CITY OF ANTIOCH CALIFORNIA
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STAFF REPORT TO THE PLANNING COMMISSION

DATE: Regular Meeting of January 17, 2024

SUBMITTED BY: Zoe Merideth, Acting Planning Manager

APPROVED BY: Kevin Scudero, Acting Community Development Director

SUBJECT: PG&E Service Center (PD-21-05, UP-21-14, DR2023-0022)

RECOMMENDED ACTION

It is recommended that the Planning Commission:

1. Adopt the resolution recommending City Council approval of the PG&E Service Center Project Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP);
2. Adopt the resolution recommending City Council approval of an ordinance rezoning the project site to Planned Development (PD); and
3. Adopt the resolution recommending City Council approval of a Final Development Plan, Use Permit, and Design Review.



REQUESTED APPROVALS

The applicant requests a PD Rezone, Final Development Plan, Use Permit, and Design Review to redevelop the existing PG&E service center site. The proposed project involves the replacement and demolition of four existing buildings within the existing PG&E Service Center (Fleet Maintenance, Logistics Warehouse, Logistics Shops, and Operations buildings). Additionally, the proposed project would include the construction of new non-occupied support structures, a below grade parking area, circulation improvements, expansion of paved surfaces, and expansion of lighting infrastructure:

1. *The PG&E Service Center Project Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP).* Pursuant to the California Environmental Quality Act (CEQA), an IS/MND and MMRP were prepared to evaluate the potential impacts to the environment associated with implementation of the proposed project.

2. *Planned Development Rezone.* The Hillcrest Station Area Specific Plan requires all development within the planning area to receive approval of a Planned Development (PD) application.

3. *Final Development Plan.* The Zoning Ordinance requires that a Final Development Plan be approved for all proposed PD Districts.

4. *Use Permit.* The Zoning Ordinance requires that a use permit be approved prior to the construction of any phase of an approved PD district.

5. *Design Review*. The proposed project requires Design Review to authorize the proposed building conceptual architecture, landscaping, and site design of the project and to ensure consistency with the City of Antioch General Plan, Zoning Ordinance design policies and criteria, and Citywide Design Guidelines.

SITE LOCATION

The project site is located on 36.39 acres of the existing 56.15-acre parcel at 2111 Hillcrest Avenue (APN 051-160-002). The Antioch Service Center site is bordered to the north by residential uses; to the east by vacant undeveloped land; to the south by vacant land, the Southern Pacific Railroad (SPRR) railroad property, and the Antioch Bay Area Rapid Transit (BART) station/arterial track; and to the west by Hillcrest Avenue.

ENVIRONMENTAL

In accordance with CEQA, the City has prepared an IS/MND, which determined all potentially significant environmental impacts for the potential ultimate buildout of the project would be mitigated to a less-than-significant level with incorporation of mitigation. As a result, an MMRP was prepared and is included as Exhibit B to Attachment A.

In compliance with Public Resources Code Section 21080.3.1, known as Assembly Bill (AB) 52, California Native American tribes traditionally and culturally affiliated with the project site were

notified of the proposed project on May 18, 2023. The City did not receive any requests for consultation during the 30-day notification period.

The IS/MND was circulated for public review from October 3, 2023 through November 2, 2023 to solicit comments and input from the public. In accordance with Section 15074 of the CEQA Guidelines, prior to approving a project, the decision making body of the lead agency shall consider the proposed environmental document together with any comments received during the public review process. Although there is no legal requirement to formally respond to comments on a proposed Mitigated Negative Declaration (MND) as there is for an Environmental Impact Report (EIR), as a practice the City responds to comments received during the comment period. The City received a comment letter from Wilton Rancheria – Cultural Preservation Department. The letter outlined the Inadvertent Discovery Treatment Plan for the discovery of tribal resources, archaeological artifacts, and other cultural resources. Mitigation Measure CULT-1 was modified to incorporate the recommendations included in the comment letter, which now includes a 100 foot buffer, increased from 25 feet, should archaeological deposits be encountered. The mitigation measure also now states that a Native American Representative be notified if archaeological deposits are encountered. A comment letter was also received from the California Department of Transportation District 4 stating the CalTrans requirements applicable to the project. A comment letter was also received from the Central Valley Regional Water Quality Control Board stating the Board's requirements applicable to the project. No revisions to the IS/MND were required as a result of the comment letters, though the City did choose to slightly change Mitigation Measure Cult-1, and no new significant information was identified during the comment period. Therefore, recirculation of the IS/MND is not required.

Copies of the PG&E Service Center IS/MND were made available for review Monday through Friday, at the City of Antioch Community Development Department, between the hours of 8:00 AM and 4:30 PM, Monday through Thursday, and by appointment on Fridays. The IS/MND was also available online at: https://www.antiochca.gov/community-development-department/planning-division/environmental-documents/.

BACKGROUND

The site is designated as Hillcrest Station Area Specific Plan Focus Area in the City's General Plan and as Hillcrest Station Area Specific Plan in the zoning map. The site is located within the Hillcrest Station Area Specific Plan ("Specific Plan"), which was adopted by the City Council on April 28, 2009. The Specific Plan acts as the guiding land use document for the 375-acre area around the Antioch eBART station. The plan designates sites for employment uses, a residential transit village neighborhood, and sites for retail uses. The plan includes circulation, open space, urban design, environmental protection, infrastructure, and implementation chapters. Within the Specific Plan, the project site is designated as an Industrial/Utilities use.

The project site is the existing PG&E Service Center. PG&E's records indicate that it has owned the project site since 1924 and operated facilities there since that time. The City has processed a variety of entitlements over the years. Most recently, the City permitted new frontage landscaping and a wrought iron fence along the property line. Today, the PG&E service center includes an operations building, fleet maintenance building, logistics warehouse, logistics shops, and associated storage and parking lots. Approximately 330 permanent employees, of which 159 are field crew and 171 are standard employees, work at the facility. During COVID-19, many of the office and administrative employees began working remotely. The proposed project plans to

redevelop the site with the same uses, through a phased approach that allows the operations at the site to be maintained while the redevelopment occurs.

In addition to the service center, the parcel also contains a PG&E substation, which is not included in the proposed project and will continue to operate unchanged. The City of Antioch does not have jurisdiction over the substation, as it is regulated by the California Public Utilities Commission.

ANALYSIS

The proposed project would include development of an operations building with an underground parking facility, a logistics warehouse, logistics shops, fleet buildings, three storage warehouses, covered storage, material storage, and three pole storage locations. Development of the site would also include fleet parking, laydown yards, employee and visitor parking, landscaping, and bioretention facilities.

- New Logistics Warehouse Building. The new Logistics Warehouse building would replace/ expand the existing assemblage of buildings in the center of the project site east of the existing Fleet Maintenance building. The proposed building would be single story (26 feet tall) and include 36,000 square feet of enclosed warehouse space, and another 18,000 square feet of unconditioned covered storage for a total of approximately 54,000 square feet. The existing warehouse buildings would be demolished after the new building is operational.

- New Logistics Shops Building. The new Logistics Shops building would replace the existing, inadequate shop facilities located in the center of the project site east of the existing Fleet Maintenance building. The proposed building would be single story (26 feet), totaling 53,000 square feet. The building would function as an industrial building containing workshops, tool rooms, and building support spaces. This building would also have a low use intensity as it would serve and support field crews. The existing assemblage of shop buildings and temporary facilities would be demolished after the new building is operational.

- New Fleet Maintenance Building. The new Fleet Maintenance building would replace the existing maintenance facility/Fleet Maintenance building located in the southwestern corner of the project site. The proposed single-story (34-foot-tall) building would be approximately 20,000 square feet in size and would be dedicated to fleet storage and minor maintenance. The existing Fleet Maintenance building would be demolished immediately after the new building is operational.

- New Operations Building. The new Operations building would replace the existing Operations building located along the northern area of the project site along Hillcrest Avenue (as shown in Figure 2-4, Proposed Site Improvements). The proposed two-story building would be approximately 51,500 square feet and 45 feet in height. The building would be sited over the proposed single-level, 27,000-square-foot underground parking area and would primarily be used for offices and meeting room uses. The new Logistics Warehouse building, Logistics Shops building, Fleet Maintenance building, and

Operations building as described above would total approximately 178,500 square feet. Additionally, the following storage facilities are proposed:

- Storage Warehouses. A single-story storage warehouse would be located east of the Fleet Maintenance building and would be approximately 10,293 square feet in size. Two additional warehouses, Storage Warehouse B and Storage Warehouse C, would be located in the eastern portion of the project site south of the northeast laydown yard and would be 9,600 square feet and 19,200 square feet in size, respectively.

- Material Storage. The single-story material storage building would be located southeast of the Fleet Maintenance building and would be approximately 1,800 square feet in size.

- Covered Storage. The covered (canopy) material storage pad would be located immediately to the west of the material storage building and would be approximately 1,944 square feet in size.

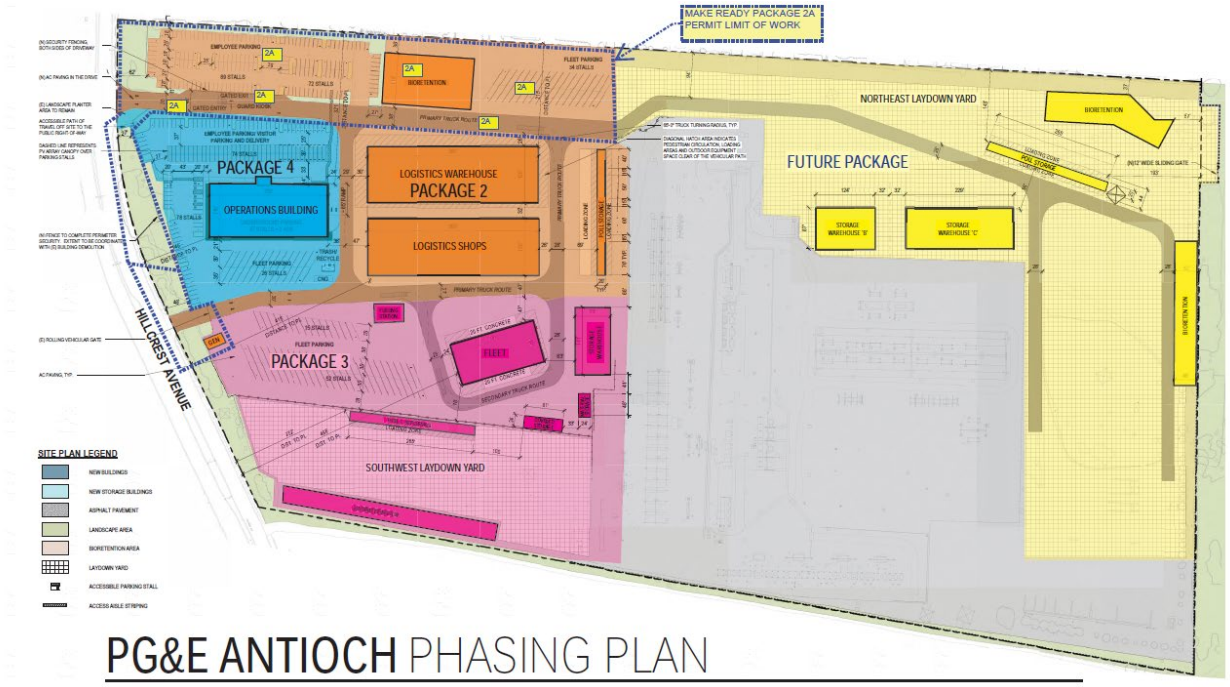
- Other smaller support structures include power pole storage bins, a replacement emergency generator, a fleet fueling station with fully compliant double containment above ground fuel tank, a covered outdoor employee break area, a covered trash and recycling enclosure, and photovoltaic (PV) canopies over employee parking. In addition to the structures noted, the site would have internal vehicular circulation, separate employee and fleet parking, and paved surfaces for laydown/ material storage. (LSA, PG&E Service Center Project IS/MND)

The project would be constructed in a phased manner to keep the facility operational during the implementation of the project.

- Phase 1. This phase is complete and involved the construction of the perimeter security wall and fence and Hillcrest landscaping.

- Phase 2.A. This phase includes relocating materials, trailers, and equipment, as necessary, in the northern area of the site. New utilities will be brought to the northern area of the site. The northern stormwater detention basin will be constructed. The existing employee parking at the northwest corner of the site will be expanded and improved. A new fleet parking lot along the north side of the site will be installed.

- Phase 2.B. This phase includes relocated materials, temp trailers, and equipment to the north/central area of the site. The grading and construction of the logistics warehouse and logistics shops buildings will occur. The pole storage bins will be constructed and paving around the new buildings will occur.



- Phase 3. The current temporary and permanent logistics facilities will be demolished. Grading in the south and eastern areas of the site will occur. The southern stormwater detention basin will be built. The fleet maintenance building, covered storage, material storage, and storage warehouse will be built. The pole storage and fueling station will be constructed. Paving around the area will be completed.

- Phase 4. The demolition of the operations building and temporary buildings will occur. The operations building and PV canopies over some parking areas will occur. The new trash and recycling structure will be constructed. Paving of the areas around the new building will occur.

- Future Phase. This phase involves the construction of two warehouses, two bioretention facilities, and a pole storage area in the northeastern portion of the site.

Throughout the conditions of approval, the phasing plan provided by PG&E has been used as timing triggers for individual conditions.

Proposed Planned Development Rezone, Final Development Plan, and Use Permit

The Specific Plan requires all land uses to be established for individual projects through a PD process. The Implementation chapter of the Specific Plan rezones the entire 375-acre project area to PD. The Specific Plan states “No subdivisions, use permits, or other development entitlements for the Specific Plan Area may be approved by the City prior to the approval of either a Master Plan or Final Development Plan.” Therefore, the proposed project would require a PD Rezone. The PD district is intended to set the development standards applicable to the land use district of the project site, including the lot sizes, setbacks, height, floor area ratio, parking, and permitted uses. The Specific Plan states that a PD district be established but does not provide

specific standards for the industrial/utilities designation of the project site. The uses at the project site are most similar to the light industrial uses found in the M-1 zoning district. Therefore, the proposed PD district is largely consistent with M-1 district standards from the Antioch Zoning Code. As demonstrated below, the proposed project conforms to the M-1 zoning district standards. In the ordinance, staff is proposing a 10 foot side setback, while the M-1 zoning district has no side setback in order to provide a buffer between the homes on the northern property line and the PG&E parcel.

Development Standard	M-1 District	Proposed Project	Complies?
Maximum Height (feet)	45	37.5	Yes
Minimum Building Site (sf)	40,000	1,585,148	Yes
Maximum Lot Coverage	60%	11%	Yes
Front Yard Setback (feet)	30	145 (27 landscaping)	Yes
Side Yard Setback (feet)	0	148	Yes
Rear Yard Setback (feet)	0	193	Yes

In addition, pursuant to Section 9-5.2307 of the Antioch Municipal Code, a Use Permit is required prior to the construction of any phase of an approved PD district. Thus, the proposed project would require approval of a Use Permit to allow construction of the proposed project. Because the proposed project would be developed in one phase, the requested Use Permit addresses the project as a whole.

Design Review

Per Section 9-5.2607 of the Antioch Municipal Code, all new development within the City is subject to Design Review approval. The purpose of the Design Review process is to promote the orderly development of the City, encourage high quality site design and planning, protect the stability of land values and investments, and ensure consistency with the Citywide Design Guidelines. The Citywide Design Guidelines do not specifically contain an industrial or utility section, the general standards related to Business Park design are applicable.

The Citywide Design Guidelines are intended to establish guidelines that will reinforce a common identity for the City of Antioch, including the maximum density and maximum number of units, minimum lot size, landscape requirements, open space requirements, architectural guidelines, and maximum building heights and lot coverage.

Access and Parking

Access to the project site would continue to be provided by the three existing driveways off Hillcrest Avenue. The northern most driveway sits near the northern property line. The access at the middle of the site is 35 feet in width and will be maintained as a two-way driveway. The southern most driveway will be improved with asphalt concrete. Internal drive aisles will provide access to each area of the site. To ensure that vehicles and fire equipment can move through the site, a condition of approval has been added that requires a truck turning analysis be provided

with the first building permit submittal. The project is not proposing to change the uses at the site or number of vehicle trips generated at the site, therefore a traffic impact analysis was not warranted for this project.

The proposed project would provide the number of spaces required by the Antioch Municipal Code, including 362 employee/visitor parking spaces. 49 of these spaces will be in a below grade parking garage beneath the proposed operations building and would be 27,000 square feet in size. A condition of approval has been added to require the design of the parking garage to meet Antioch Municipal Code standards and to be reviewed by Planning and Engineering prior to building permit submittal to ensure the design meets City standards. Fleet parking would include a total of 127 spaces, 26 of which would be just south of the proposed operations building, 34 of which would be directly east of the proposed northern bioretention basin, and 67 of which would be located directly west of the new fleet maintenance building.

Landscaping and Lighting

The existing landscaped areas along Hillcrest Avenue would largely remain in place. The proposed project would include approximately 94,834 square feet of landscaped area spread across the project site. The landscaping will feature water efficient plants, including manzanita, oleander, New Zealand flax, hot lips sage, and sage leaf rockrose. A total of 83 existing trees would be removed as part of the project, including two “mature” protected trees, which are defined as having a diameter at breast height over 26 inches. Antioch Municipal Code Section 9-5.1205 requires mitigation of protected trees removed in conjunction with development. Many of the trees being removed are in the eastern portion of the site and are in the location of a future bioretention basin or near overhead lines. A total of 21 trees, consisting of crape myrtle, London plane tree, and coast live oaks, would be planted and 92 existing trees would be protected as part of the proposed project. Many of the protected trees are found in the employee parking lot and are of the shiny xylosma and Modesto ash species.

Additionally, the proposed project would include four landscaped bioretention basins with mow-free sod, which would be a total of approximately 82,236 square feet.

The proposed project would include 22-foot-tall light pole fixtures throughout all proposed parking areas and paved areas and surrounding the proposed buildings. All the fixtures would include a motion/ambient sensor. A condition of approval has been added requiring that updated photometric plans are provided with the submittal of the first building permit showing that the lighting does not spill over into the neighboring residents’ yards.

Building Design

The proposed project features several new buildings with a cohesive theme of taupe body colors with gray and dark reddish brown accent colors. Given the size of the site and the location of the substation equipment, the majority of the buildings will be difficult to outside of the site. The most visible building from Hillcrest Avenue will be the new operations building. The two-story building features a glass lobby with a two story reddish-brown vertical accent panel running the height of the building. The building features architectural details including vertical and horizontal sunshades, a protruding corner detail with reddish brown accent colors, metal louvers and vertical windows. In total, these details work together to provide facades with a variety of details and variety to an otherwise rectangular building. The entrance to the underground parking structure

is integrated into the building with a reddish-brown accent beam. The color and materials carry over into the other buildings at the site, which generally feature roll up doors, slanted metal standing seam roofs, and reddish-brown metal awnings and accents.

The Citywide Design Guidelines for Business Parks (the closest standards to the proposed use), requires in section 4.4 that business parks have a distinct architectural concept that is "consistent in theme but rich in subtle variation." By using consistent colors and materials and architectural styles, the project feels consistent despite spanning a large industrial site. The Citywide Design Guidelines discourage unscreened loading doors facing the street. The project has designed the logistics' buildings run east-west, which avoids the loading doors facing the street, and instead face interior into the site. The project also meets the Citywide Design Guidelines by avoiding long, unbroken buildings facades facing the Hillcrest Avenue, and instead designed the site to make these buildings face the interior of the site. Through the colors, materials, and site layout, the project complies with the applicable Citywide Design Guidelines for Business Parks.

ATTACHMENTS

A. Resolution Recommending City Council Approval of the PG&E Service Center IS/MND and MMRP
   Exhibit A- Mitigation Monitoring and Reporting Program
B. Resolution. Recommending City Council Approval of the Planned Development Rezone Ordinance
   Exhibit A - Planned Development Ordinance
C. Resolution Recommending City Council Approval of the Final Development Plan, Use Permit, Lot Merger, and Design Review
   Exhibit A –Conditions of Approval
D. Project Plans
E. Project Description
F. Arborist Report

ATTACHMENT "A"

PLANNING COMMISSION
RESOLUTION NO. 2024-**

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH RECOMMENDING THE CITY COUNCIL ADOPT THE INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PG&E SERVICE CENTER PROJECT AS ADEQUATE FOR ADDRESSING THE ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT (PD-21-05, UP-21-14, DR2023-0022) (APN 051-160-002)

WHEREAS, the City of Antioch ("City") received an application from Richard Price of DGA, on behalf of PG&E, for approval of an Initial Study/Mitigated Negative Declaration, Planned Development Rezone, Final Development Plan, Use Permit, and Design Review to redevelop the existing PG&E service center site through the phased demolition and replacement of existing buildings and the construction of new non-occupied support structures, a below grade parking area, and associated site and infrastructure improvements located at 2111 Hillcrest Avenue (APN 051-160-002);

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

WHEREAS, an IS/MND was circulated for a 30-day review period, with the public review period commencing on October 3, 2023, and ending on November 2, 2023;

WHEREAS, the Planning Commission has reviewed the IS/MND and MMRP for this Project;

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

WHEREAS, on January 17, 2024, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary;

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

WHEREAS, the custodian of the Final IS/MND and MMRP is the Community Development Department and the Final IS/MND was available for public review on the City's website at: https://www.antiochca.gov/community-development-department/planning-division/environmental-documents/ and at the second floor of City Hall Monday through Thursday 8:00-4:30 pm, and by appointment on Fridays. The MMRP is included as Exhibit A to this Resolution.

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

1. The foregoing recitals are true and correct.

2. The Planning Commission of the City of Antioch hereby FINDS on the basis of the whole record before it (including the Initial Study and all comments received) that:

    a. The City of Antioch exercised overall control and direction over the CEQA review for the Project, including the preparation of the Final IS/MND, and independently reviewed the Final IS/MND and MMRP;

    b. There is no substantial evidence that the Project will have a significant effect on the environment once mitigation measures have been followed and assuming approval of the Rezone; and

    c. The Final IS/MND and MMRP reflect the City's independent judgment and analysis.

3. The Planning Commission hereby recommends the City Council APPROVE AND ADOPT the Final IS/MND, and MMRP for the Project.

* * * * * * *

I HEREBY CERTIFY that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 17th day of January 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Kevin Scudero
Secretary to the Planning Commission

PG&E ANTIOCH SERVICE CENTER PROJECT

MITIGATION MONITORING AND REPORTING PROGRAM

No.	Measure	Timing of Completion	Responsible Party	Completion Date and Responsible Party Initials
AESTHETICS				
MM AES-1	Outdoor lighting (building façade lighting, security lighting, and parking lot lighting) shall be designed to minimize glare and spillover to surrounding properties. The project design and building materials shall incorporate non-mirrored glass to minimize daylight glare. The proposed project lighting plan shall be reviewed and approved by the City of Antioch's Planning Division during Design Review and prior to issuance of a building permit.	Prior to issuance of a building permit	City of Antioch, Resident Engineer, and Construction Contractor	
AIR QUALITY				
MM-AIR-1	In order to meet the Bay Area Air Quality Management District (BAAQMD) fugitive dust threshold, the following BAAQMD Basic Construction shall be implemented: ● All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. ● All haul trucks transporting soil, sand, or other loose material off-site shall be covered. ● All visible mud or dirt tracked-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. ● All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. ● All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. ● Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. ● All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. ● A publicly visible sign shall be posted with the telephone number and person to	During construction	Resident Engineer, and Construction Contractor	

EXHIBIT A

A3

MM = Mitigation Measure
SC = Standard Condition

PG&E ANTIOCH SERVICE CENTER PROJECT

MITIGATION MONITORING AND REPORTING PROGRAM

No.	Measure	Timing of Completion	Responsible Party	Completion Date and Responsible Party Initials
	contact at City of Antioch regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.			
MM-AIR-2	During construction of the proposed project, the project contractor shall ensure all off-road diesel-powered construction equipment of 50 horsepower or more used for the project construction at a minimum meets the California Air Resources Board Tier 2 emissions standards equipped with Level 3 diesel particulate filters or the equivalent.	During construction	Resident Engineer, and Construction Contractor	
BIOLOGICAL RESOURCES				
MM-BIO-1	**Burrowing Owl Pre-Construction Surveys.** Take avoidance preconstruction surveys for western burrowing owl shall be conducted by a qualified biologist in accordance with the California Department of Fish and Wildlife's (CDFW) 2012 Staff Report on Burrowing Owl Mitigation. Surveys shall encompass the project site and a 150-meter buffer zone, as outlined in the CDFW 2012 Staff Report, and include burrow surrogates such as culverts, piles of concrete or rubble, and other non-natural features, in addition to burrows and mounds. If lawful access cannot be achieved to adjacent areas, surveys shall be performed with binoculars or a spotting scope. The first survey shall occur within 14 days prior to the start of project activities, and the second preconstruction survey focusing on previously identified habitat shall be conducted within 24 hours prior to ground disturbance. If no burrowing owls are detected, no further mitigation is required. If active burrowing owls are detected, the following additional measures shall be implemented: ● Project implementation shall seasonally and spatially avoid negative impacts and disturbances that could result in the take of burrowing owls, nest or eggs. ● If burrowing owls and their habitat can be protected in place or adjacent to a construction site, buffer zones, visual screens or other measures shall be used to minimize disturbance impacts while project activities are occurring. A qualified biologist shall establish buffer zones and monitor construction activities following the guidance described in the CDFW 2012 Staff Report. ● If owls must be moved away from the project site during the nonbreeding season	Prior to and during construction	Resident Engineer, Construction Contractor, and Qualified Biologist	

A4

MM = Mitigation Measure
SC = Standard Condition

PG&E ANTIOCH SERVICE CENTER PROJECT

MITIGATION MONITORING AND REPORTING PROGRAM

No.	Measure	Timing of Completion	Responsible Party	Completion Date and Responsible Party Initials
	(September 1 to January 31), passive relocation techniques (e.g., installing one-way doors at burrow entrances) shall be used instead of trapping, as described in the CDFW guidelines. A passive relocation plan shall be prepared for approval by CDFW. When destruction of occupied burrows is unavoidable during the nonbreeding season, a mitigation plan shall be prepared for approval by CDFW. The mitigation plan may include, but would not be limited to, the enhancement of unsuitable burrows (enlarged or cleared of debris) or the creation of new burrows (by installing artificial burrows) on protected lands, as approved by CDFW. Newly created burrows shall follow guidelines established by CDFW.			
MM-BIO-2	**Pre-Construction Nesting Bird Survey and Avoidance of Breeding and Nesting Bird Season**. If construction activities are scheduled during the nesting season (February 1 through August 31), the project applicant shall retain a qualified biologist to conduct a pre-construction survey of all suitable nesting habitat (i.e., field, trees) within 250 feet of the project site (where accessible). The pre-construction survey shall be conducted no more than 7 days prior to the start of work. If the survey indicates the presence of nesting birds, protective buffer zones should be established around the nests as follows: for raptor nests, the size of the buffer zone should be a 250-foot radius centered on the nest; for other birds, the size of the buffer zone should be a 50- to 100-foot radius centered on the nest. In some cases, these buffers may be increased or decreased depending on the bird species and the level of disturbance that will occur near the nest. If there is a pause in construction activities of 7 days or more during the nesting season, an additional nesting bird survey shall be conducted to ensure that there are no new nests that require buffering.	Pre-construction February 1 – August 31	Resident Engineer, Construction Contractor, and Qualified Biologist	

A5

MM = Mitigation Measure
SC = Standard Condition

PG&E ANTIOCH SERVICE CENTER PROJECT

MITIGATION MONITORING AND REPORTING PROGRAM

No.	Measure	Timing of Completion	Responsible Party	Completion Date and Responsible Party Initials
CULTURAL RESOURCES				
MM-CUL-1	Should an archaeological deposit be encountered during project subsurface construction activities, all ground-disturbing activities within ~~25~~ 100 feet shall be redirected and a qualified archaeologist meeting the *Secretary of the Interior's Professional Qualifications Standards for Archeology* contacted to assess the situation, determine if the deposit qualifies as a historical resource, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. If the deposit is found to be significant (i.e., eligible for listing in the California Register of Historical Resources), the Applicant shall be responsible for funding and implementing appropriate mitigation measures. Mitigation measures may include recordation of the archaeological deposit, data recovery and analysis, and public outreach regarding the scientific and cultural importance of the discovery. Upon completion of the selected mitigations, a report documenting methods and findings shall be prepared and submitted to the City of Antioch for review, and the final report shall be submitted to the Northwest Information Center at Sonoma State University. Significant archaeological materials shall be submitted to an appropriate curation facility and used for public interpretive displays, as appropriate and in coordination with a local Native American tribal representative. The Applicant shall inform its contractor(s) of the sensitivity of the project area for archaeological deposits and shall verify that the following directive has been included in the appropriate contract documents: *"The subsurface of the construction site may be sensitive for Native American archaeological deposits. If archaeological deposits are encountered during project subsurface construction, all ground-disturbing activities within ~~25~~ 100 feet shall be redirected and a qualified archaeologist and Native American Representative contacted to assess the situation, and make recommendations for the treatment of the discovery. Project personnel shall not collect or move any archaeological materials. Archaeological deposits can include shellfish remains; bones; flakes of, and tools made from, obsidian, chert, and basalt; and mortars and pestles. Contractor acknowledges and understands that excavation or removal of archaeological material is prohibited by law and constitutes a misdemeanor under California Public Resources Code, Section 5097.5."*	During construction	Resident Engineer, Construction Contractor, Native American Representative, and Qualified Archaeologist	

A6

MM = Mitigation Measure
SC = Standard Condition

PG&E ANTIOCH SERVICE CENTER PROJECT

MITIGATION MONITORING AND REPORTING PROGRAM

No.	Measure	Timing of Completion	Responsible Party	Completion Date and Responsible Party Initials
GEOLOGY AND SOILS				
MM-GEO-1	Should paleontological resources be encountered during project subsurface construction activities, all ground-disturbing activities within 25 feet shall be redirected and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. For purposes of this mitigation, a "qualified paleontologist" shall be an individual with the following qualifications: (1) a graduate degree in paleontology or geology and/or a person with a demonstrated publication record in peer-reviewed paleontological journals; (2) at least two years of professional experience related to paleontology; (3) proficiency in recognizing fossils in the field and determining their significance; (4) expertise in local geology, stratigraphy, and biostratigraphy; and (5) experience collecting vertebrate fossils in the field. If the paleontological resources are found to be significant and project activities cannot avoid them, measures shall be implemented to ensure that the project does not cause a substantial adverse change in the significance of the paleontological resource. Measures may include monitoring, recording the fossil locality, data recovery and analysis, a final report, and accessioning the fossil material and technical report to a paleontological repository. Upon completion of the assessment, a report documenting methods, findings, and recommendations shall be prepared and submitted to the City of Antioch for review. If paleontological materials are recovered, this report also shall be submitted to a paleontological repository such as the University of California Museum of Paleontology, along with significant paleontological materials. Public educational outreach may also be appropriate. The project Applicant shall inform its contractor(s) of the sensitivity of the project site for paleontological resources and shall verify that the following directive has been included in the appropriate contract documents: *"The subsurface of the construction site may be sensitive for fossils. If fossils are encountered during project subsurface construction, all ground-disturbing activities within 25 feet shall be redirected and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Project personnel shall not collect or move any*	During construction	Resident Engineer, Construction Contractor, and Qualified Paleontologist	

A7

MM = Mitigation Measure
SC = Standard Condition

PG&E ANTIOCH SERVICE CENTER PROJECT

MITIGATION MONITORING AND REPORTING PROGRAM

No.	Measure	Timing of Completion	Responsible Party	Completion Date and Responsible Party Initials
	paleontological materials. Fossils can include plants and animals, and such trace fossil evidence of past life as tracks or plant imprints. Ancient marine sediments may contain invertebrate fossils such as snails, clam and oyster shells, sponges, and protozoa; and vertebrate fossils such as fish, whale, and sea lion bones. Contractor acknowledges and understands that excavation or removal of paleontological material is prohibited by law and constitutes a misdemeanor under California Public Resources Code, Section 5097.5."			
HAZARDS AND HAZARDOUS MATERIALS				
MM-HAZ-1	**Site Management Plan (SMP).** Prior to any groundbreaking activities, a Site Management Plan (SMP) shall be prepared which summarizes the known environmental conditions on the project site and recommends appropriate site management procedures based on the site-specific information and proposed redevelopment activities. The SMP shall include procedures for evaluating, handling, storing, testing and disposing of soil and groundwater generated during project excavation and grading activities. Materials generated from excavation and grading activities on the project site and materials that may be imported to the site shall be tested for potential contaminants prior to use as fill on-site. Fill testing shall be performed by a qualified environmental professional and demonstrated to meet the appropriate threshold criteria (e.g., ESLs). The results of the fill testing shall be submitted to the City of Antioch (City) and the San Francisco Bay Regional Water Quality Control Board (RWQCB) for review and approval prior importing or re-use of the material. The SMP shall include a contingency plan that shall be implemented if previously unidentified potentially contaminated material or regulated features (e.g., underground storage tanks [USTs]) are encountered during construction activities. The contingency plan shall include provisions that require notification of the City, RWQCB, or any other regulatory agencies with jurisdiction, when potentially contaminated material is encountered. Physical signs of potentially contaminated materials include staining/discoloration, oily sheen or free phase products, odors, the presence of rubble/debris/refuse, or the presence of buried features that may contain hazardous materials (e.g., drums, buckets, sumps, vaults, or pipelines). The contingency plan shall include guidelines for the collection of soil and/or groundwater samples by a qualified environmental professional prior to further work in the newly	Prior to any groundbreaking activities	City of Antioch, Resident Engineer, Qualified Water Quality Consultant, and Qualified Environmental Professional	

A8

MM = Mitigation Measure
SC = Standard Condition

PG&E ANTIOCH SERVICE CENTER PROJECT

MITIGATION MONITORING AND REPORTING PROGRAM

No.	Measure	Timing of Completion	Responsible Party	Completion Date and Responsible Party Initials
	discovered affected area. The samples shall be submitted for laboratory analysis by a state-certified laboratory under chain-of-custody procedures. The analytical methods shall be selected by the environmental professional. The analytical results of the sampling shall be reviewed by the qualified environmental professional and submitted to the appropriate regulatory agency, if appropriate. The environmental professional shall provide recommendations, as applicable, regarding soil/waste management, worker health and safety training, and regulatory agency notifications, in accordance with local, state, and federal requirements. Work shall not resume in the area(s) affected until these recommendations have been implemented under oversight by the City, the RWQCB, or any other regulatory agencies with jurisdiction, as appropriate.			
MM-HAZ-2	**Hazardous Building Materials Survey (HBMS).** Prior to the issuance of any demolition permits for existing structures on the project site, a comprehensive Hazardous Building Materials Survey (HBMS) for the project site shall be prepared and signed by a qualified environmental professional, documenting the presence or lack thereof of asbestos-containing materials, lead- based paint, polychlorinated biphenyls-containing materials and electrical equipment, and any other hazardous building materials. The HBMS and abatement specifications shall be submitted to and approved by the City prior to the start of abatement activities. The HBMS shall include abatement specifications for the stabilization and/or removal of the identified hazardous building materials in accordance with all applicable laws and regulations. The demolition contractor(s) shall implement the abatement specifications and submit to the City evidence of completion of abatement activities prior to demolition of the existing structures.	Prior to demolition	Qualified Environmental Professional, Construction Contractor, and City	
HYDROLOGY AND WATER QUALITY				
MM-HYD-1	**Construction General Permit.** The Project Applicant shall obtain coverage under the State Water Resources Control Board (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Order No. 2022-0057-DWQ, National Pollutant Discharge Elimination System No. CAS000002) (Construction General Permit). This shall include submission of Permit Registration Documents (PRDs), including a Notice of Intent for coverage under the permit to the State Water	Prior to construction	City of Antioch, and Qualified Water Quality Consultant	

A9

MM = Mitigation Measure
SC = Standard Condition

PG&E ANTIOCH SERVICE CENTER PROJECT

MITIGATION MONITORING AND REPORTING PROGRAM

No.	Measure	Timing of Completion	Responsible Party	Completion Date and Responsible Party Initials
	Resources Control Board (SWRCB) via the Stormwater Multiple Application and Report Tracking System (SMARTs). The Project Applicant shall provide the Waste Discharge Identification Number (WDID) to the Planning Manager of the City of Antioch or designee, to demonstrate proof of coverage under the Construction General Permit. Project construction shall not be initiated until a WDID is received from the SWRCB and is provided to the City, or designee. A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared by a Qualified SWPPP Developer in accordance with the requirements of the Construction General Permit. These include: BMPs for erosion and sediment control, site management/ housekeeping/waste management, management of non- stormwater discharges, run-on and runoff controls, and BMP inspection/maintenance/repair activities. BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association's Stormwater Best Management Handbook: Construction. The SWPPP shall include a construction site monitoring program that identifies requirements for dry weather visual observations of pollutants at all discharge locations, and as appropriate (depending on the Risk Level), sampling of the site effluent and receiving waters. A Qualified SWPPP Practitioner shall be responsible for implementing the BMPs at the site and performing all required monitoring and inspection/maintenance/repair activities. Upon completion of construction and stabilization of the site, a Notice of Termination shall be submitted via SMARTs.			
MM-HYD-2	**Final Stormwater Control Plan (SCP)**. Prior to the issuance of any permits for ground-disturbing activities, the project Applicant shall submit a Final Stormwater Control Plan (SCP) to the City of Antioch Planning Division for review and approval in compliance with Section C.3 of the San Francisco Bay Regional Water Quality Control Board's Municipal Regional Stormwater NPDES Permit (MRP) requirements. The Final SCP would act as the overall program document designed to provide measures to mitigate potential water quality impacts associated with the operation of the proposed project. The Final SCP shall be prepared in accordance with the requirements and guidelines set forth in the Contra Costa County Clean Water	Prior to issuance of building permit	City of Antioch, Resident Engineer, Construction Contractor, and Qualified Water Quality Consultant	

A10

MM = Mitigation Measure
SC = Standard Condition

PG&E ANTIOCH SERVICE CENTER PROJECT

MITIGATION MONITORING AND REPORTING PROGRAM

No.	Measure	Timing of Completion	Responsible Party	Completion Date and Responsible Party Initials
	Program Stormwater C.3 Guidebook.[36] At a minimum, the Final SCP for the project shall include: ● An inventory and accounting of existing and proposed impervious areas. ● Low Impact Development (LID) design details incorporated into the project. Specific LID design may include, but is not limited to, using pervious pavements and green roofs, dispersing runoff to landscaped areas, and/or routing runoff to rain gardens, cisterns, swales, and other small-scale facilities distributed throughout the site. ● Measures to address potential stormwater contaminants. These may include measures to cover or control potential sources of stormwater pollutants at the project site. ● A Draft Stormwater Facility Operation and Maintenance Plan for the project site, which will include periodic inspection and maintenance of the storm drainage system. Persons responsible for performing and funding the requirements of this plan shall be identified. This plan must be finalized prior to the issuance of building permits for the project.			
TRANSPORTATION				
SC -TRAN-1	**Transportation Management Plan.** Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the State Transportation Network (STN).	Prior to construction	Project Engineer, Construction Contractor, and Caltrans	
SC -TRAN-2	**Equitable Access.** If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.	After project completion	Project Engineer	

A11

MM = Mitigation Measure
SC = Standard Condition

ATTACHMENT "B"

PLANNING COMMISSION
RESOLUTION NO. 2024-XX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE REZONING THE PG&E PROPERTY AT 2111 HILLCREST AVENUE TO PLANNED DEVELOPMENT (PD-21-05) DISTRICT (APN 051-160-002)

WHEREAS, the City of Antioch ("City") received an application from Richard Price of DGA, on behalf of PG&E, for approval of an Initial Study/Mitigated Negative Declaration, Planned Development Rezone, Final Development Plan, Use Permit, and Design Review to redevelop the existing PG&E service center site through the phased demolition and replacement of existing buildings and the construction of new non-occupied support structures, a below grade parking area, and associated site and infrastructure improvements located at 2111 Hillcrest Avenue (APN 051-160-002);

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

WHEREAS, on January 17, 2024, the Planning Commission recommended City Council adoption of the IS/MND and MMRP;

WHEREAS, on January 17, 2024, the Planning Commission recommended City Council approval of a Planned Development Rezone (PD-21-05) for the Project;

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

WHEREAS, on January 17, 2024, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary;

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

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission hereby makes the following findings for recommendation of approval of the requested Rezone pursuant to Section 9-5.2802 "Findings Required" (A)(1)-(4) of the Antioch Municipal Code:

1. That the proposed zone reclassification will allow uses more suitable for the area than the present classification.

   The proposed zone reclassification is required in the Hillcrest Station Area Specific Plan, which requires projects to go through a Planned Development rezone process. The rezone clarifies which uses are allowed at the property.

2. That uses permitted by the proposed zone will not be detrimental to adjacent or surrounding property.

The site is an existing PG&E Service Center. The uses proposed for the site already exist at the site. The proposed project supports the existing uses, enhances the site and ensures that any future development would be compatible at the site. Therefore, the proposed zoning will not be detrimental to adjacent or surrounding properties.

3. That evidence has been presented documenting land use changes in the area to warrant a change of zone.

   The Hillcrest Station Area Specific Plan requires the Planned Development rezone. As the guiding document for the subject parcel, the rezone is warranted in order to comply with the Specific Plan.

4. That the requested zone change is in conformance with the General Plan.

   The General Plan designation of the site is Hillcrest Station Area Specific Plan, which refers to the Hillcrest Station Area Specific Plan document. The Specific Plan requires this zone change. Therefore, the zone change is in conformance with the General Plan.

BE IT FURTHER RESOLVED that the Planning Commission does hereby recommend the City Council ADOPT an Ordinance (Exhibit A, attached hereto) rezoning the PG&E property at 2111 Hillcrest Avenue to Planned Development (PD-21-05) District.

* * * * * * *

I HEREBY CERTIFY that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 17th day of January 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Kevin Scudero
Secretary to the Planning Commission

EXHIBIT A

ORDINANCE NO. XXXX-C-S

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO REZONE THE PG&E PROPERTY AT 2111 HILLCREST AVENUE TO PLANNED DEVELOPMENT (PD-21-05) DISTRICT (APN 051-160-002)

WHEREAS, the City of Antioch ("City") received an application from Richard Price of DGA, on behalf of PG&E, for approval of an Initial Study/Mitigated Negative Declaration, Planned Development Rezone, Final Development Plan, Use Permit, and Design Review to redevelop the existing PG&E service center site through the phased demolition and replacement of existing buildings and the construction of new non-occupied support structures, a below grade parking area, and associated site and infrastructure improvements located at 2111 Hillcrest Avenue (APN 051-160-002);

The City Council of the City of Antioch does ordain as follows:

SECTION 1: TITLE
Rezone the PG&E Property at 2111 Hillcrest Avenue to Planned Development (PD-21-05) District.

SECTION 2: PLANNING COMMISSION
At its regular meeting of January 17, 2024, Planning Commission recommended that the City Council adopt the Ordinance to rezone the subject property to Planned Development (PD-21-05) District for the PG&E Service Station Project.

SECTION 3: LOCATION
The Hillcrest Station Area Specific Plan, adopted by City Council Ordinance 2024-C-S, passed on April 28, 2009, establishes the land plan to implement the proposed PD zoning. 2111 Hillcrest Avenue (APN 051-160-002**)** is hereby rezoned to Planned Development (PD-21-05) District for the PG&E Service Center Project, and the City of Antioch Zoning Map is hereby amended accordingly.

SECTION 4: DEVELOPMENT STANDARDS
The development standards, as defined below, for the subject property (APN 051-160-002), known as the PG&E Service Center Project, are herein incorporated into this ordinance, and are binding upon said property.

Development Standards for the Proposed PG&E Service Center Project Planned Development District (PD-21-05)

Development Standards	PD Zoning Standards for PG&E Service Center Project
Maximum height	45'

Development Standards	PD Zoning Standards for PG&E Service Center Project
Maximum Lot Coverage	50%
Minimum Front Yard Landscaping Setback	30’
Minimum Interior Side Setback	10’
Minimum Rear Yard Setback	0’
Minimum Lot Size	40,000 Square Feet
Parking	Per Title 9, Chapter 5, Article 17 of the Antioch Municipal Code

SECTION 5: USES

The allowed uses for the subject property 2111 Hillcrest Avenue (APN 051-160-002), known as the PG&E Service Center Project, are PG&E Service Center operations as outlined in the project description, attached as Exhibit A, and are herein incorporated into this ordinance, and are binding upon said property.

SECTION 6: FINDINGS

The City Council makes the following findings for recommendation of approval of the requested Rezone pursuant to Section 9-5.2802 “Findings Required” (A)(1)-(4) of the Antioch Municipal Code:

1. That the proposed zone reclassification will allow uses more suitable for the area than the present classification.

   The proposed zone reclassification is required in the Hillcrest Station Area Specific Plan, which requires projects to go through a Planned Development rezone process. The rezone clarifies which uses are allowed at the property.

2. That uses permitted by the proposed zone will not be detrimental to adjacent or surrounding property.

   The site is an existing PG&E Service Center. The uses proposed for the site already exist at the site. The proposed project supports the existing uses, enhances the site and ensures that any future development would be compatible at the site. Therefore, the proposed zoning will not be detrimental to adjacent or surrounding properties.

3. That evidence has been presented documenting land use changes in the area to warrant a change of zone.

   The Hillcrest Station Area Specific Plan requires the Planned Development rezone. As the guiding document for the subject parcel, the rezone is warranted in order to comply with the Specific Plan.

4. That the requested zone change is in conformance with the General Plan.

   The General Plan designation of the site is Hillcrest Station Area Specific Plan, which refers to the Hillcrest Station Area Specific Plan document. The Specific Plan requires this zone change. Therefore, the zone change is in conformance with the General Plan.

SECTION 7: CEQA

The City Council determined on _____, that, pursuant to Section 15074 of the Guidelines of the California Environmental Quality Act, and after full consideration of the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for project, and on the basis of the whole record before it, the Initial Study/Mitigated Negative Declaration for the PG&E Service Center Project should be certified.

SECTION 8: Severability

Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unreasonable, or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance and, to that end, the provisions hereof are severable.

SECTION 9: Publication; Effective Date

This Ordinance shall take effect and be enforced within thirty (30) days from and after the date of its adoption by the City Council at a second reading and shall be posted and published in accordance with the California Government Code.

* * * * * * *

I HEREBY CERTIFY that the forgoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Antioch, held on the ___ of ____, 2024, and passed and adopted at a regular meeting thereof, held on the ___ of ____, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
LAMAR A. THORPE
MAYOR OF THE CITY OF ANTIOCH

ATTEST:

_____
ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH

EXHIBIT A

ANTIOCH SERVICE CENTER

City of Antioch Planning Department Submission

PROJECT DESCRIPTION

PG&E is renovating and replacing utility, site and building facilities at the current Antioch Service Center in order to update and improve safety and efficiency. These improvements will enable the service center to improve response time for emergencies and improve timely ongoing maintenance and installation services to the surrounding communities. The intent is to replace aging (some 60+ years old) and inadequately-sized facilities. The project also improves and enhances environmental safety. It will improve employee workplace experience by providing appropriate space accommodations and support functions. The project will allow PG&E to align with PG&E's Mission Statement: "*To ensure the well-being and vitality of (its) customers, employees, and the communities (they) serve*".

This site has been owned and operated as a PG&E service center for many decades – there is no change in use and no additional functions added. The current Customer Service Center will remain in downtown Antioch to continue providing safe, convenient service to the community.

The Service Center site is located in the Hillcrest Station Area Specific Plan, 2111 Hillcrest Ave., APN 051-160-002. The service center occupies approximately 26 acres out of the 56.15 acre overall PG&E property. It is immediately adjacent to a single-family residential neighborhood to the north, our own electrical substation to the east with open fields beyond, SP railroad property and a BART station / arterial to the south, and Hillcrest Ave. on the west. There are few trees on the service center site, located in the existing employee parking area. As the main site entrance is being modified to allow for more stacking/queueing of vehicles off of Hillcrest, this lot becomes ineffective and unsafe. Therefore, the intention is to relocate the employee parking, develop one of the stormwater detention basins in that area, saving as many trees as possible. This keeps open/green space near the street and residential areas.

The proposed project conceptual plans and related information are included in this submission package for the City's consideration. The proposed project consists of 3 major facilities replacement/improvements:

A. Fleet building – Approximately 20,000 SF single story building for fleet storage and minor maintenance. This building has a very low use intensity.
B. Logistics/Warehouse building – Approximately 34,000 SF single story building consisting of shops and enclosed warehouse space, and another approximately 20,000 SF of unconditioned covered storage. This building has a low use intensity.
C. Operations building – Approximately 28,000 SF single story building, primarily office and meeting room uses. This building has an average office use intensity, with a lower intensity from mid-morning thru the afternoon as crews disperse out to the field.

ASC Narrative

These will replace a multitude of smaller, scattered facilities. PG&E will develop a specific list of those buildings that will be removed as the new buildings are completed, in order to provide an accurate tax database.

Additional smaller support structures include:

- Material Storage Building – Approximately 1,800 SF enclosed single story unoccupied building
- Covered (Canopy) Material Storage pad
- Covered Site Bulk Material Storage bins
- Power Pole storage bins
- Replacement Emergency Generator
- Fleet Fueling Station with fully compliant double containment above ground fuel tank
- Covered Outdoor Employee Break Area
- Covered Trash/Recycle enclosure
- PV Canopies over employee parking

In addition to the structures noted, the site will have employee and fleet parking, and paved and gravel surfaces for laydown/material storage. PG&E plans to exceed code minimums for Electric Vehicle Charging Stations in the employee lot and in the fleet parking area as they transition to more hybrid fleet vehicles. As PG&E expands their hybrid fleet, they also are expanding their alternative power generation capacities by placing PV canopies over employee parking. Additional PV panels on new building roofs and even small parapet-mounted wind turbines are being considered as well.

PG&E understands the proximity to sensitive environments, and is taking a responsible approach to containment, pre-treatment, and stormwater management. Two stormwater detention basins will be constructed, sized to consider the possibility of additional paved areas in the future.

The PG&E service center employees mostly full-time permanent employees, including field crews that disperse out to worksites after an initial check-in and gathering of materials at the service center. The facility is normally active Monday thru Friday from 6:30am to 5:00pm; although those hours can be extended if needed for emergency events or unique projects. The service center does not have a public counter and will only have a few visitors, primarily vendors, deliveries and other PG&E staff visiting on official business.

On behalf of the entire PG&E Antioch Service Center project team, we look forward to the City's input on this project so that together we can make these very important service function improvements a reality.

Sincerely,
Richard Price

DGA Project Manager

ATTACHMENT "C"

PLANNING COMMISSION
RESOLUTION NO. 2024-XX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH RECOMMENDING THE CITY COUNCIL APPROVE A FINAL DEVELOPMENT PLAN, USE PERMIT, AND DESIGN REVIEW FOR THE PG&E SERVICE CENTER PROJECT AT 2111 HILLCREST AVENUE (PD-21-05, UP-21-14, DR2023-0022) (APN 051-160-002)

WHEREAS, the City of Antioch ("City") received an application from Richard Price of DGA, on behalf of PG&E, for approval of an Initial Study/Mitigated Negative Declaration, Planned Development Rezone, Final Development Plan, Use Permit, and Design Review to redevelop the existing PG&E service center site through the phased demolition and replacement of existing buildings and the construction of new non-occupied support structures, a below grade parking area, and associated site and infrastructure improvements located at 2111 Hillcrest Avenue (APN 051-160-002);

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

WHEREAS, on January 17, 2024, the Planning Commission recommended City Council adoption of the IS/MND and MMRP;

WHEREAS, on January 17, 2024, the Planning Commission recommended City Council approval of a Planned Development Rezone (PD-21-05) for the Project;

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

WHEREAS, on January 17, 2024, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary;

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

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission hereby makes the following findings for approval of the requested Final Development Plan pursuant to Section 9-5.2308 "Findings Required" (A)-(H) of the Antioch Municipal Code:

A. Each individual unit of the development can exist as an independent unit capable of creating an environment of sustained desirability and stability, and the uses proposed will not be detrimental to present and potential surrounding uses but instead will have a beneficial effect which could not be achieved under another zoning district.

   The proposed project supports the existing uses, enhances the site and ensures that any future development would be compatible at the site. No new uses are proposed and the redevelopment of the site will support the existing uses at the site. The project

has been phased to ensure the site can continue to function through each phase of development.

B. The streets and thoroughfares proposed meet the standards of the city's Growth Management Program and adequate utility service can be supplied to all phases of the development.
The site abuts Hillcrest Avenue, which is adequate in width and design to serve the use. The use is currently served by Hillcrest Avenue without problem. The site already functions with adequate utility service and this service will continue through all phases of development.

C. Any commercial component is justified economically at the location(s) proposed.
No commercial component is included.

D. Any residential component will be in harmony with the character of the surrounding neighborhood and community and will result in densities no higher than that permitted by the General Plan.
No residential component is included.

E. Any industrial component conforms to applicable desirable standards and will constitute an efficient, well-organized development with adequate provisions for railroad and/or truck access and necessary storage and will not adversely affect adjacent or surrounding development.
The site is an existing industrial use. This project will enhance the site and ensure efficient, well-organized development of the site will take place through a phased approach. The site is currently well served by Hillcrest Avenue and is close to Highway 4. The site has planned laydown and storage areas to provide the necessary storage to the site. The site has been planned to not adversely affect adjacent or surrounding development.

F. Any deviation from the standard zoning requirements is warranted by the design and additional amenities incorporated in the final development plan which offer certain unusual redeeming features to compensate for any deviations that may be permitted.
The Hillcrest Station Area Specific Plan requires the site to be rezoned to Planned Development. The site does not deviate from the standards of a standard industrial zoning district.

G. The area surrounding the P-D District can be planned and zoned in coordination and substantial compatibility with the proposed development.
The area around the site is either already developed or included in the Hillcrest Station Area Specific Plan, which anticipates the PG&E Service Center to remain and operation and designated the surrounding land uses accordingly.

H. The P-D District conforms with the General Plan of the city.
The General Plan designation of the site is Hillcrest Station Area Specific Plan, which refers to the Hillcrest Station Area Specific Plan document. The Specific Plan requires this zone change. Therefore, the zone change is in conformance with the General Plan.

BE IT FURTHER RESOLVED that the Planning Commission hereby makes the following findings for approval of the requested Use Permit pursuant to Section 9-5.2703 "Required Findings" (B) (1) (a-e) of the Antioch Municipal Code:

a. 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 site is an existing PG&E Service Center. The uses proposed for the site already exist at the site. The proposed project supports the existing uses, enhances the site and ensures that any future development would be compatible at the site. The project was designed and conditioned to comply with the Antioch Municipal Code. Therefore, the proposed project will not be detrimental to adjacent or surrounding properties.

b. The use applied at the location indicated is properly once for which a use permit is authorized.
The Antioch Municipal Code requires that a Use Permit be issued prior to the construction of any phase of an approved PD District.

c. The site for the proposed use is adequate in size and shape to accommodate such use, and all yard, fences, parking, loading, landscaping, and other features required, to other uses on the site.
The site already accommodates all the proposed uses at the site. The proposed project will support and enhance the existing uses by creating a comprehensive plan at the site that ensures all fencing, parking, loading, landscaping and associated features at the site are accommodated.

d. 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 abuts Hillcrest Avenue which currently adequately serves the same uses at the site. The proposed project will not generate new traffic. Therefore, Hillcrest Avenue has been shown to adequately serve the site.

e. The granting of such use permit will not adversely affect the comprehensive General Plan.
The General Plan designation of the site is Hillcrest Station Area Specific Plan, which refers to the Hillcrest Station Area Specific Plan document. The Specific Plan designates this site as an industrial/utility use. Therefore, the project is in compliance with the General Plan. The project has been designed to comply with General Plan policies.

BE IT FURTHER RESOLVED AND DETERMINED, that the Planning Commission of the City of Antioch does hereby recommend that the City Council APPROVE a Final Development Plan, Use Permit, and Design Review to redevelop the existing PG&E service center site through the phased demolition and replacement of existing buildings and the construction of new non-occupied support structures, a below grade parking area, and associated site and infrastructure improvements located at 2111 Hillcrest Avenue (APN 051-160-002), subject to the conditions of approval in Exhibit A, attached hereto.

* * * * * * * *

I HEREBY CERTIFY that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 17th day of January 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kevin Scudero
Secretary to the Planning Commission

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

General Conditions		Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification
1.	**Project Approval**. This Planned Development Rezone, Final Development Plan, Use Permit, and Design Review approval is for 2111 Hillcrest Avenue (APN: 051-160-002), as substantially shown and described on the project plans, except as required to be modified by conditions herein. Plans dated received on April 13, 2022, apart from the Civil Plan set, received on December 12, 2023, as presented to the Planning Commission on January 17, 2024 ("Approval Date."). For any condition herein that requires preparation of a Final Plan where the project applicanthas submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required bythe conditions herein for approval by the City.	City of Antioch	On-Going	Planning Department	
2.	**Project Approval Expiration**. This approval expires on January 17, 2026(two years from the date on which this approval becomes effective) or at an alternate time specified as a condition of approval, unless a building permit has been issued and construction diligently pursued. All approval extensions shall be processed as stated in the Antioch Municipal Code.	City of Antioch	On-Going	Planning Department	

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3.	**City Fees**. The applicant shall pay any and all City and other related fees applicable to the property, as may be modified by the conditions herein. Fees shall be based on the current fee structure in effect at the time the relevant permits are secured and shall be paid before issuance of said permit or before any City Council final action approval. Notice shall be taken specifically of Plan Check, Engineering, Fire, and Inspection Fees. The project applicant shall also reimburse the City for direct costs of planning; building and engineering plan check and inspection, as mutually agreed between the City and applicant. *Discretionary or ministerial permits/approvals will not be considered if the developer is not current on fees, balances, and reimbursement that are outstanding and owed to the City.*	City of Antioch	On-Going	Community Development Department	
4.	**Pass-Through Fees.** The developer shall pay all pass-through fees. Fees include but are not limited to: **a.** East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance. **b.** Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance. **c.** Contra Costa County Map Maintenance Fee in affect at the time of recordation of the final map(s). **d.** Contra Costa County Flood Control District Drainage Area fee. **e.** School Impact Fees. **f.** Delta Diablo Sanitation Sewer Fees. **g.** Contra Costa Water District Fees.	City of Antioch	On-Going	Community Development Department	

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5.	**Appeals**. Pursuant to Section 9-5.2509 of the Antioch Municipal Code, any decision made by the Planning Commission which would otherwise constitute final approval or denial may be appealed to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk within five (5) working days after the decision. All appeals to the City Council from the Planning Commission shall be accompanied by a filing fee established by a resolution of the City Clerk.	City of Antioch	Within 5 Days of Planning Commission Action	Planning Department	
6.	**Requirement for Building Permit**. Approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction or demolish anexisting structure. An appropriate permit issued by the Community Development Department must be obtained before constructing, enlarging, moving, converting, or demolishing any building or structure within the city.	City of Antioch	On-Going	Building Department	
7.	**Modifications to Approved Plans**. The project shall be constructed as approved and with any additional changes required pursuant to the Zoning Administrator or Planning Commission Conditions of Approval. Planning staff may approve minor modifications in the project design, but not the permitted land uses. A change requiring discretionary approval and any other changes deemed appropriate by the Planning staff shall require further Planning Commission approval through the discretionary review process.	City of Antioch	On-Going	Planning Department	
8.	**Mitigation Monitoring and Reporting Program.** The developer shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program for the PG&E Antioch Service Center.	City of Antioch	On-Going	Planning Department	

9.	**Compliance Matrix.** With the submittal of all grading plans, improvement plans, and building permit plans, the applicant shall submit to the Community Development Department a Conditions and Mitigation Measures Compliance Matrix that lists: each Condition of Approval and Mitigation Measure, the City division responsible for review, and how the applicant meets the Condition of Approval or Mitigation Measure. The applicant shall update the compliance matrix and provide it with each submittal.	City of Antioch	Prior to Building Permit for Each Phase	Public Works	
10.	**Hold Harmless Agreement/Indemnification**. The applicant (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Antioch and its agents, officers, and employees, from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul the City's approvalconcerning this application. The city will promptly notify the applicant of any such claim action or proceeding and cooperate fully in the defense.	City of Antioch	On-Going	Planning Department	
	Dedications	**Regulation Source**	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (date and signature)**
11.	**The Dedication of Hillcrest Avenue and Adjacent Sidewalks** The applicant shall modify the existing public easement (6885 OR 507) to include an additional 10 foot wide access easement on the east side of Hillcrest Avenue along the project frontage over the existing 10 foot wide sidewalk and along the west side of Hillcrest Avenue an additional 6 foot wide access easement over the existing public sidewalk to the City of Antioch, contingent upon CPUC approval. The intent of this condition is that all existing street improvements	City of Antioch	Prior to Occupancy Permit of Package 3	Public Works	

	such as pavement, median curbs, curb and gutters, sidewalks, and storm drain, water and sewer utilities that are City owned and maintained shall be modified of the existing easement to the City of Antioch. The applicant shall pay all processing and review fees for the easement modification.				
12.	**New ALTA and TOPO Survey.** The applicant shall identify and document all existing utilities in the modified Hillcrest Avenue easement. Part of the updated topography survey will include the identification of existing sidewalks and utilities within the existing Hillcrest Avenue, including PG&E high voltage and gas lines underground crossings for future reference. This means that the applicant will locate all existing utilities along the existing Hillcrest Avenue right of way frontage to the satisfaction of the City Engineer. This will be accomplished by an underground survey to locate all existing underground utilities along the project frontage of Hilcrest Avenue. The applicant shall prepare an updated topography and ALTA survey of the existing project for review and approval with the City of Antioch showing the existing record boundary of three PG&E parcels of the project parcel, the existing record of survey, existing roadway easements, and existing utilities easements of existing Hillcrest Avenue roadway. Any utilities, new or existing, shall be shown in the ALTA survey and included in the modified easement to the City of Antioch to the satisfaction of the City Engineer.	City of Antioch	At the Time of Occupancy Permit of Package 3	Public Works	
13.	**Required Easements**. All required access easements over existing sidewalks in the modified easement shall be granted by the applicant to the City at no cost to the City prior to occupancy of Package 3. The applicant shall identify all necessary Emergency Access and underground utilities.	City of Antioch	Prior to Occupancy Permit of Package 3	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL PG&E Service Center

	Public Works Standard Conditions	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and signature)
14.	**Encroachment Permit and Preconstruction Meeting.** The developer shall file an encroachment permit with the City of Antioch public works department for construction of all improvements being constructed within the proposed site. After the improvement plans are approved and the necessary permit fees are paid, a preconstruction meeting with public work inspection shall be scheduled and executed. The applicant shall provide the City a draft schedule of construction so City staff can anticipate the project inspection schedule in their workload. The developer shall also inform the adjacent property owners to the developing parcel that construction activity is about to begin and will notify the neighbors of the approximate finish date of the project.	City of Antioch	Prior to Construction Start	Public Works Department	
15.	**City Standards**. Any offsite improvements shall be constructed to City standard plans and specifications or as otherwise approved by the City Engineer in writing.	City of Antioch	On-Going	Public Works Department	
16.	**Utility Construction.** All Public and private utilities located on the project as shown on the preliminary Utility plans shall be constructed to their ultimate size, location and configuration as shown on the project approved improvement plans.	City of Antioch	On-Going	Public Works Department	
17.	**Utility Undergrounding.** All new electrical lines coming from existing boxes in Hillcrest Ave shall be underground per City of Antioch Municipal code section 7.3 "Underground utility Districts". Transformers, PMH boxes, switchgears, and similar electrical equipment may be installed above grade, on suitable concrete pads, and screened from public view by landscaping or other acceptable means as approved by the Engineering Director of Public works.	City of Antioch	On-Going	Public Works Department	

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18.	**Utility Mapping.** Prior to acceptance of public utilities, the applicant shall provide CAD as-built drawings of all public utilities located within the site. This includes all public Water lines, sewer lines, storm drainage lines, and inverts associated with these utilities. Applicant shall also include locations of water meters, light poles, and irrigation controllers. These coordinates must be provided in GIS shapefile format using the NAVD 88 (with conversion information). Prior to acceptance of any public utilities, the developer shall provide coordinates of all public utilities installed within the site will be included in the CAD as-built drawings.	City of Antioch	Prior to Acceptance of Public Utilities	Public Works Department	
19.	**Sewer.** All sewage generated from the site shall flow from the proposed buildings by gravity to the intersecting sewer trunk mains in Hillcrest Avenue as shown in the preliminary utility plans prepared by BKF engineers. The applicant shall make all connections to City standards and install on-site sewer manholes at all junctions per city standards. A project specific sewer study shall be prepared at the building permit submittal of Package 2 to document the anticipate sewer flows from the corporation yard to the public street sewer line and verify that the existing downstream sewer main can handle the anticipated sewer flows of this project to the sewer treatment plant.	City of Antioch	During Construction	Public Works Department	
20.	**Storm Drain Design/Construction**. The Applicant shall design and construct storm drain facilities to adequately collect and convey stormwater that originated within the site to the various detention basins and drainage facilities located throughout the site and then drain to an closest City maintained drainage structures within Hillcrest Avenue or outfall structure to the existing	City of Antioch	Prior to Building Permit with Construction Prior to Occupancy Permit of Package 2	Public Works Department	

	creek located to the northeast of the site. The system shall be designed and modeled for a 10-year storm without any diversion of the watershed. This drainage model shall be included in the drainage study of the site improvements and reviewed and approved by the City Engineer. Drainage flows from the 100-year storms shall be reviewed by overland release off the site to the existing drainage channel located at the northeast corner of the site. A private drainage system shall be constructed to adequately handle the drainage generated from the site, including, catch basins, retention basins, curb and gutters, manholes and valley gutters and outfalls shall be constructed of concrete. Pipes or other city acceptable materials, subject to review and approval by director of public works. All proposed open ditches in landscape areas, shall be earth lined ditches or as approved by the City Engineer. Drainage from adjacent properties that naturally drain through the project site shall be captured and routed through a pipe system and discharged to the public drainage creek or open channel. This drainage from neighboring parcels shall be included in the drainage study and analysis. All site drainage shall flow by gravity to a stormwater treatment facility as shown on the site grading plan and treated in accordance with provision C.3 of the San Francisco Bay Region NPDES permit. The filtered water shall then be discharged either by infiltration or flow by gravity pipe or by pump to the public storm drain system. Catch basins shall be installed in each bioretention basin to act as overflow weir to handle larger flows than the basin can filter. These peak 10 year flows shall also flow to the to the closest public drainage system.				

	a. Due to the large number of impervious surfaces on the site, the developer shall detain or retain drainage of the site to pre improvement conditions and discharge at a flow rate that does not exceed capacity of the public storm drain pipe or channel or creek. The developer shall install underground infiltration systems with the associated manholes and cleaning facilities be constructed and operational prior to occupancy the building. This underground infiltration system shall have adequate manholes, clean-outs, concrete boxes, grates, boxes, and wears per the manufactures specifications and also have adequate built in facilities to clean the underground detention basin of silt. Annual inspections shall be made of this facility by the site maintenance to monitor the accumulation of silt and trash that could build up inside this underground detention basin A minimum of four detention and bioretention basins shall be designed and constructed to provide controlled release of surface drainage from the site from a 2-year 48 hour storm event. An Operations and Maintenance Manual (for each basin) shall be submitted for all basins prior to the issuance of the first building permit stating showing the capacity of each basin and location of over flow of the 10 and 100 year flow event release.				
21.	**Water Pressure**. The developer shall provide adequate domestic water and fire sprinkler water to serve each of the proposed buildings with adequate pressure and volume for domestic use and for building fire sprinkler systems. This will include minimum fire flow of 1000 gym at a minimum residual pressure of 20 psi (with all losses included) at the highest point of sprinkler system as approved by the City Engineer and/or fire marshal. See Fire Requirements for additional water flow conditions. A water flow	Citer y of Antioch	Prior to Building Permit	Public Works Department	

	calculations, analysis and report will be required and submitted to the city to verify that the proposed private water main can handle the fire flows and one fire hydrant flowing at 1000 gpm per City requirements.				
22.	**Looped Water System.** The applicant shall design and construct a looped 8" to 12" private water main that will connect each existing and proposed buildings with adequate pressure and volume of water to maintain an adequate fire sprinkler system for each building, and adequate pressure and volume for private fire hydrants (spacing a maximum of 400 feet) throughout the site. The system shall be connected to the public water main in Hilcrest Avenue with City approved double detector check assemblies per city requirements. The applicant shall be responsible for installing all water connections to this provide water system in accordance with city standards, backfill and restore pavement, landscaping, and other surface improvements to conditions before construction to the satisfaction of the City Engineer.	City of Antioch	Prior to Building Permit and Install Prior to Occupancy	Public Works Department	
23.	**Hydrology Report**. The developer shall prepare and submit a site hydrology and hydraulic calculations, and drainage report as part of the storm water pollution control plan. The analysis shall demonstrate adequacy of the on-site drainage system and with no impacts to the downstream drainage system. The analysis shall be reviewed and approved by the City and Contra Costa County Flood Control. This storm water report shall document the size and criteria of the various retention basins, bioretention basins to meet recent city standards. The bioretention systems shall be installed with the manufacture recommendations in construction and maintenance of each facility. The developer shall prepare a O&M plan for approval of each basin by the city prior to building permit.	City of Antioch	Prior to Building Permit for Package 2	Public Works Department	

24.	**Retaining Walls** 1. **All Retaining Walls are Not to be in Public Right of Ways.** All retaining walls shall not be constructed in the City right-of-way or other City maintained parcels unless otherwise approved by the City Engineer. 2. **2:1 Max Grade transition.** The applicant shall transition grades at a 2:1 max grade slope and start 1 foot back from the property line from existing grade to the proposed grade. If this minimum slope grade cannot be maintained, then the developer shall install a masonry retaining wall along parcel lot lines, 1 foot inside the property line to adequately transition grades. 3. **Materials.** All retaining walls shall be of concrete masonry unit construction. 4. **Height**. All retaining walls shall be the maximum height practical and the walls shall meet the height requirements in the frontage and side slope requirements and standard sight distance triangles at intersections as required by the City Engineer. Top of wall and bottom of wall elevations shall be shown on grading plans of all retaining walls.	City of Antioch	On-Going	Public Works Department	

	Conservation/NPDES	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and signature)
25.	**C.3 Compliance**. Per State Regulations, all impervious surfaces including off-site roadways to be constructed as part of the project are subject to State C.3 requirements.	State of California	On-Going	Public Works Department	
26.	**NPDES.** The project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). (Note: Per State Regulations, NPDES Requirements are those in affect at the time of the Final Discretional Approval.) Under NPDES regulations, the project is subject to state provision C.3: "New development and redevelopment regulations for storm water treatment." a. **Requirements.** Provision C.3 requires that the project include storm water treatment and source control measures, as well run-off flow controls so that post-project runoff does not exceed estimated pre-project runoff. b. **Storm Water Control Plan**. C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrate plan compliance. The SWCP shall be submitted concurrently with the site improvement plans. c. **Operation and Maintenance Plan**. For the treatment and flow-controls identified in the approved SWCP, a separate Operation and Maintenance Plan (O&M) shall be submitted to the Building Department at the time of permit submittal. d. **Maintenance.** Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term	Federal Government	At the Time of Building Permit Submittal of Package 2	Public Works	

	maintenance of storm water treatment or hydrograph modification BMPs.				
27.	**NPDES Plan Submittal Requirements**. The following requirements of the federally mandated NPDES program (National Pollutant Discharge Elimination System) shall be complied with as appropriate, or as required by the City Engineer: **a. Application.** Prior to issuance of any building permits, site improvements, or landscaping of Package 2, the developer shall submit a permit application consistent with the applicants approved Storm Water Control Plan, and include drawings, specifications and details necessary for construction of site storm water site design, all measures that limit the impervious areas, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants from reaching the City storm water system. **b. Certified Professional.** The Storm Water Control Plan shall be certified by a registered civil engineer, and by a registered architect or landscape architect as applicable. All Professionals certifying the Storm Water Control Plan shall be registered in the State of California and submit verification of training, in design of water treatment measures for water quality, not more than three years prior to the signature date by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see	Federal Government	At the Time of Building Permit Submittal of Package 2	Public Works	

	Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022). **c. Final Operation & Maintenance Plan.** Prior to building permit final and issuance of a Certificate of Occupancy of Package 2, the developer shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance Plan in accordance with City of Antioch guidelines. This O&M plan shall incorporate City comments on the draft O&M plan and any revisions resulting from changes made during construction. **d. Long Term Management.** Prior to building permit final and issuance of a Certificate of Occupancy of Package 2, the developer shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs. **e. Design Details.** i. To prevent site or roof drainage from draining across sidewalks and driveways close to any of the proposed buildings in a concentrated manner, roof drains shall be piped under/or through the sidewalk/or curb and gutter. ii. Install on all catch basins "No Dumping, Drains to River" decal buttons on the top of curb or paving next to the drainage grate. **f. Hydrology Calculations.** Collect and convey all storm water entering, and/or originating from, the site to an adequate downstream drainage facility without diversion of the				

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	watershed. Submit hydrologic and hydraulic calculations with the Improvement Plans to Engineering Services for review and approval. **g. Regional Water Quality Control.** Prior to issuance of the grading permit, submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board. **h. SWPP**. Submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to issuance of a building and/or grading permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP's. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order. **i. BMP.** Install appropriate clean water devices at all private storm drain locations immediately prior to entering the public storm drain system. Implement Best Management Practices (BMP's) at all times. **j. Erosion Control.** Include erosion control/storm water quality measures in the final grading plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences and are subject to review and approval of the City Engineer. If no grading plan is				

	required, necessary erosion control/storm water quality measures shall be shown on the site plan submitted for an on-site permit, subject to review and approval of the City Engineer. The developer shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such measures. **k. On-Going Maintenance.** i. The developer or owner shall sweep or vacuum the parking lot(s) a minimum of once a month and prevent the accumulation of litter and debris on the site. Corners and hard to reach areas shall be swept manually. ii. If sidewalks are pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer District. iii. To ensure that the area surrounding the project such as the streets stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way related to project construction, the areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All trucks shall be covered. iv. Clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and				

	once in January. Additional cleaning may be required if found necessary by City Inspectors and/or City Engineer. *Additional information regarding the project SWCP is necessary and modifications to the SWCP shown on the proposed Vesting Tentative Map may be required in order to comply with C.3 regulations.*				
	Fire Standards	**Regulation Source**	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (date and signature)**
28.	The applicant shall comply with the conditions provided by the Contra Costa County Fire Protection District in the letter dated September 1, 2022 and attached in the staff report.	Contra Costa Fire Protection District	On-Going	Contra Costa Fire Protection District	
	Building Permit Submittal	**Regulation Source**	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (date and signature)**
29.	**Requirement for Construction to Occur in Four Phases.** The project shall be built in no more than four phases, as shown on Sheet PP-001, with the phases described as: Package 2 Package 3 Package 4 Future Phase If parts of the project become delayed or more phases are to be proposed, then the applicant shall provide a revised phasing plan to the Community Development and Engineering Departments for approval.	City of Antioch	On-Going	Community Development Department	

