

CITY OF
ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE

TO: ANTIOCH PLANNING COMMISSION
FROM: Kevin Scudero, Senior Planner *fE*
REVIEWED: Anne Hersch, Planning Manager
SUBJECT: United Pacific Gas Station (GP-21-01, PD-21-01, UP-21-02, AR-21- 03)
DATE: April 6, 2022

Property Owner: Jorge Vargas 4300 Delta Fair Blvd. Antioch, CA 94509	Applicant/Representative: Embree Asset Group 4747 Williams Drive Georgetown, TX 78633
PROJECT: United Pacific Gas Station FILE #: GP-21-01, PD-21-01, UP-21-02, AR-21- 03 APN: 056-270-059 GP LU: Commercial Office to Convenience Commercial ZONING: Planned Development PLANNER: Kevin Scudero	Original filing: February 18, 2021 Date Deemed Complete: May 28, 2021 Date of Notice Posted/Mailed: March 17, 2022 Date of Public Hearing: April 6, 2022

RECOMMENDED ACTIONS

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

1. **CEQA.** Adopt the resolution recommending approval of the United Pacific Gas Station Initial Study/Mitigated Negative Declaration (IS/MND) and the Mitigation Monitoring and Reporting Program (MMRP).
2. **General Plan Amendment.** Adopt the resolution recommending approval of the United Pacific Gas Station General Plan Amendment (GP-21-01) changing the land use designation from Commercial Office to Convenience Commercial.
3. **Zoning Map Amendment.** Adopt the resolution recommending approval of an ordinance for a zoning map amendment from Planned Development District (PD) to Planned Development District (PD-21-01).
4. **Final Development Plan.** Adopt the resolution recommending approval of a Final Development Plan, Use Permit and Design Review, subject to conditions of approval (PD-21-01, UP-21-02 AR-21-03).

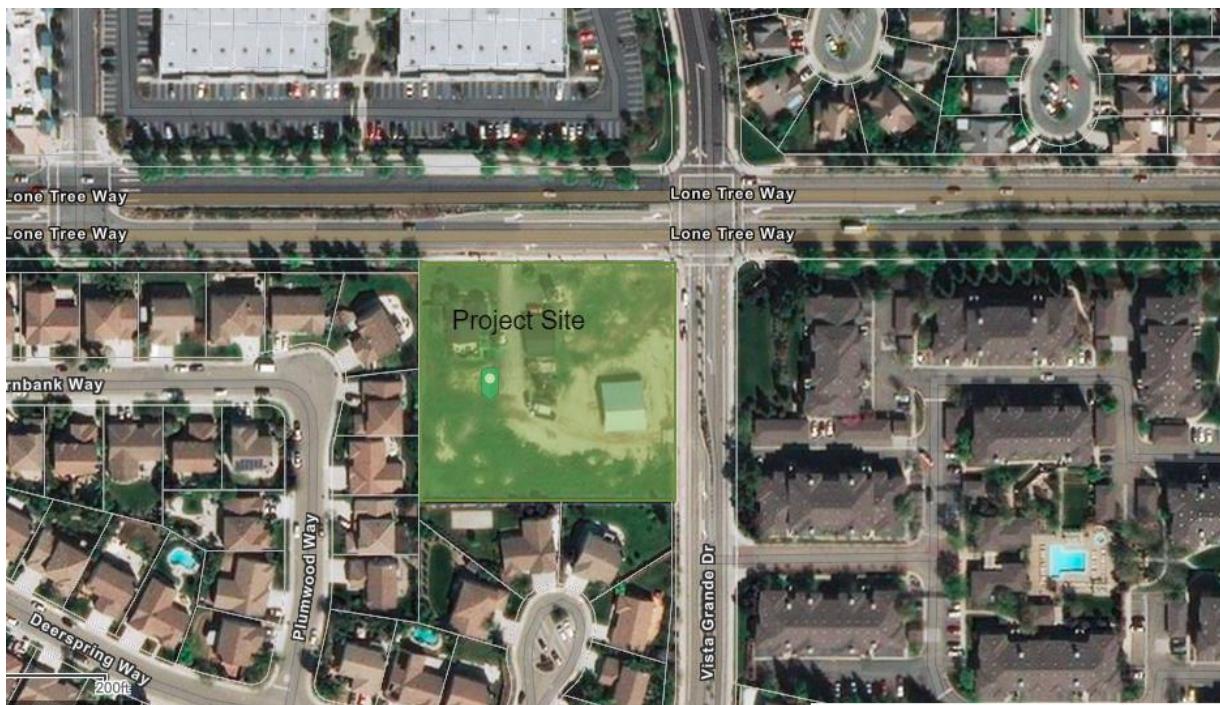


Image 1. Site Location

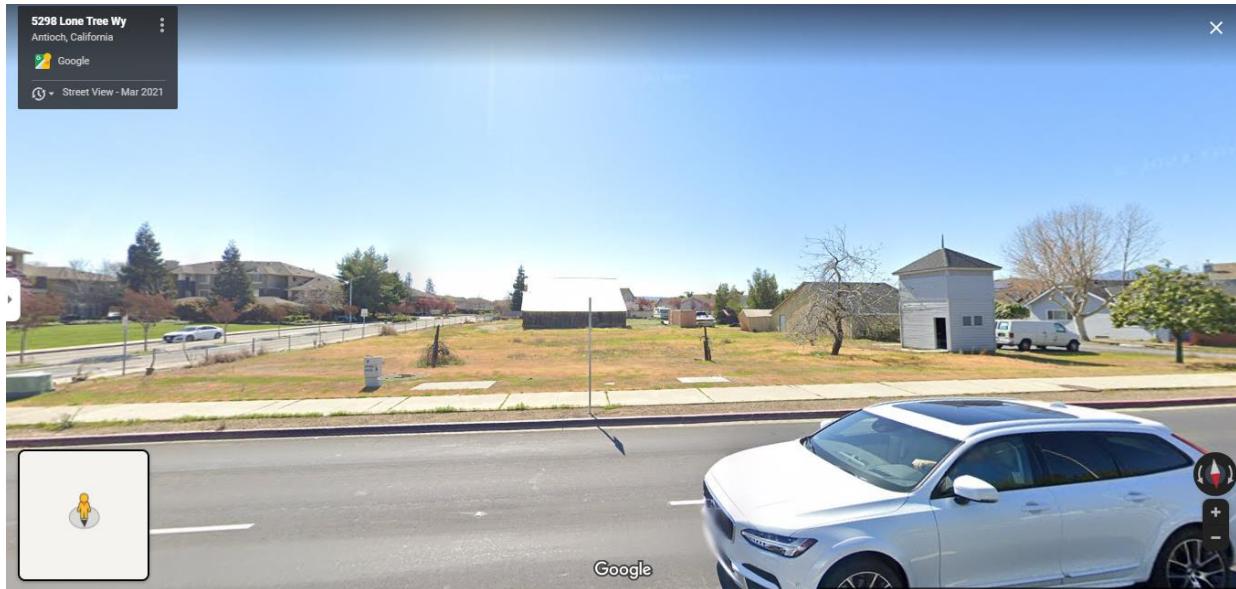


Image 2. Street View

BACKGROUND

Requested Approvals

The applicant, Embree Asset Group, is seeking approval of the following entitlements for the project at 5200 Lone Tree Way (APN) 056-270-059:

1. **IS/MND:** The Planning Commission must recommend adoption of the IS/MND and MMRP to City Council prior to acting on the other resolutions for the project.
2. **General Plan Amendment:** The project requires approval of a General Plan Amendment to amend the land use designation for the project site from Commercial Office to Convenience Commercial.
3. **Rezone to Planned Development District:** The applicant requests approval of a rezone of the site from Planned Development District (PD) to Planned Development District (PD-21-01).
4. **Final Development Plan:** Approval of a Final Development Plan goes hand in hand with the rezoning described above. The Final Development Plan and the PD District effectively become the Zoning Code for the project area. In this case, the Final Development Plan would allow for the construction of a gas station, car wash and convenience store at the site.
5. **Use Permit:** A use permit is required to implement a Final Development Plan.
6. **Design Review:** Design review of the project's architecture, site plan and landscaping.

Preliminary Review

In 2020, the applicant submitted a Preliminary Development application to gauge support for the project. At the time staff identified concerns related to:

- Noise related to the proposed 24-hour operation of the convenience store and car wash
- Environmental impacts due to the proximity of the use to residential homes
- Site access from Lone Tree Way

The Commission supported concerns related to noise and recommended that the hours of operation be limited. The applicant did not revise the hours of operation as part of their current application. However, staff has included draft conditions of approval further limiting the hours of operation for the convenience store and car wash. (See Attachment D)

As part of the application, the applicant provided details related to toxic air contaminant (TAC) emissions. Staff had concerns related to the estimated volume of gas dispensed and the potential impact of toxic air contaminant (TAC) emissions on the nearby residential homes. At the July 15, 2020 hearing the applicant stated that their estimates were likely high, and staff noted that a full environmental review would be conducted as part of the entitlement review process.

ENVIRONMENTAL

In accordance with the requirements of the California Environmental Quality Act (CEQA), an IS/MND was prepared for the project. The IS/MND identified potentially significant impacts to air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, and tribal cultural resources. The IS/MND concluded that all impacts would be reduced to a less than significant level with the implementation of mitigation measures. A Mitigation Monitoring and Reporting Program (MMRP) was prepared and is included in Attachment A, Exhibit A

Public Works staff recommended that a deceleration lane be installed along Lone Tree Way to improve site access for vehicles and large fueling trucks entering the site. The applicant incorporated this suggestion into their proposed site plan and will construct a deceleration lane as part of the project. Overall, the Commission was supportive of the project and expressed a desire to see the site developed provided that the concerns staff outlined could be addressed.

The draft IS/MND was released for public review from February 15, 2022, to March 17, 2022. No comments on the IS/MND were received during the public review period.

A copy of the IS/MND, MMRP, and appendices can be found at the following link:
<https://www.antiochca.gov/community-development-department/planning-division/environmental-documents/>

ANALYSIS

Project Overview

The proposed project involves the construction and operation of a new United Pacific convenience store of 3,500 square feet (sf), attached car wash of 1,125 sf, a fuel canopy with eight fuel dispensers, three underground storage tanks (USTs), and related site improvements and landscaping. The applicant is proposing the convenience store be open 24 hours and sell beer, wine and tobacco. Alcohol would only be allowed to be sold from the hours of 6:00 AM – 2:00 AM. The convenience store will have up to 12 employees working in shifts of 2-3 at a time. The car wash is also proposed to operate 24 hours and will use a water reclamation system to ensure the most up to date recycling and waste management techniques are used.

The project site is approximately 2.0 acres and is developed with multiple buildings which would be demolished as part of the construction. Approximately 1/3 of the site to the west will remain undeveloped at this time. Additionally, the proposed project would include the widening of Lone Tree Way to accommodate a 270-foot deceleration lane taper along eastbound Lone Tree Way to the proposed 30-foot driveway.

