indicated an additional 4 trees would be removed as a result of the revised applicant plans (a total of 20 trees). The 2012 Addendum to the 2011 arborist report indicated that one of the four impacted trees could be saved by moving the parking lot in its entirety 6 feet to the west. The movement of the parking lot 6 feet closer to the residences could have additional impacts on noise, photometrics and biology which would require further analysis beyond the plans analyzed within this Initial Study to conclude that no additional significant impacts would occur. Therefore, the movement of the parking lot 6 feet to the west is not recommended at this time without additional analysis.

All trees (protected and non-protected) which are intended to be removed must be replaced (with two 24" box trees for each established tree, and two 48" box trees for each mature tree), and for protected trees where grading will occur within the drip line the developer shall post a bond for each tree, per Antioch Municipal Code Section 9-5.1205. Additionally, indigenous trees must be replaced by boxed specimens at a rate and size to be established by the decision making body at the time of regular development application approval, per Antioch Municipal Code Section 9-5-1205(J)(2). Established trees are classified as trees with a minimum 10 inch trunk diameter at 4.5 feet above grade. Mature trees are classified as trees with a trunk diameter of equal to or greater than 26 inches. Protected trees are defined by Antioch Municipal Code Section 9-5.203 as any indigenous, mature, landmark, street tree, or other tree required to be preserved as a condition of approval. Indigenous trees are those which are naturally growing, and include the following species per Antioch Municipal Code Section 9-5.203: Blue Oak, Valley Oak, Coast Live Oak, Canyon Live Oak, Interior Live Oak, California Buckeye, and California Bay. The 2011 Traverso Tree Service Arborist Report classifies the trees on site with respect to maturity and sizes.

DISCUSSION:

IV(a). No special status species were observed to be nesting or otherwise using the site for breeding purposes. The proposed Improvement Area is actively managed and substantially improved, effectively precluding the opportunity for utilization of open areas for wildlife. However existing trees may be utilized by a wide variety of protected bird species, including raptors, during the nesting season. Since the Project site has been substantially developed already, no other potentially significant impacts are anticipated to occur.

IV(b). No riparian habitat or waterways are located on the Project Site. Development of the proposed Project would not result in any substantial adverse effects.

IV(c). No, see above.

IV(d). No, see above.

IV(e). Article 12 of Chapter 5 of Title 9 of the Antioch Municipal Code regulates tree preservation. While the Project plans show new trees being planted as part of the included landscaping, it does not contain a list of replacement trees illustrating compliance with the regulations of the Antioch Tree Ordinance.

IV(f). The proposed Project Site is not part of an adopted HCP or natural community conservation plan. While the City of Antioch is not a signatory to the East Contra Costa County HCP, the Project will not conflict with the provisions provided in this or any other HCP.

MITIGATION MEASURES:

(4-A) Trees which are intended to be removed must be replaced, and trees where grading will occur within the drip line must be bonded, per Antioch Municipal Code Section 9-5.1205. Prior to construction, the applicant shall submit a full landscape improvement plan for review and approval by the Community Development Department, which shall include the notation of the size, quantity, and type of replacement trees to be provided in order to mitigate for the trees removed as a part of the Project. All recommendations from the Traverso Tree Service 2011 and 2012 Arborist reports shall be enumerated on the plans and shall be implemented during construction of the proposed Project.

(4-B) To avoid a "take" and/or further evaluate presence or absence of raptors, the following measures shall be implemented:

- (1) A pre-construction nesting bird survey of the individual trees throughout the Improvement Area shall be performed by a qualified biologist a maximum of one week prior to any tree removal work which is to be conducted between February 1 and August 15. If no nesting birds are observed, then no further action is required and removal of authorized trees may occur within one week of the survey.**
- (2) If birds are observed nesting within the Improvement Area between February 1 and August 15, it shall be assumed that they are also nesting adjacent to the Improvement Area. The CDFG Central Coast Regional office allows grading and disturbance to occur if nesting birds are observed on adjoining property, providing that a 300-foot buffer zone is created around the observed nest to prevent disturbance and ultimately "take" of young.**

V. CULTURAL RESOURCES - Would the Project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant With Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> | <i>Information Sources</i> |
|---|---------------------------------------|---|-------------------------------------|--------------------------|----------------------------|
| a) Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A, B, F, L, M, O, 1-25 |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A, B, F, L, M, O, 1-25 |
| c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A, B, F, L, M, O, 1-25 |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A, B, F, L, M, O, 1-25 |

INTRODUCTION:

On March 28, 2012, a California Historical Resources Information System (CHRIS) records search was performed by the Northwest Information Center (NWIC) at Sonoma State University (See Exhibit L). The Improvement Area was shown to contain no recorded archaeological or historic-period archaeological resources. However, there is one recorded historic-period resource immediately adjacent to the larger Project Area (P-07-002951 – related to the PG&E transmission line).

The majority of the Project Site is located on a former large dune that is adjacent to a creek that feeds the marsh and slough (Lake Alhambra) and then drains to the San Joaquin River. Locations of known Native American sites are associated with large dunes adjacent to creeks or near a water source. Because of this association, there is a moderate potential of identifying unrecorded Native American resources in the Project Area.

None of the structures on-site are currently listed on the California Register of Historic Resources (CRHR) or the National Register of Historic Places (NRHP). There are no recorded archaeological sites or reported cultural resources located within or adjacent to the Project Site. The CHRIS report states that the 1908 Pittsburg 15' quadrangle shows a residential building in the vicinity of the Project Site, while the 1953 version does not show any structures. The report also notes that the 1978 version shows three buildings in the Project Site, which were built sometime between 1953 and 1978. Field survey of the Project Site confirms that there are no historic structures present.

William Self Associates was retained to perform a Cultural Resources Analysis including a confidential CHRIS records search. The confidential CHRIS search found that no cultural resources were recorded on or within the vicinity of the Project Site. The report has concluded that the likelihood of encountering significant cultural resources within the project area is low, and recommends no further archaeological work unless resources are discovered during construction.

DISCUSSION:

V(a). The Project will not cause a substantial adverse change in the significance of any historical resources. No historical, archeological, cultural, or paleontological resources of significance are known or expected to be located on site.

V(b). No, see above.

V(c). No, see above.

V(d). In the event any human remains are discovered through construction of the Project Site, the Project will be required to comply with all applicable City Ordinances and General Plan Policies related to the discovery of human remains. See Mitigation Measure 5-A. With inclusion of this Mitigation Measure no significant impacts will result from the proposed Project.

MITIGATION MEASURES:

(5-A) If archaeological, paleontological, or cultural resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies. It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms.

VI. GEOLOGY AND SOILS - Would the Project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant With Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> | <i>Information Sources</i> |
|---|---------------------------------------|---|-------------------------------------|-------------------------------------|----------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | | |
| 1) Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, L, N, O, 1-25 |
| 2) Strong seismic ground shaking? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A, B, L, N, O, 1-25 |
| 3) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, L, N, O, 1-25 |
| 4) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, L, N, O, 1-25 |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, L, N, O, 1-25 |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, L, N, O, 1-25 |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, L, N, O, 1-25 |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A, B, L, N, O, 1-25 |

INTRODUCTION:

The Project Site is located within the San Francisco Bay Area, a seismically active region. Nearby faults include the Hayward Fault approximately 30 miles southwest of the site, San Andreas Fault approximately 50 miles southwest of the site, Calaveras Fault approximately 20 miles southwest of the site, Greenville Fault approximately 20 miles southwest of the site, Concord Fault approximately 15 miles to the east of the site, and the Antioch Fault which is approximately 1 mile to the southwest of the site but is shown as an ancient fault being greater than 1.6 million years old which is expected to have activity on a much lower level. Because of the proximity of the site to these faults, any ground shaking, ground failure, or liquefaction due to an earthquake could damage structures on-site.

The Project site is not located within a fault rupture zone, but has a potential for liquefaction and ground failure. Various policies in the City's General Plan have been adopted for the purpose of avoiding or mitigating geology and soil impacts resulting from development within the City. All future development authorized under the Antioch General Plan are subject to the geology and soil policies listed in the General Plan and relevant sections of the

Antioch Zoning Ordinance. The Project is also subject to the California Building Code and all applicable construction methods.

A geotechnical investigation was performed for the Project site by GEC Consulting Corporation in September 2011 for compliance with the regulatory environment and for analysis of project site conditions (Checklist Reference 15). Four borings were conducted on the Project site. The geotechnical report concluded that the site is suitable for construction of the proposed Project provided the recommendations in the report are incorporated. These recommendations include measures for site preparation, use of suitable fill material, subgrade preparation, fill placement and compaction, trench backfill, design of foundation footings, incorporation of seismic design parameters, drainage measures, retaining wall use, pavement construction, construction observation, and wet weather construction avoidance. Additionally, the geotechnical report requests the opportunity for the consulting engineering geologist to review design and specifications for the Project.

DISCUSSION:

VI(a). The Project would not result in significant slope instability, erosion, siltation or other landslide-related hazards, consistent with the findings of the 2011 GEC Consulting Geotechnical Report. All recommendations of the report must be incorporated to preserve this conclusion as shown below in Mitigation Measure 6-A.

VI(b). No, see above.

VI(c). No, see above.

VI(d). No, see above.

VI(e). The Project site does not propose to use septic tanks or alternative wastewater disposal systems.

MITIGATION MEASURES:

(6-A) All recommendations from the 2011 GEC Consulting Corporation geotechnical report must be incorporated into the Project, in addition to standard policies listed in the General Plan and Zoning Ordinances. A licensed geotechnical engineer shall be retained to review the design and specifications for all site and building improvements within the Project and their consistency with the report recommendations. A licensed geotechnical engineer shall prepare a supplemental report/memo to the City of Antioch Planning and Public Works departments for their approval prior to issuance of permits for construction of the Project.

VII. GREENHOUSE GAS EMISSIONS - Would the Project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant With Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> | <i>Information Sources</i> |
|--|---|---|---|--------------------------|--------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, F, M, O, 1- 25 |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, F, M, O, 1- 25 |

INTRODUCTION:

The proposed Project is situated within a designated urban area. The City of Antioch is located in Contra Costa County, which is situated within the jurisdictional boundary of the Bay Area Air Quality Management District (BAAQMD). On June 2, 2010 the BAAQMD board of directors adopted thresholds of significance for GHG emissions consistent with SB 375. Significance thresholds for this Project as regulated under BAAQMD are either 1,100 MT (metric tons) of CO₂e/year or 4.6 MT of CO₂e/SP/year (metric tons per service population per year). All proposed development authorized as part of the proposed Project will be subject to the Goals and Policies listed in the City's General Plan related to Transportation and Greenhouse Gas Emissions. In a recent Alameda Superior Court ruling, the BAAQMD thresholds were overturned because a CEQA analysis was not performed prior to their implementation. Therefore, while these thresholds are currently not a legal standard, they constitute the best available information at the time of production for this document. Therefore, the thresholds will be used for comparative analysis, and a full greenhouse gas model was run with the URBEMIS software.

DISCUSSION:

VII(a). GHG modeling for this use Project has shown emission levels to be less than the threshold established by BAAQMD. An URBEMIS model was run for the Project (without any mitigation selected and all default options used) which resulted in less than 140 tons of CO₂e, which is far less than the screening threshold of 1,100 metric tons of CO₂e (Exhibit F). Therefore, the Project will not have a significant impact on the environment related to Greenhouse Gases.

VII(b). No, see above.

VIII. HAZARDS AND HAZARDOUS MATERIALS - Would the Project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant With Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> | <i>Information Sources</i> |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|----------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, G, N, O, 1-25 |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, G, N, O, 1-25 |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, G, N, O, 1-25 |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A, B, G, N, O, 1-25 |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A, B, G, N, O, 1-25 |
| f) For a project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A, B, G, N, O, 1-25 |
| g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A, B, G, N, O, 1-25 |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A, B, G, N, O, 1-25 |

INTRODUCTION:

Hazardous materials encompass a wide range of substances, some of which are naturally-occurring and some of which are man-made. Examples include pesticides, herbicides, petroleum products, metals (e.g., lead, mercury, arsenic), asbestos, and chemical compounds used in manufacturing. Determining if such substances are present on or near project sites is important because, by definition, exposure to hazardous materials above regulatory thresholds can result in adverse health effects on humans, as well as harm to plant and wildlife ecology.

Due to the fact that these substances have properties that are toxic to humans and/or the ecosystem, there are multiple regulatory programs in place that are designed to minimize the chance for unintended releases and/or exposures to occur. Table 2 summarizes many of these regulations.

| Table 2 Regulation of Hazardous Materials | |
|--|--|
| Agency | Responsibilities |
| U.S. Environmental Protection | Oversees Superfund sites; evaluates remediation technologies; develops |

| | |
|---|--|
| Agency (EPA) | standards for hazmat disposal & cleanup of contamination; implements Clean Air & Clean Water Acts. |
| U.S. Department of Transportation (DOT) | Regulates and oversees the transportation of hazardous materials. |
| U.S. Occupational Safety & Health Administration (OSHA) | Implements federal regulations and develops protocol regarding the handling of hazmat for the protection of workers. |
| CA Department of Toxic Substances Control (DTSC) | Authorized by the federal Resource Conservation and Recovery Act of 1976 to implement & enforce various federal hazmat laws & regulations; implements state hazmat regulations; oversees remediation of contamination at various sites. |
| CA Occupational Safety & Health (Cal-OSHA) | Implements state regulations and develops protocol regarding the handling of hazmat for the protection of workers. |
| CA Air Resources Board/Bay Area Air Quality Management District (BAAQMD) | Regulates emissions of toxic air contaminants & requires public dissemination information regarding the risk of such emissions. |
| CA Water Resources Control Board/Regional Water Quality Control Board (RWQCB) | Regulates the discharge of hazmat to surface and ground waters; oversees remediation of contamination at various sites. |
| Contra Costa County Health Services Department (CCCHSD) | Oversees & enforces state/local regulations pertaining to hazardous waste generators and risk management programs, including the California Accidental Release Program. Implements City's Toxic Gas and Hazardous Material Storage Ordinances; requires businesses that use or store hazmat to prepare a management plan; regulates installation & removal of above- and below-ground storage tanks; reviews plans for compliance with the Uniform Fire and the Flammable & Combustible Liquids Codes. |

In addition to the above regulations, various policies in the City's General Plan have been adopted for the purpose of avoiding or mitigating hazards and hazardous materials impacts resulting from planned development within the City. All future development allowed by the proposed land use designation changes are subject to the hazards and hazardous materials policies listed in the City's General Plan.

A Phase I Environmental Site Assessment was performed for the proposed Project by PES Environmental Inc. in February 2012 (See Checklist Reference 10). The report found that an underground storage tank (UST) was removed in November 1986 from an unknown location on the Project site. The UST removal at the Project site represents a historical recognized environmental condition (HREC). The report does not mention any continuing obligations, and notes that while a closure letter was not obtained, the author concluded that one was not required because they were not used in 1986. The report also notes that accumulation of hazardous waste (in containers on and adjoining the Project site) in excess of 90 days may represent a regulatory compliance concern, and that the proposed Project does not include the HMBP.

Since the Phase I report was issued, the applicant has filed a Hazardous Materials Business Plan (HMBP) with the CCCHSD. In the February 17, 2012 letter from Catholic Funeral and Cemetery Services accompanying the HMBP, the applicant states that hazardous waste collection has been adjusted to every 60 days.

DISCUSSION:

VIII(a). The proposed Project does not propose to routinely transport, use or dispose hazardous materials, other than the transportation of gasoline and diesel fuels to the maintenance yard at the northern end of the site. The

handling and transportation of fuels are regulated by the State of California, and will not be affected by the proposed Project. Therefore, a significant impact will not occur.

VIII(b). No, see above.

VIII(c). The Project is located within one quarter mile of the Cornerstone Christian School; however, the Project would not emit hazardous emissions or handle hazardous materials. See above.

VIII(d). The Project is not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

VIII(e). The Project Site is not located within an airport land use plan or within two miles of an airport.

VIII(f). The Project Site is not within the vicinity of a private airstrip.

VIII(g). The Project would not impair implementation of or physically impede with the City's evacuation routes.

VIII(h). The Project Site is not located in a wildland interface zone or a high fire severity zone within either a local, state, or federal Responsibility Area and shown on the Contra Costa County Fire Hazard Severity Zone Maps.

IX. HYDROLOGY AND WATER QUALITY - Would the Project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant With Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> | <i>Information Sources</i> |
|---|---------------------------------------|---|-------------------------------------|-------------------------------------|----------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, O, 1-26 |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, O, 1-26 |
| c) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, O, 1-26 |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, O, 1-26 |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, O, 1-26 |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, O, 1-26 |
| g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A, B, O, 1-26 |
| h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A, B, O, 1-26 |
| i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A, B, O, 1-26 |
| j) Be subject to inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A, B, O, 1-26 |

INTRODUCTION:

The Project Site is located within the San Joaquin watershed. No waterways are present on-site. The Project Site is not located within a 100-year floodplain. The Project would not expose people to flood hazards associated with the 100-year flood. The site is not subject to seiche or tsunami. The Project site is not located within an inundation area. The Project is subject to the City of Antioch's Grading Ordinance, including erosion and dust controls during site preparation, and the City of Antioch's Zoning Ordinance requirement of keeping adjacent streets free of dirt and mud during construction. The Project proposes to meet the City's current Policies, in part, through incorporation of on-site bio-filtering and peak storm water detention.

The discharge of stormwater from the City's municipal storm sewer system is regulated primarily under the federal Clean Water Act and California's Porter-Cologne Water Quality Control Act. The San Francisco Bay Regional Water Quality Control Board (RWQCB) implements these regulations at the regional level. New construction in Antioch is subject to the conditions of the City's Municipal Regional Stormwater NPDES Permit, as reissued by the

RWQCB. The NPDES Permit requires all projects that result in the addition or replacement of impervious surfaces totaling one acre or more to: 1) include storm water treatment measures; 2) ensure that the treatment measures be designed to treat an optimal volume or flow of storm water runoff from the Project site; and 3) ensure that storm water treatment measures are properly installed, operated and maintained.

The City has developed a policy that implements the current NPDES Permit, requiring new development projects to include specific construction and post-construction measures for improving the water quality of runoff to the maximum extent feasible. Because the Project is located within the City of Antioch it is required to comply with all local Ordinances, Zoning Code Requirements, and General Plan Policies. The City's Municipal Code Chapter 6-9 regulates post-construction runoff and establishes general guidelines and minimum Best Management Practices (BMPs) for specified land uses, and includes the requirement of regular maintenance to ensure their effectiveness, increases in peak runoff flow, volume and duration, where such hydromodification is likely to cause increased erosion, silt pollutant generation or other impacts to local rivers, streams and creeks. Implementation of these Policies will reduce potential water quality impacts to less than significant levels.

The threshold for requiring specific design standards for post-construction treatment control measures (TCM) is for projects that create, add, or replace 10,000 square feet or more of impervious surfaces. The proposed Project includes 48,320 square feet of impervious area (an increase of 44,470 square feet). Post development 10-year flow conditions with detention basins have been calculated by the applicant's engineer to be capable of reducing the amount of run-off to below pre-development conditions. Watershed 1 provides the majority of water detention for the Project. Watershed 2 shows an increased runoff, however, the runoff is routed through the same piping as Watershed 1 and the combined runoff total is below pre-development conditions. Watershed 3 runoff is reduced, and Watershed 4 has no increase or reduction. For detailed analysis, see the Preliminary Hydrology and Detention Study dated April 29, 2011, which is attached to the applicant's SWCP (see Checklist Reference 16).

DISCUSSION:

IX(a). The Project has, created a Storm Water Pollution Prevention Plan (SWPPP) which follows the Best Management Practices (BMPs) and all applicable City policies and ordinances.

IX(b). The Project does not propose to draw water from groundwater supplies.

IX(c). No, see above.

IX(d). No, see above.

IX(e). No, see above.

IX(f). No, see above.

IX(g). The Project site is not located within a 100-year flood hazard area as mapped by FEMA

IX(h). The Project site is not located within a 100-year flood hazard area as mapped by FEMA.

IX(i). The Project would not expose people to significant risk of flooding or inundation from levee or dam failure.

IX(j). The Project site is not subject to seiche or tsunami.

X. LAND USE AND PLANNING - Would the Project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant With Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> | <i>Information Sources</i> |
|---|---|---|---|-------------------------------------|--------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A-O, 1-26 |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A-O, 1-26 |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A-O, 1-26 |

INTRODUCTION:

The General Plan designation for the Project site is Open Space. The General Plan acknowledges cemeteries as appropriate uses within the Open Space designation and the proposed Project is ancillary to the cemetery use. The Specific Plan (East Antioch Specific Plan) designation is Cemetery. The zoning designation is Planned Development (PD). The land use entitlement history on the Project Site and adjoining cemetery property is as follows: (1) On December 4, 1986, a variance was approved to allow the placement of a fence within the front yard setback; (2) In January 1992, the Cemetery received approval of a use permit to construct three mausoleums; and (3) On May 3, 2005, a use permit for a 4,100 square foot indoor/outdoor mausoleum was approved. All of these adjoining projects received Categorical Exemptions from CEQA.

The proposed Project Site is located on the south side of East Eighteenth Street in eastern Antioch. The Project Site is surrounded by developed property including other cemetery uses to the north and east, and residential uses immediately adjacent to the west. The Project Site and most of the surrounding area are relatively flat and, as a result, the site is only visible from East Eighteenth Street and immediately adjacent properties. Current uses of the Improvement Area include a lawn area, a portion of the existing maintenance yard, and a dirt service road which extends from the Cemetery's internal paved roadway, south and west beyond the Improvement Area to the existing vineyard. The Improvement Area is currently divided by a fence running from east to west between the lawn area and the maintenance yard. This fence is proposed to be removed, along with the existing trees in that area, as part of the construction.

Pursuant to policies of the Antioch General Plan, development allowed on the Project Site is required to comply with the Antioch Zoning Code, which includes parameters for setbacks, building design, landscaping, screening, and lighting, all of which are factors in ensuring land use compatibility.

DISCUSSION:

X(a). The proposed Improvement Area has already been substantially improved to accommodate activities compatible with and in support of the adjoining Cemetery uses. The Project will not divide an established community.

X(b). The General Plan designation for the Project Site is Open Space. The General Plan acknowledges cemeteries as appropriate uses within the Open Space designation and the proposed Project is ancillary to the cemetery use.

The East Antioch Specific Plan designation is Cemetery. Therefore, no conflicts will occur with any applicable land use plan, policy or regulation.

X(c). The proposed Project Site is not part of an adopted HCP or natural community conservation plan. While the City of Antioch is not a signatory to the East Contra Costa County HCP, the Project will not conflict with the provisions provided in this or any other HCP.

XI. MINERAL RESOURCES - Would the Project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant With Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> | <i>Information Sources</i> |
|---|---|---|---|-------------------------------------|--------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A, B, N, O, 1-25 |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A, B, N, O, 1-25 |

INTRODUCTION:

The Project site does not contain any known mineral resources. Because the Project is located within the City of Antioch it is required to comply with all local Ordinances, Zoning Code Requirements, and General Plan Policies. Many of the policies in the City's General Plan have been adopted for the purpose of avoiding or mitigating mineral resource impacts resulting from planned development within the City. The site is not identified by the California Department of Conservation Office of Mine Reclamation (OMR) and the State Mining and Geology Board (SMGB) as being a mining site (See Figure N).

DISCUSSION:

XI(a). The Project Site is within a developed, urban area. It does not contain any known mineral resource, nor is it delineated as a mineral resource recovery site on any local general plan, state map, specific plan or other land use plan.

XI(b). No, see above.