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30.	**Final Landscape Plans.** The applicant shall submit landscape improvement plans with the first building permit of Package 2 for review and approval by the Zoning Administrator. The Zoning Administrator may approve modifications to the final landscaping plans. The plan shall identify specific plant materials to be used, including all shrubs and groundcover, providing both common and botanical names, sizes, and quantities at the time of building permit submittal. The project shall emphasize local and native species of plants in the final landscape plans.	City of Antioch	At Time of Building Permit Submittal of Package 2	Building Department	
31.	**Water Efficient Landscape Ordinance.** Landscaping for the project shall be designed to comply with the applicable requirements of City of Antioch Ordinance No. 2162-C-S The State Model Water Efficient Landscape Ordinance (MWELO). The applicant shall demonstrate compliance with the applicable requirements of the MWELO in the landscape and irrigation plans submitted to the City.	City of Antioch	At Time of Building Permit Submittal	Community Development Department	
32.	**Piping of Drainage.** The buildings shall contain rain gutters and downspouts that direct water away from the foundation as approved by the City Engineer. All sidewalks or curb and gutters located close to down spouts shall be piped under or through the sidewalk so not make for concentrated slippery surface hazardous conditions.	City of Antioch	At the Time of Building Permit Submittal	Public Works Department	
33.	**Water Meters and Sewer Cleanouts**. All domestic and irrigation water meters, sanitary sewer clean outs for the site (water meters, sewer cleanouts, etc.) shall be located behind the sidewalk as approved by the City Engineer. All sewer manholes will be on Hillcrest Ave along the east ROW shall be within the PUE or existing street easement.	City of Antioch	At the Time of Building Permit Submittal	Public Works Department	

Grading Improvements		Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and signature)
34.	**Requirement for a Grading Permit.** A grading permit is required prior to commencement of any grading operations. The permit shall be obtained for rough and final grading of the site through the City's Building Department subject to review and approval by the City Engineer. The grading plans shall show in detail how the site will be graded and all low spots will have adequate drainage devices installed to drain the site. The submitted plans shall incorporate any modifications required by the Conditions of Approval of the handling the natural drainage from surrounding parcels, rough grading of the site to install all retention and bioretention basins and building pads. The site may require the applicant to import engineered fill material to balance the site. The developer shall provide a traffic handling plan to the City and street sweeping plan for making sure the street route to the project remains clean of soil debris and the develop pays for any damage to city streets directly caused by the excessive truck traffic caused by importing so much fill material to the site over city roadways.	City of Antioch	At the Time of Building Permit Submittal	Public Works	
35.	**Soils.** Prior to the approval of the grading plan(s), the City Engineer shall determine if a soils or structural engineer is required to review the building permit plan set submitted for this project. If deemed necessary by the City Engineer, a field inspection by such professionals will be required to verify compliance with the approved plans. Costs for these consulting services shall be incurred by the applicant. The applicant shall also prepare a soil investigation of the existing soils of the project area to determine the soil characteristics for design and construction of proposed facility. Such a report	The City of Antioch	At the Time of Building Permit Submittal	Public Works	

	shall be prepared by licensed professional soils engineer and geologist in the state of California. Part of the study is recommendations of footing design, structural design of pavements, structural design of laydown areas, earthquake, and soil liquefaction of stability of the existing soils with recommendations of how to increase the strengths of the existing soils. This report shall be submitted with the improvement plans and reviewed and approved by the City Engineer.				
36.	**Grading**. All on and off-site grading is subject to the coordination, City review and approval of the grading and affected property owners by the City Engineer. The developer shall submit grading plans for review and approval along with written authorization to "access, enter, and/or grade" adjacent properties prior to issuance of permit and performing any work.	City of Antioch	At the Time of Building Permit Submittal	Public Works	
37.	**Grading Easements.** Any sale of a portion (or portions) of this project to multiple applicants shall include the necessary agreement and/or grading, access, and utility easements to assure that project-wide grading conforms to the approved project and conditions of approval for the project.	City of Antioch	At the Time of Building Permit Submittal	Public Works	
At the Time of Building Permit Issuance		**Regulation Source**	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (date and signature)**
38.	**Sewer System Requirements**. The sewer system for the subject site shall comply with City sewer design requirements to the satisfaction of the City Engineer prior to issuance of building permit. The developer will need to prepare a brief sewer study of the site the documents the flows of existing project, and new buildings, and capacity of the downstream sewer mains can handle the anticipated flows of the project and document calculations of the new sewer flows of the	City of Antioch	At the Time of Building Permit Issuance	Building Department	

	proposed project.				
43.	**Demolition Permit**. Site demolition shall not occur until construction permits are issued for the development project. Alldemolition shall be in accordance with permits issued by the City and Bay Area Air Quality Management District (BAAQMD).	City of Antioch	At the Time of Building Permit Issuance	Community Development Department	
44.	**Encroachment Permit**. The applicant shall file and obtain an encroachment permit from the Engineering Division before commencing any construction activities within the public right- of-way or easements.	City of Antioch	At the Time of Building Permit Issuance	Community Development Department	
At the Time of Construction		**Regulation Source**	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (date and signature)**
45.	**Collection of Construction Debris**. The developer shall gather all construction debrison a regular basis and place them in a Waste Management dumpster or other container that is emptied or removed on a weekly basis consistent with the City Construction and Demolition Debris Ordinance. When appropriate, use tarps on the ground to collect fallen debris keeping splatters that could contribute to stormwater pollution to a minimum.	City of Antioch	On-Going	Building Department	

46.	**Construction Hours**. Construction activity shall be as outlined in in the Antioch Municipal Code. Construction activity is limited to 8:00 AM to 5:00 PM Monday-Friday or as approved in writing by the City Manager. Requests for alternative construction hours shall be submitted in writing to the City Engineer.	City of Antioch	On-Going	Building Department/ Public Works Department	
47.	**Demolition, Debris, Recycling.** The project shall be in compliance with and supply all the necessary documentation for Antioch Municipal Code § 6-3.2: Construction and Demolition Debris Recycling.	City of Antioch	On-Going	Building Department/ Public Works Department	
48.	**Filter Materials at Storm Drain Inlet**. During construction developer to Install drainage filters (such assandbags, filter fabric, etc.) at all existing and new the storm drain inlets and drainage facilities downstream of the project site prior to: **a)** start of the rainy season (October 1); **b)** site dewatering activities; **c)** street washing activities; **d)** saw cutting asphalt or concrete; and **e)** order to retain any debris or dirt flowing into the city stormdrain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash.	City of Antioch	On-Going	Building Department	
49.	**Archeological Remains**. In the event subsurface archeological remains are discovered during construction or preconstruction activities on the site, all land alteration work within 100 feet of the find shall be halted, the	City of Antioch	On-Going	Community Development Department	

	Community Development Department notified, and a professional archeologist, certified by the Society of California Archeology and/or the Society of Professional Archeology, shall be notified. Site work in this area shall not occur until the archeologist has had an opportunity to evaluate the significance of the find and to outline appropriate mitigation measures, if deemed necessary. If prehistoric archeological deposits are discovered during development of the site, local Native American organizations shall be consulted and involved in making resource management decisions.				
50.	**Erosion Control Measures.** The grading operation shall take place at a time, and in a manner, so as not to allow erosion and sedimentation into the public drainage system or publicly maintained surfaces or adjacent properties. The slopes shall be landscaped and reseeded as soon as possible after the grading operation ceases. Erosion measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.	City of Antioch	Plans Approved Prior to Building Permit and Monitored During Construction	Public Works	
51.	**Dust Control.** Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The developer shall post dust control signage with a contact number of the developer, City staff, and the air quality control board.	City of Antioch	Prior to Start of Construction	Public Works	
52.	**Debris Removal.** The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times. Truck routes of city streets to the site shall be monitored and periodically cleaned of debris so not to cause a burden of cleaning on city streets by city maintenance crews.	City of Antioch	During Construction	Public Works	
	Security / Bonding Requirements	**Regulation Source**	**Timing/**	**Enforcement/**	**Verification**

			Implementation	**Monitoring**	**(date and signature)**
53.	**Security/Bonding Requirements.** The property owner or developer of the parcel shall include all the required security for public improvements described in Title 9, Chapter 4, Article 5: Final Maps, of the Antioch Municipal Code, including, but not limited to: **a.** Improvement security in one of the following forms: **i.** Bond or bonds issued by one or more duly authorized corporate securities in an amount equal to 100% of the total estimated costs of the public improvements for faithful performance, and in an amount equal to 100% of the total estimated costs of the improvements for labor and materials. **ii.** A deposit, in an amount equal to 100% of the total estimated costs of the public improvements, either with the city or a responsible escrow agent or trust company, at the option of the City Engineer, of money or negotiable bonds of the kind approved for securing deposits of public moneys, in the amounts and for security as specified above, to be released in the same manner as described above for bonds. **b.** A subdivision agreement is to be executed by the applicant or his agent, guaranteeing the completion of various construction of public improvements required by these conditions can be delayed by predetermined time period or specified time frame and/or payments of all fees made at a certain time shall be implemented satisfactory to the City Attorney as to legality and satisfactory to the City Engineer as to amount.	City of Antioch	Prior to Building and Encroachment Permit	Public Works	

	c. A letter from the Tax Collector showing that all payable taxes have been paid and a bond for the payment of taxes then a lien but not yet payable, as required by the Subdivision Map Act. **d.** A cash payment, or receipt of all the fees required to be made for the checking and filing of the improvement plans, permits, maps and the inspections of the construction; payment for the street signs to be furnished and installed by the city, if required by the subdivider; a cash deposit for the payment of such fire hydrant rental fees as may be established by the respective fire districts or water company or district having jurisdiction; and any other applicable fees or deposits. **e.** Grant Deeds for the new easements or dedications of rights-of-way for road purposes map shall be provided to city engineering department for review and approval period prior to approval. **f.** Written evidence acceptable to the city, in the form of rights of entry or permanent easements across private property outside the subdivision, permitting or granting access to perform the necessary construction work and permitting the maintenance of the facility. **g.** Agreements acceptable to the city, shall be executed by the owners of existing utility easements within the proposed roads rights-of-way, consenting to the dedication of roads or consenting to the joint use of the rights-of-way as may be required by the city for the purpose use and convenience of the roads prior to building permit.				

	h. A surety bond acceptable to the city, guaranteeing the payment of the taxes and assessments which will be a lien on the property, as set forth in the Subdivision Map Act, when applicable. **i.** Payment of map maintenance fee. **j.** Payment of the assessment district apportionment fee, if applicable. **k.** Evidence of annexation into Police Services Fee CFD **l.** Evidence of payment of Contra Costa County Flood Control District fees. **m.** A final soil report, prepared by a civil engineer who is registered by the state, based upon adequate test borings or excavations of every subdivision, as defined in Cal. Gov't Code §§ 66490 and 66491. The final soil report may be waived if the City Engineer shall determine that, due to the knowledge of such department as to the soil qualities of the subdivision, no preliminary analysis is necessary.				
	Prior to Issuance of Occupancy Permit	**Regulation Source**	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (date and signature)**

54.	**Planning Inspection**. Planning staff shall conduct a site visit to review exterior building elevations for architectural consistency with the approved plans and landscape installation (if required).All exterior finishing details including window trim, paint, gutters, downspouts, decking, guardrails, and driveway installation shall be in place prior to scheduling the final inspection.	City of Antioch	Prior to Occupancy Permit	Planning Department	
55.	**Debris Removal.** All mud, dirt or construction debris or any other debris carried off the construction site to public streets or right of ways, shall be removed prior to scheduling the final Planning inspection. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or creek.	City of Antioch	Prior to Occupancy Permit	Building Department	
56.	**Fire Prevention**. A final Fire inspection shall occur to inspect all fireprevention systems constructed as part of the project. Inspections shall occur prior to final occupancy permit issuance.		Prior to Occupancy Permit	Fire Department	
57.	**Damage to Street Improvements**. Any damage to existing street improvements and driveways along the project street frontage before and during construction on or adjacent project property, shall be repaired or replaced to the satisfaction of the City Engineer at the full expense of the Applicant. This shall include any broken sidewalk, curb and gutter, landscaping, street pavement, street pavement or other existing frontage improvements, as may be required by the City Engineer, shall be improved to city standards. At driveway entrances the pavement conforms shall be designed and constructed to match existing grade and transition as smooth as possible at 1% minimum grade.	City of Antioch	Prior to Occupancy Permit	Public Works	

58.	**Right-of-Way Construction Standards**. All improvements within the public right-of-way, including curb, gutter, sidewalks, driveways, paving and utilities, shall be constructed in accordance with approved City improvement plans, City standard plans and shall comply with the City standard specifications to the satisfaction of the City Engineer.	City of Antioch	Prior to Occupancy Permit	Public Works	
59.	**Removal of Existing Wells.** The applicant shall remove and abandon all existing irrigation or monitoring wells not in use and found on the property in accordance with County of Contra Costa well abandonment standards. This includes the removal of the pumps, pipes, concrete structures, and all existing equipment used to operate the wells and former irrigation system.	City of Antioch	Prior to Building Permit	Public Works	
60.	**Idle Free Signage.** Consistent with the City's adopted 2010 Climate Action Plan, the applicant shall install at least one "Idle Free" sign encouraging drivers to refrain from idling in their vehicle, reducing air pollution and greenhouse gas emissions. The sign shall be placed in an area with high visibility where drivers are queued to access the drive through or pick up area. The sign location shall be shown on the construction plans at the time of building permit submittal for review and approval by Planning staff. The sign shall be 12"x 18" and satisfy City requirements for no parking signage, traffic sign mounting, and signage in the right of way. The applicant shall use the Idle Free Bay Area website https://idlefreebayarea.org/resources/ as a resource to view a sample bilingual Idle Free sign. The applicant may use this template when designing and printing signage.	City of Antioch	Prior to Occupancy Permit	Planning Division	
	Special Conditions				

61.	**Vehicle Stacking During Construction** vehicles staking in public ROW during construction occurs on a regular basis, the developer will propose several alternative improvements solutions to the city to mitigate the problem. The Director of Public works will then approve one of the solutions to be implemented by the developer at no cost to the city.	City of Antioch	During Construction	Public Works	
62.	**Demolition of Existing Buildings.** All existing buildings to be removed shall be inspected for asbestos or any other harmful chemicals and removed prior to demolition and grading of the site or occupancy of the building.	City of Antioch	Prior to Grading Permit	Public Works	
63.	**Install Commercial Driveway Entrance**. The developer shall improve a new 30 foot wide or larger commercial driveway entrance off in the southern most entrance from Hillcrest Avenue to the site in accordance with City Standards prior to the occupancy permit for the first building of Package 3. This will include the installation of pavement, new curb returns, curb, gutter and sidewalks, new ADA ramps, concrete valley gutter, concrete apron and signage and striping, crosswalk in accordance with City standards and specifications that may have become damaged from construction or wear and tear of the facility. Due to the relocation of sidewalks, both of these driveways on Hilcrest Avenue, the applicant shall dedicate a 10 wide public access over the sidewalk and crosswalk across the driveway entrance that encumbers into the project parcel.	City of Antioch	Prior to Occupancy Permit of Package 3	Public Works	
64.	**Stripe Out or Two Parking Stalls for Vehicle 3 Point Turn Around**. The approved site plan shows two dead-end parking aisles within the parking areas of the project. Because all parking spaces would not be assigned and nor controlled, the last parking space at the end of a long parking aisle would typically be left vacant (striped out) to assist vehicles in maneuvering a three point turn around at the end of parking aisle to allow for vehicles to turn around. Another option of this dead end on the parking lot can be removed by installing a 25' wide opening through the landscape median to an	City of Antioch	Prior to Occupancy Permit of Package 2	Public Works	

	adjacent driveway				
65.	**Outdoor Lighting Standard.** Outdoor parking area lighting fixture heights shall be maximum of 30 feet in height and lighting shall not shine directly onto an adjacent residential property owners' windows. The minimum illumination at ground level shall be 2 foot-candles but shall not exceed one-half foot-candles inside the residential property owners' yard. This can be accomplished by light shields or directional lighting. Updated photometric plans showing compliant light levels on the neighboring residential properties shall be submitted with the first building permit submittal.	City of Antioch	Prior to Building Permit of Package 2	Public Works	
66.	**Trash Enclosures.** All trash areas with trash receptables shall be covered by a roof and drain to the site sanitary sewer line in accordance with the City ordinance. The trash area shall be enclosed by masonry wall with heavy duty sheet metal gates. The width of the trash enclosure along the grate shall be 10 feet wide and have reinforced 8" concrete slab and at least 15' wide to support the trash truck that loads the trash onto the truck.	City of Antioch	Prior to Occupancy Permit	Public Works	
67.	**Clear Vision Zones at Driveway Entrances.** The applicant shall comply with clear vision sight distance with AMC 9-5.1101 that are minimum of 50 feet long at each leg of 30 feet curb returns of all driveway entrances to the site from public streets as approved by the City Engineer.	City of Antioch	Prior to Occupancy Permit	Public Works	

68.	**Site Improvements.** The developer shall install all site improvements, landscaping and civil improvements shown on the approved improvement plans for the applicable phase to the satisfaction of the City engineer. Any deviations from these plans shall be reviewed and approved by City Engineer. All significant site changes may need reapproval by my city planning commission as determined by the Director of Community Development.	City of Antioch	Prior to Occupancy Permit	Public Works	
69.	**Compliance with City Sewer Master Plan.** The developer shall complete a sewer peak flow sewer analysis of the proposed project in accordance with city sewer design requirements. These peak sewer flows from the project shall not exceed the anticipated sewer peak flow allocated for this site in according to the City adopted Sewer master plan. If this peak sewer flow exceeds this allocation previously determined by the master plan, then the developer shall fund an analysis of the city master plan model to determine if the capacity of the existing downstream city sewer system is being exceeded that it requires the project to install new improvements to mitigate these higher sewer flows. This analysis shall be reviewed and approved by the city engineer prior to building permit. The Sewer Study shall verify existing and proposed sewer flows of the proposed facility and determine if existing Sewer main trunk lines serving the site are adequate.	City of Antioch	Prior to Building permit for Package 2	Public Works	
70.	**Compliance with City Water Master Plan.** The developer shall complete a peak domestic water demand analysis and fire flow analysis of the proposed project development in accordance with city and state requirements. This analysis for domestic water and fire flow for the project shall not exceed the water demands allocated for this site according to the City water master plan. If water demands exceed this allocation previously determined, then the applicant shall fund analysis of the city master plan to be modeled to determine if what mitigations can be done to increase the	City of Antioch	Prior to Building permit of Package 2	Public Works	

	capacity of the existing city water system to the amount being exceeded and require the project install these new improvements to meet these demands. This analysis shall be reviewed and approved by the city engineer prior to building permit. The Water Study shall also determine the impacts of the expanded facility on the existing water tank system. If existing water storage reservoirs do not have adequate capacity to serve the site with adequate fire protection for the expanded buildings, then the applicant shall fund improvements to make them compliant.				
71.	**Hazardous Material Storage**. The applicant shall properly identify, dispose of or contain all hazardous materials that are being stored on site. The applicant shall identify how the materials are being monitored, state required safety measures in place, and monitored in accordance with state standards. All new Hazardous materials shall be identified and monitored.	City of Antioch	Prior to Building Permit	Public Works	
72.	**Class 2 Hazardous Material Site Assessment**. The project shall undergo a Class 2 site assessment for hazardous materials to be completed on the existing corporation yard site. Those areas of exiting soil have hazardous materials or contaminated soils shall be cleaned up or removed from the site in accordance with state law to the satisfaction of the City Engineer prior to grading or any site improvements the site.	City of Antioch	Prior to building permit	Public Works	
73.	**New Fuel Handling Facility**. The design of the new fuel handling facility with the tanks and fueling equipment shall be constructed in accordance with state and federal requirements. The new fuel facility shall be covered so site drainage will not mix with surface water in around the facility. Details of layout and the site vehicles circulation vehicles of the new fuel handing facility shall be reviewed and approved by the City prior to construction. A vehicle waiting or queuing area for vehicles to line up and wait their turn at the pump shall be reviewed and approved by the City Engineer.	City of Antioch	Prior to Occupancy Permit of Package 3	Public Works	

74.	**Site Security Measures.** The applicant shall install signage to direct the general public where to park and access the maintenance facility. The applicant may install security measures such as security cameras, lighting, locked gates, around the perimeter fence and other measures as deemed necessary for the area to be secure.	City of Antioch	Prior to Occupancy Permit for Package 2	Public Works	
75.	**Landscaping Along Southern Property Line**. Prior to the occupancy permit for Package 3 of construction, all landscaping along the southern property line shall be installed. Any previously installed landscaping that has died shall be replanted prior to the occupancy permit of the third phase of construction.	City of Antioch	Prior to Occupancy Permit of Package 3	Public Works	
76.	**Truck Turning Analysis.** With the building permit submittal, the applicant shall submit a truck turning analysis with a minimum size WB-50 vehicle for on-site entry, turnarounds, and overall circulation utilizing the AutoCAD Auto Turn features to make sure fire equipment can maneuver through the site in accordance with city and fire requirements to the satisfaction of the City Engineer.	City of Antioch	Prior to Occupancy Permit of Package 2	Public Works	

77.	**Undeveloped Areas.** The applicant and/or the property owner shall maintain all undeveloped areas within this property site area in an attractive manner, which shall also ensure fire safety, erosion control and proper drainage per city and state requirements.	City of Antioch	Prior to Occupancy Permit	Public Works	
78.	**Geotechnical Investigation**. The applicant shall prepare a site-specific technical investigation and report to be reviewed and approved by the City prior to the issuance of the first building permit. The site-specific Geotechnical report of the proposed project shall Include a pavement analysis of the existing parking lots, commercial driveways at the commercial entrance, recommending pavement sections of all proposed roadways and parking within the site. The soils engineer needs to take core samples of the existing driveway to check the stability of the existing road base of the commercial driveway. Geotechnical (Soils) report and existing ground water monitoring wells. This soils report shall identify and locate the existing soil and ground water monitoring wells. What wells will be abandoned and what additional monitoring wells will be constructed. The submitted geotechnical report will identify the investigation of any toxic chemical spills or contaminated soils that need to be cleaned up and mitigated.	City of Antioch	Prior to Building Permit of Package 2	Public Works	
79.	**Removal of Vacated Easements.** All existing recorded easements that are no longer in use shall be vacated within this project and shall be removed prior to the recordation of the final parcel map or separate vacations recorded as approved by City Engineer.	City of Antioch	Prior to Occupancy Permit of Package 2	Public Works	

80.	**The Treatment Basins and Detention Basins**. The applicant shall construct four (4) drainage treatment basins and drainage detention basins to handle drainage from project drainage. This includes installation of all needed storm drain lines, grading, drainage inlets and outlet structures, drainage treatment and detention basins, wears, pathways, maintenance access roads, fencing, gates, trash racks, and any other needed improvements for the various areas within the project to function as drainage treatment and detention basins for the entire project area to the satisfaction of the City Engineer.	City of Antioch	Prior to Occupancy Permit for each phase	Public Works	
81.	**Waste Discharge Identification Number (WDID).** The applicant shall provide the City with their WDID under the Industrial General Permit (IGP) as well as an updated/revised Storm Water Pollution Prevention Plan (SWPPP) prior to building permit to the satisfaction of the City Engineer.	City of Antioch	Prior to Building Permit of Package 2	Public Works	
82.	**Site Trash Enclosures:** The applicant shall design and construct site trash enclosures at each separate yard facility in accordance with city trash enclosure standards. The parameter walls shall be a minimum of 6 feet high and made of split face block wall to hold a minimum of three containers, sheet metal heavy duty gate, covered roof, and concrete reinforced slab within and in front to gate to take the weight of the garbage truck unloading the garbage binds to the satisfaction of the city engineer. A comprehensive trash enclosure plan shall be included in the building permits for Package 2	City of Antioch	Prior to Building Permit of Package 2	Public Works	
83.	**Underground Parking Garages Parking Layout.** The layout of all parking garage parking shall be in conformance with city standard parking lot dimensions for public parking stalls, drive aisles, driveways and layouts. During the 30% building permit design review stage of Package 2 of the project, the applicant shall submit to the City a preliminary layout of	City of Antioch	Prior to Building Permit of Package 2	Public Works	

PG&E ANTIOCH SERVICE CENTER

DEVELOPMENT PLANNING SUBMITTAL PD-21-05, UP-21-14

2111 HILLCREST AVE.
ANTIOCH, CA 94509
APN # 051.160.002

SCOPE OF WORK

IMPROVEMENTS TO APPOXIMATELY 30 ACRES OF THE OVERALL PG&E PARCEL. REPLACEMENT OF THE EXISTING BUILDINGS AND CONSTRUCTION OF NEW BUILDINGS: (1) A NEW FLEET MAINTENANCE GARAGE, (2) A LOGISTICS WAREHOUSE BUILDING (3) A LOGISTICS SHOPS BUILDING (4) A OPERATIONS BUILDING (5) NON-OCCUPIED MATERIAL STORAGE BUILDINGS AND CANOPIES.

THE SITE WILL HAVE SEVERAL SUPPORT STRUCTURES INCLUDING POWER POLE STORAGE BINS, EMERGENCY GENERATOR, FLEET FUELING STATION WITH ABOVE GROUND TANK, COVERED TRASH ENCLOSURE, PHOTOVOLTAIC CARPORT CANOPIES OVER THE EMPLOYEE PARKING LOT, HAZARDOUS WASTE STORAGE BUILDINGS, GUARD KIOSK AND OTHER SMALL ENCLOSURES AND EQUIPMENT CANOPIES.

THE SITE WILL PROVIDE FOR FLEET VEHICLE PARKING AND LARGE VEHICLE CIRCULATION THROUGHOUT THE SITE. STORMWATER QUALITY AND DETENTION SYSTEM WILL BE PART OF THE OVERALL IMPROVEMENTS TO THE SITE.

THE PROPOSED IMPROVEMENTS WILL SPAN OVER SEVERAL YEARS, TO ENSURE NO INTERRUPTION OF ONGOING SERVICES THROUGHOUT CONSTRUCTION.

PG&E SITE OPERATIONS SUMMARY

THIS PG&E FACILITY HAS BEEN IN CONTINUOUS OPERATION AT THIS LOCATION FOR OVER 60 YEARS AS A SERVICE CENTER, PROVIDING SUPPORT TO FIELD CREWS AND THEIR VEHICLES, STORAGE OF TOOLS, EQUIPMENT AND MATERIALS NEEDED ON A REGULAR BASIS TO REPAIR, REPLACE, AND CONSTRUCT NEW INFRASTRUCTURE TO SERVE THE LOCAL COMMUNITY. THERE IS NO CHANGE IN USE PROPOSED.

THERE ARE APPROXIMATELY 130 FULL TIME EMPLOYEES THAT OCCUPY THE SITE MONDAY THROUGH FRIDAY FROM 8:00 AM TO 5:00 PM ON A REGULAR BASIS. THERE ARE ANOTHER 42 EMPLOYEES THAT ARE CONSIDERED 'HYBRID', MEANING THEIR HOURS ARE FLEXIBLE AND THEY ARE NOT ON THE SITE CONSISTENTLY.

IN ADDITION TO THE OFFICE STAFF, THERE ARE 150 FIELD CREW THAT TYPICALLY COME INTO THE FACILITY BETWEEN 6:00 AM AND 7:00 AM MONDAY THROUGH FRIDAY, PICK UP MATERIALS AND LEAVE THE SITE. THEY ARE TYPICALLY GONE FROM 8:00 AM TO 3:00 PM, WHEN THEY RETURN FLEET VEHICLES AND LEAVE THE CENTER.

THERE ARE A TOTAL OF APPROXIMATELY 322 EMPLOYEES THAT TYPICALLY WORK A STANDARD DAY SHIFT MONDAY THROUGH FRIDAY

THERE ARE OCCASIONS WHERE LATE NIGHT OR WEEKEND WORK DEMANDS EXTRA SHIFTS - TYPICALLY DURING WEATHER EMERGENCIES, OR SOMETIMES A PARTICULAR PROJECT SITUATION.

VICINITY MAP



PROJECT DATA

SITE SUMMARY

PROJECT NAME:	PG&E ANTIOCH SERVICE CENTER IMPROVEMENTS
PROJECT ADDRESS:	2111 HILLCREST AVE. ANTIOCH, CA 94509
ASSESSOR'S PARCEL NUMBER:	051-160-002
ZONING:	P-D PLANNED DEVELOPMENT DISTRICT HILLCREST STATION AREA SPECIFIC PLAN - EXISTING INDUSTRIAL/ UTILITIES USE (M-2)
TOTAL SITE AREA	56.15 ACRES
TOTAL COMBINED BUILDING AREA	200,900 SF
FLOOR AREA RATIO (FAR)	8% (0.08) 50% ALLOWABLE PER ZONING (M-2)
LOT WIDTH (AVERAGE):	1,100 FT
MAX BUILDING HEIGHT	45 FT
BUILDING SETBACKS	
FRONT (30 FT MIN)	145 FT MIN
SIDE (30 FT MIN)	286 FT MIN.
REAR	NO REQUIREMENT

SITE PARKING:

PARKING CALCULATION:

REQUIRED:

OFFICE: 1 PER 250 GSF (OPERATIONS)
55,000 / 250 = 220
220 SPACES REQUIRED

WAREHOUSE: 1 PER 1,000 (LOGISTICS WAREHOUSE + SHOPS + STORAGE BLDGS. A, B & C):
43,500 + 43,500 + 19,200 + 9,600 + 9,600 + 2,000 + 2,600 = 130,000 SF / 1,000 = 130 SPACES
130 SPACES REQUIRED

VEHICLE REPAIR: 4 PER REPAIR STALL (FLEET MAINTENANCE)
3 REPAIR BAYS x 4
12 SPACES REQUIRED

TOTAL REQUIRED	362 SPACES
TOTAL PROPOSED:	362 SPACES

ACCESSIBLE PARKING

REQUIRED:	8 SPACES (CBC TABLE 11B-208.2)
PROPOSED:	8 SPACES

ELECTRIC VEHICLE PARKING

REQUIRED:	6% OF TOTAL PARKING (CAL GREEN TABLE 5.106.5.3.3) 362 x 0.06 = 21.72 (22 SPACES)
PROPOSED:	22 SPACES
PERCENTAGE COMPACT:	NO COMPACT STALLS PROPOSED
TOTAL PARKING REQUIRED:	**362 SPACES**
TOTAL PARKING PROVIDED:	**362 SPACES**

BIKE PARKING

REQUIRED:
6 SPACES (PER LOCAL ZONING ORDINANCE)
SHORT TERM: 5% OF VISITOR PARKING (CAL GREEN)
24 SPACES x 0.05 = 2 SPACES
LONG TERM: 5% OF TENANT PARKING (CAL GREEN)
100x 0.05 = 5 SPACES

PROVIDED: 6 BIKE RACK SPACES PROVIDED

GOVERNING CODES

PART 2:	2019 CALIFORNIA BUILDING CODE (CBC)
PART 3:	2019 CALIFORNIA ELECTRICAL CODE (CEC)
PART 4:	2019 CALIFORNIA MECHANICAL CODE (CMC)
PART 5:	2019 CALIFORNIA PLUMBING CODE (CPC)
PART 6:	2019 CALIFORNIA ENERGY CODE
PART 9:	2019 CALIFORNIA FIRE CODE (CFC)
PART 11:	2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
PART 12:	2019 CALIFORNIA REFERENCE STANDARDS CODE

CALIFORNIA CODE OF REGULATIONS, TITLE 8 (CAL OSHA)

OTHER REGULATIONS
CITY OF ANTIOCH ADOPTED CODES, REGULATIONS AND ORDINANCES
HILLCREST STATION AREA SPECIFIC PLAN

CODE ANALYSIS

NEW LOGISTICS WAREHOUSE BUILDING

OCCUPANCY TYPE:	S-2, F-1, F-2
CONSTRUCTION TYPE:	TYPE IB
FIRE SPRINKLERS:	FULLY FIRE SPRINKLERED
NUMBER OF STORIES	
MAXIMUM ALLOWED:	12 STORIES (PER CBC TABLE 504.4)
PROPOSED:	1 STORY
BUILDING HEIGHT	
MAXIMUM ALLOWED:	180' (PER CBC TABLE 504.3)
PROPOSED:	26' - 0"
BUILDING AREA[1]	
MAXIMUM ALLOWED:	316,000 SF (PER CBC TABLE 506.2)
PROPOSED:	43,500 SF

NEW LOGISTICS SHOP BUILDING

OCCUPANCY TYPE:	S-2, F-1, F-2
CONSTRUCTION TYPE:	TYPE IB
FIRE SPRINKLERS:	FULLY FIRE SPRINKLERED
NUMBER OF STORIES	
MAXIMUM ALLOWED:	12 STORIES (PER CBC TABLE 504.4)
PROPOSED:	1 STORY
BUILDING HEIGHT	
MAXIMUM ALLOWED:	180' (PER CBC TABLE 504.3)
PROPOSED:	26' - 0"
BUILDING AREA[1]	
MAXIMUM ALLOWED:	316,000 SF (PER CBC TABLE 506.2)
PROPOSED:	43,500 SF

NEW OPERATIONS BUILDING

OCCUPANCY TYPE:	B, S-2		
CONSTRUCTION TYPE:	TYPE IIB		
FIRE SPRINKLERS:	FULLY FIRE SPRINKLERED		
NUMBER OF STORIES			
MAXIMUM ALLOWED:	4 STORIES (PER CBC TABLE 504.3)		
PROPOSED:	2 STORY		
BUILDING HEIGHT			
MAXIMUM ALLOWED:	75' (PER CBC TABLE 504.3)		
PROPOSED:	45' - 0"		
BUILDING AREA			
TYPE 'B'		TYPE 'S-2'	
MAXIMUM ALLOWED:	69,000 SF	MAXIMUM ALLOWED:	78,000 SF
PROPOSED:	55,000 SF	PROPOSED:	27,000 SF

NEW FLEET MAINTENANCE BUILDING

OCCUPANCY TYPE:	S-1,B
CONSTRUCTION TYPE:	TYPE VB
FIRE SPRINKLERS:	FULLY FIRE SPRINKLED
NUMBER OF STORIES	
MAXIMUM ALLOWED:	2 STORIES (PER CBC TABLE 504.4)
PROPOSED:	1 STORY
BUILDING HEIGHT	
MAXIMUM ALLOWED:	60' (PER CBC TABLE 504.3)
PROPOSED:	34' - 0"
BUILDING AREA[1]	
MAXIMUM ALLOWED:	36,000 SF (PER CBC TABLE 506.2)
PROPOSED:	18,500 SF

NEW STORAGE BUILDINGS

OCCUPANCY TYPE:	S-2
CONSTRUCTION TYPE:	TYPE VB
FIRE SPRINKLERS:	FULLY FIRE SPRINKLERED
NUMBER OF STORIES	
MAXIMUM ALLOWED:	3 STORIES (PER CBC TABLE 504.3)
BUILDING 'A' PROPOSED:	1 STORY
BUILDING 'B' PROPOSED:	1 STORY
BUILDING 'C' PROPOSED:	1 STORY
BUILDING HEIGHT	
MAXIMUM ALLOWED:	60' (PER CBC TABLE 504.3)
BUILDING 'A' PROPOSED:	23 - 4"
BUILDING 'B' PROPOSED:	23' - 4"
BUILDING 'C' PROPOSED:	23' - 4"
BUILDING AREA[1]	
MAXIMUM ALLOWED:	54,000 SF (PER CBC TABLE 506.2)
BUILDING 'A' PROPOSED:	9,600 SF
BUILDING 'B' PROPOSED:	9,600 SF
BUILDING 'C' PROPOSED:	19,200 SF
MATERIAL STORAGE:	2,000 SF
COVERED STORAGE:	2,600 SF

NOTES:
1. BUILDING HEIGHT, AREA AND NO. OF STORIES BASED ON THE MOST RESTRICTIVE OCCUPANCY PER CBC CHAPTER 5

PROJECT TEAM

OWNER
PACIFIC GAS & ELECTRIC COMPANY
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CONTRACTOR
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LANDSCAPE
ENVIRONMENTAL FORESIGHT, INC.
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MECHANICAL/ PLUMBING/ ELECTRICAL / TECHNOLOGY
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CONTACT: ILYA POLYAKOV
EMAIL: IPOLYAKOV@SYSKA.COM

SHEET INDEX

DRAWING NO.	SHEET NAME	PLANNING RESUBMITTAL
GENERAL		
PP-000	COVER SHEET	•
PP-001.	PHASING PLAN	•
CIVIL		
C1.00	EXISTING CONDITIONS	•
C3.00	HORIZONTAL LAYOUT PLAN	•
C3.10	HORIZONTAL LAYOUT PLAN	•
C3.20	HORIZONTAL LAYOUT PLAN	•
C3.30	HORIZONTAL LAYOUT PLAN	•
C3.40	HORIZONTAL LAYOUT PLAN	•
C3.50	HORIZONTAL LAYOUT PLAN	•
C4.00	GRADING AND UTILITY PLAN	•
C5.00	EROSION CONTROL PLAN	•
C6.00	STORM WATER CONTROL PLAN	•
LANDSCAPE		
L0.1	PRELIM. GENERAL NOTES & LEGENDS	•
L1.0	OVERALL LAYOUT PLAN	•
L1.1	PRELIMINARY PLANTING PLAN	•
L1.2	PRELIMINARY PLANTING PLAN	•
L1.3	PRELIMINARY PLANTING PLAN	•
L1.4	PRELIMINARY PLANTING PLAN	•
L1.5	PRELIMINARY PLANTING PLAN	•
L1.6	PRELIMINARY PLANTING PLAN	•
L1.7	PRELIMINARY PLANTING PLAN	•
ARCHITECTURAL		
PP-100	MASTER PLAN	•
PP-101	SITE SIGNAGE PLAN	•
PP-201.A	LOGISTICS WAREHOUSE - FLOOR PLAN	•
PP-201.B	LOGISTICS SHOPS - FLOOR PLAN	•
PP-301.A	LOGISTICS WAREHOUSE - ROOF PLAN	•
PP-301.B	LOGISTICS SHOPS - ROOF PLAN	•
PP-401	LOGISTICS BUILDINGS - ELEVATIONS	•
PP-401.1	LOGISTICS BUILDINGS - PERSPECTIVE IMAGES	•
PP-501	LOGISTICS BUILDINGS - SECTIONS	•
PP-202.A	OPERATIONS BUILDING - FLOOR PLAN - BASEMENT	•
PP-202.B	OPERATIONS BUILDING - FLOOR PLAN - LEVEL 1	•
PP-202.C	OPERATIONS BUILDING - FLOOR PLAN - LEVEL 2	•
PP-302	OPERATIONS BUILDING - ROOF PLAN	•
PP-402	OPERATIONS BUILDING - ELEVATIONS	•
PP-402.1	OPERATIONS BUILDING - PERSPECTIVE IMAGES	•
PP-502	OPERATIONS BUILDING - SECTIONS	•
PP-203	FLEET MAINTENANCE - FLOOR PLAN	•
PP-303	FLEET MAINTENANCE - ROOF PLAN	•
PP-403	FLEET MAINTENANCE - ELEVATIONS	•
PP-403.1	FLEET MAINTENANCE - PERSPECTIVE IMAGES	•
PP-503	FLEET MAINTENANCE - SECTIONS	•
PP-204	STORAGE WAREHOUSE 'A' - FLOOR PLAN	•
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PP-404	STORAGE WAREHOUSE 'A' - ELEVATIONS	•
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PP-205	STORAGE WAREHOUSE 'B' - FLOOR PLAN	•
PP-305	STORAGE WAREHOUSE 'B' - ROOF PLAN	•
PP-405	STORAGE WAREHOUSE 'B' - ELEVATIONS	•
PP-505	STORAGE WAREHOUSE 'B' - SECTIONS	•
PP-206	STORAGE WAREHOUSE 'C' - FLOOR PLAN	•
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ELECTRICAL		
E100	ELECTRICAL SITE PLAN	•
EL100	LIGHTING SITE PLAN	•
EL100.1	LIGHTING SITE PLAN - WEST	•
EL100.2	LIGHTING SITE PLAN - EAST	•
EL100.3	LIGHTING SITE PLAN PHOTOMETRY - OVERALL	•
EL100.4	LIGHTING SITE PLAN PHOTOMETRY - EAST	•
EL100.5	LIGHTING SITE PLAN PHOTOMETRY - EAST	•
EL100.6	LIGHTING SITE PLAN PHOTOMETRY - EAST	•
EL100.7	LIGHTING SITE PLAN PHOTOMETRY - EAST	•
EL100.8	LIGHTING SITE PLAN PHOTOMETRY - EAST	•
EL100.9	LIGHTING SITE PLAN PHOTOMETRY - WEST	•
EL100.10	LIGHTING SITE PLAN PHOTOMETRY - WEST	•
EL100.11	LIGHTING SITE PLAN PHOTOMETRY - WEST	•
EL100.12	LIGHTING SITE PLAN PHOTOMETRY - WEST	•
EL100.13	LIGHTING SITE PLAN PHOTOMETRY - WEST	•
EL100.14	LIGHTING SITE PLAN PHOTOMETRY - WEST	•

ATTACHMENT "D"

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
CHKD	DGA
SUPV	
APVD 1	DGA
APVD 2	
DATE	3/25/2022

CRESS Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

DGA planning | architecture | interiors

PG&E NO	15101
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	15101
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
COVER SHEET
2111 HILLCREST AVE, ANTIOCH, CA 94509

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SHEET NUMBER PP-000 REV

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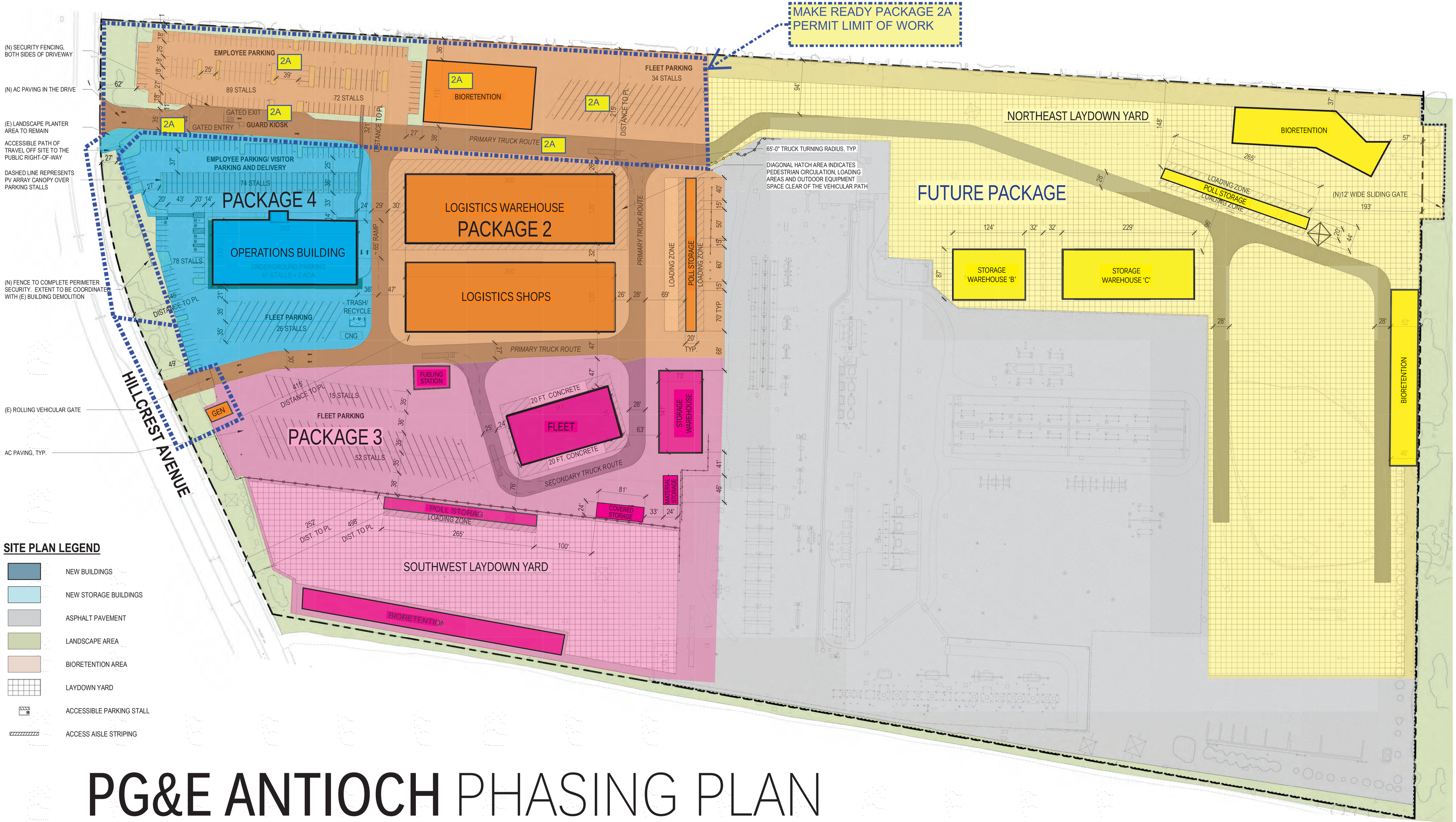

PG&E ANTIOCH PHASING PLAN

PACKAGE 2

CONSTRUCTION: 2023

Phase 2A
- Install underground Utilities
- Install North bioretention pond for Logistics building

Phase 2B
- Construct Logistic building
- Construct shops building
- Paving
- Pole storage
- Repave Employee Parking

PACKAGE 3

CONSTRUCTION: 2024

- Grade area
- Install bioretention pond
- Install underground utilities
- Construct new fleet building
- Pole Storage
- Fueling station
- Pave area
- Site Finishes

PACKAGE 4

CONSTRUCTION: 2025

- Demo existing buildings (Operations and Fleet)
- Grade area install new utilities
- Build new Operation Building
- Pave area install all site lighting and striping
- CNG Station

FUTURE PACKAGE

CONSTRUCTION: TBD

- Build overhead storage
- Build bioretention ponds
- install lighting and security
- Pave area
- Poll Storage

D2

PHASING MASTER PLAN

PP-001



LEGEND

- PROPERTY LINE
- E — ELECTRICAL LINE
- OH — OVERHEAD LINE
- G — NATURAL GAS LINE
- FO — FIBER OPTIC LINE
- PET — PETROLEUM LINE
- COM — COMMUNICATIONS LINE
- SD — STORM DRAIN PIPE
- SS — SANITARY SEWER PIPE
- W — WATER LINE

- BUILDING/STRUCTURE/CONTAINER
- LANDSCAPE
- GRAVEL
- CONCRETE
- ASPHALT PAVEMENT
- APPROXIMATE CORING LOCATIONS - SEE TABLE 1 FOR DETAILS

GENERAL NOTES

1. CONTRACTOR SHALL PROTECT ALL EXISTING FENCING, WALLS, TREES, CURBS, ABOVE GROUND UTILITIES (JOINT POLES AND STREET LIGHTS), AND UNDERGROUND UTILITIES (STORM DRAIN, SANITARY SEWER, WATER AND GAS) UNLESS OTHERWISE NOTED.
2. SHALLOW UTILITIES MAY BE PRESENT. CONTRACTOR SHALL IDENTIFY AND LOCATE ALL UTILITIES IN PROJECT AREA PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE TO LEGALLY DISPOSE OF ALL REMOVED MATERIALS AT THE CONTRACTORS EXPENSE.
4. CONTRACTOR TO PROTECT ALL TREES NOT DESIGNATED TO BE REMOVED, INCLUDING BUT NOT LIMITED TO TREES WITHIN AND OUTSIDE OF THE PROJECT LIMIT OF WORK.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL OF THE WORK PERFORMED BY HIS/HER SUBCONTRACTORS, WITHOUT EXCEPTION.
6. THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
7. THE CONTRACTOR SHALL IDENTIFY A RESPONSIBLE CONTACT, WHO IS AN EMPLOYEE OF THE CONTRACTOR, AND A 24-HOUR TELEPHONE NUMBER TO CALL TO RESOLVE PROBLEMS WITH NOISE, DUST OR OTHER CONSTRUCTION-RELATED ISSUES.
8. CONSTRUCTION ACTIVITY SHALL BE RESTRICTED TO THE HOURS APPROVED BY THE CITY OF ANTIOCH.
9. ALL REPAIRED OR REPLACED CONCRETE TO BE SAWCUT AT NEAREST CONSTRUCTION JOINT UNLESS OTHERWISE NOTED ON PLANS.
10. CONTRACTOR TO COORDINATE WITH PG&E TO ARRANGE YARD EQUIPMENT RELOCATION ON SITE DURING CONSTRUCTION AND REPAVING.

EXISTING CONDITION NOTES

1. THE EXISTING TOPOGRAPHIC INFORMATION SHOWN IN THESE PLANS WAS PERFORMED BY BKF ENGINEERS ON MAY 26, 2020. THE MAP WAS PREPARED USING PHOTOMETRIC METHODS.
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BASIS OF BEARINGS:

1. BEARINGS ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD83), EPOCH 2017.50, AS PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER, CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 3. DISTANCES ARE GROUND BASED. MULTIPLY BY A COMBINED SCALE FACTOR OF 0.9999410621 TO OBTAIN GRID DISTANCES.

BENCHMARK:

1. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) ESTABLISHED BY SPOCH 2017.50 ELLIPSOID HEIGHTS AS PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER AND NGS GEOID 18.

80 0 80 160
GRAPHIC SCALE: 1" = 80'

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	04.17.23	CITY REQUESTED CLARIFICATIONS	BKF	SC	MT	JY	JW
	03.18.22	PLANNING APPLICATION RESUBMITTAL 2	BKF	SC	MT	JY	JW

JOB NO	200175
DSGN	BKF ENGINEERS
DWN	S. CHEN
CHKD	M. THOMAS
SUPV	J. YOUNG
APVD 1	J. WHITE
APVD 2	
DATE	12/11/2023

REGISTERED PROFESSIONAL ENGINEER JOSEPH K. YOUNG No. C84619 CIVIL STATE OF CALIFORNIA

CRESS Corporate Real Estate Strategy and Services — CORPORATE REAL ESTATE STRATEGY AND SERVICES PACIFIC GAS AND ELECTRIC COMPANY SAN FRANCISCO, CALIFORNIA

BKF 100+ YEARS ENGINEERS . SURVEYORS . PLANNERS

PG&E NO	15101
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	15101
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
SITE IMPROVEMENTS (PACKAGE #2)
EXISTING CONDITIONS
2111 HILLCREST AVE, ANTIOCH, CA

WARNING:
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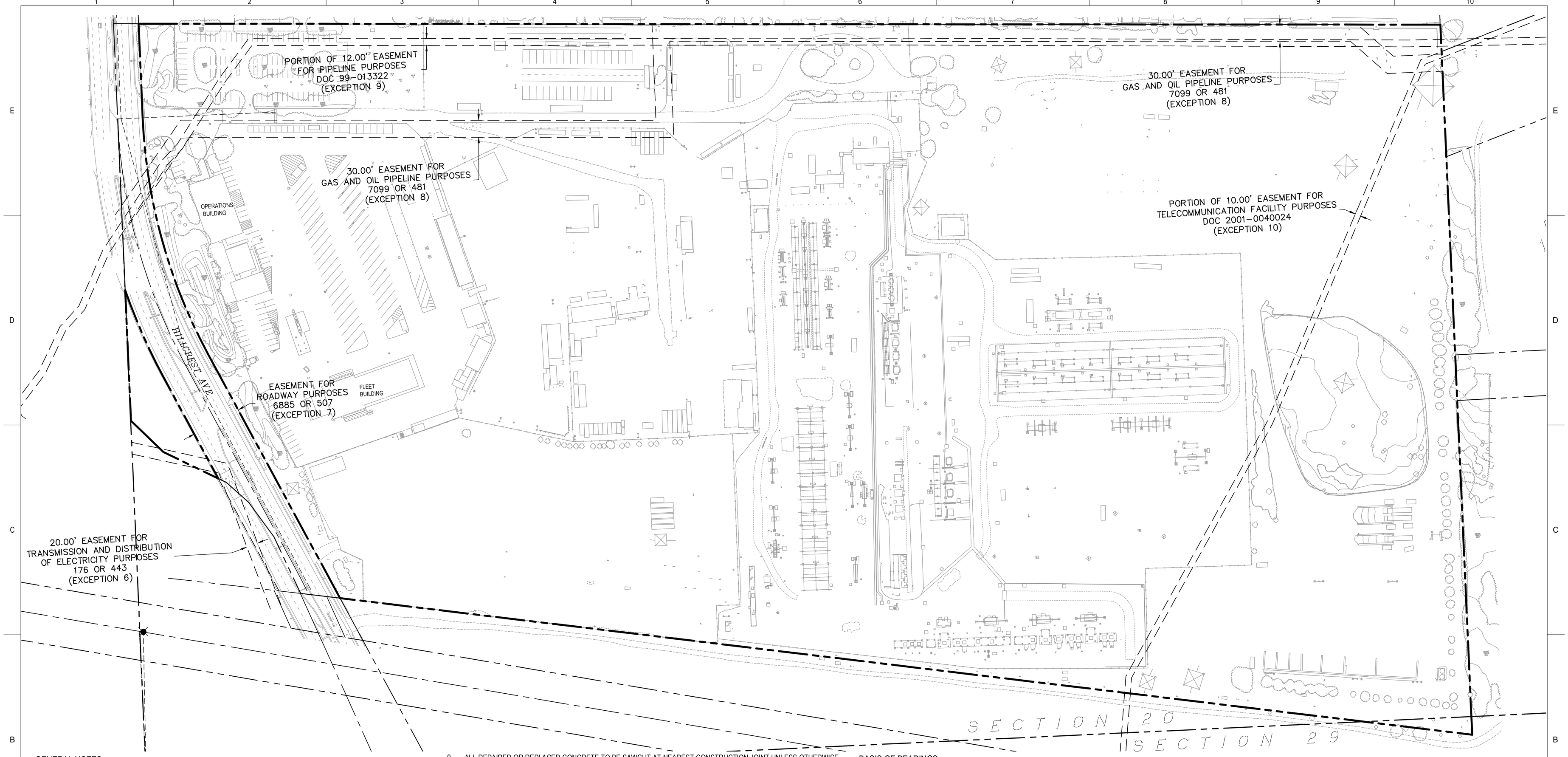

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BASIS OF BEARINGS:

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GRAPHIC SCALE: 1" = 80'

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JOB NO	200175
DSGN	BKF ENGINEERS
DWN	S. CHEN
CHKD	M. THOMAS
SUPV	J. YOUNG
APVD 1	J. WHITE
APVD 2	
DATE	12/11/2023

REGISTERED PROFESSIONAL ENGINEER JOSEPH K. YOUNG No. C84619 CIVIL STATE OF CALIFORNIA

PG&E CRESS Corporate Real Estate Strategy and Services

CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

PG&E NO	15101
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	15101
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
SITE IMPROVEMENTS (PACKAGE #2)
EXISTING CONDITIONS
2111 HILLCREST AVE, ANTIOCH, CA

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DRAWING NUMBER 0000-CW102-G0

SHEET NUMBER C1.10

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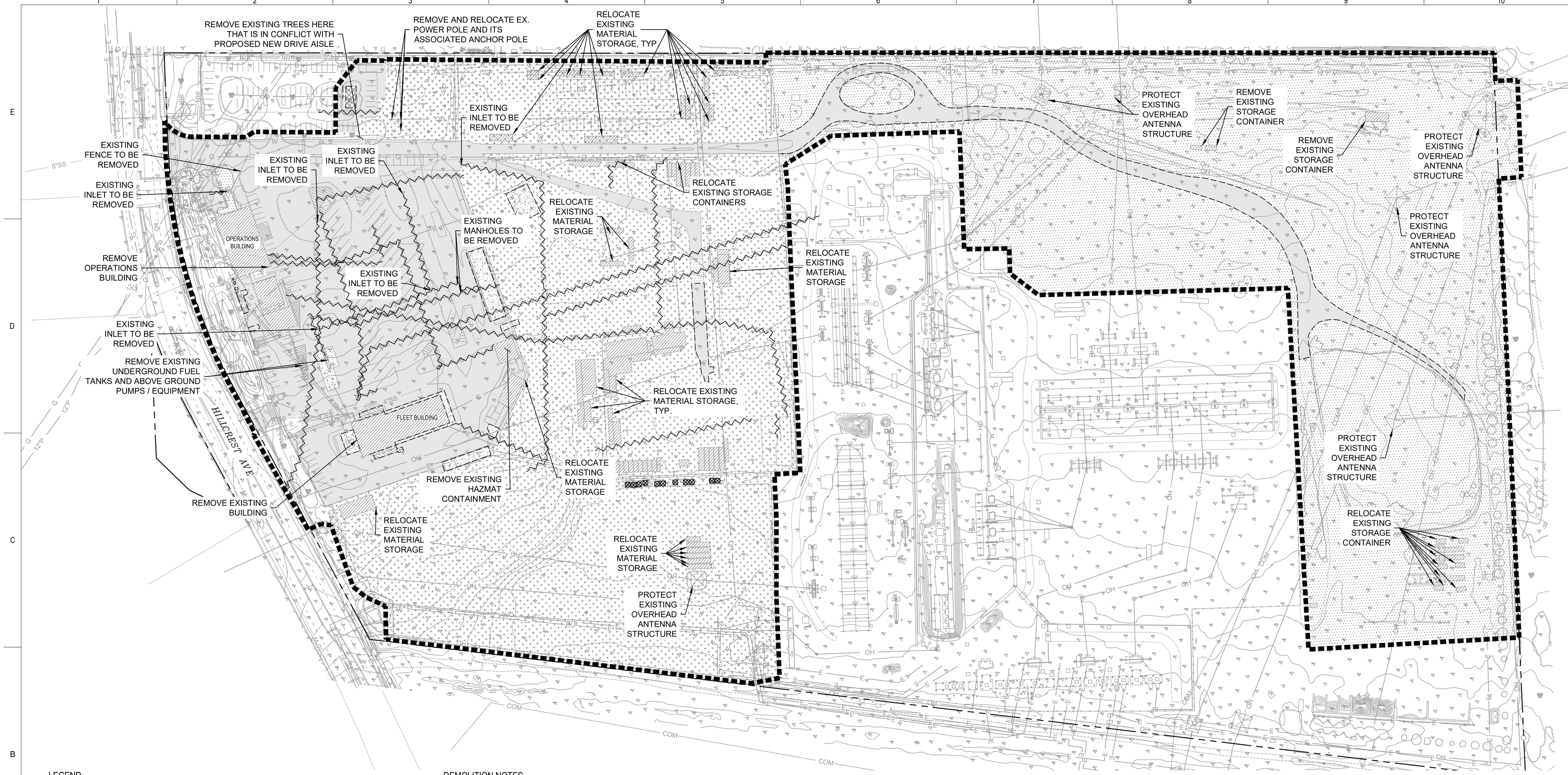

LEGEND

- PROPERTY LINE
- APPROXIMATE LIMIT OF WORK
- UTILITY LINE REMOVAL, SEE NOTE 6
- SAWCUT LINE
- TREE REMOVAL
- FULL DEPTH ASPHALT REMOVAL
- GRAVEL REMOVAL
- CLEARING AND GRUBBING
- TREE ROOT REPAIR
- CONCRETE REMOVAL
- BUILDING/STRUCTURE/ CONTAINER REMOVAL

DEMOLITION NOTES

1. PROTECT ALL ELECTRICAL JOINT POLES AND FOUNDATIONS WITHIN LIMIT OF WORK UNLESS NOTED ON THE PLANS.
2. PROTECT ALL EXISTING UTILITY LINE, BOXES, MANHOLES, AND STRUCTURES WITHIN LIMIT OF WORK.
3. PROTECT ALL EXISTING TREE WELLS WITHIN PROJECT LIMIT OF WORK. FOR EACH, PROTECT EXISTING TREE, CONCRETE CURB, COBBLE STONE, AND SHRUBS.
4. CONTRACTOR TO PROTECT ALL SHRUBS, PLANTING, SMALL TREES, ETC. IN LANDSCAPE AREAS WITHIN IN THE PARKING MEDIANS.
5. CONTRACTOR TO COORDINATE WITH PG&E TO ARRANGE YARD EQUIPMENT RELOCATION ON SITE DURING CONSTRUCTION AND REPAVING.
6. UTILITY LINES AND INLETS CALLED OUT FOR REMOVAL MAY EITHER BE REMOVED ENTIRELY OR ABANDONED AND CAPPED IN PLACE, PG&E TO CONFIRM
7. CONTRACTOR TO REMOVE ALL EXISTING PARKING STRIP AND PAVEMENT MARKING WITHIN THE LIMIT OF WORK.
8. CONTRACTOR TO REMOVE ALL EXISTING POST WITHIN THE LIMIT OF WORK LINE, UNLESS OTHERWISE NOTED.

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GRAPHIC SCALE: 1" = 80'

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REGISTERED PROFESSIONAL ENGINEER JOSEPH K. YOUNG No. C84619 CIVIL STATE OF CALIFORNIA

PG&E CRESS Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

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BLDG CODE	15101
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
SITE IMPROVEMENTS (PACKAGE #2)
DEMOLITION PLAN
2111 HILLCREST AVE, ANTIOCH, CA

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ERM 6057010
DRAWING NUMBER 0000-CW103-G0
SHEET NUMBER C2.00
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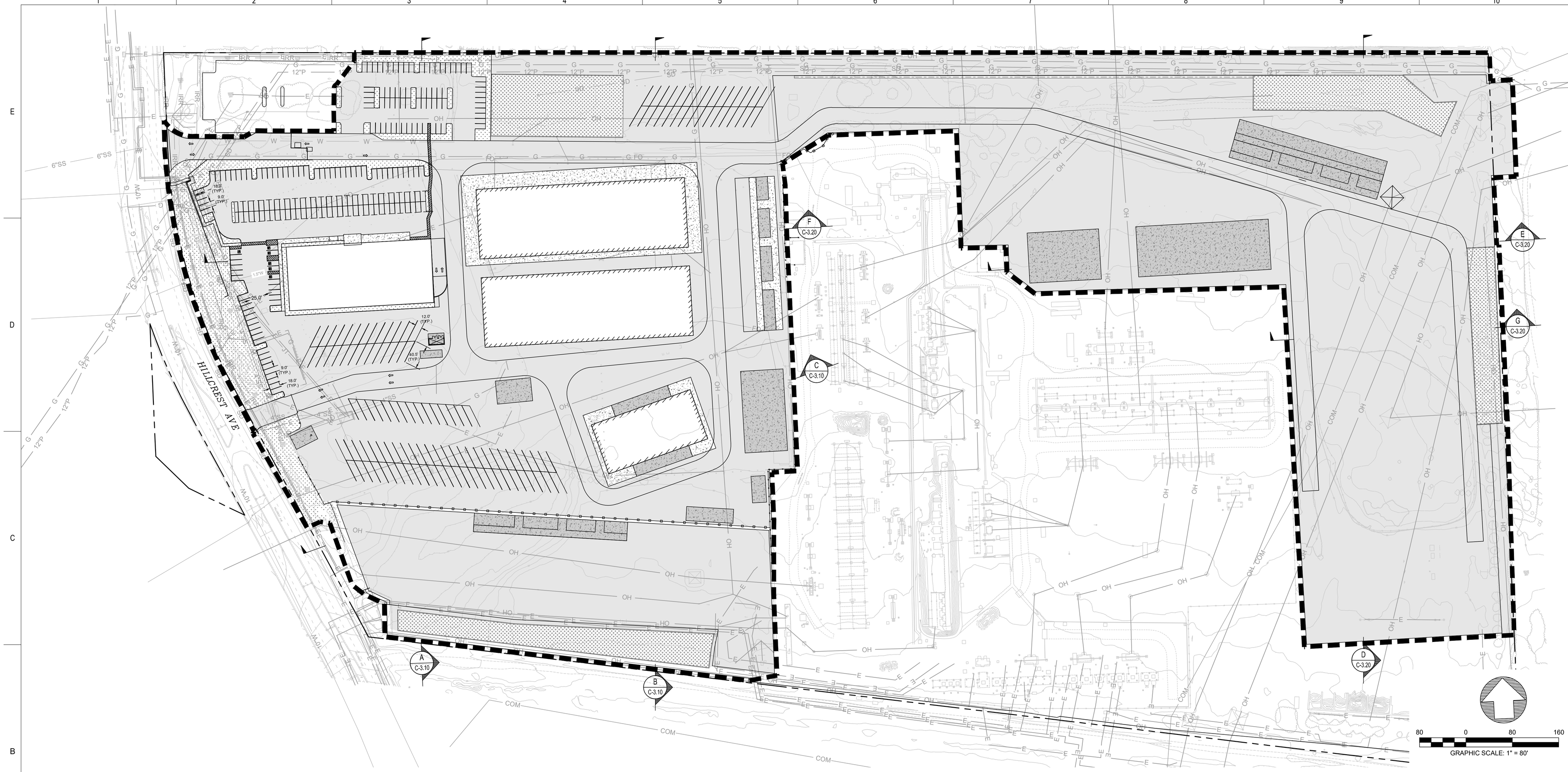

LEGEND

- PROPERTY LINE
- APPROXIMATE LIMIT OF WORK
- ASPHALT PAVEMENT SECTION (7 / C8.00)
- BIORETENTION AREA
- LANDSCAPE AREA
- CONCRETE SIDEWALK (3 / C8.10)
- CONCRETE PAVEMENT (8 / C8.00)
- NEW BUILDING TO BE BUILT IN THE NEAR FUTURE

IMPPROVEMENT NOTES

1. ALL EXISTING UTILITIES HAVE BEEN PLOTTED FROM RECORD INFORMATION AND FIELD TOPOGRAPHIC SURVEY. THE TYPES, LOCATION, SIZES AND DEPTHS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS MAY VARY AND ADDITIONAL FACILITIES MAY EXIST.
2. PROTECT ALL EXISTING UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED ON THE PLAN.
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4. SHALLOW UTILITIES MAY BE PRESENT. CONTRACTOR SHALL IDENTIFY AND LOCATE ALL UTILITIES IN PROJECT AREA PRIOR TO CONSTRUCTION.
5. ALL EXISTING UTILITY BOXES, STRUCTURES, MANHOLES AND VALVES WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED TO FINAL GRADE UNLESS OTHERWISE NOTED.
6. STRIPING AND PAVEMENT MARKINGS MUST FOLLOW THE REQUIREMENTS OUTLINES IN THE CALIFORNIA MUTCD (2014 EDITION).
7. EXISTING STRIPING AND SIGNAGE BEYOND PROJECT LIMITS ARE TO REMAIN. IF DAMAGED, CONTRACTOR SHALL RESTORE AT THEIR OWN EXPENSE.
8. AT ALL STORM DRAIN INLETS AND CATCH BASINS, CONTRACTOR TO PAINT IN BLUE TEXT "ONLY RAIN DOWN THE STORM DRAIN. PG&E PROTECTING THE ENVIRONMENT" WITH WHITE RECTANGULAR BACKGROUND (SEE SHEET C5.0, DETAIL 7). COORDINATE WITH PG&E.
9. ALL STRIPING TO BE WHITE 4" PAINTED STRIPES UNLESS OTHERWISE NOTED ON PLANS.
10. ALL PAINTED CURBS AND BOLLARDS WITHIN OR NEAR LIMIT OF WORK TO BE REPAINTED TO MATCH EXISTING COLOR.

