

STAFF REPORT TO THE PLANNING COMMISSION

DATE: Regular Meeting of March 20, 2024

SUBMITTED BY: Kevin Scudero, Acting Community Development Director

SUBJECT: Extension of Final Development Plan, Use Permit & Design Review Approvals for Ducky's Car Wash (UP-19-08, AR-19-15)

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt a resolution approving a two-year extension of the Final Development Plan, Use Permit and Design Review approvals for the Ducky's Car Wash project (Attachment A).

ENVIRONMENTAL REVIEW

An Addendum to the Bank of Agriculture and Commerce and Auto Spa project Initial Study/Mitigated Negative Declaration (IS/MND) was approved on March 23, 2021.

DISCUSSION

On March 23, 2021, the City Council approved the project known as the Ducky's Car Wash project. The project includes the construction of an approximately 6,500 square foot self-service car wash with 23 covered vacuum stalls on an approximately 1.3-acre site at the northwest corner of the intersection of Lone Tree Way and Country Hills Drive. The proposed hours of operation during the winter for the car wash are seven days a week 8:00 AM to 5:00 PM and seven days a week 8:00 AM to 6:00 PM for the remainder of the year. Additional project components include site landscaping, trash enclosure and the construction of a deceleration along Lone Tree Way

The City Council adopted Resolution 2021/49, which approved the Final Development, Use Permit and Design Review approvals for the project. Per the conditions of approval for the project the Zoning Administrator granted a one-year extension of the project approvals on January 25, 2023, extending the approvals to March 23, 2024. All other extension approvals are now subject to Planning Commission approval.

If approved, the new expiration date will be March 23, 2026. The previously approved Conditions of Approval will be carried forward without any change and as originally approved by the City Council in March 2021.

ATTACHMENTS

- A. Resolution Extending the Project Approvals
- B. Resolution 2021/49

ATTACHMENT "A"

PLANNING COMMISSION RESOLUTION NO. 2024 -**

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH APPROVING A TWO-YEAR EXTENSION FOR THE DUCKY'S CAR WASH APPROVALS (UP-19-08, AR-19-15)

WHEREAS, the City of Antioch received a written request from Richard Miller for a two-year extension of the project approvals for the Ducky's Car Wash Project. The extension would extend the expiration date of the approvals for the Final Development Plan, Use Permit and Design Review;

WHEREAS, an Addendum to Bank of Agriculture and Commerce and Auto Spa project Initial Study / Mitigated Negative Declaration was prepared and adopted by the City Council on March 23, 2021, pursuant to Section 15164 of the Guidelines of the California Environmental Quality Act; and,

WHEREAS, a subsequent environmental document does not need to be prepared because 1) no changes to the project are proposed requiring revisions to the previous MND and Addendum due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, 2) no substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND and Addendum due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and 3) no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence or at the time the previous MND and Addendum was adopted.

WHEREAS, on March 23, 2021, the City Council duly held a public meeting, received and considered evidence, both oral and documentary and approved the Final Development, Use Permit and Design Review;

WHEREAS, on January 25, 2023 the Zoning Administrator approved an extension of the Final Development Plan, Use Permit and Design Review approvals for one year, expiring March 23, 2024;

WHEREAS, the Planning Commission held a public meeting on March 20, 2024 and considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request; and,

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Antioch does hereby approve an extension to the project approvals for the Ducky's Car Wash Project to March 23, 2026.

**PLANNING COMMISSION
RESOLUTION NO. 2024 -****

March 20, 2024

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I HEREBY CERTIFY the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 20th day of March 2024.