General Plan, Zoning, and Land Use

The current General Plan designation of the site is Office which allows a range of uses that include business and professional offices, restaurants, health clubs and spas, banks, commercial daycare centers, and assembly uses. The proposed use of a gas station/convenience store/carwash is not allowed under the current General Plan designation; therefore, a General Plan amendment is required.

The appropriate General Plan designation to establish this use at the site is Convenience Commercial. This designation is described in the General Plan as follows:

"This designation is used to include small sale retail and service uses on small commercial lots, generally ranging up to one to four acres in size. Typical uses may include convenience markets, limited personal services, service stations, and commercial services. This designation is often located on arterial or collector roadway intersections in otherwise residential neighborhoods and, thus, requires that adequate surface parking circulation be included to ensure against any potential circulation difficulties affecting adjacent residences. Design features need to be included in these centers to ensure that convenience commercial developments are visually compatible with and complementary to adjacent and nearby residential and other less intensive uses."

The zoning designation for the site is Planned Development (PD) but no Planned Development district has ever been established for the site. This development application would rezone the property to a new Planned Development district, which is a zone that encourages flexibility in design and the development of land. The new Planned Development zoning district would establish project specific standards for the proposed development. The standards are provided in the draft ordinance in Attachment C Exhibit A.

The surrounding land uses and zoning designations are noted below:

South:	Single Family Homes / Planned Development (PD)
West:	Single Family Homes / Planned Development (PD)
East:	Multi-Family Apartments / Planned Development (PD)
North:	Business Park / Planned Development (PD)

Site Plan, Circulation and Lighting

The proposed project will include eight (8) fuel dispensers with a total of sixteen (16) pumps covered with a new canopy and a new 3,500 sq. ft. convenience store and 1,125 sq. ft. carwash. The site will be accessed via one driveway on Lone Tree Way and one on Vista Grande Drive. Both driveways will have right-in and right-out access only. The proposed route for the fueling trucks has them both entering and exiting via the Lone Tree Way Driveway. The project will also include the widening of Lone Tree Way to accommodate a 270-foot deceleration lane taper along eastbound Lone Tree Way to the proposed 30-foot driveway.

The Antioch Municipal Code requires automotive service stations with convenience stores to provide one parking space per 250 square feet of gross floor area plus one space per employee on the largest shift. The site will contain thirteen (13) standard parking spaces, two (2) accessible spaces, two (2) electric vehicle charging stations, one vacuum parking space and sixteen fueling positions for a total of thirty-four (34) off-street parking spaces. Pursuant to Table 9-5.7301.1 of the Municipal Code, sixteen (16) off-street parking space are required.

Section 9-5.1715 of the Antioch Municipal Code requires outdoor parking areas to have minimum illumination at ground level of two foot-candles while not exceeding one-half foot candle in a residential district. The applicant has submitted a photometric plan demonstrating that this requirement has been met, with the exception of a small area at the northwest corner of the project site where there is a greater than half-foot candle spillover onto the adjacent residential property.

Staff has added a condition of approval requiring a revised photometric plan demonstrating this requirement is met.

The applicant has designed the site to place the proposed uses as far away from the residential homes as possible while still meeting the required setbacks for the site. The entrance to the convenience store is located approximately 115 feet from the property line of the residential homes to the south and the nearest fuel dispenser is located approximately 105 feet from the residential property line to the east. The project site is approximately two acres and approximately one-third of the western portion site will remain vacant after the site is developed. The vacant portion of the site will be fenced and the property owner will be responsible for the maintenance of the vacant portion of the site.

Architecture, Design and Landscaping

The architecture of the proposed building features clean lines and varied parapet heights, with materials including stucco, stone, metal canopy and a mission tile roof. The proposed fuel canopy features stone around the base of the columns and a mission tile roof to tie into the design of the main building.

The landscaping is located primarily around the perimeter of the site. The landscape plan includes a variety of drought tolerant trees, shrubs, and ground cover that meet the City of Antioch standards.

Section 7.4.1b of the Citywide Design Guidelines for monument signage requires “additional architectural elements such as columns, pilasters, cornices, trellises and similar details shall provide design interest and frame the sign panel.” The proposed monument sign has a stone base but does not contain any other architectural features. While the stone base is architecturally compatible with the building design, staff has conditioned the project to add additional features to better frame the sign panel. The revised sign design is required to be included with the building permit submittal and be subject to the approval of the Zoning Administrator.

Operational Issues

The applicant is proposing that the convenience store and car wash operate 24 hours a day. Due to the proximity of the business to residential homes, and the potential impacts a 24-hour operation could have on the nearby residences, staff is recommending that the convenience store hours be from 4:00 AM – 10:00 PM and the car wash hours be from 7:00 AM – 9:00 PM. The fuel dispensers will still be available 24 hours a day.

The applicant is also proposing to sell beer, wine and tobacco at the site. The alcohol would be sold under an ABC Type-20 license that allows for the sale of beer and wine only for off-site consumption. Liquor sales are prohibited. Staff has included conditions limiting the amount of sales area dedicated to the sale of alcoholic beverages to no more than 15 linear feet of cooler display and no more than 60 square feet of convenience store floor area.

The tobacco sales at the site will be subject to the Tobacco Ordinance contained in Section 6-8.14. This Ordinance was recently adopted by the City Council on March 8, 2022 and restricts the sale of tobacco or tobacco product with characterizing flavor, electronic cigarette or e-cigarette use with tobacco products, any package of fewer than twenty little cigars, any package of fewer than six cigars, and any package of cigarettes, little cigars, or cigars at a price that is less than ten dollars per package, including applicable fees and taxes.

ATTACHMENTS

- A. Resolution Recommending that the City Council adopt the IS/MND and MMRP
Exhibit A: MMRP
- B. General Plan Amendment Planning Commission Resolution
- C. Planned Development Rezone Planning Commission Resolution
Exhibit A: Planned Development Ordinance
- D. Resolution Recommending that the City Council approve the Final Development Plan, Use Permit and Design Review for the Project
Exhibit A: Conditions of Approval
- E. Project Plans

ATTACHMENT A

PLANNING COMMISSION RESOLUTION NO. 2022-**

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 UNITED PACIFIC GAS STATION PROJECT AS ADEQAUTE FOR ADDRESSING THE ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT

WHEREAS, the City of Antioch received an application from Embree Asset Group for approval of an Initial Study / Mitigated Negative Declaration, General Plan Amendment, Planned Development Rezone, Final Development Plan, Use Permit, and Design Review for the development of a gas station, convenience store, car wash and associated site improvements at 5200 Lone Tree Way (GP-21-01, PD-21-01, UP-21-02, AR-21-03) (APNs 056-270-059);

WHEREAS, the City prepared an Initial Study and Mitigated Negative Declaration (IS/MND), 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 February 15, 2022 and ending on March 17, 2022.;

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

WHEREAS, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on March 17, 2022 for the Planning Commission public hearing held on April 6, 2022;

WHEREAS, on April 6, 2022, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary 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; and

WHEREAS, the custodian of the Final IS/MND and Mitigation Monitoring and Reporting Program (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 Friday 8:00-5:00 pm. Due to the State and Contra Costa County’s Shelter-in-Place orders, publicly accessible locations to review the IS/MND were closed. Consistent with the Governor’s Executive Order, posting materials on the City’s website was adequate. The MMRP is attached as Exhibit A to this Resolution.

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

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

- a. The City of Antioch exercised overall control and direction over the CEQA review for the Project, including the preparation of the Final 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 General Plan Amendment and 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 (Exhibit A).

* * * * *

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 6th day of April 2022.

AYES:

NOES:

ABSTAIN:

ABSENT:

FORREST EBBS
Secretary to the Planning Commission

EXHIBIT A



**5200 Lone Tree Way United
Pacific Gas Station Project**

**Mitigation Monitoring and
Reporting Program**

March 22, 2022

Lead Agency:

City of Antioch
Planning Division
200 H Street
Antioch, CA 94509

Technical Assistance:

Stantec Consulting Services Inc.
1340 Treat Boulevard, Suite 300
Walnut Creek, CA 94597

5200 Lone Tree Way United Pacific Gas Station Project
Mitigation, Monitoring, and Reporting Program

ACRONYMS AND ABBREVIATIONS

applicant	United Pacific
BAAQMD	Bay Area Air Quality Management District
BMPs	Best Management Practices
CARB	California Air Resources Board
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
City	City of Antioch
CRHR	California Register of Historical Resources
DPM	Diesel particulate matter
DPR	Department of Parks and Recreation
HMBP	Hazardous Materials Business Plan
ISMND	Initial Study Mitigated Negative Declaration
MLD	Most Likely Descendant
MMRP	Mitigation, Monitoring, and Reporting Program
NAHC	Native American Heritage Commission
PM _{2.5}	particulate matter less than 2.5 micrometers in aerodynamic diameter
PRC	Public Resources Code
proposed project	5200 Lone Tree Way United Pacific Gas Station Project
SWPPP	Stormwater Pollution Prevention Program
US EPA	United States Environmental Protection Agency



**5200 Lone Tree Way United Pacific Gas Station Project
Mitigation, Monitoring, and Reporting Program**

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5200 Lone Tree Way United Pacific Gas Station Project
Mitigation, Monitoring, and Reporting Program

1.0 MITIGATION MONITORING AND REPORTING PROGRAM

The purpose of the Mitigation, Monitoring, and Reporting Program (MMRP) is to provide the City of Antioch (City) Community Development Department and United Pacific (applicant) with a comprehensive list of the mitigation measures identified in the Initial Study Mitigated Negative Declaration (ISMND) for the 5200 Lone Tree Way United Pacific Gas Station Project (proposed project).

1.1 INTRODUCTION

The City is acting as the Lead Agency, as defined by the California Environmental Quality Act (CEQA). In accordance with Public Resources Code (PRC) section 21081.6, a Lead Agency that approves or carries out a project with potentially significant environmental effects shall adopt a “reporting or monitoring program for the changes to the project which it has adopted or made a condition of a project approval to mitigate or avoid significant effects on the environment.”

The CEQA Guidelines provide direction for clarifying and managing the complex relationships between a Lead Agency and other agencies with respect to implementing and monitoring mitigation measures. In accordance with CEQA Guidelines section 15097(d), “each agency has the discretion to choose its own approach to monitoring or reporting; and each agency has its own special expertise.” This discretion will be exercised by implementing agencies at the time they consider any of the activities identified in the environmental document.

This MMRP is a working guide to facilitate both the implementation of the mitigation measures and the monitoring, compliance, and reporting activities by the City and any monitors it may designate. If the City adopts the ISMND for the proposed project, it will adopt the MMRP.