XII. NOISE - Would the Project result in:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant With Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> | <i>Information Sources</i> |
|---|---|---|---|-------------------------------------|--------------------------------|
| a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A-C, H-K, O, N, 1-25 |
| b) Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A-C, H-K, O, N, 1-25 |
| c) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A-C, H-K, O, N, 1-25 |
| d) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A-C, H-K, O, N, 1-25 |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A-C, H-K, O, N, 1-25 |
| f) For a project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A-C, H-K, O, N, 1-25 |

INTRODUCTION:

The primary noise sources in the vicinity of the Project Site include existing roadways (SR 4 to the south and East 18th Street to the north), residential uses to the west, and industrial uses further north. Existing noise sensitive receptors include residences west and immediately adjacent to the site (south of East 18th Street), and those residences further away to the southeast.

Because excessive noise levels can adversely affect human activities (such as conversation and sleeping) and human health, federal, state, and local governmental agencies have set forth criteria or planning goals to minimize or avoid these effects. The City of Antioch's General Plan contains goals and policies, which pertain to desired noise levels for various land uses located within the City.

While Open Space noise level standards are not provided by the General Plan, City noise standards for rear yards of single family residences (and interior open spaces of multi-family residences) are 60dBA CNEL. For noises occurring from 7:00PM until 10:00PM a weighing factor of five dBA is added to hourly noise levels during analysis to arrive at a CNEL equivalent noise level. The residential use to the west is considered a sensitive receptor, and therefore the impacts to that use must be considered in light of the weighted threshold standard in the General Plan.

The General Plan EIR, Section 4.9, characterizes existing noise contours within Antioch. Table 4.9.C details the existing traffic noise for specific intersections, roadway segments, and areas. East 18th Street at Evergreen Avenue is the closest intersection studied along 18th Street. It is approximately 1.5 miles from the Project site. The "CNEL (dBA) at 50 feet from Outermost Travel Lane" rating for this location is 68.6. The 60 dBA CNEL noise contour is shown as being 278 feet from the centerline of the roadway at that location. The General Plan EIR also states that

“most land uses at 50 feet from the outermost travel lane along these roadway links are currently exposed to traffic noise exceeding the 60-dBA CNEL.”

The Project Site is located on property adjacent to East 18th Street. The Improvement Area boundary is shown approximately 150 feet from the centerline of East 18th Street. Therefore, the available data suggests existing noise levels at the Improvement Area boundary (and adjacent residential structures to the west) are currently in excess of 60 dBA CNEL.

The City of Antioch General Plan includes policies which regulate noise analysis and mitigation. The following two policies would be applicable to the proposed Project:

“Where new development (including construction and improvement of roadways) is proposed in areas exceeding the noise levels identified in the General Plan Noise Objective, or where the development of proposed uses could result in a significant increase in noise, require a detailed noise attenuation study to be prepared by a qualified acoustical engineer to determine appropriate mitigation and ways to incorporate such mitigation into project design and implementation.”- GP Policy 11.6.2(d)

“When new development incorporating a potentially significant noise generator is proposed, require noise analyses to be prepared by a qualified acoustical engineer. Require the implementation of appropriate noise mitigation when the proposed project will cause new exceedences of General Plan noise objectives, or an audible (3.0 dBA) increase in noise in areas where General Plan noise objectives are already exceeded as the result of existing development.”- GP Policy 11.6.2(e)

Bollard Acoustical Consultants, Inc. was retained to perform a Noise Assessment Analysis. This report was conducted to quantify the existing ambient noise level, the noise generated by the parking lot use, and their combined impact on residences to the west of the Improvement Area. Bollard Acoustical monitored three different locations for ambient noise levels, the south, west and east sides of the parking lot. CNEL noise equivalent levels were 58, 57 and 58 dBA respectively. The study has concluded that the parking lot operations and movements would result in CNEL levels below 50 dBA CNEL within the backyards of the residences to the west. The report concludes that the parking lot noise levels would not cause an appreciable increase in existing noise levels, and that no additional noise mitigation measures are recommended beyond the proposed 6 foot tall noise barrier extension.

DISCUSSION:

XII(a). Parking for the Project is shown on the Chris Kelly Architectural Drawings as being located approximately 20 feet from the property line, where residential uses are located with very little setback (less than 5 feet in some cases with operable windows facing the Project site). The parking lot is shown to connect with a crosswalk type paving within the eastern portion of the Improvement Area, which will help to encourage visitors to migrate away from the residential uses. Additionally, the plans show a 6 foot high masonry wall to be constructed along a portion of the parking lot (see Mitigation Measures under Aesthetics for additional details). The Noise Assessment Analysis provided by Bollard Acoustical Consultants has concluded that there will not be any significant impacts on the residences to the west as a result of the Proposed Project.

XII(b). No, see above.

XII(c). See above. Less than Significant impacts will be ensured through the Mitigation Measures in (a) above.

XII(d). See above. Less than Significant impacts will be ensured through the Mitigation Measures in (a) above.

XII(e). The Project Site is not located within an airport land use plan or within two miles of an airport.

XII(f). The Project Site is not located within the vicinity of a private airstrip.

XIII. POPULATION AND HOUSING - Would the Project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant With Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> | <i>Information Sources</i> |
|---|---|---|---|--------------------------|--------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, O, 1-25 |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, O, 1-25 |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, O, 1-25 |

INTRODUCTION:

The proposed Project does not include any residential units. The proposed Project would therefore not create any increase in housing supplies. The proposed Project does not plan any new roads or extensions (with the exception of redesigned internal intersections). The proposed Project does include a chapel, columbarium, offices, and associated parking. These uses would not have a direct impact on population, population growth, or existing housing supplies.

DISCUSSION:

XIII(a). No significant impact would occur to population growth, existing housing supply, or housing otherwise as a result of the proposed Project.

XIII(b). No, see above.

XIII(c). No, see above.

XIV. PUBLIC SERVICES - Would the Project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant With Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> | <i>Information Sources</i> |
|---|---|---|---|--------------------------|--------------------------------|
| a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | | |
| Fire Protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, G, O, 1-26 |
| Police Protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, G, O, 1-26 |
| Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, G, O, 1-26 |
| Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, G, O, 1-26 |
| Other Public Facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, G, O, 1-26 |

INTRODUCTION:

The proposed Project does not include a residential component. The improvements of the Project would not result in an increased need for schools or parks. Because the Project does not include a residential component, it would not have impacts to public services which are related to a population increase.

DISCUSSION:

XIV(a). Development of the proposed Project would not increase demand for fire, police school and other services. It is not anticipated that the Project will create the need for significant new fire, police, or school facilities. The new structures and parking would require incremental increases in demands for service from fire and police. These minor increases are offset through collection of applicable impact fees, and therefore would not result in significant impacts. Construction of the new structures must be done in accordance with all applicable City Ordinances and State Law related to Fire Code standards.

XV. RECREATION

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant With Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> | <i>Information Sources</i> |
|--|---|---|---|--------------------------|--------------------------------|
| a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, O, 1-25 |
| b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, O, 1-25 |

INTRODUCTION:

The proposed Project does not include a residential component. The improvements of the Project would not result in an increased need for schools or parks. Because the Project does not include a residential component, it would not have impacts to regional parks which are related to a population increase. However, the Project would increase the number of people coming directly to the new facilities which would be supported by the expanded development.

DISCUSSION:

XV(a). The proposed Project does not have any growth inducing characteristics related to providing new housing. The expansion of the facilities will result in a slightly higher use of the current Project Site, but would not impact other regional parks or recreational facilities. The proposed Project would provide a service to the existing community, and would therefore not result in any significant impacts related to recreation.

XV(b). The proposed Project does not include recreational facilities, but does serve to provide expanded services to the community. Development of the Project will not require the expansion of existing, or construction of new recreational facilities.

XVI. TRANSPORTATION / TRAFFIC - Would the Project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant With Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> | <i>Information Sources</i> |
|---|---|---|---|-------------------------------------|--------------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A, B, O, 1-25 |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, O, 1-25 |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A, B, O, 1-25 |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, O, 1-25 |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, O, 1-25 |
| f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, O, 1-25 |

INTRODUCTION:**Traffic:**

The September 26, 2011 TJKM Transportation Consultants analysis studied traffic conditions generated by the proposed Project. The report concluded that the City of Antioch 50 peak hour trip threshold for further study would not be triggered. Although some services do draw larger crowds, TJKM states they do not typically occur during the peak hours (and did not during the TJKM field analysis). The TJKM report has stated that it conservatively estimated the peak hour trips added by this Project to be 28 maximum, which would only occur on an occasional basis.

Parking:

The proposed Project includes a 1,700 square foot Chapel, a 1,375 square foot Columbarium, and 7,200 square feet of Office and related uses. The site plan provides for construction of a total of 67 new parking spaces, and for the removal of three existing spaces next to the existing office. The two rows of parking spaces numbered 27-39, and 40-52 represent rows of 12 consecutive spaces. Antioch Municipal Code Section 9-5.1716(E) requires that no more than 10 such consecutive spaces be placed in one row without separation by a landscaped planter. Because the subject property is zoned Planned Development (PD), Municipal Code Section 9-5.2311 provides authorization for the Zoning Administrator to consider minor modifications to the strict standards of the Code, provided that the resulting configuration of parking spaces and landscaped area are substantially "consistent with the intent of the original approval". In this instance, the two proposed rows of perpendicular parking spaces would be separated by a planted median of approximately 10 feet in width, resulting in a greater overall quantity of landscaped area than

would be provided through strict compliance with the Code standards. In order to meet the literal parking lot design requirements specified in the Code, Mitigation Measure 16-C provides for further modifications to the parking lot design to accommodate tree well separators.

Parking space #1 is located along the Cemetery's entrance road where the TJKM parking analysis has stated that overflow parking from other existing Cemetery uses currently take place. The alteration of the roadway caused by proposed parking space #1 may have an adverse effect on the adequacy of existing parking needed for the balance of the Cemetery operations. Analysis of the internal private roadways adjoining the Project Site conducted for this Initial Study shows that the internal Cemetery streets do not have sufficient width to safely accommodate parking on both sides with an emergency travel lane per Municipal Code Section 9-5.1711. This Code Section requires 29 feet of driveway width to support two-way traffic with parallel parking on one side of the roadway, whereas the plans only show about 23 feet of roadway width on internal Cemetery streets. Therefore the adjoining private street is insufficient to accommodate any overflow parking from the proposed Project. Accordingly, Mitigation Measure 16-A calls for parking space #1 to be relocated to the main lot, and for the Cemetery entrance road to be retained in its original configuration.

While the TJKM report has used a parking ratio of 1 space per 50 square feet for the chapel as an assembly use, Section 9-5.1703.1 of the Antioch Municipal Code provides a more precise standard for chapels, requiring parking based on "1 (space) per 3 seats and/or; 1 (space) per 50 sq. ft. of seating area if no fixed seats". Because the facility is proposed to use 136 fixed seats, this requirement corresponds to a need of 45 spaces for the chapel structure itself ($136/3=45$). The committal area and columbarium area will require 2 additional spaces at a storage ratio of 1 space per 1000 square feet. Finally, the remaining building area of approximately 4,241 square feet would be used for general office purposes, which requires 1 space per 250 square feet, or 17 additional parking spaces. The aggregate parking requirement for the proposed Project therefore totals 67 spaces ($45 + 2 + 17 + 3$ removed spaces). Accordingly, Mitigation Measure 16-B provides several options for satisfying the full parking demands from this Project.

DISCUSSION:

XVI(a). Traffic volumes associated with the proposed Project would not significantly increase peak-hour volumes. Therefore, no further mitigation is required related to traffic volumes.

The proposed Project has provided a net total of 66 valid parking spaces. The Antioch Municipal Code requires 67 total spaces for the proposed Project. The adjoining private streets may not be used safely to accommodate overflow parking. Therefore, as proposed, the Project has the potential to generate parking demand in excess of that provided. This shortfall of on-site parking space has the potential to spill over onto East 18th Street where safety issues could be triggered because of insufficient space and travel speeds. In order to mitigate this potentially significant effect of the Project, the applicant would need to either reduce the number of seats in the chapel, or provide one additional parking space in the proposed parking lot.

XVI(b). No, see above.

XVI(c). The proposed Project would not result in a change in air patterns. See above.

XVI(d). No, see above.

XVI(e). No, see above.

XVI(f). No, see above.

MITIGATION MEASURES:

(16-A) Parking space #1 shall be eliminated, and the original roadway configuration restored so that no adverse impacts result from modification of the parking supply originally studied in the TJKM analysis.

(16-B) Accommodate the full parking demand from the proposed Project by implementation of one of the following three options:

(16-B1) Revise the proposed Project to reduce the total number of fixed seats within the Chapel to 132 seats. This measure would ensure that the net proposed parking (66 spaces) is sufficient to accommodate the peak demand of the Project. Additionally, the number of compact spaces would need to be reduced from 20 as shown to 19.

(16-B2) Expand the parking lot to accommodate 1 or more additional full sized spaces either in the center aisle of spaces (note that City Code limits compact parking to a maximum of 30% of the total parking provided), or adjacent to space 61.

(16-B3) Prepare a full parking study for the entire cemetery property to analyze the relationship between total parking demand and supply, in order to determine if 1 surplus parking space is available to serve the proposed Project. In order to document the adequacy of parking supply for the Project as proposed, this report must include a full layout of parking on the larger cemetery site, and demonstrate that all such parking satisfies Municipal Code requirements with respect to size, access and circulation standards, including emergency access consistent with Section 9-5.1711.

(16-C) Reduce the tree breaks adjacent to spaces 27, 39, 40 and 52, in order to create a tree break between spaces 32 and 33, and another tree break between spaces 45 and 46. This minor design change would not result in any loss of parking spaces. The final parking lot design shall be submitted to the Community Development Department for review and approval.

XVII. UTILITIES AND SERVICE SYSTEMS - Would the Project:

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant With Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> | <i>Information Sources</i> |
|---|---------------------------------------|---|-------------------------------------|--------------------------|----------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, G, N, O, 1-26 |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A, B, G, N, O, 1-26 |
| c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, G, N, O, 1-26 |
| d) Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, G, N, O, 1-26 |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, G, N, O, 1-26 |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, G, N, O, 1-26 |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A, B, G, N, O, 1-26 |

INTRODUCTION:

The applicant has provided a SWCP and Preliminary Hydrology and Detention Study both prepared in 2011 by Carlson, Barbee & Gibson Inc Civil Engineers. The report states that the Project Site drainage is currently collected by a system of pipes and field inlets, connecting to a main trunk line discharging into the system on Viera Avenue. The storm water is proposed to be detained using a number of bio-retention facilities and the use of an underground detention system in the proposed parking lot area. The proposed storm water lines tie into the existing storm drain system which heads east away from the Project site into the applicant's other property.

The proposed wastewater lines are shown to run west into the PG&E easement, and then are shown to continue further south to tie into the existing sewer system on land owned by the Flood Control District. The sewer line runs from Yellowstone Drive through the adjacent Flood Control District land then heads south to the PG&E property. There is a manhole on the Flood Control District property south of the PG&E easement. Potable water is provided by the City of Antioch, which is drawn from the San Joaquin River as well as purchased from the Contra Costa Water District (CCWD). The proposed water lines are shown to connect to the existing water lines in East Eighteenth Street which come into the Project Site and have a stub approximately 5-10 feet from the proposed buildings. The applicant's plans show the proposed lines looping around the outside perimeter of the proposed buildings.

Approximately 80 feet of existing storm line is shown to be removed. In addition, three existing power poles are shown to be removed/relocated. There is also a water well pump station, located at the existing well location shown on the Project plans south of the existing maintenance yard. The existing water well pump is located

approximately 80 feet south of the existing maintenance yard, approximately 40 feet west of the internal roadway. It is shown on the Project plans to be relocated approximately 50 feet away to the northwest. The existing septic tank serving the existing office is proposed to remain in place, as it is further than 200 feet to the closest available sewer connection and therefore complies with Antioch Municipal Code Section 6-4.202.

PG&E provides electricity and natural gas to the Project Site. There is currently a PG&E easement occupying a 16 foot wide strip along the western boundary of the Project Site.

DISCUSSION:

XVII(a). Since post-construction runoff has been mitigated to pre-construction runoff (See Hydrology & Water Quality Section of this Initial Study) the Project will not have any impact on existing stormwater systems.

XVII(b). No, see above.

XVII(c). The City of Antioch's 2010 Urban Water Management Plan Update (Checklist Reference #26) states that *"CCWD is prepared to sell to the City all of the City's projected water needs through the year 2028"*, and concludes that *"the City will have an adequate water supply during normal years, single dry years, and the first year of multiple dry water years through the year 2030"*.

XVII(d). Water will be supplied by the City of Antioch, a member of the CCWD. The Project would only result in an incremental increase in water demand.

XVII(e). Wastewater treatment is provided by the Delta Diablo Sanitation District, using City owned wastewater lines. The Project would only result in a minimal increase in wastewater production.

XVII(f). Allied Waste provides solid waste collection, disposal, recycling, and yard waste services for the City of Antioch. Solid waste is transferred by Allied Waste to the Keller canyon Landfill site. According to the California Integrated Waste Management Board, the Keller Canyon Landfill currently has 63.4 million cubic yards of capacity remaining (244 acres of 1399 have been used). Therefore, there is sufficient permitted capacity to accommodate the Project.

XVII(g). The proposed Project would comply with all other regulations related to solid waste.

MITIGATION MEASURES:

(17-A) The applicant shall obtain a letter from Delta Diablo Sanitation District stating that there is sufficient wastewater capacity available to serve the Project.

(17-B) The applicant shall submit detailed plans for the water well pump relocation, and obtain all applicable permits from the City's Engineering Division and County Health Department prior to commencement of work.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less Than Significant With Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> | <i>Information Sources</i> |
|---|---------------------------------------|---|-------------------------------------|--------------------------|----------------------------|
| a) Does the Project have the potential to substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; substantially reduce the number or restrict the range of an endangered, rare or threatened species; or eliminate important examples of the major periods of California history or prehistory | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A-O, 1-26 |
| b) Does the Project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A-O, 1-26 |
| c) Does the Project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A-O, 1-26 |
| d) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A-O, 1-26 |

INDRODUCTION:

The proposed Project plans show a "future expansion area", which is not studied as part of this Initial Study for the proposed Project under CEQA, due to the uncertain and speculative nature of the potential expansion area. Any such future plans would be subject to separate environmental review under CEQA.

DISCUSSION:

XVIII(a). See Section IV Biological Resources and Section V Cultural Resources for detailed information. The Project and this Initial Study have incorporated adequate mitigation measures to ensure that there will not result in significant impacts to fish, wildlife species, plants, animals, endangered species, or cultural resources. There are no known cultural or archaeological resources on the Project site. Therefore, the Project does not have the potential to substantially degrade the quality of the environment or create other significant impacts related to the environment.

XVIII(b). A majority of the property within the Improvement Area has already been improved and adjoins an existing Cemetery. The Project is substantially consistent with all Goals and Policies of the General Plan. This Project would not result in the compromise of long-term environmental goals because it provides uses consistent with the 2003 General Plan and General Plan EIR.

XVIII(c). Facilities proposed by this Project within the Improvement Area would not affect existing cemetery uses continuing to operate on the balance of the Project Site to the north and east, and have therefore been identified as a separate project under CEQA.

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XVIII(d). The Project and this Initial Study have incorporated adequate mitigation measures to ensure that there will not be significant impacts in any category. The proposed Project would not result in environmental effects creating substantial adverse effects on human beings, either directly or indirectly.

CONCLUSION:

The proposed Project would not result in a potentially significant impact, provided that the applicable Mitigation Measures for each Section of this Initial Study are agreed to by the applicant and adopted.

CHECKLIST REFERENCES

1. City of Antioch General Plan
2. City of Antioch Zoning Code
3. City of Antioch, *East Antioch Specific Plan*
4. City of Antioch, *East Antioch Specific Plan Final EIR*
5. City of Antioch Holy Cross Funeral Center RFP – *Attachment "A"* (Project Site)
6. City of Antioch Holy Cross Funeral Center RFP – *Attachment "C"* (Building Plans)
7. Chris Kelly Architects, *New Funeral Center Plans – Architecture & Plans*, May 18, 2011
8. Carlson, Barbee & Gibson Inc., *New Funeral Center Plans – Civil Drawings*, May 18, 2011
9. Chris Kelly Architects, *Project Description Letter*, May 18, 2011
10. PES Environmental, *Phase 1 Environmental Site Assessment*, Feb 2, 2012
11. James Swanson Landscape Architect, *Landscape Drawings for New Funeral Center*, May 18, 2011
12. Holy Cross Cemetery, *Building Materials Board*, May 18, 2011
13. TJKM, *Trip Generation Study for Expansion of Holy Cross Cemetery*, September 26, 2011
14. Catholic Funeral and Cemetery Services, *Hazardous Materials 2012 HMBP documents*, February 17, 2012.
15. GEC Consulting, *Geotechnical Investigation for Holy Cross Cemetery*, September 23, 2011
16. Carlson, Barbee & Gibson, Inc, *Preliminary Storm Water Control Plan*, April 29, 2011
17. Bollard Acoustical Consultants, Inc., *Environmental Noise Assessment for Holy Cross Funeral Center*, June 12, 2012
18. William Self Associates, Inc., *Archaeological Survey and Cultural Resources Assessment for the Holy Cross Funeral*, June 13, 2012
19. Traverso Tree Service, *Arborist Tree Preservation Report for Holy Cross Cemetery*, May 19, 2011
20. Traverso Tree Service, *Addendum to Arborist Tree Preservation Report for Holy Cross Cemetery*, July 31, 2012
21. Chris Kelly Architects, *CUP Resubmittal Architectural & Electrical Drawings*, July 20, 2012
22. Chris Kelly Architects, *CUP Resubmittal Civil Drawings*, July 27, 2012
23. Chris Kelly Architects, *CUP Resubmittal Landscape Drawings*, July 20, 2012
24. Carlson, Barbee & Gibson, Inc, *Preliminary Storm Water Control Plan*, July 27, 2012
25. Carlson, Barbee & Gibson, Inc, *Preliminary Storm Water Control Plan Drawing*, July 27, 2012
26. City of Antioch, *2010 Urban Water Management Plan Update*, June 27, 2011