AYES:

NOES:

ABSTAIN:

ABSENT:

**KEVIN SCUDERO
SECRETARY TO THE PLANNING COMMISSION**

ATTACHMENT "B"

RESOLUTION NO. 2021-49

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ADOPTING A FINAL DEVELOPMENT PLAN, USE PERMIT AND DESIGN REVIEW (UP-19-08, AR-19-15) FOR THE DUCKY'S CAR WASH PROJECT

WHEREAS, the City received an application from Richard Miller, for approval of an Addendum Bank of Agriculture and Commerce and Auto Spa project Initial Study / Mitigated Negative Declaration, a Final Development Plan, Use Permit and Design Review for the development of a self-service car wash on 1.3 acres (UP-19-08, AR-19-15). The project site is located at the northwest corner of Lone Tree Way and Country Hills Drive (APN's 055-071-113, 055-071-114);

WHEREAS, the City determined an Addendum to Bank of Agriculture and Commerce and Auto Spa project Initial Study / Mitigated Negative Declaration is the appropriate environmental document pursuant to Section 15164 of the Guidelines of the California Environmental Quality Act;

WHEREAS, on February 17, 2021 the Planning Commission recommended adoption of the Addendum to the Bank of Agriculture and Commerce and Auto Spa project Initial Study / Mitigated Negative Declaration and recommended approval of a Final Development Plan, Use Permit and Design Review to the City Council;

WHEREAS, on March 23, 2021, the City Council adopted a resolution approving an Addendum to the Bank of Agriculture and Commerce and Auto Spa project Initial Study / Mitigated Negative Declaration;

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

WHEREAS, on March 23, 2021, the City Council duly held a public hearing on the matter, and received and considered evidence, both oral and documentary.

NOW, THEREFORE, BE IT RESOLVED, that the City Council makes the following findings for approval of a Final Development Plan:

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

2. The streets and thoroughfares proposed meet the standards of the City's Growth Management Program and adequate utility service can be supplied to all phases of the development because the project will be constructing all the required streets and utilities to serve the project. The Project will be required to pay for all improvements to the site as well as its fair share of impacts to all public services. The project has been reviewed and no significant impacts on utilities or services has been identified;
3. The commercial components of the Project are justified economically at the location proposed;
4. There are no residential components of the project;
5. There are no industrial components of the project;
6. 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 project is substantially in conformance with zoning requirements for commercial developments;
7. The area surrounding the -D District can be planned and zoned in coordination and substantial compatibility with the proposed development; because the development is compatible with the surrounding neighborhood and the uses are consistent with the General Plan;
8. The Project and the PD District conform to the General Plan of the City in that the car wash use is an automotive use that is consistent with the General Plan designation of Business Park established for the project site.

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

1. The granting of such use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity because the project has been designed to comply with the City of Antioch Municipal Code requirements.
2. The use applied at the location indicated is properly one for which a use permit is authorized because the City of Antioch Zoning Ordinance requires a use permit for all uses established in a Planned Development District (PD).

3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all yards, fences, parking, loading, landscaping, and other features required, to other uses in the neighborhood. The site plan complies with the City of Antioch standards and contains adequate queuing space and parking for a car wash use.
4. That the site abuts streets adequate in width and pavement type to carry the kind of traffic generated by the proposed use. The project site is located at the intersection of Lone Tree Way and Country Hills Drive. Both streets are adequate in width and pavement type to carry the traffic generated by the proposed use.
5. That the granting of such use permit will not adversely affect the comprehensive General Plan because the proposed use is consistent with the General Plan designations of Business Park.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Antioch does hereby APPROVE a Final Development Plan, Use Permit, and Design Review for the development of a self-service car wash on 1.3 acres (UP-19-08, AR-19-15). The project site is located at the northwest corner of Lone Tree Way and Country Hills Drive (APN's 055-071-113, 055-071-114) subject to the following conditions:

A. GENERAL CONDITIONS

1. This approval expires two years from the date of approval by the City Council (March 23, 2023), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one one-year extension shall be granted.
2. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments and other monies that are due.
3. The development and all proposed improvements shall comply with the City of Antioch Municipal Code and City Standards unless a specific exception is granted thereto or approved by the City Engineer.
4. All required easements or rights-of-way shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained from any property or easement holders for any work done within such property or easements.