1.2 OVERVIEW OF THE MITIGATION MONITORING AND REPORTING PROGRAM

The MMRP is presented in the following table and includes the following components:

- The list of mitigation measures contained in the ISMND, as adopted by the City;
- The party responsible for implementing the mitigation measure;
- The timing for implementation of the mitigation measure;
- The agency responsible for monitoring implementation of the mitigation measure; and
- The monitoring action and frequency.

The City and its contractors will be required to comply with this MMRP in all respects. In any instance where non-compliance occurs, the City-designated environmental monitors will issue a warning to the construction supervisor and the City’s Project



5200 Lone Tree Way United Pacific Gas Station Project
Mitigation, Monitoring, and Reporting Program

Manager. Any decisions to halt work due to non-compliance will be made by the City. The City's designated environmental monitors will keep records of any incidents on non-compliance with mitigation measures. Copies of these documents will be supplied to the City.

Once construction has begun and is underway, the City will carry out monitoring of the mitigation measures associated with construction. The MMRP will be maintained in the City's files for use in construction and operation of the proposed project.

Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Verification of Implementation	
				Monitoring Frequency	Action
Section 3.3: Air Quality					
MM AIR-1: Implement Construction Best Management Practices. The applicant shall require all construction contractors to implement the basic construction mitigation measures recommended by the Bay Area Air Quality Management District (BAAQMD) to reduce fugitive dust emissions. Emission reduction measures will include, at a minimum, the following measures. Additional measures may be identified by the BAAQMD or contractor as appropriate:	<ul style="list-style-type: none"> • Applicant • Construction Contractor 	<ul style="list-style-type: none"> Prior to issuance of grading permit and during construction. 	<p>Monitoring Party:</p> <ul style="list-style-type: none"> • City of Antioch Community Development Department <p>Monitoring Action:</p> <ul style="list-style-type: none"> • Confirm best management practices (BMPs) are included in project specifications and grading plan. • Confirm BMPs are implemented throughout the construction phase. 	Prior to issuance of grading permit and throughout the construction phase as needed.	



5200 Lone Tree Way United Pacific Gas Station Project
Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Verification of Implementation	
				Monitoring Frequency	Action
<ul style="list-style-type: none"> Post a publicly visible sign with the telephone number and person to contact at the City regarding dust complaints. This person will respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number will also be visible to ensure compliance with applicable regulations. 					
<p>MM AIR-2: Implement Cleaner Construction Equipment. The following mitigation measure shall be implemented during all phases of construction to reduce potential exposure of diesel particulate matter (DPM) and particulate matter less than 2.5 micrometers in aerodynamic diameter ($PM_{2.5}$) emissions to sensitive receptors located near the Project site. Prior to the issuance of any demolition, grading and/or building permits (whichever occurs earliest), the project applicant shall prepare and submit a construction - operations plan that includes specifications of the equipment to be used during construction to the Community Development Director or the Director's designee. The plan shall be accompanied by a letter signed by an air quality specialist, verifying that the equipment included in the plan meets the standards set forth below:</p> <ul style="list-style-type: none"> For all construction equipment larger than 25 horsepower used at the site, equipment shall at a minimum, meet United States Environmental Protection Agency (US EPA) or California Air Resources Board (CARB) particulate matter emissions standards for Tier 4 Final engines. The construction contractor shall maintain records documenting its efforts to comply with this requirement, including equipment lists. Off-road equipment descriptions and information shall include, but are not limited to, equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, and engine serial number. The plan shall be submitted to the Community Development Director or the Director's designee for review and approval prior to the issuance of any demolition, grading and/or building permits (whichever occurs earliest). 	<p>Monitoring Party:</p> <ul style="list-style-type: none"> City of Antioch Community Development Department <p>Monitoring Action:</p> <ul style="list-style-type: none"> Confirm construction – operations plan that includes specifications of construction equipment and accompanying letter signed by an air quality specialist is submitted to the City Confirm construction – operations plan is implemented throughout the construction phase. 	<p>Prior to issuance of demolition, grading, and/or building permit (whichever occurs earliest) and throughout the construction phase as needed.</p>			



Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Frequency	Verification of Implementation	
				Action	Date completed with Signature
Section 3.4: Biological Resources					
MM BIO-1: Avoid Disturbance of Nesting Birds and Pre-Construction Nesting Bird Surveys. If project activities occur during the nesting season for native birds (February 15 to August 31), the following measures shall be implemented to avoid or minimize the potential for adverse impacts on nesting migratory birds and raptors:	<ul style="list-style-type: none"> Applicant Construction Contractor Qualified Biologist 	<ul style="list-style-type: none"> No more than 14 days prior to the start of project construction activities. 	<p>Monitoring Party:</p> <ul style="list-style-type: none"> City of Antioch Community Development Department <p>Monitoring Action:</p> <ul style="list-style-type: none"> Confirm nesting bird surveys are conducted within 14 days of starting construction work. Confirm pre-construction clearance by qualified biologist. If active nests of protected species are found, confirm buffer zone has been established. 	<p>Prior to issuance of grading permit and throughout the construction phase as needed.</p>	
MM BIO-2: Pre-Construction Swainson's Hawk Surveys. If project construction-related activities would take place during the nesting season (February through August), pre-construction surveys for nesting Swainson's hawks within 0.5-mile radius of the project shall be conducted within 14 days prior to construction activity. Surveys shall be conducted in a manner that maximizes the potential to observe the adult Swainson's hawks, as well as the nest/chicks second. To meet the California Department of Fish and Game's recommendations for mitigation and protection of Swainson's hawks, surveys shall be conducted for a 0.5-mile radius around all project activities, and if active nesting is identified within the 0.5-mile radius, consultation is required. Methodology for surveys can be found in the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley – Swainson's Hawk Technical Advisory Committee (2000).	<ul style="list-style-type: none"> Applicant Construction Contractor Qualified Biologist 	<ul style="list-style-type: none"> No more than 14 days prior to the start of project construction activities. 	<p>Monitoring Party:</p> <ul style="list-style-type: none"> City of Antioch Community Development Department <p>Monitoring Action:</p> <ul style="list-style-type: none"> Confirm surveys are conducted within 14 days of starting construction work. Confirm pre-construction clearance by qualified biologist. If active nests are found, confirm consultation has been conducted. 	<p>Prior to issuance of grading permit and throughout the construction phase as needed.</p>	



Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Verification of Implementation	
				Monitoring Frequency	Action
MM BIO-3: Pre-Construction Burrowing Owl Surveys. A burrowing owl pre-construction survey shall take place before any construction activities commence. They shall be conducted whenever burrowing owl habitat or sign is encountered on or adjacent to (within 150 meters) of a project site. If a burrowing owl or sign is present on the Property, three additional protocol level surveys shall be initiated.	<ul style="list-style-type: none"> Applicant Construction Contractor Qualified Biologist 	No more than 14 days prior to the start of project construction activities.	Monitoring Party: <ul style="list-style-type: none"> City of Antioch Community Development Department Monitoring Action: <ul style="list-style-type: none"> Confirm pre-construction survey has been conducted no more than 14 days prior to start of construction activities. If active burrows are found, confirm buffer zone has been established. 	Prior to issuance of grading permit and throughout the construction phase as needed.	
Section 3.5: Cultural Resources					
MM CUL-1: Cultural Materials Discovered During Construction. If any cultural resource is encountered during ground disturbance or subsurface construction activities (e.g., trenching, grading), all construction activities within a 50-foot radius of the identified potential resource shall cease until a qualified archaeologist who meets the Secretary of the Interior's Standards and Guidelines for Professional Qualifications in archaeology and/or history evaluates the resource for its potential significance and determines whether the resource requires further study. If the qualified archaeologist determines that the cultural resource does not appear to be eligible for inclusion on the California Register of Historical Resources (CRHR), it will be appropriately documented on Department of Parks and Recreation (DPR) 523 series forms and project activity may resume. If the qualified archaeologist determines that the cultural resource appears eligible for inclusion on the CRHR, the archaeologist shall make recommendations to the City of Antioch on the measures to be implemented to	<ul style="list-style-type: none"> Construction Contractor Qualified Archaeologist 	During the construction phase.	Monitoring Party: <ul style="list-style-type: none"> City of Antioch Community Development Department Monitoring Action: <ul style="list-style-type: none"> Confirm a qualified archaeologist is under contract prior to the start of any ground disturbing activities. If cultural resources are discovered during construction, confirm activities are halted until appropriate treatment measures are implemented. 	Prior to issuance of grading permit and throughout the construction phase as needed.	



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Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Verification of Implementation	
				Monitoring Frequency	Action
<p>protect the discovered resources. The measures may include avoidance, preservation in place, data recovery excavation, or other appropriate measures outlined in PRC Section 21083.2. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate DPR forms and evaluated for significance in terms of CEQA criteria.</p> <p>The applicant shall be responsible for the costs of retaining a qualified archaeologist and the recording of resources on DPR forms.</p> <p>No further grading shall occur within a 50-foot radius of the discovery until the City of Antioch approves the measures to protect these resources. Any archaeological artifacts recovered because of mitigation shall be donated to a qualified scientific institution approved by the City where they would be afforded long-term preservation to allow future scientific study.</p>					
<p>MM CUL-2: Human Burials Encountered During Construction. If ground-disturbing activities uncover previously unknown human remains, Section 7050.5 of the California Health and Safety Code applies, and the following procedures shall be followed:</p> <p>There shall be no further excavation or disturbance of the area where the human remains were found or within 50 feet of the find until the Contra Costa County Coroner and the appropriate City representative are contacted. Duly authorized representatives of the Coroner and the City shall be permitted onto the project area and shall take all actions consistent with Health and Safety Code Section 7050.5 and Government Code Sections 5097.98, et seq. Excavation or disturbance of the area where the human remains were found or within 50 feet of the find shall not be permitted to commence until the Coroner determines that the remains are not subject to the provisions of law concerning investigation of the circumstances, manner, and cause of any death. If the Coroner determines that the remains are Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with</p>	<p>Monitoring Party:</p> <ul style="list-style-type: none"> • Construction Contractor • Qualified Archaeologist 	<p>Monitoring Action:</p> <ul style="list-style-type: none"> • Confirm a qualified archaeologist is under contract prior to the start of any ground disturbing activities. • Confirm a qualified archaeologist is onsite monitoring during ground disturbing activities. • If human remains are discovered during construction, confirm activities are halted until appropriate treatment measures are implemented. 	<p>Prior to issuance of grading permit and throughout the construction phase as needed.</p>		



Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Monitoring Frequency	Verification of Implementation	
					Action	Date completed with Signature
appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98. If the MLD does not make recommendations within 48 hours, the landowner shall reinter the remains in an area of the property secure from further disturbance. If the landowner does not accept the MLD's recommendations, the owner or the MLD may request mediation by NAHC.						
Section 3.7: Geology and Soils						
MM GEO-1: Implement Geotechnical Design Recommendations. Prior to issuance of grading permits, the applicant shall incorporate all design specifications and recommendations contained within the site specific geotechnical analysis report into relevant project plans and specifications. These specifications pertain to but are not limited to expansive soils, building foundations, foundation drainage, and backfill of excavations. The project site plans shall be submitted to the City and reviewed as part of the building permit review process.	• Applicant	Prior to issuance of grading permit.	Monitoring Party: <ul style="list-style-type: none">• City of Antioch Community Development Department Monitoring Action: <ul style="list-style-type: none">• Confirm all design specifications and recommendations contained in the geotechnical investigation report has been incorporated into project plans and submitted to the City.	Once during building permit review process.		
MM GEO-2: Implement Potential Liquefaction Hazard Recommendations. Prior to the issue of building permits, the project applicant shall submit to the City of Antioch Building Division, for review and approval, a design-level geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The design-level report shall include measures to address construction requirements to mitigate, at a minimum, slope stability, liquefiable soils, and ground shaking. Recommendations of adequate and appropriate measures will be implemented, including, but not limited to designing foundations in a manner that limits the effects of liquefaction; the placement of an engineered fill with low liquefaction potential; and the alternative siting of structures in areas with a lower liquefaction risk.	• Applicant	Prior to issuance of grading permit.	Monitoring Party: <ul style="list-style-type: none">• City of Antioch Community Development Department• City of Antioch Building Department Monitoring Action: <ul style="list-style-type: none">• Confirm design-level engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer has been submitted to the City of Antioch Building Department.• Confirm design-level report recommendations have been incorporated into project plans.	Once during building permit review process.		
MM GEO-3: Procedures for Paleontological Resources Discovered During Construction. If any paleontological resources are encountered during ground-disturbing or subsurface construction activities (e.g., trenching, grading), all construction activities within a 50-foot radius of the identified resource shall cease and the City shall immediately be notified. The applicant shall retain a qualified paleontologist (as	• Construction Contractor <ul style="list-style-type: none">• Qualified Paleontologist	During the construction phase.	Monitoring Party: <ul style="list-style-type: none">• City of Antioch Community Development Department Monitoring Action: <ul style="list-style-type: none">• Confirm selection of qualified paleontologist.	Prior to issuance of grading permit and throughout the construction phase as needed.		



Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Monitoring Frequency	Verification of Implementation	
					Action	Date completed with Signature
approved by the City) to evaluate the find and recommend appropriate treatment of the inadvertently discovered paleontological resource. The appropriate treatment of an inadvertently discovered paleontological resource shall be implemented to ensure that impacts to the resource are avoided.			<ul style="list-style-type: none"> If paleontological resources are encountered during construction, confirm construction activities are halted until appropriate treatment measures are implemented. 			
Refer to Mitigation Measure HYD-1: Prepare and Implement a SWPPP in Section 3.10, Hydrology and Water Quality.						
Section 3.9: Hazards and Hazardous Materials						
MM HAZ-1: Prepare and Implement a Hazardous Materials Business Plan. The applicant shall prepare a Hazardous Materials Business Plan (HMBP) in accordance with CFR Title 40. The HMBP shall include inventory of any individual hazardous material or mixture in excess of any of the following quantities: 55 gallons (liquid); 500 pounds (solid); or 200 cubic feet (gases). The HMBP would include measures for safe storage, transportation, use, and handling of hazardous materials. The HMBP shall also include a contingency plan that described the facility's response procedures in the event of a hazardous materials release. The HMBP shall be submitted to Contra Costa Health Services prior to start of operation.	<ul style="list-style-type: none"> Applicant 	Prior to start of operation.	Monitoring Party: <ul style="list-style-type: none"> City of Antioch Community Development Department Contra Costa Health Services Monitoring Action: <ul style="list-style-type: none"> Confirm HMBP has been submitted to Contra Costa Health Services prior to start of operation. Confirm HMBP is implemented during operation of the proposed project. 	Prior to the start of operation and throughout operation phase as needed.		
MM HAZ-2: Removal of Asbestos and Lead-Based Paint. Prior to demolition of any onsite structures, the applicant shall retain a certified hazardous waste contractor to identify the presence of asbestos containing building materials and lead-based paint in existing structures. If such substances are found to be present, the contractor shall properly remove and dispose of them in accordance with federal and State law. All removal activities shall be completed prior to commencement of demolition activities. Following completion of removal activities, the applicant shall submit documentation to the City of Antioch verifying that all hazardous materials have been properly removed and disposed.	<ul style="list-style-type: none"> Applicant Construction Contractor Certified Hazardous Waste Contractor 	Prior to start of demolition activities.	Monitoring Party: <ul style="list-style-type: none"> City of Antioch Community Development Department Monitoring Action: <ul style="list-style-type: none"> Confirm asbestos and lead based paint surveys have been conducted prior to demolition activities. If asbestos and lead based paint are determined to be present, ensure documentation verifying proper removal and disposal has been submitted to the City. 	Prior to the start of demolition activities.		
Refer to Mitigation Measures HYD-1: Prepare and Implement a SWPPP in Section 3.10, Hydrology and Water Quality.						
Section 3.10: Hydrology and Water Quality						
MM HYD-1: Prepare and Implement a SWPPP. Prior to the issuance of any construction-related permits, the applicant shall prepare and submit a Notice of Intent to the State Water Resources Control Board and prepare a Stormwater Pollution Prevention Plan (SWPPP) in	<ul style="list-style-type: none"> Applicant Construction Contractor 	Prior to issuance of grading permits and during construction.	Monitoring Party: <ul style="list-style-type: none"> City of Antioch Community Development Department Monitoring Action:	Once at the time of contractor specifications review and throughout the construction phase as needed.		



5200 Lone Tree Way United Pacific Gas Station Project
Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Monitoring Frequency	Verification of Implementation
				Action	Date completed with Signature
<p>compliance with the National Pollutant Discharge Elimination System General Construction Permit. The SWPPP shall include a detailed, site-specific listing of the potential sources of stormwater pollution; pollution prevention measures (erosion and sediment control measures and measures to control non-stormwater discharges and hazardous spills); description of the type and location of erosion and sediment control BMPs to be implemented at the project site; and a BMP monitoring and maintenance schedule to determine the amount of pollutants leaving the project site. A copy of the SWPPP must be current and remain onsite. Water quality BMPs identified in the SWPPP could include but are not limited to the following:</p> <ul style="list-style-type: none"> • Surface water runoff shall be controlled by directing flowing water away from critical areas and by reducing runoff velocity. Diversion structures, such as terraces, dikes, and ditches, shall collect and direct runoff water around vulnerable areas to prepared drainage outlets. • Surface roughening, berms, check dams, hay bales, or similar devices shall be used to reduce runoff velocity and erosion. • Sediment shall be contained when conditions are too extreme for treatment by surface protection. Temporary sediment traps, filter fabric fences, inlet protectors, vegetative filters and buffers, or settling basins shall be used to detain runoff water long enough for sediment particles to settle out. Construction materials, including topsoil and chemicals, shall be stored, covered, and isolated to prevent runoff losses and contamination of groundwater. • Topsoil removed during construction shall be carefully stored and treated as an important resource. Berms shall be placed around topsoil stockpiles to prevent runoff during storm events. • Fuel and vehicle maintenance areas shall be established away from all drainage courses, and these areas shall be designed to control runoff. • Temporary erosion control measures, such as silt fences, staked straw bales, and temporary revegetation, shall be employed for disturbed areas. 	<ul style="list-style-type: none"> • Confirm requirements of the approved SWPPP are included in project specifications and implemented throughout the construction phase. 				



5200 Lone Tree Way United Pacific Gas Station Project
Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Monitoring Frequency	Verification of Implementation	
					Action	Date completed with Signature
No disturbed surfaces will be left without erosion control measures in place during the winter and spring months.						
<ul style="list-style-type: none"> A spill prevention and countermeasure plan shall be developed to identify proper storage, collection, and disposal measures for potential pollutants (such as fuel, fertilizers, pesticides, etc.) used onsite. The plan will also require the proper storage, handling, use, and disposal of petroleum products. Construction activities shall be scheduled to reduce land disturbance during peak runoff periods and to the immediate area required for construction. Soil conservation practices shall be completed during the fall or late winter to reduce erosion during spring runoff. Existing vegetation will be retained where possible. To the extent feasible, grading activities shall be limited to the immediate area required for construction. 						
Section 3.13: Noise						
MM NOI-1: Project Fixed-Source Noise. The noise from all mechanical equipment associated with the project, including the car wash blowers, shall comply with the requirements in Policy 11.6.2.e in the City of Antioch General Plan and the maximum noise level limits listed in Section 9-5.1901, Paragraph A in the City of Antioch Code of Ordinances. Policy 11.6.2.e in the City of Antioch General Plan states the following: "When new development incorporating a potentially significant noise generator is proposed, require noise analyses to be prepared by a qualified acoustical engineer. Require the implementation of appropriate noise mitigation when the proposed project will cause new exceedances of General Plan noise objectives, or an audible (3.0 dB(A)) increase in noise in areas where General Plan noise objectives are already exceeded as the result of existing development."	<ul style="list-style-type: none"> Applicant Qualified Acoustical Engineer 	Prior to issuance of grading permit.	Monitoring Party: <ul style="list-style-type: none"> City of Antioch Community Development Department Monitoring Action: <ul style="list-style-type: none"> Confirm noise analysis has been conducted by a qualified acoustical engineer. Confirm equipment has been designed to incorporate mitigation measures as needed. 	Once during design review phase.		



Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Verification of Implementation	
				Monitoring Frequency	Action
MM NOI-2: Construction Activity. All construction activity shall follow the time and noise reduction measure requirements listed in Policies 11.6.2.i, j, k, m, and n in the City of Antioch General Plan and Sections 5-17.04 and 5-17.05 in the City of Antioch Code of Ordinances as follows:	<ul style="list-style-type: none"> • Applicant • Construction Contractor 	Prior to issuance of grading permit and during construction.	<p>Monitoring Party:</p> <ul style="list-style-type: none"> • City of Antioch Community Development Department <p>Monitoring Action:</p> <ul style="list-style-type: none"> • Confirm requirements are implemented prior to and during construction. 	Once at the time of contractor specifications review and throughout the construction phase as needed.	