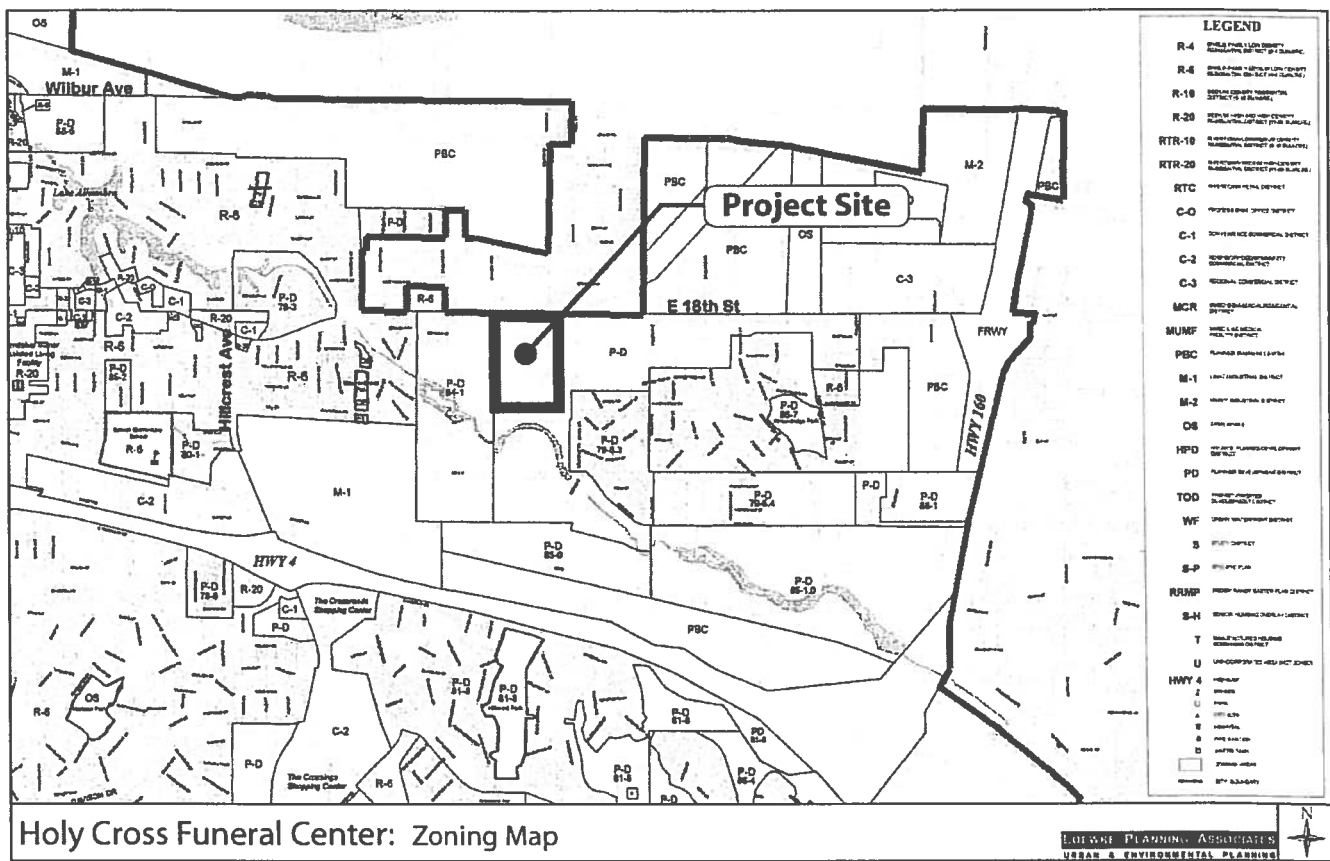


Figure A: Existing Zoning Map

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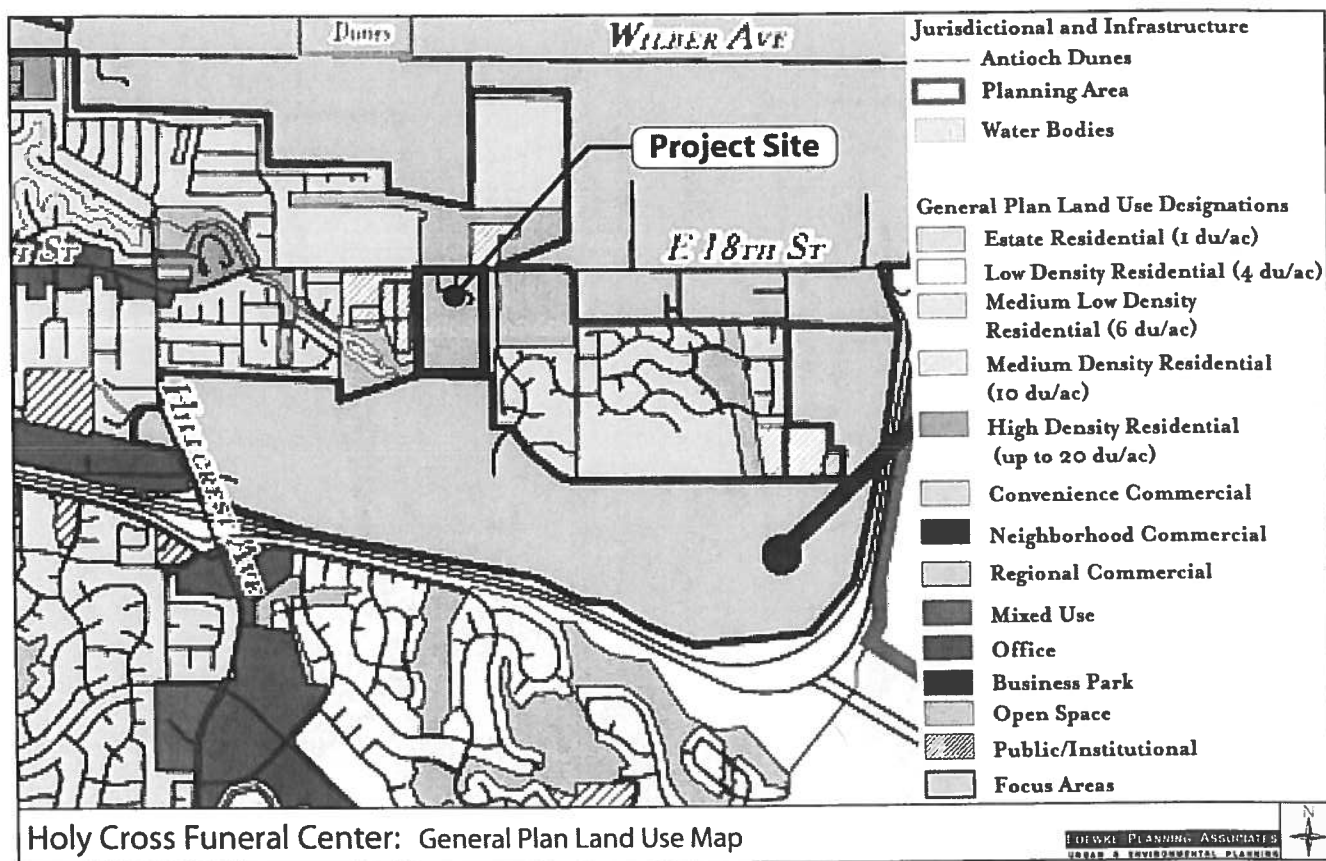


Figure B: Existing General Plan Land Use Map

B44

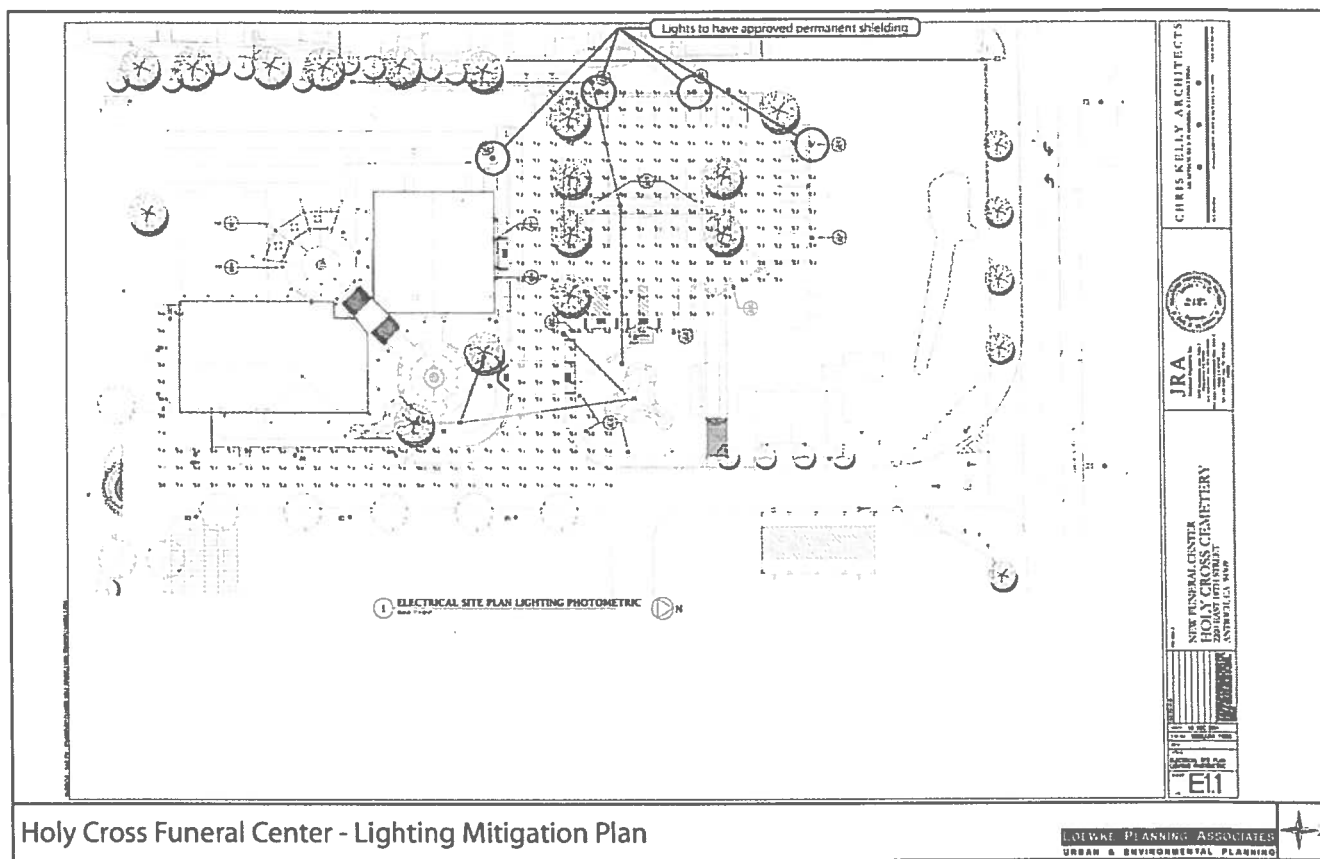


Figure C: Holy Cross Funeral Center Improvement Area - Lighting Mitigation Plan

B45

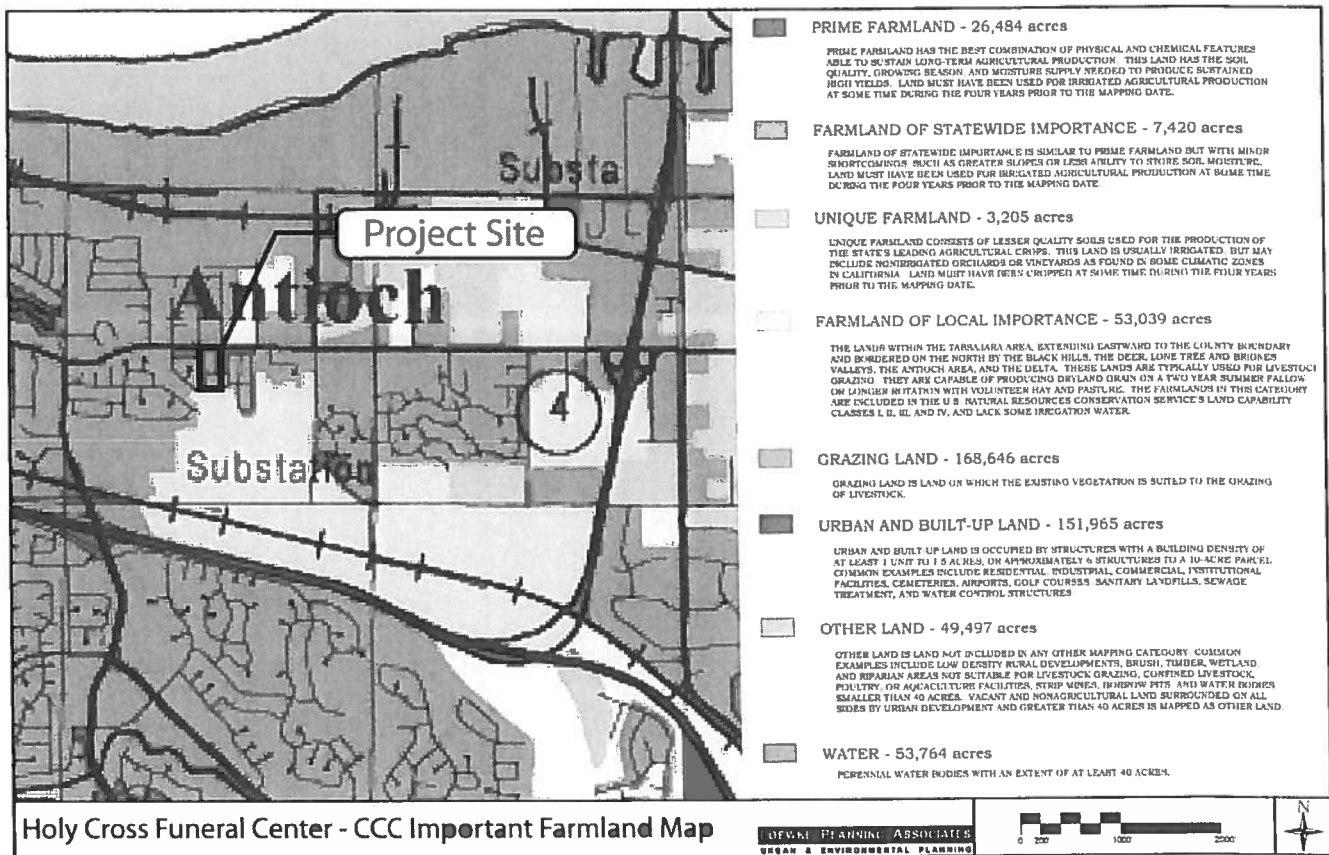


Figure D: CCC Important Farmland Map

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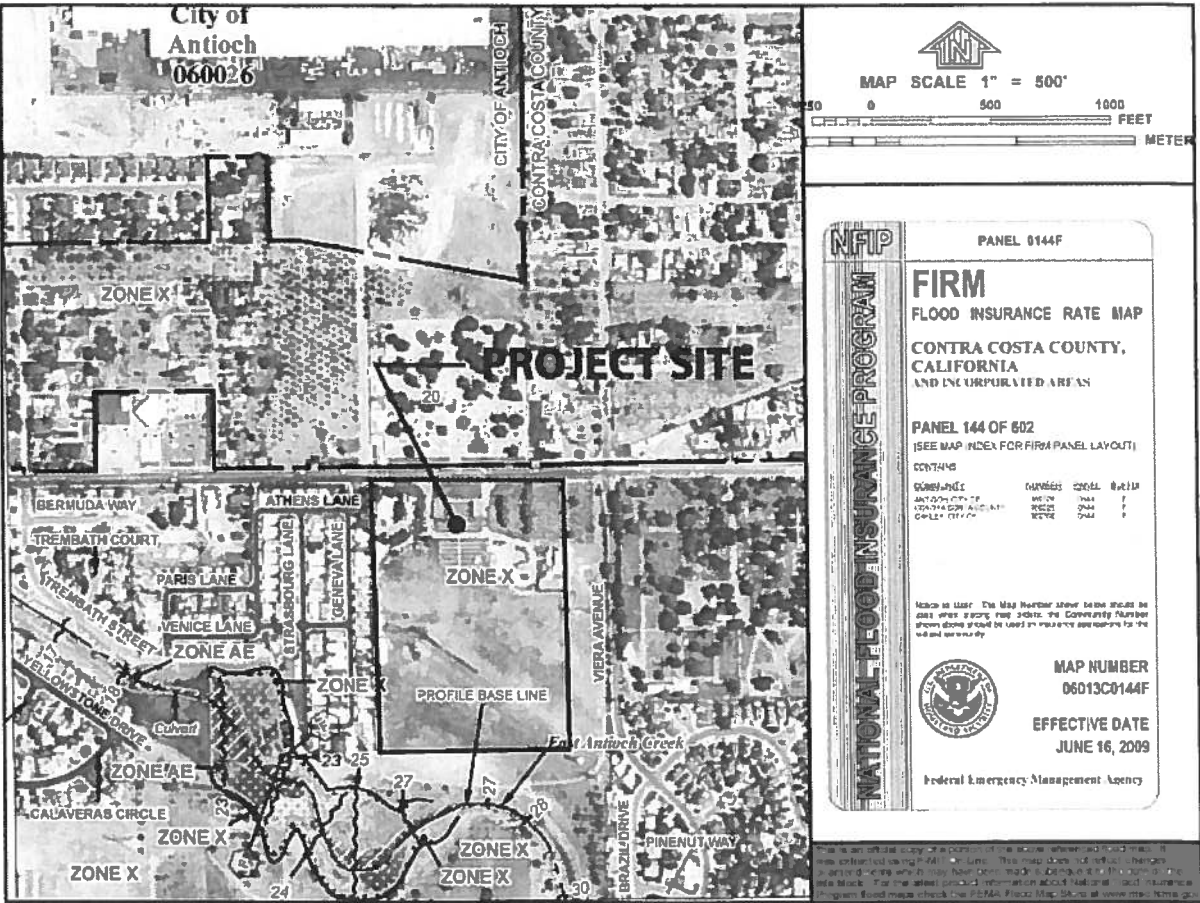


Figure E: FEMA FIRM Map

B47

Page: 1

2/29/2012 2:47:35 PM

Urbemis 2007 Version 9.2.4

Summary Report for Annual Emissions (Tons/Year)

File Name:

Project Name: Anlioch - Holy Cross Funeral Center

Project Location: Contra Costa County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

CONSTRUCTION EMISSION ESTIMATES

| | <u>ROG</u> | <u>NOx</u> | <u>CO</u> | <u>SO2</u> | <u>PM10 Dust</u> | <u>PM10 Exhaust</u> | <u>PM10</u> | <u>PM2.5 Dust</u> | <u>PM2.5 Exhaust</u> | <u>PM2.5</u> | <u>CO2</u> |
|-------------------------------------|------------|------------|-----------|------------|------------------|---------------------|-------------|-------------------|----------------------|--------------|------------|
| 2012 TOTALS (tons/year unmitigated) | 0.21 | 1.27 | 0.82 | 0.00 | 0.11 | 0.07 | 0.19 | 0.02 | 0.07 | 0.09 | 151.20 |
| 2013 TOTALS (tons/year unmitigated) | 0.17 | 0.76 | 0.52 | 0.00 | 0.05 | 0.04 | 0.09 | 0.01 | 0.04 | 0.05 | 98.19 |

AREA SOURCE EMISSION ESTIMATES

| | <u>ROG</u> | <u>NOx</u> | <u>CO</u> | <u>SO2</u> | <u>PM10</u> | <u>PM2.5</u> | <u>CO2</u> |
|---------------------------------|------------|------------|-----------|------------|-------------|--------------|------------|
| TOTALS (tons/year, unmitigated) | 0.02 | 0.02 | 0.16 | 0.00 | 0.00 | 0.00 | 22.01 |

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

| | <u>ROG</u> | <u>NOx</u> | <u>CO</u> | <u>SO2</u> | <u>PM10</u> | <u>PM2.5</u> | <u>CO2</u> |
|---------------------------------|------------|------------|-----------|------------|-------------|--------------|------------|
| TOTALS (tons/year, unmitigated) | 0.10 | 0.13 | 1.16 | 0.00 | 0.22 | 0.04 | 117.36 |

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

| | <u>ROG</u> | <u>NOx</u> | <u>CO</u> | <u>SO2</u> | <u>PM10</u> | <u>PM2.5</u> | <u>CO2</u> |
|---------------------------------|------------|------------|-----------|------------|-------------|--------------|------------|
| TOTALS (tons/year, unmitigated) | 0.12 | 0.15 | 1.32 | 0.00 | 0.22 | 0.04 | 139.37 |

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Figure F: URBEMIS Greenhouse Gas Model Summary

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Facility/Site Summary Details: Keller Canyon Landfill (07-AA-0032)

For this facility, please contact Local Enforcement Agency (LEA) below

CalRecycle Contact: [Beatrice Poroli](#)

Phone Number: (916) 341-6411

[Search New Facility](#)

Detail Inspection Enforcement Maps Documents

| | | | |
|---|---|--|---|
| Identification: | | Local Enforcement Agency (LEA): | |
| Location: | Keller Canyon Landfill 901 Bailey Road Pittsburg, CA 94565 | County of Contra Costa | Health Services Dept Environmental Health Division 2120 Diamond Blvd Ste 200 Concord, CA 94520 Phone: (925) 692-2500 Fax: (925) 646-5130 |
| Latitude: | 37.99763 | | |
| Longitude: | -121.93623 | | |
| GIS | Map | | |
| Confidence: | | | |
| US EPA FRS ID: | 110001163053 | | |
| Operator/Business Owner: | | Land Owner(s): | |
| Keller Canyon Landfill 901 Bailey Road Pittsburg, CA 94565 Phone: (925) 458-9800 Fax: | | Keller Canyon Landfill Company 901 Bailey Road Pittsburg, CA 94565 Phone: (925) 458-9800 Fax: (925) 458-9891 | |
| Surrounding Land Use: | | | |
| Agricultural, Residential | | | |
| Permit Details: | | | |
| Current - Permit or EA Notification Issue Date: December 14, 2009 Type: Full View Document | | | |
| Unit Specifications: | | | |
| Data Dictionary | | | |
| Unit: 01 | | | |
| Activity: | Solid Waste Landfill | Inspection Frequency: | Monthly |
| Classification: | Solid Waste Facility | Max. Permitted Throughput: | 3,500.00 Tons/day |
| Category: | Disposal | Remaining Capacity: | 63,408,410 Cubic Yards |
| Regulatory Status: | Permitted | Remaining Capacity Date: | November 16, 2004 |
| Operational Status: | Active | Max. Permitted Capacity: | 75,018,280 Cubic Yards |
| Operational Type: | BOE Reporting Disposal Facility, Composite_Lined_LF_Cell(s), Financial Assurance Responsibilities, Remaining Capacity Landfill, Treated Wood Waste Acceptance | Total Acreage: | 1399.0000 Acres |
| Ceased Op Date: | 12/31/2030 | Disposal Acreage: | 244.0000 Acres |
| Closure Type: | Estimated | WDR Landfill Class: | II |
| Waste Type: | Mixed municipal, Construction/demolition, Agricultural, Sludge (BioSolids), Other designated, Industrial | | |

[Top of Page](#)

Page: 1 of 1

Last updated: Data updated continuously.
Solid Waste Information System(SWIS), <http://www.CalRecycle.ca.gov/SWFacilities/Directory/>
Cody Oquendo, Cody.Oquendo@CalRecycle.ca.gov (916) 341-6719

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Figure G: CA.gov Keller Canyon Landfill Information

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Table 4.9.A - Definitions of Acoustical Terms

| Term | Definitions |
|--|--|
| Decibel (dB) | A unit or level that denotes the ratio between two quantities that are proportional in power; the number of decibels is ten times the logarithm (to the base 10) of this ratio. |
| Frequency (Hz) | Of a function periodic in time, the number of times that the quantity repeats itself in one second (i.e., number of cycles per second). |
| A-Weighted Sound Level (dBA) | The sound level obtained by use of A-weighting. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise. |
| L_{01} , L_{10} , L_{50} , L_{90} | The fast A-weighted noise levels that are equaled or exceeded by a fluctuating sound level 1 percent, 10 percent, 50 percent, and 90 percent of a stated time period. |
| Equivalent Continuous Noise Level (L_{eq}) | The level of a steady sound that, in a stated time period and at a stated location, has the same A-weighted sound energy as the time varying sound. |
| Community Noise Equivalent Level (CNEL) | The 24-hour A-weighted average sound level from midnight to midnight, obtained after the addition of five decibels to sound levels occurring in the evening from 7:00 p.m. to 10:00 p.m. and after the addition of 10 decibels to sound levels occurring in the night between 10:00 p.m. and 7:00 a.m. |
| Day/Night Noise Level (L_{dn}) | The 24-hour A-weighted average sound level from midnight to midnight, obtained after the addition of 10 decibels to sound levels occurring in the night between 10:00 p.m. and 7:00 a.m. |
| L_{max} , L_{min} | The maximum and minimum A-weighted sound levels measured on a sound level meter during a designated time interval using fast time averaging. |
| Ambient Noise Level | The all-encompassing noise associated with a given environment at a specified time, usually a composite of sound from many sources at many directions, near and far; no particular sound is dominant. |
| Intrusive | The noise that intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency and time of occurrence, and tonal or informational content as well as the prevailing ambient noise level. |

Source: Handbook of Acoustical Measurements and Noise Control, 1991.