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REGISTERED PROFESSIONAL ENGINEER — JOSEPH K. YOUNG — No. C84619 — CIVIL — STATE OF CALIFORNIA

CRESS — Corporate Real Estate Strategy and Services
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JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
SITE IMPROVEMENTS (PACKAGE #2)
HORIZONTAL LAYOUT PLAN
2111 HILLCREST AVE, ANTIOCH, CA

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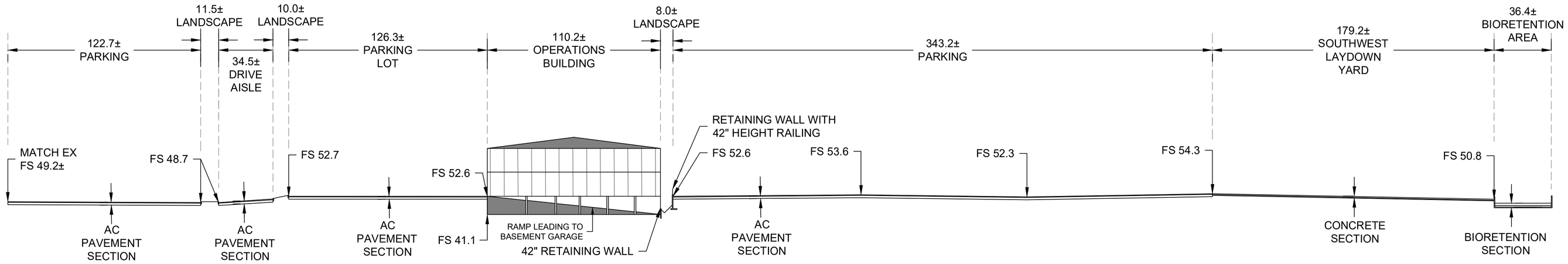
ERM 6057010
DRAWING NUMBER 0000-CW104-G0
SHEET NUMBER C3.00
REV

ARCH D

D6



A
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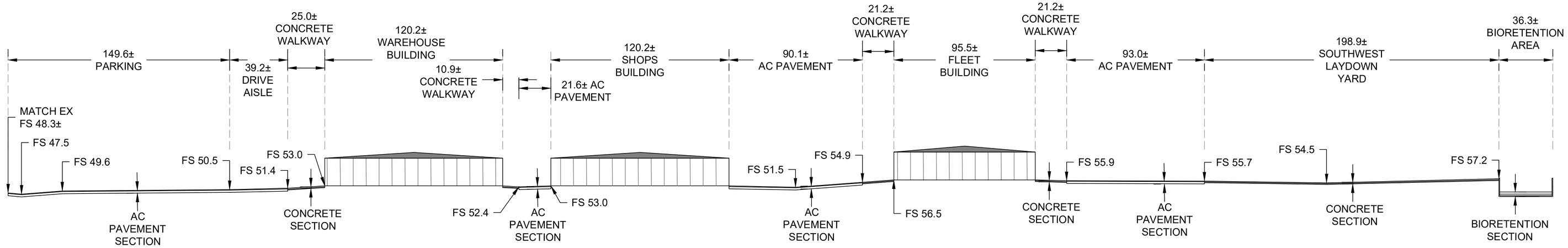
TYPICAL SECTION

SCALE: HORIZONTAL: 1" = 40'
VERTICAL: 1" = 40'



B
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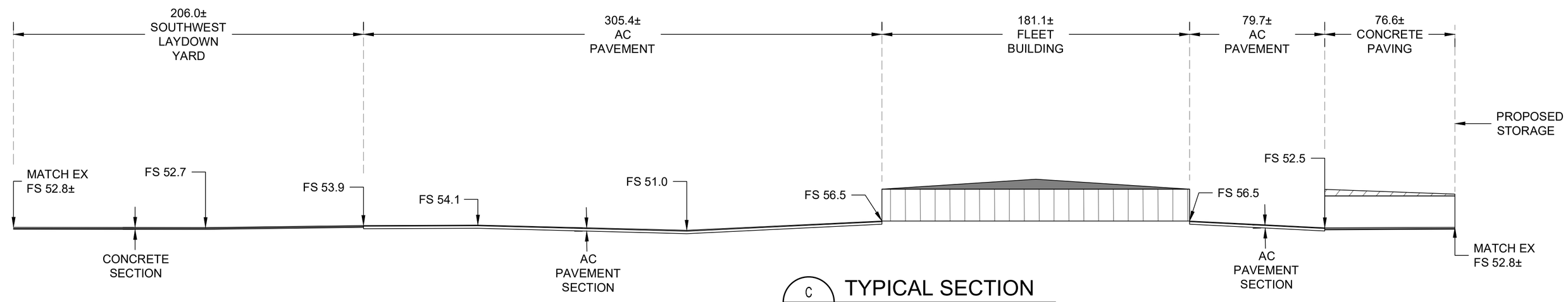
TYPICAL SECTION

SCALE: HORIZONTAL: 1" = 40'
VERTICAL: 1" = 40'



C
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TYPICAL SECTION

SCALE: HORIZONTAL: 1" = 40'
VERTICAL: 1" = 40'

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	06.22.23	REVISED XYZ	BKF	SC	MT	JY	JW
	04.17.23	CITY REQUESTED CLARIFICATIONS	BKF	SC	MT	JY	JW
	03.18.22	PLANNING APPLICATION RESUBMITTAL 2	BKF	SC	MT	JY	JW

JOB NO	200175
DSGN	BKF ENGINEERS
DWN	S. CHEN
CHKD	M. THOMAS
SUPV	J. YOUNG
APVD 1	J. WHITE
APVD 2	
DATE	12/11/2023

REGISTERED PROFESSIONAL ENGINEER JOSEPH K. YOUNG No. C84619 CIVIL STATE OF CALIFORNIA

CRESS Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

PG&E NO	15101
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	15101
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
SITE IMPROVEMENTS (PACKAGE #2)
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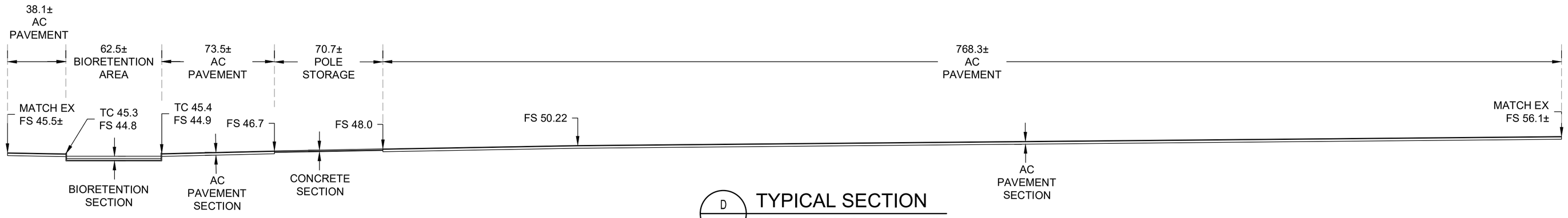
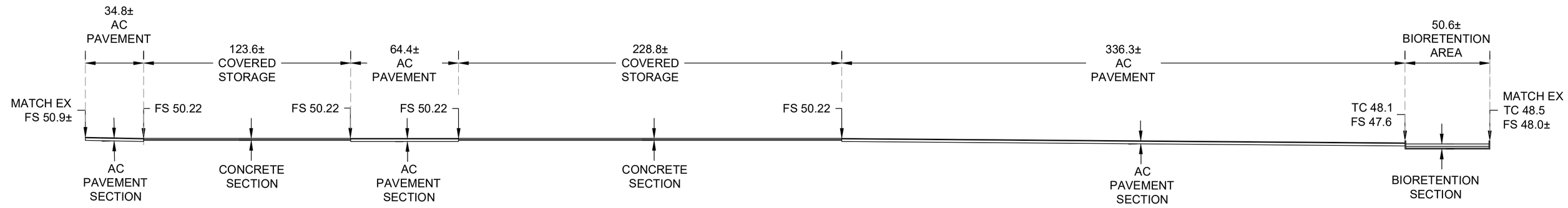
ERM DRAWING NUMBER	6057010 0000-CW105-G0
SHEET NUMBER	C3.10
REV	

ARCH D

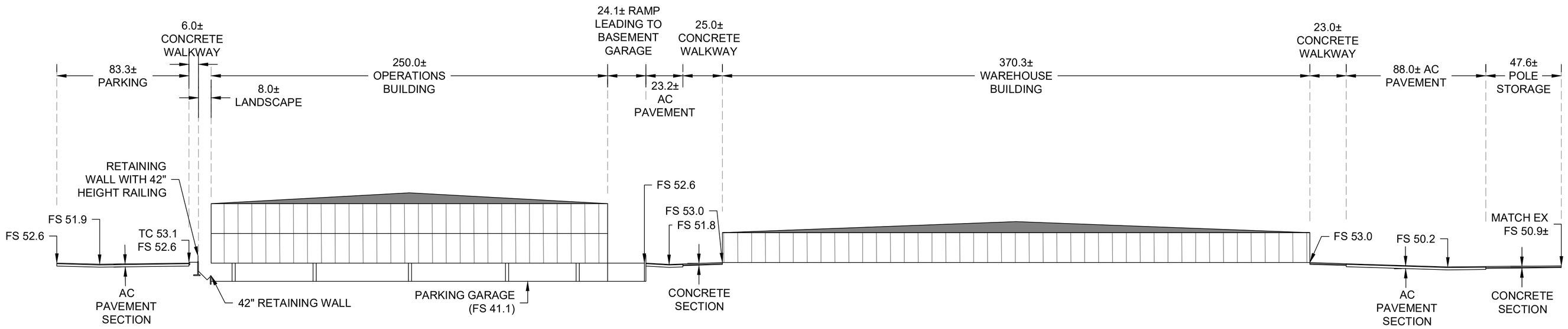
D7



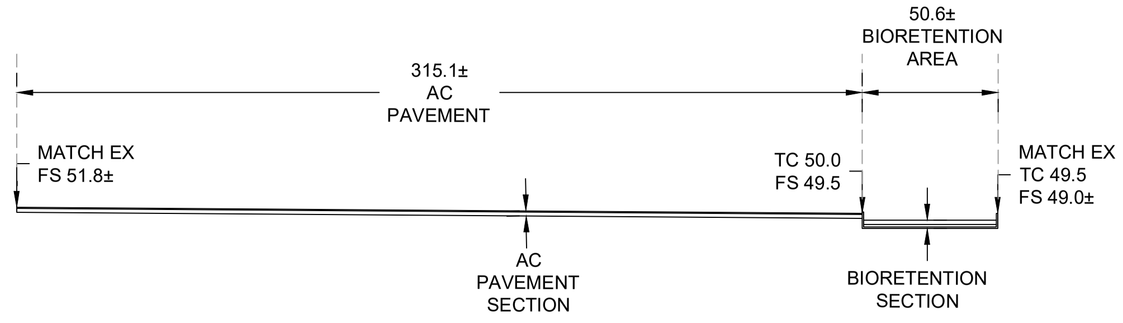
D — TYPICAL SECTION
SCALE: HORIZONTAL: 1" = 40'
VERTICAL: 1" = 40'



E — TYPICAL SECTION
SCALE: HORIZONTAL: 1" = 40'
VERTICAL: 1" = 40'



F — TYPICAL SECTION
SCALE: HORIZONTAL: 1" = 40'
VERTICAL: 1" = 40'



G — TYPICAL SECTION
SCALE: HORIZONTAL: 1" = 40'
VERTICAL: 1" = 40'

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
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REGISTERED PROFESSIONAL ENGINEER — JOSEPH K. YOUNG — No. C84619 — CIVIL — STATE OF CALIFORNIA

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BLDG CODE	15101
BLDG NAME	
FLOOR CODE	
JOB NO	20048

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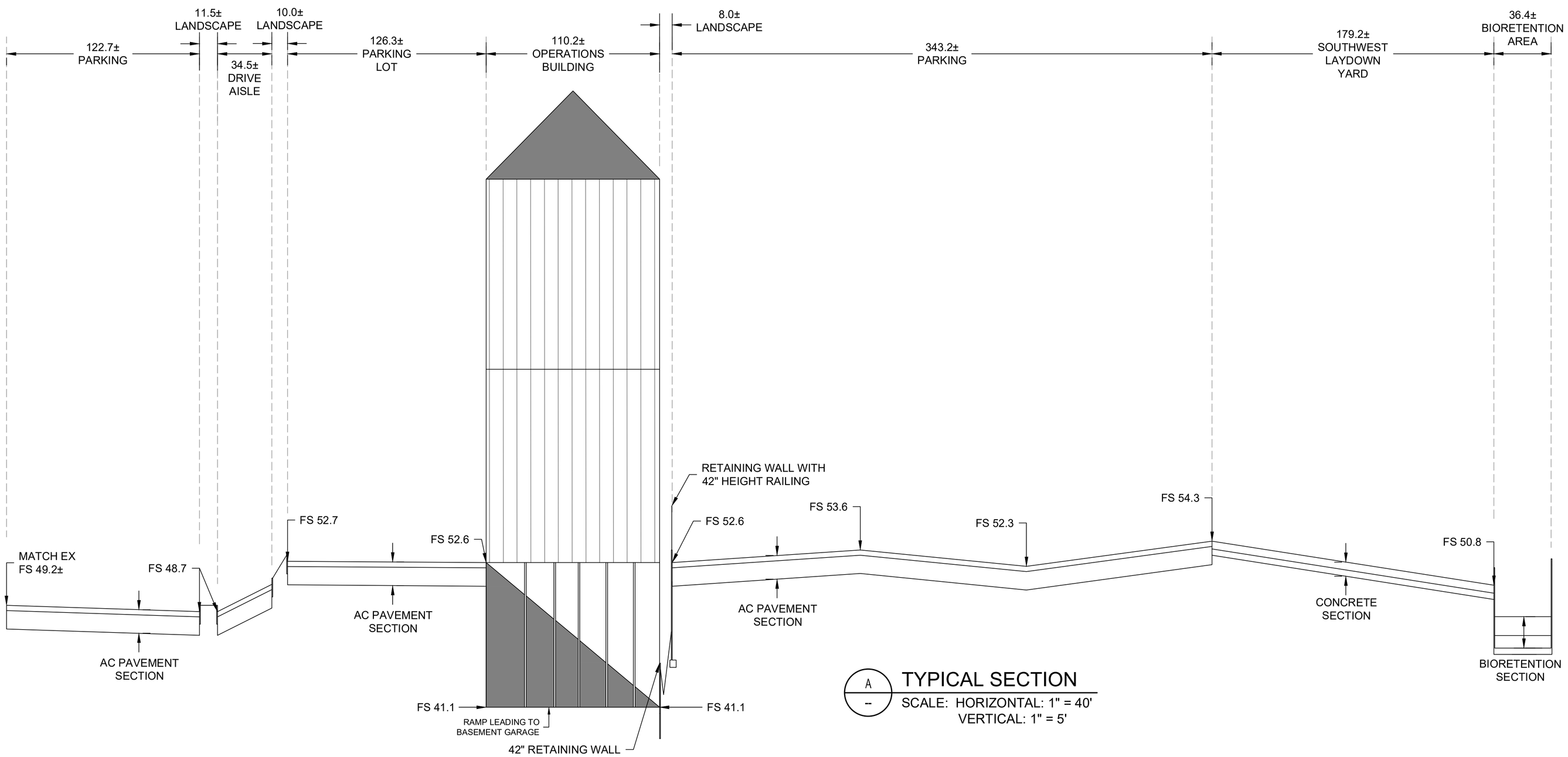
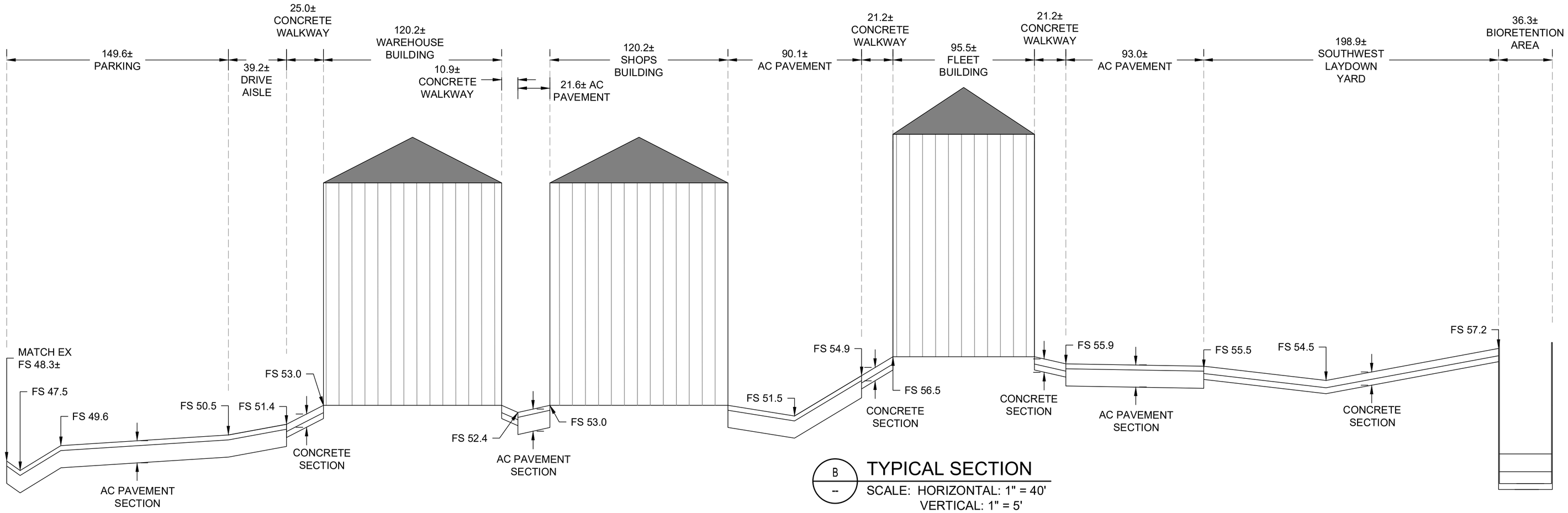
ERM 6057010 DRAWING NUMBER 0000-CW105-G0
SHEET NUMBER C3.20 REV

ARCH D

D8



A -- TYPICAL SECTION
SCALE: HORIZONTAL: 1" = 40'
VERTICAL: 1" = 5'



B -- TYPICAL SECTION
SCALE: HORIZONTAL: 1" = 40'
VERTICAL: 1" = 5'

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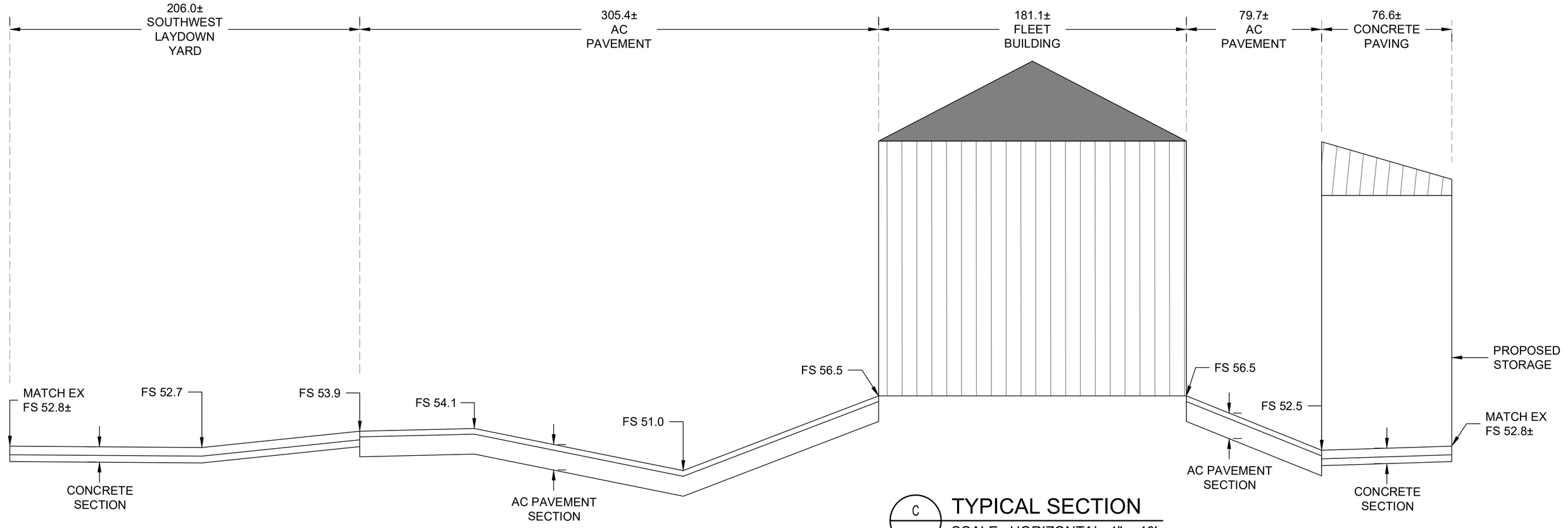
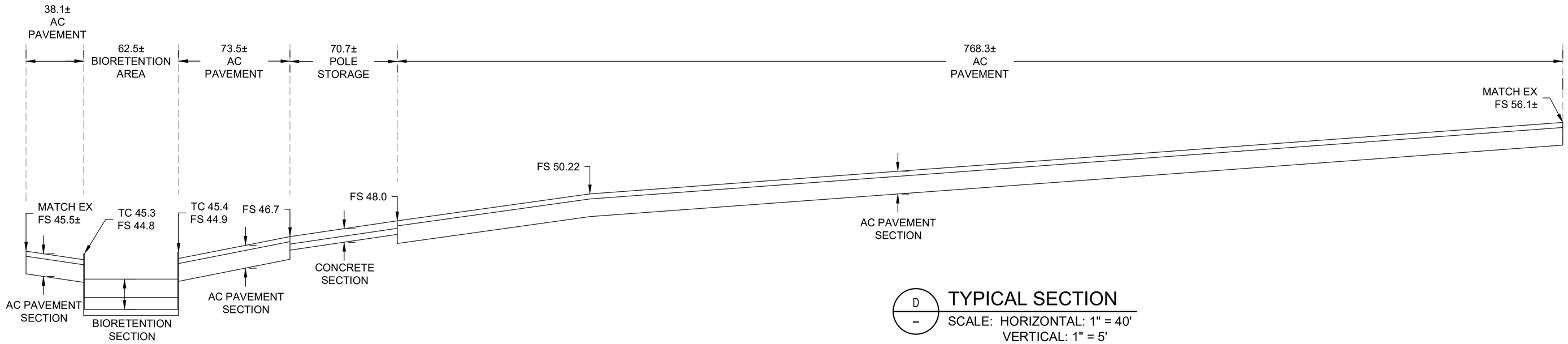
ERM 6057010 DRAWING NUMBER 0000-CW106-G0
SHEET NUMBER C3.30 REV

ARCH D

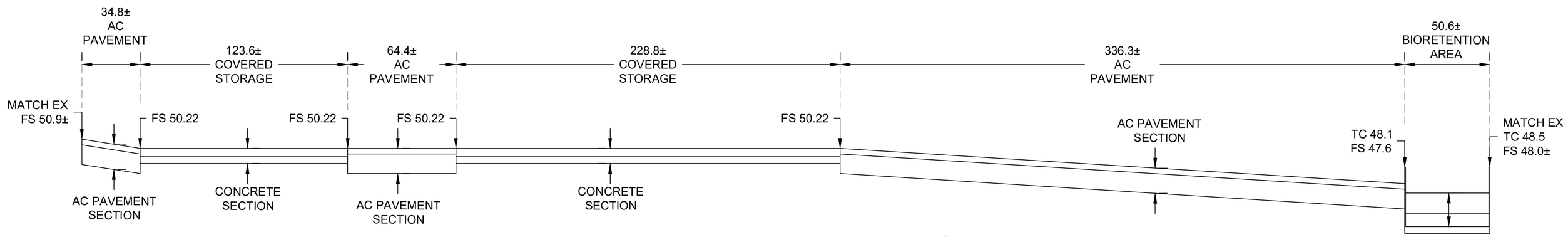
D9



C -- TYPICAL SECTION
SCALE: HORIZONTAL: 1" = 40'
VERTICAL: 1" = 5'



D -- TYPICAL SECTION
SCALE: HORIZONTAL: 1" = 40'
VERTICAL: 1" = 5'



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APVD 1	J. WHITE
APVD 2	
DATE	12/11/2023

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PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

BKF 100+ YEARS
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PG&E NO	15101
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	15101
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
SITE IMPROVEMENTS (PACKAGE #2)
HORIZONTAL LAYOUT PLAN
2111 HILLCREST AVE, ANTIOCH, CA

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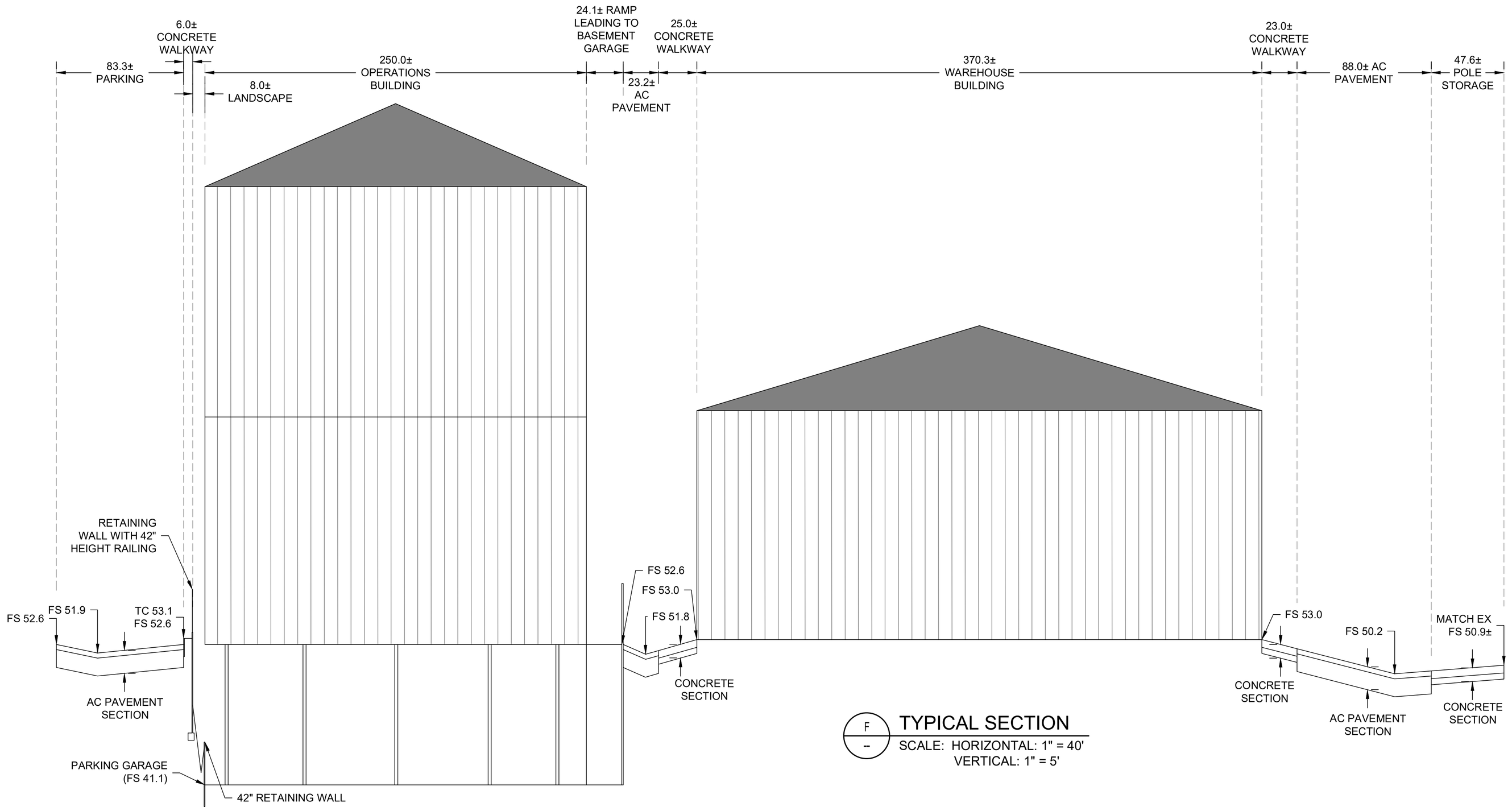
DRAWING NUMBER 0000-CW107-G0
SHEET NUMBER C3.40
REV

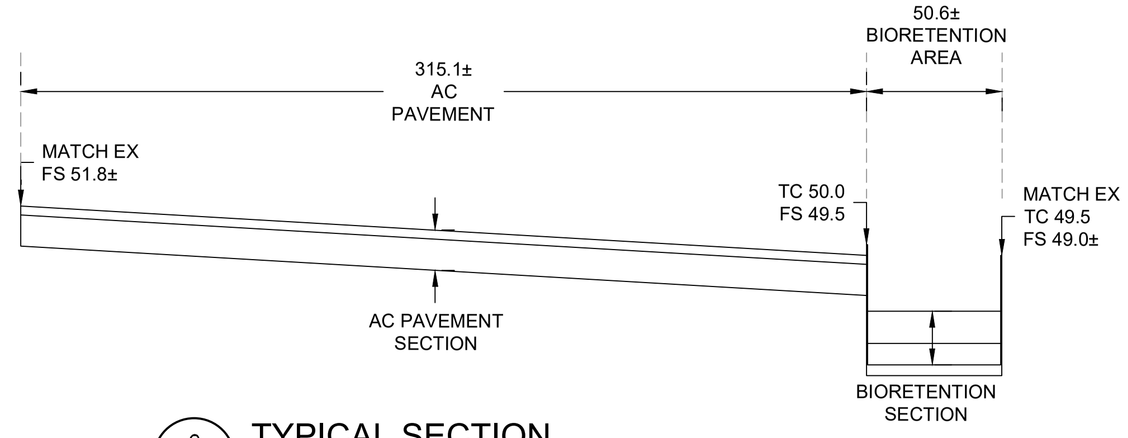
ARCH D

D10



F -- TYPICAL SECTION

SCALE: HORIZONTAL: 1" = 40'
VERTICAL: 1" = 5'



G -- TYPICAL SECTION

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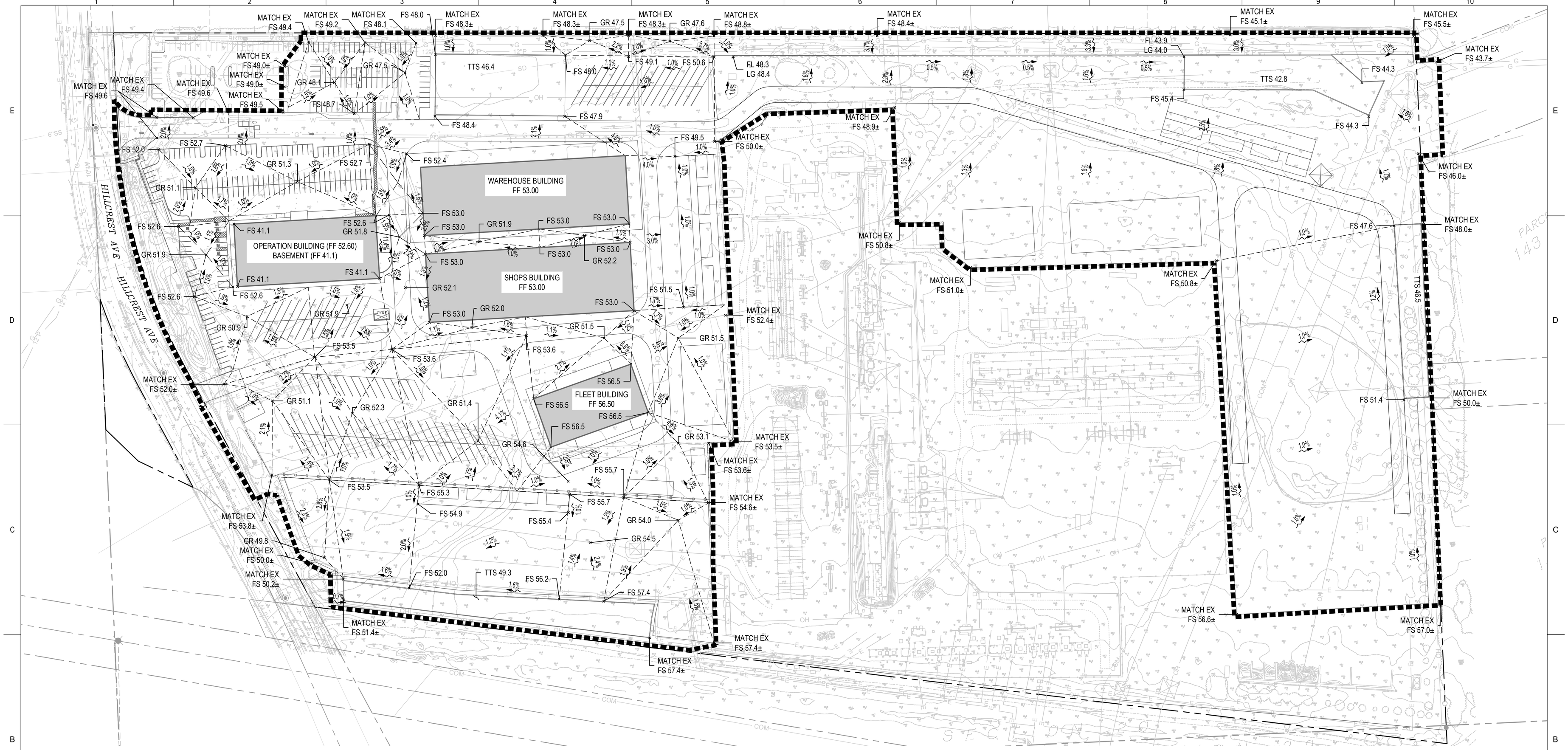
ERM 6057010
DRAWING NUMBER 0000-CW108-G0
SHEET NUMBER C3.50
REV

ARCH D

D11



LEGEND

- LIMIT OF WORK
- DIRECTIONAL FLOW ARROW
- PROPERTY LINE

ABBREVIATIONS

CB	CATCH BASIN
EX	EXISTING
GR	GRATE
INV	INVERT ELEVATION
LF	LINEAR FEET
LG	LIP OF GUTTER
MIN	MINIMUM
PR	PROPOSED
RIM	RIM ELEVATION
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
WV	WATER VALVE

CUT/FILL

CUT 111,434 CY

*CUT/FILL VOLUMES DO NOT TAKE INTO ACCOUNT SWELL OR SHRINKAGE FACTORS.

GENERAL NOTES

1. PROTECT ALL EXISTING UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED ON THE PLAN. EXISTING UTILITIES TO REMAIN SHALL BE PROTECTED IN PLACE AND RAISED TO GRADE.
2. THE CONTRACTOR SHALL EXERCISE DUE CAUTION DURING CONSTRUCTION TO PROTECT ANY EXISTING UNDERGROUND UTILITIES, UTILITY BOXES, STRUCTURES, EXISTING LANDSCAPING, FIXTURES, EQUIPMENT, CONCRETE SIDEWALK, CONCRETE CURB AND GUTTER, AND AC/CONCRETE PAVING TO REMAIN. ANY DAMAGE RESULTING FROM CONTRACTOR OPERATIONS SHALL BE REPAIRED AS DIRECTED BY PG&E, AT NO ADDITIONAL COST TO PG&E.
3. SHALLOW UTILITIES MAY BE PRESENT. CONTRACTOR SHALL IDENTIFY AND LOCATE ALL UTILITIES IN PROJECT AREA PRIOR TO CONSTRUCTION.
4. ALL EXISTING UTILITY BOXES, STRUCTURES, MANHOLES AND VALVES WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED TO FINAL GRADE UNLESS OTHERWISE NOTED.
5. DURING GRADING OPERATIONS, CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES ON SITE AND HAUL ROUTES.
6. GRADING AND HAULING WILL NOT BE ALLOWED DURING THE RAINY SEASON, FROM OCTOBER THROUGH APRIL, UNLESS AN EXCEPTION IS APPROVED BY THE ANTIOCH CITY ENGINEER.

80 0 80 160

GRAPHIC SCALE: 1" = 80'

811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	06.22.23	REVISED XYZ	BKF	SC	MT	JY	JW
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JOB NO	200175
DSGN	BKF ENGINEERS
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APVD 2	
DATE	12/11/2023

REGISTERED PROFESSIONAL ENGINEER JOSEPH K. YOUNG No. C84619 CIVIL STATE OF CALIFORNIA

PG&E CRESS Corporate Real Estate Strategy and Services

CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

PG&E NO	15101
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	15101
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
SITE IMPROVEMENTS (PACKAGE #2)
GRADING PLAN
2111 HILLCREST AVE, ANTIOCH, CA

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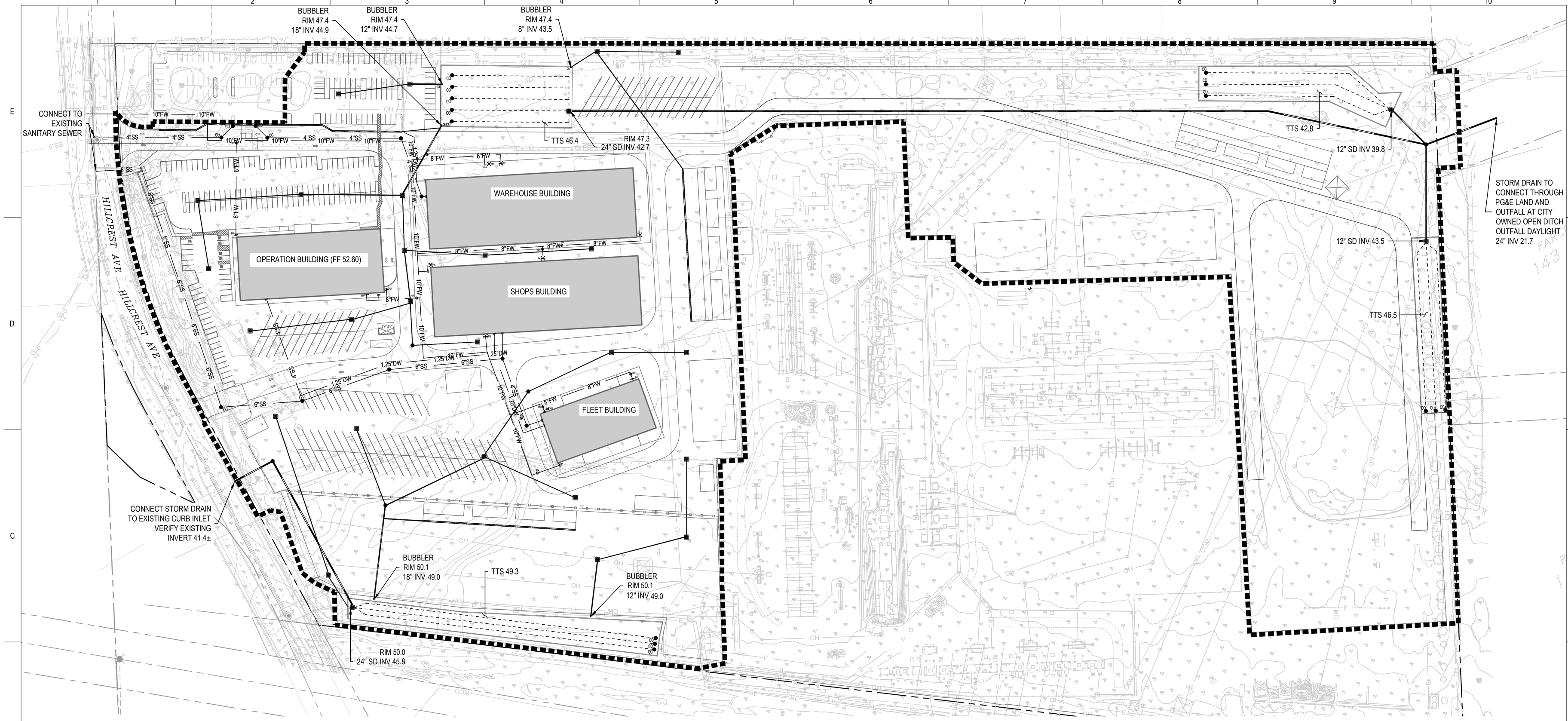
ERM DRAWING NUMBER	6057010 0000-CW109-G0
SHEET NUMBER	C4.00
REV	

ARCH D

D12



LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- SUBDRAIN
- DW — DOMESTIC WATER PIPE
- FW — FIRE WATER PIPE
- FH — FIRE HYDRANT
- WV — WATER GATE VALVE (4 / C8.20)
- FDC — FIRE DEPARTMENT CONNECTION (6 / C8.20)
- 24x24 CATCH BASIN (1 / C8.00)
- CO — STORM DRAIN CLEANOUT (2 / C8.00, 4 / C8.00)
- STORM DRAIN MANHOLE (2 / C8.20)
- DB — BUBBLE-UP OUTFALL (7 / C8.20)

ABBREVIATIONS

CB	CATCH BASIN
EX	EXISTING
GR	GRATE
INV	INVERT ELEVATION
LF	LINEAR FEET
LG	LIP OF GUTTER
MIN	MINIMUM
PR	PROPOSED
RIM	RIM ELEVATION
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
WV	WATER VALVE

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3. SHALLOW UTILITIES MAY BE PRESENT. CONTRACTOR SHALL IDENTIFY AND LOCATE ALL UTILITIES IN PROJECT AREA PRIOR TO CONSTRUCTION.
4. IF THERE ARE ANY EXISTING WATER WELLS ON THIS PROPERTY, YOU SHALL CONTACT THE COUNTY DEPARTMENT OF HEALTH SERVICES, ENVIRONMENTAL HEALTH DIVISION, PRIOR TO ANY GRADING IN THE IMMEDIATE VICINITY OF THESE WELLS.
5. ALL STORM DRAIN LINES WITH LESS THAN 2.5' OF COVER FROM GRADE SHALL BE CLASS V RCP. ALL 15" OR LARGER STORM DRAIN LINES WITH MORE THAN 2.5' OF COVER FROM GRADE SHALL BE CLASS III RCP. ALL 12" STORM DRAIN LINES WITH MORE THAN 2.5' OF COVER FROM GRADES SHALL BE SDR 35.
6. PUMP WILL BE REQUIRED TO REMOVE ANY SEWER OR STROMWATER FROM THE BASEMENT LEVEL OF THE OPERATIONS BUILDING.

80 0 80 160
GRAPHIC SCALE: 1" = 80'

Know what's below.
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SITE CODE	
BLDG CODE	15101
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
SITE IMPROVEMENTS (PACKAGE #2)
UTILITY PLAN
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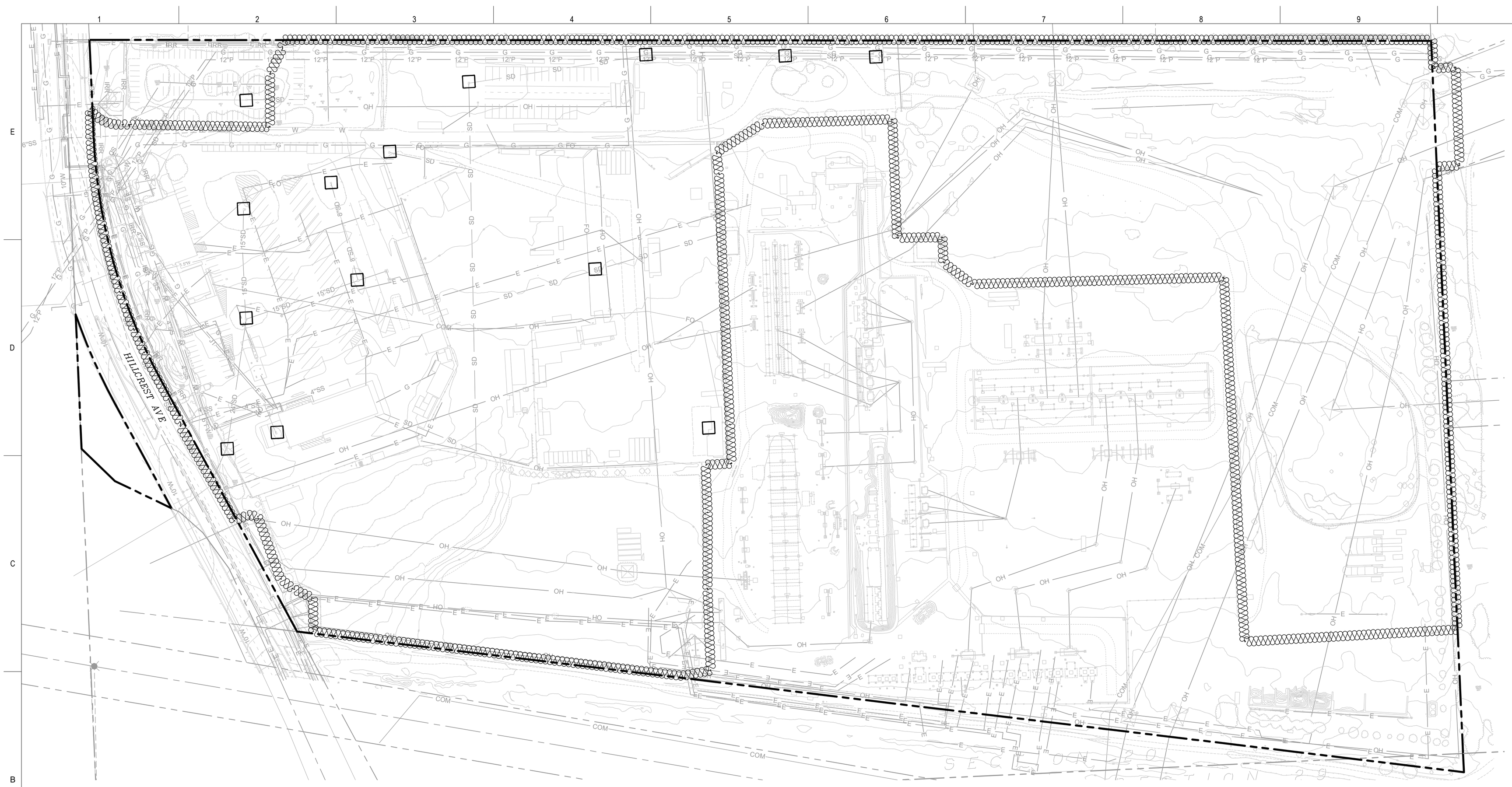
DRAWING NUMBER 0000-CW110-G0
SHEET NUMBER C5.00
REV

ARCH D

D13



LEGEND

FIBER ROLLS (9 / C8.10)

EXISTING STORM DRAIN INLET PROTECTION (8 / C8.10)

EROSION CONTROL GENERAL NOTES

1. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS WILL BE FULLY PROTECTED FROM DAMAGE.
2. CONSTRUCTION ACTIVITIES OCCURRING BETWEEN OCTOBER 1 AND APRIL 14 SHALL HAVE EROSION AND SEDIMENT CONTROL MEASURES IN PLACE. THE CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN WINTERIZATION FACILITIES AT ALL TIMES OR UNTIL THE IMPROVEMENTS ARE FINAL.
3. EROSION CONTROL SEEDING SHALL BE APPLIED TO ALL GRADED AND DISTURBED SOILS WITHIN THE WORK AREA PRIOR TO OCTOBER 1 OF ANY GIVEN YEAR WHETHER THE PROJECT IS COMPLETE OR NOT (CONTRACTOR IS TO NOTIFY THE ENGINEERING DIVISION IMMEDIATELY AFTER APPLICATIONS FOR INSPECTION PURPOSES).
4. ADJACENT STREET FRONTAGES SHALL BE SWEPT DAILY OR AS NEEDED TO REMOVE SILT WHICH IS EVIDENT FROM CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TIMELY DUST CONTROL OF DISTURBED AREAS AT ALL TIMES, TO THE SATISFACTION OF THE CITY ENGINEER. ALL MATERIAL EXCAVATED, STOCKPILED, GRADED, OR TRANSPORTED OFF-SITE SHALL BE SUFFICIENTLY WATERED, TREATED OR COVERED TO PREVENT DUST FROM CAUSING A PUBLIC NUISANCE OR A VIOLATION OF AN AMBIENT AIR STANDARD.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE TO PREVENT DUST, SILT AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE.
7. ALL AREAS WITH VEHICLE TRAFFIC SHALL BE WATERED OR HAVE A DUST PALLIATIVE APPLIED AS NECESSARY FOR REGULAR STABILIZATION OF DUST EMISSIONS.
8. ALL INACTIVE PORTIONS OF THE DEVELOPMENT SITE (PREVIOUSLY GRADED AREAS WHICH REMAIN INACTIVE FOR 96 HOURS) SHALL BE COVERED, SEEDED OR WATERED UNTIL A SUITABLE COVER IS ESTABLISHED. ALTERNATIVELY, THE APPLICANT SHALL BE RESPONSIBLE FOR APPLYING NON-TOXIC SOIL STABILIZERS TO ALL INACTIVE CONSTRUCTION AREAS.
9. ALL LAND CLEARING, GRADING EARTH MOVING OR EXCAVATION ACTIVITIES SHALL BE SUSPENDED AS NECESSARY TO PREVENT WINDBLOWN DUST WHEN WINDS ARE EXPECTED TO EXCEED 20 MPH.
10. THE CITY SHALL HAVE THE AUTHORITY TO STOP ALL GRADING OPERATIONS, IF, IN OPINION OF THE CITY ENGINEER, INADEQUATE DUST CONTROL MEASURES ARE BEING PRACTICED OR EXCESSIVE WIND CONDITIONS CONTRIBUTE TO FUGITIVE DUST EMISSIONS.
11. NO BURNING OF WASTE MATERIAL OR VEGETATION SHALL TAKE PLACE ON SITE.
12. THE CONTRACTOR SHALL MEET AND FOLLOW ALL NPDES REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
13. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS SPECIFIED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT (IF APPLICABLE) OR AS DETERMINED BY THE CITY INSPECTOR. THE SWPPP IS CONSIDERED A DYNAMIC DOCUMENT AND WILL CHANGE AS CONDITIONS WARRANT. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AS SHOWN ON THE SWPPP PLAN.

STORM DRAIN INLET PROTECTION NOTES

1. INVERTS TO BE INSPECTED AND CLEANED WEEKLY AND AFTER EVERY RAIN EVENT.
2. EMPTY DROP INLET FILTERS WHEN FILTERS APPEAR TO BE HALF FULL.
3. DISPOSE OF TRAPPED SEDIMENT IN ACCORDANCE WITH LOCAL REQUIREMENTS. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT.
4. FOR BARRIER DETAIL ON THIS SHEET, USE REED & GRAHAM INC. GEOSYNTHETICS STRAW WATTLE FIBER ROLL (COMES IN 9" X 25' ROLLS) OR EQUIVALENT. FIBER ROLL INSTALLATION REQUIRES PROPER PLACEMENT AND SECURE STAKING.
5. FIBER ROLLS IN A TRENCH MUST BE 3"- 5" DEEP AND DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL. THE TOP OF THE STRUCTURE MUST BE WELL BELOW THE PONDING HEIGHT.

80 0 80 160
GRAPHIC SCALE: 1" = 80'

811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	06.22.23	REVISED XYZ	BKF	SC	MT	JY	JW
	04.17.23	CITY REQUESTED CLARIFICATIONS	BKF	SC	MT	JY	JW
	03.18.22	PLANNING APPLICATION RESUBMITTAL 2	BKF	SC	MT	JY	JW

JOB NO	200175
DSGN	BKF ENGINEERS
DWN	S. CHEN
CHKD	M. THOMAS
APVD 1	J. WHITE
APVD 2	
DATE	12/11/2023

REGISTERED PROFESSIONAL ENGINEER — JOSEPH K. YOUNG — No. C84619 — CIVIL — STATE OF CALIFORNIA

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PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

BKF 100+ YEARS
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PG&E NO	15101
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	15101
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
SITE IMPROVEMENTS (PACKAGE #2)
EROSION CONTROL PLAN
2111 HILLCREST AVE, ANTIOCH, CA

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ERM 6057010
DRAWING NUMBER 0000-CW111-G0
SHEET NUMBER C6.00
REV

ARCH D

D14



LEGEND

- PROPERTY LINE
- DRAINAGE MANAGEMENT AREA
- SD — STOMR DRAIN PIPE
- 4" PERFORATED PIPE
- STORM DRAIN OVERFLOW STRUCTURE
- GROUND FLOW DIRECTION
- BIORETENTION AREA
- IMPERVIOUS AREA
- LANDSCAPE AREA
- PERVIOUS AREA (SEE NOTE 3)

GENERAL NOTES

1. THE STORMWATER MANAGEMENT PLAN HAS BEEN PREPARED TO MEET THE COUNTY OF CONTRA COSTA C3 STORMWATER TECHNICAL GUIDANCE VERSION 4.1, DATED OCTOBER 2014 IS USED FOR A BASIS OF DESIGN.
2. STORM DRAIN PIPE SIZE AND SLOPE DESIGN BASED ON 10 YEAR STORM.
3. SUBSTATION AREA IS EXISTING AND WILL NOT BE REDEVELOPED AS PART OF THIS PROJECT. EXISTING SURFACES ARE EITHER GRAVEL OR DIRT AND ARE CONSIDERED PERVIOUS.

TREATMENT CONTROL MEASURE SUMMARY TABLE

	IMP AREA (SF)	REQ TREATMENT (SF)	PROPOSED TREATMENT (SF)	TOTAL (SF)
DMA-1	445,915	23,865	23,865	469,780
DMA-2	378,888	20,278	23,228	402,116
DMA-3	380,736	20,377	20,435	401,171
DMA-4	211,183	11,303	14,708	225,891
DMA-5	2,730	UNTREATED		2,730
DMA-6	1,652	UNTREATED		1,652
TOTAL	1,421,104 (32.6 ACRE)		82,236	1,503,340 (34.5 ACRE)

80 0 80 160
GRAPHIC SCALE: 1" = 80'

Know what's below. Call before you dig.

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	03.18.22	PLANNING APPLICATION RESUBMITTAL 2	BKF	SC	MT	JY	JW

JOB NO 200175
DSGN BKF ENGINEERS
DWN S. CHEN
CHKD M. THOMAS
APVD 1 J. WHITE
APVD 2
DATE 12/11/2023

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SITE CODE
BLDG CODE 15101
BLDG NAME
FLOOR CODE
JOB NO 20048

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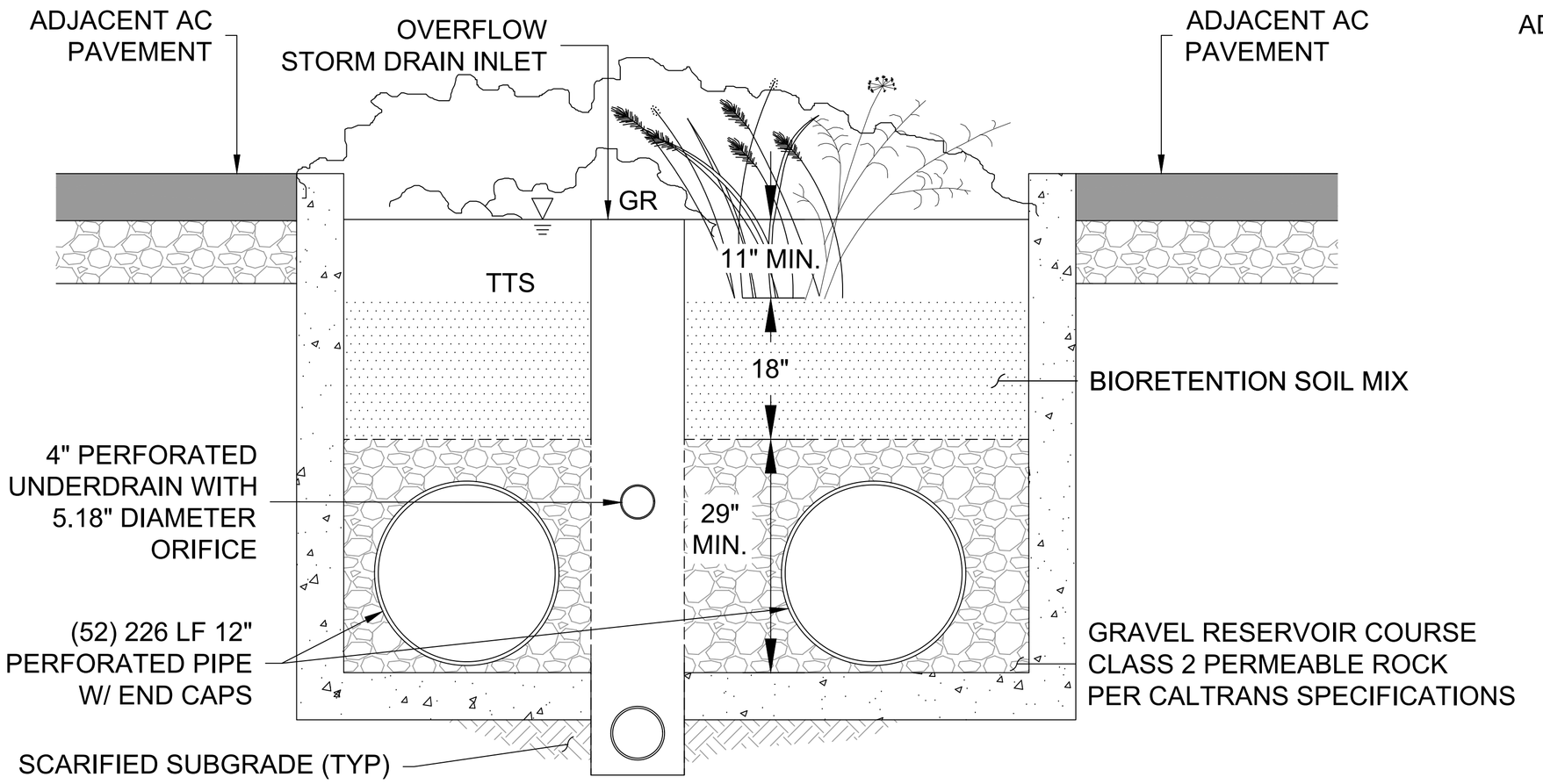
REV

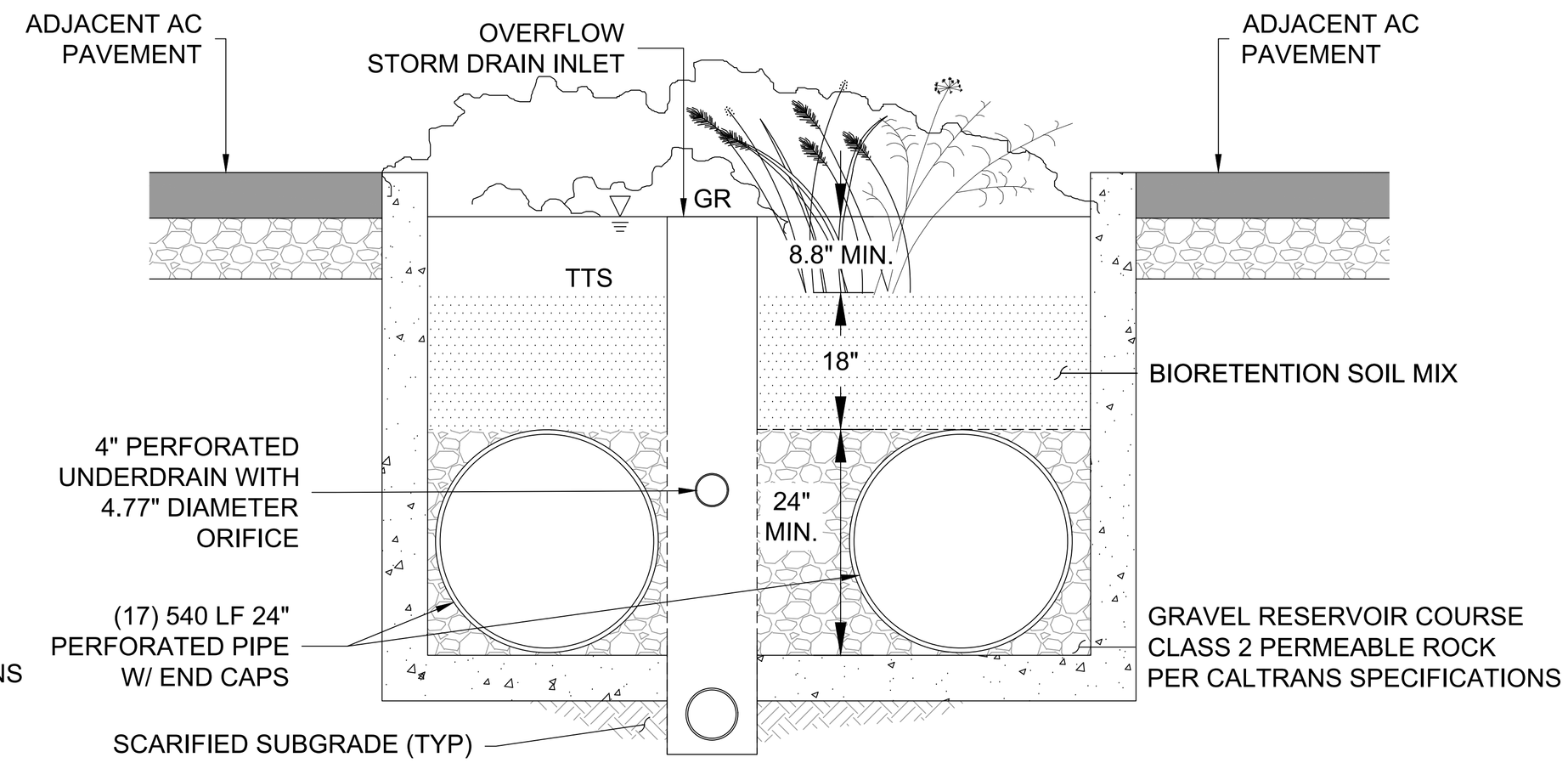
ARCH D

D15



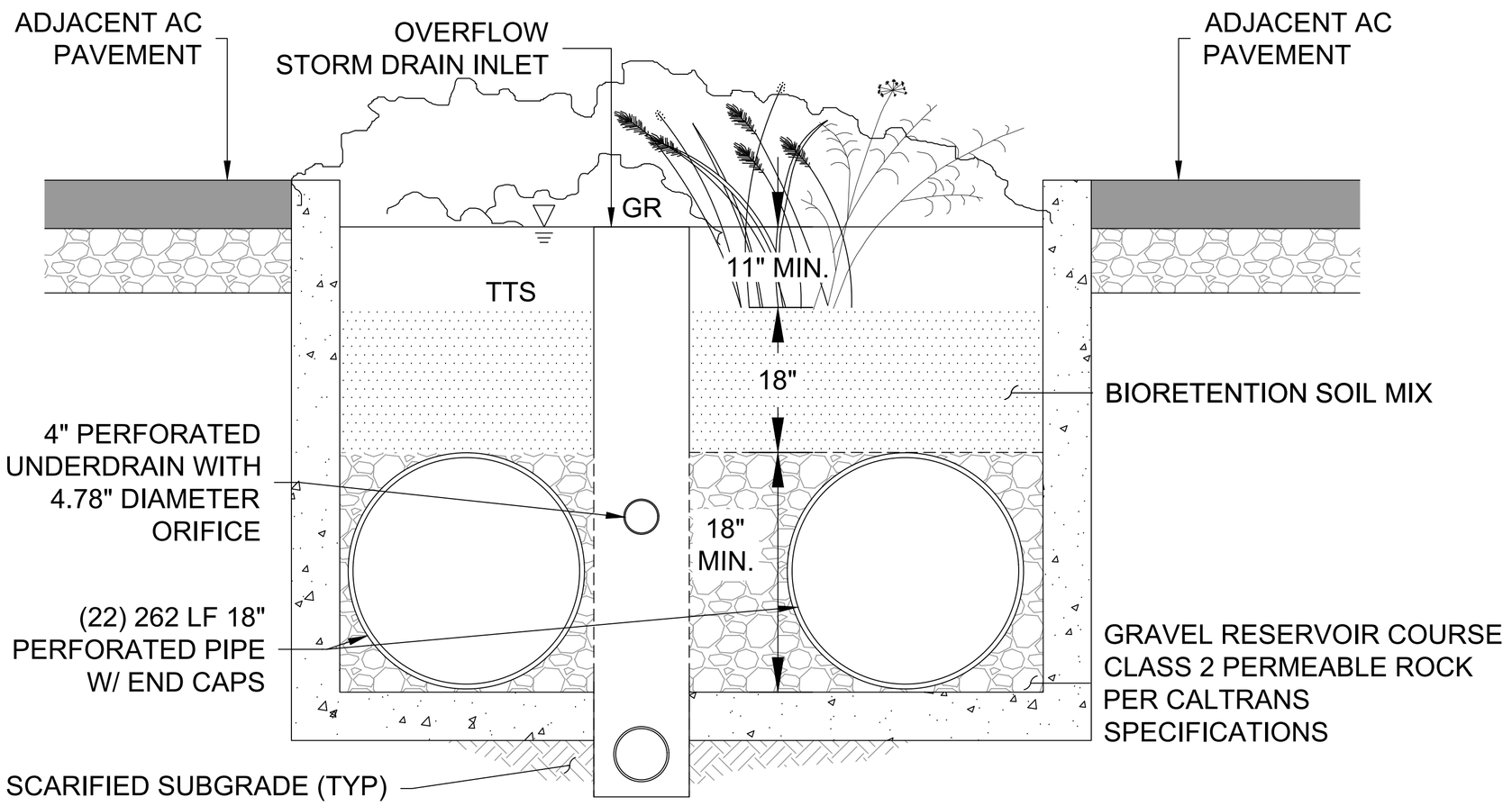
BIORETENTION CONFIGURATION (IMP 1)

NOT TO SCALE



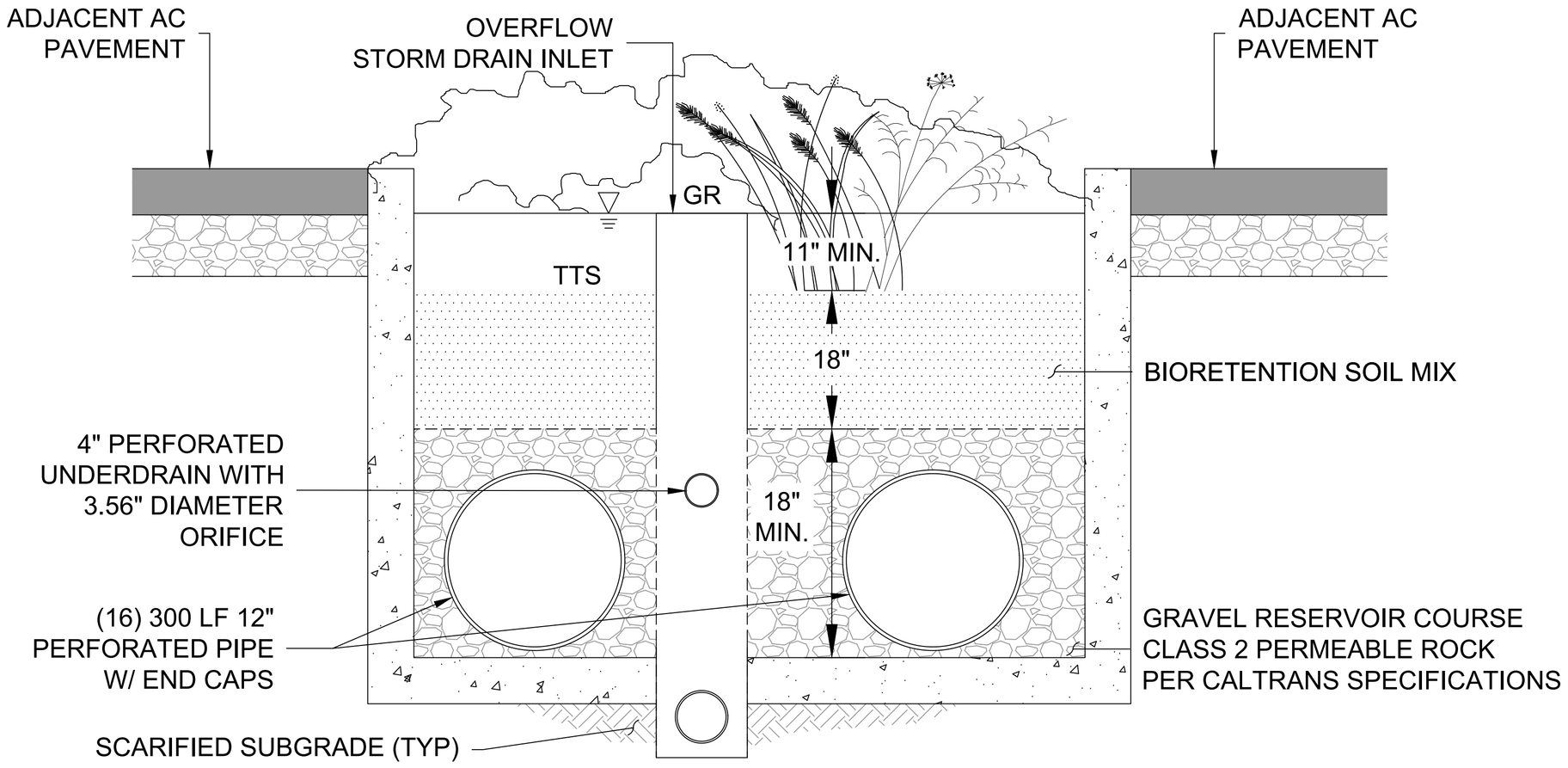
BIORETENTION CONFIGURATION (IMP 2)

NOT TO SCALE



BIORETENTION CONFIGURATION (IMP 3)

NOT TO SCALE



BIORETENTION CONFIGURATION (IMP 4)

NOT TO SCALE

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JOB NO	200175
DSGN	BKF ENGINEERS
DWN	S. CHEN
CHKD	M. THOMAS
SUPV	J. YOUNG
APVD 1	J. WHITE
APVD 2	
DATE	12/11/2023

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PG&E NO	15101
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	15101
BLDG NAME	
FLOOR CODE	
JOB NO	20048

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ERM	6057010
DRAWING NUMBER	0000-CW113-G0
SHEET NUMBER	C7.10
REV	

ARCH D

D16

Project Name: PG&E Antioch Service Center Site Improvements
Project Type: Treatment and Flow Control
Location: 2111 Hillcrest Avenue, Antioch, CA 94509
APN: 051-160-002
Drainage Area: 1503340 sf
Mean Annual Precipitation: 18.6 in

IV. Areas Draining to IMPs

IMP Name: IMP1 (Soil Type: D)

IMP Type: Flow-Through Planter
Soil Type: D

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
DMA1	445,915	Concrete or Asphalt	1.00	445,915
			Total	445,915

IMP Sizing	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
Area	0.050	1.070	23,865	23,865
Surface Volume	0.042	1.070	20,047	21,876
Subsurface Volume	0.055	1.070	26,252	28,569
Maximum Underdrain Flow (cfs)				0.74
Orifice Diameter (in)				5.18

IMP Name: IMP2 (Soil Type: D)

IMP Type: Flow-Through Planter
Soil Type: D

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
DMA2	378,888	Concrete or Asphalt	1.00	378,888
			Total	378,888

IMP Sizing	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
Area	0.050	1.070	20,278	23,228
Surface Volume	0.042	1.070	17,034	17,034
Subsurface Volume	0.055	1.070	22,306	22,418
Maximum Underdrain Flow (cfs)				0.63
Orifice Diameter (in)				4.77

IMP Name: IMP3 (Soil Type: D)

IMP Type: Flow-Through Planter
Soil Type: D

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
DMA3	380,736	Concrete or Asphalt	1.00	380,736
			Total	380,736

IMP Sizing	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
Area	0.050	1.070	20,377	20,435
Surface Volume	0.042	1.070	17,117	18,732
Subsurface Volume	0.055	1.070	22,415	22,447
Maximum Underdrain Flow (cfs)				0.63
Orifice Diameter (in)				4.78

IMP Name: IMP4 (Soil Type: D)

IMP Type: Flow-Through Planter
Soil Type: D

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
DMA4	211,183	Concrete or Asphalt	1.00	211,183
			Total	211,183

IMP Sizing	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
Area	0.050	1.070	11,303	14,708
Surface Volume	0.042	1.070	9,494	13,482
Subsurface Volume	0.055	1.070	12,433	12,595
Maximum Underdrain Flow (cfs)				0.35
Orifice Diameter (in)				3.56

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JOB NO 200175
DSGN BKF ENGINEERS
DWN S. CHEN
CHKD M. THOMAS
SUPV J. YOUNG
APVD 1 J. WHITE
APVD 2
DATE 12/11/2023

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SITE TYPE
SITE NAME
SITE CODE
BLDG CODE 15101
BLDG NAME
FLOOR CODE
JOB NO 20048

PG&E ANTIOCH SERVICE CENTER
SITE IMPROVEMENTS (PACKAGE #2)
STORM WATER CONTROL PLAN
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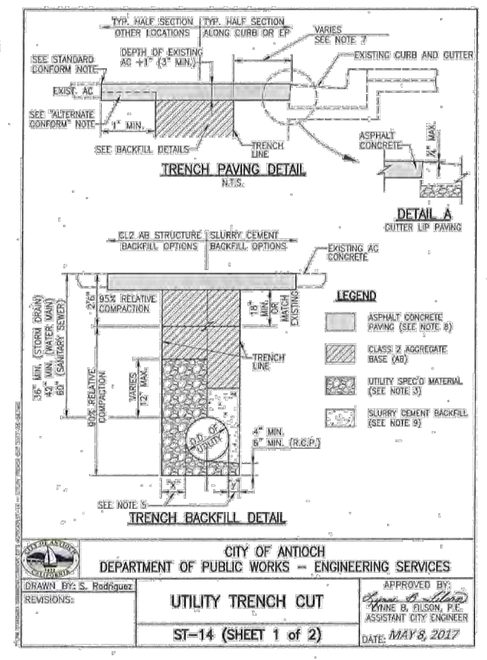
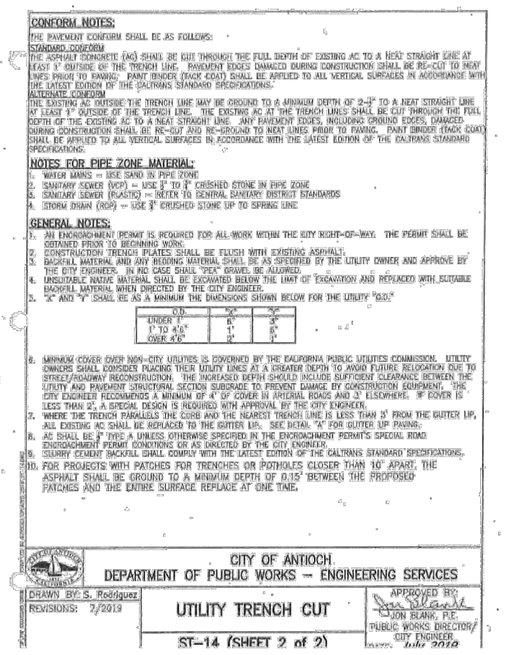
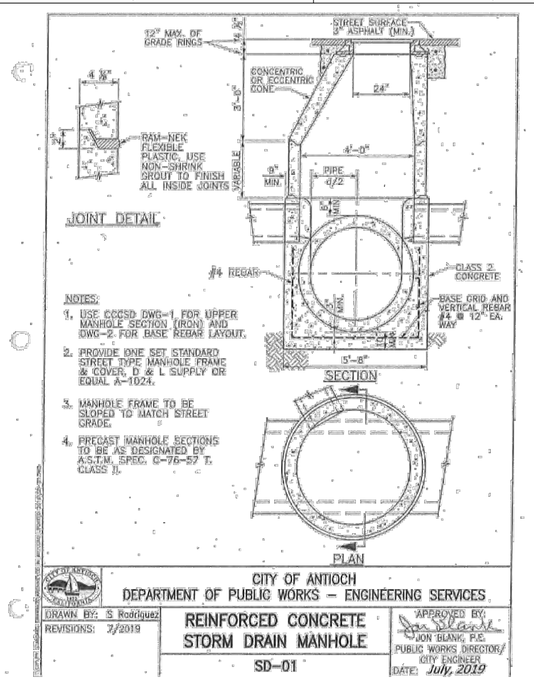
SHEET NUMBER C7.20
REV
ARCH D

D17





TRENCHING DETAILS
NOT TO SCALE
1



STORM DRAIN MANHOLE
NOT TO SCALE
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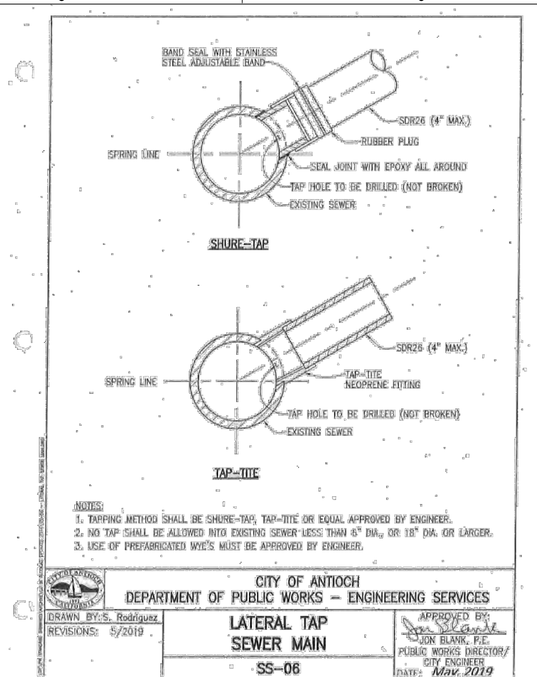
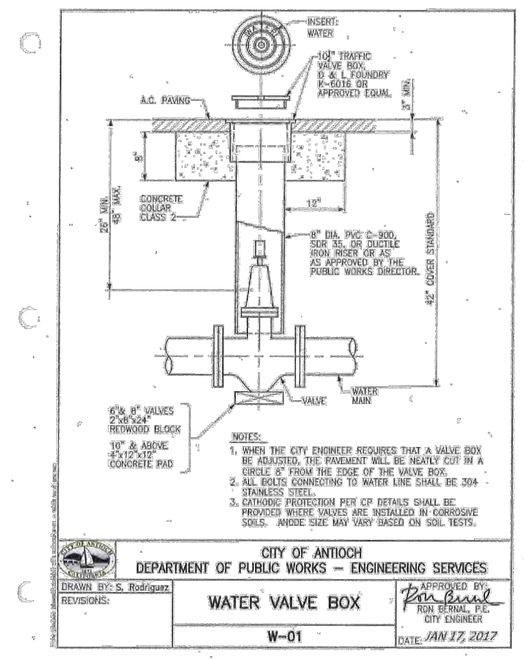


SANITARY SEWER LATERAL CONNECTION TO SEWER MAIN
NOT TO SCALE
3



WATER VALVE
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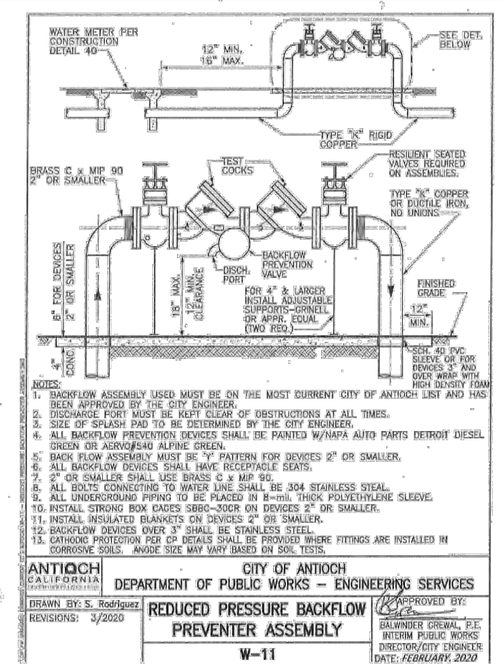
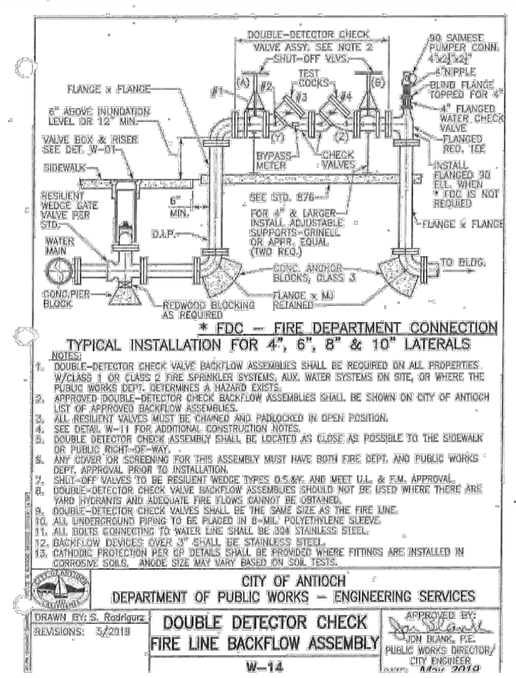


BACKFLOW PREVENTER ASSEMBLY
NOT TO SCALE
5



FIRE DEPARTMENT CONNECTION
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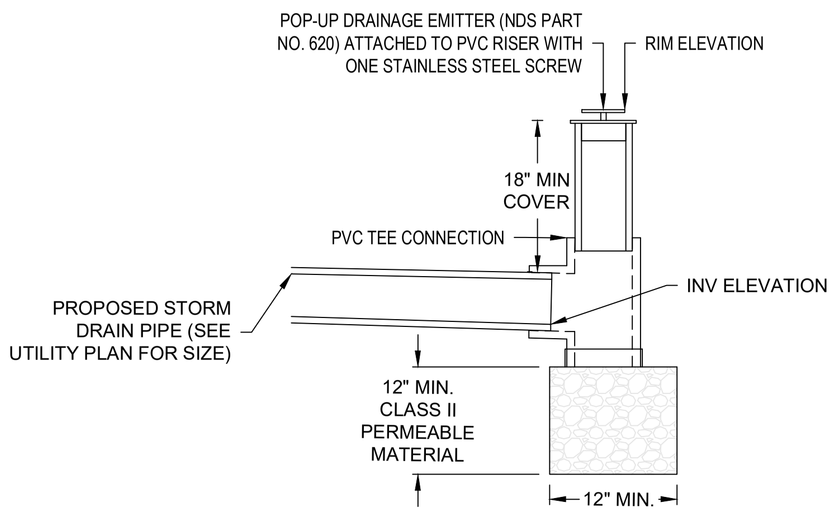
6



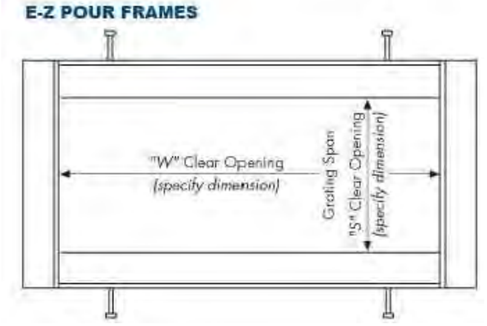
BUBBLE-UP OUTFLOW
NOT TO SCALE
7



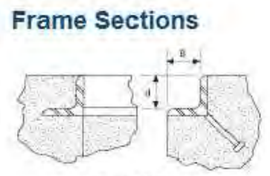
Heavy Duty

Model Number	"S"	"d"	Model Number	"S"	"d"	Model Number	"d"	"d"
TH-6-EZ	6"	1-1/2"	THA-6-EZ	6"	1-1/2"	THP-6-EZ	6"	1-1/2"
TH-8-EZ	8"	1-1/2"	THA-8-EZ	8"	1-1/2"	THP-8-EZ	8"	1-1/2"
TH-10-EZ	10"	1-1/2"	THA-10-EZ	10"	1-1/2"	THP-10-EZ	10"	1-1/2"
TH-12-EZ	12"	1-1/2"	THA-12-EZ	12"	1-3/4"	THP-12-EZ	12"	1-1/2"

GRATING PACIFIC TRENCH GRATE MODEL TH-10-EZ (B)*, OR APPROVED EQUAL
(B) - TAMPER RESISTANT BOLT WITH WELDING



Model Number	"d"	"B"
EZ-75	3/4"	3/4"
EZ-100	1"	1"
EZ-125	1-1/4"	1-1/4"
EZ-150	1-1/2"	1-1/2"
EZ-175	1-3/4"	1-3/4"
EZ-200	2"	2-1/4"



GRATING PACIFIC TRENCH GRATE AND FRAME
NOTES SCALE
9

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	06.22.23	REVISED XYZ	BKF	SC	MT	JY	JW
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BLDG CODE 15101
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JOB NO 20048

PG&E ANTIOCH SERVICE CENTER SITE IMPROVEMENTS (PACKAGE #2) CONSTRUCTION DETAILS

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DRAWING NUMBER 0000-CW117-G0
SHEET NUMBER C8.20
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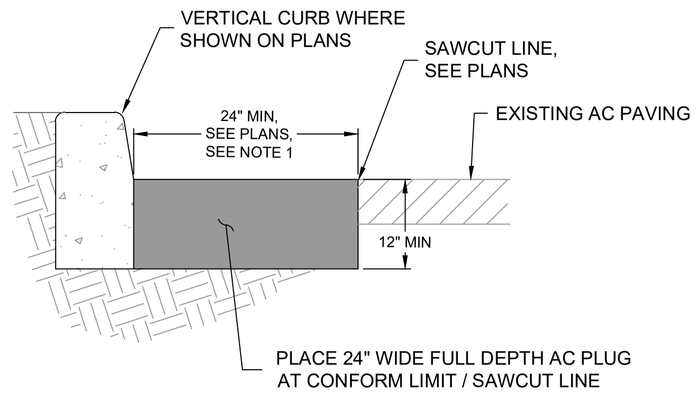
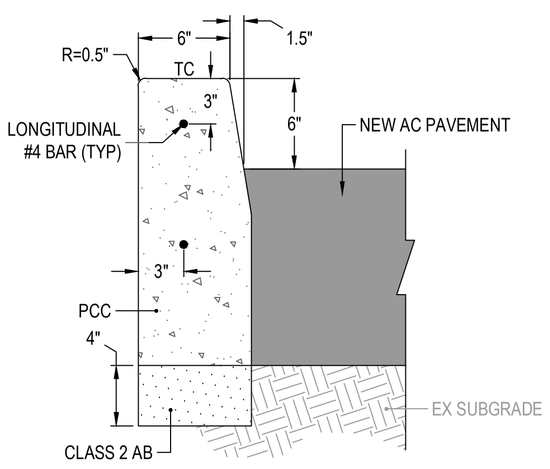


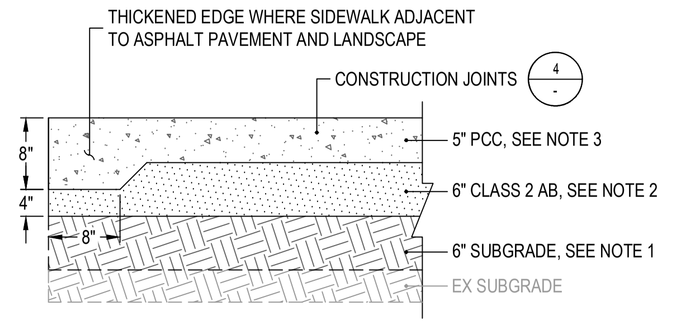
NOTE:

1. WHEN ASPHALT PLUG (AC) IS WIDER THAN 36", CONTRACTOR MAY USE 12" OF CLASS II AGGREGATE BASE COMPACTED AT 95% R.C. FOR THE BASE MATERIAL OF THE UPPER 4" OF ASPHALT. THE OUTER 12" WIDTH OF ASPHALT PLUG MUST REMAIN AS FULL DEPTH ASPHALT.