5. City staff shall inspect the site for compliance with conditions of approval prior to final inspection approval.
6. The applicant shall obtain an encroachment permit for all work to be done within the public right-of-way or easement, and peak commute-hour traffic shall not be impeded by construction-related activity.
7. All existing easements shall be identified on the site plan and all plans that encroach into existing easements shall be submitted to the easement holder for review and approval, and advance written permission shall be obtained from any property owner or easement holder for any work done within such property or easement.

B. CONSTRUCTION CONDITIONS

1. The use of construction equipment shall be as outlined in the Antioch Municipal Code § 5-17.05. Requests for alternative days/times may be submitted in writing to the City Manager for consideration.
2. The project shall comply with and supply all the necessary documentation for AMC § 6-3.2: Construction and Demolition Debris Recycling.
3. Standard dust control methods shall be used to stabilize the dust generated by construction activities. The developer shall post dust control signage with the contact number of the Developer, the Bay Area Air Quality Management District and the City.
4. Driveway access to neighboring properties shall be maintained at all times during construction.

C. UTILITIES

1. All existing and proposed utilities (e.g. transformers and PMH boxes) shall be undergrounded and subsurface in accordance with the Antioch Municipal Code, except existing P.G.& E. towers, if any, or as approved by the City Engineer.
2. Prior to issuance of a building permit, the applicant shall submit hydrologic and hydraulic calculations for review to the City for design and construction of storm drain facilities that adequately collect and convey stormwater entering or originating within the development to the nearest adequate man-made drainage facility or natural watercourse, without diversion of watershed.
3. All storm water flows shall be collected onsite and discharged into an approved public storm drain system.

4. Trash enclosures shall drain to sanitary sewer, subject to the requirements of Contra Costa County Environmental Health and shall incorporate methods to contain runoff at the front-gate and pedestrian access point to prevent storm water from entering the enclosure.
5. The sewer collection system shall be constructed to function as a gravity system.
6. A reduced pressure backflow preventer assembly shall be installed on all City water meter services.
7. All onsite utilities outside a public utility easement or as determined by the City Engineer shall be privately owned and maintained and connected to public facilities in accordance with City Standards.
8. Double detector check valve backflow assemblies shall be installed at each end of the private fire line and enclosed within easements granted to the City.
9. The developer shall provide adequate water pressure and volume to serve this development, as approved by the City Engineer. This will include a minimum residual pressure of 20 psi with all losses included at the highest point of water service and a minimum static pressure of 50 psi.
10. The applicant shall install all infrastructure to serve the site. Infrastructure for access to the site (sewer, water, storm, joint trench, and surface improvements) shall be completed prior to issuance of a certificate of occupancy for the site.
11. All proposed drainage facilities, including open ditches, shall be constructed of Portland Concrete Cement or as approved by the City Engineer.

D. LANDSCAPING

1. Sight distance triangles shall be maintained per AMC § 9-5.1101, Site Obstructions at Intersections, or as approved by the City Engineer. Landscaping and signage shall not create a sight distance problem.
2. Detailed landscaping and irrigation plans for the entire site shall be submitted to the City for review and approval. All landscaping and irrigation shall be installed in accordance with approved plans prior to the issuance of certificates of occupancy for this building.

3. Landscaping for the project shall be designed to comply with the applicable requirements of City of Antioch Ordinance No. 2162-C-S The State Model Water Efficient Landscape Ordinance (MWELo). Prior to issuance of a building permit, the applicant shall demonstrate compliance with the applicable requirements of the MWELo in the landscape and irrigation plans submitted to the City.
4. Landscape shall show immediate results. Landscaped areas shall be watered, weeded, pruned, fertilized, sprayed, and/or otherwise maintained as necessary. Plant materials shall be replaced as needed to maintain the landscaping in accordance with the approved plans.
5. All trees shall be a minimum 24" box size and all shrubs shall be a minimum 5-gallon size.
6. Landscaping on sidewalk planters along property and adjacent property (APN 055-071-113) frontage along Lone Tree Way shall be installed to the satisfaction of the City Engineer.