Figure H: Antioch Noise Definitions – GP EIR Table 4.9A

Table 4.9.B - Common Sound Levels and Their Noise Sources

| Noise Source | A-Weighted Sound Level in Decibels | Noise Environment | Subjective Evaluations |
|--|------------------------------------|----------------------|------------------------|
| | 0 | Very Faint | |
| Human Breathing | 10 | Very Faint | Threshold of Hearing |
| Rustling Leaves | 20 | Very Faint | |
| Soft Whisper | 30 | Faint | |
| Average Residence Without Stereo Playing | 40 | Faint | ? as Loud |
| Large Transformer | 45 | Quiet | |
| Light Traffic; Soft Radio Music in Apartment | 50 | Quiet | ¼ as Loud |
| Suburban Street | 55 | Moderate | |
| Average Office | 60 | Moderate | ½ as Loud |
| Near Freeway Auto Traffic | 70 | Moderately Loud | |
| Busy Restaurant | 75 | Moderately Loud | |
| Pneumatic Drill; Vacuum Cleaner | 80 | Moderately Loud | 2 times as Loud |
| Freight Cars; Living Room Music | 85 | Moderately Loud | |
| Garbage Disposal | 90 | Very Loud | 4 times as Loud |
| Ambulance Siren; Food Blender | 95 | Very Loud | |
| Pile Driver; Noisy Urban Street/Heavy City Traffic | 100 | Very Loud | 8 times as Loud |
| Accelerating Motorcycle at a few feet away | 110 | Very Loud | 16 times as Loud |
| Hard Rock Band | 120 | Threshold of Feeling | 32 times as Loud |
| Civil Defense Siren | 130 | Threshold of Pain | 64 times as Loud |
| Jet Engine in close proximity | 140 | Deafening | 128 times as Loud |

Source: Compiled by LSA Associates, Inc. 2001.

Figure I: Antioch Example Noise Levels – GP EIR Table 4.9B

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Table 4.9.C - Existing Traffic Noise

| Roadway Segment | Average Daily Traffic Volume | Distance to Noise Contour, in feet | | | CNEL(dBA) at 50 feet from Outermost Travel Lane |
|---|------------------------------|------------------------------------|-------------|-------------|---|
| | | 70 dBA CNEL | 65 dBA CNEL | 60 dBA CNEL | |
| "A" Street between 13th and 15th Streets | 13,838 | 59 | 114 | 239 | 67.6 |
| Buchanan Road between Mission Drive & Lucena Way | 14,595 | 61 | 118 | 247 | 67.8 |
| Cavallo Road between East 18th Street & Parker | 6,658 | <50 | 59 | 123 | 64 |
| Contra Loma Boulevard between Longview Road & Putnam Street | 9,504 | <50 | 74 | 156 | 65.6 |
| East 18th Street between Crestwood Drive & Marie Avenue | 16,481 | 65 | 127 | 268 | 68.3 |
| Hillcrest Avenue between Davison Drive & Larkspur Drive | 28,354 | 88 | 180 | 383 | 70.7 |
| James Donlon Boulevard between Gentrytown Drive & Silverado Drive | 10,094 | <50 | 94 | 194 | 66.2 |
| Lone Tree Way south of James Donlon Boulevard | 19,723 | 71 | 142 | 301 | 69.1 |
| Somersville Road between Delta Fair Boulevard & SR 4 | 46,016 | 118 | 247 | 528 | 72.8 |
| 18th Street north of "L" Street | 8,830 | <50 | <50 | 96 | 62.4 |
| 18th Street west of "D" Street | 10,547 | <50 | 97 | 200 | 66.4 |
| Bluerock Drive east of Lone Tree Way | 1,307 | <50 | <50 | <50 | 57 |
| Buchanan Road at western City Limits | 18,754 | 69 | 138 | 291 | 68.9 |
| Carpinteria Drive at Welch Way | 1,818 | <50 | <50 | 54 | 58.4 |
| Cavallo Drive north of Sunset Drive | 10,037 | <50 | 94 | 193 | 66.2 |
| Clayburn Road west of Lone Tree Way | 3,223 | <50 | <50 | 77 | 60.9 |
| County Hills Drive at Buckskin Drive | 6,432 | <50 | 58 | 121 | 63.9 |
| County Hills Drive at Chism Way | 2,529 | <50 | <50 | 66 | 59.8 |
| Davison Drive west of Deer Valley Road | 10,555 | <50 | 97 | 200 | 66.4 |
| Davison Drive at Mountaire Drive | 10,908 | <50 | 98 | 204 | 66.5 |
| Deer Valley Road north of Davison Drive | 22,204 | 76 | 154 | 326 | 69.6 |
| Deer Valley Road between Carpinteria Drive & Wildflower Drive | 19,220 | 70 | 140 | 296 | 69 |
| Delta Fair Boulevard west of Belle Drive | 15,953 | 64 | 124 | 262 | 68.2 |
| Delta Fair Boulevard north of Buchanan Road | 16,939 | 66 | 129 | 272 | 68.4 |
| Delta Fair Boulevard south of Fairview Avenue | 20,624 | 73 | 146 | 310 | 69.3 |
| East 18th Street at Evergreen Avenue | 17,442 | 67 | 132 | 278 | 68.6 |
| East Tregallas Road between Harbour Drive & Hillcrest Avenue | 4,670 | <50 | <50 | 98 | 62.5 |
| Fairview Drive east of Delta Fair Boulevard | 6,820 | <50 | 60 | 125 | 64.2 |
| "G" Street & Putnam Street | 5,826 | <50 | 55 | 113 | 63.5 |
| Gentrytown Drive north of Putnam Street | 10,334 | 73 | 146 | 310 | 69.3 |
| Hillcrest Avenue north of Deer Valley Road | 25,658 | 83 | 169 | 358 | 70.2 |
| James Donlon Boulevard west of "G" Street | 16,987 | 66 | 130 | 273 | 68.5 |
| James Donlon Boulevard & Lone Tree Way | 17,258 | 66 | 131 | 276 | 68.5 |
| "L" Street & SR 4 | 12,374 | <50 | 106 | 222 | 67.1 |
| Lone Tree Way south of Putnam Street | 26,505 | 84 | 172 | 366 | 70.4 |
| Mahogany Way south of Somersville Road | 5,264 | <50 | <50 | 106 | 63 |
| Putnam Street east of Gentrytown Drive | 3,898 | <50 | <50 | 87 | 61.7 |
| Ridgerock Drive east of Lone Tree Way | 3,016 | <50 | <50 | 74 | 60.6 |
| San Jose Drive east of Delta Fair Boulevard | 3,658 | <50 | <50 | 84 | 61.4 |
| Somersville Road north of Contra Costa Canal | 9,188 | <50 | 72 | 152 | 65.4 |
| Somersville Road south of Costco Way | 19,056 | 70 | 139 | 294 | 69 |
| Somersville Road south of County East Mall | 16,118 | 64 | 125 | 264 | 68.2 |
| Somersville Road south of SR 4 Eastbound on-ramp | 21,359 | 74 | 150 | 317 | 69.5 |
| Somersville Road north of Delta Fair Boulevard | 14,680 | 61 | 118 | 248 | 67.8 |
| Sunset Avenue east of Lone Tree Way | 2,134 | <50 | <50 | 60 | 59.1 |
| Wildhorse Road east of Folsom Drive | 1,450 | <50 | <50 | <50 | 57.4 |
| Wildhorse Road between Hillcrest Road & Folsom Drive | 5,948 | <50 | 56 | 115 | 63.6 |
| Wildhorse Road east of Hillcrest | 5,286 | <50 | <50 | 106 | 63 |

Source: LSA, 2001.

Figure J: Antioch Noise Levels at Intersections – GP EIR Table 4.9C

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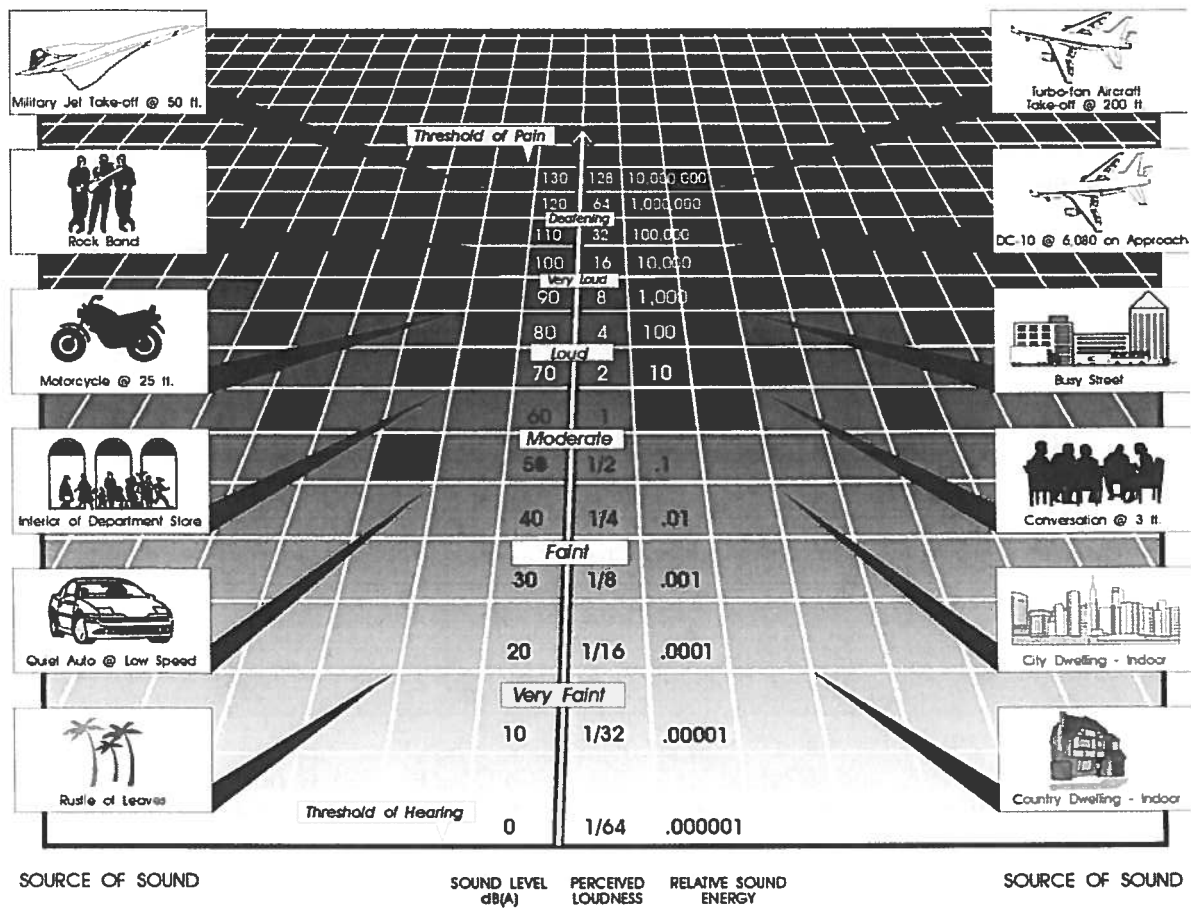


Figure 11.1 – Measurement of Noise

Figure K: Antioch Noise Levels Examples– GP Figure 11.1

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Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel. 707 588 8455
Email: leigh.jordan@sonoma.edu
<http://www.sonoma.edu/nwic>

March 28, 2012

NWIC File No.: 11-0888

Michael Loewke
Loewke Planning Associates
547 Wycombe Court
San Ramon, CA 94583

Re: Record search results for the proposed Holy Cross Funeral Center Project

Dear Mr. Loewke:

Per your request received by our office on 15 February 2012, a records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Contra Costa County. Please note that use of the term cultural resources includes archaeological resources and historical buildings and/or structures.

Review of this information indicates that there have been no studies of the Holy Cross Funeral Center project area. This project area contains no recorded archaeological or historic-period archaeological resources. There is, however, one recorded historic-period resource immediately adjacent to the project area, P-07-002951 (a PG&E transmission line, the part along the north side of the project area was built in the 1920s, and the parts along the east and south sides in the 1970s). Siskin, DeBaker, and Lang (2008:38) evaluated this resource as not significant using CEQA criteria. Local, state and federal inventories include no recorded buildings or structures within the proposed project area. In addition to these inventories, the NWIC base map shows no buildings or structures.

At the time of Euroamerican contact the Native Americans that lived in the area were one of the *Julpun* tribelets (Milliken 1995:229), who were speakers of the Costanoan language (Levy 1978:485). There are no Native American resources in or adjacent to the proposed project area referenced in the ethnographic literature.

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Contra Costa County have been found on terraces adjacent to creeks; on one of the former large dunes, usually near a water source; and on the shelf above the Sacramento River, usually near a creek, spring, or pond. The Holy Cross Funeral Center project area is composed of the majority of a large dune that is adjacent to a creek that feeds the marsh and slough (Lake Alhambra)

Figure L: CHRIS NWIC Records Search Report (1/3)

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to the west and then drains into the Sacramento River. Given that the project area contains one or more environmental factors that are similar to those where known Native American sites are found, there is a moderate potential of identifying unrecorded Native American resources in the proposed Holy Cross Funeral Center project area.

Review of historical literature and maps indicates the possibility historic-period archaeological resources within the Holy Cross Funeral Center project area. The 1908 Pittsburg 15' quadrangle shows a residential building in the project area, while the 1953 version of that map does not show any residential buildings. Although this building is no longer standing, because residential homes of late 19th and early 20th Century often had privies, cisterns, and household trash dumps, features that can be found at a historic-period archaeological site. There is, therefore, a moderate potential of identifying unrecorded historic-period archaeological resources in the proposed project area.

The 1978 USGS Antioch North 7.5-minute topographic quadrangle depicts three buildings within the project area which were built sometime between 1953 (where nothing is depicted on the 15' Pittsburg map) and 1978. These unrecorded buildings may meet the Office of Historic Preservation's minimum age standard which state that buildings, structures, and objects 45 years or older may be of historical value.

RECOMMENDATIONS:

1) There is a moderate possibility of identifying Native American archaeological resources and a moderate possibility of identifying historic-period archaeological resources in the project area. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) If one or more of the buildings shown on the 1978 USGS Antioch North 7.5-minute topographic quadrangle are still standing and their construction date(s) meet the minimum age requirement, it is recommended that this resource be assessed prior to the commencement of project activities by a professional familiar with the architecture and history of Contra Costa County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

3) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

4) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel

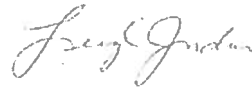
Figure L: CHRIS NWIC Records Search Report (2/3)

should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

5) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: http://ohp.parks.ca.gov/default.asp?page_id=1069

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,



Leigh Jordan
Coordinator

Figure L: CHRIS NWIC Records Search Report (3/3)

Air Quality Standards and Attainment Status

Ambient air quality standards are set to protect public health. There are currently both Federal and State ambient air quality standards by USEPA and state air quality agencies, CAL EPA for California. California air quality standards are generally more stringent than federal standards. Continuous air monitoring by these agencies and BAAQMD ensure that air quality standards are being met and improved.

| Pollutant | Averaging Time | California Standards ¹ | | National Standards ² | |
|--|---------------------------------------|---------------------------------------|--------------------------|---|-------------------|
| | | Concentration | Attainment Status | Concentration ³ | Attainment Status |
| Ozone | 8 Hour | 0.070 ppm (137 µg/m ³) | N ⁹ | 0.075 ppm | N ⁴ |
| | 1 Hour | 0.09 ppm (180 µg/m ³) | N | | See footnote # 5 |
| Carbon Monoxide | 8 Hour | 9.0 ppm (10 mg/m ³) | A | 9 ppm (10 mg/m ³) | A ⁶ |
| | 1 Hour | 20 ppm (23 mg/m ³) | A | 35 ppm (40 mg/m ³) | A |
| Nitrogen Dioxide | 1 Hour | 0.18 ppm (339 µg/m ³) | A | 0.100 ppm (see footnote 11) | U |
| | Annual Arithmetic Mean | 0.030 ppm (57 µg/m ³) | | 0.053 ppm (100 µg/m ³) | A |
| Sulfur Dioxide (See Footnote #12) | 24 Hour | 0.04 ppm (105 µg/m ³) | A | 0.14 ppm (365 µg/m ³) | A |
| | 1 Hour | 0.25 ppm (655 µg/m ³) | A | 0.075 ppm (196 µg/m ³) | A |
| | Annual Arithmetic Mean | | | 0.030 ppm (80 µg/m ³) | A |
| Particulate Matter (PM ₁₀) | Annual Arithmetic Mean | 20 µg/m ³ | N ⁷ | | |
| | 24 Hour | 50 µg/m ³ | N | 150 µg/m ³ | U |
| Particulate Matter - Fine (PM _{2.5}) | Annual Arithmetic Mean | 12 µg/m ³ | N ⁷ | 15 µg/m ³ | A |
| | 24 Hour | | | 35 µg/m ³ See Footnote 10 | N |
| Sulfates | 24 Hour | 25 µg/m ³ | A | | |
| Lead (See Footnote 13) | 30 day Average | 1.5 µg/m ³ | | - | A |
| | Calendar Quarter | - | | 1.5 µg/m ³ | A |
| | Rolling 3 Month Average ¹⁴ | - | | 0.15 µg/m ³ | (See Footnote 14) |
| Hydrogen Sulfide | 1 Hour | 0.03 ppm (42 µg/m ³) | U | | |
| Vinyl Chloride (chloroethene) | 24 Hour | 0.010 ppm (26 µg/m ³) | No information available | | |
| Visibility Reducing particles | 8 Hour (10:00 to 18:00 PST) | See Footnote 10 | U | | |
| A=Attainment N=Nonattainment U=Unclassified | | | | | |
| mg/m ³ =milligrams per cubic meter | | ppm=parts per million | | µg/m ³ =micrograms per cubic meter | |

Figure M: BAAQMD Air Quality Standards and Attainment Status (1/2)

NOTES

1. California standards for ozone, carbon monoxide (except Lake Tahoe), sulfur dioxide (1-hour and 24-hour), nitrogen dioxide, suspended particulate matter - PM10, and visibility reducing particles are values that are not to be exceeded. The standards for sulfates, Lake Tahoe carbon monoxide, lead, hydrogen sulfide, and vinyl chloride are not to be equaled or exceeded. If the standard is for a 1-hour, 8-hour or 24-hour average (i.e., all standards except for lead and the PM10 annual standard), then some measurements may be excluded. In particular, measurements are excluded that ARB determines would occur less than once per year on the average. The Lake Tahoe CO standard is 6.0 ppm, a level one-half the national standard and two-thirds the state standard.

2. National standards shown are the "primary standards" designed to protect public health. National standards other than for ozone, particulates and those based on annual averages are not to be exceeded more than once a year. The 1-hour ozone standard is attained if, during the most recent three-year period, the average number of days per year with maximum hourly concentrations above the standard is equal to or less than one. The 8-hour ozone standard is attained when the 3-year average of the 4th highest daily concentrations is 0.075 ppm (75 ppb) or less. The 24-hour PM10 standard is attained when the 3-year average of the 99th percentile of monitored concentrations is less than 150 µg/m³. The 24-hour PM2.5 standard is attained when the 3-year average of 99th percentiles is less than 35 µg/m³.

Except for the national particulate standards, annual standards are met if the annual average falls below the standard at every site. The national annual particulate standard for PM10 is met if the 3-year average falls below the standard at every site. The annual PM2.5 standard is met if the 3-year average of annual averages spatially-averaged across officially designed clusters of sites falls below the standard.

3. National air quality standards are set by US EPA at levels determined to be protective of public health with an adequate margin of safety.

4. On September 22, 2011, the Environmental Protection Agency (EPA) announced it will implement the current 8 hour ozone standard of 75 ppb. The EPA expects to finalize initial area designations for the 2008 8-hour ozone standard by mid-2012.

5. The national 1-hour ozone standard was revoked by U.S. EPA on June 15, 2005.

6. In April 1998, the Bay Area was redesignated to attainment for the national 8-hour carbon monoxide standard.

7. In June 2002, CARB established new annual standards for PM2.5 and PM10.

8. Statewide VRP Standard (except Lake Tahoe Air Basin): Particles in sufficient amount to produce an extinction coefficient of 0.23 per kilometer when the relative humidity is less than 70 percent. This standard is intended to limit the frequency and severity of visibility impairment due to regional haze and is equivalent to a 10-mile nominal visual range.

9. The 8-hour CA ozone standard was approved by the Air Resources Board on April 28, 2005 and became effective on May 17, 2006.

10. U.S. EPA lowered the 24-hour PM2.5 standard from 65 µg/m³ to 35 µg/m³ in 2006. EPA designated the Bay Area as nonattainment of the PM2.5 standard on October 8, 2009. The effective date of the designation is December 14, 2009 and the Air District has three years to develop a plan, called a State Implementation Plan (SIP), that demonstrates the Bay Area will achieve the revised standard by December 14, 2014. The SIP for the new PM2.5 standard must be submitted to the US EPA by December 14, 2012.

11. To attain this standard, the 3-year average of the 98th percentile of the daily maximum 1-hour average at each monitor within an area must not exceed 0.100ppm (effective January 22, 2010).

12. On June 2, 2010, the U.S. EPA established a new 1-hour SO₂ standard, effective August 23, 2010, which is based on the 3-year average of the annual 99th percentile of 1-hour daily maximum concentrations. The existing 0.030 ppm annual and 0.14 ppm 24-hour SO₂ NAAQS however must continue to be used until one year following U.S. EPA initial designations of the new 1-hour SO₂ NAAQS. EPA expects to designate areas by June 2012.

13. ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure below which there are no adverse health effects determined.

14. National lead standard, rolling 3-month average: final rule signed October 15, 2008. Final designations expected October 2011.