AC PLUG
NOT TO SCALE
1



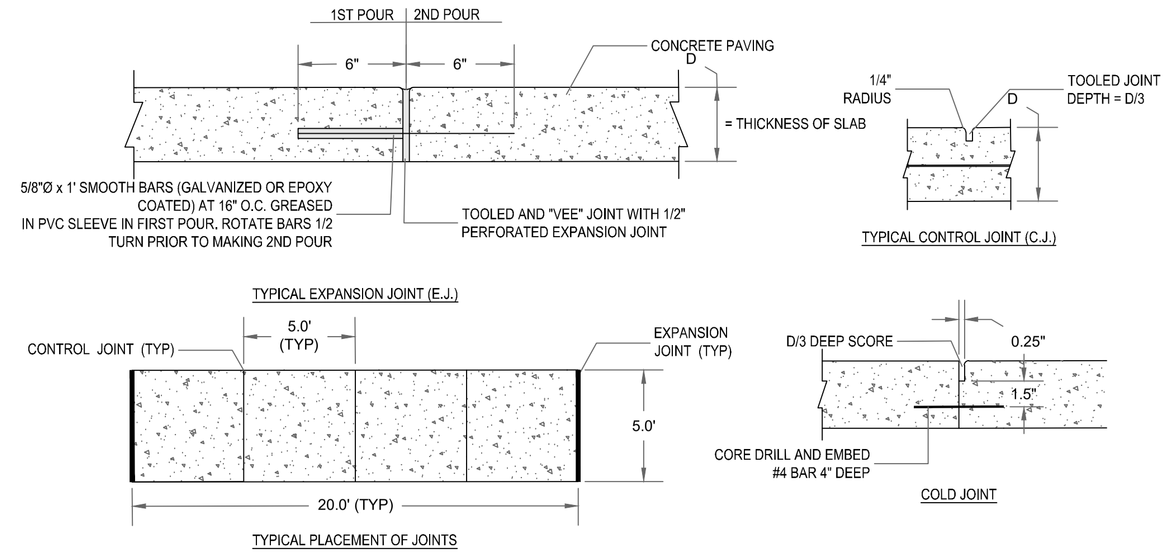
CONCRETE VERTICAL CURB
NOT TO SCALE
2



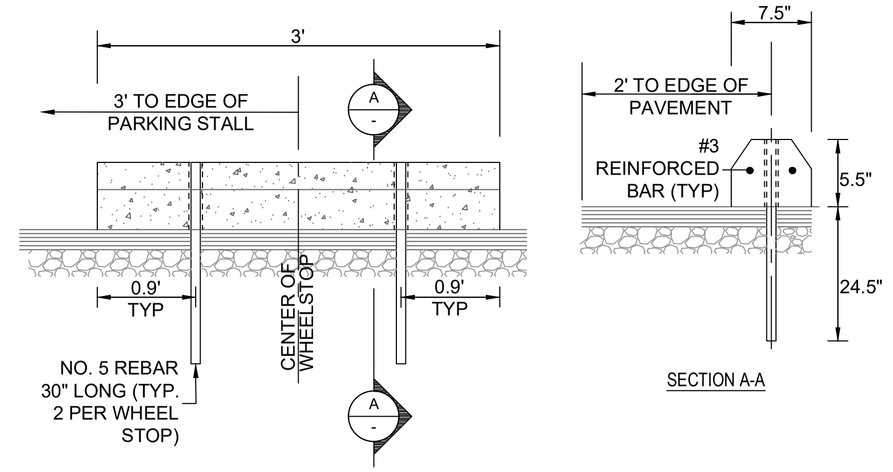
NOTES:

1. PRIOR TO PLACEMENT OF AGGREGATE BASE, SCARIFY THE EX. SUBGRADE TO A MINIMUM DEPTH OF 6-INCHES, MOISTURE-CONDITIONS TO BE ABOVE OPTIMUM MOISTURE CONTENT AND COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION (R.C.)
2. AGGREGATE BASE SHALL BE PLACED IN 6-INCH MAXIMUM LIFTS AND COMPACTED TO 95% R.C
3. PORTLAND CONCRETE CEMENT SHALL HAVE A MINIMUM OF 3000 PSI (28 DAY) COMPRESSIVE STRENGTH

CONCRETE SIDEWALK
NOT TO SCALE
3



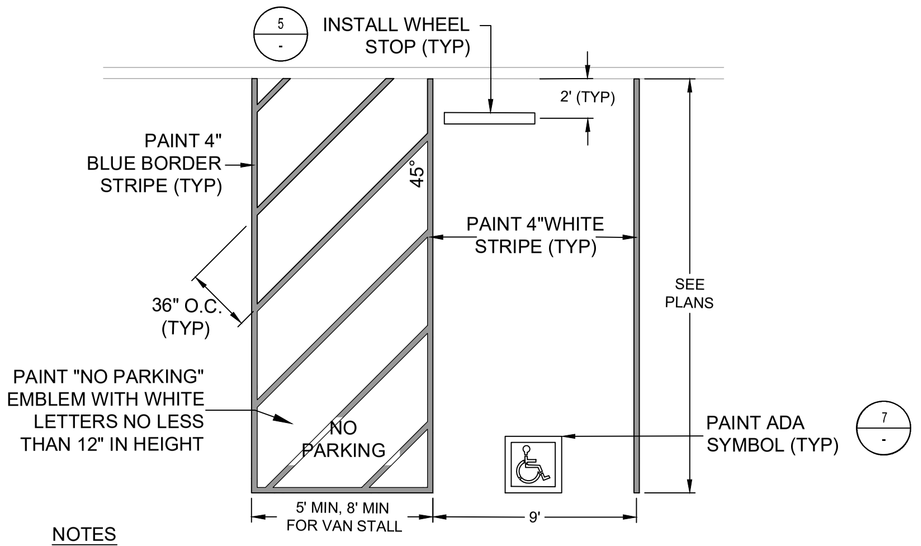
EXPANSION JOINT
NOT TO SCALE
4



NOTES

1. MANUFACTURER: BERTELSON PRECAST OR APPROVED EQUAL

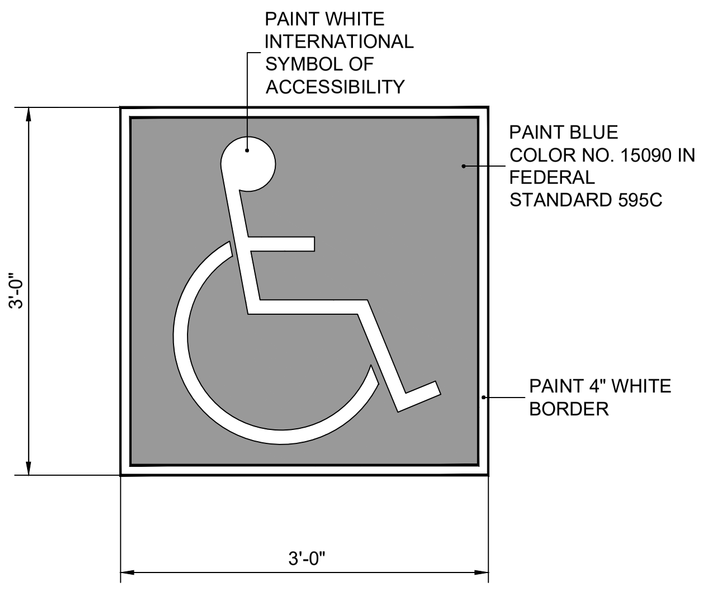
CONCRETE WHEEL STOP
NOT TO SCALE
5



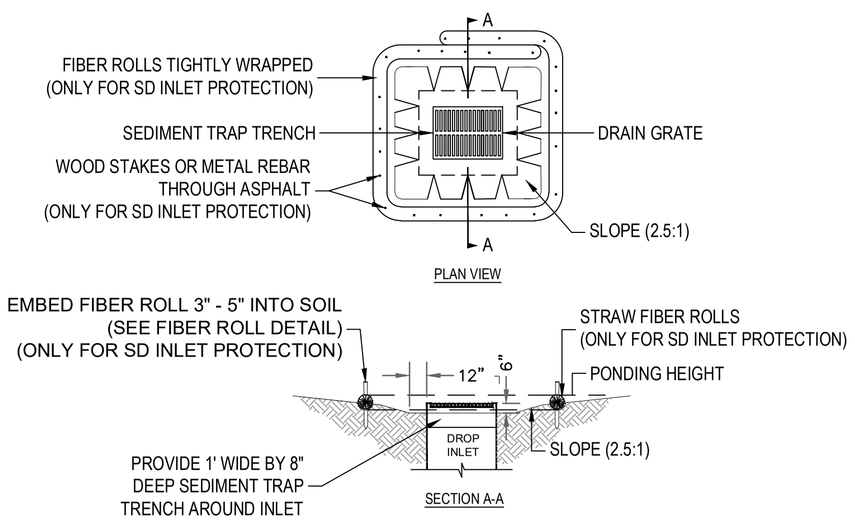
NOTES

1. SURFACE OF THE PARKING SPACE(S) AND ACCESS AISLE(S) DOES NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION
2. CURB RAMP REQUIRED WHEN WALK IS AT DIFFERENT LEVEL THAN PARKING ELEVATION. SEE HORIZONTAL LAYOUT PLAN FOR PROPOSE CURB RAMP LOCATIONS.

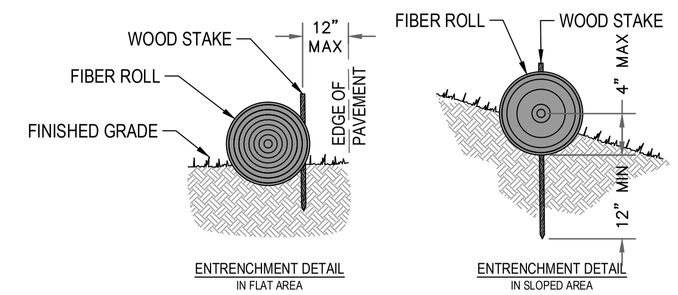
ADA PARKING STALL STRIPING
NOT TO SCALE
6



ADA SYMBOL
NOT TO SCALE
7



STORM DRAIN INLET PROTECTION
NOT TO SCALE
8



NOTES:

1. FIBER ROLLS ARE TUBES MADE FROM POROUS BIODEGRADABLE FIBER STUFFED IN A PHOTO-DEGRADABLE OPEN WEAVE NETTING. THEY ARE APPROXIMATELY 8" DIAMETER.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 2"-4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. ROLLS SHOULD BE ABUTTED SECURELY TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.

FIBER ROLL
NOT TO SCALE
9

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	06.22.23	REVISED XYZ	BKF	SC	MT	JY	JW
	04.17.23	CITY REQUESTED CLARIFICATIONS	BKF	SC	MT	JY	JW
	03.18.22	PLANNING APPLICATION RESUBMITTAL 2	BKF	SC	MT	JY	JW

JOB NO	200175
DSGN	BKF ENGINEERS
DWN	S. CHEN
CHKD	M. THOMAS
SUPV	J. YOUNG
APVD 1	J. WHITE
APVD 2	
DATE	12/11/2023

REGISTERED PROFESSIONAL ENGINEER JOSEPH K. YOUNG No. C84619 CIVIL STATE OF CALIFORNIA

CRESS Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

PG&E NO	15101
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	15101
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
SITE IMPROVEMENTS (PACKAGE #2)
CONSTRUCTION DETAILS

2111 HILLCREST AVE, ANTIOCH, CA

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ERM 6057010
DRAWING NUMBER 0000-CW116-G0
SHEET NUMBER C8.10
REV

ARCH D

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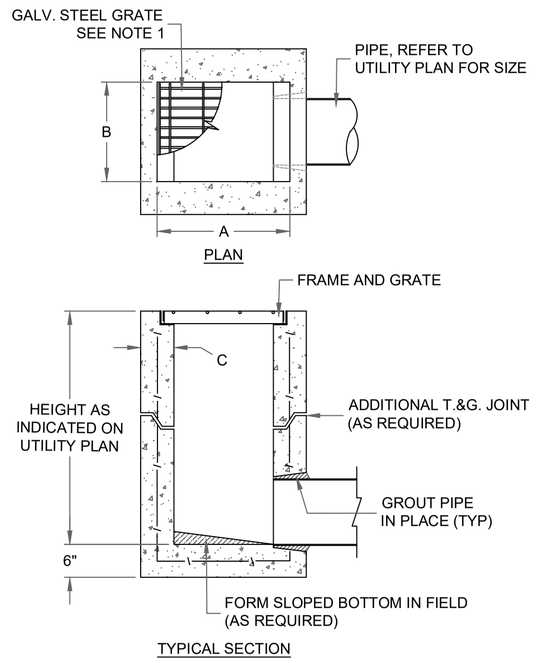
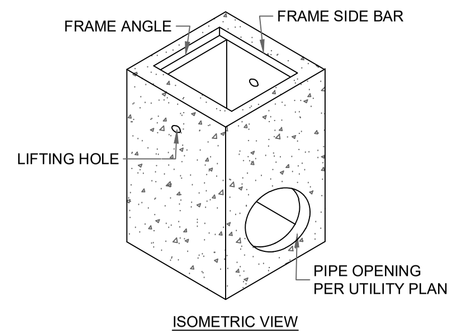


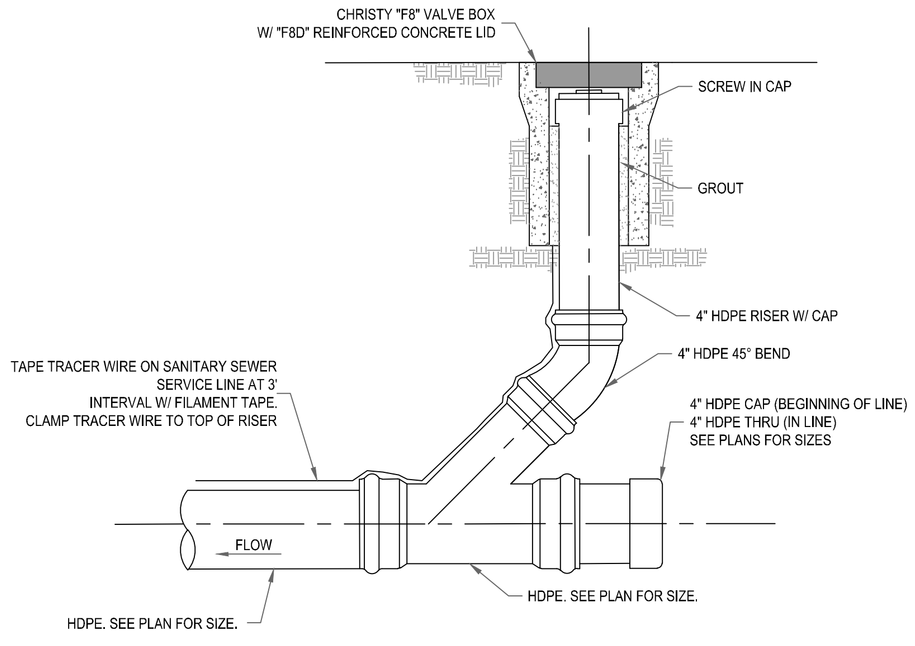


NOTES

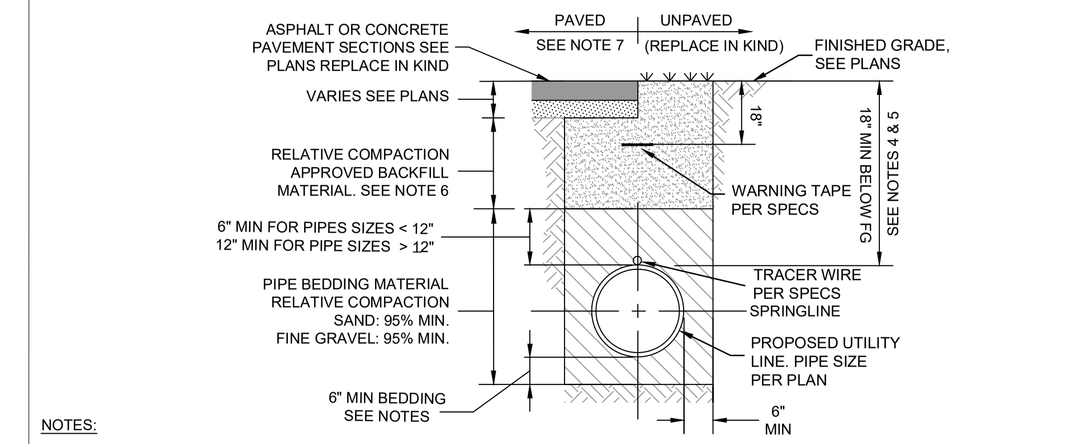
1. CONTRACTOR TO INSTALL JENSEN PRECAST PRODUCTS OR APPROVED EQUIVALENT.
2. ALL OVERFLOW 12" X 12" DROP INLET FRAMES AND GRATES IN BIORETENTION AREAS ARE NOT REQUIRED TO BE H20 TRAFFIC RATED.

MODEL NO.	A		B		C	
	IN	MM	IN	MM	IN	MM
DI2424	24	600	24	600	8	200

STORM DRAIN OVERFLOW STRUCTURE — NOT TO SCALE — 1



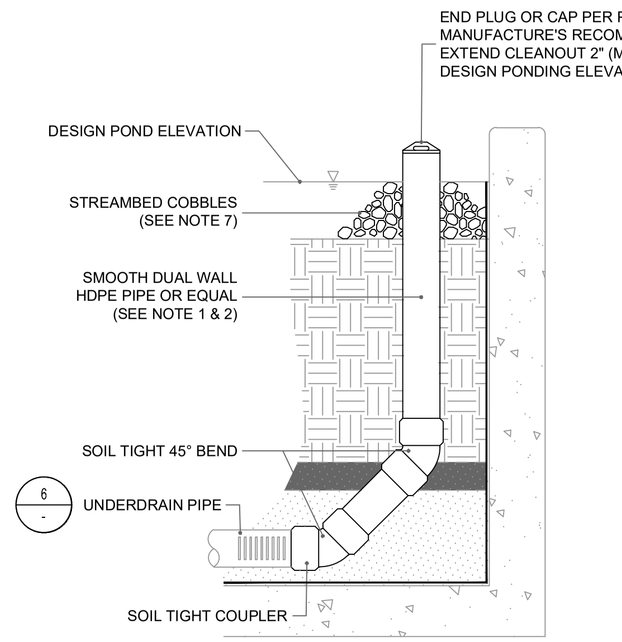
STORM DRAIN / SANITARY SEWER CLEAN OUT — NOT TO SCALE — 2



NOTES:

1. BEDDING SHOULD EXTEND A MINIMUM D/4 (D=OUTSIDE PIPE DIAMETER) BELOW BOTTOM OF PIPE.
2. SEE PROJECT SPECIFICATIONS FOR FURTHER UTILITY TRENCH REQUIREMENTS.
3. WHERE TRENCHES EXCEED 5' DEEP, CONTRACTOR TO CONFORM TO CURRENT OSHA REQUIREMENTS FOR SHORING, SLOPING, AND WORKING SAFELY.
4. COVER FOR PAVED AREAS IS DEFINED FROM TOP OF PIPE TO BOTTOM OF AGGREGATE BASE.
5. COVER FOR UNPAVED AREAS IS DEFINED FROM TOP OF PIPE TO TOP OF FINISHED SURFACE.
6. THE RELATIVE COMPACTION FOR APPROVED NATIVE MATERIAL, IMPORTED FILL, AND CALTRANS CLASS II AGGREGATE BASE SHALL BE AS FOLLOW:
   PAVED AREAS: 95% MINIMUM NON-PAVED AREAS: 90% MINIMUM
7. ASPHALT PAVEMENT REPAIR SHALL EXTEND 12" ON EITHER SIDE OF THE TRENCH AND SHALL MATCH EXISTING PAVEMENT SECTION OR MIN 4" AC/6"AB. CONCRETE PAVEMENT SECTION SHALL EXTEND TO NEAREST SCORE LINE ON EITHER SIDE OF THE TRENCH AND SHALL MATCH EXISTING PAVEMENT SECTION OR MIN 4" PCC/6"AB WITH #4 EPOXY COATED BARS @ 18" O.C.E.W. FOR PEDESTRIAN TRAFFIC AREAS & 9" PCC/6" AB WITH #4 EPOXY COATED BARS @ 12"O.C.E.W. FOR VEHICLE AREAS.

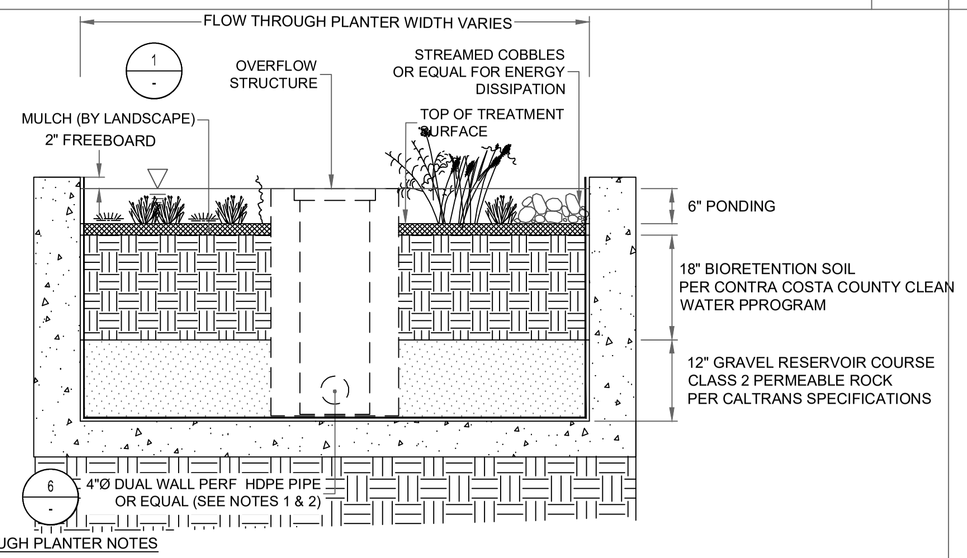
UTILITY TRENCHING — NOT TO SCALE — 3



GENERAL NOTES

1. CLEANOUT PIPE SHALL BE SAME SIZE AND MATERIAL AS UNDERDRAIN PIPE.
2. LOCKING MECHANISM SHALL BE TAMPER RESISTANT AND FLUSH OR RECESSED IN LID.
3. CLEANOUT SHALL BE INSTALLED TO ALLOW FOR MAINTENANCE ACCESS TO ALL PIPES.
4. ALL FITTINGS SHALL BE SOIL TIGHT.
5. MINIMUM STREAMED COBBLE DIAMETER SHALL BE LARGER THAN MAX GRATE OPENING.

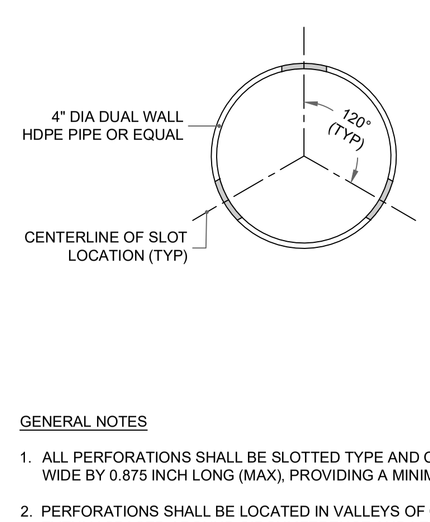
FLOW THROUGH PLANTER CLEANOUT — NOT TO SCALE — 4

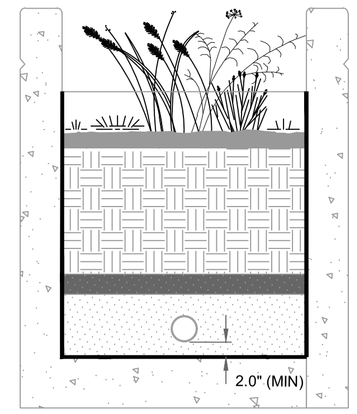


FLOWTHROUGH PLANTER NOTES

1. ALL PERFORATIONS SHALL BE SLOTTED TYPE AND CONFORM TO AASHTO CLASS 2 SPECIFICATIONS AND MEASURE 0.125 INCH WIDE BY 0.875 INCH LONG (MAX), PROVIDING A MINIMUM INLET AREA OF 1.0 SQUARE INCH PER LINEAR FOOT OF PIPE.
2. PERFORATION SHALL BE LOCATED IN VALLEYS OF CORRUGATIONS, ORIENTED PERPENDICULAR TO LONG AXIS OF PIPE, AND EVENLY SPACED AROUND CIRCUMFERENCE AND LENGTH OF PIPE.
3. SET CROWN OF UNDERDRAIN PIPE AT OR BELOW BOTTOM OF CHOCKING COURSE.

FLOW THROUGH PLANTER - TYPICAL SECTION — NOT TO SCALE — 5

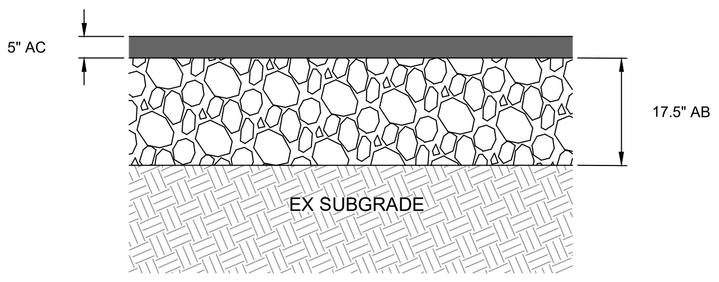




GENERAL NOTES

1. ALL PERFORATIONS SHALL BE SLOTTED TYPE AND CONFORM TO AASHTO CLASS II SPECIFICATIONS AND MEASURE 0.125 INCH WIDE BY 0.875 INCH LONG (MAX), PROVIDING A MINIMUM INLET AREA OF 1.0 SQUARE INCH PER LINEAR FOOT OF PIPE.
2. PERFORATIONS SHALL BE LOCATED IN VALLEYS OF CORRUGATIONS, ORIENTED PERPENDICULAR TO LONG AXIS OF PIPE, AND EVENLY SPACED AROUND CIRCUMFERENCE AND LENGTH OF PIPE.
3. SET CROWN OF UNDERDRAIN PIPE AT OR BELOW BOTTOM OF CHOKING COURSE. SEE DESIGNER NOTES FOR ADDITIONAL GUIDANCE ON LOCATING UNDERDRAIN PIPE IN GRAVEL STORAGE.
4. LONGITUDINAL SLOPE OF UNDERDRAIN PIPE SHALL BE 0.5% MINIMUM.

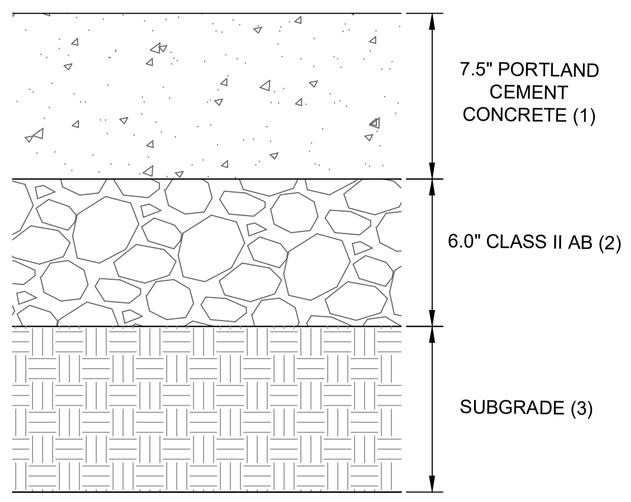
UNDERDRAINS — NOT TO SCALE — 6



NOTES

1. SEE DRAWINGS FOR ASPHALT REMOVAL AREAS.
2. THE ASPHALT PAVEMENT SECTION IS BASED ON TRAFFIC INDEX OF 8.0
3. THE PAVEMENT SUBGRADE SHALL CONSIST OF EXISTING NON-ORGANIC SITE SOILS (AFTER STRIPPING) SCARIFIED TO A DEPTH OF 12 INCHES, MOISTURE-CONDITIONED, AND RE-COMPACTED TO A MINIMUM 95 PERCENT RELATIVE COMPACTION (BASED ON ASTM TEST METHOD D1557).
4. CLASS II AB SHALL MEET CALTRANS STANDARD SPECIFICATIONS.
2. SHALLOW UTILITIES MAY BE PRESENT. CONTRACTOR SHALL IDENTIFY AND LOCATE ALL UTILITIES IN PROJECT AREA PRIOR TO CONSTRUCTION.

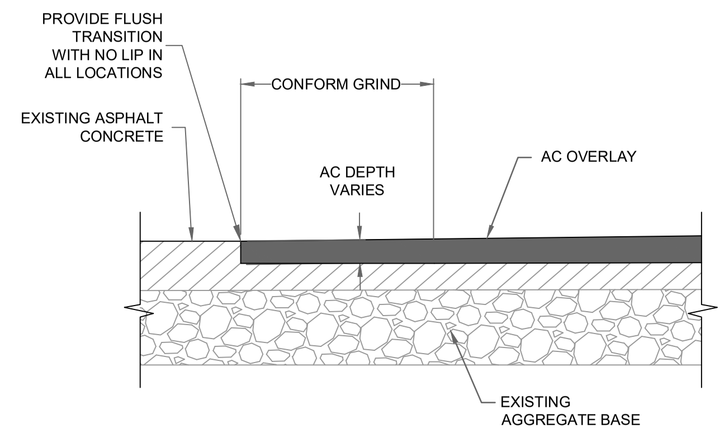
ASPHALT CONCRETE PAVEMENT SECTION — NOT TO SCALE — 7



NOTES:

1. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM OF 3,000 PSI AT 28 DAYS.
2. COMPACT AGGREGATE BASE TO A MINIMUM OF 95 PERCENT COMPACTION NEAR OPTIMUM MOISTURE CONTENT.
3. SCARIFY AND COMPACT UPPER 12" OF SUBGRADE TO A MINIMUM OF 95 PERCENT COMPACTION AT NEAR OPTIMUM MOISTURE CONTENT.
4. CONSTRUCTION JOINTS SHALL BE LOCATED NO MORE THAN 10 FEET APART IN BOTH DIRECTIONS.

PORTLAND CEMENT CONCRETE PAVEMENT SECTION — NOT TO SCALE — 8



NOTE

1. CONTRACTOR TO VERIFY EXISTING AC PAVEMENT SECTION.

ASPHALT OVERLAY — NOT TO SCALE — 9

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	06.22.23	REVISED XYZ	BKF	SC	MT	JY	JW
	04.17.23	CITY REQUESTED CLARIFICATIONS	BKF	SC	MT	JY	JW
	03.18.22	PLANNING APPLICATION RESUBMITTAL 2	BKF	SC	MT	JY	JW

JOB NO	200175
DSGN	BKF ENGINEERS
DWN	S. CHEN
CHKD	M. THOMAS
SUPV	J. YOUNG
APVD 1	J. WHITE
APVD 2	
DATE	12/11/2023

REGISTERED PROFESSIONAL ENGINEER — JOSEPH K. YOUNG — No. C84619 — CIVIL — STATE OF CALIFORNIA

PG&E CRESS — Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

PG&E NO	15101
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	15101
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
SITE IMPROVEMENTS (PACKAGE #2)
CONSTRUCTION DETAILS

2111 HILLCREST AVE, ANTIOCH, CA

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ERM 6057010
DRAWING NUMBER 0000-CW115-G0
SHEET NUMBER C8.00
REV

D20

ARCH D



BIKE RACK
MANU.: DERO
AVAIL.:www.dero.com
MOUNT: SURFACE

NOTES:
1. REFER TO LAYOUT PLANS FOR QUANTITY AND LOCATION.
2. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

1 **BIKE RACK** SCALE: NTS

1/1 DTI-bike_rack.dwg

PRELIMINARY PLANT MATERIAL KEY

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS*
	TREES				
LAG NAT	Lagerstroemia i. 'Natchez'	Crape Myrtle	24" BOX-STD.	SEE PLANS	L
PLA COL	Platanus a. 'Columbia'	London Plane Tree	24" BOX-STD.	SEE PLANS	M
QUE AGR	Quercus agrifolia	Coast Live Oak	24" BOX-STD.	SEE PLANS	VL
	SHRUBS/GRASSES/PALMS				
ARC JOH	Arctostaphylos 'John Dourley'	Manzanita	5 GAL	60" O.C.	L
COT LON	Cotoneaster d. 'Lonfast'	Bearberry Cotoneaster	1 GAL	60" O.C.	L
CIS PRO	Cistus salvifolius 'Prostratus'	Sageleaf Rockrose	1 GAL	60" O.C.	L
FES ELI	Festuca glauca 'Elijah Blue'	Common Blue Fescue	1 GAL	12" O.C.	L
GRE COA	Grevillea lanigera 'Coastal Gem'	Wolly Grevillea	1 GAL	48" O.C.	L
HEL SEM	Helictotrichon sempervirens	Blue Oat Grass	1 GAL	30" O.C.	L
MYO PUT	Myoporum p. 'Putah Creek'	Myoporum	1 GAL	60" O.C.	L
NER SIS	Nerium o. 'Sister Agnes'	Oleander	5 GAL	96" O.C.	L
PHO JAC	Phormium x. 'Jack Spratt'	New Zealand Flax	1 GAL	18" O.C.	L
PHO PLA	Phormium x. 'Platt's Black'	New Zealand Flax	5 GAL	36" O.C.	L
PRU COL	Prunus c. 'Compacta' Column	Compact Column Cherry Laurel	15 GAL	48" O.C.	L
SAL HOT	Salvia microphylla 'Hot Lips'	Hot Lips Sage	5 GAL	36" O.C.	L
	BIORETENTION SOD				
	'Mon Free Blend' Native Grass Sod (Seed is bid alternate for owner consideration - Available: Delta Bluegrass Company (800) 637-8873				L

NOTES:
1. * - WUCOLS IV RATING IS AN INDUSTRY STANDARD FOR IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN SPECIFIC CALIFORNIA REGIONS. THE MAJORITY OF PLANTS FOR THIS REGION ARE VERY LOW (VL) TO Medium (M) WATER REQUIREMENTS AND PLANTED IN SPECIFIC HYDROZONES. ABBREVIATIONS FOR WUCOLS WATER NEEDS ARE: VL - VERY LOW, L - LOW, M - MEDIUM, H - HIGH.

WATER EFFICIENCY WORKSHEET - WELO

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 45.4

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low Water-Use Plants	0.3	Drip	0.81	0.37	24,634	9,115	256,557
Low Water-Use Plants	0.3	Spray	0.75	0.40	66,079	26,432	743,997
Moderate Water-Use Trees	0.5	Drip	0.81	0.62	128	79	2,234
					(A)	(B)	
				Totals	90,841	35,626	1,002,788
Special Landscape Areas							
					(C)	(D)	
				Totals	0	0	
						ETWU Total	1,002,788
			Maximum Allowed Water Allowance (MAWA)[e]				1,150,647

[a] Hydrozone #/Planting Description
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] Irrigation Method
overhead spray
or drip

[c] Irrigation Efficiency
0.75 for spray head
0.81 for drip

[d] ETWU **(Annual Gallons Required) =** ***Eto x 0.62 x ETAF x Area***
where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per year.

[e] MAWA (Annual Gallons Allowed) = (Eto) (0.62) [((ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Regular Landscape Areas

Total ETAF x Area (B)	35,626
Total Area (A)	90,841
Average ETAF	**0.40**

All Landscape Areas

Total ETAF x Area	(B+D)	35,626
Total Area	(A+C)	90,841
Sitewide ETAF	**(B+D) ÷ (A+C)**	**0.40**

TREE REMOVAL & MITIGATION REPLACEMENT TABLE

D.B.H. OF REMOVED TREES	NO. OF TREES REMOVED	NO. & SIZE OF TREES REQURED	NO. OF TREES PROPOSED
<26"	81	0	N/A
>26"	2	2X REMOVED = 4 QTY. 24" BOX	21 QTY. 24" BOX

NOTES:
1. PER THE CITY OF ANTIOCH'S TREE REMOVAL PERMIT, MATURE TREES ARE DEFINED AS HAVING A 26" D.B.H. OR LARGER.
2. TREE NUMBERS CORRESPOND TO THE ARBORIST REPORT PREPARED BY DAVEY RESOURCE GROUP DATED MARCH 2022. REFER TO THE ARBORIST REPORT FOR MEASURES TO MITIGATE CONSTRUCTION IMPACTS TO EXISTING TREES THAT MAY BE AFFECTED BY CONSTRUCTION.
3. TREES #1180 & #3656 ARE 26" IN DIAMETER OR GREATER AND ARE BEING REMOVED.
4. REFER TO THE PRELIMINARY PLANTING PLAN SHEETS L1.1-L1.7 FOR EXISTING TREE LOCATIONS.

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	04/11/22	PLANNING APPLICATION RESUBMITTAL 2	-	-	-	-	-

JOB NO 20015.01
DSGN SF
DWN JM
CHKD SF
SUPV KP
APVD 1 EFI
APVD 2 -
DATE 04/11/2022

LICENSED LANDSCAPE ARCHITECT — SCOTT E. FEUER No. 4848 — STATE OF CALIFORNIA — 08/31/2023 — 04/08/2022

CRESS Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

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T (925) 945-0300 F (925) 945-6688
www.environmentalforesight.com

PG&E NO	15101
SITE TYPE	-
SITE NAME	-
SITE CODE	-
BLDG CODE	15101
BLDG NAME	-
FLOOR CODE	-
JOB NO	20015.02

PG&E ANTIOCH SERVICE CENTER
LANDSCAPE ARCHITECTURE
PRELIM. SCHEDULES & DETAILS
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ANTIOCH, CA 94509

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ERIM DRAWING NUMBER 605710
SHEET NUMBER L0.1
REV X
ARCH D

DRAWING SHEET NAME

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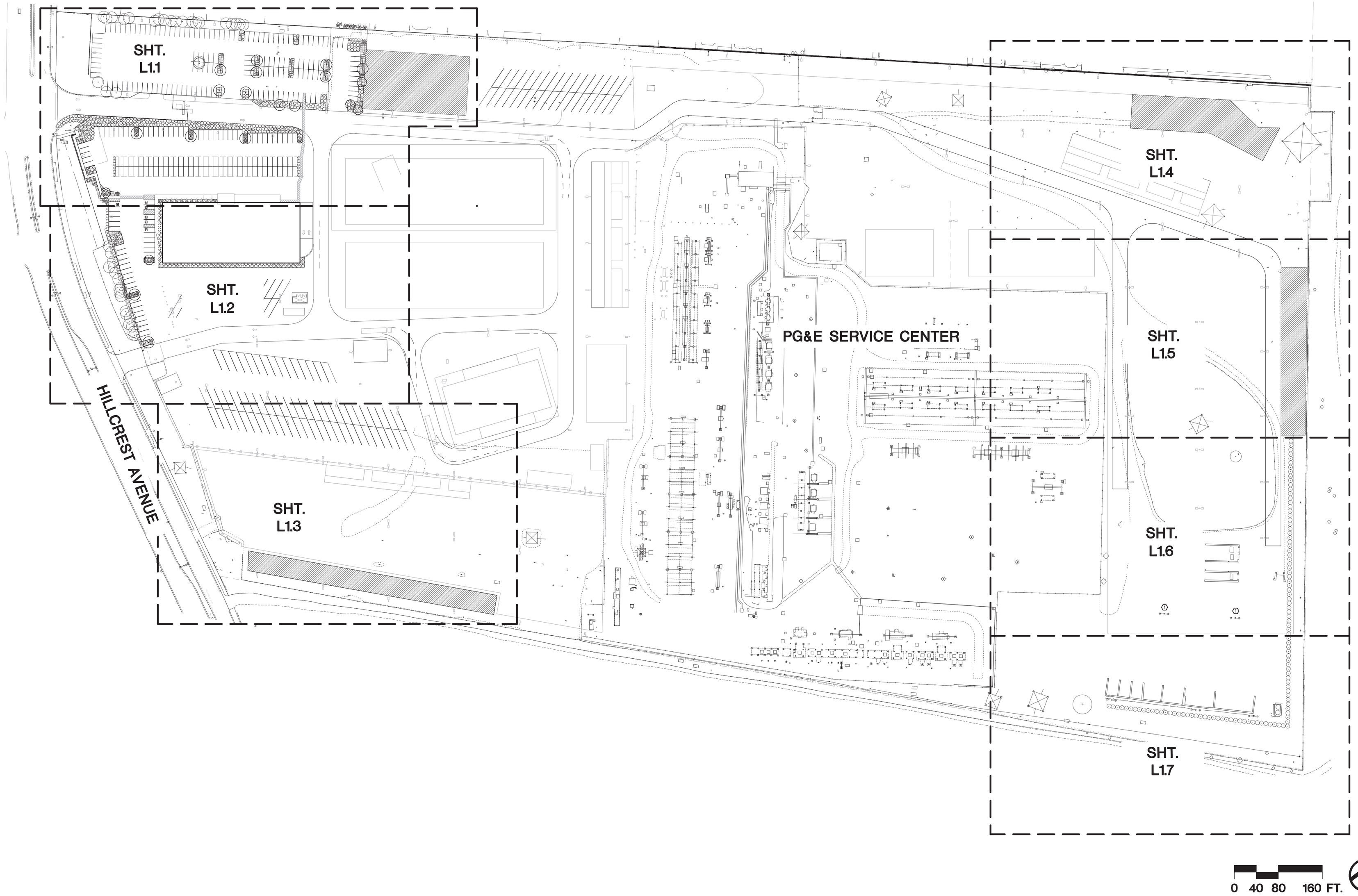
D21



REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
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-	-	-	-	-	-	-	-
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-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	04/11/22	PLANNING APPLICATION RESUBMITTAL 2	-	-	-	-	-

JOB NO	20015.01
DSGN	SF
DWN	JM
CHKD	SF
SUPV	KP
APVD 1	EFI
APVD 2	-
DATE	04/11/2022

LICENSED LANDSCAPE ARCHITECT · SCOTT E. FEUER NO. 6049 · STATE OF CALIFORNIA
SIGNATURE 08/31/2023
RENEWAL DATE 04/08/2025
DATE

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PG&E NO	15101
SITE TYPE	-
SITE NAME	-
SITE CODE	-
BLDG CODE	15101
BLDG NAME	-
FLOOR CODE	-
JOB NO	20015.02

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LANDSCAPE ARCHITECTURE
OVERALL LAYOUT PLAN
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ERIM DRAWING NUMBER 605710

SHEET NUMBER L1.0 | REV X

ARCH D

DRAWING SHEET NAME

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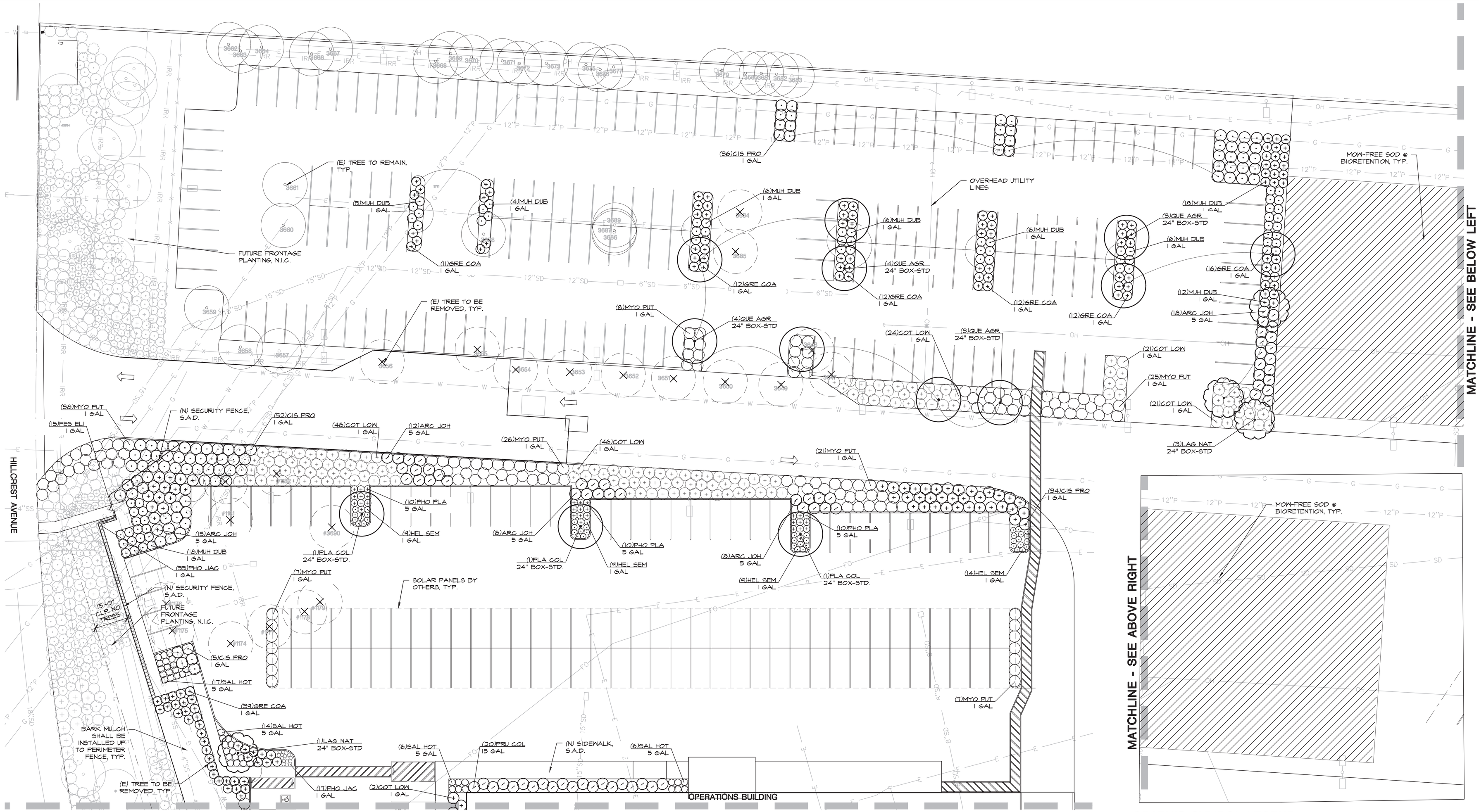
D22



GRAPHIC SYMBOL LEGEND

- DETAIL NUMBER / SHEET NUMBER (e.g. 1 / L5.1)
- 4 — PAVING SCHEDULE (SEE SHEET L0.1)
- (24)AGA RAN 5 GAL — PLANT QUANTITY, PLANT MATERIAL KEY (SEE SHEET L0.1), PLANT CONTAINER SIZE
- ALIGN

0 10 20 40 FT.

N

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	04/11/22	PLANNING APPLICATION RESUBMITTAL 2	-	-	-	-	-

JOB NO	20015.01
DSGN	SF
DWN	JM
CHKD	SF
SUPV	KP
APVD 1	EFI
APVD 2	-
DATE	04/11/2022

LICENSED LANDSCAPE ARCHITECT — SCOTT E. FAUER NO. 4648 — STATE OF CALIFORNIA — 08/31/2023 RENEWAL — 04/08/2022 DATE

CRESS — Corporate Real Estate Strategy and Services
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PACIFIC GAS AND ELECTRIC COMPANY
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PG&E NO	15101
SITE TYPE	-
SITE NAME	-
SITE CODE	-
BLDG CODE	15101
BLDG NAME	-
FLOOR CODE	-
JOB NO	20015.02

PG&E ANTIOCH SERVICE CENTER
LANDSCAPE ARCHITECTURE
PRELIMINARY PLANTING PLAN
2111 HILLCREST AVE
ANTIOCH, CA 94509

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ERM DRAWING NUMBER	605710
SHEET NUMBER	L1.1
REV	X

ARCH D

D23

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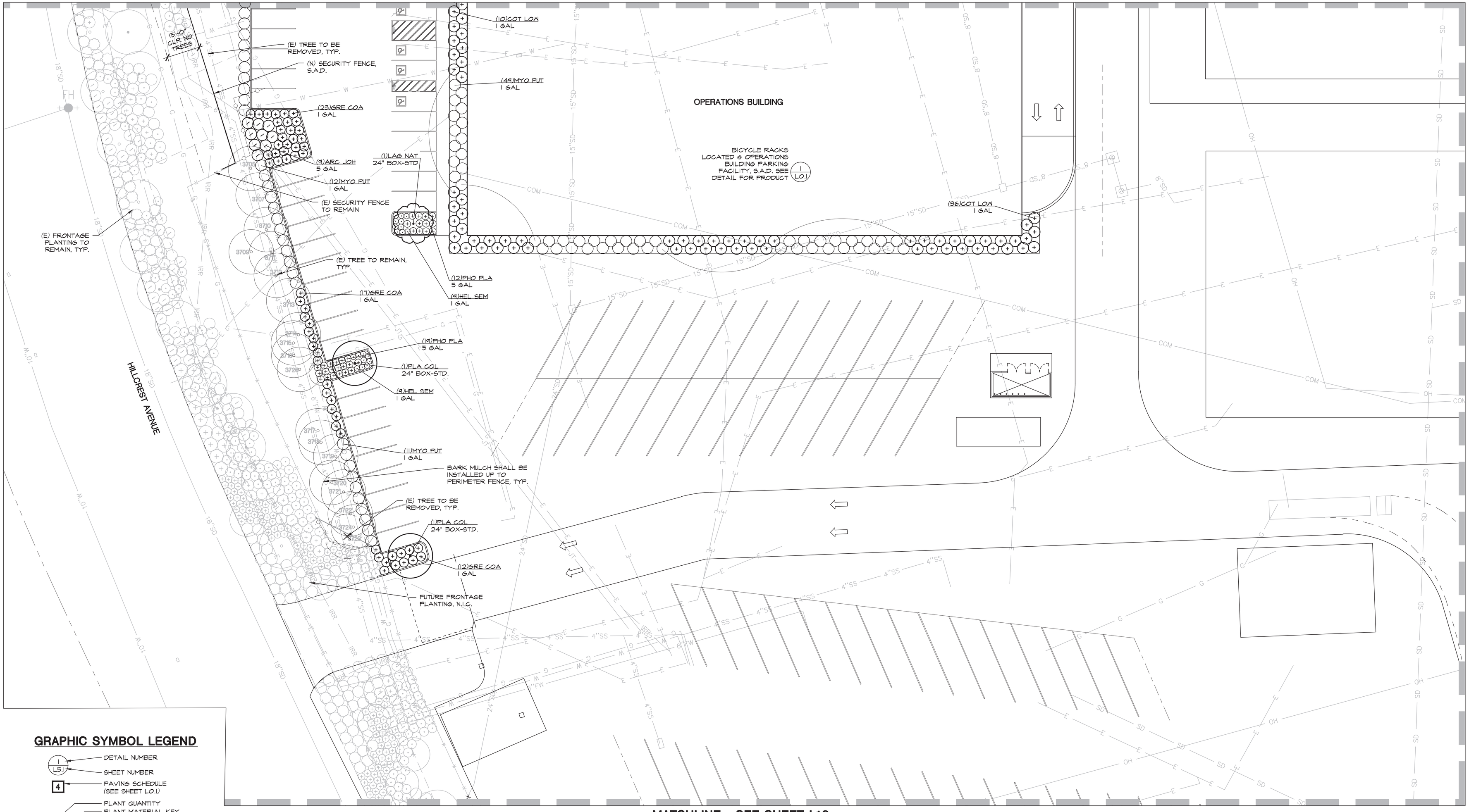
DRAWING SHEET NAME

MATCHLINE - SEE SHEET L1.1



MATCHLINE - SEE SHEET L1.3

GRAPHIC SYMBOL LEGEND

- 1 / L5.1 — DETAIL NUMBER / SHEET NUMBER
- 4 — PAVING SCHEDULE (SEE SHEET L0.1)
- (24)AGA RAN 5 GAL — PLANT QUANTITY / PLANT MATERIAL KEY (SEE SHEET L0.1) / PLANT CONTAINER SIZE
- ALIGN

0 10 20 40 FT.

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD		
-	-	-	-	-	-	-	-	-	JOB NO 20015.01
-	-	-	-	-	-	-	-	-	DSGN SF
-	-	-	-	-	-	-	-	-	DWN JM
-	-	-	-	-	-	-	-	-	CHKD SF
-	-	-	-	-	-	-	-	-	SUPV KP
-	-	-	-	-	-	-	-	-	APVD 1 EFI
-	04/11/22	PLANNING APPLICATION RESUBMITTAL 2	-	-	-	-	-	-	APVD 2 -
									DATE 04/11/2022

LICENSED LANDSCAPE ARCHITECT
Scott E. Feuer No. 4648
SIGNATURE
08/31/2023
REVIEWED DATE
04/08/2022
DATE
STATE OF CALIFORNIA

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PG&E NO	15101
SITE TYPE	-
SITE NAME	-
SITE CODE	-
BLDG CODE	15101
BLDG NAME	-
FLOOR CODE	-
JOB NO	20015.02

PG&E ANTIOCH SERVICE CENTER
LANDSCAPE ARCHITECTURE
PRELIMINARY PLANTING PLAN
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ANTIOCH, CA 94509

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ERIM DRAWING NUMBER 605710
SHEET NUMBER L1.2
REV X

ARCH D

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D24

MATCHLINE - SEE SHEET L1.2

HILLCREST AVENUE

FUTURE FRONTAGE PLANTING, N.I.C.

MOW-FREE SOD @ BIORETENTION, TYP.

FUTURE PLANTING, N.I.C.

GRAPHIC SYMBOL LEGEND

- DETAIL NUMBER
- SHEET NUMBER
- PAVING SCHEDULE (SEE SHEET L0.1)
- PLANT QUANTITY
- PLANT MATERIAL KEY (SEE SHEET L0.1)
- PLANT CONTAINER SIZE
- ALIGN

0 10 20 40 FT.

N

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	04/11/22	PLANNING APPLICATION RESUBMITTAL 2	-	-	-	-	-

JOB NO	20015.01
DSGN	SF
DWN	JM
CHKD	SF
SUPV	KP
APVD 1	EFI
APVD 2	-
DATE	04/11/2022

LICENSED LANDSCAPE ARCHITECT — SCOTT E. FEUER No. 6268 — STATE OF CALIFORNIA
SIGNATURE 08/31/2023
ORIGINAL ISSUE 04/08/2022
SEAL

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PG&E NO	15101
SITE TYPE	-
SITE NAME	-
SITE CODE	-
BLDG CODE	15101
BLDG NAME	-
FLOOR CODE	-
JOB NO	20015.02

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LANDSCAPE ARCHITECTURE
PRELIMINARY PLANTING PLAN
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ERIM DRAWING NUMBER	605710
SHEET NUMBER	REV
L1.3	X

ARCH D

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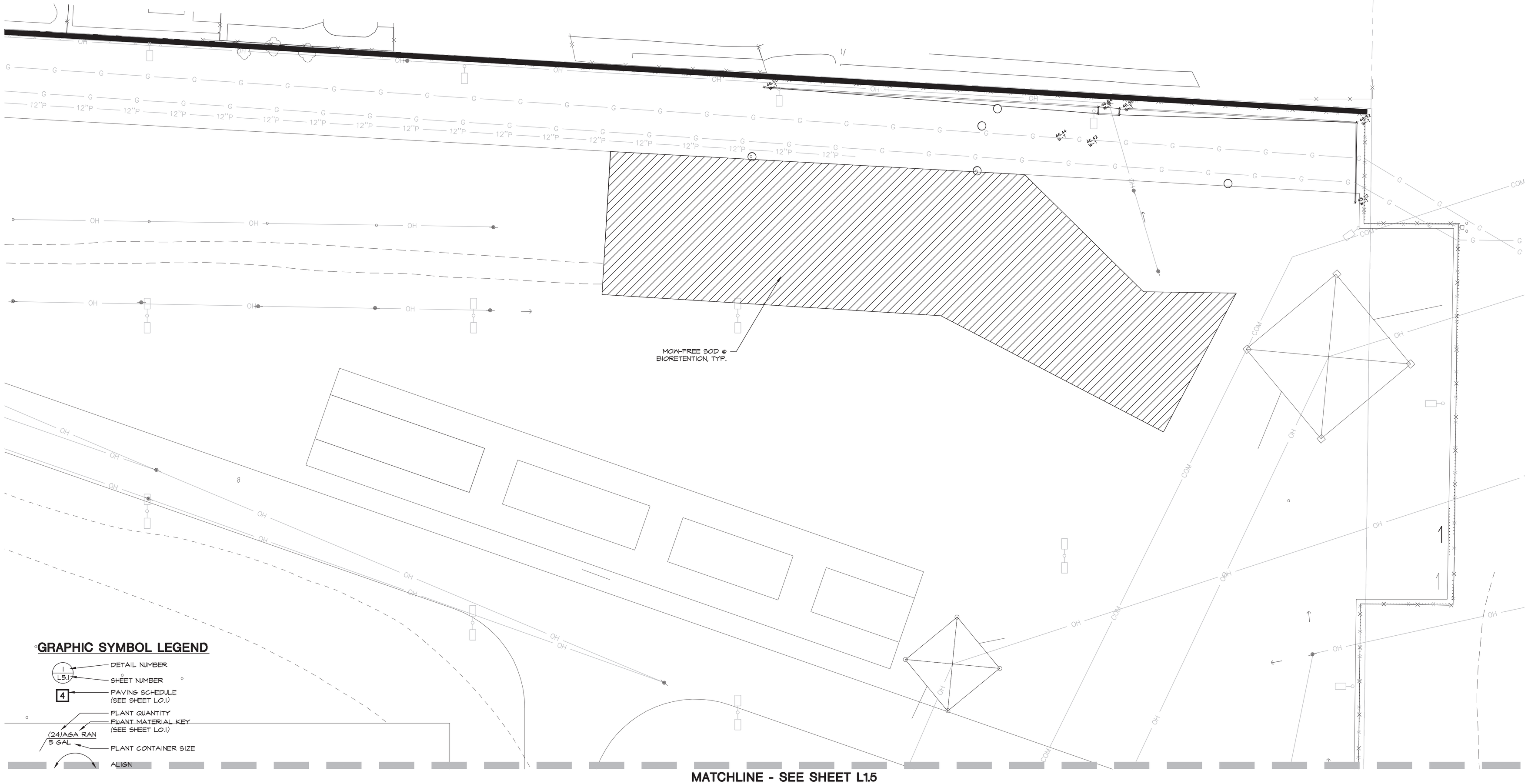
D25

DRAWING SHEET NAME



GRAPHIC SYMBOL LEGEND

- DETAIL NUMBER
- SHEET NUMBER
- PAVING SCHEDULE (SEE SHEET L0.1)
- PLANT QUANTITY
- PLANT MATERIAL KEY (SEE SHEET L0.1)
- PLANT CONTAINER SIZE
- ALIGN

(24)AGA RAN
5 GAL

MATCHLINE - SEE SHEET L1.5

0 10 20 40 FT.

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD		
-	-	-	-	-	-	-	-	-	JOB NO 20015.01
-	-	-	-	-	-	-	-	-	DSGN SF
-	-	-	-	-	-	-	-	-	DWN JM
-	-	-	-	-	-	-	-	-	CHKD SF
-	-	-	-	-	-	-	-	-	SUPV KP
-	-	-	-	-	-	-	-	-	APVD 1 EFI
-	04/11/22	PLANNING APPLICATION RESUBMITTAL 2	-	-	-	-	-	-	APVD 2 -
									DATE 04/11/2022

LICENSED LANDSCAPE ARCHITECT
Scott E. Feuer No. 4658
SIGNATURE
08/31/2023
RENEWAL DATE
04/08/2022
DATE
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PG&E NO	15101
SITE TYPE	-
SITE NAME	-
SITE CODE	-
BLDG CODE	15101
BLDG NAME	-
FLOOR CODE	-
JOB NO	20015.02

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PRELIMINARY PLANTING PLAN
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ERIM DRAWING NUMBER 605710

SHEET NUMBER L1.4 REV X

ARCH D

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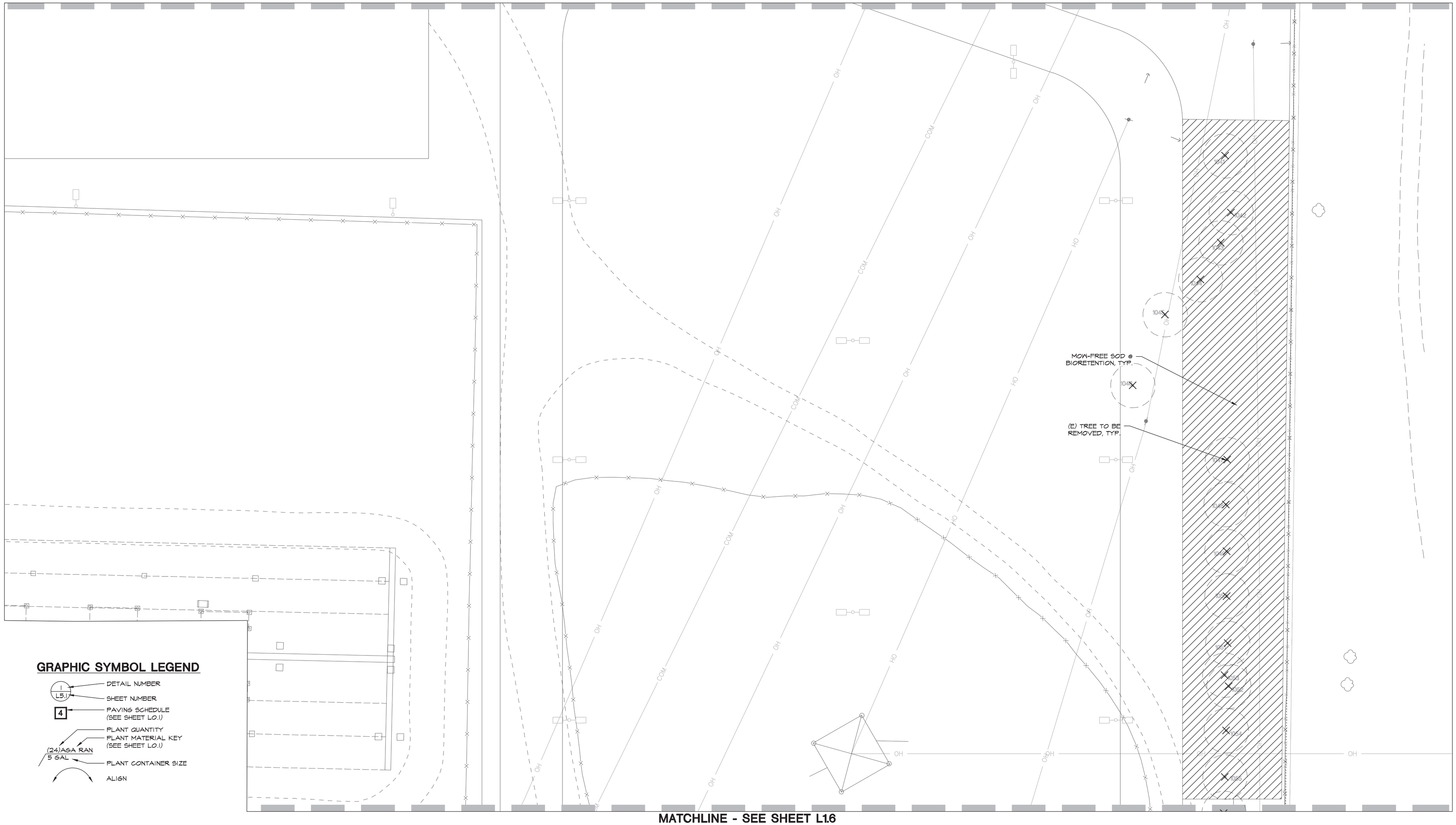
DRAWING SHEET NAME

MATCHLINE - SEE SHEET L1.4



GRAPHIC SYMBOL LEGEND

- DETAIL NUMBER / SHEET NUMBER (L5.1)
- 4 — PAVING SCHEDULE (SEE SHEET LO.1)
- (24)AGA RAN 5 GAL — PLANT QUANTITY / PLANT MATERIAL KEY (SEE SHEET LO.1) / PLANT CONTAINER SIZE
- ALIGN

MATCHLINE - SEE SHEET L1.6

0 10 20 40 FT.