E. FIRE REQUIREMENTS

1. All requirements of the Contra Costa Fire District shall be met.

F. FEES

1. The developer shall pay all City fees which have been established by the City Council and as required by the Antioch Municipal Code.
2. The developer shall pay all pass-through fees required by the development
3. The property shall annex into Street Lighting and Landscape District 2A Zone 9 and accept a level of annual assessments sufficient to maintain streetlights and landscaping adjacent to the project. The annual assessment shall cover the actual annual cost of maintenance as described in the Engineer's Report.

G. GRADING

1. The grading operation shall take place at a time and in a manner so as not to allow erosion and sedimentation. The slopes shall be landscaped and reseeded as soon as possible after the grading operation ceases. Erosion measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.
2. The final grading plan for this development shall be approved by the City Engineer and signed by a California licensed civil engineer. No grading is allowed without a grading permit issued by the Building Department.

3. All elevations shown on the grading and improvement plans shall be on the USGS 1929 sea level datum or NAVD 88 with conversion information, or as approved by the City Engineer.
4. All slopes shall drain to approved drainage facilities as approved by the City Engineer.
5. Wall and fence locations and elevations shall be included on the grading plan.
6. Any existing wells or septic systems on the property shall be properly abandoned under permit from the Contra Costa County Environmental Health Department.
7. All grading shall be accomplished in a manner that precludes surface water drainage across any property line.
8. Swales adjacent to structures shall have a minimum of a 1% slope or as directed by the City Engineer.
9. All off-site grading is subject to the coordination and approval of the affected property owners and the City Engineer. The developer shall submit written authorization to "access, enter, or grade" adjacent properties prior to performing any work.
10. Retaining walls shall be of masonry construction and shall not be constructed in City right-of-way or other City maintained parcels unless approved by the City Engineer.
11. All retaining walls shall be reduced in height to the maximum extent practicable and any walls or signage shall meet the height requirements in the setback and sight distance triangles as required by the City Engineer.

H. CONSERVATION/NPDES

1. The project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). Under NPDES regulations, the project is subject to provision C.3: New development and redevelopment regulations for storm water treatment. Provision C.3 requires that the project include storm water treatment and source control measures, as well run-off flow controls, so that post-project runoff does not exceed estimated pre-project runoff. C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates how compliance will be achieved. The SWCP shall be submitted simultaneously with the project plans. An Operation and Maintenance Plan (O&M) for the treatment and flow-controls in the approved SWCP shall be submitted and approved before the Building Department will issue Certificate of Occupancy permits and shall be included in the project CC&Rs. Prior to building

permit final and issuance of a Certificate of Occupancy, the applicant shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.

2. The following requirements of the federally mandated NPDES program (National Pollutant DISCHARGE Elimination System) shall be complied with as appropriate, or as required by the City Engineer:
 - a. Prior to issuance of permits for building, site improvements, or landscaping, the applicant shall submit a permit application consistent with the applicant's approved Storm Water Control Plan, and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants.
 - b. The Storm Water Control Plan shall be certified by a registered civil engineer, and by a registered architect or landscape architect as applicable. Professionals certifying the Storm Water Control Plan shall be registered in the State of California and submit verification of training, on design of treatment measures for water quality, not more than three years prior to the signature date by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).
 - c. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance Plan in accordance with City of Antioch guidelines. This O&M plan shall incorporate City comments on the draft O&M plan and any revisions resulting from changes made during construction. The O&M plan shall be incorporated into the CC&Rs for the Project.
 - d. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.