Contact:

Andrea Gordon (415)749-4940 agordon@baaqmd.gov

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Bay Area Air Quality Management District
939 Ellis St. San Francisco, CA 94109
(415) 771-6000 | 1-800-HELP AIR

Figure M: BAAQMD Air Quality Standards and Attainment Status (1/2)

B58

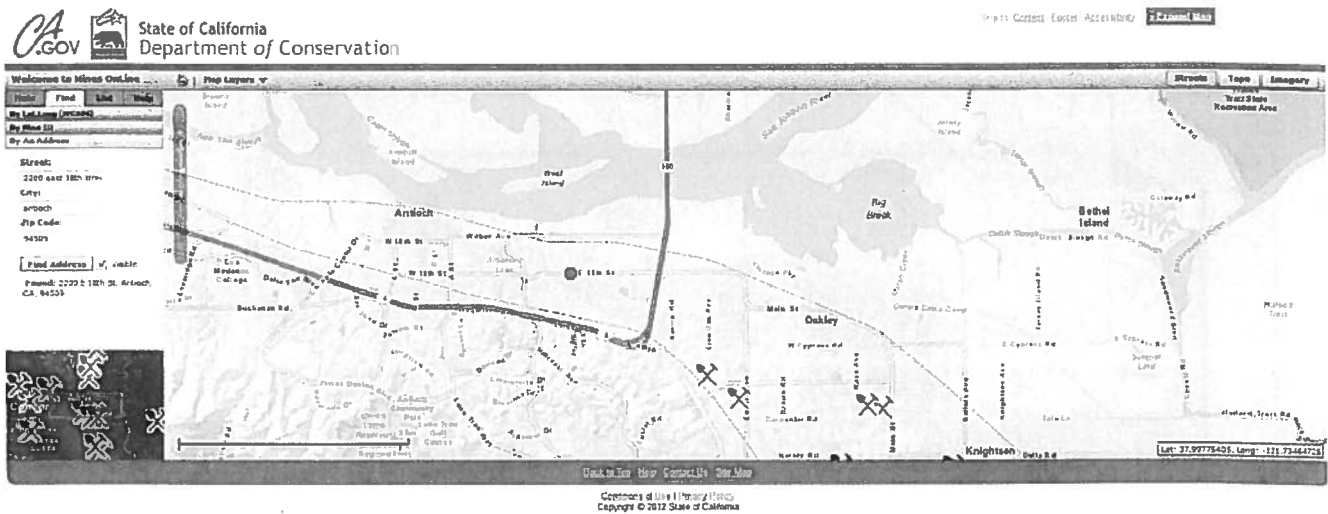


Figure N: CA Department of Conservation Mine Location Map

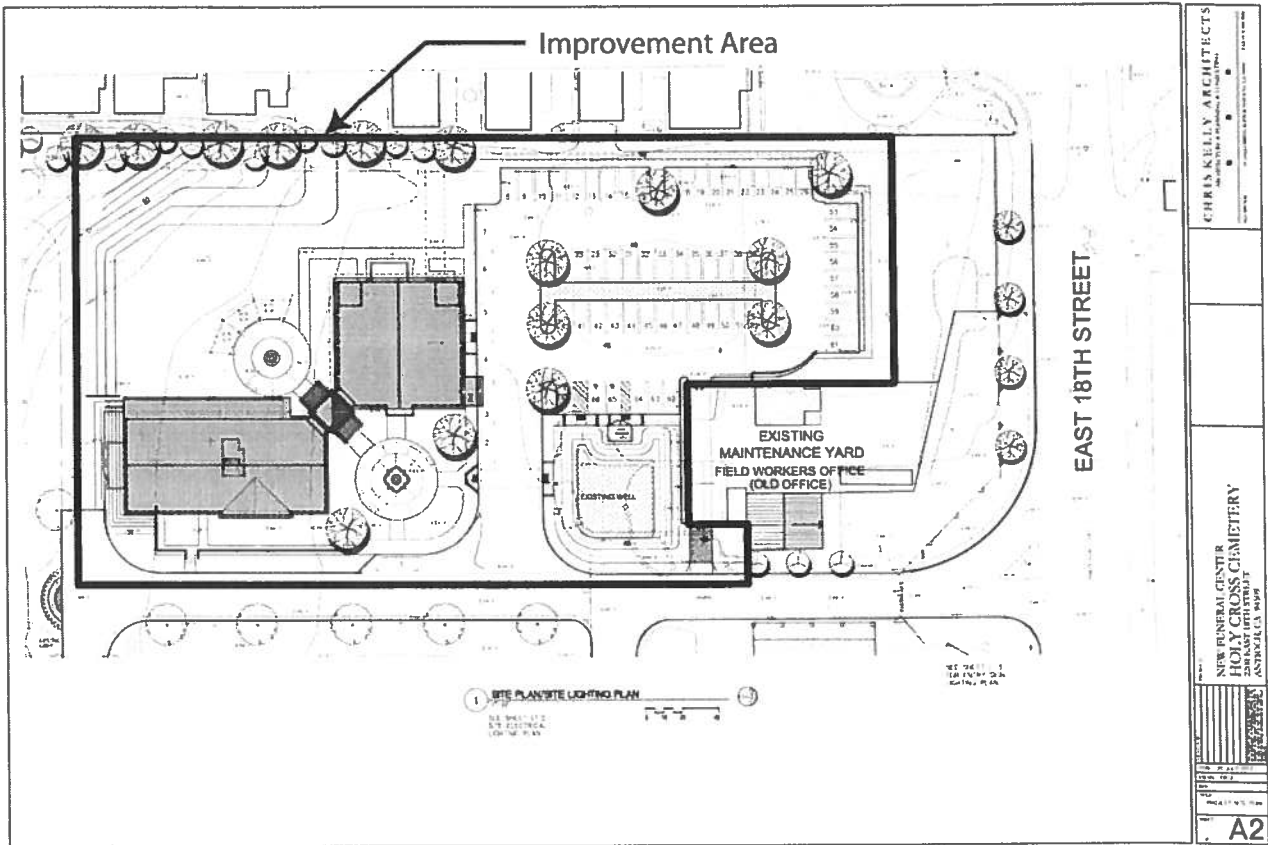


Figure O: Holy Cross Cemetery Proposed Site Plan

B60

Mitigation Monitoring & Reporting Program (MMRP)
Holy Cross Funeral Center Mitigated Negative Declaration & Initial Study, Antioch, California

| Potentially Significant Impact, Mitigation Measure, and Effect After Mitigation | Implementation Responsible Agency | Timing | Monitoring Responsible Agency | Initials |
|---|-----------------------------------|--|--|----------|
| Section 1 – Aesthetics | | | | |
| 1. The following measure shall be implemented by the project to avoid unacceptable impacts to visual character and from light sources: 1.A. The four lights shown on the Architectural Drawings from Chris Kelly Architects, which are located closest to the western property line shall incorporate full permanent approved shields to prevent light from being directed towards the west property line (see Figure C of the Initial Study). A revised photometric lighting plan shall be submitted for review and approval by the Community Development Department, demonstrating no illumination extending beyond the westerly property line. | Project Applicant | Prior to issuance of any building permit | City of Antioch Community Development Department | |
| Section 3 – Air Quality | | | | |
| 3. The following measure shall be implemented by the project to avoid unacceptable impacts from substantial pollutant concentrations: 3.A. A dust control plan shall be prepared and submitted for review and approval by the City's Engineering Division prior to implementation of further demolition and/or grading activities within the Project Site. The plan shall demonstrate compliance with the dust abatement actions outlined in the CEQA Handbook of the Bay Area Air Quality Management District (BAAQMD), and applicable City General Plan and Zoning Ordinances related to construction and grading, including watering of disturbed soils during grading operations and timely replanting thereafter. | Project Applicant | Prior to grading, or issuance of any building permit | City of Antioch Engineering Division | |

| Potentially Significant Impact, Mitigation Measure, and Effect After Mitigation | Implementation Responsible Agency | Timing | Monitoring Responsible Agency | Initials |
|---|-----------------------------------|---|--|----------|
| Section 4 – Biological Resources | | | | |
| <p>4. The following measures shall be implemented by the project to avoid unacceptable impacts on animal habitats and biological resources:</p> <p>4.A. Trees which are intended to be removed must be replaced, and trees where grading will occur within the drip line must be bonded, per Antioch Municipal Code Section 9-5.1205. Prior to construction, the applicant shall submit a full landscape improvement plan for review and approval by the Community Development Department, which shall include the notation of the size, quantity, and type of replacement trees to be provided in order to mitigate for the trees removed as a part of the Project. All recommendations from the Traverso Tree Service 2011 and 2012 Arborist reports shall be enumerated on the plans and shall be implemented during construction of the proposed Project.</p> <p>4.B. To avoid a "take" and/or further evaluate presence or absence of raptors, the following measures shall be implemented:</p> <p>(1) A pre-construction nesting bird survey of the individual trees throughout the Improvement Area shall be performed by a qualified biologist a maximum of one week prior to any tree removal work which is to be conducted between February 1 and August 15. If no nesting birds are observed, then no further action is required and removal of authorized trees may occur within one week of the survey.</p> <p>(2) If birds are observed nesting within the Improvement Area between February 1 and August 15, it shall be assumed that they are also nesting adjacent to the Improvement Area. The CDFG Central Coast Regional office allows grading and disturbance to occur if nesting birds are observed on adjoining property, providing that a 300-foot buffer zone is created around the observed nest to prevent disturbance and ultimately "take" of young.</p> | Project Applicant | Prior to issuance of any building permit. | City of Antioch Community Development Department | |

B62

| Potentially Significant Impact, Mitigation Measure, and Effect After Mitigation | Implementation Responsible Agency | Timing | Monitoring Responsible Agency | Initials |
|--|-----------------------------------|---|--|----------|
| Section 5 – Cultural Resources | | | | |
| <p>5. The following measure shall be implemented by the project to avoid unacceptable impacts on cultural resources:</p> <p>5.A. If archaeological, paleontological, or cultural resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies. It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms.</p> | Project Applicant | Ongoing Throughout Construction Cycle | City of Antioch Community Development Department | |
| Section 6 – Geology and Soils | | | | |
| <p>6. The following measure shall be implemented by the project to avoid unacceptable impacts from potential seismic activity:</p> <p>6.A. All recommendations from the 2011 GEC Consulting Corporation geotechnical report must be incorporated into the Project, in addition to standard policies listed in the General Plan and Zoning Ordinances. A licensed geotechnical engineer shall be retained to review the design and specifications for all site and building improvements within the Project and their consistency with the report recommendations. A licensed geotechnical engineer shall prepare a supplemental report/memo to the City of Antioch Planning and Public Works departments for their approval prior to issuance of permits for construction of the Project.</p> | Project Applicant | Prior to grading or issuance of any building permits. | City of Antioch Community Development Department | |

B63

| Potentially Significant Impact, Mitigation Measure, and Effect After Mitigation | Implementation Responsible Agency | Timing | Monitoring Responsible Agency | Initials |
|--|-----------------------------------|---|--|----------|
| Section 16 – Transportation / Traffic | | | | |
| <p>16. The following measure shall be implemented to avoid unacceptable conflicts with all applicable plans, ordinances and policies:</p> <p>16.A. Parking space #1 shall be eliminated, and the original roadway configuration restored so that no adverse impacts result from modification of the parking supply originally studied in the TJKM analysis.</p> <p>16.B. Accommodate the full parking demand from the proposed Project by implementation of one of the following three options:</p> <p>B1: Revise the proposed Project to reduce the total number of fixed seats within the Chapel to 132 seats. This measure would ensure that the net proposed parking (66 spaces) is sufficient to accommodate the peak demand of the Project. Additionally, the number of compact spaces would need to be reduced from 20 as shown to 19.</p> <p>B2: Expand the parking lot to accommodate 1 or more additional full sized spaces either in the center aisle of spaces (note that City Code limits compact parking to a maximum of 30% of the total parking provided), or adjacent to space 61.</p> <p>B3: Prepare a full parking study for the entire cemetery property to analyze the relationship between total parking demand and supply, in order to determine if 1 surplus parking space is available to serve the proposed Project. In order to document the adequacy of parking supply for the Project as proposed, this report must include a full layout of parking on the larger cemetery site, and demonstrate that all such parking satisfies Municipal Code requirements with respect to size, access and circulation standards, including emergency access consistent with Section 9-5.1711.</p> <p>16.C. Reduce the tree breaks adjacent to spaces 27, 39, 40 and 52, in order to create a tree break between spaces 32 and 33, and another tree break between spaces 45 and 46. This minor design change would not result in any loss of parking spaces. The final parking lot design shall be submitted to the Community Development Department for review and approval.</p> | Project Applicant | Prior to grading or issuance of any building permits. | City of Antioch Community Development Department | |

864

| Potentially Significant Impact, Mitigation Measure, and Effect After Mitigation | Implementation Responsible Agency | Timing | Monitoring Responsible Agency | Initials |
|--|-----------------------------------|---|--|----------|
| Section 17 – Utilities and Service Systems | | | | |
| 17. The following measure shall be implemented by the project to avoid unacceptable impacts from wastewater management: | | | | |
| 17.A. The applicant shall obtain a letter from Delta Diablo Sanitation District stating that there is sufficient wastewater capacity available to serve the Project. | Project Applicant | Prior to grading or issuance of any building permits. | City of Antioch Engineering Division / City of Antioch Community Development Department | |
| 17.B. The applicant shall submit detailed plans for the water well pump relocation, and obtain all applicable permits from the City's Engineering Division and County Health Department prior to commencement of work. | | | | |

B65

ATTACHMENT "C"

CHRIS KELLY ARCHITECTS ARCHITECTURE • PLANNING • CONSULTING

May 18, 2011

Holy Cross Cemetery – New Funeral Center
2200 East 18th Street
Antioch, CA 94509

APN 151-170-056 & 151-170-057

RECEIVED

MAY 26 2011

CITY OF ANTIOCH
COMMUNITY DEVELOPMENT

Project Description:

Holy Cross Cemetery has developed approximately 9 acres of the 20 acre site comprised mainly of grass covered ground burials, roads, indoor/outdoor mausoleums, various cremation niches and other support structures. The various support structures consist of the original office (1,400) and maintenance buildings (1,100sf). The only chapel area for family services, monthly Masses, and holiday Masses is the recently constructed chapel mausoleum and other open undeveloped grass area. The original office has become too small to facilitate the arrangements for families and office staff space needs.

The proposed buildings (10,100SF) will provide a place for funeral visitation and interment committal services for the community. The proposed project consists of a new indoor columbarium chapel (1,700 sf) and a secondary columbarium area and office. The chapel space in this much needed building will allow families to have services in a more appropriate space; out of the winter rain and summer heat. Also included in the building are support spaces such as restrooms, storage and mechanical rooms, media room and an area for the temporary storage of floral arrangements.

The project will create a courtyard for family and friends to congregate before or after services. Trellised structures will provide for shaded areas. The building will have a "Mission style" exterior consisting of cement plaster walls/wainscot with a concrete barrel tile roof. Colors will match the existing mausoleum recently constructed. The columbarium chapel will have cement plaster buttresses. The main columbarium chapel building is 30' tall with a 5' cross at the East end. The secondary building is 25' in height with a small mechanical vent structure (+5'). The mechanical room is concealed within the attic space.

Parking stalls will be provided based upon one space for each 50 sf. of the columbarium chapel (1,700sf = 34 spaces). The office space has been designed for 8 employees with 3 arrangement rooms and a showroom. We currently have provided 57 parking spaces (3 spaces to be accessible).

The cemetery currently operates every day of the week from 8:00 AM to 6:00 PM for visitation and funeral services. The proposed building will add night visitation services that will end by 10 pm. No embalming or cremation will be conducted at the site.

ATTACHMENT "D"



December 6, 2011

Ms Mindy Gentry
Senior Planner
City of Antioch
200 'H' Street
Antioch, California 94509

Re: New Funeral Center, Holy Cross Cemetery

Dear Ms Gentry

I have reviewed the documents submitted by Chris Kelly Architects that are dated May 18, 2011 against the City of Antioch Commercial Design Guidelines Section 3.0 of the City of Antioch Zoning Code. The following is a section by section description of how the project does or does not comply with the zoning code in my opinion.

3.1.2 Design Objectives

- A. The size and scale of the project seem appropriate for the site and proposed use.
- B. The building forms and elevations are generally in compliance with this section.
- C. The proposed landscape is appropriate and generally complies with the intent of this section.
- D. The access to and parking on the site are compliant with this section.
- E. This section does not apply since the facility is all ready in use.

3.1.3 Site Planning

- A. Site Character / Compatibility
The project is in compliance with most of the provisions of this section of the code. The exception is that the locations of the sound wall shown on sheet L-2 is not clear and therefore the compliance with the requirement that "walls and fences are generally used for security purposes to define ownership, to mitigate nuisances such as noise and to screen areas from public view" can not be determined from this submittal.
- B. Land Use Buffering
Compliance with this section of the code is difficult to determine from the package that was submitted. It is presumed that these measures are all ready in existence given that this is an existing land use, but they should be verified. Also the locations of any proposed air conditioning condenser units should be shown on the plans to determine if they require screening from public view.

5865 Owens Drive
Pleasanton, CA 94588
www.dahlingroup.com

925.251.7200
f 925.251.7201



D 1

- C. Building Siting
The project generally complies with this section of the code.
- D. Site Amenities
The project is in general compliance with this section of the code.
- E. Site Utilities and Mechanical Equipment
With the exception of the potential air conditioner condensers, the project generally complies with this section of the code. The locations of the condensers that the project needs should be shown to determine full compliance with this sections intent.
- F. Trash and Storage Areas
The trash and storage areas on the site appear to be existing and there do not appear to be any new trash or storage areas proposed by the scope of the submitted project.

3.1.4 Architecture

- A. Architectural Imagery
The architectural imagery selected for the project seems to be appropriate and fits well within this section of the code.
- B. Building Form and Mass
Generally the proposed project is in compliance with this section of the code. The large blank walls on the South and West elevations are of concern however. Additional consideration should be given to these elevations in detail or relief in order to fully comply with the spirit of this section of the code. Particularly the West elevation of the chapel as it faces an adjacent residential use.
- C. Wall Articulation
Generally the project complies with this section of the code. Of concern again are the South wall of the Committal Area and the West wall of the Chapel. Both of these walls are extensive areas of flat wall that create bland exterior elevations. These walls could use further architectural consideration.
- D. Roofs
While there are large expanses of unbroken roofs, that is not uncommon in the architectural style selected by the applicant. The roofs are in character with the proposed architectural style with the exception of the fact that they are rather steep in pitch. Typically in the Spanish vernacular roofs are of lower pitch, 3:12 to 4:12 and the proposal is for 6:12 which yields very tall rooflines.
- E. Materials / Colors
The project complies well with this section of the code.
- F. Building Equipment and Utility Screening
There does not appear to be any roof mounted equipment proposed for this project.
- G. Security
Compliance with the addressing portion of this section cannot be determined from the submitted documents and should be verified.



3.1.5 Storefront

Though the use of storefront glazing is called out on the architectural plans, it does not appear to actually be used in the project.

3.1.6 Parking and Circulation

The project appears to comply with the intent of this section of the code with the following exception:

Parking Lot Lighting: While the amount of lighting appears to be adequate, the proposed fixtures were not provided so compliance with the color and style and height provisions could not be determined.

3.1.7 Landscape

A. General

The proposed landscape areas are adequate to comply with this section of the code.

B. Freeway Landscape Buffer
Not Applicable

C. Irrigation

There were no irrigation plans submitted with the package so compliance with this section could not be determined at this time.

D. Slope Revegetation and Erosion Control
Not Applicable

3.1.8 Lighting

There was not adequate information provided to determine compliance with color, style and height requirements of this section of the code. The general layout provided seems to comply with the intent of this section of the code however.

The project is in substantial conformance with the guidelines and general plan for the area. There are a few noted areas of concern. Please feel free to contact me with any questions.

Very Truly Yours,



Donald J. Ruthroff, AIA
Associate / Senior Architect
C24946, exp. 10/31/2013



ATTACHMENT "E"



Vision That Moves Your Community

Transportation
Consultants

September 26, 2011

Mr. Tom Richardson, Director of Development
Catholic Funeral and Cemetery Services (CFCS)
4457 Willow Road, Suite 100
Pleasanton, CA 94588

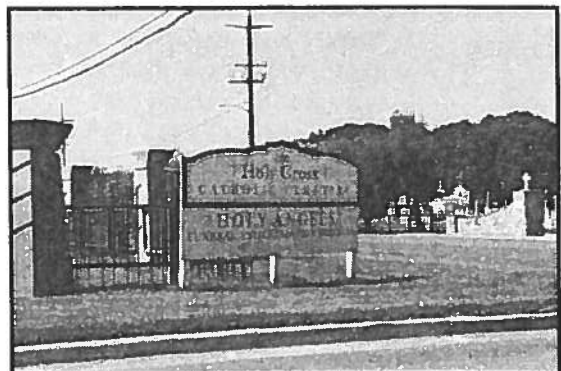
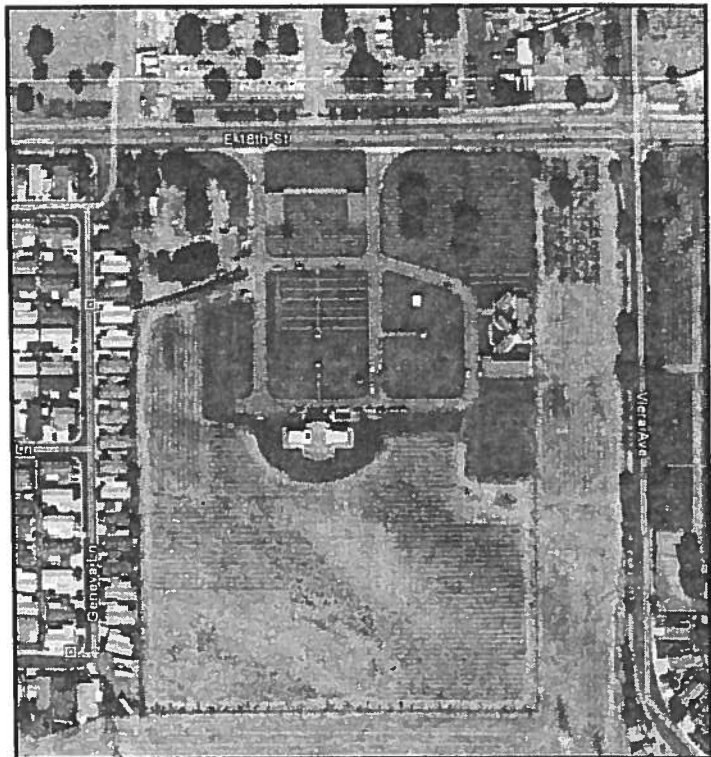
Re: Trip Generation Study for Expansion of Holy Cross Cemetery

Dear Mr. Richardson:

At your request, TJKM has conducted a trip generation study of the existing and proposed operation of the Holy Cross Cemetery located in the City of Antioch at 2200 E. 18th Street. The cemetery is located on the south side of the street and is bounded by Viera Avenue on the east and Wymore Way on the west. The existing fully-entitled cemetery is located on a 20 acre parcel that has a very large capacity of burial locations that are only partially utilized. It appears that less than one-half of the site is developed as a cemetery (the remaining portion contains vineyards) while only about one-fourth of the total acreage has gravesites that have been utilized.

The cemetery serves both casketed and cremated remains in a variety of on-site facilities. Currently, many of the services are held off-site in churches or chapels and the visitors arrive at the cemetery for grave-side ceremonies in controlled vehicle processions. These services are held at various times of the day and the week.

A chapel mausoleum exists on site where vigils are held, typically the night before the funeral service, and funeral services are held during the day, usually around mid-day. The chapel has capacity for about 80 seats plus room for standees. There are also several mausoleums on the site, one near each of the entrance roadways and others located near the eastern edge of the property. A small office and a maintenance yard are located near the west driveway. The facility is staffed with four field workers and five office workers.



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Pleasanton, CA
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925.463.0611
925.463.3690 fax

Fresno
516 W. Shaw Avenue
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Fresno, CA
93704-2515
559.325.7530
559.221.4940 fax

Sacramento
980 Ninth Street
16th Floor
Sacramento, CA
95814-2736
916.449.9095

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1400 N. Dutton Avenue
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Santa Rosa, CA
95401-4643
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tjkm@tjkm.com
www.tjkm.com

E 1

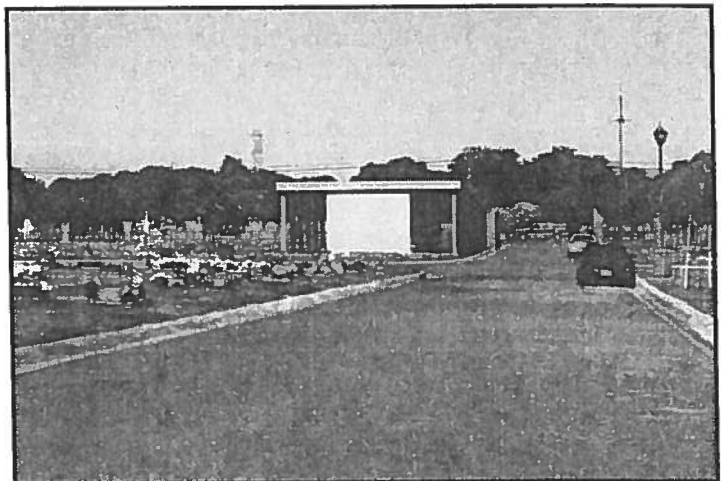
The proposal is to construct a 10,100 square foot (sq. ft.) building in two sections. One section includes a columbarium chapel with space for approximately 136 seats. It also includes space for six columbarium rooms. The other section of the new building will hold offices, restrooms and rooms used to meet with families to plan funerals. The office area will accommodate eight employees. The two sections of the building are joined by a lobby area which leads from an outside entry court and also has access to an outside meditation court. Parking for 58 vehicles is proposed near the columbarium chapel.

Existing Conditions

Site traffic and parking: In 2010 there were 255 burials at Holy Cross Cemetery, or about five per week. Nearly all funeral services occur mid-day, starting either between 10:00 and 11:00 a.m. or later between 12:00 and 2:00 p.m. Vigils, which are services typically held the night before the funeral services, may start between 4:00 and 6:00 p.m. and typically attract up to 80 persons.

Currently, the site has about 2,000 feet of roadways, all of which are 25 feet wide. Most of the parking occurs along the edge of the existing roadways near the grave sites. With parking on one side of the roadways, the site has capacity for some 80 to 90 parking stalls. Typically, those attending the burials park on one side of the roadways. In the three-day period that TJKM studied for the expansion, there was one burial with a higher than average attendance of about 140 vehicles.