5200 Lone Tree Way United Pacific Gas Station Project
Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Verification of Implementation	
				Monitoring Frequency	Action
<p>directed away from sensitive receptors nearest the project site.</p> <ul style="list-style-type: none"> • The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. • The construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. No construction shall be allowed on Sundays and public holidays. n. The construction-related noise mitigation plan required shall also specify that haul truck deliveries be subject to the same hours specified for construction equipment. Additionally, the plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings. Lastly, the construction-related noise mitigation plan shall incorporate any other restrictions imposed by the City. 					
<p>Section 5-17.04 "Heavy Construction Equipment Noise" and Section 5-17.05 "Construction Activity Noise" states it shall be unlawful for any person to operate heavy construction equipment or be involved in construction activity during the hours specified below:</p> <ol style="list-style-type: none"> 1) On weekdays prior to 7:00 a.m. and after 6:00 p.m. 2) On weekdays within 300 feet of occupied dwelling space, prior to 8:00 a.m. and after 5:00 p.m. 3) On weekends and holidays, prior to 9:00 a.m. and after 5:00 p.m., irrespective of the distance from the occupied dwelling. <p>MM NOI-3: Construction Vibration. Follow the FTA construction mitigation measures listed in Section 7.2, Construction Vibration Assessment, in the Transit Noise</p>	<ul style="list-style-type: none"> • Applicant • Construction Contractor 	<p>Prior to issuance of grading permit and during construction.</p>	<p>Monitoring Party:</p> <ul style="list-style-type: none"> • City of Antioch Community Development Department 	<p>Once at the time of contractor specifications review and throughout</p>	



Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Verification of Implementation	
				Monitoring Frequency	Action
<p>and Vibration Impact Assessment Manual document (FTA Report No. 0123 September 2018).</p> <p>Design Considerations and Project Layout</p> <ul style="list-style-type: none"> Route heavily loaded trucks away from residential streets. Select streets with the fewest homes if no alternatives are available. Operate earth-moving equipment on the construction lot as far away from vibration-sensitive sites as possible. <p>Sequence of Operations</p> <ul style="list-style-type: none"> Phase demolition, earth-moving, and ground impacting operations so as not to occur in the same time period. Unlike noise, the total vibration level produced could be substantially less when each vibration source operates separately. Avoid nighttime activities. Sensitivity to vibration increases during the nighttime hours in residential neighborhoods. <p>Alternate Construction Methods</p> <ul style="list-style-type: none"> Avoid vibratory rollers and packers near sensitive areas. 			<p>Monitoring Action:</p> <ul style="list-style-type: none"> Confirm requirements are implemented prior to and during construction. 	the construction phase as needed.	



Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Verification of Implementation	
				Monitoring Frequency	Action
Section 3.18: Tribal Cultural Resources Refer to Mitigation Measures CUL-1: Cultural Materials Discovered During Construction and CUL-2: Human Burials Encountered During Construction in Section 3.5, Cultural Resources.					



ATTACHMENT B

PLANNING COMMISSION RESOLUTION NO. 2022-**

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT AMENDING THE LAND USE DESIGNATION FOR THE UNITED PACIFIC GAS STATION PROJECT FROM COMMERCIAL OFFICE TO CONVENIENCE COMMERCIAL

WHEREAS, the City of Antioch received an application from Embree Asset Group for approval of an Initial Study / Mitigated Negative Declaration, General Plan Amendment, Planned Development Rezone, Final Development Plan, Use Permit, and Design Review for the development of a gas station, convenience store, car wash and associated site improvements at 5200 Lone Tree Way (GP-21-01, PD-21-01, UP-21-02, AR-21-03) (APNs 056-270-059);

WHEREAS, an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) was prepared in accordance with the California Environmental Quality Act ("CEQA") Guidelines Section 15162, and considered by the Planning Commission on April 6, 2022;

WHEREAS, on April 6, 2022, the Planning Commission recommended to the City Council adoption of the IS/MND and MMRP;

WHEREAS, Section 65358 of the California Government Code provides for the amendment of all or part of an adopted General Plan;

WHEREAS, the primary purpose of the General Plan Amendment is to ensure consistency between the City of Antioch General Plan and the Project;

WHEREAS, the proposed project requires amendments to the General Plan Land Use Map to redesignate the site from Commercial Office to Convenience Commercial;

WHEREAS, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on March 17, 2022 for the Planning Commission public hearing held on April 6, 2022;

WHEREAS, on April 6, 2022, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary and documentary; and

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 RESOLVED that the Planning Commission does hereby make the following findings for recommendation to the City Council approval of the General Plan Amendment:

1. The proposed project conforms to the provisions and standards of the General Plan because the proposed amendment is internally consistent with all other provisions of the General Plan and does not conflict with any of the previously adopted Goals, Policies and Programs of the General Plan;
2. The proposed Amendment is necessary to implement the goals and objectives of the General Plan because the project will provide additional jobs and sales taxes to the City;
3. The proposed Amendment will not be detrimental to the public interest, convenience, and general welfare of the City because the Amendment will result in a logical placement of land uses consistent with the overall intent of the General Plan;
4. The proposed project will not cause environmental damage because the United Pacific Gas Station IS/MND determined that all potential environmental impacts would be less than significant with mitigations incorporated;
5. The Proposed General Plan Land Use Map Amendment will not require changes to or modifications of any other plans that the City Council adopted before the date of this resolution.

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Commission hereby recommends the City Council adopt the General Plan Land Use Map Amendment (GP-21-01) redesignating the site identified by Assessor's Parcel Number 056-270-059 from Commercial Office to Convenience Commercial.

* * * * *

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 6th day of April 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

FORREST EBBS
Secretary to the Planning Commission

ATTACHMENT C

PLANNING COMMISSION RESOLUTION NO. 2022-**

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE TO REZONE TO PLANNED DEVELOPMENT DISTRICT (PD-21-01) FOR THE UNITED PACIFIC GAS STATION PROJECT

WHEREAS, the City of Antioch received an application from Embree Asset Group for approval of an Initial Study / Mitigated Negative Declaration, General Plan Amendment, Planned Development Rezone, Final Development Plan, Use Permit, and Design Review for the development of a gas station, convenience store, car wash and associated site improvements at 5200 Lone Tree Way (GP-21-01, PD-21-01, UP-21-02, AR-21-03) (APNs 056-270-059);

WHEREAS, an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) was prepared in accordance with the California Environmental Quality Act ("CEQA") Guidelines Section 15162, and considered by the Planning Commission on April 6, 2022;

WHEREAS, on April 6, 2022, the Planning Commission recommended to the City Council adoption of the IS/MND and MMRP;

WHEREAS, on April 6, 2022 the Planning Commission recommended to the City Council approval of a General Plan Land Use Map Amendment (GP-21-01) re-designating the site identified by Assessor's Parcel Number 056-270-059 from Commercial Office to Convenience Commercial;

WHEREAS, in consideration of the rezone, the granting of such rezone will not adversely affect the comprehensive General Plan:

WHEREAS, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on March 17, 2022 for the Planning Commission public hearing held on April 6, 2022;

WHEREAS, on April 6, 2022, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary and documentary; and

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 RESOLVED that the Planning Commission does hereby make the following findings for recommendation to the City Council for approval of the proposed zone change:

1. That the public necessity requires the proposed zone change. The subject property is zoned Planned Development (PD) with no adopted Planned Development District. The rezone to Planned Development District (PD-21-01) would apply zoning and development standards to the site to implement the proposed project.

2. That the subject property is suitable to the use permitted in the proposed zone change. The subject property is located a corner property with frontage on a major arterial street. The site is suitable for the proposed zone change.
3. That said permitted use is not detrimental to the surrounding property. The said permitted use will not be detrimental to the surrounding property because the proposed use has been developed and conditioned to mitigate any impacts to the surrounding properties.
4. That the proposed zone change is in conformance with the Antioch General Plan. The proposed zone change conforms to the requirements of the General Plan for Convenience Commercial.

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Commission does hereby recommend to the City Council APPROVAL of the draft Ordinance (Exhibit A) to rezone the site located at 5200 Lone Tree Way (APN 056-270-059) to Planned Development District (PD-21-01).

* * * * *

I HEREBY CERTIFY that the foregoing recommendation was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 6th day of April 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

FORREST EBBS
Secretary to the Planning Commission

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO REZONE
THE APPROXIMATELY 2.00 ACRE UNITED PACIFIC GAS STATION PROJECT
SITE (APN 056-270-059) FROM PLANNED DEVELOPMENT DISTRICT TO
PLANNED DEVELOPMENT DISTRICT (PD-21-01)**

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

SECTION 1:

The City Council determined on _____, 2022, 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 (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) prepared for project, and on the basis of the whole record before it, the IS/MND and MMRP for the United Pacific Gas Station Project should be adopted.

SECTION 2:

At its regular meeting of April 6, 2022, the Planning Commission recommended that the City Council adopt the Ordinance to rezone the subject property from Planned Development District to Planned Development District (PD-21-01) for the United Pacific Gas Station Project.

SECTION 3:

The real property described in Exhibit A, attached hereto, is hereby rezoned from Planned Development District to Planned Development (PD-21-01) for the United Pacific Gas Station Project, and the zoning map is hereby amended accordingly.

SECTION 4:

The development standards, as defined below, for the subject property (APN 056-270-059), known as the United Pacific Gas Station Project, are herein incorporated into this ordinance, and are binding upon said property.

Development Standards for the United Pacific Gas Station Project Planned Development District (PD-21-01)

Development Standards for Wild Horse Multifamily Project	PD Zoning Standards for Multifamily Residential Project
Maximum height	35'
Maximum Lot Coverage	35%
Minimum Front Yard Landscaping Setback	From Lone Tree Way: 30'
Minimum Street Side Yard Landscaping Setback	From Vista Grande Drive: 20'
Minimum Interior Side Setback	20'
Minimum Rear Yard Setback	20'
Minimum Lot Size	20,000 Square Feet
Parking	As required in Section 9-5.17 of the Antioch Municipal Code

SECTION 5

The allowed uses, as defined below, for the subject property (APN 056-270-059), known as the United Pacific Gas Station Project, are herein incorporated into this ordinance, and are binding upon said property.

Convenience Commercial Uses. Allowed uses shall be those uses as allowed in the C-1 Convenience Commercial District as established in Section 9.5.3803 of the City of Antioch Municipal Code.

SECTION 6:

The City Council finds that the proposed zone reclassification will allow uses more suitable uses for the site than the present classification; that the subject property is suitable to the use permitted in the proposed zone change; that said permitted uses are not detrimental to the public or surrounding properties; and that the proposed zone change is in conformance with the Antioch General Plan.

SECTION 7:

This ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption and shall be published once within fifteen (15) days upon passage and adoption in a newspaper of general circulation printed and published in the City of Antioch.