N

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	04/11/22	PLANNING APPLICATION RESUBMITTAL 2	-	-	-	-	-

JOB NO	20015.01
DSGN	SF
DWN	JM
CHKD	SF
SUPV	KP
APVD 1	EFI
APVD 2	-
DATE	04/11/2022

LICENSED LANDSCAPE ARCHITECT — Scott C. Feuer No. 4648 — REGISTERED — 08/31/2023 RENEWAL DATE — 04/08/2022 DATE — STATE OF CALIFORNIA

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PG&E NO	15101
SITE TYPE	-
SITE NAME	-
SITE CODE	-
BLDG CODE	15101
BLDG NAME	-
FLOOR CODE	-
JOB NO	20015.02

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PRELIMINARY PLANTING PLAN
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SHEET NUMBER L1.5 | REV X

ARCH D

DRAWING SHEET NAME

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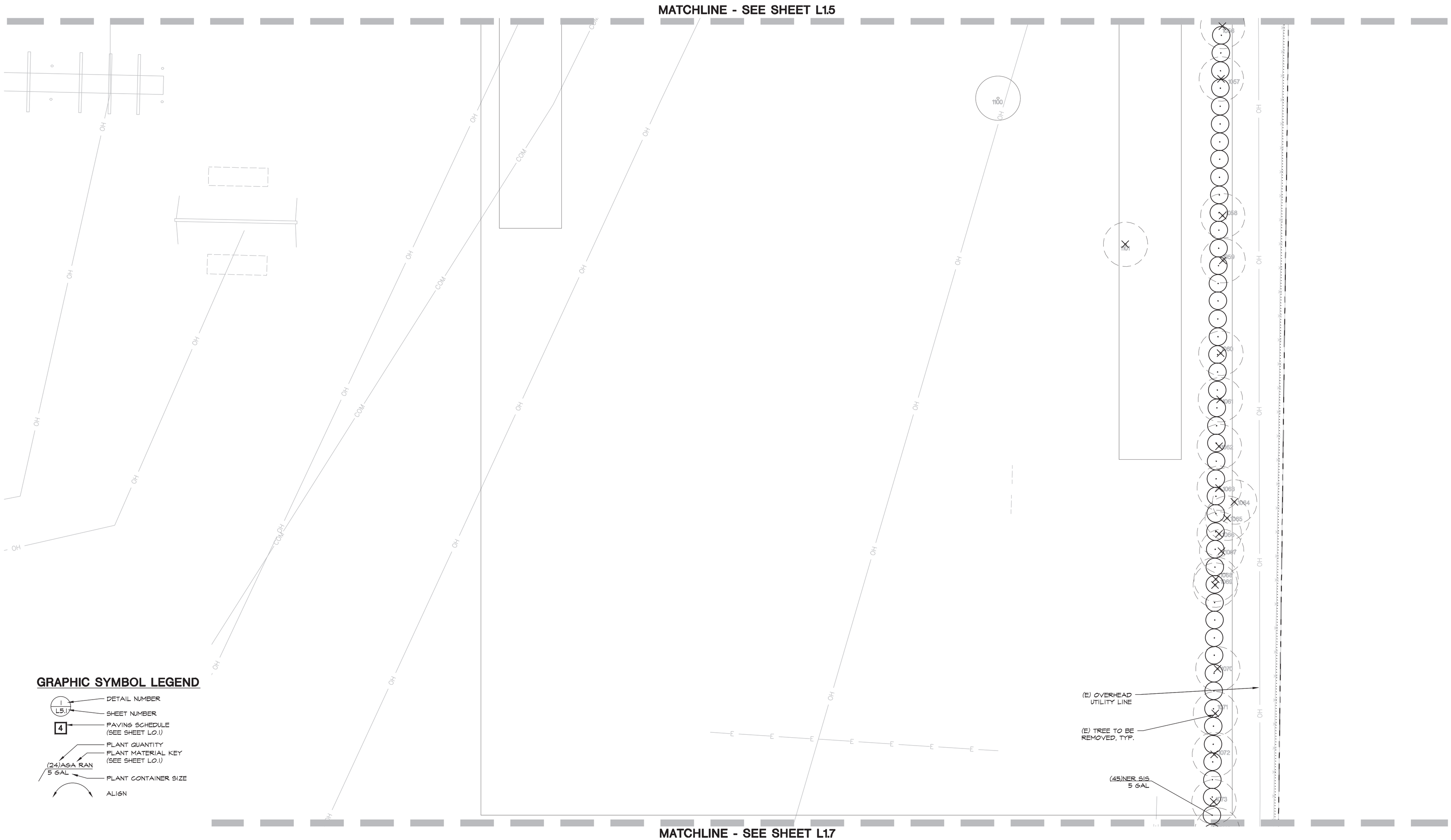
D27



GRAPHIC SYMBOL LEGEND

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD		
-	-	-	-	-	-	-	-	-	JOB NO 20015.01
-	-	-	-	-	-	-	-	-	DSGN SF
-	-	-	-	-	-	-	-	-	DWN JM
-	-	-	-	-	-	-	-	-	CHKD SF
-	-	-	-	-	-	-	-	-	SUPV KP
-	-	-	-	-	-	-	-	-	APVD 1 EFI
-	04/11/22	PLANNING APPLICATION RESUBMITTAL 2	-	-	-	-	-	-	APVD 2 -
									DATE 04/11/2022

LICENSED LANDSCAPE ARCHITECT
Scott E. Feuer No. 4648
SIGNATURE
08/31/2023
RENEWAL DATE
04/08/2022
DATE
STATE OF CALIFORNIA

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PG&E NO	15101
SITE TYPE	-
SITE NAME	-
SITE CODE	-
BLDG CODE	15101
BLDG NAME	-
FLOOR CODE	-
JOB NO	20015.02

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LANDSCAPE ARCHITECTURE
PRELIMINARY PLANTING PLAN
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ERIM DRAWING NUMBER 605710

SHEET NUMBER L1.6 REV X

ARCH D

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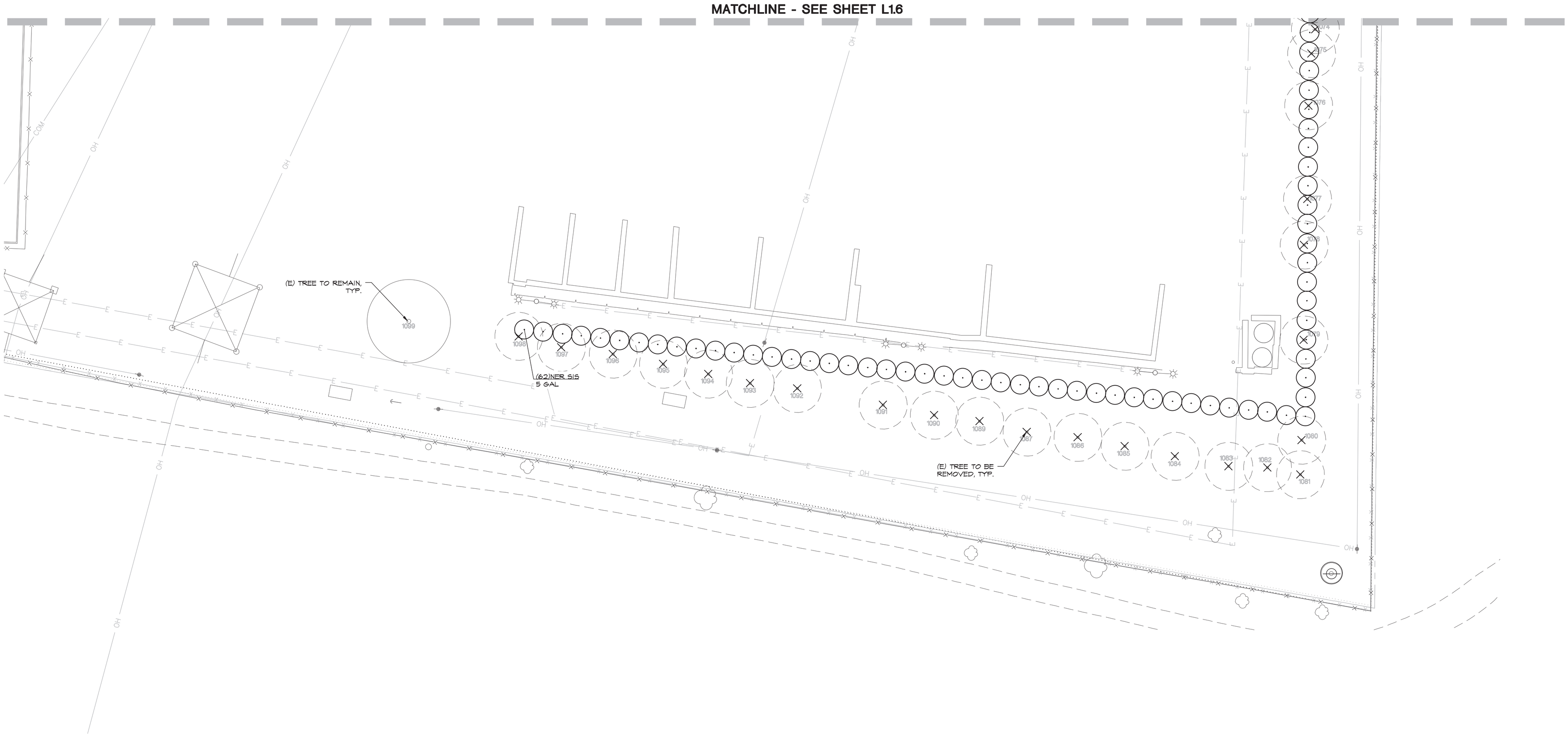
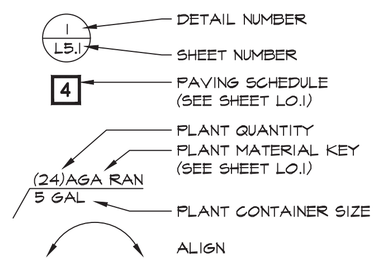
DRAWING SHEET NAME



GRAPHIC SYMBOL LEGEND



0 10 20 40 FT.

N

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD		
-	-	-	-	-	-	-	-	-	JOB NO 20015.01
-	-	-	-	-	-	-	-	-	DSGN SF
-	-	-	-	-	-	-	-	-	DWN JM
-	-	-	-	-	-	-	-	-	CHKD SF
-	-	-	-	-	-	-	-	-	SUPV KP
-	-	-	-	-	-	-	-	-	APVD 1 EFI
-	04/11/22	PLANNING APPLICATION RESUBMITTAL 2	-	-	-	-	-	-	APVD 2 -
									DATE 04/11/2022

LICENSED LANDSCAPE ARCHITECT
Scott E. Feuer No. 4668
SIGNATURE
08/31/2023
RENEWAL DATE
04/08/2022
DATE
STATE OF CALIFORNIA

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Corporate Real Estate Strategy and Services

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PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture

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Walnut Creek, CA 94596
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www.environmentalforesight.com

PG&E NO	15101
SITE TYPE	-
SITE NAME	-
SITE CODE	-
BLDG CODE	15101
BLDG NAME	-
FLOOR CODE	-
JOB NO	20015.02

PG&E ANTIOCH SERVICE CENTER
LANDSCAPE ARCHITECTURE
PRELIMINARY PLANTING PLAN
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ANTIOCH, CA 94509

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ERIM
DRAWING NUMBER 605710

SHEET NUMBER L1.7
REV X

ARCH D

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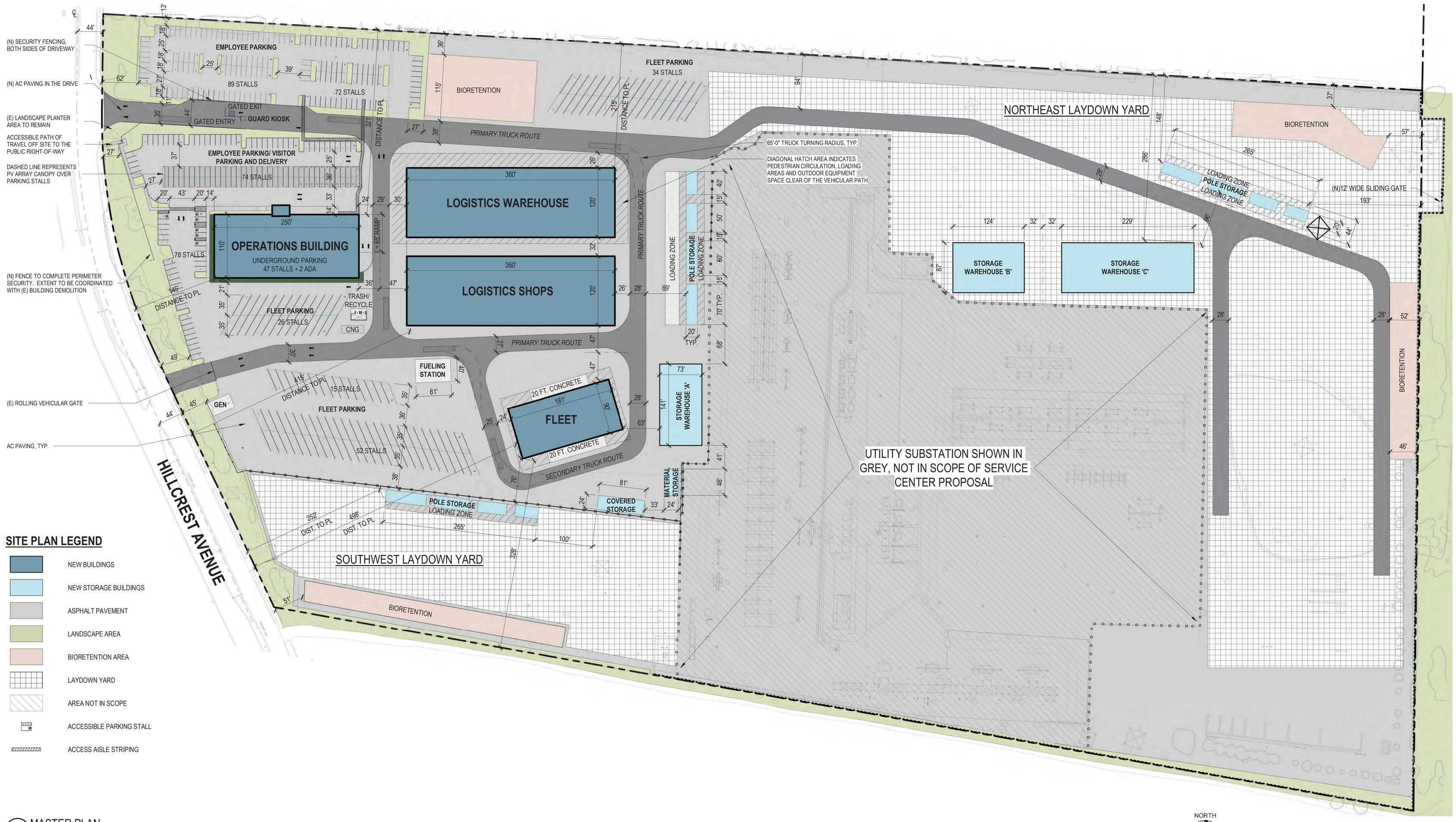
DRAWING SHEET NAME



SITE PLAN LEGEND

- NEW BUILDINGS
- NEW STORAGE BUILDINGS
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- BIORETENTION AREA
- LAYDOWN YARD
- AREA NOT IN SCOPE
- ACCESSIBLE PARKING STALL
- ACCESS AISLE STRIPING

1 MASTER PLAN
SCALE: 1" = 80'-0"

0' 20' 40' 60' 100' 200'

NORTH

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	3/25/2022

CRESS Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

DGA planning | architecture | interiors

PG&E NO	15101
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	15101
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
MASTER PLAN
2111 HILLCREST AVE, ANTIOCH, CA 94509

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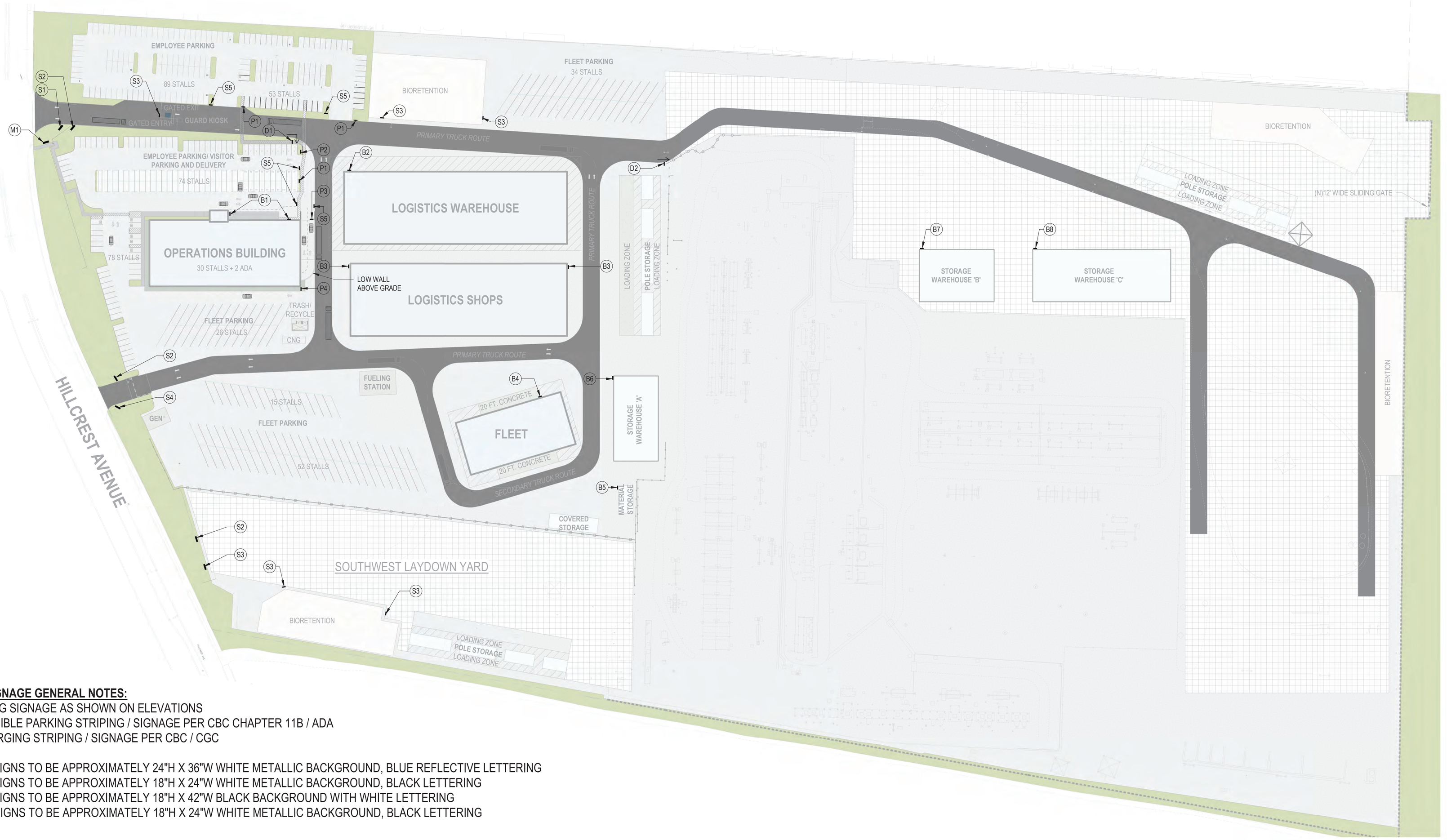
ERM DRAWING NUMBER 6057011
SHEET NUMBER PP-100
REV

ARCH D

D30



SITE SIGNAGE GENERAL NOTES:

BUILDING SIGNAGE AS SHOWN ON ELEVATIONS
ACCESSIBLE PARKING STRIPING / SIGNAGE PER CBC CHAPTER 11B / ADA
EV CHARGING STRIPING / SIGNAGE PER CBC / CGC

ALL 'S' SIGNS TO BE APPROXIMATELY 24"H X 36"W WHITE METALLIC BACKGROUND, BLUE REFLECTIVE LETTERING
ALL 'P' SIGNS TO BE APPROXIMATELY 18"H X 24"W WHITE METALLIC BACKGROUND, BLACK LETTERING
ALL 'B' SIGNS TO BE APPROXIMATELY 18"H X 42"W BLACK BACKGROUND WITH WHITE LETTERING
ALL 'D' SIGNS TO BE APPROXIMATELY 18"H X 24"W WHITE METALLIC BACKGROUND, BLACK LETTERING

1 SITE SIGNAGE PLAN
SCALE: 1" = 80'-0"

NORTH

0' 20' 40' 60' 100' 200'

SIGNAGE SYMBOL LEGEND

MONUMENT SIGN
M1 - EXISTING MONUMENT SIGN TO REMAIN, NO CHANGES PROPOSED

SIGNS, GENERAL
S1 - 24 HOUR EMERGENCY CONTACT: (123) 456-7899 (NUMBER TO BE CONFIRMED BY PGE)
S2 - THIS PROPERTY UNDER 24 HOUR VIDEO SURVEILLANCE
S3 - AUTHORIZED PERSONNEL ONLY - NO TRESPASSING
S4 - EXIT ONLY

PARKING SIGNAGE
P1 - EMPLOYEE PARKING
P2 - VISITOR PARKING
P3 - RAMP DOWN TO PARKING (ABOVE OVERHEAD)
P4 - FLEET PARKING

BUILDING NAMES AND ADDRESSES
B1 - 'OPERATIONS 2111-A'
B2 - 'WAREHOUSE 2111-B'
B3 - 'LOGISTICS SHOPS 2111-C'
B4 - 'FLEET MAINTENANCE 2111-D'
B5 - 'MATERIAL STORAGE 2111-E'
B6 - 'STORAGE 2111-F'
B7 - 'STORAGE 2111 G'
B8 - 'STORAGE 2111 H'

DIRECTIONAL
D1 - EMPLOYEE PARKING
D2 - STORAGE F AND G; WET SPOILS PROCESSING; SITE BULK MATERIAL STORAGE

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
CHKD	DGA
SUPV	
APVD 1	DGA
APVD 2	
DATE	3/25/2022

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PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

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PG&E NO	15101
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	15101
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
SITE SIGNAGE PLAN
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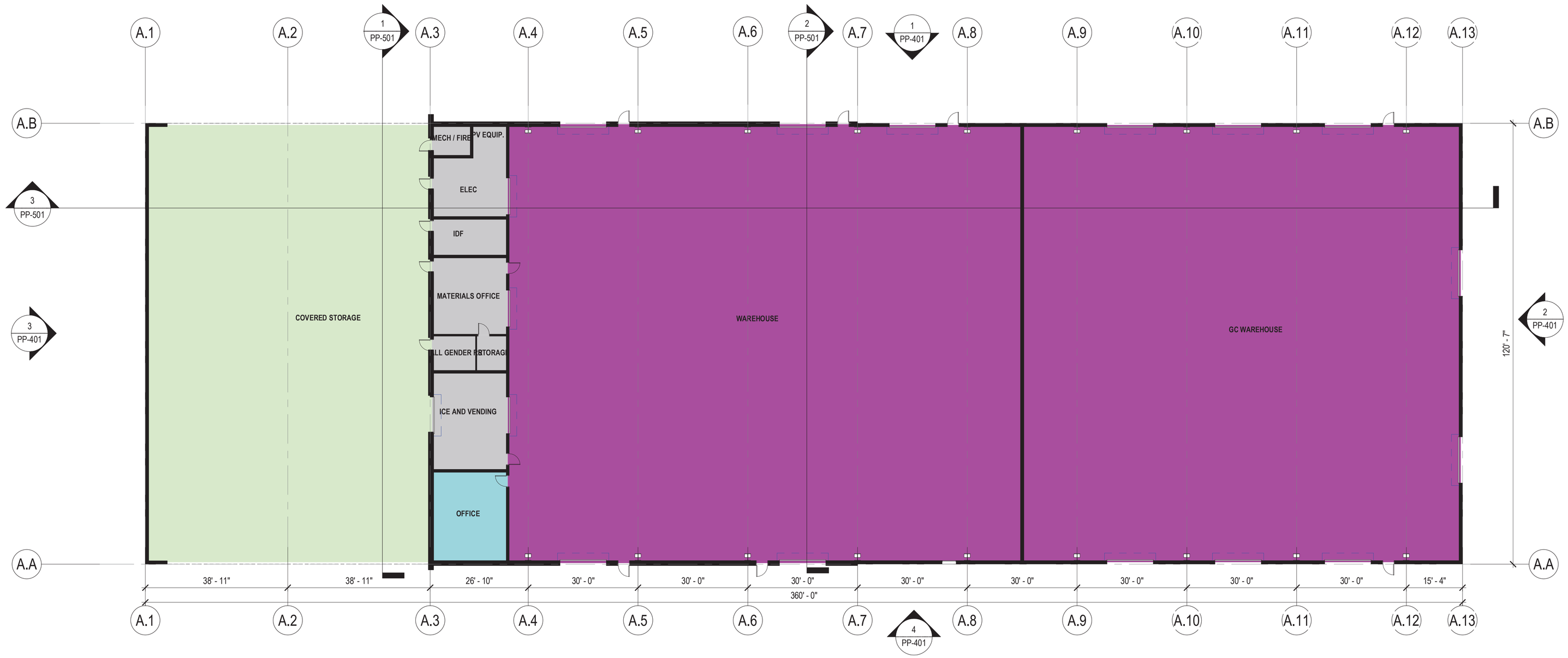
ERM DRAWING NUMBER 6057011

SHEET NUMBER PP-101 REV

ARCH D

D31



1 LOGISTICS WAREHOUSE - FLOOR PLAN
SCALE: 1/16" = 1'-0"

NORTH

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
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APVD 2	
DATE	3/25/2022

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PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
LOGISTICS WAREHOUSE - FLOOR PLAN
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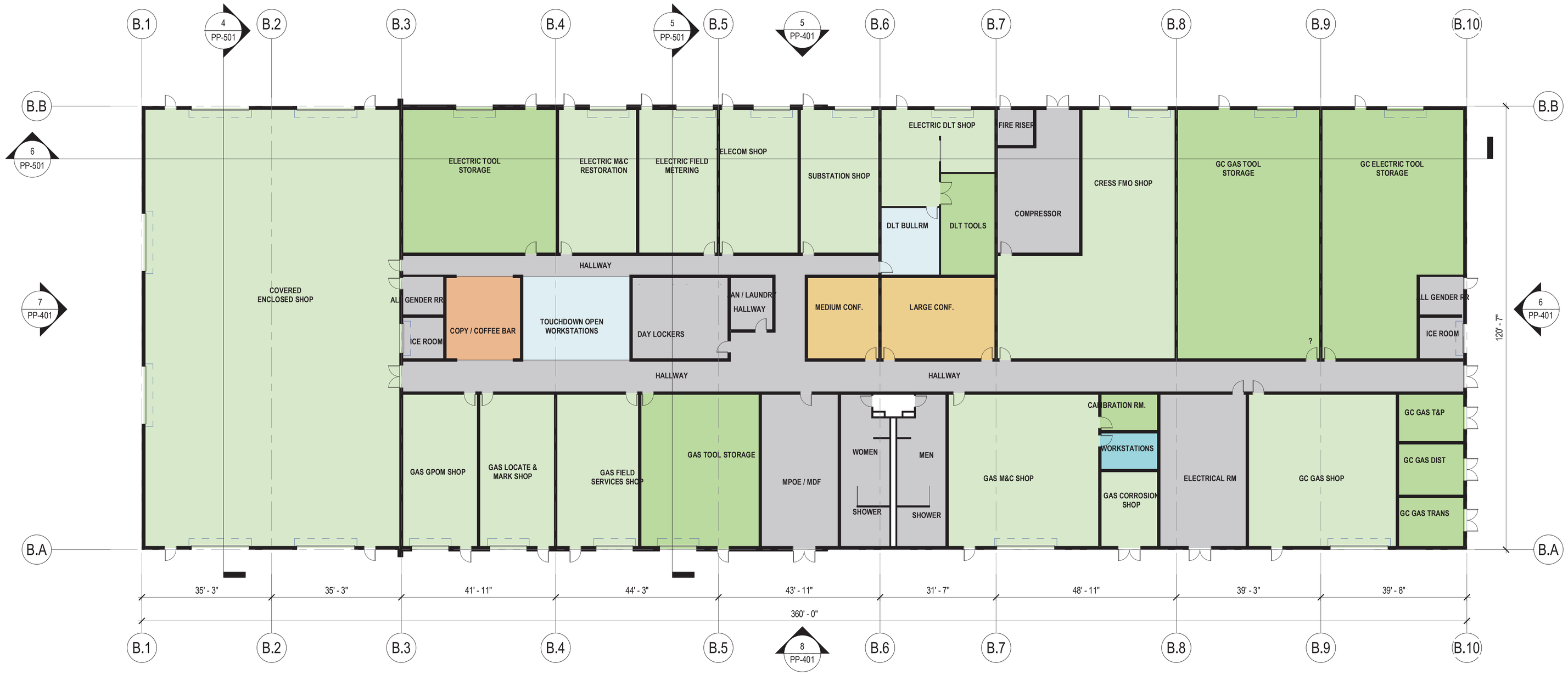
SHEET NUMBER	REV
PP-201.A	

ARCH D



1 LOGISTICS SHOPS - FLOOR PLAN
SCALE: 1/16" = 1'-0"

NORTH

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

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550 Ellis Street, Mountain View, CA 94043 650.965.6500
201 Filbert Street, 3rd Floor, San Francisco, CA 94133 415.675.3700
1730 Del Paso, Suite 100, Sacramento, CA 95815 916.641.4900
1730 Del Norte, Sacramento, CA 95811 916.641.4900

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SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
LOGISTICS SHOPS - FLOOR PLAN
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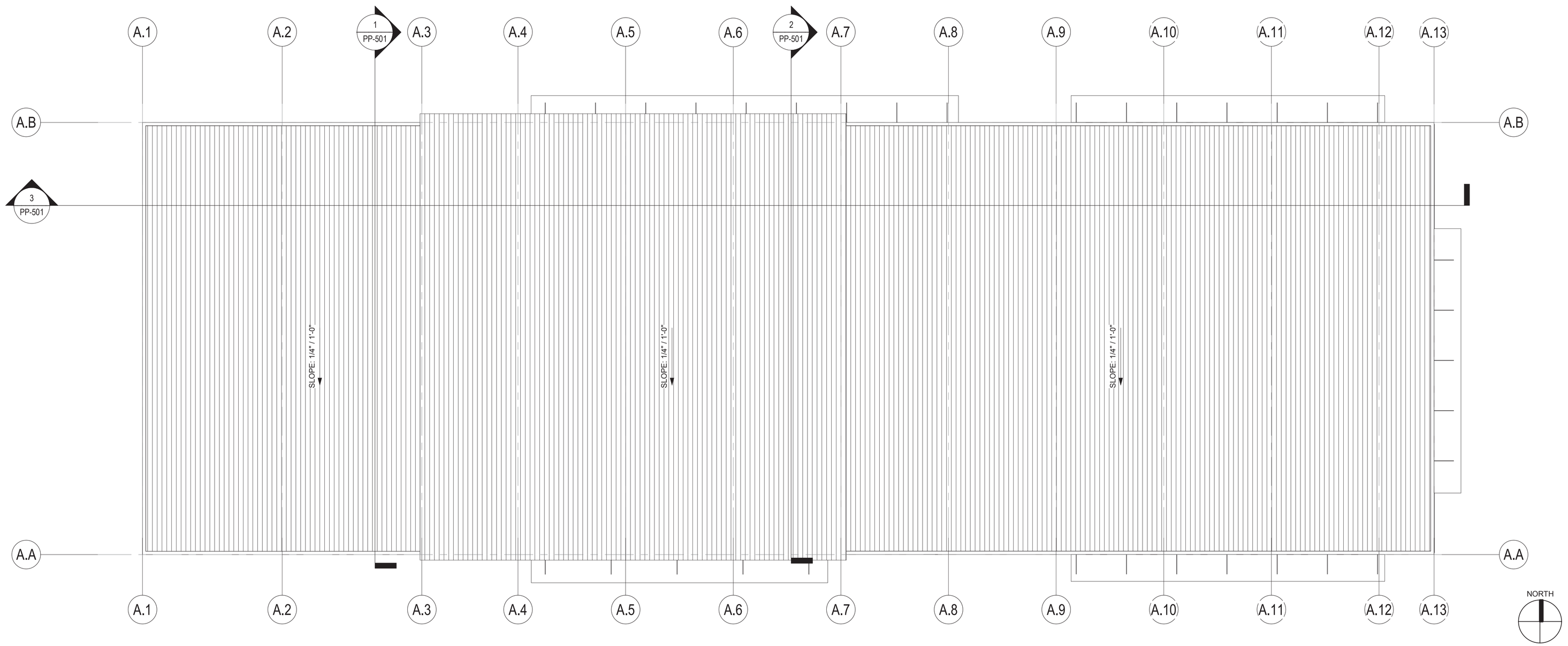
DRAWING NUMBER

SHEET NUMBER	REV
PP-201.B	

ARCH D

D33



1 LOGISTICS WAREHOUSE - ROOF PLAN
SCALE: 1/16" = 1'-0"

NORTH

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
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SUPV	
APVD 1	DGA
APVD 2	
DATE	3/25/2022

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BLDG CODE	
BLDG NAME	
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LOGISTICS WAREHOUSE - ROOF PLAN
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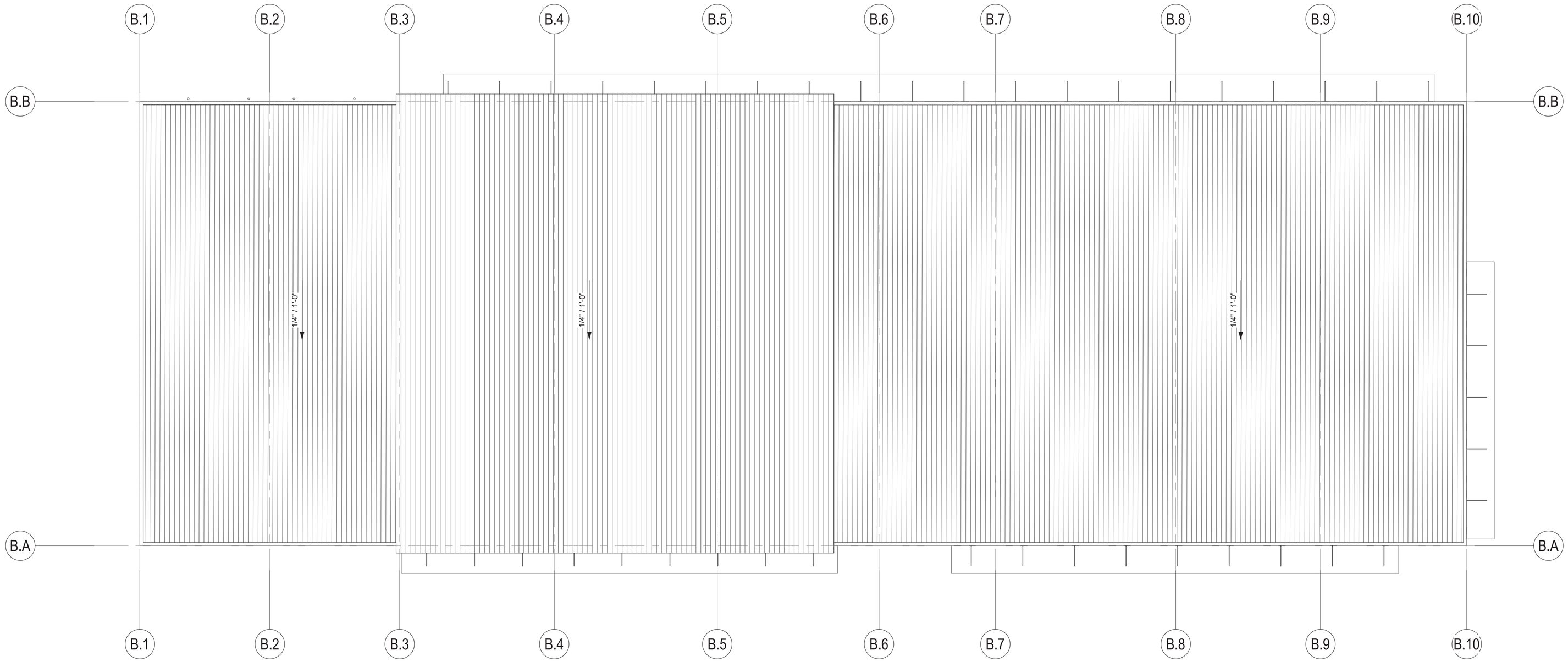
SHEET NUMBER PP-301.A
REV

ARCH D



1 LOGISTICS SHOPS - ROOF PLAN
SCALE: 1/16" = 1'-0"

NORTH

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
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APVD 2	
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SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
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LOGISTICS SHOPS - ROOF PLAN
2111 HILLCREST AVE, ANTIOCH, CA 94509

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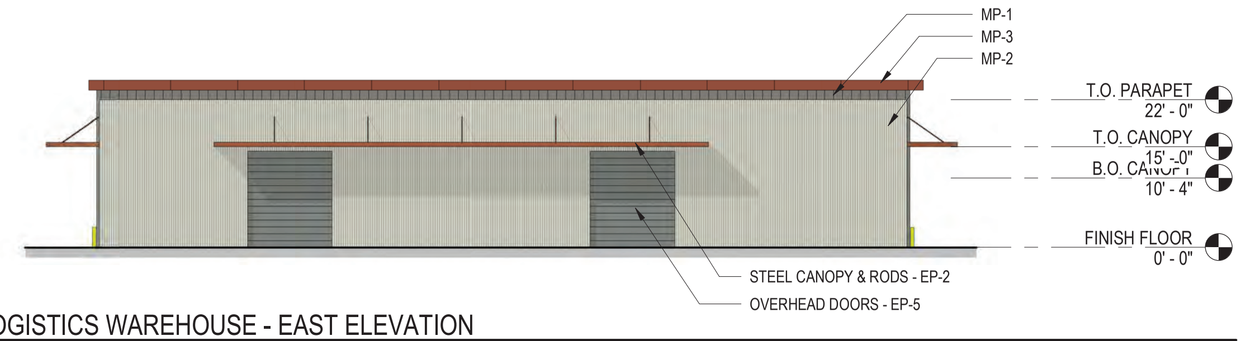
SHEET NUMBER PP-301.B
REV

ARCH D

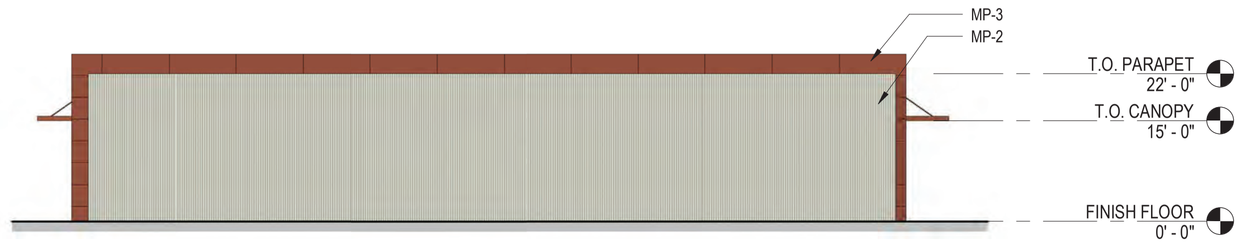
D35



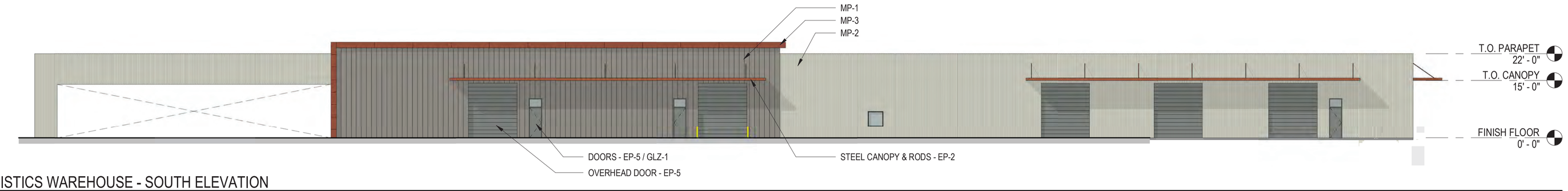
1 LOGISTICS WAREHOUSE - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 LOGISTICS WAREHOUSE - EAST ELEVATION
SCALE: 1/16" = 1'-0"



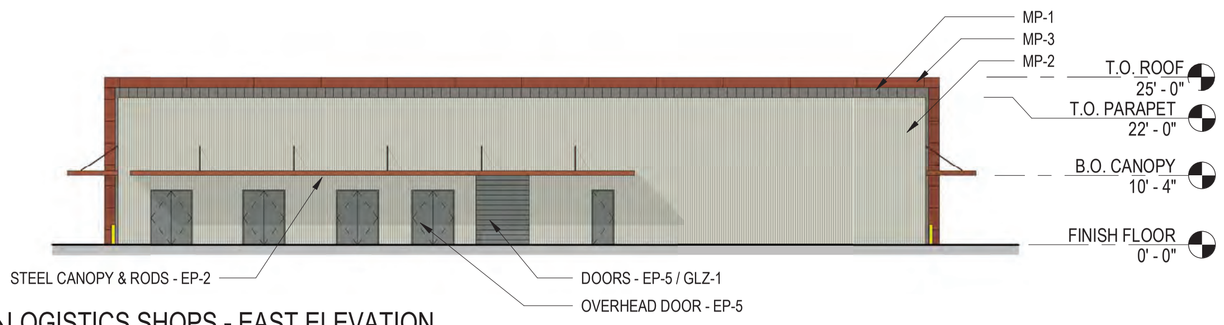
3 LOGISTICS WAREHOUSE - WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 LOGISTICS WAREHOUSE - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



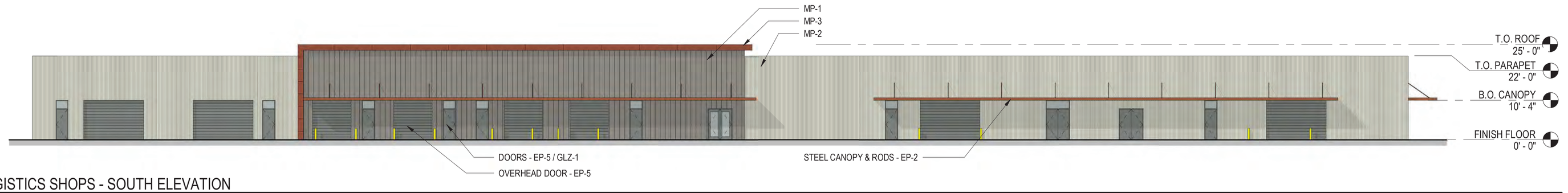
5 LOGISTICS SHOPS - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



6 LOGISTICS SHOPS - EAST ELEVATION
SCALE: 1/16" = 1'-0"



7 LOGISTICS SHOPS - WEST ELEVATION
SCALE: 1/16" = 1'-0"



8 LOGISTICS SHOPS - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

FINISH LEGEND

- MP-1:
  - EXPOSED FASTENER - VERTICAL ORIENTATION
  - FINISH: SW FLUROPAN SOLID PVDF
  - COLOR: EP4
- MP-2:
  - EXPOSED FASTENER - VERTICAL ORIENTATION
  - FINISH: SW FLUROPAN SOLID PVDF
  - COLOR: EP3
- MP-3
  - INSULATED METAL WALL PANEL
  - CONCEALED FASTENERS - HORIZONTAL ORIENTATION
  - COLOR: EP2
- SWF-1:
  1. ALUMINUM STOREFRONT
  2. THERMAL MULTIPLANE
  3. COLOR: EP6
  4. GLAZING: GLZ1
- GLZ-1:
  1. VIRACON 1" (25MM) INSULATING VNE19-63
  2. COLOR: CRYSTALGRAY WITH VNE-63 #2
- LS-1:
  1. METAL LOUVERS
  2. COLOR: EP6
- EP-1:
  1. SHERWIN-WILLIAMS - 431R454
  2. COLOR: BONE WHITE
- EP-2:
  1. SHERWIN-WILLIAMS - 434R626
  2. COLOR: REDWOOD
- EP-3:
  1. SHERWIN-WILLIAMS - 433R395
  2. COLOR: PARCHMENT
- EP-4:
  1. SHERWIN-WILLIAMS - 437C1254
  2. COLOR: TOUPESTONE
- EP-5:
  1. SHERWIN-WILLIAMS - 432R1020
  2. COLOR: ZINC GRAY
- SSMR-1:
  1. METAL ROOF SYSTEM
  2. SLR II - CONCEALED FASTENER / LOW SLOPE
- CONC-1:
  1. CAST-IN-PLACE CONCRETE RETAINING WALL
  2. COLOR: NATURAL CONCRETE COLOR

* REFER TO MATERIALS BOARD MATERIAL DEFINITIONS AND MATERIAL EXAMPLES *

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
CHKD	DGA
SUPV	
APVD 1	DGA
APVD 2	
DATE	3/25/2022

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PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
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PG&E ANTIOCH SERVICE CENTER
LOGISTICS BUILDINGS - ELEVATIONS
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SHEET NUMBER PP-401
REV

ARCH D

D36



NORTHWEST VIEW



NORTHEAST VIEW



SOUTHEAST VIEW



SOUTHWEST VIEW

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
CHKD	DGA
SUPV	
APVD 1	DGA
APVD 2	
DATE	03/25/22

PG&E CRESS Corporate Real Estate Strategy and Services

CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

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339 Bryant Street, Third Floor, San Francisco, CA 94107 415-495-1548
1550 Fifth Avenue, Suite 115, San Diego, CA 92101 619-475-2348
1724 San Jacinto, Sacramento, CA 95811 916-441-4800

PG&E NO	15101
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	15101
BLDG NAME	
FLOOR CODE	
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PG&E ANTIOCH SERVICE CENTER
LOGISTICS BUILDINGS - PERSPECTIVE IMAGES
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ERM
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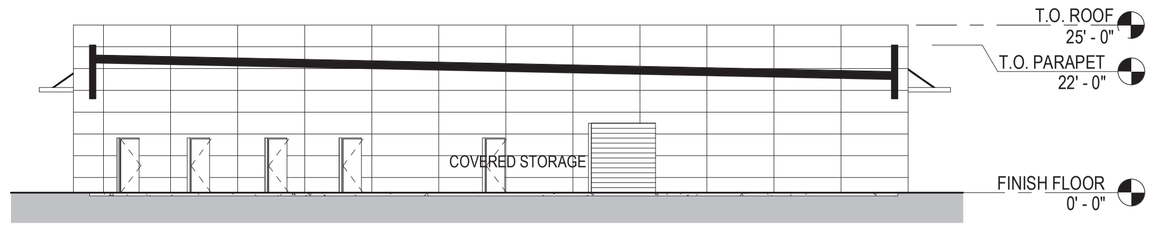
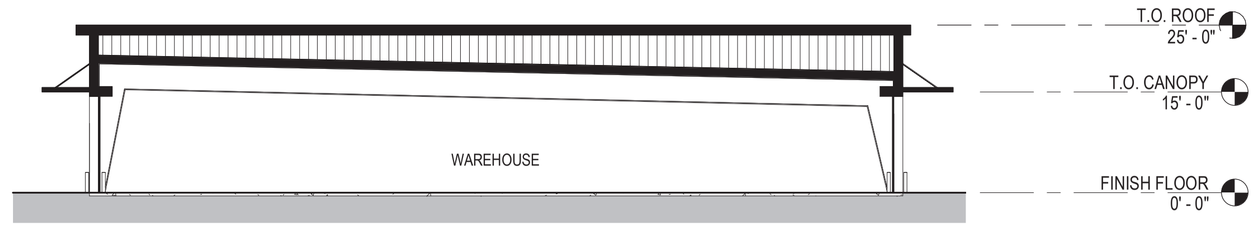
SHEET NUMBER: PP-401.1
REV:

ARCH D

D37



1 LOGISTICS WAREHOUSE - SECTION 1
SCALE: 1/16" = 1'-0"



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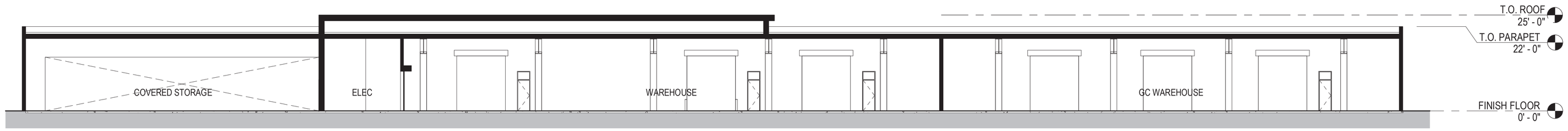
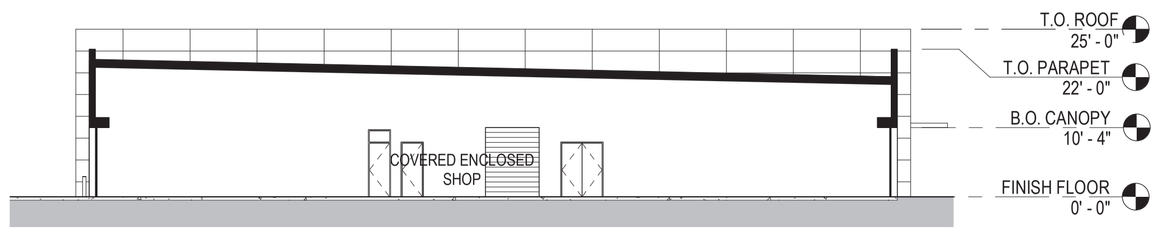
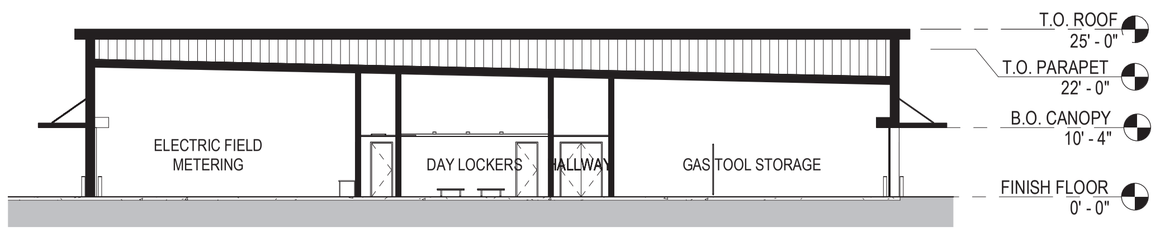
SCALE: 1/16" = 1'-0"



3 LOGISTICS WAREHOUSE - SECTION 3
SCALE: 1/16" = 1'-0"



4 LOGISTICS SHOPS - SECTION 1
SCALE: 1/16" = 1'-0"



5 LOGISTICS SHOPS - SECTION 2
SCALE: 1/16" = 1'-0"



6 LOGISTICS SHOPS - SECTION 3
SCALE: 1/16" = 1'-0"

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SUPV	
APVD 1	DGA
APVD 2	
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SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
LOGISTICS BUILDINGS - SECTIONS
2111 HILLCREST AVE, ANTIOCH, CA 94509

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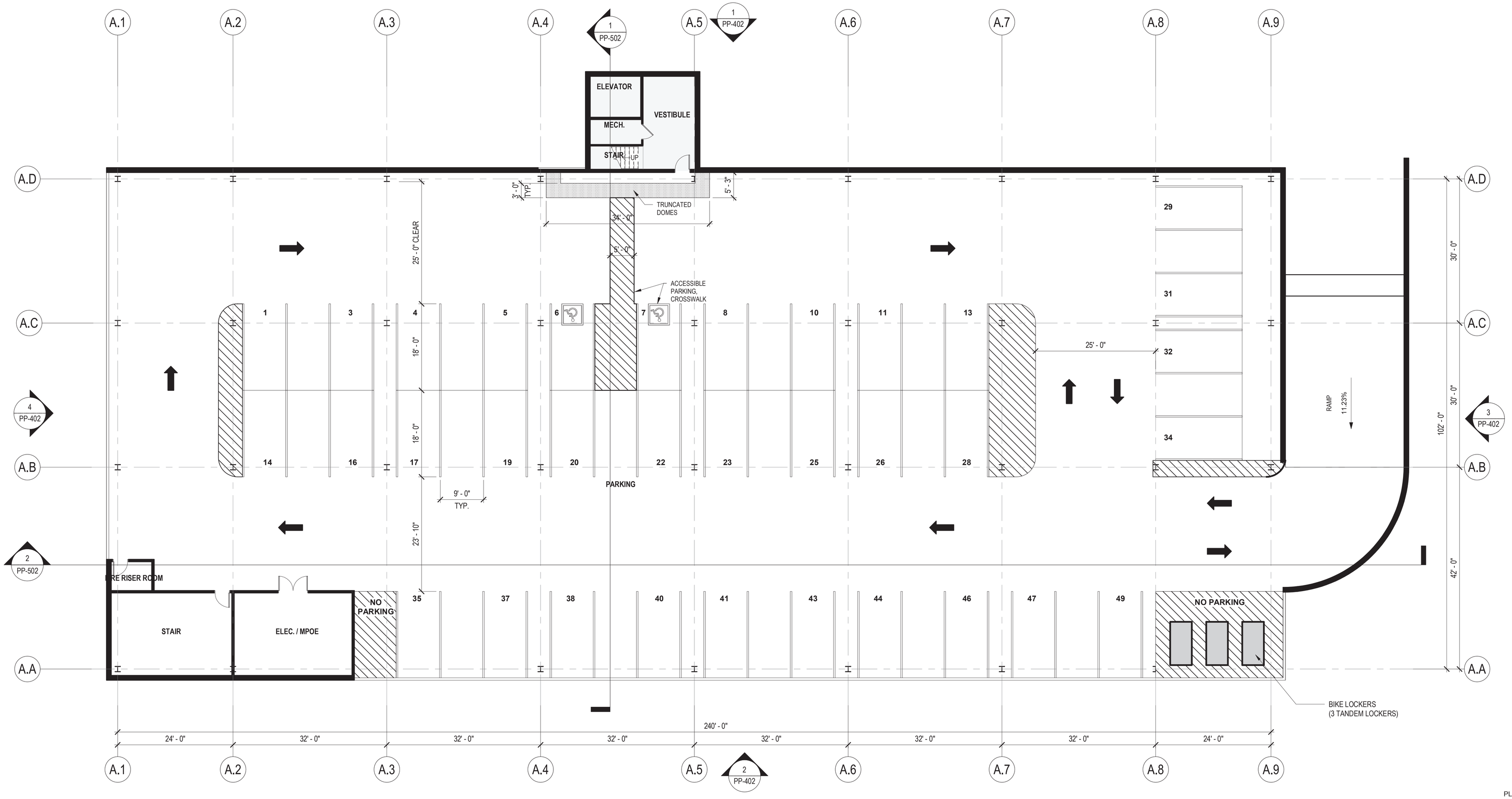
SHEET NUMBER PP-501

REV

ARCH D

D38



1 OPERATIONS BUILDING - FLOOR PLAN - BASEMENT
SCALE: 3/32" = 1'-0"

PLAN NORTH

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
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PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
OPERATIONS BUILDING - FLOOR PLAN - BASEMENT
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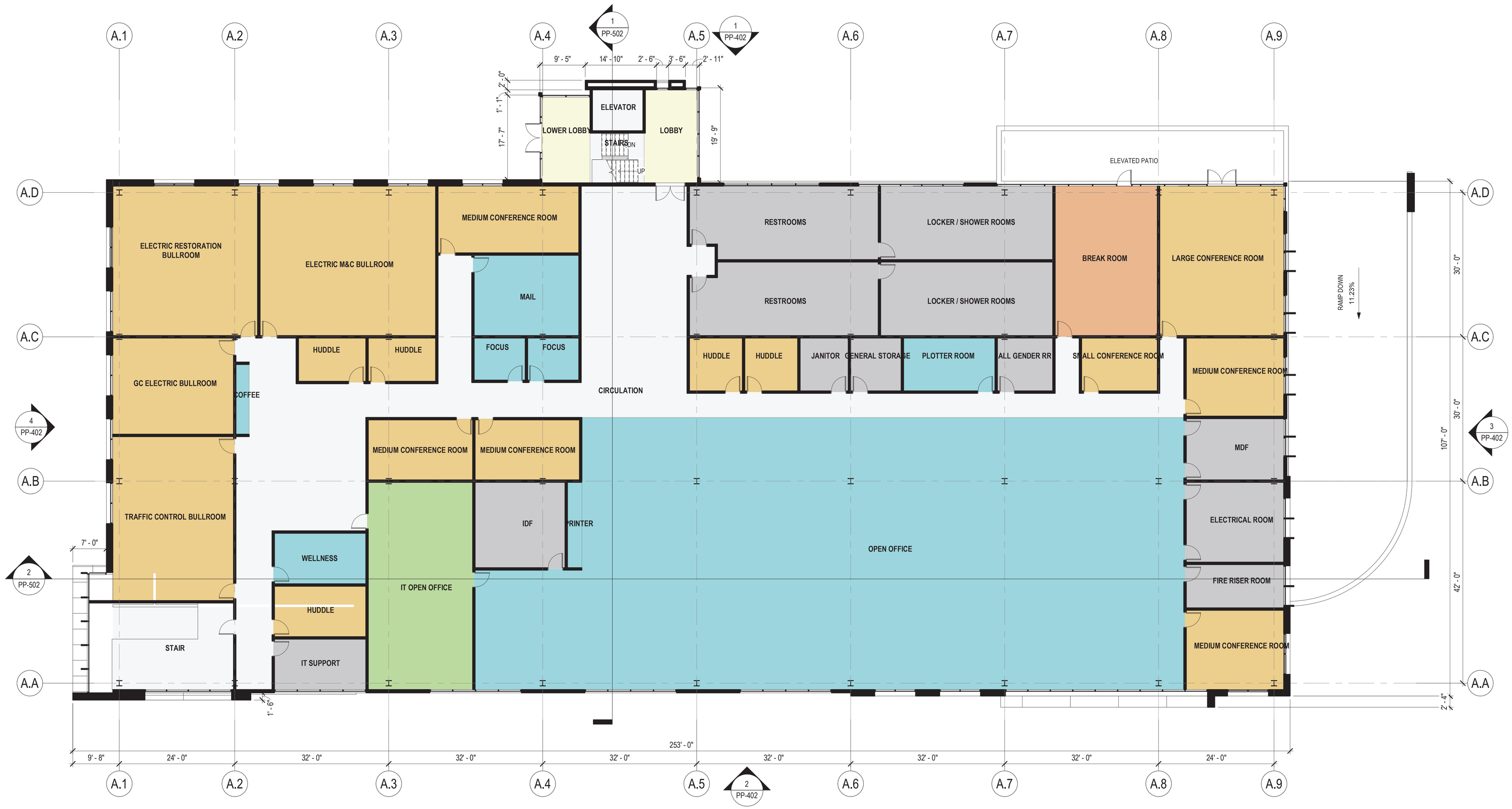
REV

ARCH D

D39



1 OPERATIONS BUILDING - FLOOR PLAN - LEVEL 1
SCALE: 3/32" = 1'-0"

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

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SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
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OPERATIONS BUILDING - FLOOR PLAN - LEVEL 1
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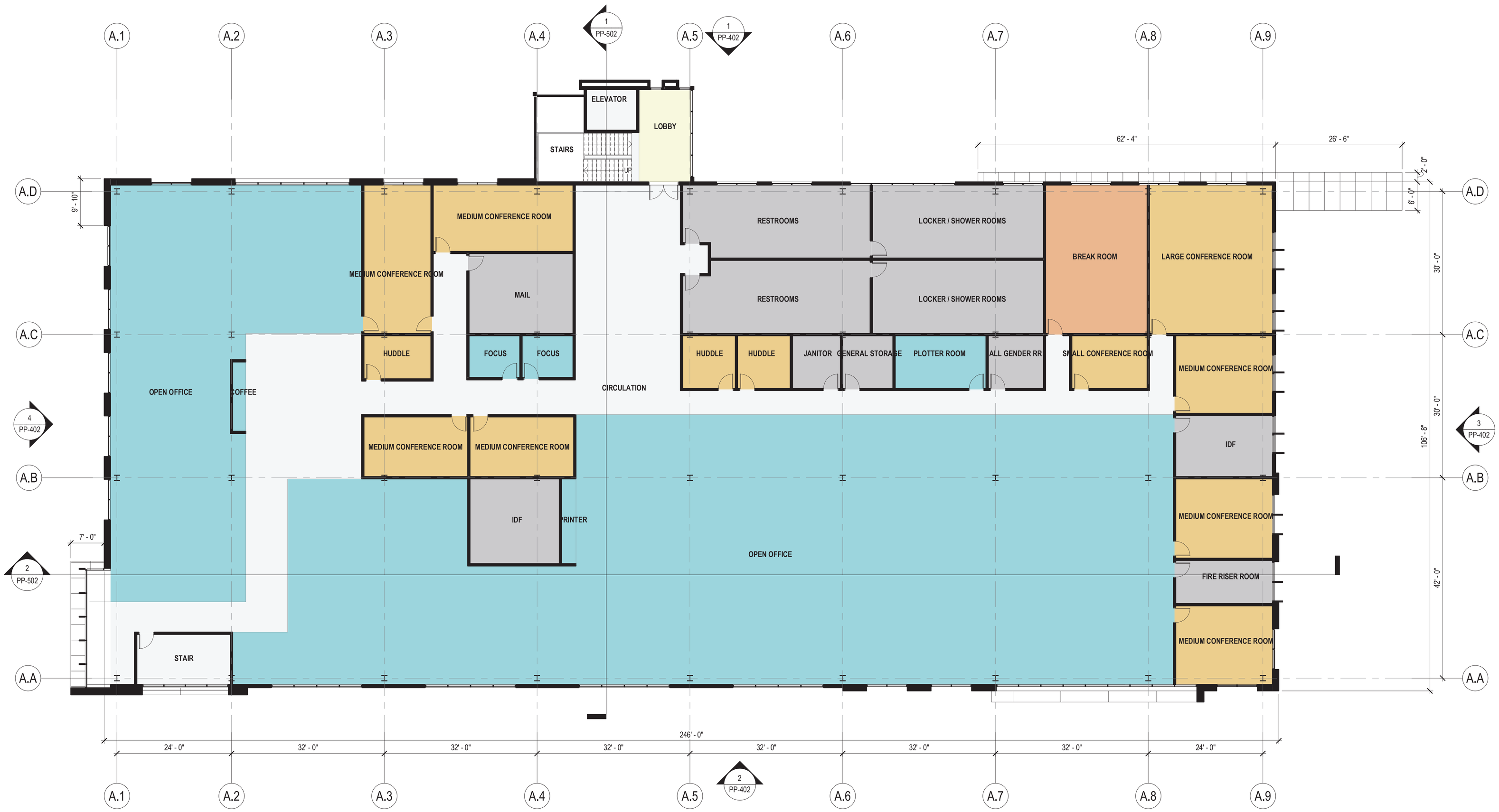
SHEET NUMBER PP-202.B
REV

ARCH D

D40



PLAN NORTH

1 OPERATIONS BUILDING - FLOOR PLAN - LEVEL 2
SCALE: 3/32" = 1'-0"

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
CHKD	DGA
SUPV	
APVD 1	DGA
APVD 2	
DATE	03/25/2022

CRESS Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

DGA planning | architecture | interiors

PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
OPERATIONS BUILDING - FLOOR PLAN - LEVEL 2
2111 HILLCREST AVE, ANTIOCH, CA 94509

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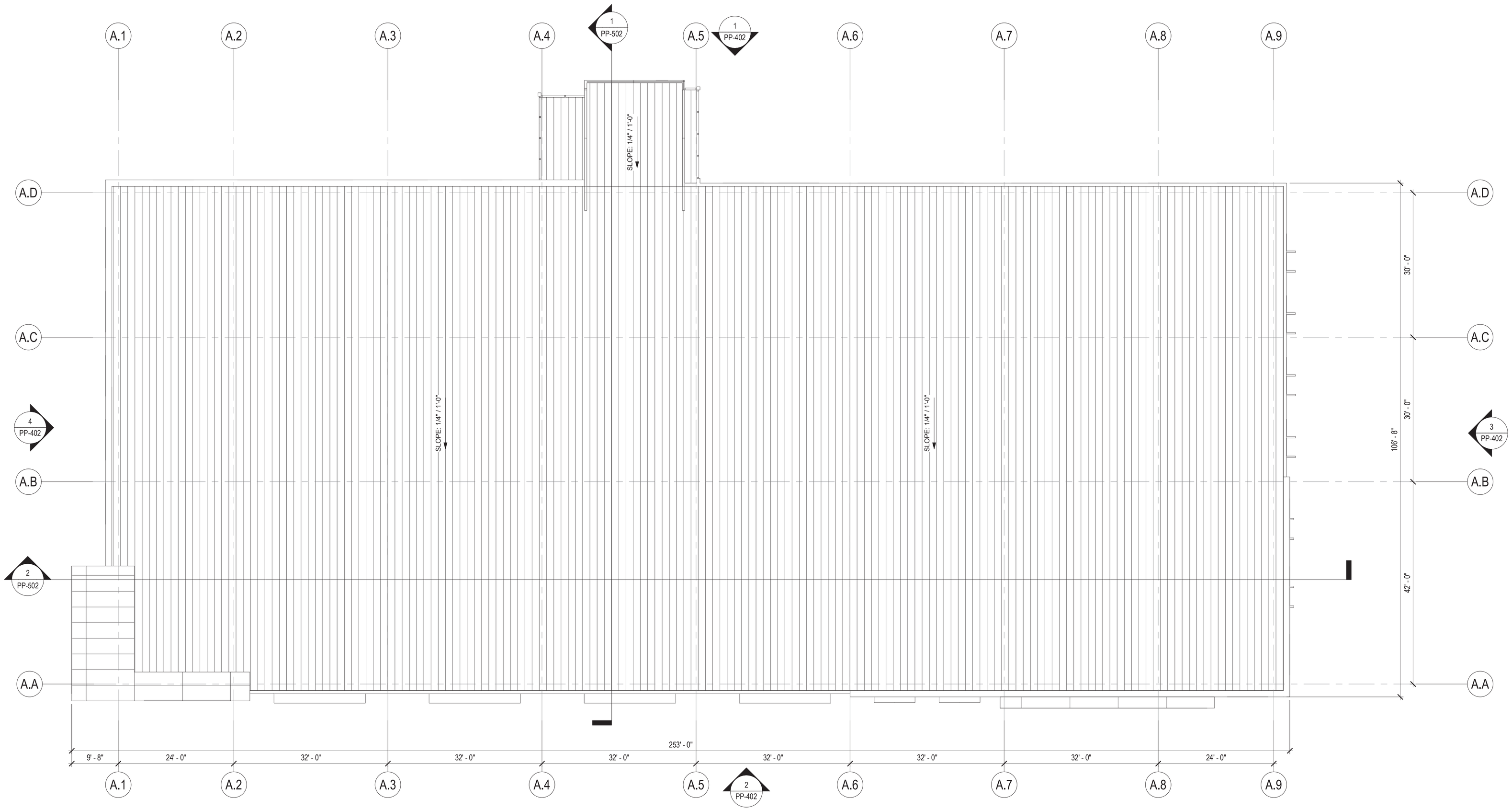
ERM DRAWING NUMBER

SHEET NUMBER PP-202.C

REV

ARCH D

D41



PLAN NORTH

1 OPERATIONS BUILDING - ROOF PLAN
SCALE: 3/32" = 1'-0"

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
CHKD	DGA
SUPV	
APVD 1	DGA
APVD 2	
DATE	03/25/2022

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PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

DGA planning | architecture | interiors

PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
OPERATIONS BUILDING - ROOF PLAN
2111 HILLCREST AVE, ANTIOCH, CA 94509

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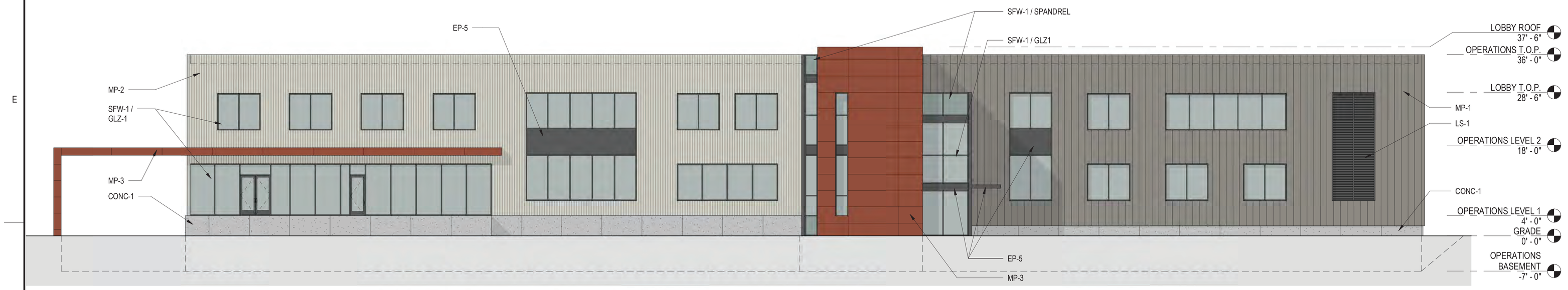
ERM
DRAWING NUMBER

SHEET NUMBER PP-302

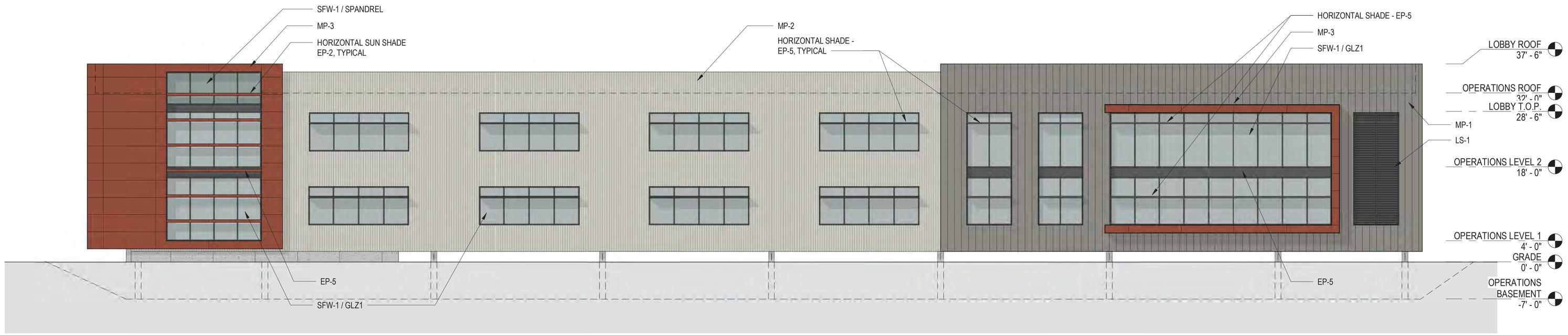
REV

ARCH D

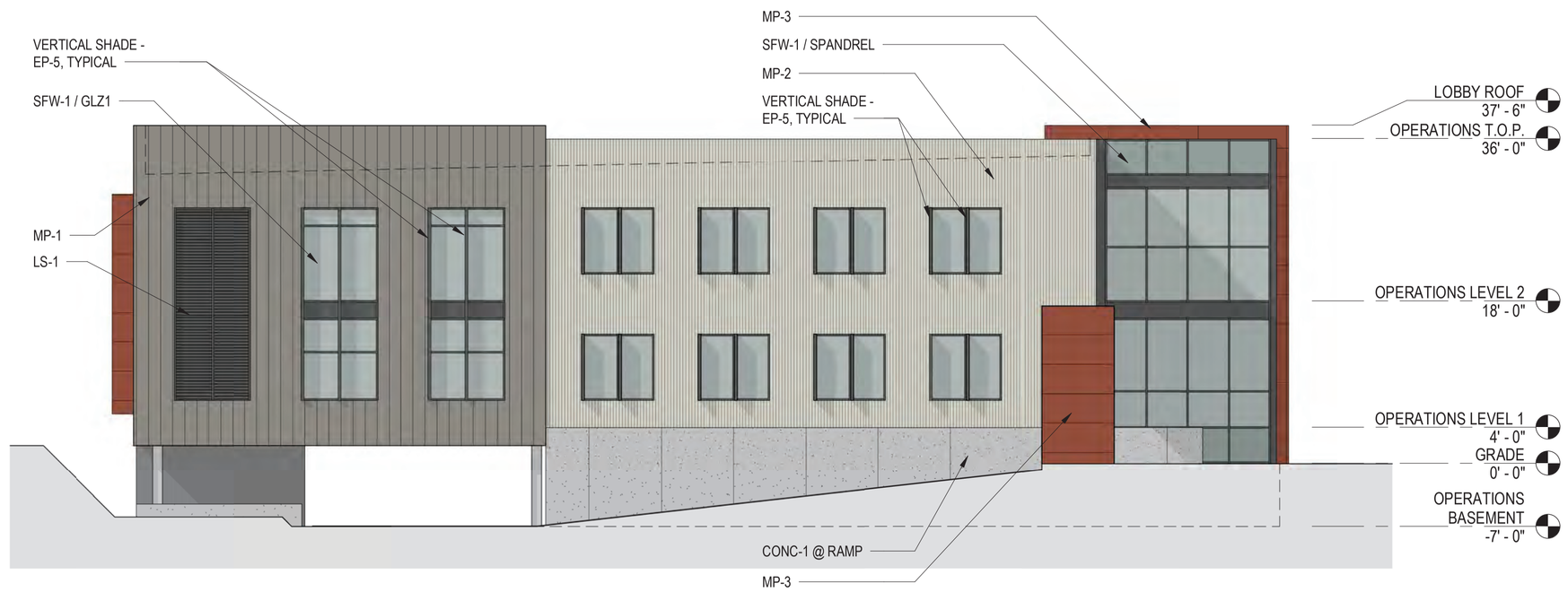
D42



1 OPERATIONS BUILDING - NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 OPERATIONS BUILDING - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



3 OPERATIONS BUILDING - EAST ELEVATION
SCALE: 3/32" = 1'-0"



4 OPERATIONS BUILDING - WEST ELEVATION
SCALE: 3/32" = 1'-0"

FINISH LEGEND

- MP-1:
  - EXPOSED FASTENER - VERTICAL ORIENTATION
  - FINISH: SW FLUROPAN SOLID PVDF
  - COLOR: EP4
- MP-2:
  - EXPOSED FASTENER - VERTICAL ORIENTATION
  - FINISH: SW FLUROPAN SOLID PVDF
  - COLOR: EP3
- MP-3
  - INSULATED METAL WALL PANEL
  - CONCEALED FASTENERS - HORIZONTAL ORIENTATION
  - COLOR: EP2
- SWF-1:
  1. ALUMINUM STOREFRONT
  2. THERMAL MULTIPLANE
  3. COLOR: EP6
  4. GLAZING: GLZ1
- GLZ-1:
  1. VIRACON 1" (25MM) INSULATING VNE19-63
  2. COLOR: CRYSTALGRAY WITH VNE-63 #2
- LS-1:
  1. METAL LOUVERS
  2. COLOR: EP6
- EP-1:
  1. SHERWIN-WILLIAMS - 431R454
  2. COLOR: BONE WHITE
- EP-2:
  1. SHERWIN-WILLIAMS - 434R626
  2. COLOR: REDWOOD
- EP-3:
  1. SHERWIN-WILLIAMS - 433R395
  2. COLOR: PARCHMENT
- EP-4:
  1. SHERWIN-WILLIAMS - 437C1254
  2. COLOR: TOUPESTONE
- EP-5:
  1. SHERWIN-WILLIAMS - 432R1020
  2. COLOR: ZINC GRAY
- SSMR-1:
  1. METAL ROOF SYSTEM
  2. SLR II - CONCEALED FASTENER / LOW SLOPE
- CONC-1:
  1. CAST-IN-PLACE CONCRETE RETAINING WALL
  2. COLOR: NATURAL CONCRETE COLOR

* REFER TO MATERIALS BOARD MATERIAL DEFINITIONS AND MATERIAL EXAMPLES *

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
CHKD	DGA
SUPV	
APVD 1	DGA
APVD 2	
DATE	03/25/2022

CRESS Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

DGA planning | architecture | interiors

PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
OPERATIONS BUILDING - ELEVATIONS
2111 HILLCREST AVE, ANTIOCH, CA 94509

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ERIM DRAWING NUMBER

SHEET NUMBER PP-402 | REV

ARCH D

D43



NORTHWEST VIEW



SOUTHWEST VIEW



SOUTHEAST VIEW



NORTHEAST VIEW

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
CHKD	DGA
SUPV	
APVD 1	DGA
APVD 2	
DATE	03/25/22

CRESS Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

DGA planning | architecture | interiors

PG&E NO	15101
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	15101
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
OPERATIONS BUILDING - PERSPECTIVE IMAGES
2111 HILLCREST AVE, ANTIOCH, CA 94509