In such cases, the on-site staff instructs visitors to park on both sides of the street in a one-way direction, leaving a single one-way aisle in the center of the street. One of the aisles is left clear for use by emergency vehicles.



Entrance roadways: The two entrances to the Holy Cross Cemetery are gated and open to the public from 7:30 a.m. to 8:00 p.m. Table 1 shows the daily traffic on this roadway for a three day period beginning on September 13. During the survey period, the traffic averaged 395 vehicle trips, indicating about 198 vehicles visiting the site each day. Each driveway has a paved width of 25 feet, although the driveway aprons onto East 18th are much wider due to an expanded right turn entrance on the west

driveway and an expanded right turn exit from the east driveway. The two driveways are nearly equally utilized with the east driveway handling about 53 percent of the total traffic and the west driveway about 47 percent.

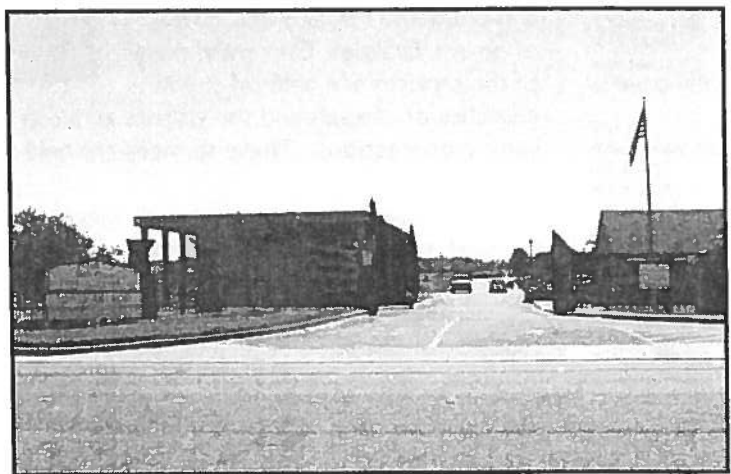


Table I Traffic Counts at Holy Cross Cemetery
Combined Driveways

| Start Time | Tuesday, September 13, 2011 | | | Wednesday, September 14, 2011 | | | Thursday, September 15, 2011 | | | Average | | |
|--------------|-----------------------------|------------|------------|-------------------------------|------------|------------|------------------------------|------------|------------|------------|------------|------------|
| | In | Out | Total | In | Out | Total | In | Out | Total | In | Out | Total |
| 12 a.m. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1 a.m. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2 a.m. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3 a.m. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4 a.m. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5 a.m. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6 a.m. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7 a.m. | 7 | 3 | 10 | 8 | 8 | 16 | 8 | 6 | 14 | 8 | 6 | 14 |
| 8 a.m. | 13 | 10 | 23 | 7 | 4 | 11 | 8 | 4 | 12 | 9 | 6 | 15 |
| 9 a.m. | 9 | 7 | 16 | 14 | 14 | 28 | 12 | 9 | 21 | 12 | 10 | 22 |
| 10 a.m. | 18 | 16 | 34 | 13 | 6 | 19 | 14 | 15 | 29 | 15 | 12 | 27 |
| 11 a.m. | 10 | 9 | 19 | 14 | 12 | 26 | 45 | 27 | 72 | 23 | 16 | 39 |
| 12 p.m. | 14 | 14 | 28 | 7 | 9 | 16 | 113 | 95 | 208 | 45 | 39 | 84 |
| 1 p.m. | 14 | 10 | 24 | 17 | 17 | 34 | 14 | 60 | 74 | 15 | 29 | 44 |
| 2 p.m. | 13 | 15 | 28 | 13 | 10 | 23 | 9 | 6 | 15 | 12 | 10 | 22 |
| 3 p.m. | 14 | 15 | 29 | 11 | 9 | 20 | 18 | 15 | 33 | 14 | 13 | 27 |
| 4 p.m. | 8 | 15 | 23 | 11 | 17 | 28 | 15 | 14 | 29 | 11 | 15 | 26 |
| 5 p.m. | 5 | 5 | 10 | 6 | 5 | 11 | 17 | 11 | 28 | 9 | 7 | 16 |
| 6 p.m. | 6 | 6 | 12 | 10 | 7 | 17 | 26 | 17 | 43 | 14 | 10 | 24 |
| 7 p.m. | 1 | 2 | 3 | 3 | 15 | 18 | 16 | 12 | 28 | 7 | 10 | 17 |
| 8 p.m. | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 48 | 52 | 1 | 16 | 17 |
| 9 p.m. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10 p.m. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11 p.m. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 132 | 127 | 259 | 134 | 133 | 267 | 319 | 339 | 658 | 195 | 200 | 395 |

Average A.M. Peak hour = 15 vehicles

Average P.M. Peak hour = 26 vehicles

Existing traffic: As shown in Table I the Tuesday and Wednesday totals were similar; there were no funerals that day, so those days may represent a baseline condition where employee trips and gravesite visitors comprise the bulk of the traffic. On Thursday, a large mid-day funeral was held, attracting about 140 vehicles which created 280 vehicular trips. It appears all vehicles arrived between 11:00 a.m. and 1:00 p.m. and departed before 2:00 p.m. Later that day, a vigil was held for a different group. The vigil appeared to attract about 53 vehicles accounting for 106 vehicular trips. Vehicles of those attending the vigil arrived between 5:30 p.m. and 7:00 p.m. and were gone by 8:00 p.m. These two events accounted for 386 vehicular trips; without them the vehicle count would have been about 272 vehicles, similar in magnitude to the previous two days.

Table I also shows the peak hour trips that are attracted to the site. During the 7:00 to 9:00 and the 4:00 to 6:00 p.m. periods the single biggest trip generation hour contains 15 vehicles in the a.m. and 26 vehicles in the p.m. Funeral traffic does not impact either the a.m. or p.m. peak hours, but vigils may occur during the p.m. peak hour. About two vigils are held each month at Holy Cross Cemetery, including one that was held during the study period. The traffic impacts of the vigil are included in the p.m. peak hour generation of 26 trips.

Street Conditions: Along the frontage of the Holy Cross Cemetery, East 18th Street consists of two eastbound lanes, one westbound lane, and one two-way left turn lane. The two way left turn lane facilitates left turns both into and from the site. It appears the ultimate street improvements have been installed along the south (Holy Cross cemetery) side of the street, includes curbs, gutters and a continuous sidewalk. The north side of the street fronts a different cemetery. The north side of the street includes dirt shoulders. Most permanent improvements in the cemetery on the north side of the street are set back so that a second westbound lane could be installed without infringing on the formal cemetery grounds. It appears the ultimate right of way width in this area will be 80 feet with 68 feet between curbs.

Proposed Conditions

As noted above, the proposal is to construct a 10,100 sq. ft. building in two sections. One section includes a columbarium chapel with space for approximately 136 seats. It also includes space for six columbarium rooms. The other section of the new building will hold offices, restrooms and rooms used to meet with families to plan funerals. The office area will accommodate eight employees. The two sections of the building are joined by a lobby area which leads from an outside entry court and also has access to an outside meditation court. Parking for 58 vehicles is proposed near the columbarium chapel.

The Holy Cross Cemetery already is fully entitled by the City of Antioch with space for burial plots for many years, if not decades. The burial plots can be either in-ground sites or above ground sites for urns such as proposed in the columbarium. However, the main purpose of the development is to create additional space for pre-burial services on the Holy Cross premises rather than off-site facilities such as churches or mortuaries. When such services are held off-site in most cases vehicles arrive for burials in processions rather than individually as they would when a chapel is used on-site. However, for Catholic funerals, Catholic Masses are required to be held off-site in churches. No masses will be held in the on-site chapels.

It could be argued that with the on-site chapel in place the traffic would not change because there will be the same amount of people visiting the site. However, with more services on-site and a larger chapel, this could result in more traffic visiting the site. Assuming there is additional traffic, the next issue is how much, if any, of it would occur during the peak hour. TJKM estimates that none of any potential additional traffic would occur during the a.m. hour. Services are not scheduled that early;

rarely before 10:00 a.m. But with the larger chapel and the new parking lot, larger mid-day funerals could be accommodated more easily. As noted earlier, no funerals extend into the p.m. peak hour.

Vigils do occur during the p.m. peak hour, but as noted above, are only held about twice a month. Vigils typically attract no more than 80 people, which would likely arrive with two people per car. If the new facilities permitted two simultaneous vigils, as many as 40 additional vehicles could arrive at the cemetery. A more likely scenario, due to the infrequency of vigils, is that all vigils would be held in the new chapel, permitting larger attendances. If a very well-attended vigil were held filling all 136 seats in the chapel, the attendees would arrive in approximately 68 vehicles (at two persons per vehicle). This would be 28 vehicles more than the current scenario, which would be a conservative value of added peak hour trips. Vigil attendees do not arrive and depart in the same hour, due to the length of the service. The conclusion is that about 28 additional peak hour trips could be created by the new facility, but only on an occasional basis.

TJKM is not representing that the arrival or departure of 28 p.m. peak hour cars would be a typical occurrence; only that if and when such scenarios were to occur, the City of Antioch's 50 peak hour trips threshold would not be attained.

Parking Adequacy

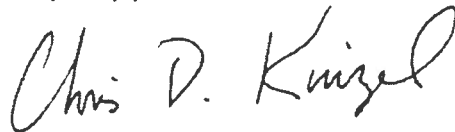
The applicant has provided parking in accordance with the City of Antioch's standards. At one parking stall per 50 square feet of seating, the 1,700 square feet of chapel seating would require 34 parking stalls. With parking for eight employees and allowances for up to eight vehicles for clients, the 16 additional stalls bring the total requirement to 50 stalls. Fifty-eight stalls are proposed. When combined with existing on-site parking, TJKM anticipates no on-site parking deficiencies.

Summary and Conclusions

The proposed construction of the columbarium chapel at the Holy Cross Cemetery would primarily accommodate on-site funeral services to supplement existing burial activities. The new development may result in additional traffic in the p.m. peak hour, but this study has shown that there will be no traffic or parking issues that will require mitigation at or near the cemetery. In addition, the City of Antioch's 50 peak hour trip threshold for detailed environmental analysis is not triggered.

Please contact me if there are any questions on this matter.

Very truly yours,



Chris D. Kinzel, P.E.
President

Attachments: Existing traffic counts

J:\JURISDICTION\CAntioch\037-082 Holy Cross Cemetery\LR 092601.doc

Type of report: Tube Count - Volume Data

LOCATION: West Cemetery Driveway South of E. 18th St

SPECIFIC LOCATION: 50 ft from

CITY/STATE: Antioch, CA

QC JOB #: 10653301

DIRECTION: NB

DATE: Sep 13 2011 - Sep 15 2011

| Start Time | Mon 13-Sep-11 | Tue 14-Sep-11 | Wed 15-Sep-11 | Thu 16-Sep-11 | Fri | Average Weekday Hourly Traffic | Sat | Sun | Average Week Hourly Traffic | Average Week Profile |
|----------------------|------------------|------------------|------------------|------------------|-----|-----------------------------------|-----|-----|--------------------------------|----------------------|
| 12:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 1:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 2:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 3:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 4:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 5:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 6:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 7:00 AM | 2 | 3 | 3 | 1 | 0 | 2 | | | 2 | |
| 8:00 AM | 5 | 2 | 6 | 2 | 0 | 3 | | | 3 | |
| 9:00 AM | 0 | 6 | 1 | 3 | 0 | 3 | | | 3 | |
| 10:00 AM | 4 | 1 | 1 | 6 | 0 | 2 | | | 2 | |
| 11:00 AM | 3 | 1 | 6 | 47 | 0 | 20 | | | 20 | |
| 12:00 PM | 6 | 4 | 4 | 14 | 0 | 7 | | | 7 | |
| 1:00 PM | 2 | 2 | 2 | 6 | 0 | 3 | | | 3 | |
| 2:00 PM | 1 | 2 | 2 | 5 | 0 | 4 | | | 4 | |
| 3:00 PM | 5 | 2 | 4 | 4 | 0 | 4 | | | 4 | |
| 4:00 PM | 3 | 1 | 2 | 3 | 0 | 2 | | | 2 | |
| 5:00 PM | 2 | 2 | 2 | 4 | 0 | 2 | | | 2 | |
| 6:00 PM | 1 | 0 | 0 | 1 | 0 | 1 | | | 1 | |
| 7:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 8:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 9:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 10:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 11:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| Day Total | 34 | 36 | 97 | 56 | 56 | 56 | | | 56 | |
| % Weekday Average | 60.7% | 64.3% | 173.2% | | | | | | | |
| % Week Average | 60.7% | 64.3% | 173.2% | | | 100.0% | | | | |
| AM Peak Volume | 8:00 AM 5 | 9:00 AM 6 | 11:00 AM 6 | | | 8:00 AM 3 | | | 8:00 AM 3 | |
| PM Peak Volume | 12:00 PM 6 | 12:00 PM 6 | 12:00 PM 47 | | | 12:00 PM 20 | | | 12:00 PM 20 | |
| Comments: | | | | | | | | | | |

Report generated on 9/20/2011 8:42 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

776

| LOCATION: West Cemetery Driveway South of E. 18th St SPECIFIC LOCATION: 50 ft from CITY/STATE: Antioch, CA | | | | | | | | | | QC JOB #: 10653301 DIRECTION: NB/SB DATE: Sep 13 2011 - Sep 15 2011 |
|--|------------------|------------------|------------------|------------------|------------------|-----------------------------------|-----|-----|--------------------------------|---|
| Start Time | Mon 13-Sep-11 | Tue 14-Sep-11 | Wed 15-Sep-11 | Thu 16-Sep-11 | Fri 17-Sep-11 | Average Weekday Hourly Traffic | Sat | Sun | Average Week Hourly Traffic | Average Week Profile |
| 12:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 1:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 2:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 3:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 4:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 5:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 6:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 7:00 AM | 4 | 5 | 5 | 4 | 4 | 4 | | | 4 | |
| 8:00 AM | 15 | 7 | 14 | 9 | 11 | 10 | | | 10 | |
| 9:00 AM | 7 | 14 | 14 | 10 | 14 | 11 | | | 11 | |
| 10:00 AM | 19 | 11 | 11 | 41 | 20 | 20 | | | 14 | |
| 11:00 AM | 9 | 12 | 12 | 132 | 53 | 53 | | | 20 | |
| 12:00 PM | 14 | 14 | 11 | 22 | 16 | 16 | | | 53 | |
| 1:00 PM | 13 | 11 | 12 | 12 | 10 | 10 | | | 16 | |
| 2:00 PM | 8 | 11 | 19 | 16 | 15 | 15 | | | 10 | |
| 3:00 PM | 16 | 9 | 11 | 18 | 11 | 11 | | | 15 | |
| 4:00 PM | 6 | 1 | 6 | 22 | 8 | 8 | | | 11 | |
| 5:00 PM | 5 | 2 | 9 | 9 | 11 | 11 | | | 8 | |
| 6:00 PM | 5 | 0 | 0 | 0 | 4 | 4 | | | 11 | |
| 7:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | | | 4 | |
| 8:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 9:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 10:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 11:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| Day Total | 121 | 117 | 325 | 187 | 187 | 187 | | | 187 | |
| % Weekday Average | 64.7% | 62.6% | 173.8% | | | | | | | |
| % Week Average | 64.7% | 62.6% | 173.8% | | | 100.0% | | | | |
| AM Peak Volume | 10:00 AM 19 | 9:00 AM 14 | 11:00 AM 41 | | | 11:00 AM 20 | | | 11:00 AM 20 | |
| PM Peak Volume | 3:00 PM 16 | 1:00 PM 14 | 12:00 PM 132 | | | 12:00 PM 53 | | | 12:00 PM 53 | |
| Comments: | | | | | | | | | | |

E7

Type of report: Tube Count - Volume Data

QC JOB #: 10653301
 DIRECTION: SB
 DATE: Sep 13 2011 - Sep 15 2011
 LOCATION: West Cemetery Driveway South of E. 18th St
 SPECIFIC LOCATION: 50 ft from
 CITY/STATE: Antioch, CA

| Start Time | Mon 13-Sep-11 | Tue 14-Sep-11 | Wed 15-Sep-11 | Thu 15-Sep-11 | Fri | Average Weekday Hourly Traffic | Sat | Sun | Average Week Hourly Traffic | Average Week Profile |
|----------------------|------------------|------------------|------------------|------------------|-----|-----------------------------------|-----|-----|--------------------------------|----------------------|
| 12:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 1:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 2:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 3:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 4:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 5:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 6:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 7:00 AM | 2 | 2 | 2 | 3 | 3 | 2 | | | 2 | |
| 8:00 AM | 10 | 7 | 5 | 7 | 8 | 7 | | | 7 | |
| 9:00 AM | 15 | 15 | 13 | 8 | 9 | 8 | | | 8 | |
| 10:00 AM | 6 | 6 | 10 | 35 | 17 | 12 | | | 12 | |
| 11:00 AM | 8 | 8 | 10 | 85 | 33 | 17 | | | 17 | |
| 12:00 PM | 11 | 10 | 10 | 8 | 10 | 33 | | | 33 | |
| 1:00 PM | 7 | 9 | 7 | 6 | 7 | 10 | | | 10 | |
| 2:00 PM | 11 | 7 | 7 | 14 | 11 | 7 | | | 7 | |
| 3:00 PM | 3 | 3 | 7 | 12 | 7 | 11 | | | 11 | |
| 4:00 PM | 3 | 3 | 0 | 15 | 6 | 7 | | | 7 | |
| 5:00 PM | 4 | 4 | 4 | 18 | 9 | 6 | | | 6 | |
| 6:00 PM | 0 | 0 | 0 | 8 | 3 | 9 | | | 9 | |
| 7:00 PM | 0 | 0 | 0 | 0 | 0 | 3 | | | 3 | |
| 8:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 9:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 10:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 11:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| Day Total | 87 | 81 | 228 | 132 | 132 | 132 | | | 132 | |
| % Weekday Average | 65.9% | 61.4% | 172.7% | | | | | | | |
| % Week Average | 65.9% | 61.4% | 172.7% | 100.0% | | | | | | |
| AM Peak Volume | 10:00 AM 15 | 10:00 AM 13 | 11:00 AM 35 | 11:00 AM 17 | | | | | 11:00 AM 17 | |
| PM Peak Volume | 1:00 PM 11 | 1:00 PM 10 | 12:00 PM 85 | 12:00 PM 33 | | | | | 12:00 PM 33 | |
| Comments: | | | | | | | | | | |

Report generated on 9/20/2011 8:42 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

ET 8

| QC JOB #: 10653302 DIRECTION: NB DATE: Sep 13 2011 - Sep 15 2011 | | | | | | | | | | |
|--|------------------|------------------|------------------|------------------|-----|-----------------------------------|-----|-----|--------------------------------|----------------------|
| LOCATION: East Cemetery Driveway South of E. 18th St SPECIFIC LOCATION: 50 ft from CITY/STATE: Antioch, CA | | | | | | | | | | |
| Start Time | Mon 13-Sep-11 | Tue 14-Sep-11 | Wed 15-Sep-11 | Thu 16-Sep-11 | Fri | Average Weekday Hourly Traffic | Sat | Sun | Average Week Hourly Traffic | Average Week Profile |
| 12:00 AM | 0 | 0 | 0 | 0 | | 0 | | | 0 | |
| 1:00 AM | 0 | 0 | 0 | 0 | | 0 | | | 0 | |
| 2:00 AM | 0 | 0 | 0 | 0 | | 0 | | | 0 | |
| 3:00 AM | 0 | 0 | 0 | 0 | | 0 | | | 0 | |
| 4:00 AM | 0 | 0 | 0 | 0 | | 0 | | | 0 | |
| 5:00 AM | 0 | 0 | 0 | 0 | | 0 | | | 0 | |
| 6:00 AM | 0 | 0 | 0 | 0 | | 0 | | | 0 | |
| 7:00 AM | 1 | 1 | 1 | 1 | | 1 | | | 1 | |
| 8:00 AM | 5 | 2 | 8 | 3 | | 3 | | | 3 | |
| 9:00 AM | 7 | 8 | 5 | 10 | | 7 | | | 7 | |
| 10:00 AM | 12 | 5 | 11 | 17 | | 9 | | | 9 | |
| 11:00 AM | 6 | 11 | 10 | 67 | | 11 | | | 11 | |
| 12:00 PM | 8 | 3 | 13 | 54 | | 26 | | | 26 | |
| 1:00 PM | 8 | 13 | 8 | 3 | | 25 | | | 25 | |
| 2:00 PM | 14 | 8 | 7 | 11 | | 8 | | | 8 | |
| 3:00 PM | 10 | 7 | 13 | 11 | | 9 | | | 9 | |
| 4:00 PM | 12 | 13 | 4 | 9 | | 12 | | | 12 | |
| 5:00 PM | 3 | 5 | 13 | 4 | | 5 | | | 5 | |
| 6:00 PM | 5 | 2 | 0 | 44 | | 6 | | | 6 | |
| 7:00 PM | 2 | 0 | 0 | 0 | | 6 | | | 6 | |
| 8:00 PM | 0 | 0 | 0 | 0 | | 15 | | | 15 | |
| 9:00 PM | 0 | 0 | 0 | 0 | | 0 | | | 0 | |
| 10:00 PM | 0 | 0 | 0 | 0 | | 0 | | | 0 | |
| 11:00 PM | 0 | 0 | 0 | 0 | | 0 | | | 0 | |
| Day Total | 93 | 93 | 248 | | | 143 | | | 143 | |
| % Weekday Average | 65.0% | 65.0% | 173.4% | | | | | | | |
| % Week Average | 65.0% | 65.0% | 173.4% | | | 100.0% | | | | |
| AM Peak Volume | 10:00 AM 12 | 11:00 AM 11 | 11:00 AM 17 | | | 11:00 AM 11 | | | 11:00 AM 11 | |
| PM Peak Volume | 2:00 PM 14 | 1:00 PM 13 | 12:00 PM 67 | | | 12:00 PM 26 | | | 12:00 PM 26 | |
| Comments: | | | | | | | | | | |

Type of report: Tube Count - Volume Data

QC JOB #: 10653302
 DIRECTION: NB/SB
 DATE: Sep 13 2011 - Sep 15 2011
 LOCATION: East Cemetery Driveway South of E. 18th St
 SPECIFIC LOCATION: 50 ft from
 CITY/STATE: Antioch, CA

| Start Time | Mon | Tue | Wed | Thu | Fri | Average Weekday Hourly Traffic | Sat | Sun | Average Week Hourly Traffic | Average Week Profile |
|----------------------|----------------|----------------|----------------|----------------|-----|-----------------------------------|-----|-----|--------------------------------|----------------------|
| 12:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 1:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 2:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 3:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 4:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 5:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 6:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 7:00 AM | 6 | 8 | 7 | 6 | 6 | 6 | | | 6 | |
| 8:00 AM | 9 | 14 | 4 | 4 | 4 | 5 | | | 5 | |
| 9:00 AM | 15 | 15 | 5 | 9 | 15 | 11 | | | 11 | |
| 10:00 AM | 10 | 15 | 15 | 27 | 17 | 12 | | | 12 | |
| 11:00 AM | 14 | 4 | 20 | 95 | 38 | 17 | | | 17 | |
| 12:00 PM | 11 | 20 | 12 | 60 | 30 | 38 | | | 38 | |
| 1:00 PM | 13 | 17 | 11 | 15 | 13 | 13 | | | 13 | |
| 2:00 PM | 17 | 10 | 17 | 14 | 16 | 16 | | | 16 | |
| 3:00 PM | 5 | 7 | 10 | 11 | 9 | 9 | | | 9 | |
| 4:00 PM | 7 | 3 | 11 | 17 | 12 | 12 | | | 12 | |
| 5:00 PM | 0 | 0 | 16 | 48 | 10 | 10 | | | 10 | |
| 6:00 PM | 0 | 0 | 0 | 0 | 16 | 16 | | | 16 | |
| 7:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 8:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 9:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 10:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| 11:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | | | 0 | |
| Day Total | 138 | 146 | 339 | 208 | 208 | 208 | | | 208 | |
| % Weekday Average | 66.3% | 70.2% | 163.0% | | | | | | | |
| % Week Average | 66.3% | 70.2% | 163.0% | 100.0% | | | | | | |
| AM Peak Volume | 10:00 AM 15 | 11:00 AM 15 | 11:00 AM 27 | 11:00 AM 95 | | | | | 11:00 AM 17 | |
| PM Peak Volume | 2:00 PM 20 | 1:00 PM 20 | 12:00 PM 95 | 12:00 PM 38 | | | | | 12:00 PM 38 | |
| Comments: | | | | | | | | | | |