- e. Prevent site drainage from draining across sidewalks and driveways in a concentrated manner.
- f. Collect and convey all storm water entering, and/or originating from, the site to an adequate downstream drainage facility. Submit hydrologic and hydraulic calculations with the Improvement Plans to Engineering Services for review and approval.
- g. Prior to issuance of the grading permit, submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.
- h. Submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to issuance of a building and/or grading permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP's. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order.
- i. Install appropriate clean water devices at all private storm drain locations immediately prior to entering the public storm drain system. Implement Best Management Practices (BMP's) at all times.
- j. Install on all catch basins "No Dumping, Drains to River" decal buttons.
- k. If sidewalks are pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer District.
- l. Include erosion control/storm water quality measures in the final grading plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences and are subject to review and approval of the City Engineer. If no grading plan is required, necessary erosion control/storm water quality measures shall be shown on the site plan submitted for an on-site permit, subject to review and approval of the City Engineer. The applicant shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such measures.
- m. Sweep or vacuum the parking lot(s) a minimum of once a month and prevent the accumulation of litter and debris on the site. Corners and hard to reach areas shall be swept manually.

- n. Ensure that the area surrounding the project such as the streets stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way related to project construction. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All trucks shall be covered.
- o. Clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by City Inspectors and/or City Engineer.
- p. Install full trash capture device(s) in storm water catch basins that collect water from the project site. A "full trash capture device" is defined as any device or series of devices that traps all particles retained by a 5mm mesh screen and has a design treatment capacity of not less than the peak flow rate resulting from a one-year, one-hour, storm in the tributary drainage catchment area. Selected devices must be detailed on the building permit plan submittal and approved by Public Works prior to installation.

I. PROPERTY MAINTENANCE

- 1. A parking lot sweeping program shall be implemented on all parcels within the development that, at a minimum, provides for sweeping immediately prior to the storm season and prior to each storm event.
- 2. The project shall comply with AMC § 5-1.204. Upon development of the adjacent parcel (APN 055-071-113) the applicant shall enter into an approved maintenance agreement reflective of standards contained in AMC § 5-1.204(G). The approved maintenance agreement shall cover all of the parcels within the development.
- 3. The property maintenance agreement shall be recorded on all future parcels in the development.
- 4. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

J. FINAL IS/MND AND MITIGATION MONITORING AND REPORTING PROGRAM

- 1. The applicant shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program and subsequent Addendum.
- 2. The applicant shall mitigate any impacts on wildlife, including State and Federally listed threatened and endangered species, and their habitat by compliance with one of the following:

- a. Implementing, or making enforceable commitments to implement, all applicable mitigation measures in the project environmental documents, as well as any additional measures as may be required by the California Department of Fish & Wildlife (CDFW) or the U.S. Fish & Wildlife Service (FWS), and obtaining a letter(s) from CDFW and FWS stating that the project has fulfilled the requirements of applicable State and Federal wildlife protection laws and regulations; or
- b. Complying with applicable terms and conditions of the ECCC HCP/NCCP, as determined in written "Conditions of Coverage" by the East Contra Costa County Habitat Conservancy (Conservancy), provided that the City has first entered into an agreement with the Conservancy for coverage of impacts to ECCC HCP/NCCP Covered Species; or
- c. Complying with a habitat conservation plan and/or natural community conservation plan developed and adopted by the City, including payment of applicable fees, provided that CDFW and FWS have approved the conservation plan.

K. PROJECT SPECIFIC CONDITIONS

1. This final development plan, use permit and design review approval applies to the development of Ducky's Car Wash as depicted on the project plans and materials submitted to the Community Development Department on May 15, 2020.
2. All on-site curbs, gutters and sidewalks shall be constructed of Portland cement concrete.
3. Asphalt paving shall have a minimum slope of 2%, concrete paving shall have a minimum slope of 0.75%, and asphalt paving for identified accessible parking stalls and access routes may have a minimum slope of 1.5% and a maximum 2% slope, or as approved by the City Engineer.
4. All access drive aisles shall be constructed per current ADA and City standards, subject to review and approval by the City Engineer.
5. The applicant shall install and maintain parking lot and pathway lights and landscaping within the project area at no cost to the City.
6. The parking lot striping and signing plan shall be approved by the City Engineer.
7. All parking spaces shall be double-striped, and all parking lot dimensions shall meet minimum City of Antioch Municipal Code requirements.
8. The applicant shall show a turning template on the site plan verifying that trucks can safely ingress, egress, and successfully maneuver throughout the site.