* * * * *

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 _____, 2022, and passed and adopted at a regular meeting thereof, held on the _____ of _____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lamar Thorpe, Mayor

ATTEST:

Ellie Householder, City Clerk

ATTACHMENT D

PLANNING COMMISSION RESOLUTION NO. 2022-XX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN, USE PERMIT, AND DESIGN REVIEW FOR THE UNITED PACIFIC GAS STATION PROJECT

WHEREAS, the City of Antioch received an application from Embree Asset Group for approval of an Initial Study / Mitigated Negative Declaration, General Plan Amendment, Planned Development Rezone, Final Development Plan, Use Permit, and Design Review for the development of a gas station, convenience store, car wash and associated site improvements at 5200 Lone Tree Way (GP-21-01, PD-21-01, UP-21-02, AR-21-03) (APNs 056-270-059);

WHEREAS, the City prepared an Initial Study and Mitigated Negative Declaration (IS/MND), 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 April 6, 2022, the Planning Commission recommended to the City Council adoption of the IS/MND and MMRP;

WHEREAS, on April 6, 2022 the Planning Commission recommended to the City Council approval of a General Plan Land Use Map Amendment (GP-21-01) re-designating the site identified by Assessor’s Parcel Number 056-270-059 from Commercial Office to Convenience Commercial;

WHEREAS, on April 6, 2022 the Planning Commission recommended to the City Council approval of a Rezone to Planned Development (PD-21-01);

WHEREAS, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on March 17, 2022 for the Planning Commission public hearing held on April 6, 2022;

WHEREAS, on April 6, 2022, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary and documentary; and

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 RESOLVED, that the Planning Commission 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 because the project has been designed to accommodate all uses on the existing site. 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 the current General Plan Land Use designation or zoning for the project site. The project has been designed and conditioned to not have any detrimental effects on the surrounding land uses and will provide a convenient shopping and fueling location for the nearby residents.

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 proposed final development plan is substantially in conformance with the zoning requirements for Convenience Commercial developments and the Planned Development District standards established for the project site.
7. The area surrounding the P-D District can be planned and zoned in coordination and substantial compatibility with the proposed development because the proposed development is fronting a major thoroughfare with all surrounding uses currently zoned and development. The project has been designed and conditioned to be compatible with the surrounding uses.
8. The Project and the PD District conform to the General Plan of the City because the amendment to the General Plan to change the designation to Convenience Commercial allows the development to occur.

BE IT FURTHER RESOLVED that the Planning Commission does hereby make the following findings for approval of the requested 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 Planned Development District (PD) applications.
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 Planned Development standards established for the project's Planned Development District.

4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use. The project site is located at the intersection of Lone Tree Way and Vista Grande 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 designation of Convenience Commercial.
6. The Conditions of approval protect the public safety, health and general welfare of the users of the project and surrounding area. In addition, the conditions ensure the project is consistent with City standards.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Antioch does hereby recommend APPROVAL of a Final Development Plan, Use Permit, and Design Review for the development of a gas station, convenience store, car wash and associated site improvements at 5200 Lone Tree Way (GP-21-01, PD-21-01, UP-21-02, AR-21-03) (APNs 056-270-059); subject to the following conditions in Exhibit A.

* * * * *

I HEREBY CERTIFY that the foregoing recommendation was passed and adopted by the Planning Commission of the City of Antioch, at a regular meeting thereof, held on the 6th day of April 2022 by following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

FORREST EBBS
Secretary to the Planning Commission

EXHIBIT A: CONDITIONS OF APPROVAL

		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	General Conditions				
1.	Project Approval. This Final Development Plan, Use Permit and Design Review approval is for 5200 Lone Tree Way (APN 056-270-059), as substantially shown and described on the project plans, except as required to be modified by conditions herein. Plans date received April 30, 2021, as presented to the Planning Commission on April 6, 2022 ("Approval Date."). For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City.	City of Antioch	On-Going	Planning Department	
2.	Project Approval Expiration. This Final Development Plan, Use Permit and Design approval expires on April 6, 2024 (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. The approval may be renewed by the Zoning Administrator for a period up to an additional one (1) year, provided that, at least ten (10) days before expiration an application for renewal of the approval is filed with the Community Development Department. The Zoning Administrator may grant a renewal of an approval where there is no change in the original application, or there is no request to change any condition of approval. No more than two (2) one (1) year extensions may be granted.	City of Antioch	On-Going	Planning Department	

EXHIBIT A: CONDITIONS OF APPROVAL

	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
3. City Fees. The applicant shall pay any and all City and other related fees applicable to the property, as may be modified by 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. <i>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.</i>	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: East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance. Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance. Contra Costa County Map Maintenance Fee in effect at the time of recordation of the final map(s). Contra Costa County Flood Control District Drainage Area fee. School Impact Fees. Delta Diablo Sanitation Sewer Fees. Contra Costa Water District Fees.	City of Antioch	On-Going	Community Development Department	

EXHIBIT A: CONDITIONS OF APPROVAL

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 an existing 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 or Zoning Administrator approval through the discretionary review process.	City of Antioch	On-Going	Planning Department	

EXHIBIT A: CONDITIONS OF APPROVAL

		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
8.	Mitigation Monitoring and Reporting Program. The developer shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program for the United Pacific Gas Station Project	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	On-Going	Community Development Department	
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 approval concerning 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	

EXHIBIT A: CONDITIONS OF APPROVAL

Public Works Standards					
11.	City Standards. All proposed improvements shall be constructed to City standards or as otherwise approved by the City Engineer in writing.	City of Antioch	On-Going	Public Works Department	
12.	Utility Construction. Public utilities shall be constructed to their ultimate size and configuration with the road construction in which they are to be located.	City of Antioch	On-Going	Public Works Department	
14.	Utility Undergrounding. All existing and proposed utilities shall be undergrounded (e.g. transformers and PMH boxes) and subsurface pursuant to Section 7-3 "Underground Utility Districts" of the Antioch Municipal Code.	City of Antioch	On-Going	Public Works Department	
14.	Utility Mapping. Prior to acceptance of public utilities, the developer shall provide GPS coordinates of all in and above ground assets. This includes all Water Distribution Utility features, Collection Utility features, Storm Water Utility features, and inverts associated with these features. Developer shall also include GPS coordinates of metal subdivision entryway signs, street signs, light poles, and irrigation controllers. These GPS coordinates must be taken on a survey-grade sub-meter GPS data receiver/collector and provided in GIS shapefile format using the NAVD 88 (with conversion information).	City of Antioch	Prior to Acceptance of Public Utilities	Public Works Department	
15.	Sewer. All sewage shall flow by gravity to the intersecting street sewer main.	City of Antioch	On-Going	Public Works Department	
16.	Storm Drain Design/Construction. The developer shall design and construct storm drain facilities to adequately collect and convey stormwater entering or originating within the development to the nearest adequate man-made drainage	City of Antioch	At the Time of Building Permit Submittal	Public Works Department	

EXHIBIT A: CONDITIONS OF APPROVAL

	<p>facility or natural watercourse, without diversion of the watershed.</p> <p>a. All public utilities, including storm drainpipes and ditches, shall be installed in streets avoiding between lot locations. All proposed drainage facilities, including open ditches, shall be constructed of Portland Concrete Cement or as approved by the City Engineer.</p> <p>b. Storm drain system shall flow to the Detention Basins shown within the study and on the tentative map with no diversion out of existing watershed(s).</p> <p>c. The detention basin and associated improvements shall be constructed and operational prior to issuance of first residential building permit.</p> <p>d. Detention basins shall be designed to the satisfaction of the City Engineer with an emergency spillway to provide controlled overflow relief for large storm events. An Operations and Maintenance Manual (for each basin) shall be submitted for basins prior to the issuance of the first building permit.</p>			
17.	<p>Water Pressure. The developer shall provide adequate water pressure and volume to serve this development. This will include a minimum residual pressure of 20 psi with all losses included at the highest point of water service and a minimum static pressure of 50 psi or as approved by the City Engineer. See Fire Requirements for additional water flow conditions.</p>	City of Antioch	On-Going	Public Works Department

EXHIBIT A: CONDITIONS OF APPROVAL

18.	Requirement for Looped System. Water systems shall be designed as a looped distribution system, if not already connecting as a looped system, developer shall be responsible for installing any water mains off site to create a looped system at no cost to the City.	City of Antioch	On-Going	Public Works Department	
19.	Hydrology Analysis. The developer shall submit hydrology and hydraulic analyses as part of the storm water control plan. The analysis shall demonstrate adequacy of the in-tract drainage system and downstream drainage system. The analysis shall be reviewed and approved by Contra Costa County Flood Control.	City of Antioch	Prior to the Recordation of the First Final Map	Public Works Department	
20.	Retaining Walls <ol style="list-style-type: none"> 1. Public Right of Way. Retaining walls shall not be constructed in City right-of-way or other City maintained parcels unless otherwise approved by the City Engineer. 2. Materials. All retaining walls shall be of concrete masonry unit construction. 3. Height. All retaining walls shall be reduced in height to the maximum extent practicable and the walls shall meet the height requirements in the front yard setback and sight distance triangles as required by the City Engineer. 	City of Antioch	On-Going	Public Works Department	
	Conservation/NPDES				
21.	C.3 Compliance. Per State Regulations, all impervious surfaces including off-site roadways to be constructed as part of the project are subject to C.3 requirements.	State of California	On-Going	Public Works Department	
22.	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	Federal Government	At the Time of Building Permit Submittal	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL

	<p>Requirements are those in affect at the time of the Final Discretionary Approval.)</p> <p>Under NPDES regulations, the project is subject to provision C.3: "New development and redevelopment regulations for storm water treatment."</p> <ul style="list-style-type: none"> 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 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. CCRs. Both the approved SWCP and O&M plans shall be included in the project CC&Rs. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs. Already stated in COAs below, 5.c and 5.h.w. 				
23. 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:	<p>a. Application. Prior to issuance of permits for building, site improvements, or landscaping, the developer shall submit a</p>	Federal Government	At the Time of Building Permit Submittal	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL

<p>permit application consistent with the developer's approved Storm Water Control Plan, and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants.</p> <p>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. 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).</p> <p>c. Final Operation & Maintenance Plan. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance Plan in accordance with City of Antioch guidelines. This O&M plan shall incorporate City comments on the draft O&M plan and any revisions resulting from changes made during construction. The O&M plan shall be incorporated into the CC&Rs for the Project.</p>				
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EXHIBIT A: CONDITIONS OF APPROVAL

<p>d. Long Term Management. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.</p> <p>e. Design Details.</p> <ul style="list-style-type: none"> i. Prevent site drainage from draining across sidewalks and driveways in a concentrated manner. ii. Install on all catch basins "No Dumping, Drains to River" decal buttons. <p>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 watershed. Submit hydrologic and hydraulic calculations with the Improvement Plans to Engineering Services for review and approval.</p> <p>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.</p> <p>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</p>				
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EXHIBIT A: CONDITIONS OF APPROVAL

<p>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.</p> <p>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.</p> <p>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.</p> <p>k. On-Going Maintenance.</p> <p>i. 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.</p> <p>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</p>				
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EXHIBIT A: CONDITIONS OF APPROVAL

	<p>collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer District.</p> <p>iii. 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.</p> <p>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.</p> <p><i>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.</i></p>				
	Fire Standards				
24.	The applicant shall comply with the following conditions provided by the Contra Costa County Fire Protection District in the letter dated June 30, 2021:	Contra Costa Fire Protection District	TBD	Contra Costa Fire Protection District	
	Building Permit Submittal				
25.	Requirement for Phasing Plan. The project shall be built continuously in one phase. If the project will become a phased	City of Antioch	At the time of Building Permit Submittal	Community Development Department	