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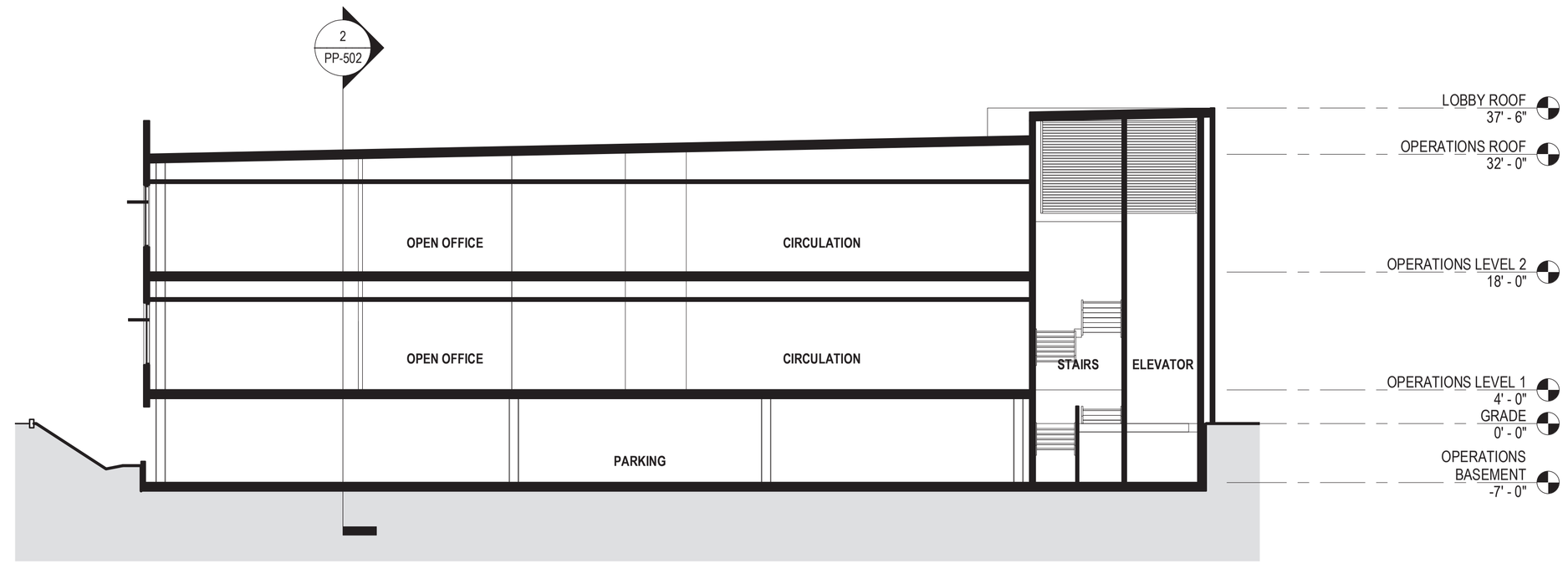
ERM
DRAWING NUMBER

SHEET NUMBER PP-402.1

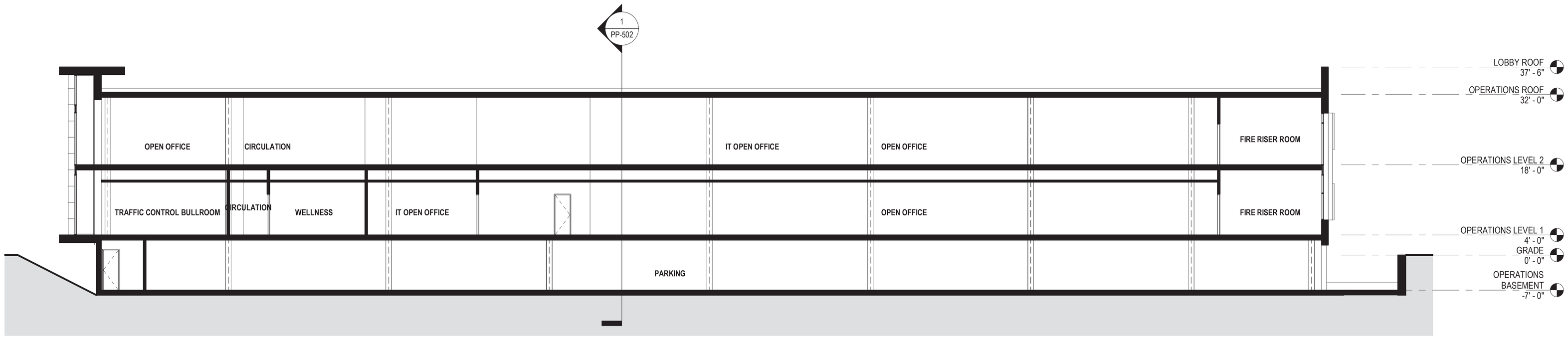
REV

ARCH D

D44



1 OPERATIONS BUILDING - TRANSVERSE SECTION
SCALE: 3/32" = 1'-0"



2 OPERATIONS BUILDING - LONGITUDINAL SECTION
SCALE: 3/32" = 1'-0"

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
CHKD	DGA
SUPV	
APVD 1	DGA
APVD 2	
DATE	03/25/2022

CRESS Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

DGA planning | architecture | interiors

PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
OPERATIONS BUILDING - SECTIONS
2111 HILLCREST AVE, ANTIOCH, CA 94509

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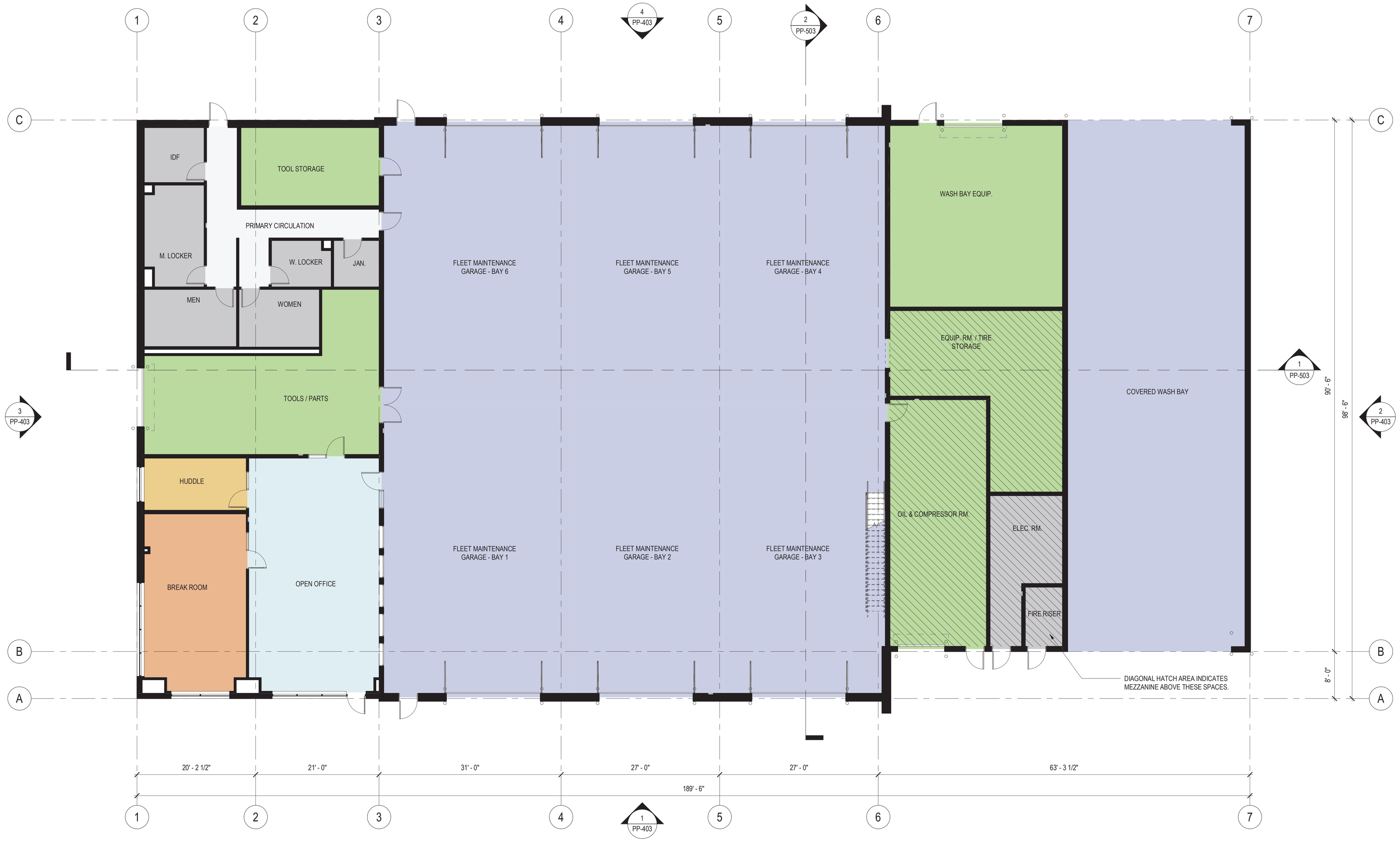
ERM
DRAWING NUMBER

SHEET NUMBER PP-502 | REV

ARCH D

D45



1 FLEET MAINTENANCE - FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
CHKD	DGA
SUPV	
APVD 1	DGA
APVD 2	
DATE	3/25/2022

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PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

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PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
FLEET MAINTENANCE - FLOOR PLAN
2111 HILLCREST AVE, ANTIOCH, CA 94509

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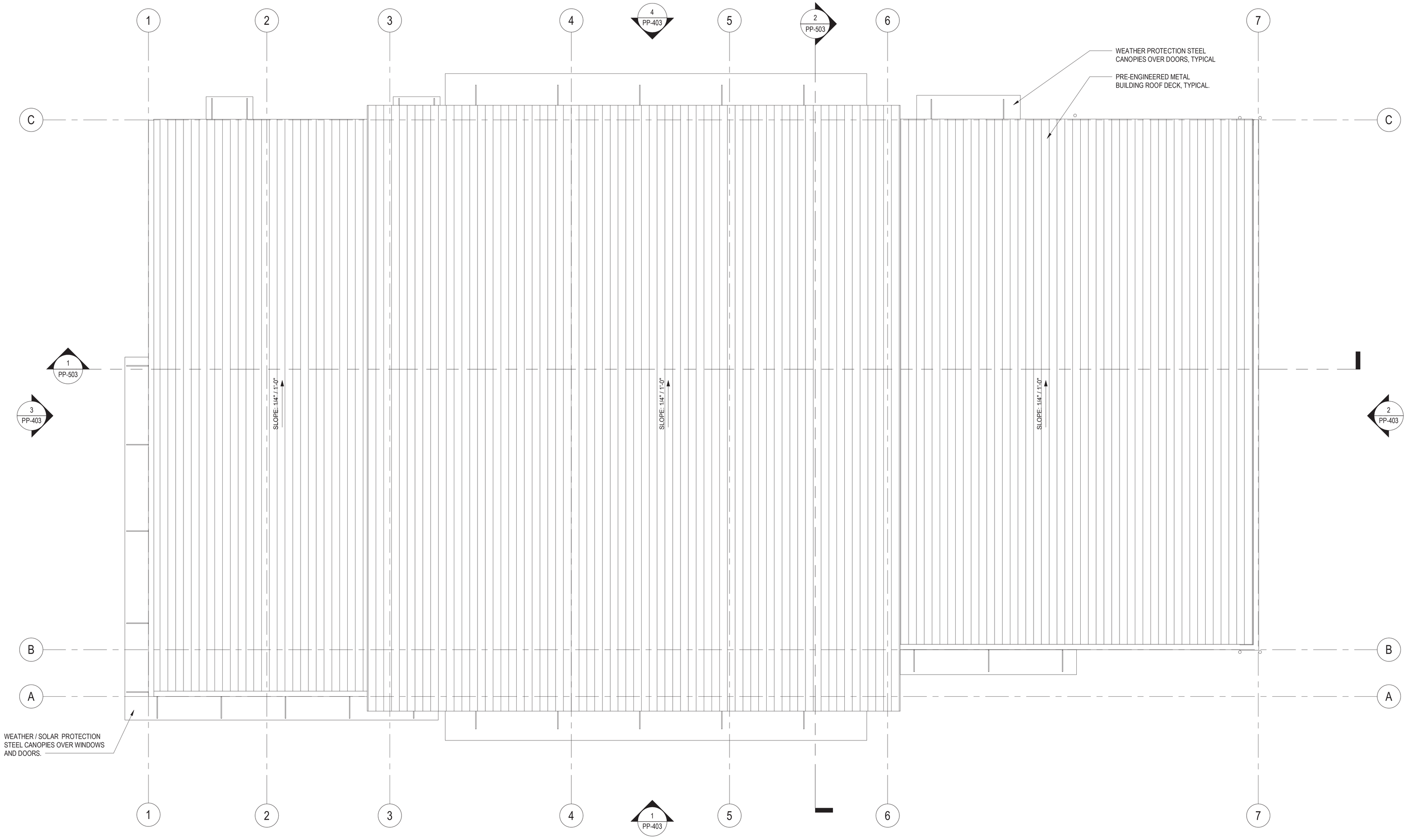
DRAWING NUMBER
SHEET NUMBER PP-203
REV
ARCH D



1 FLEET MAINTENANCE - ROOF PLAN
SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
CHKD	DGA
SUPV	
APVD 1	DGA
APVD 2	
DATE	3/25/2022

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CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

DGA planning | architecture | interiors

PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
FLEET MAINTENANCE - ROOF PLAN
2111 HILLCREST AVE, ANTIOCH, CA 94509

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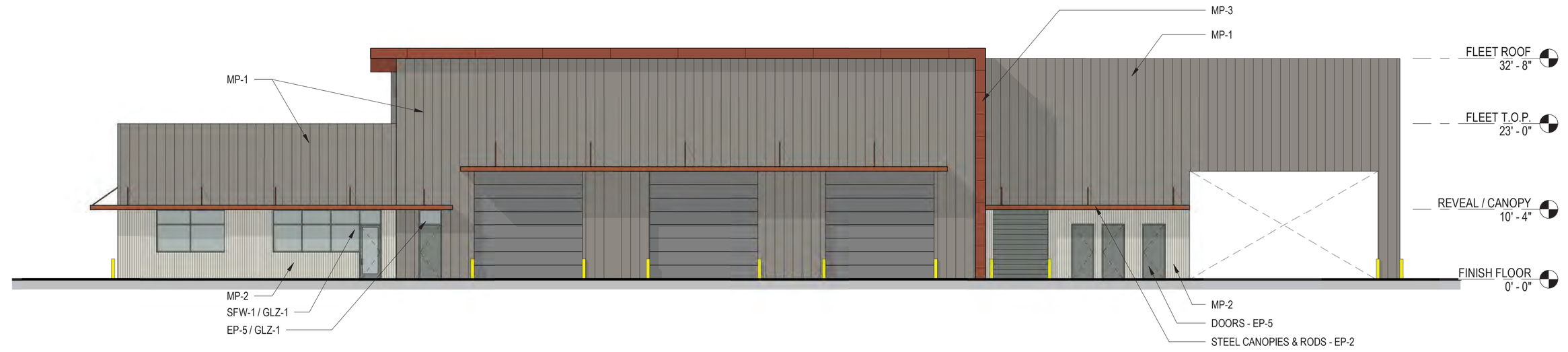
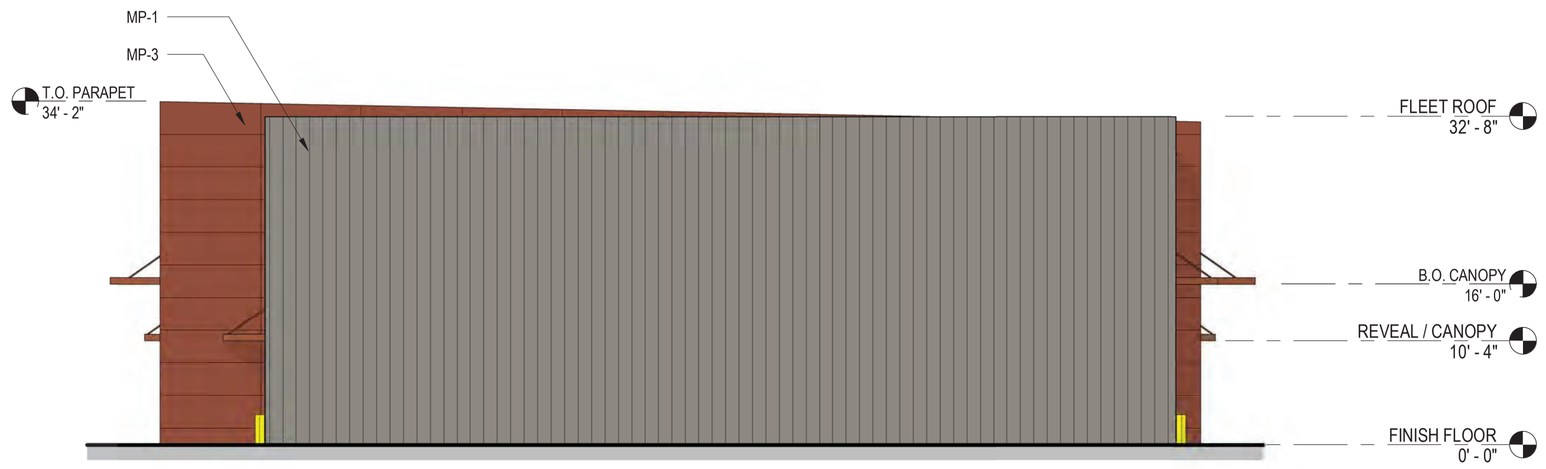
ERM
DRAWING NUMBER

SHEET NUMBER PP-303 | REV

ARCH D



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 WEST ELEVATION
SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

FINISH LEGEND

- MP-1:
  - EXPOSED FASTENER - VERTICAL ORIENTATION
  - FINISH: SW FLUROPAN SOLID PVDF
  - COLOR: EP4
- MP-2:
  - EXPOSED FASTENER - VERTICAL ORIENTATION
  - FINISH: SW FLUROPAN SOLID PVDF
  - COLOR: EP3
- MP-3
  - INSULATED METAL WALL PANEL
  - CONCEALED FASTENERS - HORIZONTAL ORIENTATION
  - COLOR: EP2
- SWF-1:
  1. ALUMINUM STOREFRONT
  2. THERMAL MULTIPLANE
  3. COLOR: EP6
  4. GLAZING: GLZ1
- GLZ-1:
  1. VIRACON 1" (25MM) INSULATING VNE19-63
  2. COLOR: CRYSTALGRAY WITH VNE-63 #2
- LS-1:
  1. METAL LOUVERS
  2. COLOR: EP6
- EP-1:
  1. SHERWIN-WILLIAMS - 431R454
  2. COLOR: BONE WHITE
- EP-2:
  1. SHERWIN-WILLIAMS - 434R626
  2. COLOR: REDWOOD
- EP-3:
  1. SHERWIN-WILLIAMS - 433R395
  2. COLOR: PARCHMENT
- EP-4:
  1. SHERWIN-WILLIAMS - 437C1254
  2. COLOR: TOUPESTONE
- EP-5:
  1. SHERWIN-WILLIAMS - 432R1020
  2. COLOR: ZINC GRAY
- SSMR-1:
  1. METAL ROOF SYSTEM
  2. SLR II - CONCEALED FASTENER / LOW SLOPE

* REFER TO MATERIALS BOARD MATERIAL DEFINITIONS AND MATERIAL EXAMPLES *

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
CHKD	DGA
SUPV	
APVD 1	DGA
APVD 2	
DATE	3/25/2022

CRESS Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

DGA planning | architecture | interiors

PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
FLEET MAINTENANCE - ELEVATIONS
2111 HILLCREST AVE, ANTIOCH, CA 94509

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ERM
DRAWING NUMBER
SHEET NUMBER PP-403
REV

ARCH D

D48



SOUTHWEST VIEW



SOUTHEAST



NORTHEAST VIEW



NORTHWEST VIEW

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
CHKD	DGA
SUPV	
APVD 1	DGA
APVD 2	
DATE	03/25/22

PG&E CRESS Corporate Real Estate Strategy and Services

CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

DGA planning | architecture | interiors

339 Bryant Street, Suite 100, San Francisco, CA 94107 415-543-4433
1330 Broadway, Suite 1100, Oakland, CA 94612 510-903-0340
2200 Fifth Avenue, Suite 175, San Diego, CA 92101 619-481-3990
1730 Del Paso Road, Suite 100, Sacramento, CA 95834 916-641-4800

PG&E NO	15101
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	15101
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
FLEET MAINTENANCE - PERSPECTIVE IMAGES
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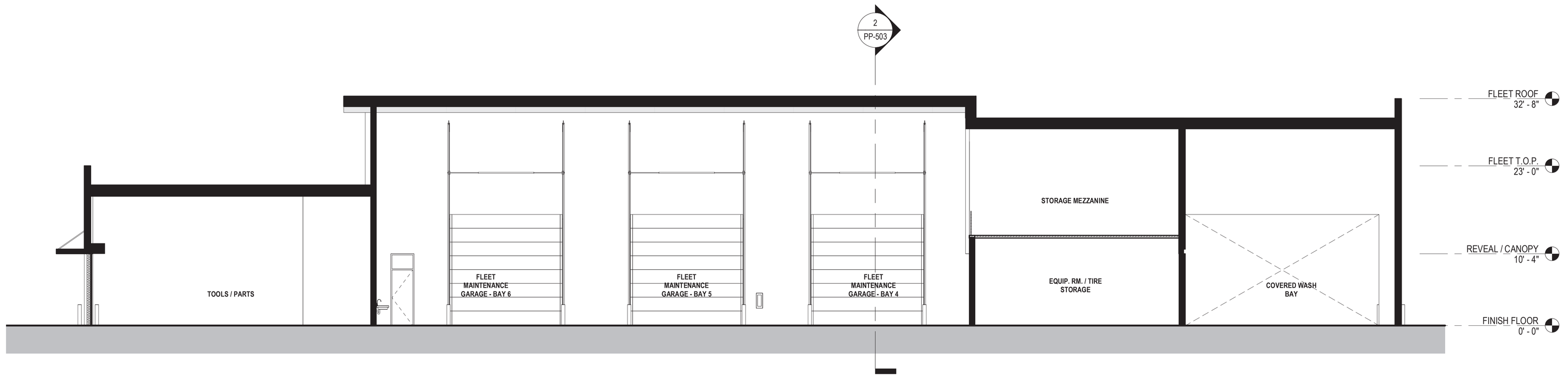
ERM
DRAWING NUMBER

SHEET NUMBER PP-403.1

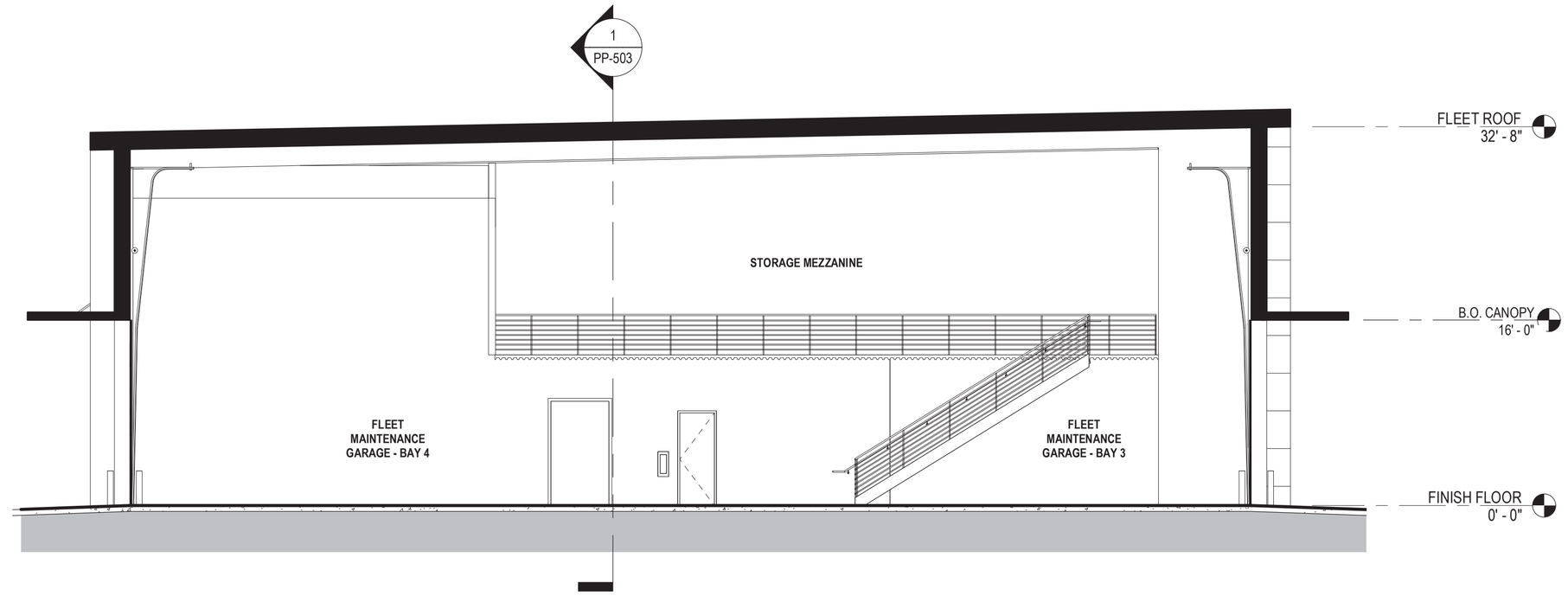
REV

ARCH D

D49



1 FLEET - LONGITUDINAL BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 FLEET - TRANSVERSE BUILDING SECTION
SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
CHKD	DGA
SUPV	
APVD 1	DGA
APVD 2	
DATE	3/25/2022

CRESS Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

DGA planning | architecture | interiors

PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
FLEET MAINTENANCE - BUILDING SECTIONS
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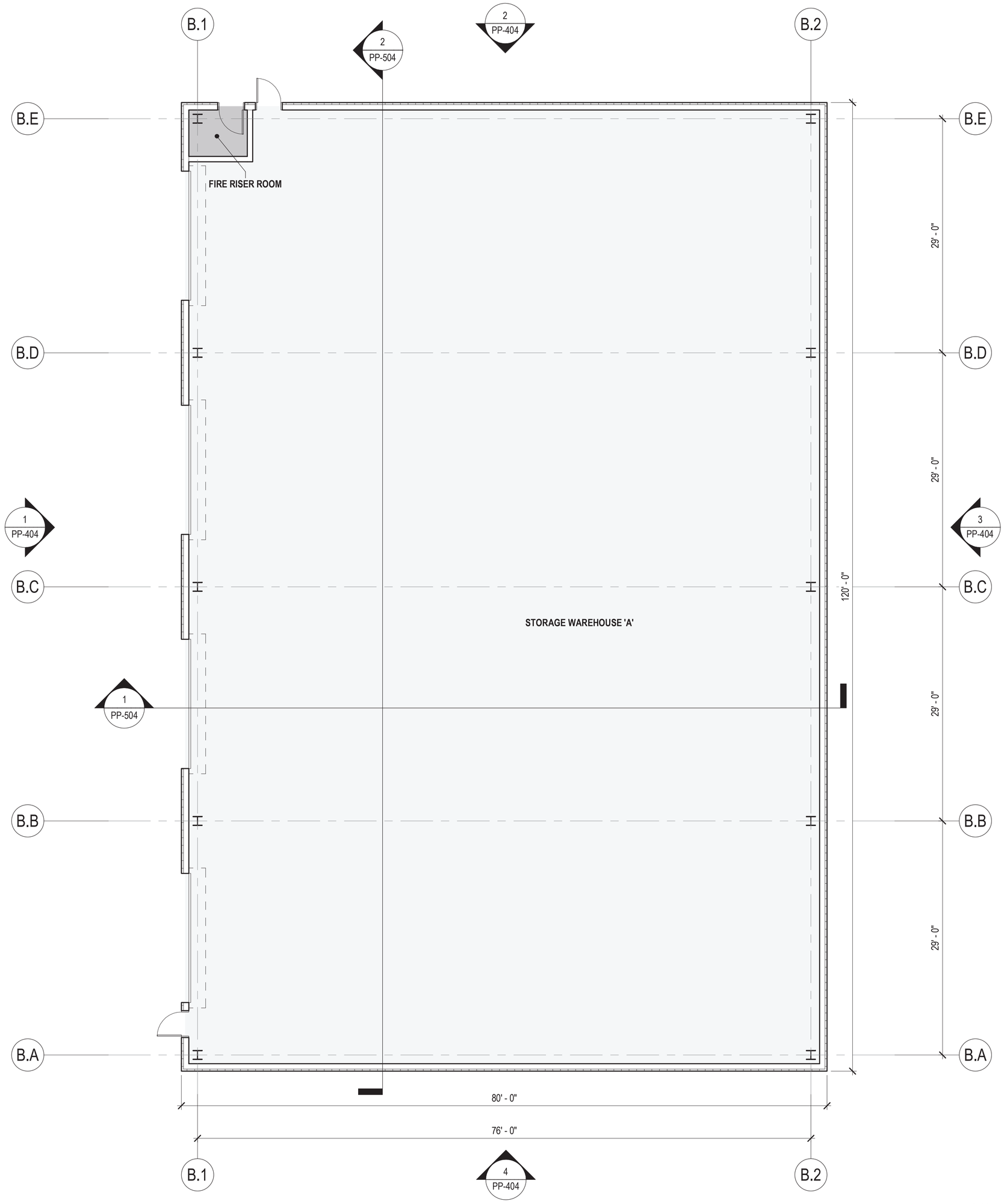
ERM
DRAWING NUMBER
SHEET NUMBER PP-503
REV

ARCH D

D50



1 STORAGE WAREHOUSE 'A' - FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN NORTH

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
CHKD	DGA
SUPV	
APVD 1	DGA
APVD 2	
DATE	03/25/2022

CRESS Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

DGA planning | architecture | interiors

PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
STORAGE WAREHOUSE 'A' - FLOOR PLAN
2111 HILLCREST AVE, ANTIOCH, CA 94509

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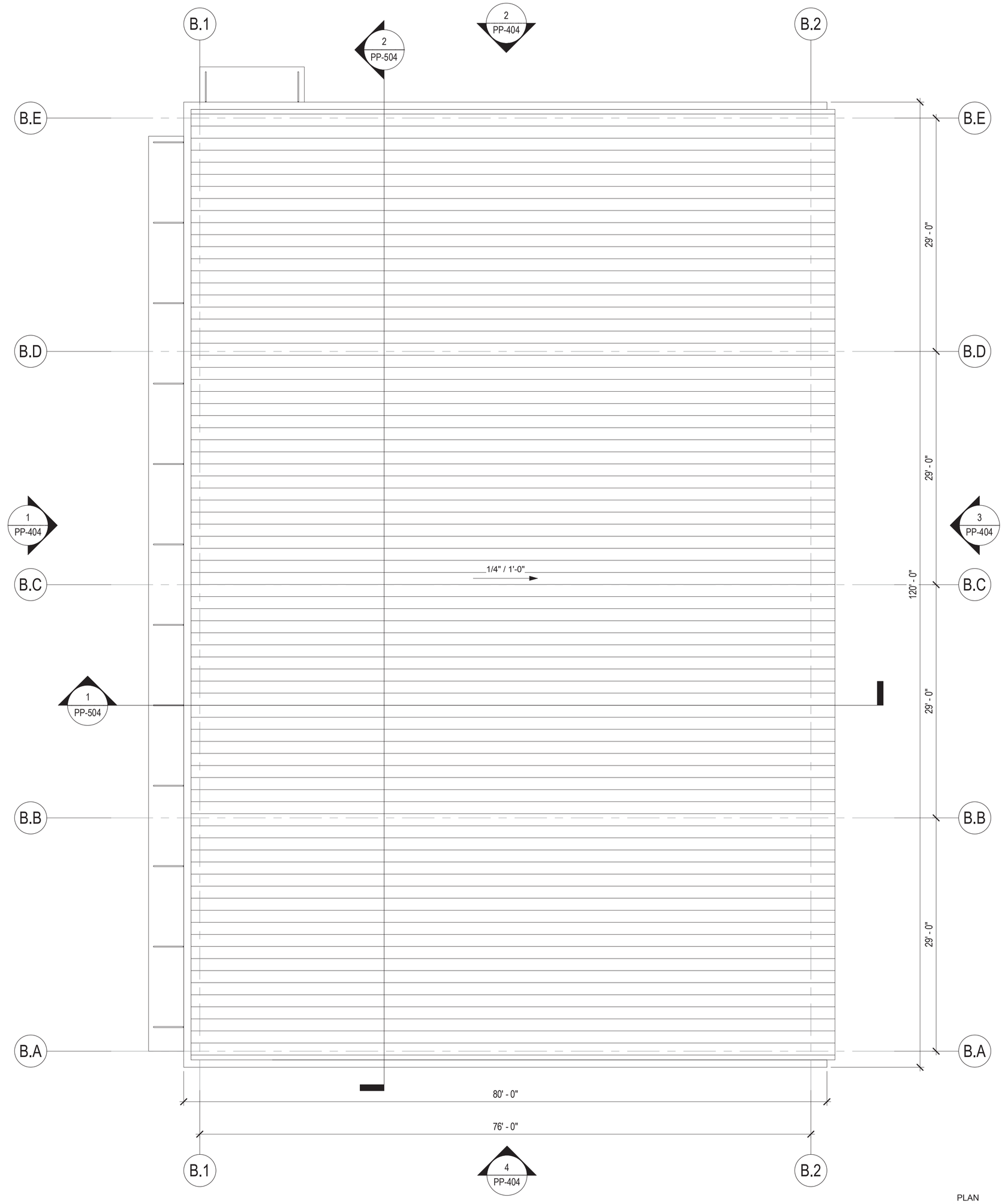
ERM DRAWING NUMBER

SHEET NUMBER	REV
PP-204	

ARCH D

D51



1 STORAGE WAREHOUSE 'A' - ROOF PLAN
SCALE: 1/8" = 1'-0"

PLAN NORTH

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
CHKD	DGA
SUPV	
APVD 1	DGA
APVD 2	
DATE	03/25/2022

CRESS Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

DGA planning | architecture | interiors

PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
STORAGE WAREHOUSE 'A' - ROOF PLAN
2111 HILLCREST AVE, ANTIOCH, CA 94509

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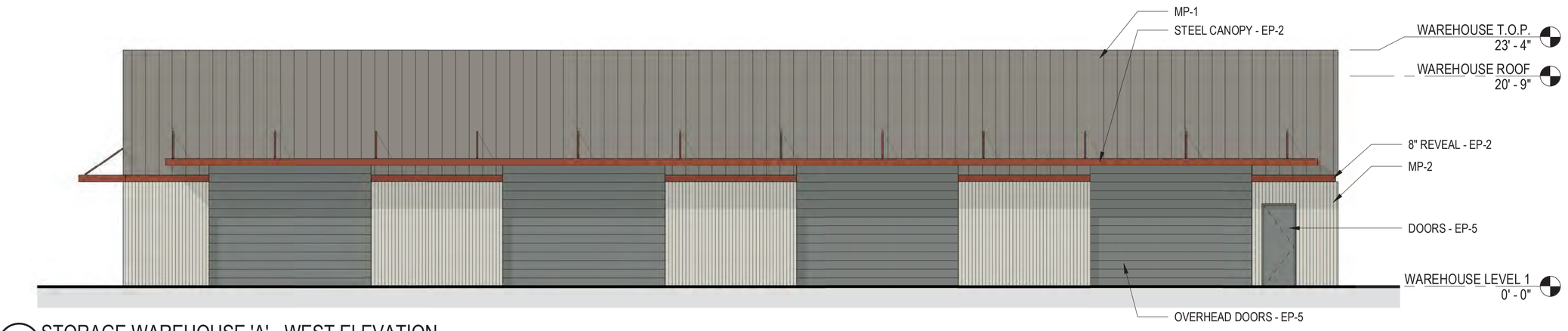
ERM
DRAWING NUMBER

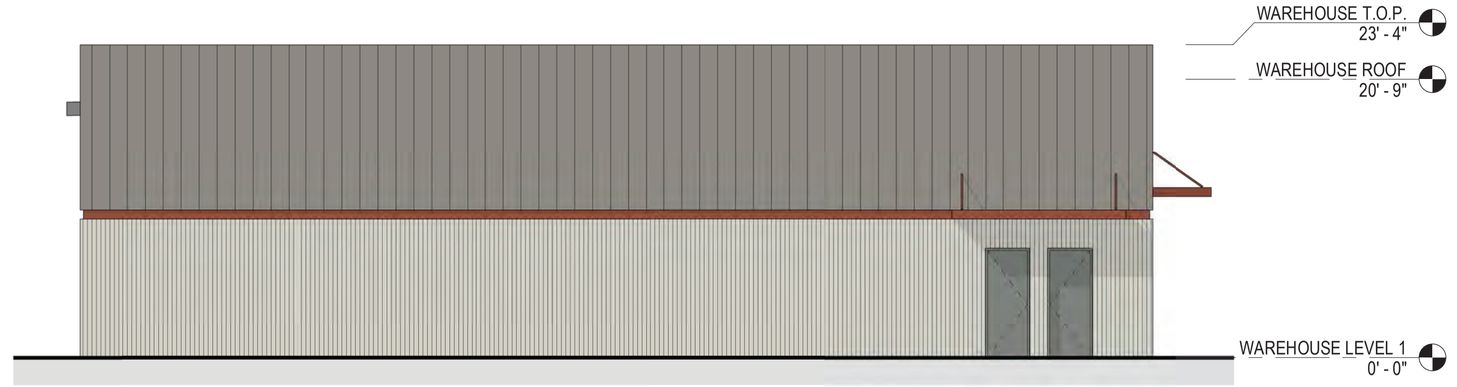
SHEET NUMBER	REV
PP-304	

ARCH D

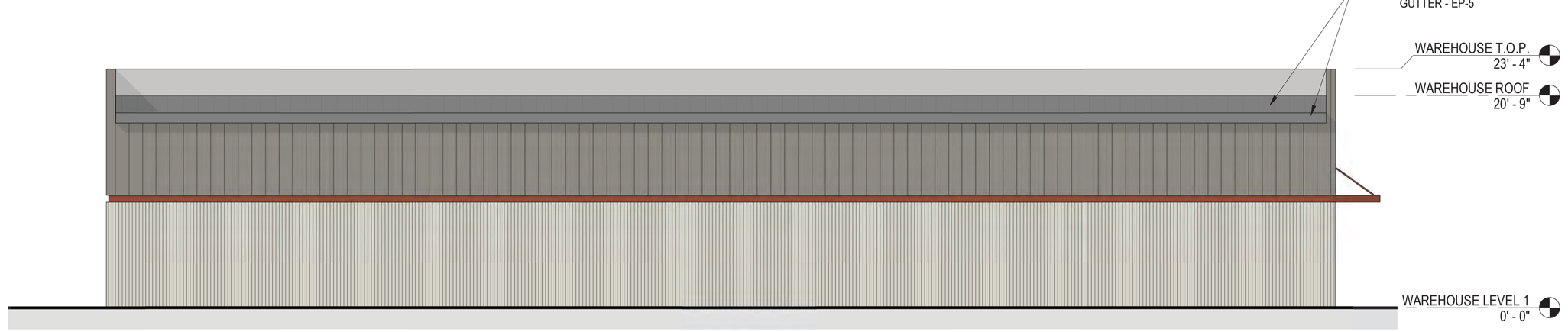
D52



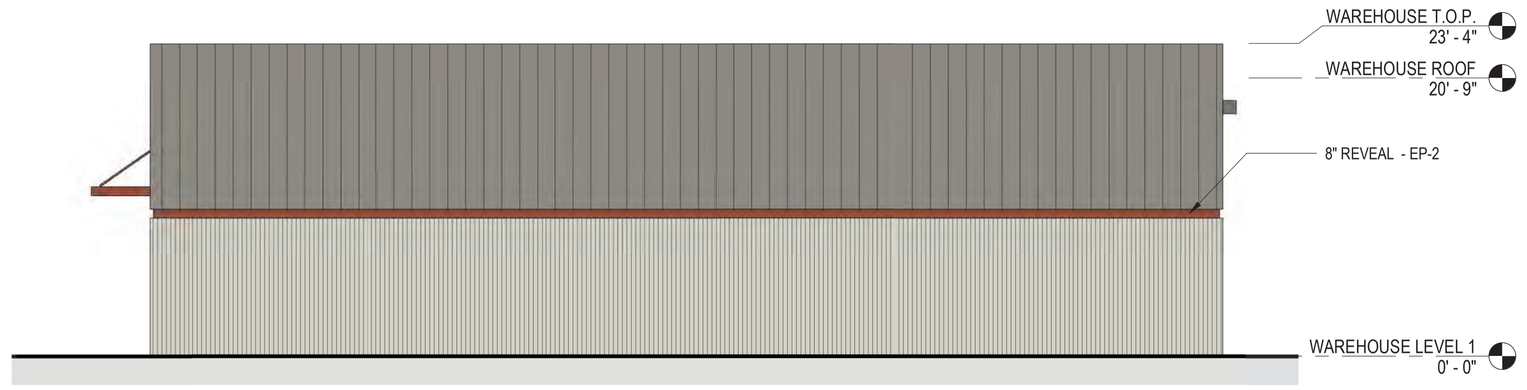
1 STORAGE WAREHOUSE 'A' - WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 STORAGE WAREHOUSE 'A' -NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 STORAGE WAREHOUSE 'A' - EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 STORAGE WAREHOUSE 'A' - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

FINISH LEGEND

- MP-1:
  - EXPOSED FASTENER - VERTICAL ORIENTATION
  - FINISH: SW FLUROPAN SOLID PVDF
  - COLOR: EP4
- MP-2:
  - EXPOSED FASTENER - VERTICAL ORIENTATION
  - FINISH: SW FLUROPAN SOLID PVDF
  - COLOR: EP3
- MP-3
  - INSULATED METAL WALL PANEL
  - CONCEALED FASTENERS - HORIZONTAL ORIENTATION
  - COLOR: EP2
- SWF-1:
  1. ALUMINUM STOREFRONT
  2. THERMAL MULTIPLANE
  3. COLOR: EP6
  4. GLAZING: GLZ1
- GLZ-1:
  1. VIRACON 1" (25MM) INSULATING VNE19-63
  2. COLOR: CRYSTALGRAY WITH VNE-63 #2
- LS-1:
  1. METAL LOUVERS
  2. COLOR: EP6
- EP-1:
  1. SHERWIN-WILLIAMS - 431R454
  2. COLOR: BONE WHITE
- EP-2:
  1. SHERWIN-WILLIAMS - 434R626
  2. COLOR: REDWOOD
- EP-3:
  1. SHERWIN-WILLIAMS - 433R395
  2. COLOR: PARCHMENT
- EP-4:
  1. SHERWIN-WILLIAMS - 437C1254
  2. COLOR: TOUPESTONE
- EP-5:
  1. SHERWIN-WILLIAMS - 432R1020
  2. COLOR: ZINC GRAY
- SSMR-1:
  1. METAL ROOF SYSTEM
  2. SLR II - CONCEALED FASTENER / LOW SLOPE
- CONC-1:
  1. CAST-IN-PLACE CONCRETE RETAINING WALL
  2. COLOR: NATURAL CONCRETE COLOR

* REFER TO MATERIALS BOARD MATERIAL DEFINITIONS AND MATERIAL EXAMPLES *

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
CHKD	DGA
SUPV	
APVD 1	DGA
APVD 2	
DATE	03/25/2022

CRESS Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

DGA planning | architecture | interiors

PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
STORAGE WAREHOUSE 'A' - ELEVATIONS
2111 HILLCREST AVE, ANTIOCH, CA 94509

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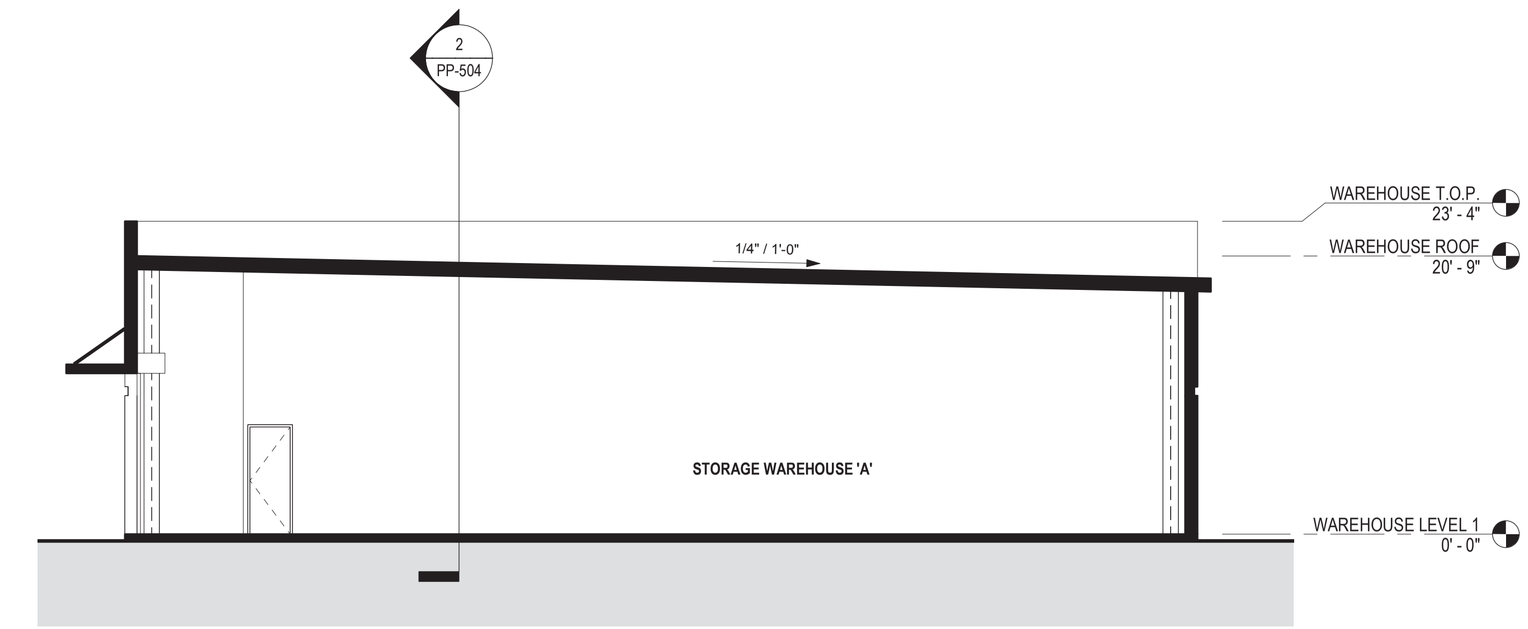
ERM DRAWING NUMBER

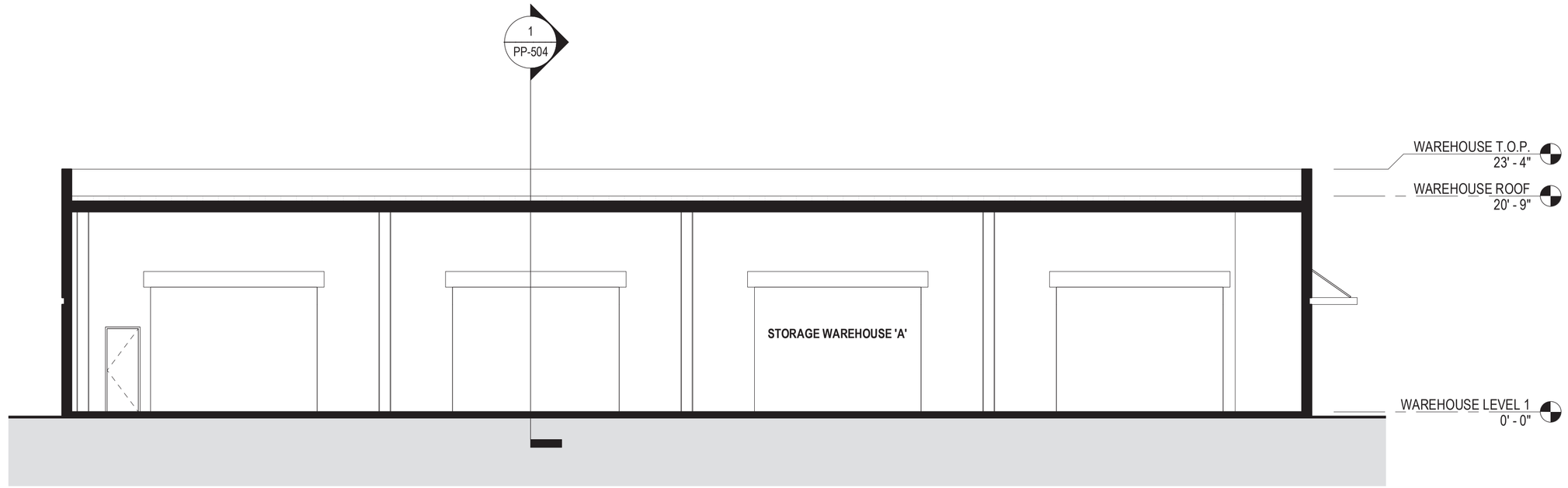
SHEET NUMBER PP-404 | REV

ARCH D

D53



1 STORAGE WAREHOUSE 'A' - TRANSVERSE SECTION
SCALE: 1/8" = 1'-0"



2 STORAGE WAREHOUSE 'A' - LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
CHKD	DGA
SUPV	
APVD 1	DGA
APVD 2	
DATE	03/25/2022

CRESS Corporate Real Estate Strategy and Services
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SAN FRANCISCO, CALIFORNIA

DGA planning | architecture | interiors
350 Rhode Island, Mezzanine Suite, CA 94103 650.965.5500
201 Filbert Street, 3rd Floor, San Francisco, CA 94133 415.675.5700
3366 30th Avenue, Suite 155, San Diego, CA 92123 619.685.2900
1970 Del Monte, Suite Santa Cruz, CA 95060 831.454.2900

PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	20048

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STORAGE WAREHOUSE 'A' - SECTIONS
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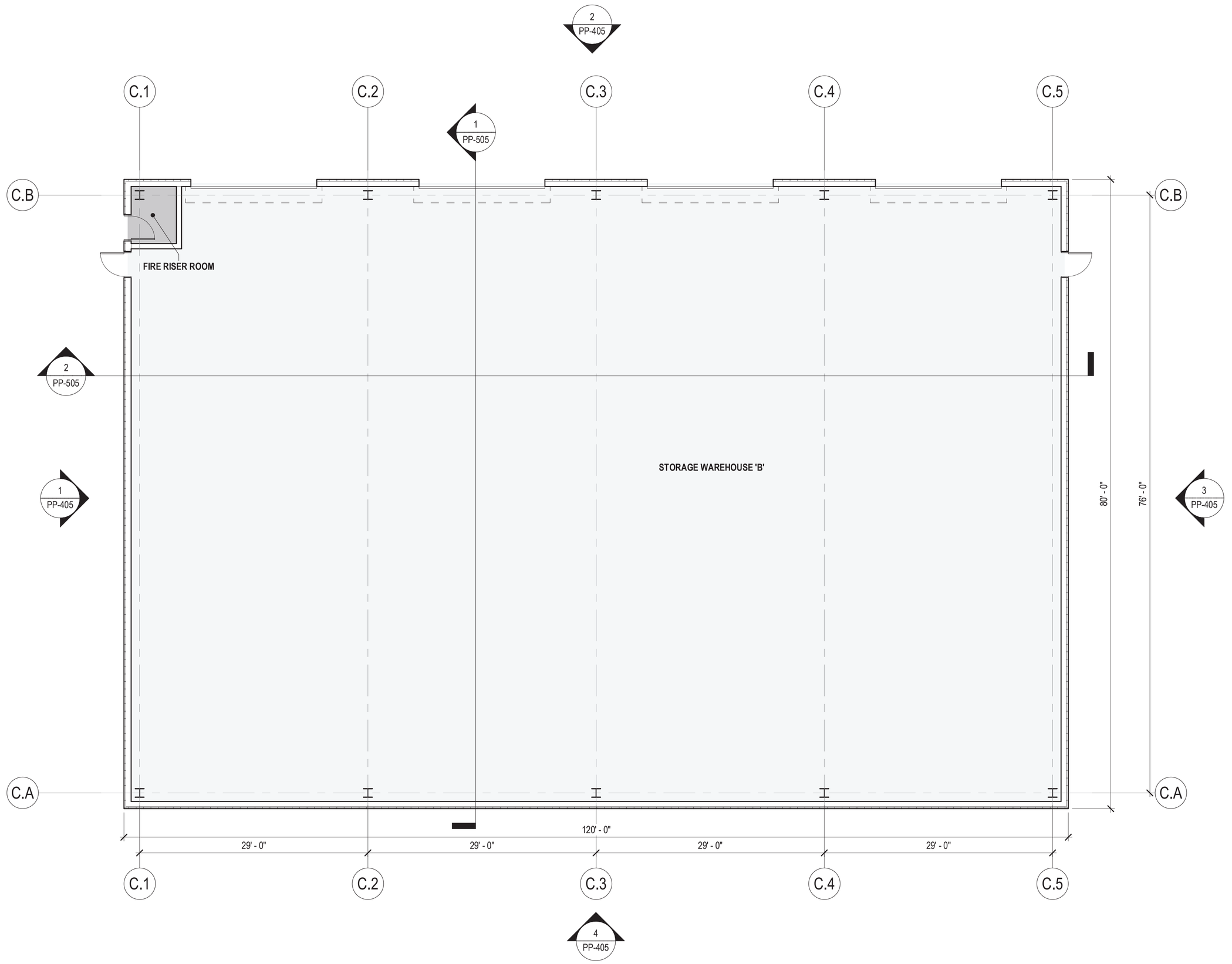
ERM
DRAWING NUMBER
SHEET NUMBER PP-504
REV

ARCH D

D54



1 STORAGE WAREHOUSE 'B' - FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN NORTH

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
CHKD	DGA
SUPV	
APVD 1	DGA
APVD 2	
DATE	03/25/2022

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SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	20048

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STORAGE WAREHOUSE 'B' - FLOOR PLAN
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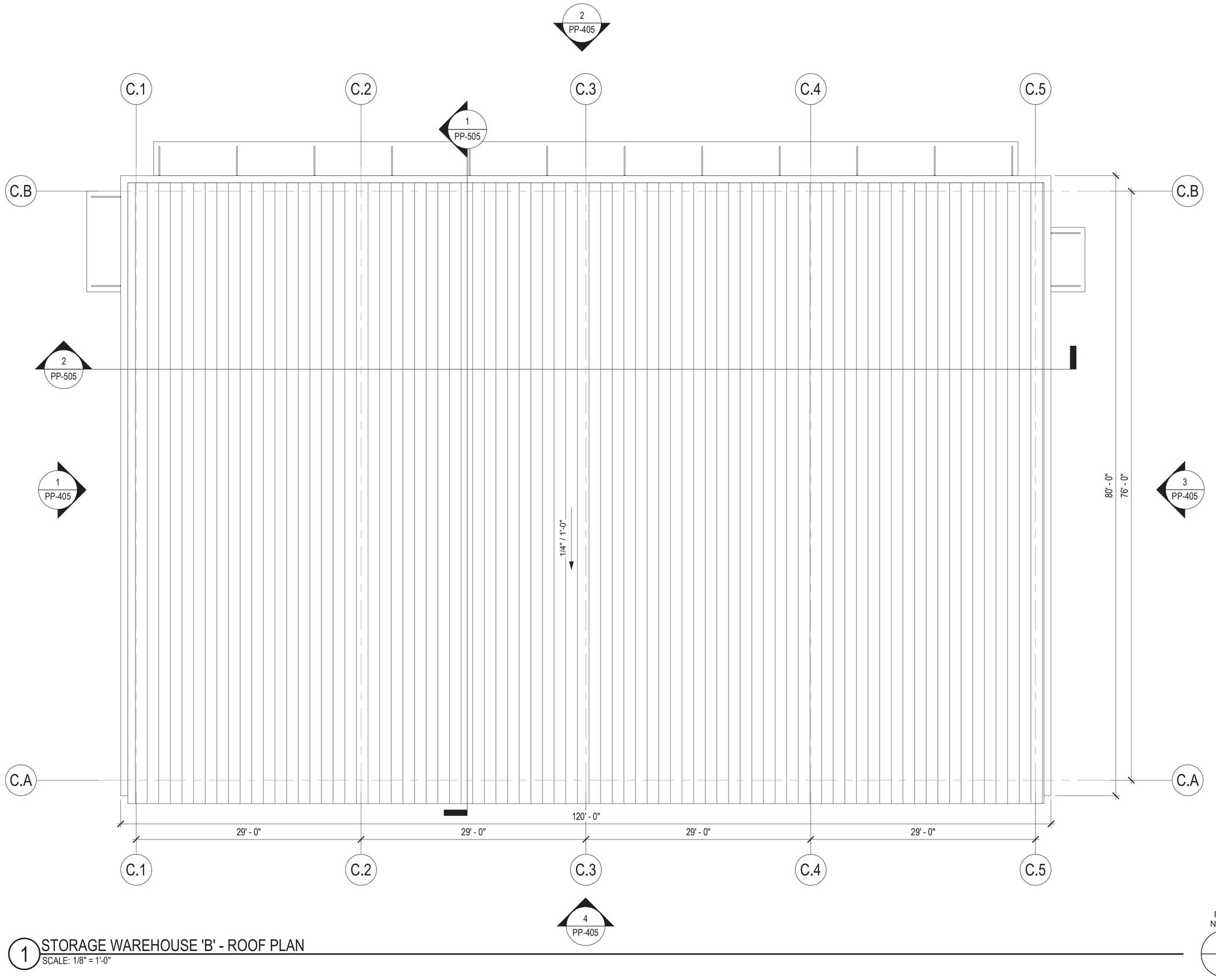
ERM
DRAWING NUMBER
SHEET NUMBER PP-205
REV

ARCH D

D55



1 STORAGE WAREHOUSE 'B' - ROOF PLAN
SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
CHKD	DGA
SUPV	
APVD 1	DGA
APVD 2	
DATE	03/25/2022

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SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
STORAGE WAREHOUSE 'B' - ROOF PLAN
2111 HILLCREST AVE, ANTIOCH, CA 94509

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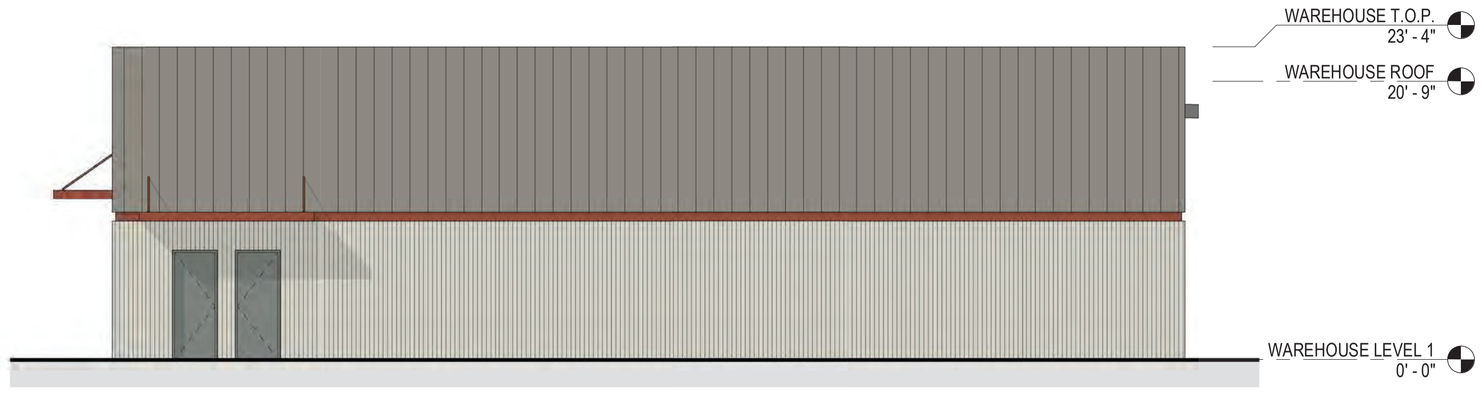
ERM
DRAWING NUMBER

SHEET NUMBER PP-305

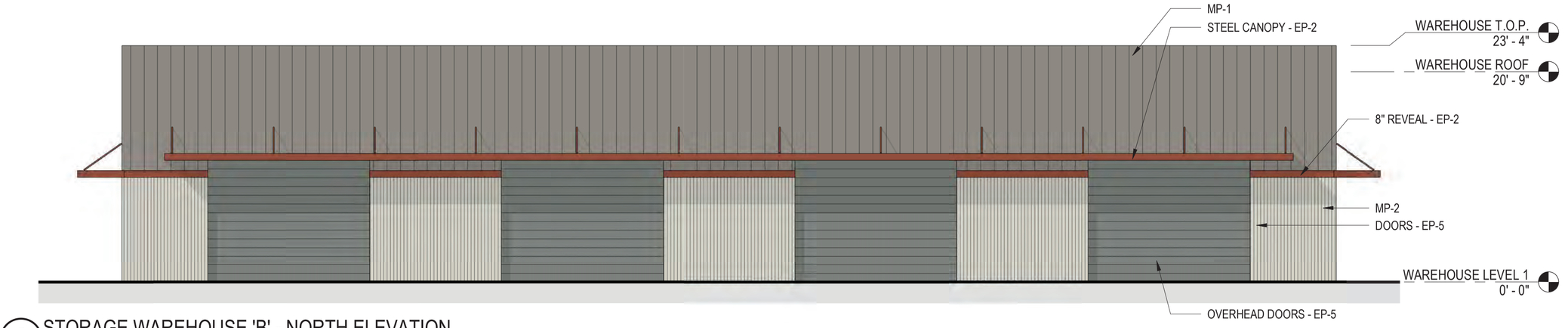
REV

ARCH D

D56

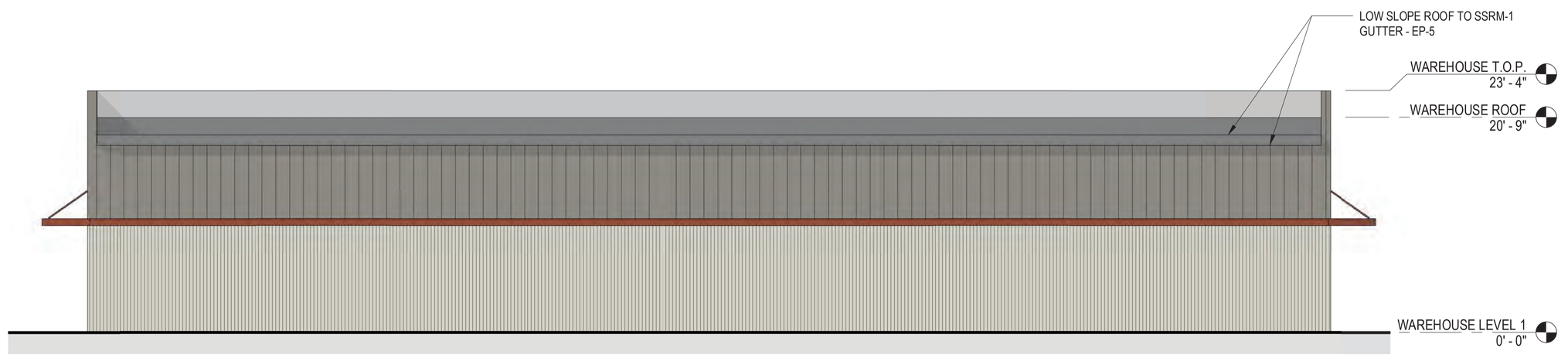


1 STORAGE WAREHOUSE 'B' - WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 STORAGE WAREHOUSE 'B' - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

3 STORAGE WAREHOUSE 'B' - EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 STORAGE WAREHOUSE 'B' - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

FINISH LEGEND

- MP-1:
  - EXPOSED FASTENER - VERTICAL ORIENTATION
  - FINISH: SW FLUROPAN SOLID PVDF
  - COLOR: EP4
- MP-2:
  - EXPOSED FASTENER - VERTICAL ORIENTATION
  - FINISH: SW FLUROPAN SOLID PVDF
  - COLOR: EP3
- MP-3
  - INSULATED METAL WALL PANEL
  - CONCEALED FASTENERS - HORIZONTAL ORIENTATION
  - COLOR: EP2
- SWF-1:
  1. ALUMINUM STOREFRONT
  2. THERMAL MULTIPLANE
  3. COLOR: EP6
  4. GLAZING: GLZ1
- GLZ-1:
  1. VIRACON 1" (25MM) INSULATING VNE19-63
  2. COLOR: CRYSTALGRAY WITH VNE-63 #2
- LS-1:
  1. METAL LOUVERS
  2. COLOR: EP6
- EP-1:
  1. SHERWIN-WILLIAMS - 431R454
  2. COLOR: BONE WHITE
- EP-2:
  1. SHERWIN-WILLIAMS - 434R626
  2. COLOR: REDWOOD
- EP-3:
  1. SHERWIN-WILLIAMS - 433R395
  2. COLOR: PARCHMENT
- EP-4:
  1. SHERWIN-WILLIAMS - 437C1254
  2. COLOR: TOUPESTONE
- EP-5:
  1. SHERWIN-WILLIAMS - 432R1020
  2. COLOR: ZINC GRAY
- SSMR-1:
  1. METAL ROOF SYSTEM
  2. SLR II - CONCEALED FASTENER / LOW SLOPE
- CONC-1:
  1. CAST-IN-PLACE CONCRETE RETAINING WALL
  2. COLOR: NATURAL CONCRETE COLOR

* REFER TO MATERIALS BOARD MATERIAL DEFINITIONS AND MATERIAL EXAMPLES *

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
CHKD	DGA
SUPV	
APVD 1	DGA
APVD 2	
DATE	03/25/2022

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PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

DGA planning | architecture | interiors

PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
STORAGE WAREHOUSE 'B' - ELEVATIONS
2111 HILLCREST AVE, ANTIOCH, CA 94509

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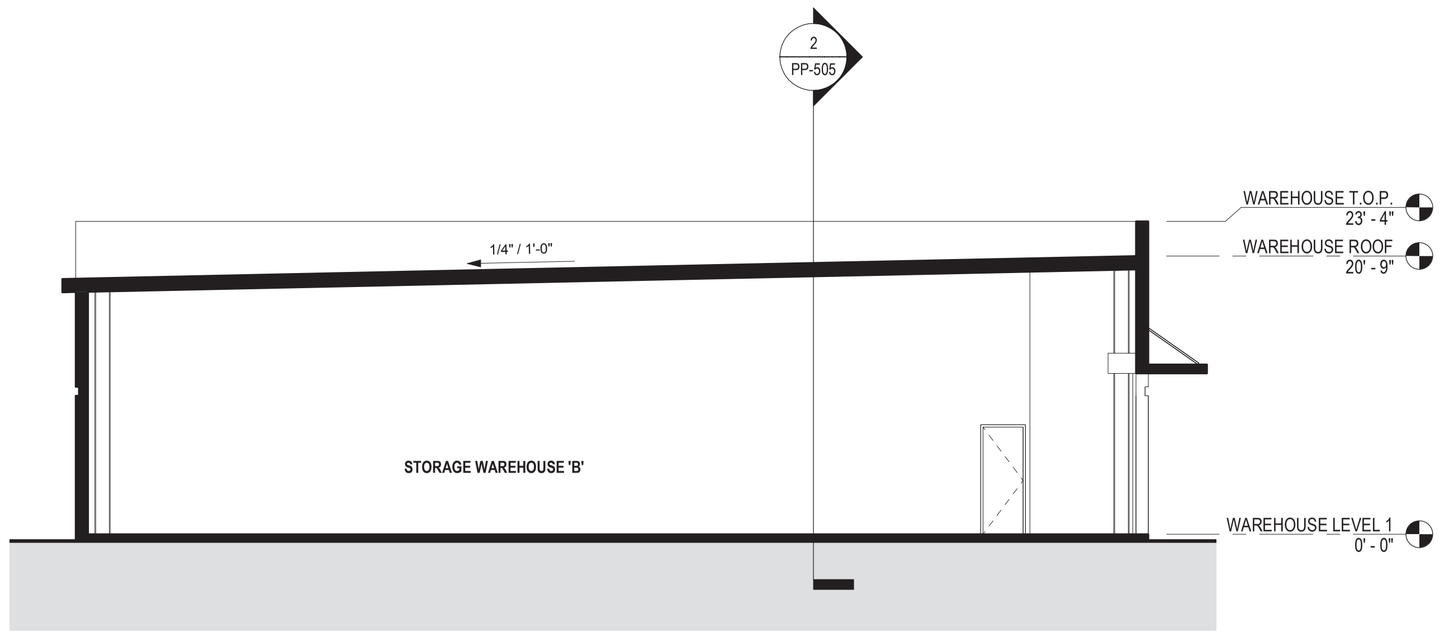
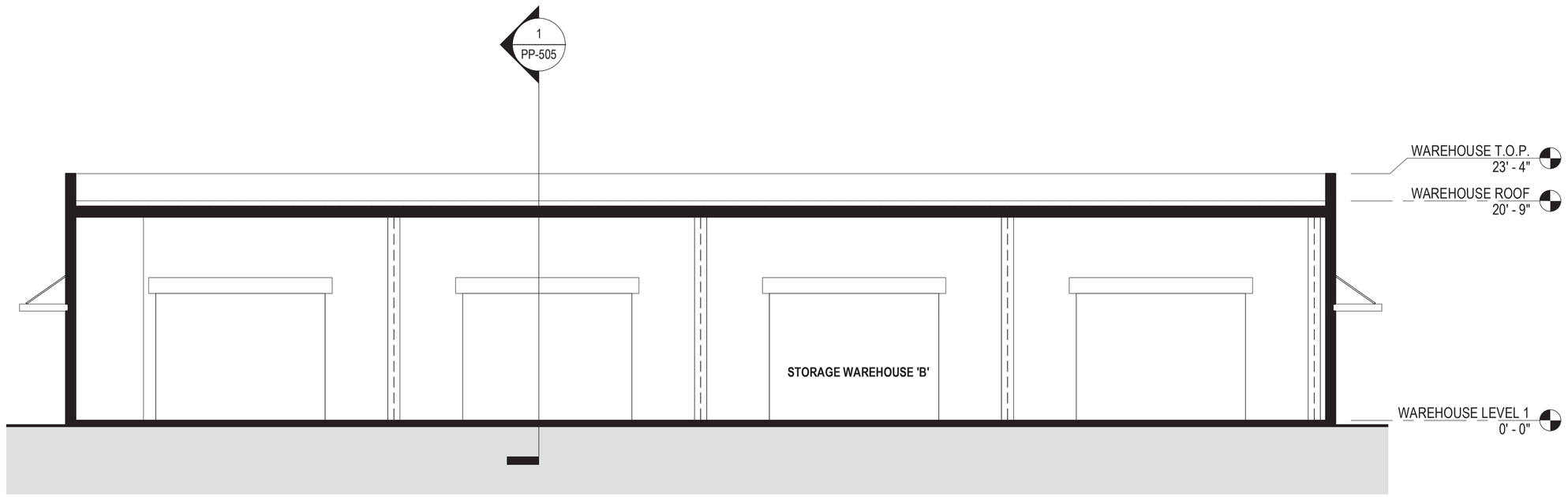
ERM
DRAWING NUMBER

SHEET NUMBER	REV
PP-405	

ARCH D



1 STORAGE WAREHOUSE 'B' - TRANSVERSE SECTION
SCALE: 1/8" = 1'-0"



2 STORAGE WAREHOUSE 'B' - LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
CHKD	DGA
SUPV	
APVD 1	DGA
APVD 2	
DATE	03/25/2022

CRESS Corporate Real Estate Strategy and Services
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SAN FRANCISCO, CALIFORNIA

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PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
STORAGE WAREHOUSE 'B' - SECTIONS
2111 HILLCREST AVE, ANTIOCH, CA 94509

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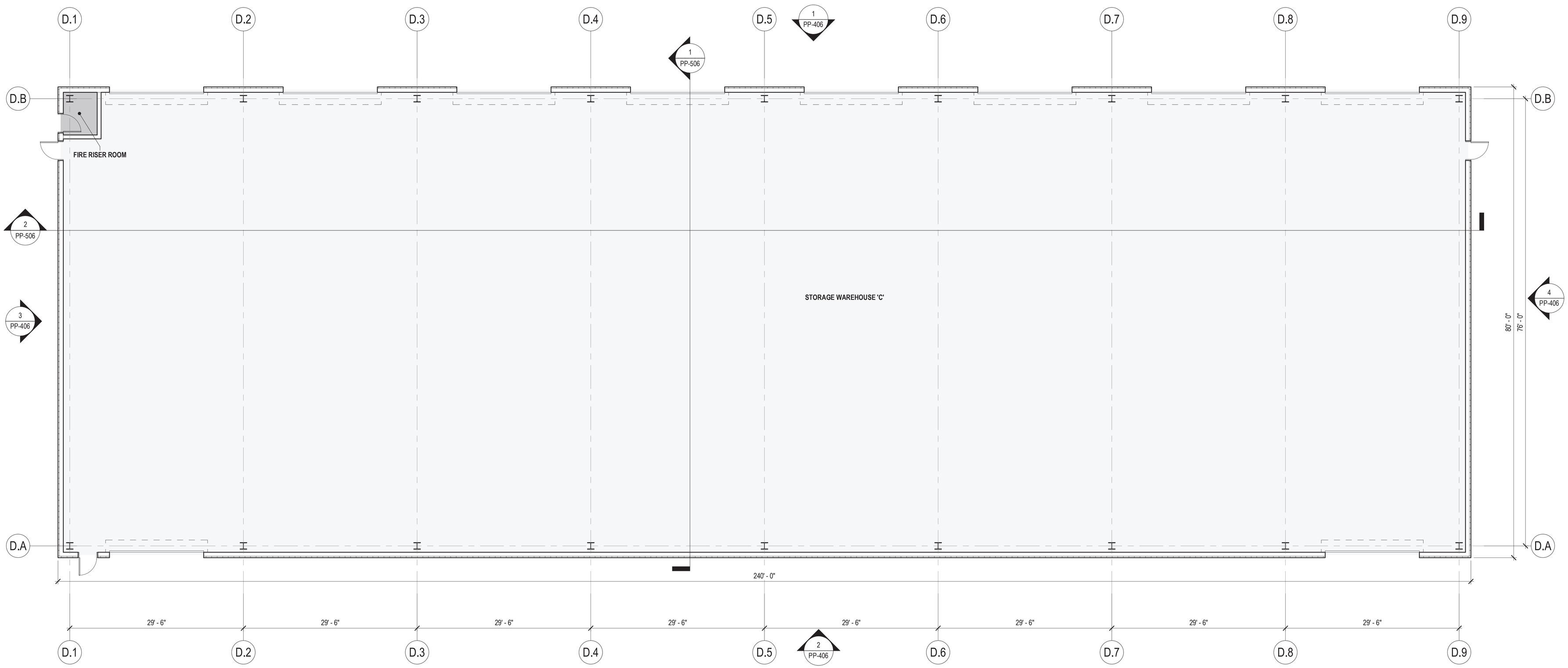
ERM
DRAWING NUMBER

SHEET NUMBER PP-505

REV

ARCH D

D58



1 STORAGE WAREHOUSE 'C' - FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN NORTH

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
CHKD	DGA
SUPV	
APVD 1	DGA
APVD 2	
DATE	03/25/2022

CRESS Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

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PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	20048

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STORAGE WAREHOUSE 'C' - FLOOR PLAN
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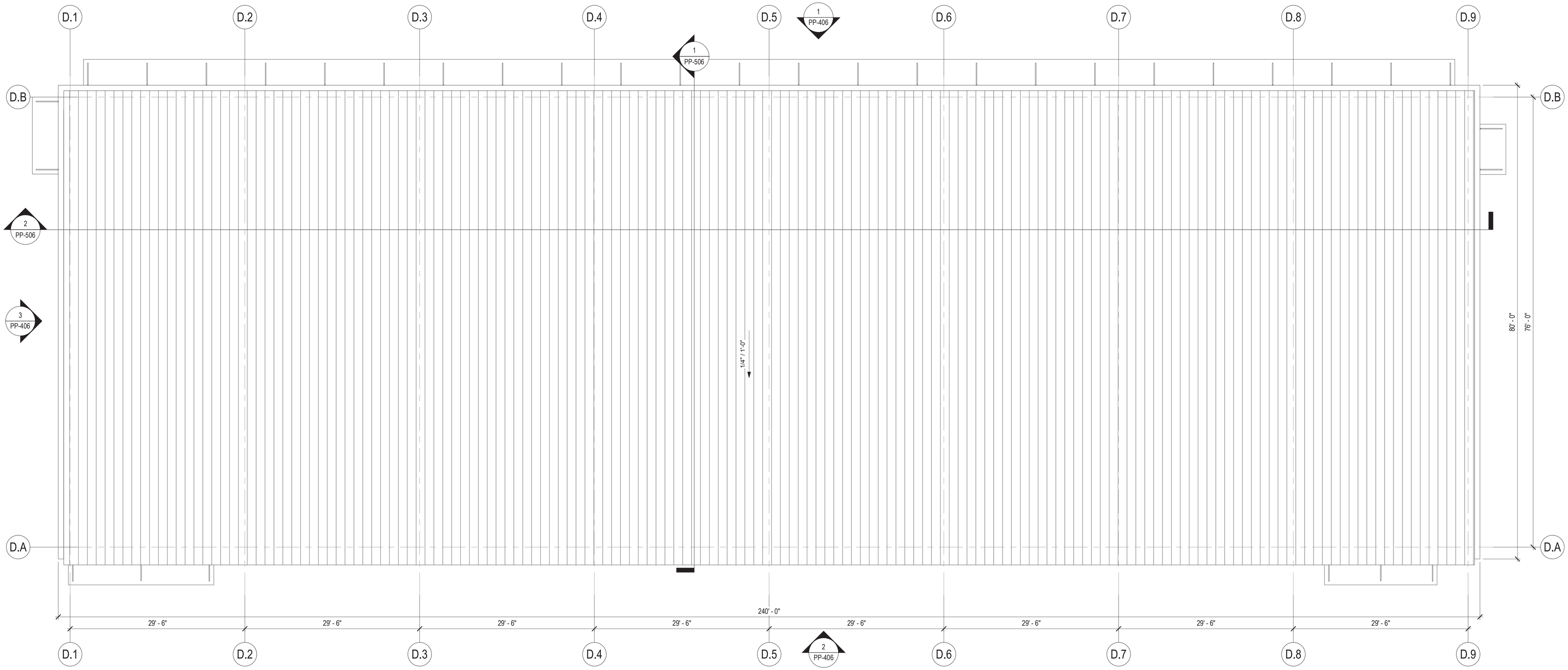
ERM
DRAWING NUMBER
SHEET NUMBER PP-206
REV

ARCH D

D59



1 STORAGE WAREHOUSE 'C' - ROOF PLAN
SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
CHKD	DGA
SUPV	
APVD 1	DGA
APVD 2	
DATE	03/25/2022

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PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
STORAGE WAREHOUSE 'C' - ROOF PLAN
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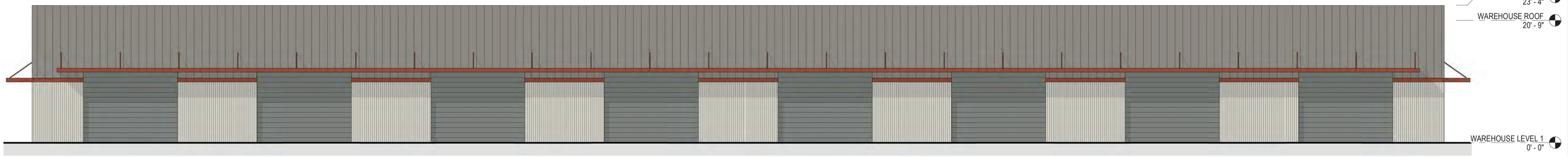
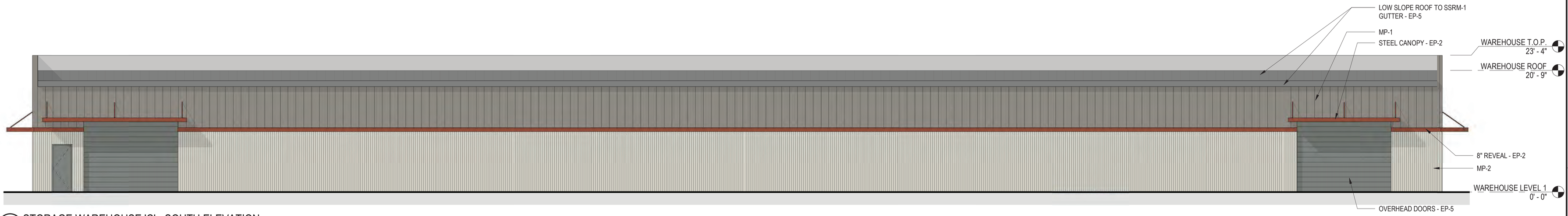
ERM
DRAWING NUMBER
SHEET NUMBER PP-306
REV

ARCH D

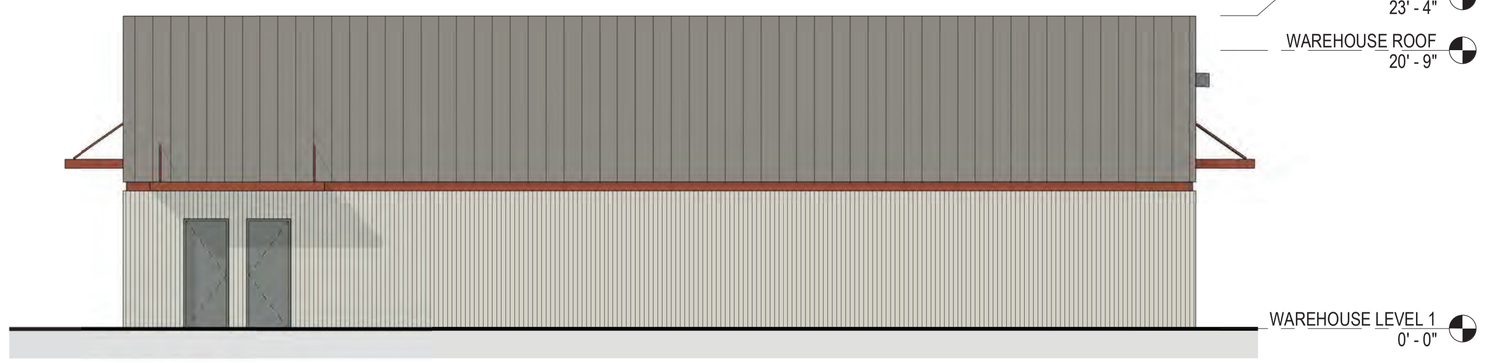
D60



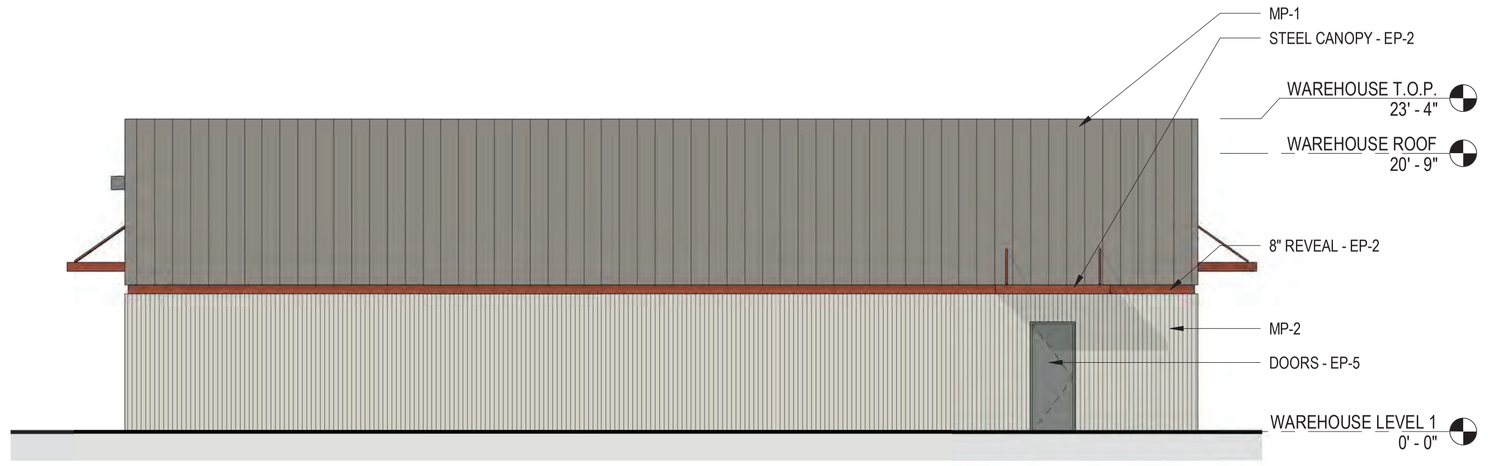
1 STORAGE WAREHOUSE 'C' - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 STORAGE WAREHOUSE 'C' - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 STORAGE WAREHOUSE 'C' - WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 STORAGE WAREHOUSE 'C' -EAST ELEVATION
SCALE: 1/8" = 1'-0"

FINISH LEGEND

- MP-1:
  - EXPOSED FASTENER - VERTICAL ORIENTATION
  - FINISH: SW FLUROPAN SOLID PVDF
  - COLOR: EP4
- MP-2:
  - EXPOSED FASTENER - VERTICAL ORIENTATION
  - FINISH: SW FLUROPAN SOLID PVDF
  - COLOR: EP3
- MP-3
  - INSULATED METAL WALL PANEL
  - CONCEALED FASTENERS - HORIZONTAL ORIENTATION
  - COLOR: EP2
- SWF-1:
  1. ALUMINUM STOREFRONT
  2. THERMAL MULTIPLANE
  3. COLOR: EP6
  4. GLAZING: GLZ1
- GLZ-1:
  1. VIRACON 1" (25MM) INSULATING VNE19-63
  2. COLOR: CRYSTALGRAY WITH VNE-63 #2
- LS-1:
  1. METAL LOUVERS
  2. COLOR: EP6
- EP-1:
  1. SHERWIN-WILLIAMS - 431R454
  2. COLOR: BONE WHITE
- EP-2:
  1. SHERWIN-WILLIAMS - 434R626
  2. COLOR: REDWOOD
- EP-3:
  1. SHERWIN-WILLIAMS - 433R395
  2. COLOR: PARCHMENT
- EP-4:
  1. SHERWIN-WILLIAMS - 437C1254
  2. COLOR: TOUPESTONE
- EP-5:
  1. SHERWIN-WILLIAMS - 432R1020
  2. COLOR: ZINC GRAY
- SSMR-1:
  1. METAL ROOF SYSTEM
  2. SLR II - CONCEALED FASTENER / LOW SLOPE
- CONC-1:
  1. CAST-IN-PLACE CONCRETE RETAINING WALL
  2. COLOR: NATURAL CONCRETE COLOR

* REFER TO MATERIALS BOARD MATERIAL DEFINITIONS AND MATERIAL EXAMPLES *

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
CHKD	DGA
SUPV	
APVD 1	DGA
APVD 2	
DATE	03/25/2022

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PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

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PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
STORAGE WAREHOUSE 'C' - ELEVATIONS
2111 HILLCREST AVE, ANTIOCH, CA 94509

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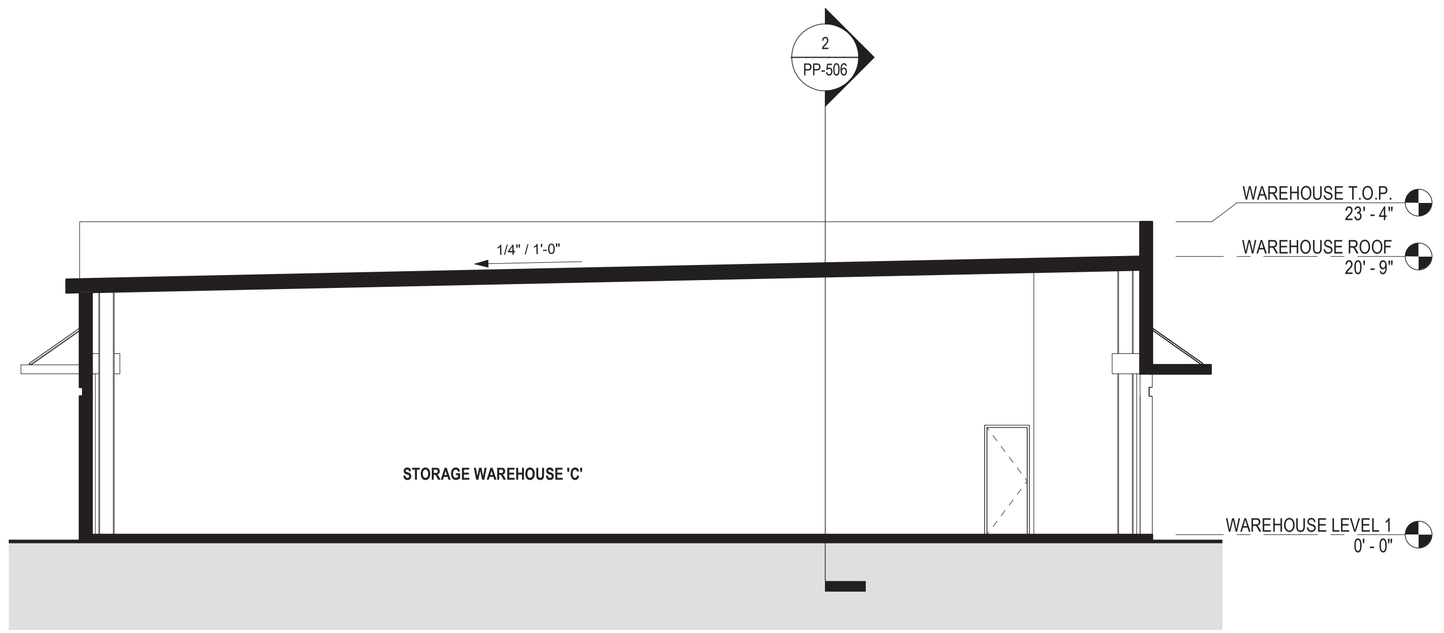
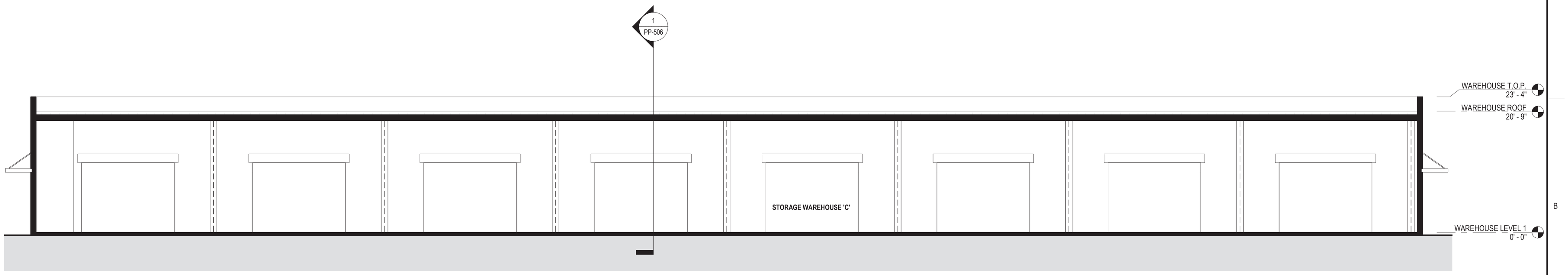
SHEET NUMBER PP-406 | REV

ARCH D

D61



1 STORAGE WAREHOUSE 'C' - TRANSVERSE SECTION
SCALE: 1/8" = 1'-0"



2 STORAGE WAREHOUSE 'C' - LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
CHKD	DGA
SUPV	
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APVD 2	
DATE	03/25/2022

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SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	20048

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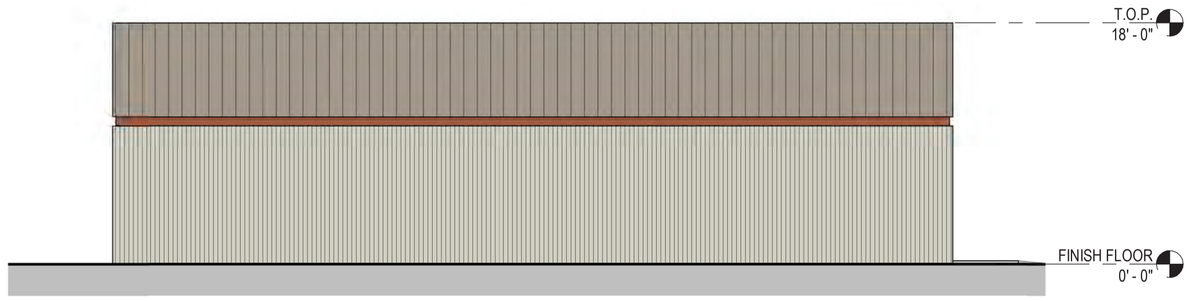
SHEET NUMBER PP-506

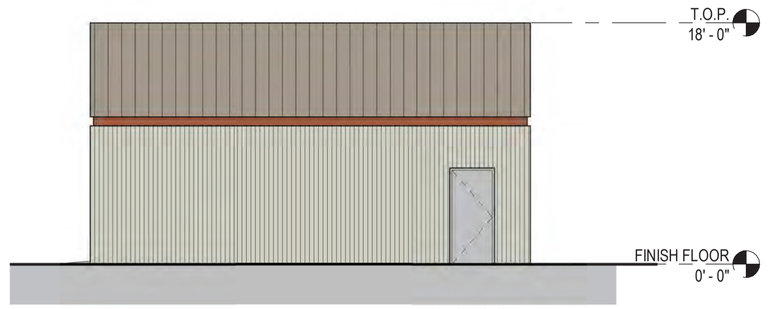
REV

ARCH D

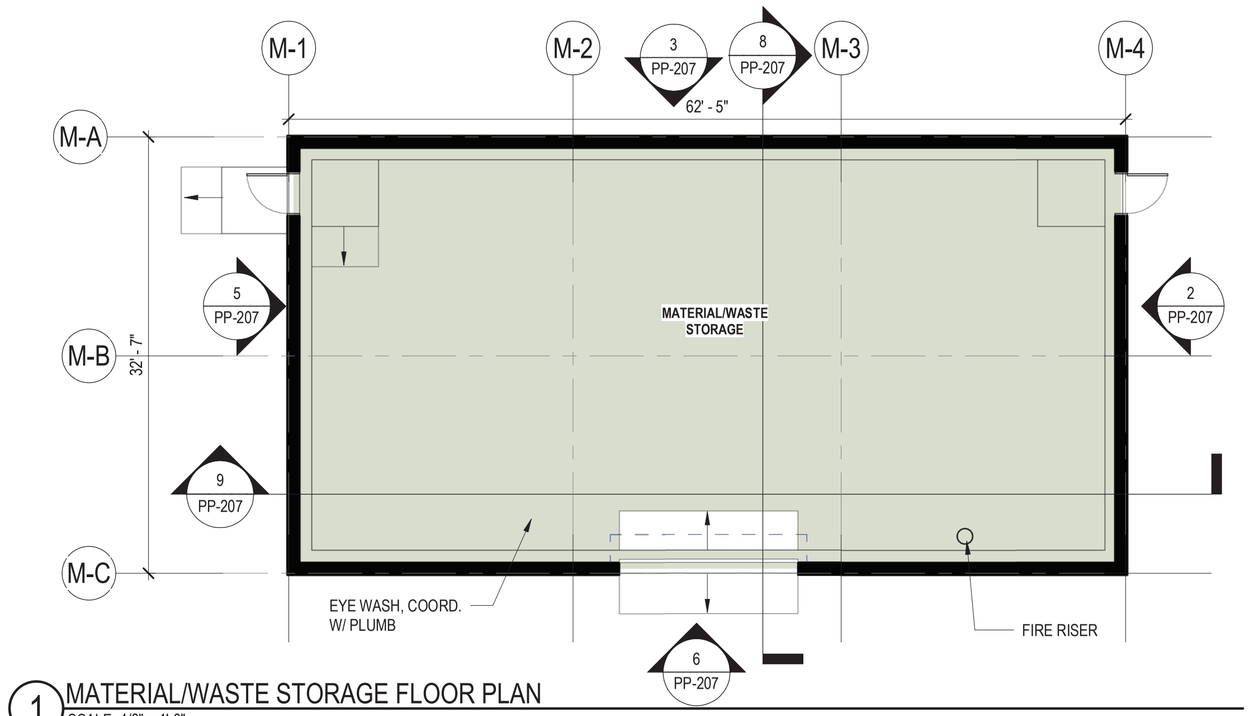
D62



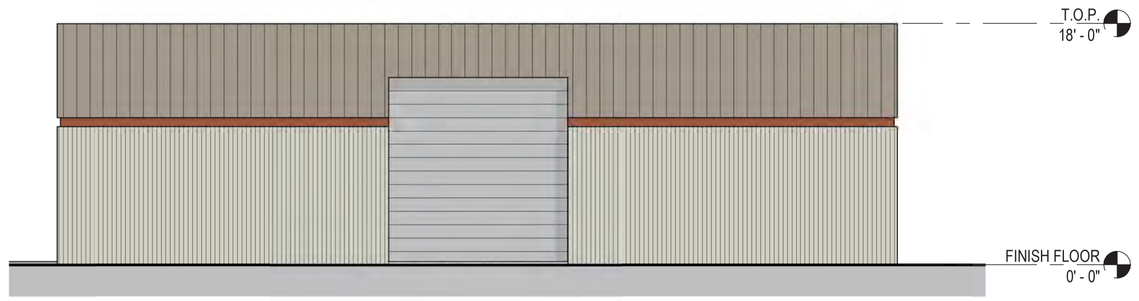
3 MATERIAL/WASTE STORAGE - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



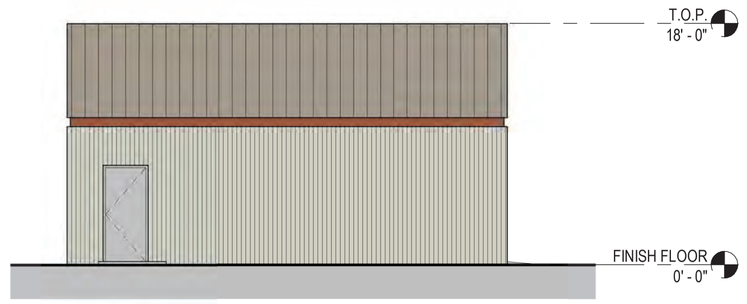
2 MATERIAL/WASTE STORAGE - EAST ELEVATION
SCALE: 1/8" = 1'-0"



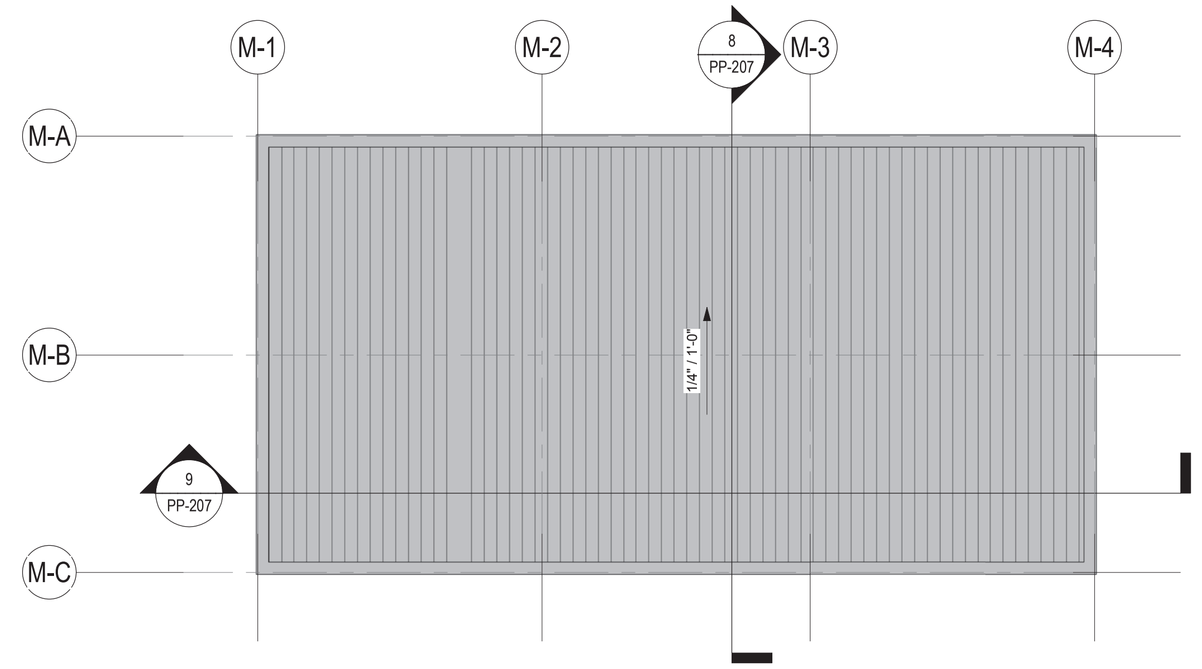
1 MATERIAL/WASTE STORAGE FLOOR PLAN
SCALE: 1/8" = 1'-0"



6 MATERIAL/WASTE STORAGE - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



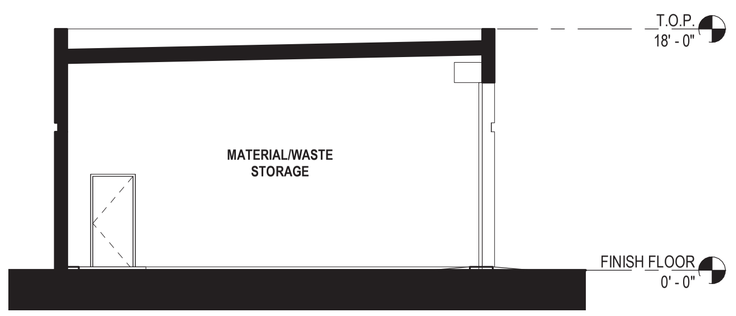
5 MATERIAL/WASTE STORAGE - WEST ELEVATION
SCALE: 1/8" = 1'-0"



7 MATERIAL/WASTE STORAGE ROOF PLAN
SCALE: 1/8" = 1'-0"



9 MATERIAL/WASTE STORAGE - BUILDING LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"



8 MATERIAL/WASTE STORAGE - BUILDING CROSS SECTION
SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
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JOB NO	20048
DSGN	DGA
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1730 Del Paso, Suite 100, Sacramento, CA 95815 916.641.1948
1730 Del Norte, Sacramento, CA 95811 916.641.4900

PG&E NO	15101
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	15101
BLDG NAME	
FLOOR CODE	
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PG&E ANTIOCH SERVICE CENTER
MATERIAL STORAGE
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ERM
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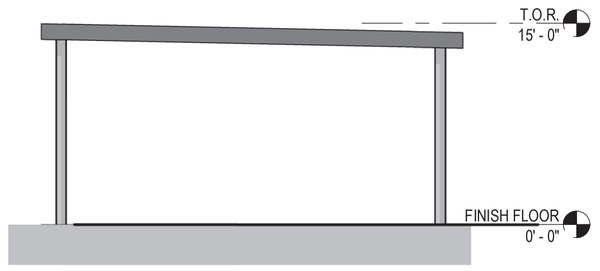
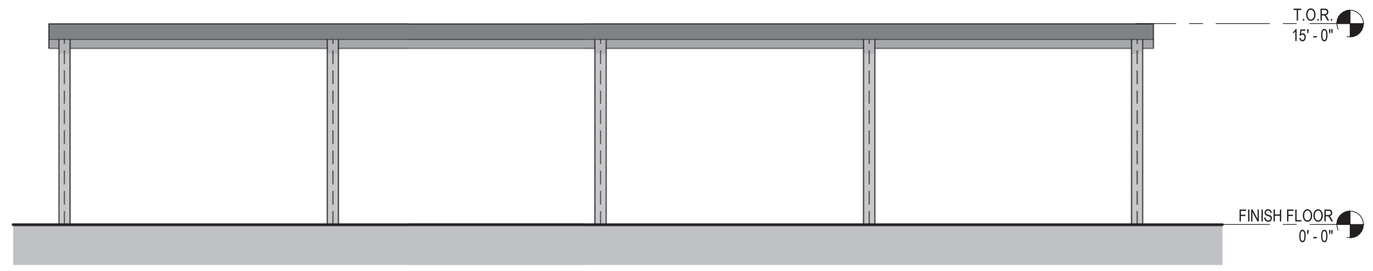
SHEET NUMBER PP-207
REV

ARCH D

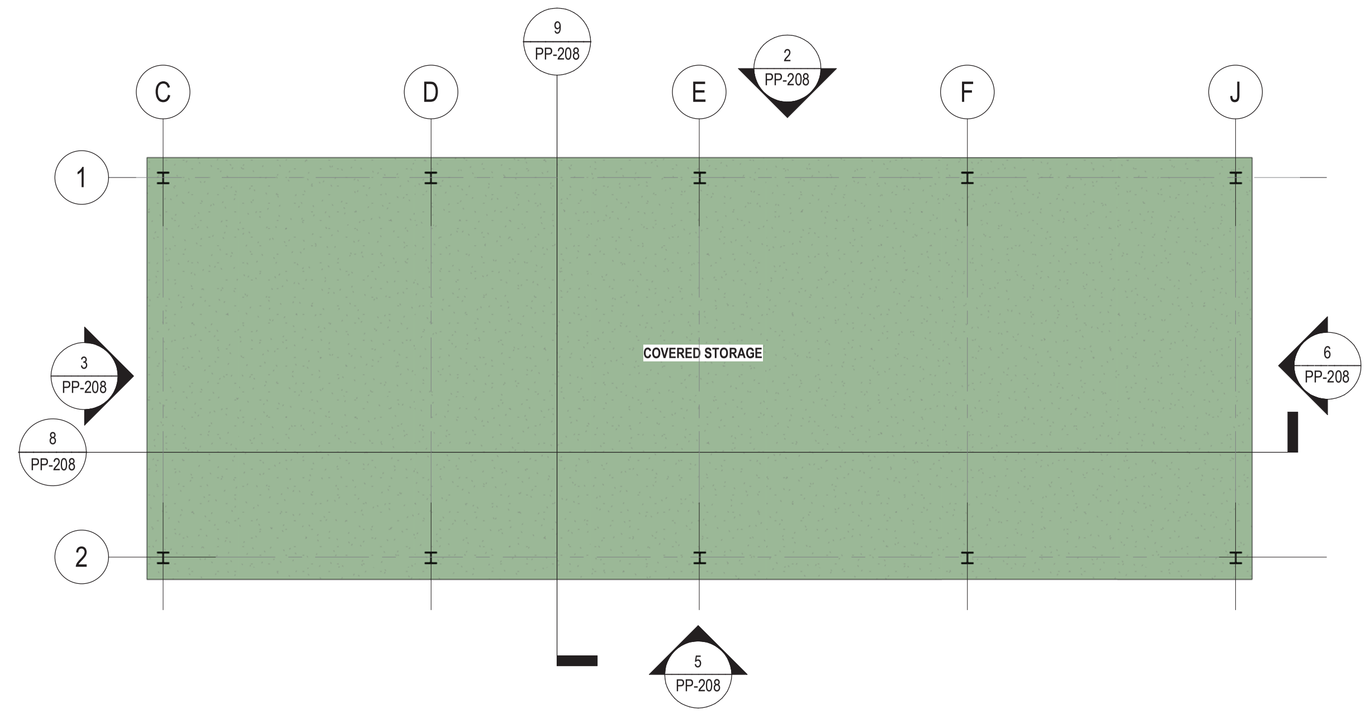
D63



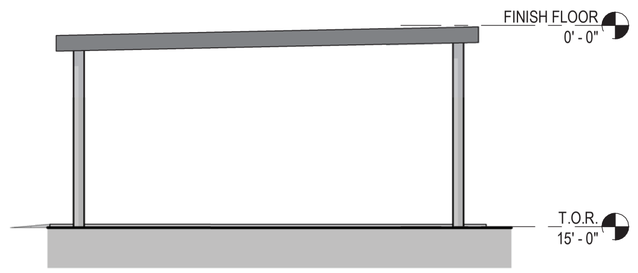
3 COVERED STORAGE - WEST ELEVATION
SCALE: 1/8" = 1'-0"



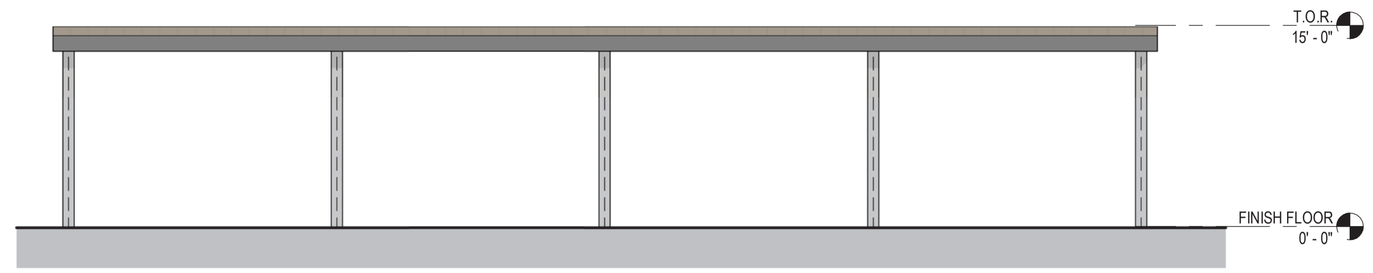
2 COVER STORAGE - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



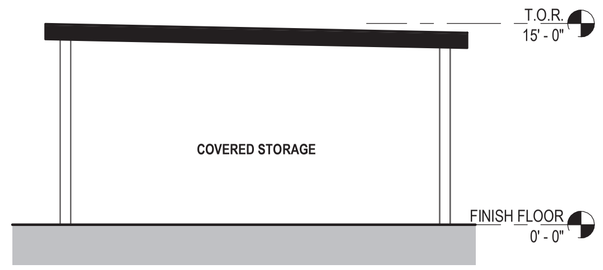
1 COVERED STORAGE
SCALE: 1/8" = 1'-0"



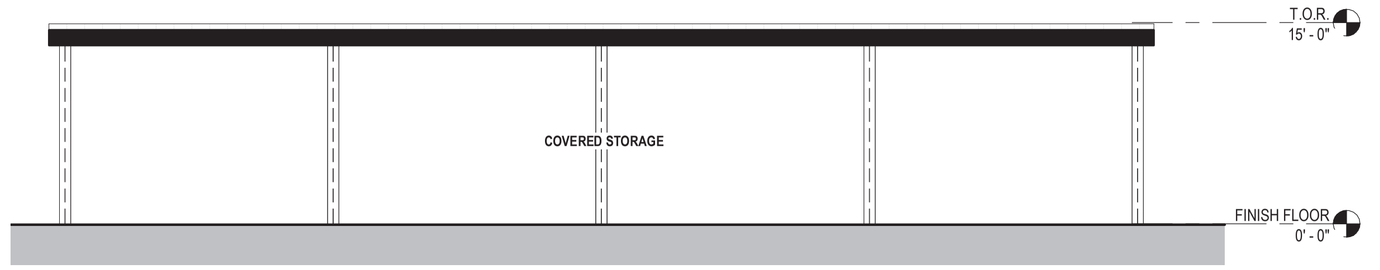
6 COVERED STORAGE - EAST ELEVATION
SCALE: 1/8" = 1'-0"



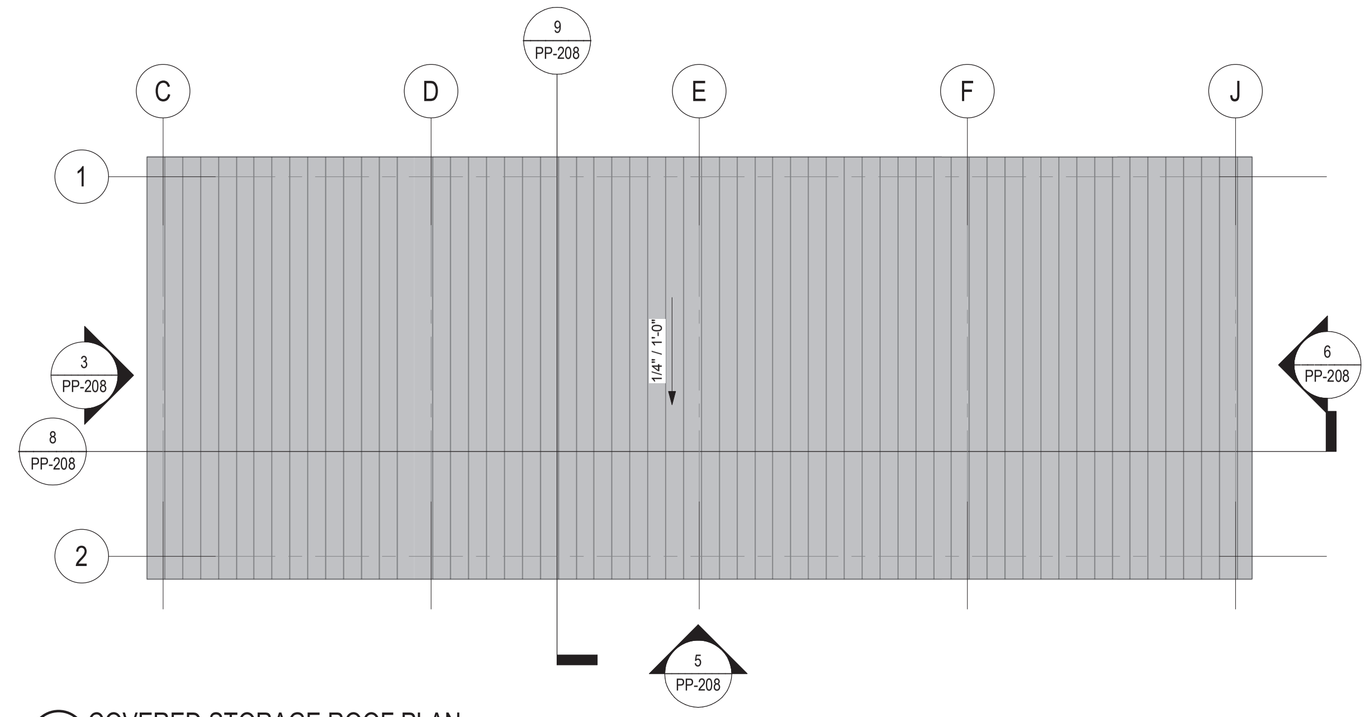
5 COVERED STORAGE - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



9 COVERED STORAGE - CROSS SECTION
SCALE: 1/8" = 1'-0"



8 COVERED STORAGE - LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"



7 COVERED STORAGE ROOF PLAN
SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	20048
DSGN	DGA
DWN	DGA
CHKD	DGA
SUPV	
APVD 1	DGA
APVD 2	
DATE	3/25/2022

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PG&E NO	15101
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	15101
BLDG NAME	
FLOOR CODE	
JOB NO	20048

PG&E ANTIOCH SERVICE CENTER
COVERED STORAGE
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SHEET NUMBER PP-208
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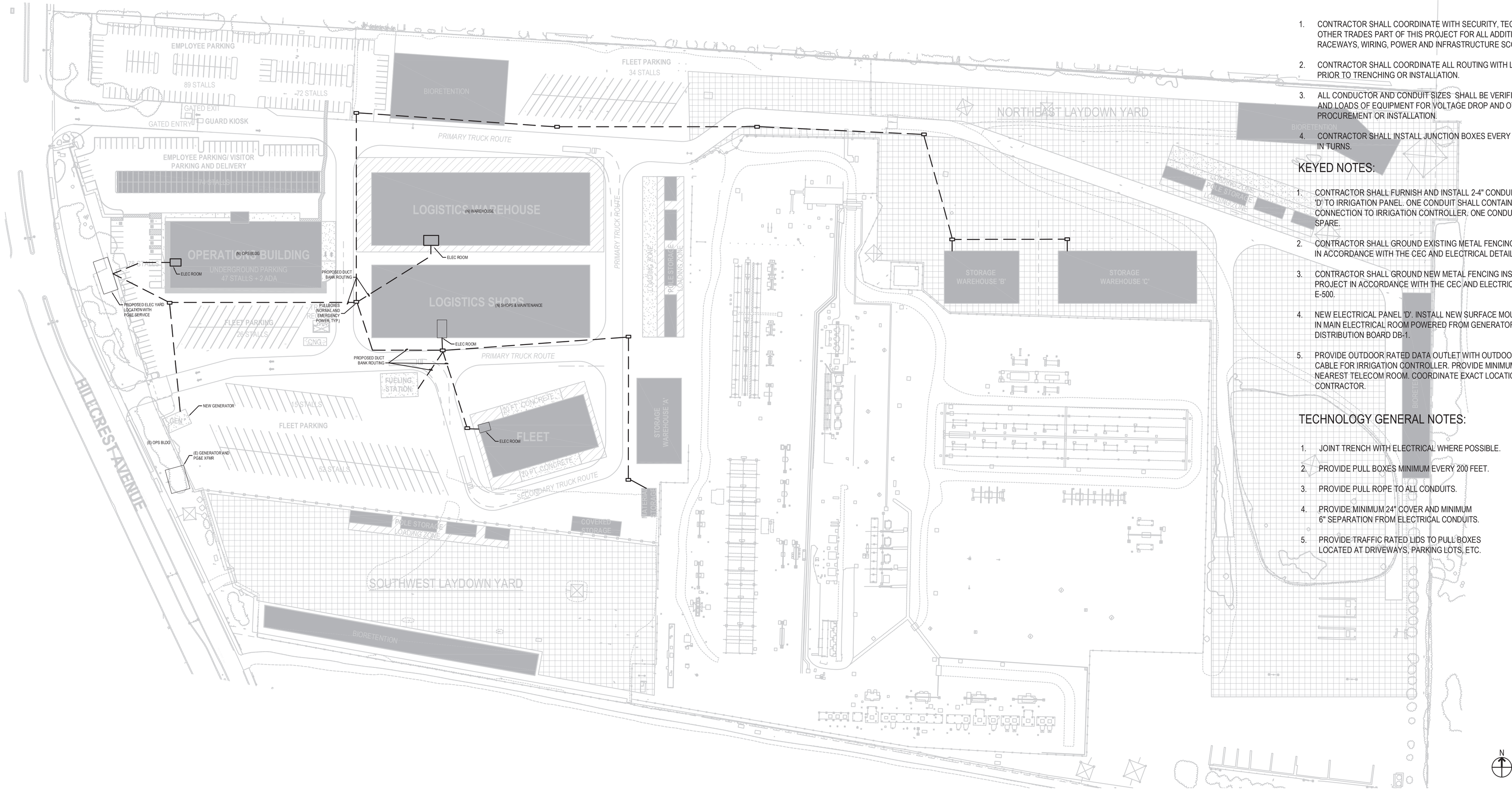
ARCH D

D64



1 ELECTRICAL SITE PLAN
Scale: 1" = 80'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL COORDINATE WITH SECURITY, TECHNOLOGY, AND ALL OTHER TRADES PART OF THIS PROJECT FOR ALL ADDITIONAL CONDUITS, RACEWAYS, WIRING, POWER AND INFRASTRUCTURE SCOPE.
2. CONTRACTOR SHALL COORDINATE ALL ROUTING WITH LANDSCAPING AND OWNER PRIOR TO TRENCHING OR INSTALLATION.
3. ALL CONDUCTOR AND CONDUIT SIZES SHALL BE VERIFIED WITH ACTUAL ROUTING AND LOADS OF EQUIPMENT FOR VOLTAGE DROP AND OTHER FACTORS PRIOR TO PROCUREMENT OR INSTALLATION.
4. CONTRACTOR SHALL INSTALL JUNCTION BOXES EVERY 200' OR EVERY 270 DEGREE IN TURNS.

KEYED NOTES:

1. CONTRACTOR SHALL FURNISH AND INSTALL 2-4" CONDUITS FROM BUILDING PANEL 'D' TO IRRIGATION PANEL. ONE CONDUIT SHALL CONTAIN 2#10+1#10G WITH CONNECTION TO IRRIGATION CONTROLLER. ONE CONDUIT SHALL BE MARKED SPARE.
2. CONTRACTOR SHALL GROUND EXISTING METAL FENCING INSTALLED IN THIS AREA IN ACCORDANCE WITH THE CEC AND ELECTRICAL DETAIL ON SHEET E-500.
3. CONTRACTOR SHALL GROUND NEW METAL FENCING INSTALLED AS A PART OF THIS PROJECT IN ACCORDANCE WITH THE CEC AND ELECTRICAL DETAIL ON SHEET E-500.
4. NEW ELECTRICAL PANEL 'D'. INSTALL NEW SURFACE MOUNTED ELECTRICAL PANEL IN MAIN ELECTRICAL ROOM POWERED FROM GENERATOR BACKED-UP DISTRIBUTION BOARD DB-1.
5. PROVIDE OUTDOOR RATED DATA OUTLET WITH OUTDOOR RATED CATEGORY 6 CABLE FOR IRRIGATION CONTROLLER. PROVIDE MINIMUM 1-1/4" CONDUIT TO NEAREST TELECOM ROOM. COORDINATE EXACT LOCATION WITH LANDSCAPE CONTRACTOR.

TECHNOLOGY GENERAL NOTES:

1. JOINT TRENCH WITH ELECTRICAL WHERE POSSIBLE.
2. PROVIDE PULL BOXES MINIMUM EVERY 200 FEET.
3. PROVIDE PULL ROPE TO ALL CONDUITS.
4. PROVIDE MINIMUM 24" COVER AND MINIMUM 6" SEPARATION FROM ELECTRICAL CONDUITS.
5. PROVIDE TRAFFIC RATED LIDS TO PULL BOXES LOCATED AT DRIVEWAYS, PARKING LOTS, ETC.

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
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JOB NO 21043
DSGN Designer
DWN Author
CHKD Checker
SUPV
APVD 1 Approver
APVD 2
DATE 03/25/2022

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SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21043

ELECTRICAL
PG&E ANTIOCH
ELECTRICAL SITE PLAN
APN: 051-160-002
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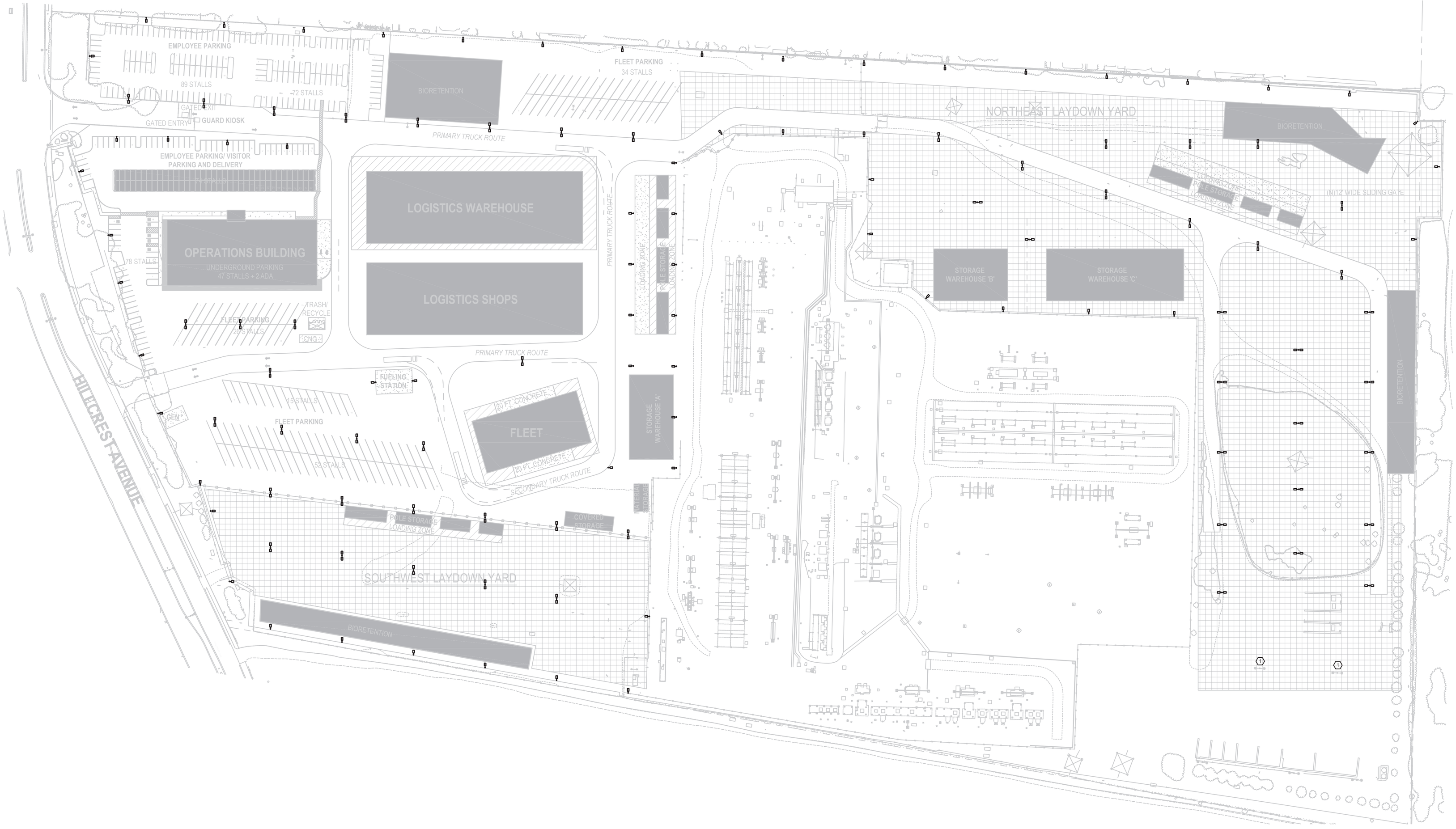
ERM
DRAWING NUMBER
SHEET NUMBER E100
REV

ARCH D

D65



1 LIGHTING SITE PLAN
Scale: 1" = 80'-0"

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
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JOB NO	21043
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
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SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21043

ELECTRICAL
PG&E ANTIOCH
LIGHTING SITE PLAN
APN: 051-160-002
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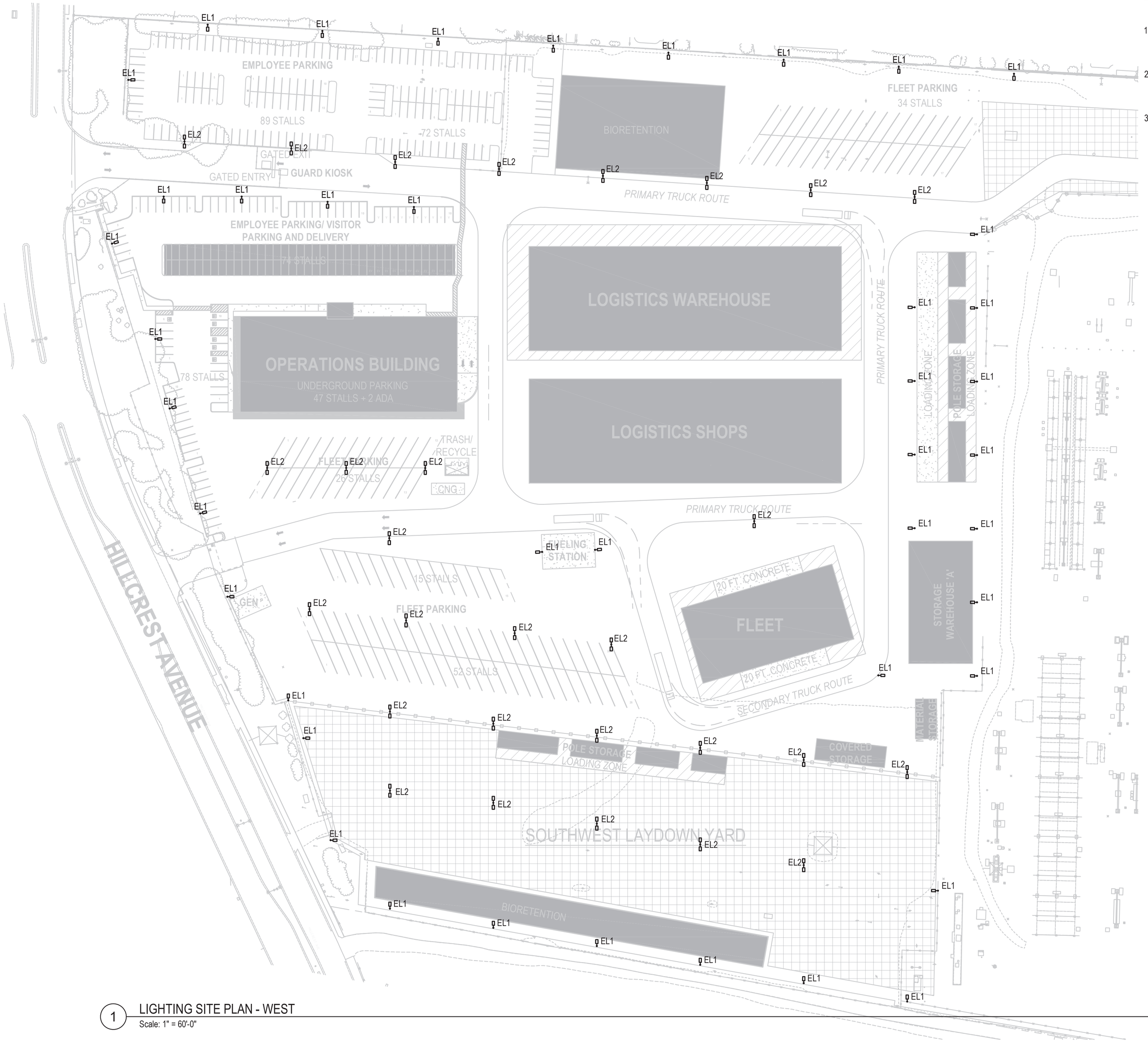
ERM
DRAWING NUMBER

SHEET NUMBER	REV
EL100	

ARCH D

D66



1 LIGHTING SITE PLAN - WEST

Scale: 1" = 60'-0"

GENERAL NOTES:

1. ASSUMED THAT BUILDINGS TO HAVE BUILDING MOUNTED LUMINAIRES IN SEPARATE BUILDING PHASE THAT SHALL CONTRIBUTE TO OVERALL SITE ILLUMINATION.
2. LIGHT POLE LOCATIONS ARE FOR DESIGN INTENT ONLY, EXACT PLACEMENT AND POLE BASE REQUIREMENTS TO BE INDICATED IN CIVIL DRAWINGS.
3. EMPLOYEE PARK/VISITOR PARKING AND DELIVERY AREA TO HAVE PV PANELS AT PARK STALLS. PV SUPPLIER TO PROVIDE INTEGRATED LIGHTING WITHIN TO ILLUMINATE THE COVERED STALLS TO CODE REQUIRED LIGHT LEVELS.

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APVD 2	
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SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21043

ELECTRICAL
PG&E ANTIOCH
LIGHTING SITE PLAN - WEST
APN: 051-160-002
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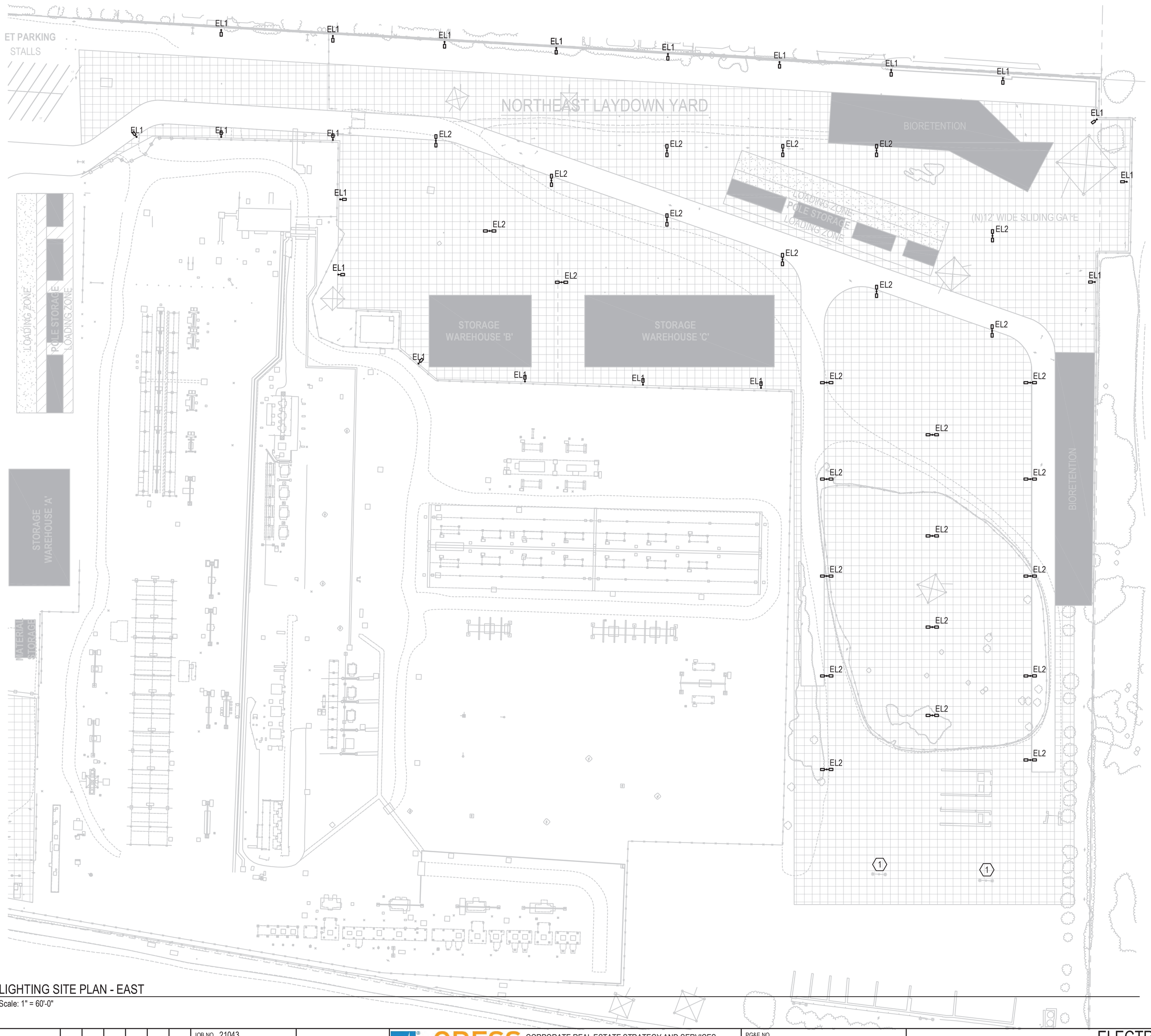
ERM
DRAWING NUMBER

SHEET NUMBER EL100.1 | REV

ARCH D

D67



1 LIGHTING SITE PLAN - EAST
Scale: 1" = 60'-0"

GENERAL NOTES:

1. ASSUMED THAT GC COVERED STORAGE TO BE BUILT AT A LATER DATE. POLE LIGHTING PROVIDED TO ENSURE SUFFICIENT LIGHTING IS DELIVERED FOR SITE SECURITY.
2. LIGHT POLE LOCATIONS ARE FOR DESIGN INTENT ONLY, EXACT PLACEMENT AND POLE BASE REQUIREMENTS TO BE INDICATED IN CIVIL DRAWINGS.

KEYED NOTES:

1. ASSUMED EXISTING POLE LIGHTING TO REMAIN AND IT PROVIDES SUFFICIENT AREA LIGHTING TO SITE FOR SITE SECURITY

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
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CHKD Checker
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SITE NAME
SITE CODE
BLDG CODE
BLDG NAME
FLOOR CODE
JOB NO 21043

ELECTRICAL
PG&E ANTIOCH
LIGHTING SITE PLAN - EAST
APN: 051-160-002
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ERM DRAWING NUMBER
SHEET NUMBER EL100.2
REV

ARCH D

D68

EL100.12

EL100.9

EL100.7

EL100.4

OPERATIONS BUILDING
UNDERGROUND PARKING
47 STALLS + 2 ADA

LOGISTICS WAREHOUSE

LOGISTICS SHOPS

STORAGE WAREHOUSE 'B'

STORAGE WAREHOUSE 'C'

EL100.13

EL100.10

EL100.8

EL100.5

FLEET

HILLCREST AVENUE

EL100.14

EL100.11

N.I.C

EL100.6

1 LIGHTING SITE PLAN - OVERALL
Scale: 1" = 20'-0"

N

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	21043
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	03/25/2022

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BLDG NAME	
FLOOR CODE	
JOB NO	21043

ELECTRICAL
PG&E ANTIOCH
LIGHTING SITE PLAN PHOTOMETRY - OVERALL
APN: 051-160-002
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ERM
DRAWING NUMBER

SHEET NUMBER EL100.3 | REV

ARCH D

D69

GENERAL NOTES:

1. ASSUMED THAT BUILDINGS TO HAVE BUILDING MOUNTED LUMINAIRES IN SEPARATE BUILDING PHASE THAT SHALL CONTRIBUTE TO OVERALL SITE ILLUMINATION.
2. LIGHT POLE LOCATIONS ARE FOR DESIGN INTENT ONLY, EXACT PLACEMENT AND POLE BASE REQUIREMENTS TO BE INDICATED IN CIVIL DRAWINGS.
3. EMPLOYEE PARKING/VISITOR PARKING AND DELIVERY AREA TO HAVE PV PANELS AT PARKING STALLS. PV SUPPLIER TO PROVIDE INTEGRATED LIGHTING WITHIN TO ILLUMINATE THE COVERED STALLS TO CODE REQUIRED LIGHT LEVELS.

1 LIGHTING SITE PLAN - EAST
Scale: 1" = 20'-0"

N

EL1 EL1 EL1 EL1 EL1 EL1

EL2 EL2 EL2 EL2 EL2

AYDOWN YARD

BIORETENTION

LOADING ZONE
POLE STORAGE
LOADING ZONE

(N)12 WIDE SLIDING GATE

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

JOB NO	21043
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	03/25/2022

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SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21043

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PG&E ANTIOCH
LIGHTING SITE PLAN PHOTOMETRY - EAST
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DRAWING NUMBER
SHEET NUMBER EL100.4
REV

ARCH D

D70

STORAGE
WAREHOUSE 'C'

EL1

EL1

EL2

EL2

EL2

EL2

EL2

EL2

EL2

EL2

EL2

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BIORETENTION

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ERM DRAWING NUMBER

SHEET NUMBER EL100.5

REV

ARCH D

D71

GENERAL NOTES:

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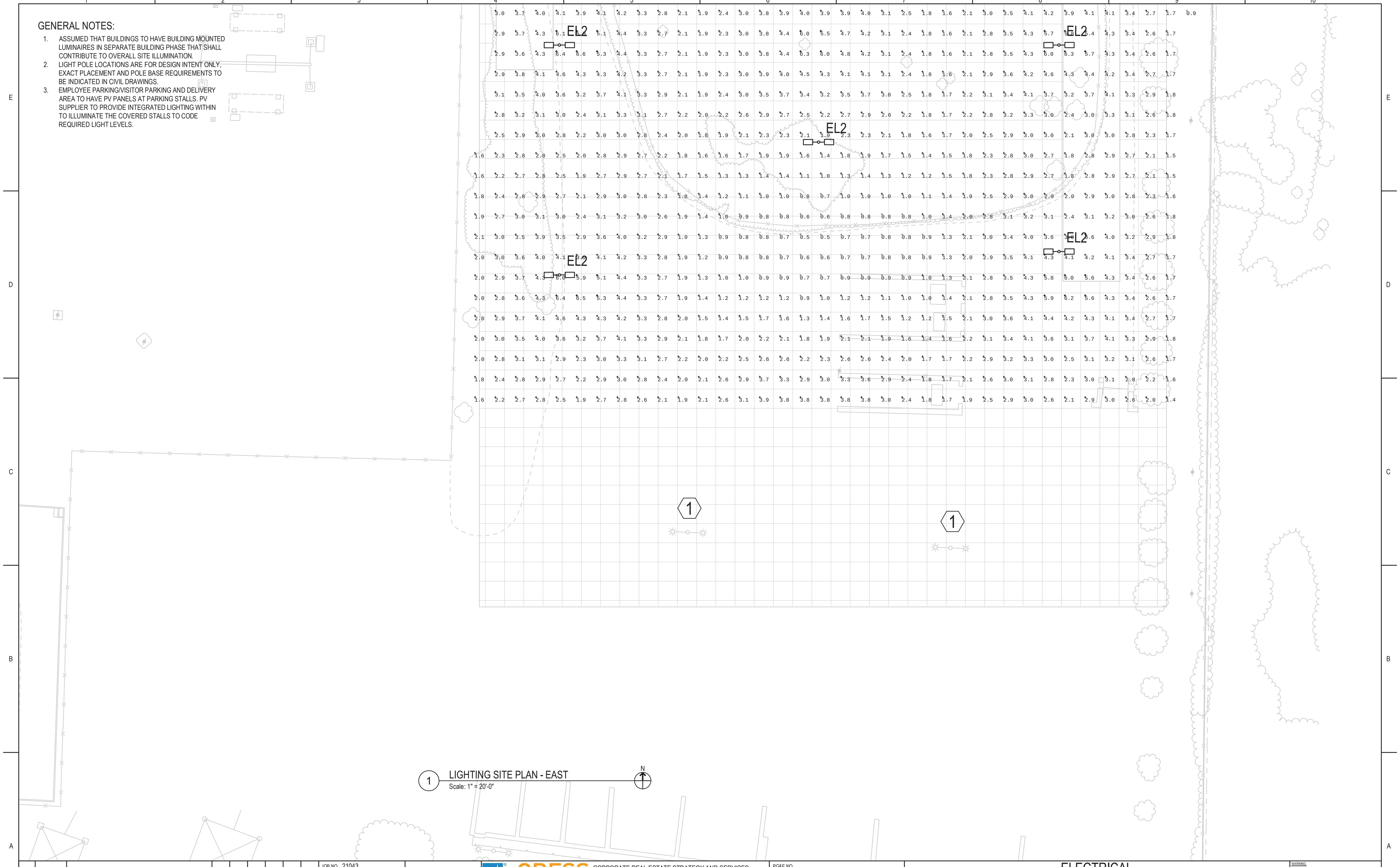

1 LIGHTING SITE PLAN - EAST
Scale: 1" = 20'-0"

N

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ERIM
DRAWING NUMBER

SHEET NUMBER EL100.6

REV

ARCH D

D72

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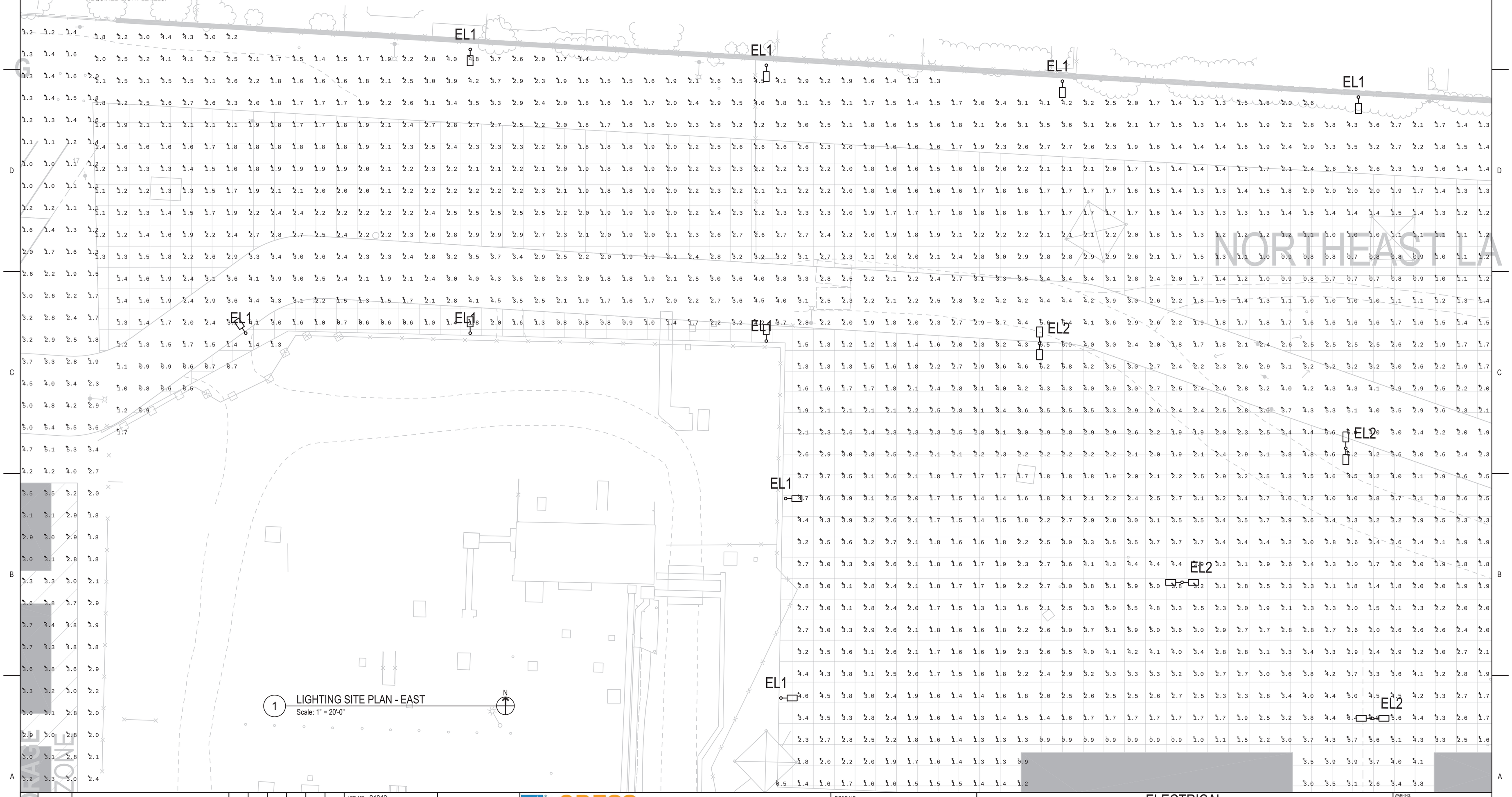
EL1
EL1
EL1
EL1
EL1
EL1
EL2
EL2
EL1
EL2
EL2
EL1
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EL1
EL2
EL1

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POLESTAR LOADING

WAREHOUSE 'A'

STORAGE WAREHOUSE 'B'

EL1

EL1

N

1 LIGHTING SITE PLAN - EAST

Scale: 1" = 20'-0"

N

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ERM DRAWING NUMBER

SHEET NUMBER EL100.8

REV

ARCH D

D74

GENERAL NOTES:

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EL1 EL2 EL3

FLEET PARKING
34 STALLS
BIORETENTION
PRIMARY TRUCK ROUTE
LOGISTICS WAREHOUSE
PRIMARY TRUCK ROUTE
OVERFLOW PARKING ZONE

1 LIGHTING SITE PLAN - WEST
Scale: 1" = 20'-0"

N

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	4/11/2022	PLANNING APPLICATION RESUBMITTAL 2					

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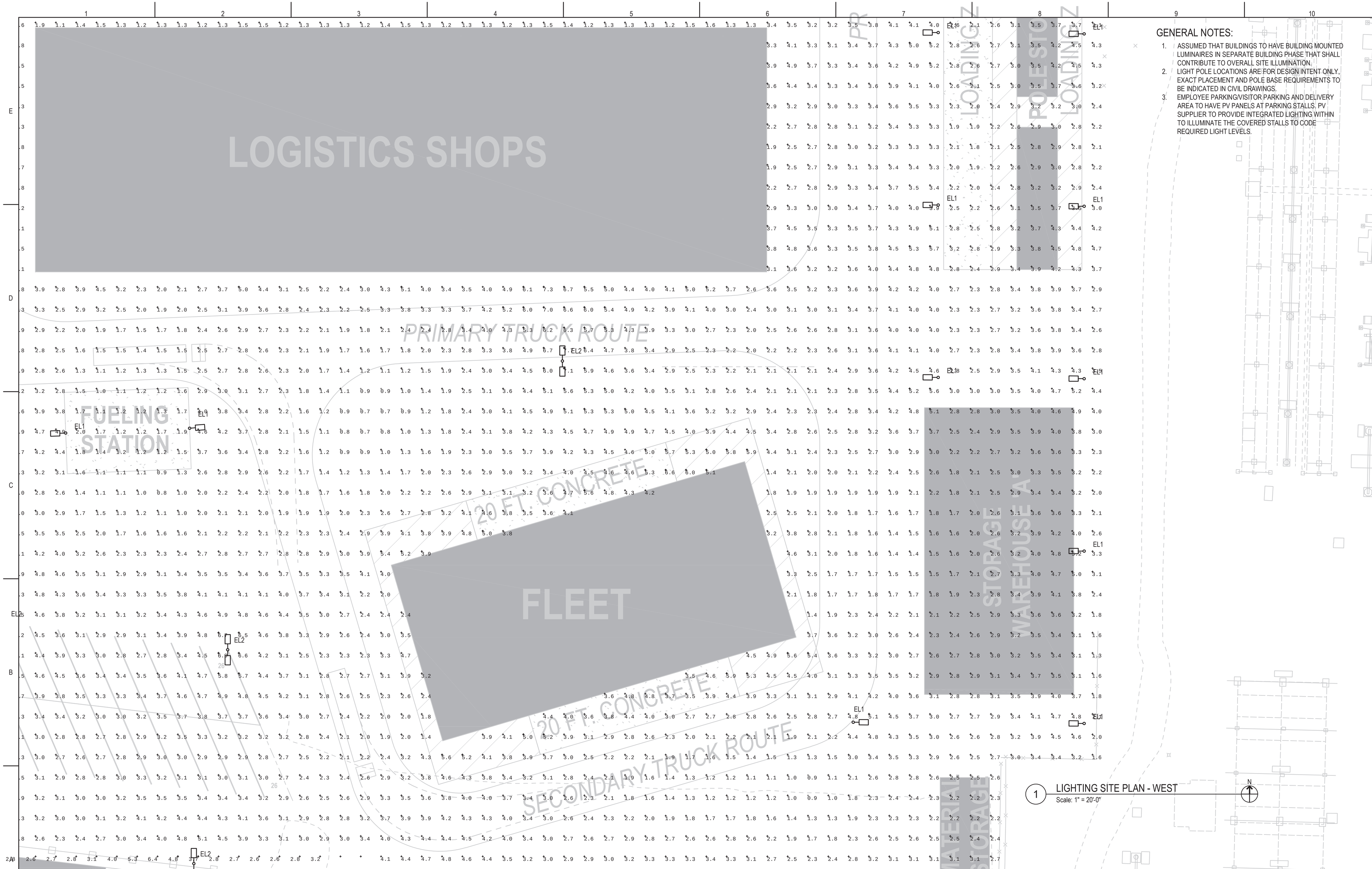
ERIM
DRAWING NUMBER

SHEET NUMBER EL100.9 | REV

ARCH D

D75



1 LIGHTING SITE PLAN - WEST
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ERIM
DRAWING NUMBER
SHEET NUMBER EL100.10
REV

ARCH D

POLE STORAGE

LOADING ZONE

COVERED STORAGE

SOUTHWEST LAYDOWN YARD

BIORETENTION

EL1

EL2

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1 LIGHTING SITE PLAN - WEST
Scale: 1" = 20'-0"

N

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ERM DRAWING NUMBER

SHEET NUMBER EL100.11

REV

ARCH D

D77

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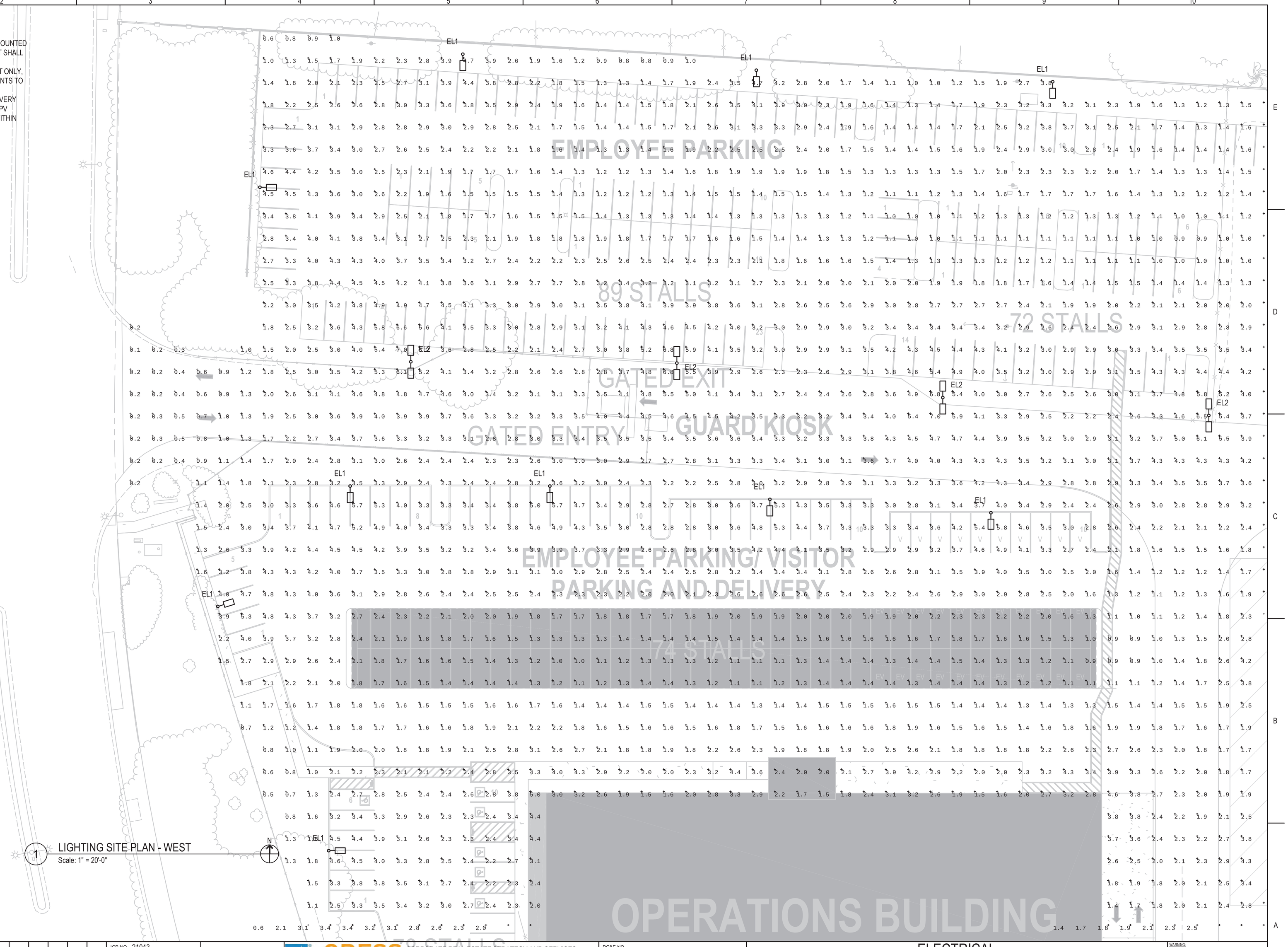

1 LIGHTING SITE PLAN - WEST
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ERM DRAWING NUMBER

SHEET NUMBER EL100.12 | REV

ARCH D

D78

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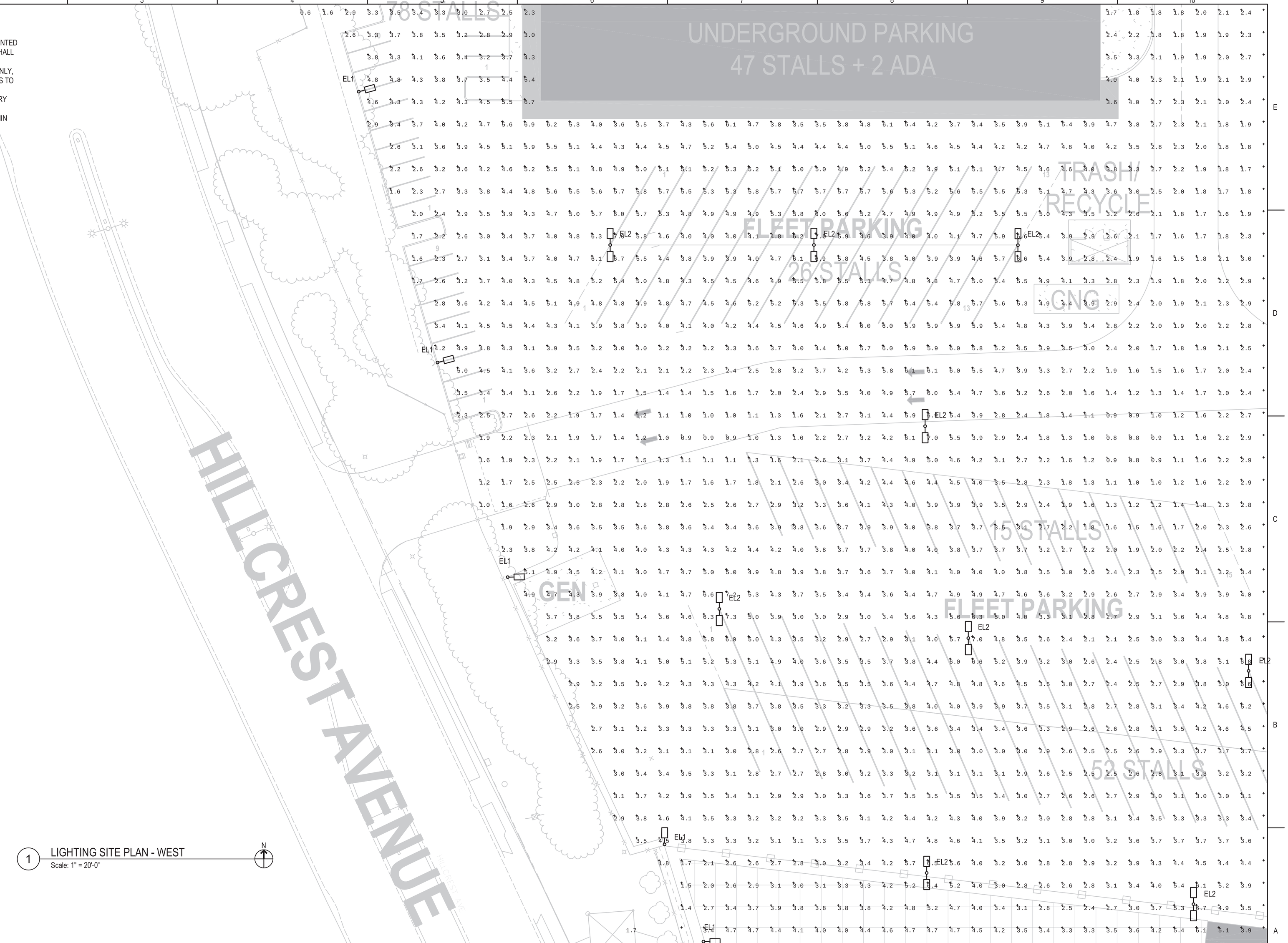

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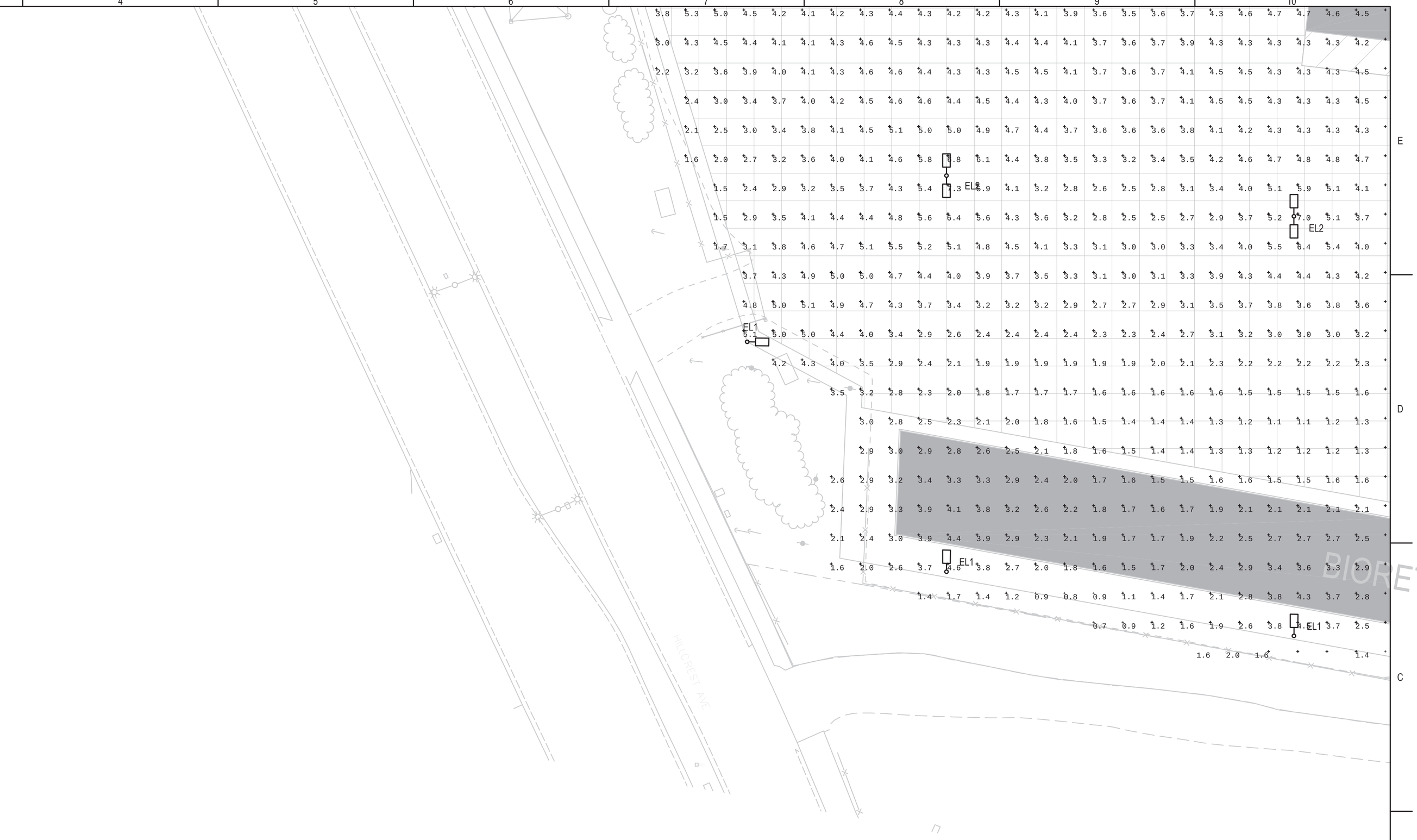

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D80

ATTACHMENT "E"

ANTIOCH SERVICE CENTER

City of Antioch Planning Department Submission

PROJECT DESCRIPTION

PG&E is renovating and replacing utility, site and building facilities at the current Antioch Service Center in order to update and improve safety and efficiency. These improvements will enable the service center to improve response time for emergencies and improve timely ongoing maintenance and installation services to the surrounding communities. The intent is to replace aging (some 60+ years old) and inadequately-sized facilities. The project also improves and enhances environmental safety. It will improve employee workplace experience by providing appropriate space accommodations and support functions. The project will allow PG&E to align with PG&E's Mission Statement: "*To ensure the well-being and vitality of (its) customers, employees, and the communities (they) serve*".

This site has been owned and operated as a PG&E service center for many decades – there is no change in use and no additional functions added. The current Customer Service Center will remain in downtown Antioch to continue providing safe, convenient service to the community.

The Service Center site is located in the Hillcrest Station Area Specific Plan, 2111 Hillcrest Ave., APN 051-160-002. The service center occupies approximately 26 acres out of the 56.15 acre overall PG&E property. It is immediately adjacent to a single-family residential neighborhood to the north, our own electrical substation to the east with open fields beyond, SP railroad property and a BART station / arterial to the south, and Hillcrest Ave. on the west. There are few trees on the service center site, located in the existing employee parking area. As the main site entrance is being modified to allow for more stacking/queueing of vehicles off of Hillcrest, this lot becomes ineffective and unsafe. Therefore, the intention is to relocate the employee parking, develop one of the stormwater detention basins in that area, saving as many trees as possible. This keeps open/green space near the street and residential areas.

The proposed project conceptual plans and related information are included in this submission package for the City's consideration. The proposed project consists of 3 major facilities replacement/improvements:

A. Fleet building – Approximately 20,000 SF single story building for fleet storage and minor maintenance. This building has a very low use intensity.
B. Logistics/Warehouse building – Approximately 34,000 SF single story building consisting of shops and enclosed warehouse space, and another approximately 20,000 SF of unconditioned covered storage. This building has a low use intensity.
C. Operations building – Approximately 28,000 SF single story building, primarily office and meeting room uses. This building has an average office use intensity, with a lower intensity from mid-morning thru the afternoon as crews disperse out to the field.

ASC Narrative

These will replace a multitude of smaller, scattered facilities. PG&E will develop a specific list of those buildings that will be removed as the new buildings are completed, in order to provide an accurate tax database.

Additional smaller support structures include:

- Material Storage Building – Approximately 1,800 SF enclosed single story unoccupied building
- Covered (Canopy) Material Storage pad
- Covered Site Bulk Material Storage bins
- Power Pole storage bins
- Replacement Emergency Generator
- Fleet Fueling Station with fully compliant double containment above ground fuel tank
- Covered Outdoor Employee Break Area
- Covered Trash/Recycle enclosure
- PV Canopies over employee parking

In addition to the structures noted, the site will have employee and fleet parking, and paved and gravel surfaces for laydown/material storage. PG&E plans to exceed code minimums for Electric Vehicle Charging Stations in the employee lot and in the fleet parking area as they transition to more hybrid fleet vehicles. As PG&E expands their hybrid fleet, they also are expanding their alternative power generation capacities by placing PV canopies over employee parking. Additional PV panels on new building roofs and even small parapet-mounted wind turbines are being considered as well.

PG&E understands the proximity to sensitive environments, and is taking a responsible approach to containment, pre-treatment, and stormwater management. Two stormwater detention basins will be constructed, sized to consider the possibility of additional paved areas in the future.

The PG&E service center employees mostly full-time permanent employees, including field crews that disperse out to worksites after an initial check-in and gathering of materials at the service center. The facility is normally active Monday thru Friday from 6:30am to 5:00pm; although those hours can be extended if needed for emergency events or unique projects. The service center does not have a public counter and will only have a few visitors, primarily vendors, deliveries and other PG&E staff visiting on official business.

On behalf of the entire PG&E Antioch Service Center project team, we look forward to the City's input on this project so that together we can make these very important service function improvements a reality.

Sincerely,
Richard Price

DGA Project Manager

Arborist Report & Tree Protection Plan
Part 1 and Part 2

September 2020

Updated February 2021



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DAVEY Resource Group

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Summary

On September 8 and 9, 2020 an International Society of Arboriculture (ISA) Certified Arborist (WE-12636A) completed an assessment and inventory of the trees at 2112 Hillcrest Ave. in Antioch in preparation for an upcoming construction project. The arborist performed a visual assessment of each tree, including current condition, health, and size. The results were used to determine the critical and structural root zones of the trees (CRZ and SRZ), as well as recommended tree protection measures required during construction in order to limit construction impacts on these trees. This tree inventory forms part of a tree retention plan which may be submitted for approval to the City of Antioch prior to any new construction at the site.

Tree information is summarized as follows:

- Two hundred seventy eight (278) trees were assessed.
- The most common species were shiny xylosma (*Xylosma congestum*, 81 trees), Callery pear (*Pyrus calleryana*, 46 trees), and Modesto ash (*Fraxinus velutina*, 34 trees).
- The tree population is established with an average DBH of 13” and an average height of 19’
- Most trees’ condition was good (145 trees) to fair (109), while 20 trees were in poor condition, three were critical, and one was dead.

This report focuses on general tree protection recommendations and provides the CRZs and SRZs of the trees for planning purposes. DRG will provide detailed preservation and/or removal recommendations when Construction Documents showing the Limits of Disturbance (LOD) are finalized.

Introduction

Background

PG&E is planning a construction project at 2112 Hillcrest Ave, Antioch CA. In order to comply with the municipal codes at the City of Antioch, as well as create a plan that considers the least impact to these trees, a comprehensive Tree Preservation Plan needs to be provided and approved prior to construction. The client contracted Davey Resource Group, Inc. (DRG) to provide an arborist evaluation and report on the health, size, and location of the trees as well as identify tree protection and retention measures prior to the finalization of construction plans in order to help drive the development plans, so that the plans can be the least impactful to the onsite and neighboring trees as possible. This report can be provided for submittal and approval by the City of Antioch prior to any grading or excavation.

Using a pen-tablet field computer, the arborist visually assessed each tree on the site, and the required tree data were collected within a GIS database. Following data collection, specific tree preservation plan elements were calculated that identified each tree's critical and structural root zones (CRZ and SRZ) to better ensure survivability during the planned development.

Limits of the Assignment

Many factors can limit specific and accurate data when performing evaluations of trees, their conditions, and values. The determinations and recommendations presented here are based on current data and conditions that existed at the time of the evaluation and cannot be a predictor of the ultimate outcomes for the trees. A visual inspection was used to develop the findings, conclusions, and recommendations found in this report. Values were assigned to grade the attributes of the trees, including structure and canopy health, and to obtain an overall condition rating. No physical inspection of the upper canopy, sounding, root crown excavation, and resistograph or other technologies were used in the evaluation of the trees.

Methods

Data was collected on September 8 and 9, 2020 by an ISA Certified Arborist (Brandon Putz WE-12636A). A visual inspection was used to develop the findings, conclusions, and recommendations found in this report. Location and dripline of all trees one inch or greater in diameter at breast height (4.5 ft. above grade) were inventoried.

The following attributes were collected for each site:

Tree tag and ID Number: A tree ID number was collected from the existing tags. If none present, a number was assigned.

Location and Unique ID: An X and Y coordinate was generated for each tree site.

Species: Trees were identified by genus and species and by common name.

Diameter at Breast Height (DBH): Trunk diameter was recorded to the nearest inch at 4.5 feet (breast height) above grade except where noted. When limbs or deformities occurred at breast height, measurement was taken below 4.5 ft. For multi-stemmed trees, the Diameter was determined by measuring all the trunks and providing the sum per industry standards.

Stems: The number of stems 1" or greater at the base of the tree was recorded.

Height: Tree Height estimated to the nearest 2 ft. up to 20ft and then then nearest 5 ft for trees 25-45 ft.

Avg. Canopy Radius: Average crown radius was measured in 2 ft. ranges.

Condition: The general condition of each tree was recorded in one of the following categories adapted from the rating system established by the International Society of Arboriculture: Excellent, Good, Fair, Poor, Critical, or Dead**.**

Preservation Priority: Trees were evaluated for preservation priority on a scale of 1-4.

Observations: Used as the primary justification for condition assignment which may include items from the following list: Cavity Decay, Improperly Installed, Improperly Mulched, Mechanical Damage, Nutrient Deficiency, Pest Problem, Poor Location, Poor Root System, Poor Structure, Deadwood, Remove Hardware, Serious Decline, and Signs of Stress.

Notes: additional observations, comments, or other points of consideration

Root Zone Calculations

The trunk diameters (DBH) of the assessed trees were used to determine the Critical Root Zone (CRZ). The CRZ is considered the ideal preservation area of a tree. It is equal to 1 foot of radius for every inch of trunk diameter measured at 4.5 feet from grade. For example; a tree with a DBH of 10 inches has a calculated CRZ radius of 10 feet from the trunk center (diameter of 20 feet). The CRZ represents the typical rooting area required for tree health and survival. Some impact (25% or less) within this zone is typically acceptable for average to good condition trees with basic mitigation/stress reduction measures. Construction activities should be limited near or in the CRZ of any tree to be retained. This includes but is not limited to the storage of materials, parking of vehicles, contaminating soil by washing out equipment, (concrete, paint, etc.), or changing soil grade.

Like the CRZ, the Structural Root Zone (SRZ) was also calculated using a commonly accepted method established by Dr. Kim Coder in Conserving trees during site development: A training manual.[1] In this method, the root plate size (i.e. pedestal roots, zone of rapid taper area, and roots under compression) and limit of disruption based upon tree DBH is considered as a minimum distance that any disruption should occur during construction. Significant risk of catastrophic tree failure exists if structural roots within the SRZ are cut, destroyed or severely damaged. The SRZ is the area where no disturbance should occur.

Observations

Site Observations

The project site is located at 2112 Hillcrest Ave, Antioch, CA. The site is a commercial office building, utility yard and parking lot. The area is mostly flat with some landscaping berms, and ranges from maintained landscape to naturalized vegetation. The site appears to have some irrigation, more prevalent in landscaped areas, and the naturalized areas have limited to no irrigation.

Tree Observations

Two hundred seventy eight (278) trees were assessed. The most common species were shiny xylosma (*Xylosma congestum*, 81 trees), Callery pear (*Pyrus calleryana*, 46 trees), and Modesto ash (*Fraxinus velutina*, 34 trees). The tree population is established with an average DBH of 13" ranging from 1 to 73" The average height was 19', with a range of 6-45' tall. Most trees' condition was good (145 trees) to fair (109), while 20 trees were in poor condition, three were critical, and one was dead. An inventory of the tree data collected is attached to this report as Appendix C.



[1] Dr. Kim D. Coder. University of Georgia. 2018.

Analysis & Recommendations

Tree condition is important to evaluate prior to construction because healthy trees can better withstand construction impacts and partial root loss. In addition, it may not be of value to try to preserve trees in poor condition through construction when removal is a better option for the aesthetic value and health of the tree population as a whole.

There are two considerations when evaluating tree root disturbance during construction; the removal of absorption roots and anchoring roots. Removal (or compaction in the area) of the feeder roots can cause immediate water stress and a significant decline in tree health. The ability of a tree to survive root loss is dependent on its tolerance of drought, tree health, and the ability to form new roots quickly. Removal of the larger anchoring roots can lead to structural instability or failure.

DRG will provide detailed preservation and/or removal recommendations when Construction Documents showing the Limits of Disturbance (LOD) are finalized.

1. The 24 trees in poor, critical, and dead condition should be considered for removal (Table 1). Regardless of whether or not construction will impact these trees, condition alone suggests the need for removal.
2. The remaining trees are in fair to good health, and with careful planning and consideration to the CRZs, will have minimal to no impacts.
3. No intrusion whatsoever may occur to the SRZ of any tree to be retained.
4. All trees to be retained should be protected with chain link tree protection fencing. The ideal location for the fence is outside or along the CRZ listed in Table 2. At a minimum, tree protection fencing can alternatively be placed at the furthest extent of the tree dripline. If no other alternative exists, fencing should be placed at the furthest extent of construction and moved outward as construction is completed.
5. Due to the sensitive nature of working within the CRZ of trees to be retained, any excavation or grading within the CRZ must be performed with hand tools and supervised by a Certified Arborist to monitor and document any tree impacts. Any significant roots (roots 2 inches in diameter or larger) encountered should be cut cleanly and photo documented. If severed roots increase failure risk beyond the property owner's tolerance, the Arborist may recommend tree removal.
6. Applying a 4 inch layer of mulch to the CRZ of trees in the work area, particularly if the entire CRZ cannot be fenced due to construction is a best practice that should be considered.
7. No material shall be stored, nor concrete basins washed, or any chemical materials or paint stored within the CRZ of trees, and no construction chemicals or paint should be released into landscaped areas, as these can be toxic to trees and contaminate soil.
8. If any irrigation system is damaged by the excavation, it should be inspected and repaired by a qualified irrigation technician.
9. Mycorrhizal treatment can increase nutrient accessibility and compensate for root loss and is a good practice the property owner may consider if significant roots are encountered and must be cut.
10. After construction is complete, the property owner(s) should monitor the retained trees for one year and contact a Certified Arborist to inspect if any lean, limb die-back, leaf drop, or foliage discoloration develops.

Table 1. Candidates for Removal due to Condition

Tree #	DBH	Common Name	Botanical Name	Condition Average	Average Canopy Radius (ft)	Height (ft)
3659	8	Raywood ash	Fraxinus angustifolia	15.63%	7	25
3655	9	Raywood ash	Fraxinus angustifolia	37.50%	9	20
1074	2	Callery pear	Pyrus calleryana	20.31%	2	12
1077	4	Callery pear	Pyrus calleryana	31.25%	5	12
1078	4	Callery pear	Pyrus calleryana	34.38%	4	12
1079	3	Callery pear	Pyrus calleryana	32.81%	3	12
1080	4	Callery pear	Pyrus calleryana	34.38%	4	14
1081	4	Callery pear	Pyrus calleryana	32.81%	5	14
1082	4	Callery pear	Pyrus calleryana	32.81%	5	14
1083	4	Callery pear	Pyrus calleryana	43.75%	5	12
1085	4	Callery pear	Pyrus calleryana	42.19%	4	14
1087	4, 1, 1, 1	Callery pear	Pyrus calleryana	40.63%	5	14
1091	4	Callery pear	Pyrus calleryana	32.81%	4	12
1097	1, 1, 1, 1, 1, 1, 1, 1, 5	Callery pear	Pyrus calleryana	39.06%	6	14
1098	2, 2, 2, 2, 2, 1, 3, 1, 2, 1, 1, 2	Callery pear	Pyrus calleryana	40.63%	7	18
3784	12	Modesto ash	Fraxinus velutina 'Modesto'	43.75%	9	30
1140	1, 1, 1, 1, 1, 1, 1	Common crapemyrtle	Lagerstroemia indica	29.69%	2	12
1141	1, 1, 1, 1, 1, 1, 1	Common crapemyrtle	Lagerstroemia indica	32.81%	4	12
1142	1, 1, 1, 1, 1	Common crapemyrtle	Lagerstroemia indica	32.81%	3	10
1144	13	Raywood ash	Fraxinus angustifolia	43.75%	10	30
1145	6	Raywood ash	Fraxinus angustifolia	21.88%	6	20
1149	1, 1, 1, 1	Common crapemyrtle	Lagerstroemia indica	32.81%	2	8
1174	1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1	Common crapemyrtle	Lagerstroemia indica	43.75%	4	12
1175	1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1	Common crapemyrtle	Lagerstroemia indica	39.06%	4	10

Conclusion

This report, along with the tree inventory, is the first step in preserving the health, function, and value of the trees on the site during and after development. Trees and green spaces provide benefits and add value to residential properties. Tree preservation starts with a basic understanding of the health and structure of the trees on the site. With proper care and protection, these trees can continue to thrive. Tree protection guidelines and strategies should be shared with contractors and employers prior to any disturbance at the site.

The suitability of a tree for preservation is a qualitative process based on the interaction of a variety of influencing factors. A tree inventory and arborist report provides a snapshot in time of each individual tree assessed across many of the most important observable factors relative to preservation. Healthy, vigorous trees better tolerate impacts from construction and more readily adapt to the new site conditions that exist after completion of development. Additionally, tolerance to impact from construction activities varies across species and sites. The percentage impact to the critical root zone also greatly influences the suitability of a particular tree for preservation.

Successful tree preservation requires a team effort to find the right balance and select the appropriate trees. Using the findings of this report as a guiding foundation, planners are equipped to design, prepare, and implement a tree preservation plan tailored to achieving the optimal outcome.

Appendix A: Site Maps


Yosemite Dr
Hillcrest Ave
Trees
Tree Inventory
2112 Hillcrest Ave
Antioch, CA
September 2020
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DAVEY
Resource Group
160
E 18th St
4
Hillcrest Ave


Hillcrest Ave
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3762
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Trees
Tree Inventory
Detail 1
2112 Hillcrest Ave
Antioch, CA
February 2021
0
12.5
25
50 Feet
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DAVEY
Resource Group
Hillcrest Ave


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3655
3648
3654
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3652
3651
3650
3649
3647
Trees
Tree Inventory
Detail 2
2112 Hillcrest Ave
Antioch, CA
September 2020
0
12.5
25
50 Feet
N
DAVEY
Resource Group
Hillcrest Ave

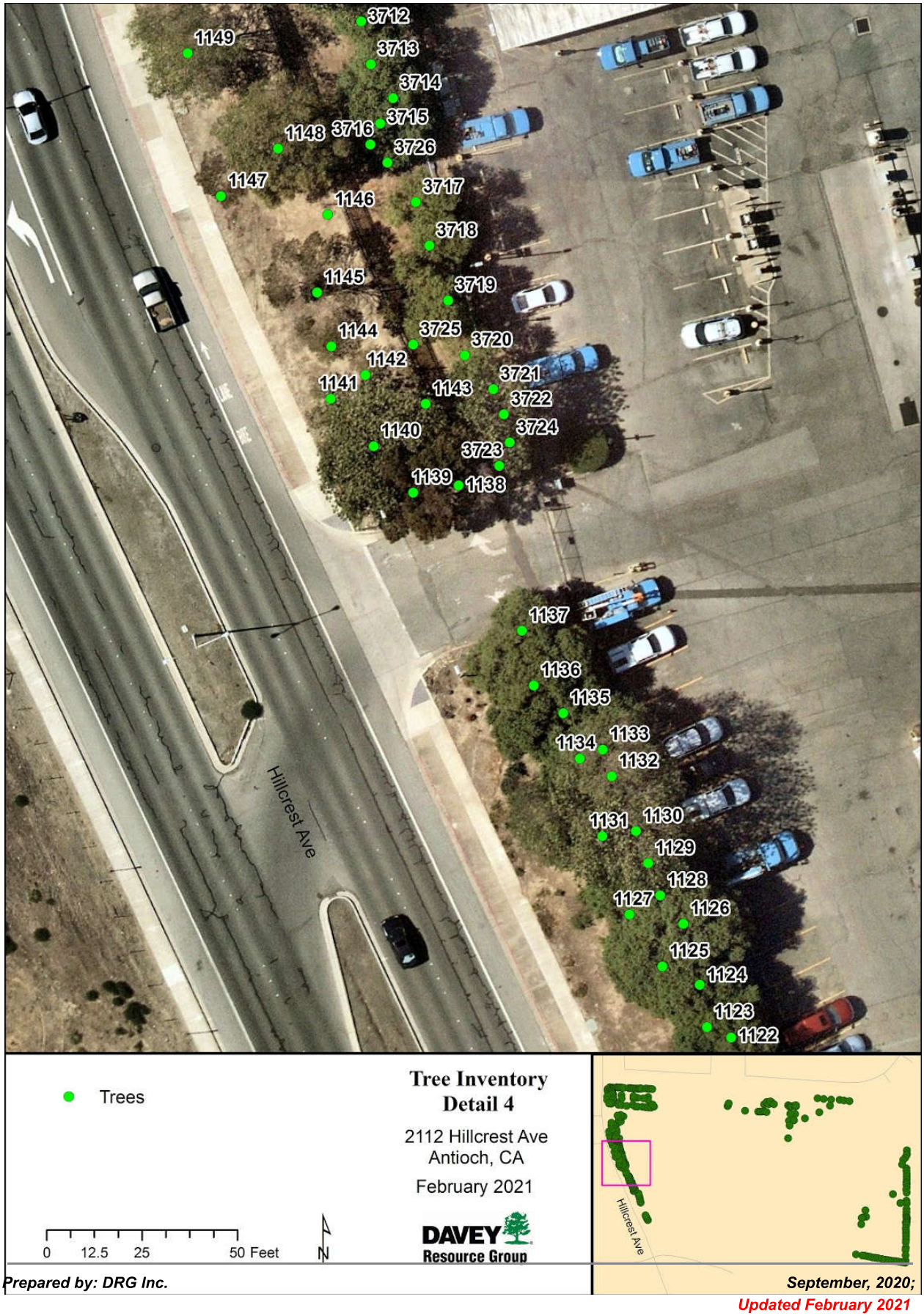


Prepared by: DRG Inc.

September, 2020;

Updated February 2021

Prepared for: Roebbelen

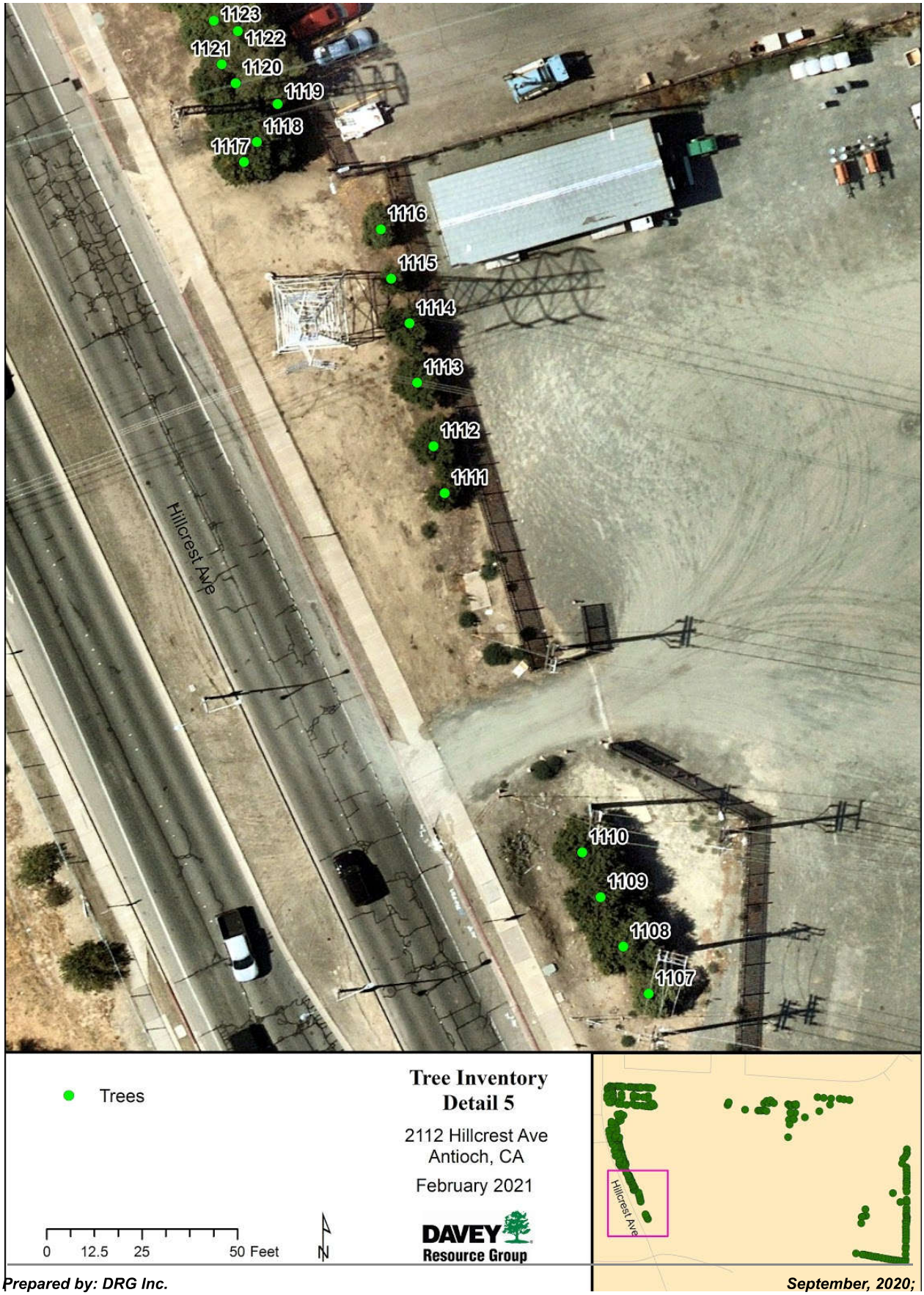


Prepared by: DRG Inc.

September, 2020;

Updated February 2021

Prepared for: Roebbelen



Prepared by: DRG Inc.

September, 2020;

Updated February 2021

Prepared for: Roebbelen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1010
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1003
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Trees
Tree Inventory
Detail 6
2112 Hillcrest Ave
Antioch, CA
September 2020
0 25 50 100 Feet
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DAVEY
Resource Group
Hillcrest Ave


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Trees
Tree Inventory
Detail 7
2112 Hillcrest Ave
Antioch, CA
September 2020
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DAVEY
Resource Group
Hillcrest Ave


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Trees
Tree Inventory
Detail 8
2112 Hillcrest Ave
Antioch, CA
September 2020
0 25 50 100 Feet
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DAVEY
Resource Group
Hillcrest Ave


1102
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Trees
Tree Inventory
Detail 9
2112 Hillcrest Ave
Antioch, CA
September 2020
0 25 50 100 Feet
N
DAVEY
Resource Group
Hillcrest Ave

Appendix B. Photos

Photos are typical of condition and location of trees onsite. Additional photos available on request.








STOP




STOP
10



































Arborist Report & Tree Protection Plan
Part 2

September 2020

Updated February 2021



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Appendix C 3

Appendix C

Additional tree data available on request.

Tree #	DBH	Common Name	Botanical Name	Condition Rating %	Approx Canopy Radius (FT)	Approx Tree Height (FT)	Priority (1-4)	Number of Stems	Structural Critical Root Zone (radius) in Feet	Critical Root Zone Radius in Ft (1.5 ft radius/in DBH)
3662	8,5	Shiny xylosma	Xylosma congestum	66	8	20	3	2	5	14
3663	6, 7	Shiny xylosma	Xylosma congestum	66	7	20	3	2	5	14
3664	3, 6	Shiny xylosma	Xylosma congestum	64	6	20	3	2	4	10
3665	1, 3, 6	Shiny xylosma	Xylosma congestum	58	7	20	3	3	4	10
3666	5, 10	Shiny xylosma	Xylosma congestum	66	9	25	3	2	6	17
3667	10	Shiny xylosma	Xylosma congestum	69	9	25	3	1	6	15
3668	10	Shiny xylosma	Xylosma congestum	63	9	25	3	1	6	15
3669	7, 10	Shiny xylosma	Xylosma congestum	64	8	25	3	2	7	18
3670	11	Shiny xylosma	Xylosma congestum	67	8	25	3	1	6	17
3671	13	Shiny xylosma	Xylosma congestum	67	8	25	3	1	7	20
3672	3, 7	Shiny xylosma	Xylosma congestum	59	8	25	3	2	5	11
3673	10	Shiny xylosma	Xylosma congestum	69	8	25	3	1	6	15
3674	5, 7, 8	Shiny xylosma	Xylosma congestum	64	8	25	3	3	7	18
3675	3, 7	Shiny xylosma	Xylosma congestum	64	8	25	3	2	5	11
3676	8, 7	Shiny xylosma	Xylosma congestum	61	4	14	3	2	6	16
3677	9	Shiny xylosma	Xylosma congestum	63	6	25	3	1	5	14
3678	9, 6	Shiny xylosma	Xylosma congestum	63	9	25	3	2	6	16
3679	12	Shiny xylosma	Xylosma congestum	69	9	25	3	1	7	18
3680	9	Shiny xylosma	Xylosma congestum	69	7	25	3	1	5	14
3681	9	Shiny xylosma	Xylosma congestum	70	7	25	3	1	5	14
3682	10, 7	Shiny xylosma	Xylosma congestum	63	8	25	3	2	7	18
3683	8, 8	Shiny xylosma	Xylosma congestum	63	9	25	3	2	6	17
3684	19	Modesto ash	Fraxinus velutina 'Modesto'	67	10	35	3	1	9	29
3685	20	Modesto ash	Fraxinus velutina 'Modesto'	63	10	35	2	1	9	30

3686	17	Modesto ash	Fraxinus velutina 'Modesto'	66	12	30	3	1	8	26
3687	20	Modesto ash	Fraxinus velutina 'Modesto'	66	15	35	3	1	9	30
3688	12	Modesto ash	Fraxinus velutina 'Modesto'	69	9	25	3	1	7	18
3689	12	Modesto ash	Fraxinus velutina 'Modesto'	69	8	30	2	1	7	18
3661	20	Modesto ash	Fraxinus velutina 'Modesto'	69	15	35	3	1	9	30
3660	17	Modesto ash	Fraxinus velutina 'Modesto'	69	14	30	3	1	8	26
3659	8	Raywood ash	Fraxinus angustifolia	16	7	25	1	1	5	12
3658	24	Modesto ash	Fraxinus velutina 'Modesto'	73	17	40	3	1	10	36
3657	17	Modesto ash	Fraxinus velutina 'Modesto'	72	15	40	3	1	8	26
3656	26	Modesto ash	Fraxinus velutina 'Modesto'	70	15	40	3	1	10	39
3655	9	Raywood ash	Fraxinus angustifolia	38	9	20	2	1	5	14
3654	14	Modesto ash	Fraxinus velutina 'Modesto'	69	10	30	3	1	7	21
3653	24	Modesto ash	Fraxinus velutina 'Modesto'	69	16	40	3	1	10	36
3652	12	Modesto ash	Fraxinus velutina 'Modesto'	59	9	30	2	1	7	18
3651	13	Modesto ash	Fraxinus velutina 'Modesto'	59	8	30	2	1	7	20
3650	18	Modesto ash	Fraxinus velutina 'Modesto'	69	14	35	3	1	8	27
3649	19	Modesto ash	Fraxinus velutina 'Modesto'	69	16	35	3	1	9	29
3647	18	Modesto ash	Fraxinus velutina 'Modesto'	63	10	30	3	1	8	27
3648	11	Raywood ash	Fraxinus angustifolia	66	11	25	3	1	6	17
1000	2, 3, 3, 3	Coastal live oak	Quercus agrifolia	66	4	14	3	4	4	8
1001	2, 4, 2, 2, 4, 1, 2, 3, 2, 2, 2, 2	Black walnut	Juglans nigra	48	9	18	3	12	5	13
1002	2, 1, 1, 1	Black walnut	Juglans nigra	50	5	12	3	4	2	4
1003	1, 1, 1, 1, 1, 1	Paradise apple	Malus pumila	52	4	14	3	6	2	4
1004	3, 14, 52	California peppertree	Schinus molle	70	22	45	3	3	12	81
1005	2, 3, 3, 4	Japanese euonymus	Euonymus japonicus	47	5	14	3	4	4	9
1006	4	Coastal live oak	Quercus agrifolia	70	5	14	3	1	3	6
1007	2, 3, 3, 3	Almond	Prunus dulcis	48	6	14	3	4	4	8
1008	6	Almond	Prunus dulcis	67	6	14	3	1	4	9
1009	7	Almond	Prunus dulcis	66	5	14	3	1	4	11
1010	4, 4, 6, 3, 7, 7	Japanese euonymus	Euonymus japonicus	61	8	12	3	6	7	20
1011	3, 3	Japanese euonymus	Euonymus japonicus	47	3	12	3	2	3	6
1012	5, 5, 6, 6, 6, 4	Japanese euonymus	Euonymus japonicus	53	8	12	3	6	7	20

1013	4	Japanese euonymus	Euonymus japonicus	53	4	10	3	1	3	6
1014	4, 5, 5	Japanese euonymus	Euonymus japonicus	52	6	12	3	3	5	12
1014	6, 4, 5, 3, 3, 4	Japanese euonymus	Euonymus japonicus	50	5	14	3	6	6	16
1014	5, 6, 14	Almond	Prunus dulcis	61	7	14	3	3	8	24
1018	3, 4, 5, 4, 3, 2, 4, 5, 6, 4, 5, 3, 4, 2	Almond	Prunus dulcis	61	8	20	3	14	8	23
1019	3, 3, 7, 3, 3, 2, 3, 2, 2, 2	Almond	Prunus dulcis	59	8	20	3	10	6	16
1020	3, 3, 3, 3, 2	Black walnut	Juglans nigra	66	7	20	3	5	4	9
1021	3, 2, 4, 3, 1, 3, 1, 2, 1	Almond	Prunus dulcis	52	7	20	3	9	4	11
1022	1	Coastal live oak	Quercus agrifolia	73	3	6	4	1	1	2
1023	2, 3, 2, 3, 3, 4, 4, 4, 3, 4, 3, 2, 3, 3, 2, 3, 4	Almond	Prunus dulcis	61	9	16	3	17	7	19
1024	1, 1	Coastal live oak	Quercus agrifolia	67	3	8	4	2	1	2
1025	1, 2, 3	Almond	Prunus dulcis	59	6	8	4	3	3	6
1026	1	Coastal live oak	Quercus agrifolia	66	2	6	4	1	1	2
1027	1, 1	Coastal live oak	Quercus agrifolia	61	2	6	4	2	1	2
1028	1, 1, 1, 1	Chinese privet	Ligustrum lucidum	59	4	8	4	4	2	3
1029	1, 1, 1, 2	White mulberry	Morus alba	64	4	16	4	4	2	4
1030	1, 1, 2, 2, 2	Almond	Prunus dulcis	59	4	10	4	5	3	6
1031	1, 1, 1	Coastal live oak	Quercus agrifolia	59	4	10	4	3	2	3
1032	3, 4, 4, 6, 3, 6, 3, 2, 6, 5, 2, 3, 5, 3	Almond	Prunus dulcis	59	10	16	3	14	8	23
1033	1, 1, 1, 1	Coastal live oak	Quercus agrifolia	48	4	10	4	4	2	3
1034	8, 6, 3, 4, 6, 8, 11, 7, 6, 5, 3, 6	Black walnut	Juglans nigra	53	15	30	3	12	9	34
1035	5, 4, 4, 4, 3	California peppertree	Schinus molle	66	10	20	3	5	5	14
1036	4, 2, 2, 5, 2, 3, 4, 3, 3, 2, 3	Almond	Prunus dulcis	64	8	16	3	11	6	16
1037	1, 1, 1	Almond	Prunus dulcis	66	5	10	3	3	2	3
1038	3, 3, 3, 6, 7, 1	Almond	Prunus dulcis	52	8	16	3	6	6	16
1039	12, 6, 6, 1, 6, 3, 5, 3, 3	Almond	Prunus dulcis	59	10	20	3	9	8	26
1040	1, 1, 1, 1, 1, 1, 1	Tree of heaven	Ailanthus altissima	67	4	20	3	7	2	4
1041	1, 1, 1	Tree of heaven	Ailanthus altissima	69	3	12	3	3	2	3

1042	1	Tree of heaven	Ailanthus altissima	70	3	8	3	1	1	2
1043	1, 1, 1	Tree of heaven	Ailanthus altissima	66	3	10	3	3	2	3
1044	1, 2, 3	Tree of heaven	Ailanthus altissima	64	4	14	3	3	3	6
1045	1, 1, 1, 2	Tree of heaven	Ailanthus altissima	66	3	10	3	4	2	4
1046	1, 1, 1, 1	Tree of heaven	Ailanthus altissima	66	3	8	3	4	2	3
1047	1, 2, 2, 4	Callery pear	Pyrus calleryana	50	6	12	3	4	3	8
1048	6	Callery pear	Pyrus calleryana	64	8	18	3	1	4	9
1049	6, 2, 2, 2	Callery pear	Pyrus calleryana	64	7	18	3	4	4	10
1050	2, 2, 3, 5, 2, 2, 1	Callery pear	Pyrus calleryana	56	7	20	3	7	4	11
1051	9, 2, 2	Callery pear	Pyrus calleryana	61	8	20	3	3	5	14
1052	1, 1, 1, 6, 2	Callery pear	Pyrus calleryana	48	7	20	3	5	4	10
1053	1, 1, 1, 1, 1, 1	Tree of heaven	Ailanthus altissima	64	4	12	3	6	2	4
1054	1, 1, 1, 6	Callery pear	Pyrus calleryana	52	6	16	3	4	4	9
1055	1, 1, 1, 1, 1, 2, 1, 5	Callery pear	Pyrus calleryana	58	7	16	3	8	4	9
1056	4, 1, 1	Callery pear	Pyrus calleryana	52	5	16	3	3	3	6
1057	4, 1, 1, 1	Callery pear	Pyrus calleryana	58	5	16	3	4	3	7
1058	6, 1, 1	Callery pear	Pyrus calleryana	53	7	16	3	3	4	9
1059	1, 4	Callery pear	Pyrus calleryana	53	5	12	3	2	3	6
1060	1, 4, 1, 1	Callery pear	Pyrus calleryana	52	5	12	3	4	3	7
1061	1, 4,	Callery pear	Pyrus calleryana	52	4	16	3	2	3	6
1062	5	Callery pear	Pyrus calleryana	56	5	14	3	1	3	8
1063	4, 1, 1, 1, 1, 1	Callery pear	Pyrus calleryana	55	5	14	3	6	3	7
1064	1	Tree of heaven	Ailanthus altissima	69	3	6	3	1	1	2
1065	1	Tree of heaven	Ailanthus altissima	69	3	8	3	1	1	2
1066	1, 5	Callery pear	Pyrus calleryana	61	6	14	3	2	3	8
1067	1	Tree of heaven	Ailanthus altissima	72	3	8	3	1	1	2
1068	1, 1, 1	Tree of heaven	Ailanthus altissima	67	4	8	3	3	2	3
1069	1, 4	Callery pear	Pyrus calleryana	48	5	14	3	2	3	6
1074	2	Callery pear	Pyrus calleryana	20	2	12	4	1	2	3
1070	1, 5	Callery pear	Pyrus calleryana	55	6	14	3	2	3	8
1071	1, 1, 1, 4	Callery pear	Pyrus calleryana	50	5	12	4	4	3	7
1072	1, 1, 1, 2, 2, 1	Callery pear	Pyrus calleryana	50	4	12	4	6	2	5
1073	4, 1, 2, 1, 1, 2, 1	Callery pear	Pyrus calleryana	61	6	14	3	7	3	8
1075	1, 1, 2, 2, 1	Callery pear	Pyrus calleryana	55	4	10	3	5	2	5
1076	3	Callery pear	Pyrus calleryana	56	4	10	3	1	2	5
1077	4	Callery pear	Pyrus calleryana	31	5	12	4	1	3	6
1078	4	Callery pear	Pyrus calleryana	34	4	12	4	1	3	6
1079	3	Callery pear	Pyrus calleryana	33	3	12	4	1	2	5
1080	4	Callery pear	Pyrus calleryana	34	4	14	4	1	3	6

1081	4	Callery pear	Pyrus calleryana	33	5	14	4	1	3	6
1082	4	Callery pear	Pyrus calleryana	33	5	14	4	1	3	6
1083	4	Callery pear	Pyrus calleryana	44	5	12	4	1	3	6
1084	4, 1, 1	Callery pear	Pyrus calleryana	53	4	12	4	3	3	6
1085	4	Callery pear	Pyrus calleryana	42	4	14	4	1	3	6
1086	3	Callery pear	Pyrus calleryana	50	4	14	4	1	2	5
1087	4, 1, 1, 1	Callery pear	Pyrus calleryana	41	5	14	4	4	3	7
1089	4, 1, 1, 1	Callery pear	Pyrus calleryana	53	4	14	4	4	3	7
1090	4, 2, 2, 1, 1, 1	Callery pear	Pyrus calleryana	53	8	16	4	6	3	8
1091	4	Callery pear	Pyrus calleryana	33	4	12	4	1	3	6
1092	5	Callery pear	Pyrus calleryana	50	5	14	4	1	3	8
1093	1, 3, 3, 2, 2, 1, 4, 2, 1, 1, 1, 1	Callery pear	Pyrus calleryana	69	8	20	4	12	4	11
1094	4, 1	Callery pear	Pyrus calleryana	50	5	14	4	2	3	6
1095	3, 1, 6, 1, 1, 2, 1, 2	Callery pear	Pyrus calleryana	66	8	20	4	8	5	11
1096	6, 1, 1	Callery pear	Pyrus calleryana	52	6	18	4	3	4	9
1097	1, 1, 1, 1, 1, 1, 1, 1, 5	Callery pear	Pyrus calleryana	39	6	14	4	9	4	9
1098	2, 2, 2, 2, 2, 1, 3, 1, 2, 1, 1, 2	Callery pear	Pyrus calleryana	41	7	18	4	12	4	10
1099	2, 4, 4, 6, 2, 3, 6, 8, 3, 4, 4, 6, 2, 4, 2, 2, 3, 4, 4	Almond	Prunus dulcis	59	17	25	4	19	8	27
1100	2, 2, 1, 1, 1, 1, 2, 2, 2, 1, 2, 2, 1, 1, 2, 1, 1, 1, 3, 2, 1	Tree of heaven	Ailanthus altissima	75	5	18	4	21	4	11
1101	1, 1, 1, 1, 1, 1, 1, 1, 1	Tree of heaven	Ailanthus altissima	67	3	12	4	9	2	5
1102	1, 3, 4	Tree of heaven	Ailanthus altissima	67	4	20	4	3	3	8
1103	2, 5, 3	Tree of heaven	Ailanthus altissima	58	4	20	4	3	4	9
1104	1, 2, 1, 1, 1	Tree of heaven	Ailanthus altissima	64	3	12	4	5	2	4
1105	4, 1, 3, 3, 3	Tree of heaven	Ailanthus altissima	67	5	12	4	5	4	10
1106	3	Tree of heaven	Ailanthus altissima	70	4	16	4	1	2	5
3786	3	Black locust	Robinia pseudoacacia	64	5	18	4	1	2	5
3773	8	Chinese privet	Ligustrum lucidum	69	6	20	3	1	5	12
3774	8, 6	Chinese privet	Ligustrum lucidum	67	8	20	3	2	6	15
3775	6	Chinese privet	Ligustrum lucidum	67	5	20	3	1	4	9
3772	6	Chinese privet	Ligustrum lucidum	59	5	20	3	1	4	9
3776	5, 4, 4	Chinese privet	Ligustrum lucidum	64	5	20	3	3	5	11

3777	9	Raywood ash	Fraxinus angustifolia	67	6	30	3	1	5	14
3771	5, 4	Chinese privet	Ligustrum lucidum	61	4	12	3	2	4	10
3785	15	Raywood ash	Fraxinus angustifolia	66	13	35	3	1	8	23
3784	8, 10	Black locust	Robinia pseudoacacia	61	9	35	3	2	7	19
3783	12	Modesto ash	Fraxinus velutina 'Modesto'	44	9	30	3	1	7	18
		Point 3783	updated	from	duplicate	point	3784			
3779	9, 7	Black locust	Robinia pseudoacacia	64	7	30	3	2	6	17
3778	8, 8, 8	Black locust	Robinia pseudoacacia	61	12	30	3	3	7	21
3770	5, 4	Chinese privet	Ligustrum lucidum	53	4	18	3	2	4	10
3769	6, 4	Chinese privet	Ligustrum lucidum	55	4	18	3	2	4	11
3768	6, 8	Chinese privet	Ligustrum lucidum	56	7	20	3	2	6	15
3787	3	Chinese privet	Ligustrum lucidum	59	3	12	4	1	2	5
3766	6	Chinese privet	Ligustrum lucidum	58	5	20	3	1	4	9
3788	3	Chinese privet	Ligustrum lucidum	59	4	20	3	1	2	5
3765	8, 9, 10	Modesto ash	Fraxinus velutina 'Modesto'	47	10	30	3	3	8	23
3767	4, 6	Tree of heaven	Ailanthus altissima	63	7	30	3	2	4	11
3780	15	Modesto ash	Fraxinus velutina 'Modesto'	58	8	35	3	1	8	23
3782	7, 11, 13	Modesto ash	Fraxinus velutina 'Modesto'	56	11	30	3	3	8	28
3781	17	Modesto ash	Fraxinus velutina 'Modesto'	66	12	35	3	1	8	26
3764	13	Modesto ash	Fraxinus velutina 'Modesto'	59	10	30	3	1	7	20
3763	2, 3, 5	Chinese privet	Ligustrum lucidum	59	7	12	3	3	4	9
3762	16	Modesto ash	Fraxinus velutina 'Modesto'	61	13	30	3	1	8	24
3760	3, 1, 2, 3, 6	Chinese privet	Ligustrum lucidum	64	8	18	3	5	5	12
3761	2, 4	Chinese privet	Ligustrum lucidum	66	5	12	3	2	3	7
3759	4, 4, 5, 10	Chinese privet	Ligustrum lucidum	66	9	20	3	4	6	13
1107	2, 2, 1, 2, 2, 3, 3	Shiny xylosma	Xylosma congestum	61	6	10	4	7	4	9
1108	3, 5, 5	Shiny xylosma	Xylosma congestum	63	6	14	4	3	5	12
1109	3, 3, 5, 2, 5, 3	Shiny xylosma	Xylosma congestum	63	8	18	4	6	5	14
1110	2, 3, 4, 4	Shiny xylosma	Xylosma congestum	63	6	14	4	4	4	10
3690	22	Modesto ash	Fraxinus velutina 'Modesto'	70	12	40	3	1	9	33
3705	4, 6	Shiny xylosma	Xylosma congestum	67	7	20	3	2	4	11
3707	18	Raywood ash	Fraxinus angustifolia	63	12	35	3	1	8	27
3706	2	Shiny xylosma	Xylosma congestum	61	4	8	3	1	2	3

3708	18	Modesto ash	Fraxinus velutina 'Modesto'	66	12	35	3	1	8	27
3710	6	Shiny xylosma	Xylosma congestum	64	5	14	3	1	4	9
3711	1, 5	Shiny xylosma	Xylosma congestum	61	5	14	3	2	3	8
3709	20	Modesto ash	Fraxinus velutina 'Modesto'	64	14	35	3	1	9	30
3712	2, 4, 5	Shiny xylosma	Xylosma congestum	59	5	14	3	3	4	10
3713	7	Shiny xylosma	Xylosma congestum	63	6	14	3	1	4	11
3714	8	Shiny xylosma	Xylosma congestum	63	5	18	3	1	5	12
3715	6, 6	Shiny xylosma	Xylosma congestum	61	5	20	3	2	5	13
3716	5, 6	Shiny xylosma	Xylosma congestum	58	6	14	3	2	5	12
3726	3	Shiny xylosma	Xylosma congestum	52	1	14	3	1	2	5
3717	4, 7	Shiny xylosma	Xylosma congestum	59	6	18	3	2	5	12
3718	3, 7, 5, 4	Shiny xylosma	Xylosma congestum	59	8	18	3	4	6	15
3719	6	Shiny xylosma	Xylosma congestum	64	5	18	3	1	4	9
3720	4, 5, 6	Shiny xylosma	Xylosma congestum	59	5	18	3	3	5	13
3721	5	Shiny xylosma	Xylosma congestum	58	4	16	3	1	3	8
3722	4	Shiny xylosma	Xylosma congestum	61	4	16	3	1	3	6
3724	3	Shiny xylosma	Xylosma congestum	59	3	16	3	1	2	5
3723	6, 6, 11	Modesto ash	Fraxinus velutina 'Modesto'	59	10	25	3	3	7	21
3725	1, 1, 1, 1	Common crapemyrtle	Lagerstroemia indica	55	2	14	3	4	2	3
1111	2, 4	Shiny xylosma	Xylosma congestum	63	4	12	3	2	3	7
1112	2, 2, 3, 2, 4	Shiny xylosma	Xylosma congestum	61	5	12	3	5	4	9
1113	4, 3, 3, 3, 1	Shiny xylosma	Xylosma congestum	61	5	14	3	5	4	10
1114	3, 5, 3	Shiny xylosma	Xylosma congestum	61	4	14	3	3	4	10
1115	3	Shiny xylosma	Xylosma congestum	55	3	12	3	1	2	5
1116	2, 4	Shiny xylosma	Xylosma congestum	63	4	14	3	2	3	7
1117	6	Shiny xylosma	Xylosma congestum	55	4	12	3	1	4	9
1118	5, 6, 7	Shiny xylosma	Xylosma congestum	59	7	16	3	3	6	16
~~1118~~		Eliminated	duplicate							
1119	15	Raywood ash	Fraxinus angustifolia	52	8	25	3	1	8	23
1120	7, 4, 4, 6	Shiny xylosma	Xylosma congestum	58	8	14	3	4	6	16
1121	5	Shiny xylosma	Xylosma congestum	59	4	14	3	1	3	8

1122	5, 3	Shiny xylosma	Xylosma congestum	58	6	16	3	2	4	9
1123	5, 3	Shiny xylosma	Xylosma congestum	58	6	16	3	2	4	9
1124	6, 7	Shiny xylosma	Xylosma congestum	61	7	18	3	2	5	14
1125	8, 6	Shiny xylosma	Xylosma congestum	61	7	18	3	2	6	15
1126	11	Shiny xylosma	Xylosma congestum	64	9	20	3	1	6	17
1127	5, 8	Shiny xylosma	Xylosma congestum	58	6	14	3	2	5	14
1128	4, 9	Shiny xylosma	Xylosma congestum	64	6	20	3	2	6	15
1129	3, 3, 3	Shiny xylosma	Xylosma congestum	59	5	14	3	3	3	8
1130	7	Shiny xylosma	Xylosma congestum	59	6	14	3	1	4	11
1131	5	Shiny xylosma	Xylosma congestum	56	4	10	3	1	3	8
1132	12, 14, 22	Modesto ash	Fraxinus velutina 'Modesto'	69	13	40	3	3	10	43
1133	7	Shiny xylosma	Xylosma congestum	61	4	18	3	1	4	11
1134	4, 6, 7	Shiny xylosma	Xylosma congestum	59	6	16	3	3	6	15
1135	9	Shiny xylosma	Xylosma congestum	61	5	20	3	1	5	14
1136	8, 8, 10	Shiny xylosma	Xylosma congestum	69	10	25	3	3	8	23
1137	8	Shiny xylosma	Xylosma congestum	61	5	20	3	1	5	12
1138	7	Shiny xylosma	Xylosma congestum	69	7	20	3	1	4	11
1139	15	Raywood ash	Fraxinus angustifolia	66	11	35	3	1	8	23
1140	16	Modesto ash	Fraxinus velutina 'Modesto'	69	14	35	3	1	8	24
1141	1, 1, 1, 1, 1, 1, 1	Common crapemyrtle	Lagerstroemia indica	30	2	12	3	7	2	4
1142	1, 1, 1, 1, 1, 1, 1	Common crapemyrtle	Lagerstroemia indica	33	4	12	3	7	2	4
1143	1, 1, 1, 1, 1	Common crapemyrtle	Lagerstroemia indica	33	3	10	3	5	2	3
1144	1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1	Common crapemyrtle	Lagerstroemia indica	50	3	10	3	12	2	5
1145	13	Raywood ash	Fraxinus angustifolia	44	10	30	2	1	7	20
1146	6	Raywood ash	Fraxinus angustifolia	22	6	20	2	1	4	9
1147	8	Raywood ash	Fraxinus angustifolia	47	6	25	2	1	5	12
1148	19	Modesto ash	Fraxinus velutina 'Modesto'	63	15	30	3	1	9	29
1149	20	Velvet ash	Fraxinus velutina	61	12	30	3	1	9	30
1150	1, 1, 1, 1	Common crapemyrtle	Lagerstroemia indica	33	2	8	3	4	2	3
1151	10, 13	Modesto ash	Fraxinus velutina 'Modesto'	56	12	30	3	2	8	25

1152	14	Velvet ash	Fraxinus velutina	64	10	30	3	1	7	21
1153	18	Velvet ash	Fraxinus velutina	66	13	30	3	1	8	27
1154	17	Velvet ash	Fraxinus velutina	66	13	30	3	1	8	26
1155	17	Velvet ash	Fraxinus velutina	63	12	30	3	1	8	26
1156	5	Shiny xylosma	Xylosma congestum	59	5	20	3	1	3	8
1157	4, 2	Shiny xylosma	Xylosma congestum	61	4	12	3	2	3	7
1158	6	Shiny xylosma	Xylosma congestum	59	6	14	3	1	4	9
1159	3	Shiny xylosma	Xylosma congestum	63	3	14	3	1	2	5
1160	2	Shiny xylosma	Xylosma congestum	58	3	12	3	1	2	3
1161	4	Shiny xylosma	Xylosma congestum	63	4	12	3	1	3	6
1162	3, 3, 3	Shiny xylosma	Xylosma congestum	58	4	14	3	3	3	8
1163	26	Modesto ash	Fraxinus velutina 'Modesto'	70	17	40	3	1	10	39
1164	4	Shiny xylosma	Xylosma congestum	63	4	14	3	1	3	6
1165	5, 6	Shiny xylosma	Xylosma congestum	64	6	14	3	2	5	12
1166	10	Shiny xylosma	Xylosma congestum	70	8	20	3	1	6	15
1167	2	Shiny xylosma	Xylosma congestum	58	3	10	3	1	2	3
1168	4, 5	Shiny xylosma	Xylosma congestum	53	5	16	3	2	4	10
1169	4, 5, 5, 3, 3	Catalina cherry	Prunus ilicifolia ssp. lyonii	58	8	20	3	5	5	14
1170	12	Chinese flame tree	Koelreuteria bipinnata	58	9	25	3	1	7	18
1171	5, 7, 11	Chinese flame tree	Koelreuteria bipinnata	48	8	25	2	3	7	21
1172	8, 9	Chinese flame tree	Koelreuteria bipinnata	48	11	25	2	2	7	18
1173	1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 2	Common crapemyrtle	Lagerstroemia indica	47	4	14	3	12	3	6
1174	6, 8, 9	Chinese flame tree	Koelreuteria bipinnata	53	12	25	3	3	7	20
1175	1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1	Common crapemyrtle	Lagerstroemia indica	44	4	12	3	14	3	6
1176	1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1	Common crapemyrtle	Lagerstroemia indica	39	4	10	3	13	3	5
1177	2, 1, 1, 1, 2, 1, 1, 1, 3, 2, 2, 1, 2, 2	Common crapemyrtle	Lagerstroemia indica	56	6	18	3	14	4	9
1178	1, 1, 2, 1, 2, 3, 2, 1, 2, 1, 1, 1, 1, 1, 1, 2,	Common crapemyrtle	Lagerstroemia indica	58	5	18	3	23	4	11

	1, 2, 1, 1, 1, 1, 1									
1179	1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1	Common crapemyrtle	Lagerstroemia indica	58	4	16	3	11	2	5
1180	1, 1, 1, 1, 1, 2, 2, 2, 2, 1, 2, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1	Common crapemyrtle	Lagerstroemia indica	58	6	16	3	24	4	9
1181	1, 1, 1, 3, 1, 1, 1, 1, 2, 1, 1, 1	Common crapemyrtle	Lagerstroemia indica	58	6	16	3	12	3	7
1182	1, 2, 2, 1, 1, 1, 2	Common crapemyrtle	Lagerstroemia indica	58	5	14	3	7	3	6
1183	21	Raywood ash	Fraxinus angustifolia	72	14	40	3	1	9	32

ATTACHMENT "G"

Contra Costa County *Fire Protection District*

September 1, 2022

Mr. Jose Cortez
Antioch Planning Division

Subject: PG&E Service Center Improvement
2111 Hillcrest Ave
Planning #: PD-21-05
CCCFPD Project No.: P-2022-018658

Dear Mr. Cortez:

We have reviewed the development application to replace/improve three existing onsite buildings and other site improvements at the subject location. The following is required for Fire District approval in accordance with the 2019 California Fire Code (CFC), the 2019 California Building Code (CBC), and Local and County Ordinances and adopted standards:

1. **Access as shown on plans appears to comply with Fire District requirements. Confirm that all requirements below are met.**

   Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. Access roadways shall not exceed 20% grade. Grades exceeding 16% shall be constructed of grooved concrete per the attached Fire District standard. (503) CFC

   Aerial Access is required to any building with a roof higher than 30 feet. This applies to two of the proposed buildings. It was not clear if the standard was met. See below.

   Aerial Fire Apparatus Access is required where the vertical distance between grade plane and the highest roof surface exceeds 30 feet as measured in accordance with Appendix D, Section 105 of the 2019 CFC. Aerial access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. At least one of the required routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. Overhead utility and power lines shall not be located over the aerial

2. Access roadways of **less than 28-feet** unobstructed width shall have signs posted or curbs painted red 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. (22500.1) CVC, (503.3) CFC

3. Access gates for Fire District apparatus shall be a minimum of 20-feet wide. Access gates shall slide horizontally or swing inward and shall be located a minimum of 30 feet from the street. Electrically operated gates shall be equipped with a Knox Company key-operated switch. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire District lock. Contact the Fire District for information on ordering the key-operated switch. (D103.5) CFC.

4. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. Proposed buildings must have hydrants that meet requirements in CFC Appendix B Table B105.1(2) and Table C 102.1 (507.1)

5. A land development permit is required for access and water supply review and approval prior to submitting building construction plans.

   The developer shall submit a minimum of two (2) copies of full size, scaled site improvement plans indicating:

   All existing or proposed hydrant locations,
   Fire apparatus access to include slope and road surface
   Aerial fire apparatus access,
   Elevations of building,
   Size of building and type of construction,
   Gates, fences, retaining walls, bio-retention basins, any obstructions to access.
   Detail showing the lowest level of fire department vehicle access and the floor level of the highest occupied floor,
   Striping and signage plan to include "NO PARKING-FIRE LANE" markings
   Provide drawings for paths from the public way to under emergency escape and rescue openings showing a proposed clear path and clear space under these openings that allow for the placement of ground ladders at a climbing angle of 70 to 75 degrees and a minimum of 18" clearance from the base of the ladder to any obstruction (see attached ground ladder access standard) for review and approval prior to obtaining a building permit.

   This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC

6. ***Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site.*** (501.4) CFC

   Note: A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 22 / 37 tons.

7. The buildings as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2016 edition of NFPA 13 where required. Submit a minimum of two (2) sets of plans to this office for review and approval prior to installation. (903.2) CFC, (R313.3) CRC, Contra Costa County General Plan / Contra Costa County Ordinance 2019-37.

8. New buildings shall have approved radio coverage for emergency responders. An emergency responder radio coverage system shall be installed when the conditions of CFC

510.4.1 are not met. Testing shall be conducted and the results submitted to the Fire District prior to the building final. (510.1) CFC

9. The developer shall provide traffic signal pre-emption systems (Opticom) on any new or modified traffic signals installed with this development. (21351) CVC

10. Flammable or combustible liquid storage tanks shall ***not*** be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC

11. The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC

12. The owner or the owner's authorized agent shall be responsible for the development, implementation and maintenance of a written plan in compliance with NFPA 241, establishing a fire prevention program at the project site applicable throughout all phases of the construction. The plan shall be made available for review by the fire code official upon request. (Ch.33) CFC

    The fire prevention program superintendent shall develop and maintain an approved prefire plan in cooperation with the fire chief. The fire chief and fire code official shall be notified of changes affecting the utilization of information contained in such prefire plans. (Ch.33) CFC

13. The developer shall submit a minimum of two (2) complete sets of building construction plans and specifications for the subject project to the Fire District. After the new construction / tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted, including, but not limited to the following.

    - Private underground fire service water mains
    - Fire sprinklers
    - Standpipe
    - Fire alarm
    - Fire pump if required
    - Energy systems
    - Emergency generator if required
    - High-pile storage
    - Photovoltaic
    - Carbon Dioxide Systems
    - Aboveground/underground flammable/combustible liquid storage tanks
    - Commercial kitchen hood extinguishing systems
    - Spray booths
    - Special suppression systems
    - Emergency Responder Radio Coverage System (ERRCS)

    Plans shall be submitted to the Fire District for review and approval ***prior to*** construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC

CONTACT THE FIRE DISTRICT (MINIMUM 2 WORKING DAYS IN ADVANCE) AT 925-941-3300 EXT 3902 TO SCHEDULE AN INSPECTION OF THE ACCESS AND HYDRANT INSTALLATION PRIOR TO CONSTRUCTION OR THE STORAGE OF COMBUSTIBLE MATERIALS ON THE JOB SITE.

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,

Michael Cameron
Fire Inspector

File: 2111 HILLCREST AVE-PLN-P-2022-018658