9. All cracked, broken or damaged concrete curb, gutter and/or sidewalks along Lone Tree Way (in the public right-of-way along the project frontage) shall be removed and replaced as required by the City Engineer and at no cost to the City.
10. A revised sign package consistent with the Citywide Design Guidelines for signage shall be submitted for Zoning Administrator approval prior to issuance of building permits for building and monument signage.
11. No more than ten percent (10%) of parking spaces shall be compact per AMC §9-5.1711.
12. No Parking Any Time (R26) signage shall be installed per California MUTCD standards at locations along project frontage as approved by the City Engineer.
13. The existing curb ramp at the corner of Lone Tree Way and Country Hills Drive shall be modified if necessary, to meet current ADA requirements.
14. The garbage company shall provide approval for the location of all trash enclosures, subject to the approval of the City Engineer. Trash enclosures shall not be located within any easement areas.
15. A stop sign shall be installed at driveway exit onto Lone Tree Way.
16. Mutual access and parking agreement shall be recorded with adjacent parcel (APN 055-071-113) as approved by the City Engineer.
17. No overnight parking of vehicles shall be allowed onsite.
18. No outdoor storage shall be allowed.
19. The project shall install bicycle parking stalls per the requirements of Antioch Municipal Code Section 9-5.1707
20. Decorative paving shall be added to the project driveway at the entrance to the development.
21. The flat surface of the building façade along the EBMUD trail shall be planted or landscaped to deter graffiti and provide visual articulation on that façade.
22. In alignment with the City's adopted Climate Action Plan (2010), the City requires this development to install at least 1 "Idle Free" incidental sign encouraging drivers not to idle their vehicle in order to reduce air pollution and greenhouse gas emissions. The City recommends the sign be placed in an area where drivers are likely to see it when they park and wait, such as at the beginning of a drive thru or pick up area. The sign's location shall be shown on plans and shall be reviewed

and approved by staff at the building permit stage. The City requires that the sign be 12"x18" and meet existing City requirements for signage, such as for no parking signs, traffic sign mounting, and signage in the right of way. The applicant shall visit the Idle Free Bay Area website at <https://idlefreebayarea.org/resources/> in order to view a sample bilingual Idle Free sign. This template sign can be used by the applicant when having a sign designed and printed.

23. The landscaping shown on the small remainder parcel at the northeast corner of Lone Tree Way and Country Hills Drive (APN 055-071-115) shall be removed, The owner is responsible for maintenance of this small remainder parcel and should reach out to the East Bay Municipal Utility District to inquire about deeding the parcel to them.

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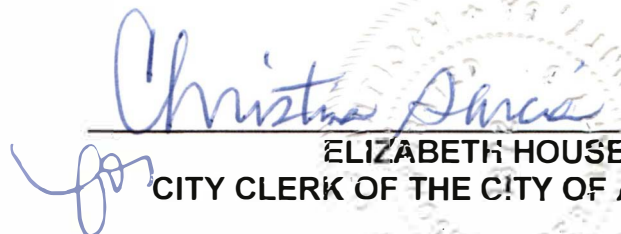
I HEREBY CERTIFY that the foregoing recommendation was passed and adopted by the City Council of the City of Antioch, at a regular meeting thereof, held on the 23rd day of March, 2021 by following vote:

AYES: Council Members District 1 Torres-Walker, District 2 Barbanica, District 3 Ogorchock, Mayor Pro Tem (District 4) Wilson and Mayor Thorpe

NOES: None

ABSENT: None

ABSTAIN: None


ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH