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Report generated on 9/20/2011 8:42 AM

11/0

| QC JOB #: 10653302 DIRECTION: SB DATE: Sep 13 2011 - Sep 15 2011 | | | | | | | | | | |
|--|------------------|------------------|------------------|------------------|-----|-----------------------------------|-----|-----|--------------------------------|----------------------|
| LOCATION: East Cemetery Driveway South of E. 18th St SPECIFIC LOCATION: 50 ft from CITY/STATE: Antioch, CA | | | | | | | | | | |
| Start Time | Mon 13-Sep-11 | Tue 14-Sep-11 | Wed 15-Sep-11 | Thu 16-Sep-11 | Fri | Average Weekday Hourly Traffic | Sat | Sun | Average Week Hourly Traffic | Average Week Profile |
| 12:00 AM | 0 | 0 | 0 | 0 | | 0 | | | 0 | |
| 1:00 AM | 0 | 0 | 0 | 0 | | 0 | | | 0 | |
| 2:00 AM | 0 | 0 | 0 | 0 | | 0 | | | 0 | |
| 3:00 AM | 0 | 0 | 0 | 0 | | 0 | | | 0 | |
| 4:00 AM | 0 | 0 | 0 | 0 | | 0 | | | 0 | |
| 5:00 AM | 0 | 0 | 0 | 0 | | 0 | | | 0 | |
| 6:00 AM | 0 | 0 | 0 | 0 | | 0 | | | 0 | |
| 7:00 AM | 5 | 6 | 6 | 5 | | 5 | | | 5 | |
| 8:00 AM | 3 | 2 | 2 | 1 | | 2 | | | 2 | |
| 9:00 AM | 2 | 6 | 6 | 4 | | 4 | | | 4 | |
| 10:00 AM | 3 | 0 | 0 | 5 | | 3 | | | 3 | |
| 11:00 AM | 4 | 4 | 4 | 10 | | 6 | | | 6 | |
| 12:00 PM | 6 | 1 | 1 | 28 | | 12 | | | 12 | |
| 1:00 PM | 3 | 7 | 7 | 6 | | 5 | | | 5 | |
| 2:00 PM | 6 | 4 | 4 | 3 | | 4 | | | 4 | |
| 3:00 PM | 3 | 4 | 4 | 4 | | 4 | | | 4 | |
| 4:00 PM | 5 | 4 | 4 | 3 | | 4 | | | 4 | |
| 5:00 PM | 2 | 6 | 6 | 2 | | 3 | | | 3 | |
| 6:00 PM | 2 | 6 | 6 | 8 | | 5 | | | 5 | |
| 7:00 PM | 1 | 3 | 3 | 8 | | 4 | | | 4 | |
| 8:00 PM | 0 | 0 | 0 | 4 | | 1 | | | 1 | |
| 9:00 PM | 0 | 0 | 0 | 0 | | 0 | | | 0 | |
| 10:00 PM | 0 | 0 | 0 | 0 | | 0 | | | 0 | |
| 11:00 PM | 0 | 0 | 0 | 0 | | 0 | | | 0 | |
| Day Total | 45 | 53 | 91 | 62 | 62 | 62 | | | 62 | |
| % Weekday Average | 72.6% | 85.5% | 146.8% | | | | | | | |
| % Week Average | 72.6% | 85.5% | 146.8% | | | 100.0% | | | | |
| AM Peak Volume | 7:00 AM 5 | 7:00 AM 6 | 11:00 AM 10 | | | 11:00 AM 6 | | | 11:00 AM 6 | |
| PM Peak Volume | 12:00 PM 6 | 1:00 PM 7 | 12:00 PM 28 | | | 12:00 PM 12 | | | 12:00 PM 12 | |
| Comments: | | | | | | | | | | |

FI

ATTACHMENT "F"



May 5, 2011

Holy Cross Cemetery
c/o Jim Swanson
Landscape Architect

Re: Arborist Tree Preservation Report for Holy Cross Cemetery, on East 18th in Antioch

Dear Jim,

The following arborist report addresses the proposed parking lot and landscape improvements adjacent to the existing maintenance yard at the northwest corner of the cemetery located just south of East 18th Street. . Based on the City of Antioch's Tree Protection Ordinance, the report includes the following information.

- Apply numerical tags to all "Established Trees" trees on site that are adjacent to proposed improvements.
- Note "Indigenous", "Landmark", "Mature", and "Protected" trees.
- Measure trunk diameter(s) at 4½' above grade "DBH".
- Assess tree health and structure.
- Note dripline radius.
- Discuss potential impacts, and ability to retain trees.
- Make recommendations for retention or removal.

Introduction / Summary

Thirty four trees were inventoried in and adjacent to the area where improvements are proposed. Species diversity consists of 11 stone pines, 14 coast live oaks, 1 black walnut, 1 camphor & 2 redwoods on neighbors property, 3 Siberian elms, 1 almond, and 1 corkscrew willow.

The proposed improvements will necessitate the removal of all 11 pines, 3 protected oaks and 1 non protected oak, 1 walnut, and 1 almond. The remaining 17 trees can be retained, given the enclosed protection measures are employed.

Assumptions & Limitations

This report is based on my site visit on May 4, 2011, and the provided site plan enclosed. It was assumed that the tree locations were accurately surveyed. The health and structure of the trees were assessed visually from ground level, no root excavation, drilling, or aerial inspections were performed. Internal or non-detectable defects may exist, and could lead to part or whole tree failures. Due to the dynamic nature of trees and their environment, it is not possible for arborists to guarantee that trees will not fail in the future.

Tree Inventory & Assessment Table

All inventoried trees were tagged with numerical aluminum tags ranging from #58 to #91. Trunk diameters, "DBH", were calculated using a diameter tape measuring the trunk(s) at 4.5' above grade. Tree assessment included the evaluation of both health and structure of each tree as follows:

Health

Poor Condition: Stunted or declining canopy, sparsely foliated with poor foliar color. Possible disease or insect issues. Unreliable specimen for preservation. Would require significant maintenance, and a protection zone well beyond the dripline in order to retain.

Fair Condition: Fair to moderate vigor, typical for the species. Will require an adequate protection zone, and supplemental maintenance such as: crown cleaning of mistletoe, dead, broken, or diseased branches. Additional maintenance such as fertilizing, soil aeration, and mulching may be recommended to improve vigor

Good Condition: Good vigor, and color, with no obvious problems or defects. Generally more resilient to impacts. Minor maintenance may be recommended.

Structure

Poor: Hazardous tree exhibiting some of the defects listed above that may be correctable with pruning, cabling, or bracing. This tree may have a target, and must have the appropriate maintenance performed in order to retain.

Fair: Minor correctable defects, may or may not have a target. Should receive maintenance as recommended.

Good: Fairly well structured with no significant or obvious defects.

Age Based on Industry Standards

Young "Y" : < 20% of expected life span. High resiliency to encroachment.

Mature "M" : 20% - 80% of expected life span. Moderate resiliency to encroachment.

Over Mature "OM" : > 80% of expected life span. Low resiliency to encroachment

Status Based on City Standards

Ind: Indigenous Tree - Oaks, Bays, & Buckeyes over 10" @ 4 ½' above grade.

E: Established Tree - Tree over 10" DBH.

m: Mature Tree - A tree with a trunk diameter of equal to or over 26".

LM: Landmark Tree - 48" DBH, or over 40' tall.

P: Protected Tree - Indigenous trees over 10" in diameter, or any tree 26" in diameter or over 40' tall.

Const. Impact : L-Low, M-Moderate, or H-High potential for impact to tree.

Retention Rating: Good, Fair, Poor, based on condition, age, and potential impacts

| Tag # | Species | DBH | Health | Structure | Canopy Radius N S E W | | | | A G E | Status | Const. Impact | Retention Rating | Comments |
|-------|--|-------------|--------|-----------|--------------------------|----|----|----|-------------|-------------|------------------|---------------------|--------------------------------|
| 58 | Coast Live Oak <i>Quercus agrifolia</i> | 6" | Good | Good | 6' | 6' | 6' | 6' | Y | N/A <10" | High | Poor | To be removed for parking lot. |
| 59 | Italian Stone Pine <i>Pinus pinea</i> | 22.5" | Good | Good | 25 | 25 | 25 | 25 | M | E | High | Poor | To be removed for parking lot. |
| 60 | Italian Stone Pine <i>Pinus pinea</i> | 17" | Good | Fair | 25 | 25 | 25 | 25 | M | E | High | Poor | To be removed for parking lot. |
| 61 | Italian Stone Pine <i>Pinus pinea</i> | 18" | Good | Fair | 15 | 15 | 15 | 15 | M | E | High | Poor | To be removed for parking lot. |
| 62 | Italian Stone Pine <i>Pinus pinea</i> | 14"/ 14" | Good | Fair | 25 | 25 | 25 | 15 | M | E | High | Poor | To be removed for parking lot. |
| 63 | Italian Stone Pine <i>Pinus pinea</i> | 15" | Good | Fair | | 25 | | | M | E | High | Poor | To be removed for parking lot. |
| 64 | Italian Stone Pine <i>Pinus pinea</i> | 9" | Good | Poor | 25 | | | | M | E | High | Poor | To be removed for parking lot. |

May 5, 2011

| Tag # | Species | DBH | Health | Structure | Canopy Radius N S E W | | | | A G E | Status | Const. Impact | Retention Rating | Comments |
|-------|---|----------------|--------|-----------|--------------------------|----|----|----|-------------|-----------------|------------------|---------------------|-----------------------------------|
| 65 | Italian Stone Pine <i>Pinus pinea</i> | 11" | Good | Fair | 15 | 15 | 15 | | M | E | High | Poor | To be removed for parking lot. |
| 66 | Italian Stone Pine <i>Pinus pinea</i> | 16.5" 15.5" | Good | Fair | 25 | 30 | 15 | 15 | M | E | High | Poor | To be removed for parking lot. |
| 67 | Italian Stone Pine <i>Pinus pinea</i> | 14" | Good | Fair | 15 | 15 | | 20 | M | E | High | Poor | To be removed for parking lot. |
| 68 | Italian Stone Pine <i>Pinus pinea</i> | 16" 17" | Good | Fair | 25 | 25 | | 25 | M | E | High | Poor | To be removed for parking lot. |
| 69 | Italian Stone Pine <i>Pinus pinea</i> | 10" 12" | Good | Fair | | 18 | | 18 | M | E | High | Poor | To be removed for parking lot. |
| 70 | Coast Live Oak <i>Quercus agrifolia</i> | 18.5" | Good | Good | 15 | 18 | 15 | 15 | Y | E, Ind, P | High | Poor | To be removed for parking lot. |
| 71 | Coast Live Oak <i>Quercus agrifolia</i> | 9" 9" 6" | Good | Good | 12 | 12 | 12 | 12 | Y | N/A <10" | High | Poor | To be removed for parking lot. |
| 72 | Black Walnut <i>Juglans californica</i> | 15" | Fair | Fair | 12 | 12 | 12 | 12 | M | E | High | Poor | To be removed for parking lot. |

| Tag # | Species | DBH | Health | Structure | Canopy Radius N S E W | | | | A G E | Status | Const. Impact | Retention Rating | Comments |
|-------|--|------------|--------|-----------|--------------------------|----|----|----|-------------|-----------------|------------------|---------------------|--|
| 73 | P/L Coast Live Oak <i>Quercus agrifolia</i> | 14" 12" | Good | Poor | 12 | 18 | 18 | 12 | M | E, Ind, P | Mod. | Fair | Bioswale to be installed within dripline. Will need to work with arborist to avoid grading or irrigating within 10' of trunk. This tree appears to be on the property line and should be considered co-owned with neighbor. Tree has co-dominant leaders with an included main crotch. A cable should be installed to support the weak attachment. |
| 74 | Neighbors Camphor <i>Cinnamomum camphora</i> | 8" 7" | Fair | Good | 15 | 15 | 15 | 15 | M | N/A <10" | Low | Good | Area within dripline to remain landscaping. Irrigate through construction process. |
| 75 | Coast Live Oak <i>Quercus agrifolia</i> | 12" | Good | Good | 12 | 12 | 12 | 12 | Y | E, Ind, P | High | Poor | To be removed for parking lot. |
| 76 | Coast Live Oak <i>Quercus agrifolia</i> | 5" | Good | Fair | 6 | 6 | 6 | 6 | Y | N/A <10" | High | Fair | Young tree very close to proposed paving. Save if possible. |

| Tag # | Species | DBH | Health | Structure | Canopy Radius N S E W | | | | A G E | Status | Const. Impact | Retention Rating | Comments |
|-------|--|---------------|--------|-----------|--------------------------|----|----|----|-------------|-----------------------|------------------|---------------------|---|
| 77 | Coast Live Oak <i>Quercus agrifolia</i> | 6', 7", 4" | Good | Fair | 10 | 12 | 12 | 10 | Y | N/A <10" | Low | Good | Young tree on property line. Install temporary construction fencing to separate from construction activities. |
| 78 | Neighbors Coast Redwood <i>Sequoia sempervirens</i> | 15" | Good | Good | 12 | 12 | 12 | 12 | Y | E | Low | Good | Well clear of proposed improvements. Would benefit from supplemental irrigation. |
| 79 | Neighbors Coast Redwood <i>Sequoia sempervirens</i> | 15" | Good | Good | 10 | 10 | 10 | | Y | E | Low | Good | Well clear of proposed improvements. Would benefit from supplemental irrigation. |
| 80 | Coast Live Oak <i>Quercus agrifolia</i> | 27" | Good | Good | 25 | 25 | 25 | 25 | M | E, Ind, M, P | Low | Good | Nice tree with low canopy. Light crown raising, and removal of deadwood would greatly enhance this tree, but not necessary for preservation. Old tank and structure under tree. Clearing the area and applying a 4" layer of chipper mulch would be beneficial. |

May 5, 2011

| Tag # | Species | DBH | Health | Structure | Canopy Radius N S E W | A G E | Status | Const. Impact | Retention Rating | Comments |
|-------|--|------------|--------|----------------|--------------------------|-------------|-----------------|------------------|---------------------|--|
| 81 | Coast Live Oak <i>Quercus agrifolia</i> | 14" | Good | Fair | 15 20 20 15 | Y | E, Ind, P | Low | Good | Same as #80. Well clear of construction. |
| 82 | Coast Live Oak <i>Quercus agrifolia</i> | 19" | Good | Good | 15 15 20 15 | M | E, Ind, P | Low | Good | Same as #80. Well clear of construction. |
| 83 | Siberian Elm <i>Ulmus pumila</i> | 20" | Poor | Fair | 20 20 18 | M | E | Low | Fair | Canopy showing signs of decline. If saving, recommend removing deadwood raise off ground, and applying a 4" layer of tree chipping mulch within the dripline. Irrigate weekly to encourage new growth. Well clear of construction. |
| 84 | Siberian Elm <i>Ulmus pumila</i> | 19" 16" | Fair | Poor - Fair | 15 30 30 | | E | Low | Fair | Heavy lean due to previous partial uprooting many years ago. Co-dominant leaders forming a weekly attached included crotch. Recommend installing a support cable, and pruning to remove deadwood and lighten end weight. |

F7

| Tag # | Species | DBH | Health | Structure | Canopy Radius N S E W | | | | A G E | Status | Const. Impact | Retention Rating | Comments |
|-------|--|-----|--------|-----------|--------------------------|----|----|----|-------------|-----------------|------------------|---------------------|---|
| 85 | Coast Live Oak <i>Quercus agrifolia</i> | 18" | Good | Good | 15 | 20 | 15 | 15 | M | E, Ind, P | Low | Good | Assuming paved employee parking remains unchanged, than tree is well clear of construction. |
| 86 | Coast Live Oak <i>Quercus agrifolia</i> | 22" | Good | Fair | 25 | 25 | 25 | 25 | M | E, Ind, P | Low | Good | Same as #85. This tree has co-dominant leaders with the main crotch forming a weak attachment. Recommend installing a support cable. |
| 87 | Coast Live Oak <i>Quercus agrifolia</i> | 22" | Good | Good | 15 | 15 | 25 | 25 | M | E, Ind, P | Mod. | Good | Parking lot to be within dripline approximately 10' from base of tree. Recommend having an arborist on site during grading to prevent extensive root damage. Root pruning and supplemental irrigation may be necessary. Recommend applying a 4" layer over remaining root zone. Prune to clean crown of deadwood. |
| 88 | Coast Live Oak <i>Quercus agrifolia</i> | 23" | Good | Fair | 10 | 30 | 25 | 30 | M | E, Ind, P | Mod. | Good | Same as #87 |

Holy Cross Arborist Report

May 5, 2011

| Tag # | Species | DBH | Health | Structure | Canopy Radius | | | A G E | Status | Const. Impact | Retention Rating | Comments |
|-------|---|---------------------|--------|-----------|---------------|----|----|-------|--------|---------------|------------------|--------------------------------|
| | | | | | N | S | E | W | | | | |
| 89 | Almond <i>Prunus dulcis</i> | 7, 7, 5, 3 | Good | Fair | | 12 | | 12 | M | N/A <10" | Poor | To be removed for parking lot. |
| 90 | Corkscrew Willow <i>Salix matsudana</i> "Tortuosa" | 5.5, 3.5, 5.5 | Good | Good | 3 | 12 | 12 | 4 | Y | N/A <10" | Good | Clear of construction |
| 91 | Siberian Elm <i>Ulmus pumila</i> | 11" | Good | Fair | 15 | 15 | 20 | | Y | E | Good | Clear of construction |

Trees that will need to be removed for improvements: Trees #58-72, #75, and #89

Trees to be protected but will be encroached: #73, #76, ##86, #87, & #88

Trees that will not be encroached, but need special attention to retain: Trees #74, #83, & #84.

John C Traverso, BCMA

Recommendations For Tree Protection

Pre grading

- Remove trees #58-72, #75, and #89, and spread resulting mulch under trees to be protected with trees being encroached (#73, #76, #86, #87, & #88) of primary concern.
- Establish a Tree Protection Zone "TPZ" by fencing off trees being protected at their driplines. Protection fencing should be a minimum of 4' in height, consisting of Heavy Duty poly vinyl construction fencing attached to metal stakes driven firmly into the ground at no more than 6' spacing. Consult with project arborist on fencing trees whose driplines will be encroached.
- Prune trees #73, #76, #86, #87, & #88 to remove deadwood >1" in diameter, and install support cable in trees 73, 86 & 88 that have weakly attached leaders.
- All pruning and cabling shall be performed by ISA certified arborists or WCISA certified tree workers. Pruning and cabling shall adhere to ANSI A300 standards and Best Management Practices as established by the International Society of Arboriculture. All work shall comply with ANSI Z133 Safety Standards.

Grading & Construction Phase

- Contractor shall schedule the project arborist to be on site during grading within the driplines of trees #73, #76, #86, #87, & #88.
- Project arborist shall employ every effort to avoid damage to roots over 2" in diameter. Roots under 2" that must be encroached, shall be cleanly pruned by the arborist, and the tree irrigated to compensate for root loss.
- All equipment activities and storage, supplies, debris, grading, trenching, or any other type of encroachment, shall be prohibited within the TPZ.
- Contractor shall consult with project arborist should any TPZ encroachment be deemed necessary.
- Irrigate neighbors camphor #74 weekly during construction to prevent potential drought stress from likely root encroachment by parking lot.

Landscaping Phase

- Bioswale installation adjacent to tree #73 shall avoid grade changes and irrigation within 10' of the trunk.
- Avoid planting or irrigating within 10' of any native oak. This is the critical zone to avoid promoting decay pathogens at the base of the tree.
- Avoid irrigation and drainage trenching across root zones within driplines of protected trees.

Recommendations for adjacent trees that will not being impacted by construction.

- I recommend crown cleaning of trees #80, 81, 82, 83, & 85 to remove deadwood, dieback, mistletoe and to lightly raise to lessen end weight on heavy branches.
- Elm tree #84 needs a support cable installed to support a weak attachment.
- Assuming existing debris are removed from under trees, pruning mulch should be applied under canopies.

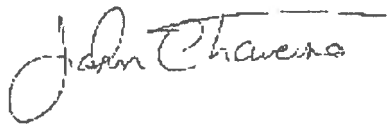
May 5, 2011

Conclusion

Based on the attached site map, it is my opinion, with the exception of trees #58-72, #75, and #89, be removed to accommodate the new parking lot, that all other trees could be retained and adequately protected from the proposed improvements.

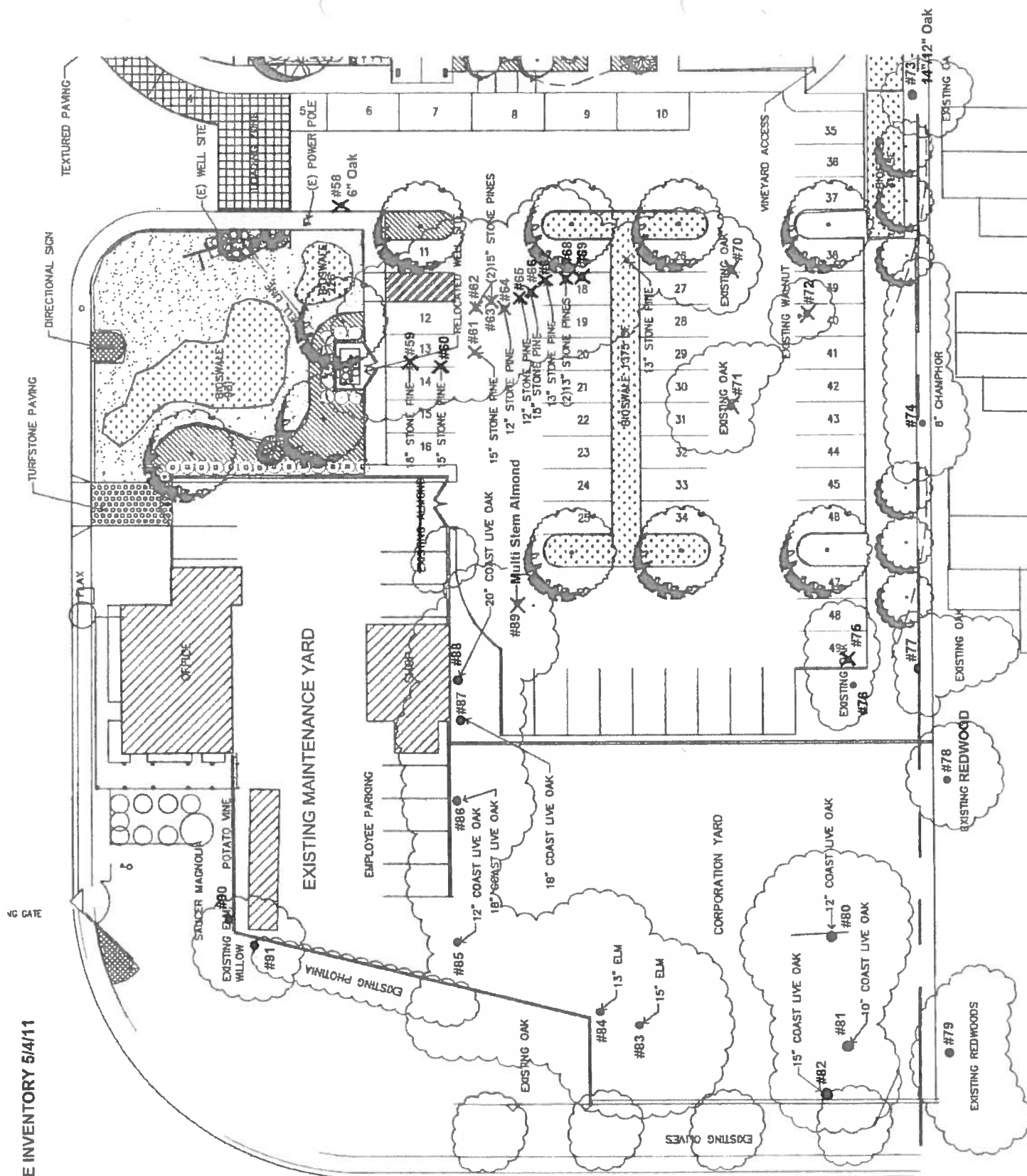
Thank you for the opportunity to provide you with this assessment, and please feel free to call if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "John C. Traverso". The signature is written in a cursive style with a horizontal line extending from the end.