EXHIBIT A: CONDITIONS OF APPROVAL

	project, then the developer shall provide a phasing plan to the Community Development Department.				
26.	Final Landscape Plans. The applicant shall submit final landscape plans that 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 the time of Building Permit Submittal	Building Department	
27.	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 the time of Building Permit Submittal	Community Development Department	
28.	Common Area Landscaping. Landscaping on all slopes, medians, C.3 basins and open space areas shall be approved by the City Engineer and shall be installed at the applicant's expense.	City of Antioch	At the time of Building Permit Submittal	Public Works Department	

EXHIBIT A: CONDITIONS OF APPROVAL

		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	Grading Improvements				
29.	Requirement for Grading Permit. A grading permit shall be required prior to commencement of any grading operations. The permit shall be obtained through the City's Building Department subject to review and approval by the City Engineer. The submitted plans shall incorporate any modifications required by the Conditions of Approval.	City of Antioch	At the time of Building Permit Submittal	Public Works	
30.	Soils. Prior to the approval of the grading plan(s), the City Engineer shall determine if a soils or structural engineer, are required to review the building permit plan set submitted for this project. If deemed necessary by the City Engineer, field inspections by such professionals will be required to verify compliance with the approved plans. Costs for these consulting services shall be incurred by the developer.	City of Antioch	At the time of Building Permit Submittal	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL

		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	At the Time of Building Permit Issuance				
31.	Sewer System Requirements. The sewer system for the subject site shall comply with current building codes City of Antioch Municipal Code and to the satisfaction of the City Engineer prior to issuance of building permit.	City of Antioch	At the time of Building Permit Issuance	Building Department	
32.	Demolition Permit. Site demolition shall not occur until construction permits are issued for the development project. All demolition 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	
33.	Encroachment Permit. The applicant shall obtain an encroachment permit from the Engineering Division before commencing any construction activities within any public right-of-way or easement.	City of Antioch	At the time of Building Permit Issuance	Community Development Department	

EXHIBIT A: CONDITIONS OF APPROVAL

		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	At the Time of Construction				
34.	Collection of Construction Debris. Gather all construction debris on 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 Construction and Demolition Debris Ordinance. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.	City of Antioch	On-Going	Building Department	
35.	Construction Hours. Construction activity shall be as outlined 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 Manager or his designee.	City of Antioch	On-Going	Building Department/ Public Works Department	
36.	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	

EXHIBIT A: CONDITIONS OF APPROVAL

		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
37.	Erosion Control Measures. 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.	City of Antioch	On-Going	Building Department/ Public Works Department	
38.	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	On-Going	Building Department/ Public Works Department	
39.	Debris Removal. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.	City of Antioch	On-Going	Building Department/ Public Works Department	
	Prior to Issuance of Occupancy Permit				
40.	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	

EXHIBIT A: CONDITIONS OF APPROVAL

41.	Debris Removal. All mud, dirt or construction debris carried off the construction site and 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	
42.	Fire Prevention. A final Fire inspection shall occur to inspect all fire prevention systems constructed as part of the project. Inspections shall occur prior to final occupancy permit issuance.	Contra Costa Fire Protection District	Prior to Occupancy Permit	Fire Department	
43.	Damage to Street Improvements. Any damage to street improvements now existing or done during construction on or adjacent to the subject property, shall be repaired to the satisfaction of the City Engineer at the full expense of the applicant. This shall include sidewalk repair, slurry seal, street reconstruction or others, as may be required by the City Engineer.	City of Antioch	Prior to Occupancy Permit	Building Department	
44.	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 standards and/or plans and shall comply with the standard plans and specifications of the City Engineer.	City of Antioch	Prior to Occupancy Permit	Public Works	
	Project Specific Conditions				
45.	Construct the deceleration lane on Lone Tree Way as shown on the plans submitted to the Community Development Department on April 30, 2021.	City of Antioch	Prior to Occupancy Permit	Public Works	
46.	Existing Sidewalks along Lone Tree Way and Vista Grande Drive and the property frontage shall be reconstructed or repaired per City standards as required by the Public Works Inspector and as approved by the City Engineer.	City of Antioch	Prior to Occupancy Permit	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL

47.	Lone Tree Way shall be restriped per California MUTCD standards from the extension of the west property line to Vista Grande Drive for the right turn lane included any other modifications as required by the City Engineer and shown in approved plans.	City of Antioch	Prior to Occupancy Permit	Public Works	
48.	The existing curb ramp at the corner of Lone Tree Way and Vista Grande Drive, shall be removed and replaced with new City standard curb ramps meeting current ADA requirements.	City of Antioch	Prior to Occupancy Permit	Public Works	
49.	The parking lot striping and signing plan shall be approved by the City Engineer.	City of Antioch	Prior to Occupancy Permit	Public Works	
50.	All parking spaces shall be double-striped, and all parking lot dimensions shall meet minimum City policies and Antioch Municipal Code requirements.	City of Antioch	Prior to Occupancy Permit	Public Works	
51.	No more than ten percent (10%) of parking spaces shall be compact per AMC §9-5.1711.	City of Antioch	Prior to Occupancy Permit	Public Works	
52.	The red curb along the project frontage shall be repainted as approved by the City Engineer.	City of Antioch	Prior to Occupancy Permit	Public Works	
53.	The applicant shall show a turning template on the site plan exhibit, submitted with the permit drawings verifying that delivery trucks can safely ingress, egress and successfully maneuver throughout the site.	City of Antioch	Prior to Occupancy Permit	Public Works	

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54.	Only beer and wine may be sold under an ABC Type 20 Off Sale Beer and Wine license.	City of Antioch	On-Going	Planning Department	
55.	The total sales area dedicated to the sale of alcoholic beverages shall be restricted as follows: <ul style="list-style-type: none"> • No more than 15 linear feet of refrigerated cooler display; and • No more than 60 square feet of convenience store floor area. 	City of Antioch	On-Going	Planning Department	
56.	Tobacco sales shall comply with AMC § 9-5.3843 Tobacco and Paraphernalia Retailers and AMC § 6-8.14 Restrictions on Tobacco Retailers and Businesses.	City of Antioch	On-Going	Planning Department	
57.	Temporary signs, banners, commercial flags, and similar devices are prohibited at this site, except as individually approved by the Community Development Department.	City of Antioch	On-Going	Planning Department	
58.	The only lighted elements of the fuel canopy shall be the channel letters, logo, and canopy down lights. No illuminated band is allowed.	City of Antioch	On-Going	Planning Department	

EXHIBIT A: CONDITIONS OF APPROVAL

59.	No more than 50% of the total window area may be covered with graphic lettering, signage, or other devices that may obscure vision into the building.	City of Antioch	On-Going	Planning Department	
60.	The hours of operation shall be as follows: <ul style="list-style-type: none"> • Convenience store 4:00 AM – 10:00 PM • Car wash 7:00 AM – 9:00 PM • Fuel dispensers 24 hours 	City of Antioch	On-Going	Planning Department	
61.	The proposed fence separating the development from the vacant portion of the site shall be a solid fence that is architecturally compatible with the development. A fencing detail shall be included with the building permit submittal.	City of Antioch	At the time of Building Permit Issuance	Planning Department	
62.	A revised photometric plan shall be submitted that any light spillover onto adjacent residential properties is less than one-half foot candle per the requirements of AMC § 9-5.1715 Lighting	City of Antioch	At the time of Building Permit Issuance	Planning Department	
63.	The applicant may be subject to a Planning Commission hearing, per Section 9-5.2707.1 of the City of Antioch Municipal Code, if the Antioch Police Department or Code Enforcement Division must respond to this property as a result of complaints received due to incidents related to the sale of alcohol and/or tobacco. If the Planning Commission determines that the conditions of approval are not met or the sale of alcohol and/or tobacco has become a public nuisance or otherwise a threat to public health, safety, or welfare, it can result in revocation or modification of the use permit or imposition of a fine.	City of Antioch	On-Going	Planning Department	

**UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY
PRELIMINARY GRADING AND DRAINAGE PLAN**

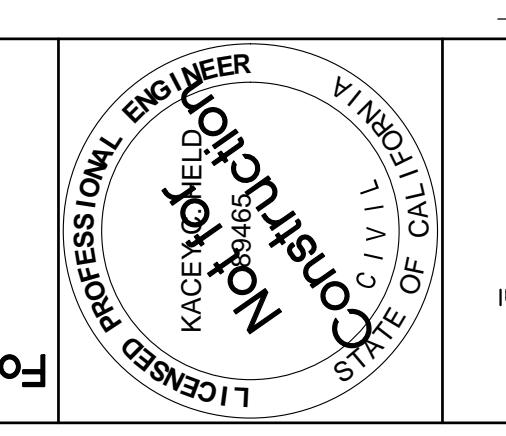
ANTIOCH, CA 94531
5200 LONE TREE WAY

UNITED PACIFIC

PRELIMINARY GRADING AND DRAINAGE PLAN

For:

4747 WILLIAMS DRIVE
GEORGETOWN, TX 78633



Consulting Engineers, Inc.