John C Traverso
ISA/BCMA Arborist #0206-B
PNW Certified Tree Risk Assessor #994

Please see attached site map.



ATTACHMENT "G"



July 31, 2012

Holy Cross Cemetery
c/o Jim Swanson
Landscape Architect

Re: 1st Addendum to 5/19/11 Arborist Tree Preservation Report for Holy Cross Cemetery, on East 18th in Antioch

Dear Jim,

Per your request I reviewed the new driveway configuration for additional tree encroachment (see attached map). Four coast live oaks, #75, 76, 87, & 88 will be subjected to additional impacts, and as configured 75, 76 & 88 would have to be removed, and #87 would be subjected to significant impacts.

Trees 75 & 76 are young oaks (12" & 5" dbh) and are now in the middle of the parking lot. Tree #88 is a one sided 23" oak that has a poorly structured included main crotch, and is crowded by tree #87. Although a mature tree, its removal would benefit tree #87 that has developed into a well balanced dominant tree. Currently the proposed parking lot is up against the base of the tree and would severely impact the root system.

Tree #87, a 22" live oak is a nice tree, that may be saved given some additional clearance. Currently the proposed driveway is approximately 4' from the base of the tree. At a minimum it would have to be adjusted to provide 10' of native undisturbed root zone from the base of the tree. This distance is equivalent to 5 x's the trunk diameter which is the average size of the "Structural Root Plate" area. In addition to protecting the structural root plate, an arborist will need to be on site for grading work within the remaining root zone under the dripline.

If the driveway can be adjusted to float over the native grade and avoid cutting of roots, then the survivability will increase. Any cut in grade within the dripline will require an arborist to carefully locate roots that would be affected and prune to avoid ripping or tearing by grading equipment. The tree will require supplemental irrigation per arborist direction to help tree cope with encroachments.

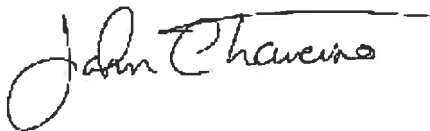
If any grade changes require cutting in excess of 4" into the native grade within 10' of the tree, then it is likely that this tree will not survive. Even with the encroachments outside the minimum 10' radius, I would recommend digging an exploratory trench at the tree side of the proposed grading limits down to the proposed depth to locate, and assess the extent of root encroachment that may occur.

Opinions / Recommendations

- In addition to trees recommended for removal in my 5/19/11 report, the driveway reconfiguration will require trees #75, 76, & 88 to be removed as well.
- The proposed plans will need some adjustment to save tree #87. I recommend pulling the driveway, which appears to be approximately 4' from the base of the tree, be at least 10' away.
- In addition to establishing a minimum 10 clearance from #87, I recommend establishing a tree protection zone by erecting the construction fencing a minimum of 10' from the trunk along the edge of the proposed driveway and tying in with the protection fencing previously mentioned for adjacent trees to be saved.
- Grading within the dripline of #87 will require an arborist to be on site . Any cut in grade within the dripline shall require locating roots and pre-pruning them as necessary to avoid ripping or tearing by the equipment.
- Irrigating the available root zone within the dripline of #87 is recommended prior to grading and again every two weeks to a minimum depth of 12" during construction to help the tree cope with anticipated root loss. Recommend keeping a 6' radius around the base of the trunk dry. Site arborist to oversee irrigation.
- In addition to these, the contractor shall follow recommendations from the 5/18/11 report.

Thank you for the opportunity to provide this assessment, and please feel free to contact me if you have any additional questions or concerns.

Sincerely,

A handwritten signature in black ink, reading "John C. Traverso". The signature is written in a cursive, flowing style with a horizontal line extending from the end of the name.

John C Traverso
BCMA Arborist #0206-B

ATTACHMENT "H"



Some luminaires of this series are IDA (International Dark Sky Association) approved.



S56-SFX

S55-SFOK

S55-SFXCR55-FN10

S55C2-SFX-FN10

S56C1-SFOK-FN10

SERENADE DSX SERIES

Reliable Efficiency / The Serenade Series is a beautiful staple of elegance and subtlety with a mighty and brilliant heart. It can be used to accentuate any environment no matter how harsh the prevailing conditions might be. The Serenade is a straightforward, no-nonsense luminaire, designed for performance and reliability. >>

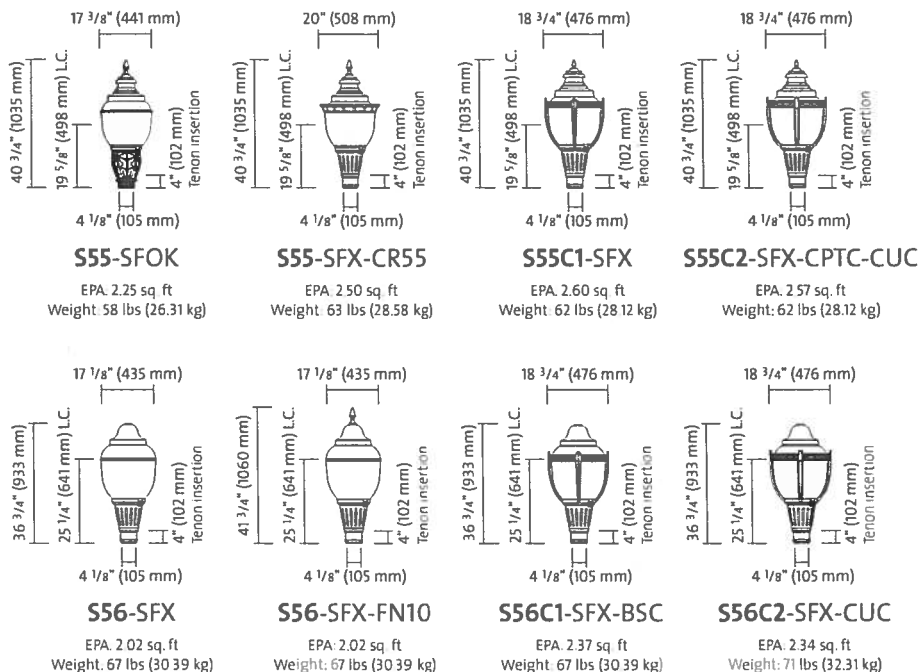
H1

BENEFITS

- Glass globe with no exterior prism.
- Cut-off optical system having as low as 1% uplight with DSX optics.
- Superior efficiency & lighting uniformity, available with metal halide (MH) and high-pressure sodium (HPS) lamp sources as well as induction lamps (QL) and LED.
- Toolfree access & IP66 sealed optical chamber.

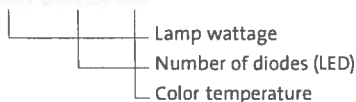
LUMINAIRES

Conform to the UL 1598 and CSA C22.2 No. 250.0-08 standards



LAMPS / LED

LAMP CODE DEFINITION / 40W 49LED 4K



| LAMP | RATED LIFE HRS ¹ | INITIAL LUMENS | CRI | COLOR TEMPERATURE ² | WATTAGE | |
|------------|-----------------------------|----------------|-----|--------------------------------|---------|---------------------|
| | | | | | LAMP | SYSTEM ³ |
| 40W49LED4K | 70000 | 4600 | 70 | 4000K | 42 | 47 |
| 65W49LED4K | 70000 | 5890 | 70 | 4000K | 65 | 72 |
| 90W49LED4K | 70000 | 6860 | 70 | 4000K | 90 | 102 |

¹ Rated life represents the time it takes for the LED system to reach 70% of initial lumen output.

² On average

³ System wattage includes the lamp and the LED driver

VOLTAGE

120 / 208 / 240 / 277 / 347 / 480¹

¹ Comes with a step down transformer with 40W49LED4K and 65W49LED4K

Philips Lumec reserves the right to substitute materials or change the manufacturing process of its products without prior notification. For the latest updates go to www.lumec.com

OPTICAL SYSTEMS / LED



Prismatic globe

IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with globe having an inner prismatic surface permanently sealed onto the lower part of the heat sink.

LE2: Asymmetrical
LE3: Asymmetrical
LE4: Asymmetrical
LE5: Symmetrical (square)

➤ LE2/LE3/LE4/LE5 available in acrylic and borosilicate.
➤ House shield available in option (HS)



Prismatic globe

IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with globe having an inner prismatic surface permanently sealed onto the lower part of the heat sink.

LEH2: Asymmetrical : Extensive
LEH3: Asymmetrical : Extensive

➤ LEH2/LEH3 available in acrylic and borosilicate
➤ House shield available in option (HS)

* Photometry available on Philips Lumec's web site www.lumec.com

| WATTAGE | LE2 / LE3 / LE4 / LE5 |
|------------|-----------------------|
| | ACDR GL |
| 40W49LED4K | ✓ |
| 65W49LED4K | ✓ |
| 90W49LED4K | ✓ |

✓ : Available

PHILIPS
LUMEC

H2

ADAPTORS



SFX



SFOK

LUMINAIRE OPTIONS

- H5** House shield
- BC** Block connector
- TN3** Adaptor to fit over a 3" (76 mm) O.D. by 4" (102 mm) long tenon
- TN3.5** Adaptor to fit over a 3 1/2" (89 mm) O.D. by 4" (102 mm) long tenon
- FNC** Copper-colored painted finial
- FS** Fusing (consult factory)
- PH8** Photoelectric cell

S55C1/S55C2/S56C1/S56C2

- B5** Brass decorative band
- B5C** Brass decorative band, protected by a polyester clear coat
- CU** Copper decorative bands, located on the ring guard
- CUC** Copper decorative band, protected by a polyester clear coat

S55/S55C1/S55C2

- CPT** Copper cupola
- CPTC** Copper cupola, protected by a polyester clear coat
- BST** Brass decorative cupola
- BSTC** Brass decorative cupola, protected by a polyester clear coat

S55

- CR55** Decorative crown

FINIALS



MOUNTINGS

(Consult the Pole Guide for details and the complete line of mountings)



CRA



CRC



CRD



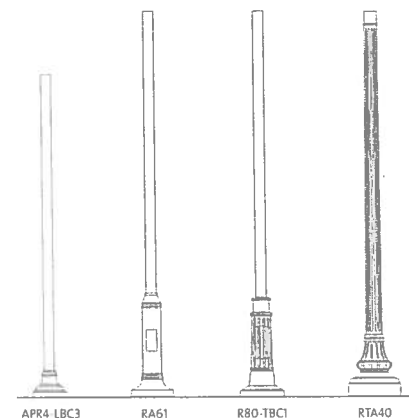
CRE



CRF

POLES AND POLE OPTIONS

(Consult the Pole Guide for details and the complete line of poles)



FINISHES

(Consult Philips Lumec's Color Chart for complete specifications)

The specially formulated Lumital powder coat finish is available in a range of many standard colors.

ORDERING SAMPLE

| LUMINAIRE | LAMP | GLOBE/LENS | OPTICAL SYSTEM | VOLTAGE | ADAPTOR | OPTIONS | MOUNTING & CONFIGURATION | POLE | FINISH |
|-----------|------------|------------|----------------|---------|---------|---------|--------------------------|-------|--------|
| S55 | 90W49LED4K | GL | LE3 | 120 | SFOK | FN10 | CRA-1A | RTA40 | BKTX |

Designers Fountain

Distinctive Lighting and Ceiling Fans

Customer Service: 1-800-228-6197



[Page: 1] 1



Item #: ES2371-AM-ORB

Type: Outdoor

Family: Sedona ES

Finish: Oil Rubbed Bronze

Glass: Amber

Size: 7" w., 13" h., 9 3/4" ext.

Description:

7 inches Energy Star Wall Lantern
1 CF-Spiral lamp, GU24 base,
13 W. Max.
Bulb and photocell included

Other Finish:

[Add to Wish List](#)



[Page: 1] 1

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I1

Designers Fountain

Distinctive Lighting and Ceiling Fans

Customer Service: 1-800-228-6197

[Page: 1] 1



Item #: ES2394-AM-ORB

Type: Outdoor

Family: Sedona ES

Finish: Oil Rubbed Bronze

Glass: Amber

Size: 11" w., 19" h.

Description:

11 inches Energy Star Hanging Lantern

1 CF-Spiral lamp, GU24 base, 18 W. Max.

Bulb and photocell included

Other Finish:

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[Page: 1] 1

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WALL LUMINAIRE

WL2

SUBMITTAL:

CFL

JOB:

TYPE:

VOLTAGE:

EXAMPLE:

WL2 - 2 42T - GX24q-4 - OPTIONS - UNV

SERIES

TOTAL

LAMP

LAMP

OPTIONS/
ACCESSORIES

VOLTAGE

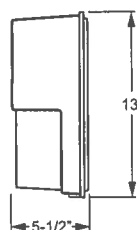
SERIES

This fixture does not comply with Buy American/ARRA and similar regulatory programs



FEATURES

- ▶ Overall dimensions: 5-1/2" x 13" x 7-3/4".
- ▶ Heat and impact-resistant borosilicate glass lens for ultimate light distribution.
- ▶ Heavy-duty die-cast aluminum construction.
- ▶ 1/2" NPS threaded hub and plugged conduit entry points.
- ▶ Wet location listed.
- ▶ Dark bronze finish only.



LAMP OPTIONS (Must specify)

COMPACT FLUORESCENT

| # LAMPS | WATTAGE | LAMP BASE |
|---------|---------|-----------|
| 1, 2 | 26W | G24q-3 |
| 1, 2 | 32W | GX24q-3 |
| 1, 2 | 42W | GX24q-4 |

OPTIONS

GMF

HLR-GMF style slow blow fuse
(Factory-installed inside of unit.
120V or 277V only; must specify voltage)

PC

Factory-installed photocell
(120V, 208V, or 277V only;
must specify voltage)

ACCESSORIES

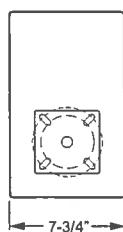
WG

Stainless steel wireguard

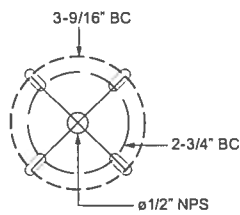
VOLTAGE (Must specify)

| | | | |
|------------|----------|------------|------|
| 120 | 120V | 208 | 208V |
| 240 | 240V | 277 | 277V |
| UNV | 120-277V | | |

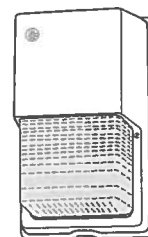
MOUNTING



BACK VIEW



BOLT CIRCLE PATTERN DETAIL



WL2 SERIES

HOUSING — Die-cast aluminum with conduit access on bottom and back.

REFLECTIVE SURFACES — Aluminum reflector.

LENS — Molded prismatic borosilicate glass.

ELECTRICAL

Vertical lamp, 4-pin socket, electronic ballast standard. Prewired at factory for easy field installation. Rated 0°F minimum starting temperature. 4100K lamps are furnished, not installed.

FINISH

Powder coated finish on heavy-duty die-cast housing. Dark bronze finish only.

MOUNTING

Wall mounts directly over a 4" maximum recessed outlet box.

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF DECEMBER 5, 2012**

Prepared by: Mindy Gentry, Senior Planner *MG*
Date: November 29, 2012
Subject: UP-12-09 – Use Permit for a Convenience Store

RECOMMENDATION

It is recommended that the Planning Commission approve a use permit for a convenience store (UP-12-09), subject to the conditions contained in the attached resolution.

REQUEST

Farid Gulyar, the applicant, requests the approval of a use permit for a 1,823 s.f. convenience store, selling Persian food, household items, dairy products, dried fruit, breads, and meat. The convenience store is proposed at 2521 San Jose Drive (**APN: 076-440-006**).

BACKGROUND

The proposed site was previously All Star Sports Bar and Grill.

The zoning code defines a convenience store as, "An establishment with a sales area of 5,000 square feet or less which sells primarily food, household, and personal convenience items."

ENVIRONMENTAL

The project is Categorically Exempt from the provisions of CEQA, pursuant to section 15301 – Existing Facilities. This section of CEQA exempts projects that involve negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

ANALYSIS

Issue #1: Project Overview

The applicant is proposing a 1,823 s.f. grocery/convenience store in association with a 1,923 s.f. Persian restaurant. The restaurant use would have approximately 11 tables and plans on serving Persian food and no alcoholic beverages. The restaurant portion of the proposal is permitted by right and does not require a discretionary approval;

however, a convenience store requires the approval of a use permit. Upon approval from the Alcoholic Beverage Control, the restaurant could choose to serve alcoholic beverages without additional approval from the City.

The grocery/convenience store is proposed to sell Persian food, household and kitchen items, dairy products, dried fruits, bread, and meat. The applicant is proposing the hours of operation Monday through Saturday from 9:00 AM to 9:00 PM and Sunday from 9:00 AM to 8:00 PM. The applicant is not proposing to sell alcoholic beverages within the store and would only be able to make this change through a modification to the use permit, assuming the applicant would be able meet the restrictions within the zoning code, such as being further away than 500 feet of another on-sale or off-sale liquor establishment. Then the request would have to be reviewed through a discretionary process and a public hearing before the Planning Commission.

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

The General Plan designation of the property is Regional Commercial within the Somersville Road Corridor Focus Area, which allows for the sale of general merchandise. The site is zoned Regional Commercial (C-3) and convenience stores require a use permit in this zoning designation. The surrounding land use designations are as noted below:

| | |
|---------------|---|
| North: | Various retail uses (C-3) |
| South: | Various retail uses within the Delta Fair Shopping Center (C-3) |
| East: | Various retail uses within the Delta Fair Shopping Center (C-3) |
| West: | Various retail uses within the Orchard Square Shopping Center (C-3) |

Issue #3: Other Issues

Parking: The required parking for retail sales is 1 space per 200 s.f. of gross floor area. The building's total square footage is 14,296 s.f., which requires a total of 72 parking spaces at the aforementioned ratio. The parking lot currently contains a total of 71 parking spaces because the lot was upgraded in order to meet the State of California's accessibility requirements and a van accessible stall was added to the parking lot resulting in the loss of one parking space. The proposed use has the same parking requirements as other permitted by right retail uses; therefore, staff does not see an issue with the overall parking onsite especially since the site was upgraded to meet State of California requirements and provides a benefit for those with disabilities.

ATTACHMENTS

| | |
|-----------|---------------------|
| A: | Aerial Photo |
| B: | Applicant's Summary |

**CITY OF ANTIOCH PLANNING COMMISSION
RESOLUTION NO. 2012-****

**RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION
APPROVING A USE PERMIT FOR A CONVENIENCE STORE**

WHEREAS, the City of Antioch received a request from Farid Gulyar for a use permit for a 1,823 s.f. convenience store. The project is located in an existing building at 2521 San Jose Drive (**APN: 076-440-006**); and,

WHEREAS, this project is 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, the Planning Commission on December 5, 2012, duly held a public hearing, received, and considered evidence, both oral and documentary, and

WHEREAS, the Planning Commission does determine:

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

The convenience store will not be detrimental to the public health or welfare or injurious to the property or improvements because the use will occupy an existing building for which the zoning code allows with a use permit.

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

The site is zoned Regional Commercial (C-3) and per the Municipal Code, convenience stores are allowed with 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 a convenience store. The buildings and site features such as yards, parking, loading and landscaping currently exist.

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 site is located at the intersection of San Jose Drive and Delta Fair Boulevard, which are adequate in width and pavement type to carry the traffic generated by the use.

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

The use is a convenience store, which is an allowable use within the General Plan designation of Regional Commercial within the Somersville Road Corridor Focus Area and the use will not adversely affect the comprehensive General Plan.

NOW THEREFORE BE IT RESOLVED the Planning Commission of the City of Antioch does hereby **APPROVE** UP-12-09, subject to the following conditions:

STANDARD CONDITIONS

1. The project shall comply with the Antioch Municipal Code.
2. Conditions required by the Planning Commission, which call for a modification or any change to the site plan submitted, be corrected to show those conditions and all standards and requirements of the City of Antioch prior to any submittal for a building permit. No building permit will be issued unless the site plan meets the requirements stipulated by the Planning Commission and the standards of the City.
3. This approval expires two years from the date of approval (Expires December 5, 2014), 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.
4. City staff shall inspect the site for compliance with the conditions of approval prior to final building inspection.
5. Any required easements or rights-of-way for off-site improvements shall be obtained by the developer, at no cost to the City of Antioch.
6. Advance permission shall be obtained from any property or easement holders for any work done within such property or easements.
7. The developer shall pay all required fees at the time of building permit issuance.

8. This approval supersedes previous approvals that have been granted for this site.
9. Building permits shall be secured for all proposed construction associated with this facility, including any interior improvements not expressly evident on the plans submitted.
10. All construction shall conform to the requirements of the California Building Code and City of Antioch standards.
11. The use of construction equipment shall be restricted to weekdays between the hours of 8:00 AM to 5:00 PM or as approved by the City Manager or his designee.
12. The project shall be in compliance with and supply all the necessary documentation for AMC6-3.2: Construction and demolition debris recycling.
13. The applicant shall defend, indemnify and hold harmless the City in any action brought by a third party to challenge the land use entitlement.
14. 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.
15. A parking lot sweeping program shall be implemented which provides for sweeping, at minimum, immediately prior to and once during storm season.
16. No illegal signs, pennants, banners, balloons, flags, or streamers shall be used on this site at any time.
17. No signs shall be installed on this site without prior City approval.
18. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
19. All requirements of the Contra Costa County Fire Protection District shall be met:

The owner/contractor shall submit three (3) complete sets of plans and specifications of the subject project 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 assessed at the time of plan review submittal. (105.4.1) CFC, (107) CBC. Submit plans to: Contra Costa County Fire Protection District, 2010 Geary Road, Pleasant Hill, CA 94523.

PROJECT SPECIFIC CONDITIONS

20. The hours of operation shall be limited to Monday through Saturday from 9:00 AM to 9:00 PM and Sunday from 9:00 AM to 8:00 PM.
21. Deliveries shall occur not before 8:00 AM and not after 8:00 PM.
22. Alcohol sales shall not be permitted.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 5th day of December 2012.

AYES:
NOES:
ABSTAIN:
ABSENT:

TINA WEHRMEISTER, SECRETARY TO THE
PLANNING COMMISSION

ATTACHMENT "A"

Aerial Photo



ATTACHMENT "B"

September 27, 2012

Kabul Market & Restaurant

I would like to establish this small business as two parts. One a grocery/Convenience store that retails different kinds of Persian Food, none alcoholic beverages, household/kitchen items, dairy products, dry fruits, breads, and meats. The second part will be a small restaurant that will have 11 tables with 4 chairs each and I intend to prepare Persian Food Kabobs with none alcoholic beverages.

It will be a family own Market and restaurant consists of my brother and sister.

Hours of operations

Mon- Sat 9:00 am to 9:00 PM

Sunday 9:00 am to 8:00 PM

Let me know if you have more questions.

Farid Gulyar

Management of Kabul Market & Restaurant