Barghausen.com

1825 72nd Avenue South

Kent, WA 98323

425-251-6222

Ref: -----

Date: 4/19/21

Checked: KCH

Approved: KCH

Drawn: RRS

Scdle: 1=20

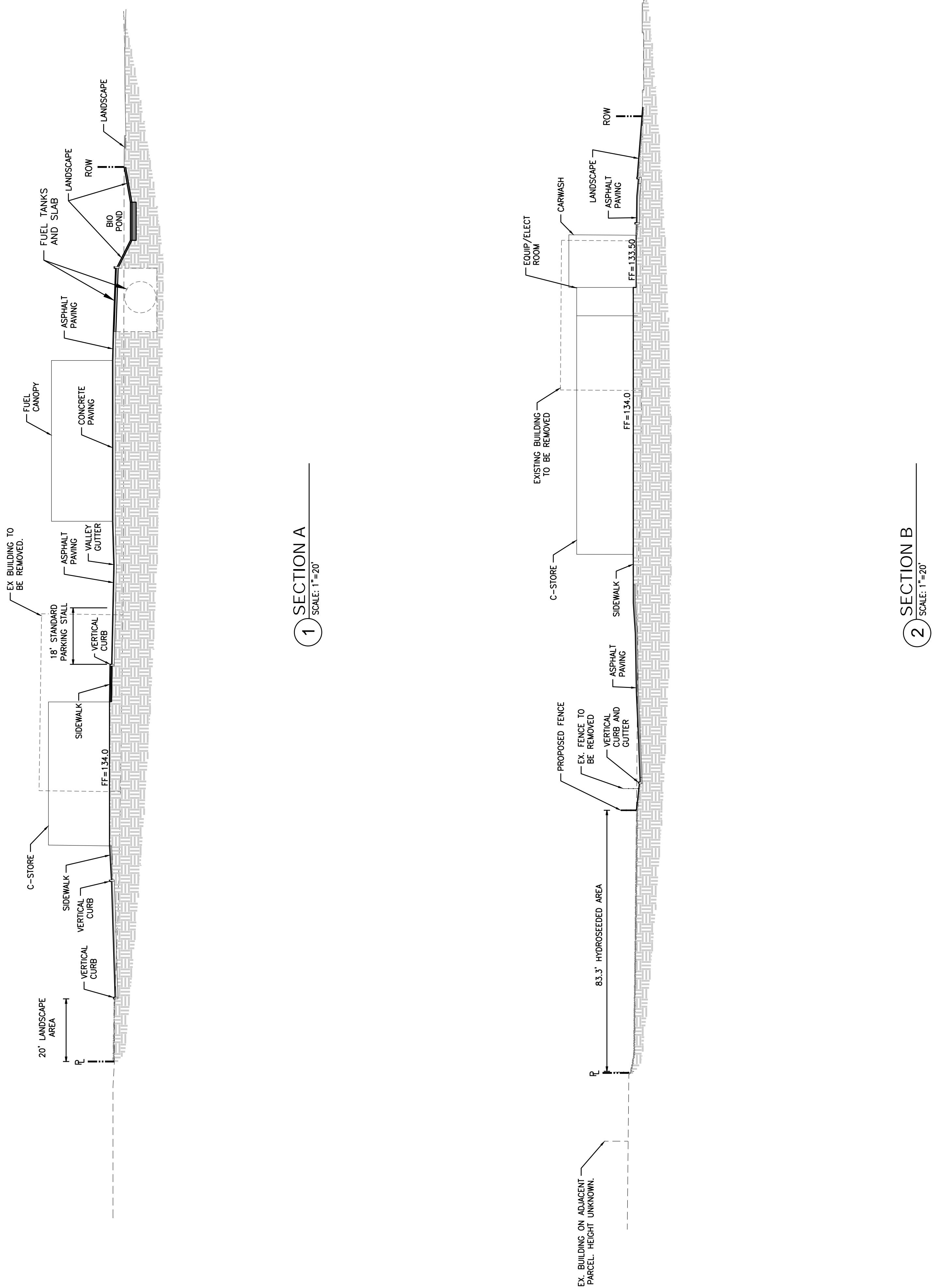
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Vertical:

Revision:

Preliminary Not For Construction

UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY GRADING SECTIONS

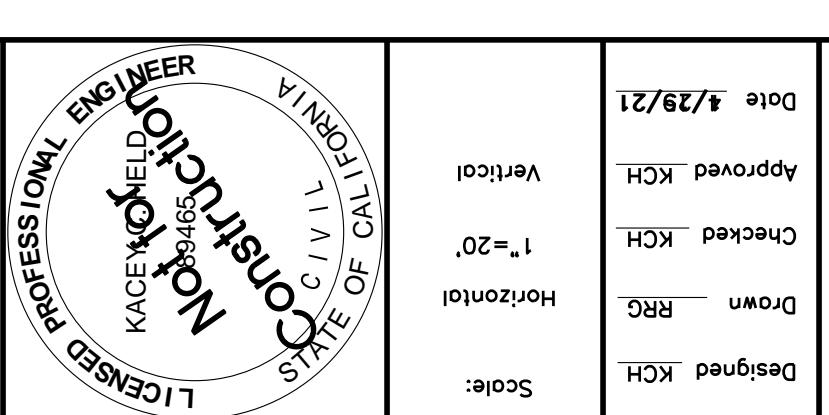


GRADING SECTIONS
UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY
ANTIOCH, CA 94531

4747 WILLIAMS DRIVE
GEORGETOWN, TX 78633



ASSET GROUP, INC.



4747 WILLIAMS DRIVE
GEORGETOWN, TX 78633

ASSET GROUP, INC.

4252516222

barghausen.com

Karen K. Schaefer, PE
1825 72nd Avenue South
Seattle, WA 98132

Approver: KCH

Date: 4/19/21

Design: RRG

Date: 4/19/21

Horizonal:

Vertical:

1"=20'

Scale:

4252516222

barghausen.com

Karen K. Schaefer, PE
1825 72nd Avenue South
Seattle, WA 98132

Approver: KCH

Date: 4/19/21

Design: RRG

Date: 4/19/21

Horizonal:

Vertical:

1"=20'

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Seattle, WA 98132

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Date: 4/19/21

Design: RRG

Date: 4/19/21

Horizonal:

ALTANSPS LAND TITLE SURVEY

TITLE - LEGAL DESCRIPTION

FIDELITY NATIONAL TITLE INSURANCE COMPANY
ORDER NO. 30031952-991-39-PJ2
COMMIMENT DATE: JUNE 11, 2019
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ANTIOCH, IN THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

PARCEL "A": AS SHOWN ON THE PARCEL MAP SUBDIVISION MS 7-87, FILED ON SEPTEMBER 10, 1987, IN BOOK 128 OF PARCEL MAPS, PAGE 35, CONTRA COSTA COUNTY RECORDS.

EXCEPTING THEREFROM:

THOSE PARCELS GRANTED TO MEADOWS CREEK ESTATES INC., A CALIFORNIA CORPORATION, IN THE DEED RECORDED OCTOBER 28, 1987 AS INSTRUMENT NO. 97-205600 OF OFFICIAL RECORDS.

PARCEL TWO:

A PORTION OF PARCEL "B" AS SAID PARCEL IS DESIGNATED ON THE MAP OF SUBDIVISION MS 7-87, FILED ON SEPTEMBER 10, 1987, IN BOOK 129 OF PARCEL MAPS, AT PAGE 35, IN THE OFFICE OF THE RECORDER OF CONTRA COSTA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL "A"; AS SAID PARCEL IS DESIGNATED ON THE ABOVE MENTIONED MAP (129 PM 35) THENCE ALONG THE EAST LINE THEREOF; SOUTH 0° 47' 67" FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING FROM SAID TRUE POINT OF BEGINNING CONTINUING ALONG SAID EAST LINE SOUTH 0° 47' 67" WEST 278.76 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 41°24' 35"; AN ARC LENGTH OF 14.45 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

ALL OIL, GAS, CASINGHEAD GASOLINE AND OTHER HYDROCARBON AND MINERAL SUBSTANCES BELOW A POINT 500 FEET BELOW THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO TAKE, REMOVE, MINE, PASS THROUGH AND DISPOSE OF ALL SAID OIL, GAS, CASINGHEAD GASOLINE AND OTHER HYDROCARBON AND MINERAL SUBSTANCES; AS RESERVED IN THE DEED FROM FREDRICK H. HEIDORN, ET UX, RECORDED SEPTEMBER 10, 1987 AS INSTRUMENT NO. 87-191631 IN BOOK 13889, PAGE 239 OF OFFICIAL RECORDS.

TITLE REPORT NOTES

I. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS OR NOTICES OF SUCH PROCEEDINGS WHETHER OR NOT SHOWN BY THE RECORDS.

II. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR WHICH MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.

III. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

IV. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

V. (A) UNPATENTED MINING CLAIMS, (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.

VI. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS.

VII. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING TO THE SUBSEQUENT EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OWNERSHIP OF RECORDS FOR VALUE OF THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVED FOR THE FISCAL YEAR 2019-2020.

2. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 COMMENCING WITH SECTION 79 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

4. TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS OR NOTICES OF SUCH PROCEEDINGS WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

5. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.

6. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.

7. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

8. (A) UNPATENTED MINING CLAIMS, (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.

9. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS.

10. THE HEREIN DESCRIBED LAND IS LOCATED IN AN AREA FREQUENTLY SUBJECT TO LAND CONSERVATION CONTRACTS EXECUTED PURSUANT TO THE WILLIAMSON ACT CAL. GOV. CODE § 51200 ET SEQ.; LAND CONSERVATION CONTRACTS RESTRICT THE LAND USE TO AGRICULTURAL, RECREATIONAL, OPEN-SPACE AND OTHER COMPATIBLE USES; IF THE HEREIN DESCRIBED LAND IS SUBJECT TO A LAND CONSERVATION CONTRACT, PLEASE NOTIFY THE TITLE DEPARTMENT, THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS AND/OR MAKE FURTHER REQUIREMENTS.

▷ TITLE REPORT NOTES

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO: GREAT WESTERN POWER COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS PURPOSE: ELECTRIC POLE LINE RECORDING DATE: DECEMBER 4, 1929 RECORDING NO.: BOOK 205, PAGE 495, OF OFFICIAL RECORDS

EFFECTS: AS DESCRIBED THEREIN

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

12. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

DATED: AUGUST 6, 1968

EXECUTED BY: BOARD OF SUPERVISORS

RECORDING DATE: SEPTEMBER 13, 1968

RECORDING NO.: 67558, BOOK 5708, PAGE 456, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET HIGHWAY, OR FREEWAY, BUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID TRACT/PLAT.

EFFECTS: AS DEFINED THEREIN

ANY RIGHTS INCIDENTAL TO THE OWNERSHIP AND DEVELOPMENT OF THE MINERAL INTEREST EXCEPTED THEREIN.

ENTITLED: GRANT DEED DATED: AUGUST 10, 1987

RECORDING NO.: 87-191631, BOOK 13889, PAGE 239, OF OFFICIAL RECORDS

AFFECTS: AS DEFINED THEREIN

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: DEVELOPMENT AGREEMENT

EXECUTED BY: CITY OF ANTIOCH AND MEADOW CREEK ESTATES

RECORDING DATE: JUNE 19, 1989

RECORDING NO.: 89-113218, BOOK 15139, PAGE 957, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

AFFECTS: PARCEL TWO AND OTHER PROPERTY

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: AGREEMENT RELINQUISING RIGHTS TO WATER SERVICE

DATED: JANUARY 31, 1984

EXECUTED BY: MEADOW CREEK ESTATES, INC. AND EAST CONTRA COSTA IRRIGATION DISTRICT

RECORDING DATE: APRIL 5, 1994

RECORDING NO.: 94-095139, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

AFFECTS: PARCEL TWO AND OTHER PROPERTY

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

17. THE SEARCH DID NOT DISCLOSE ANY OPEN MORTGAGES OR DEEDS OF TRUST OF RECORD. THEREFORE THE COMPANY RESERVES THE RIGHT TO REQUIRE FURTHER EVIDENCE TO CONFIRM THAT THE PROPERTY IS UNENCUMBERED, AND FURTHER RESERVES THE RIGHT TO MAKE ADDITIONAL REQUIREMENTS OR ADDITIONAL ITEMS OR EXCEPTIONS UPON RECEIPT OF THE REQUESTED EVIDENCE.

ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

18. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

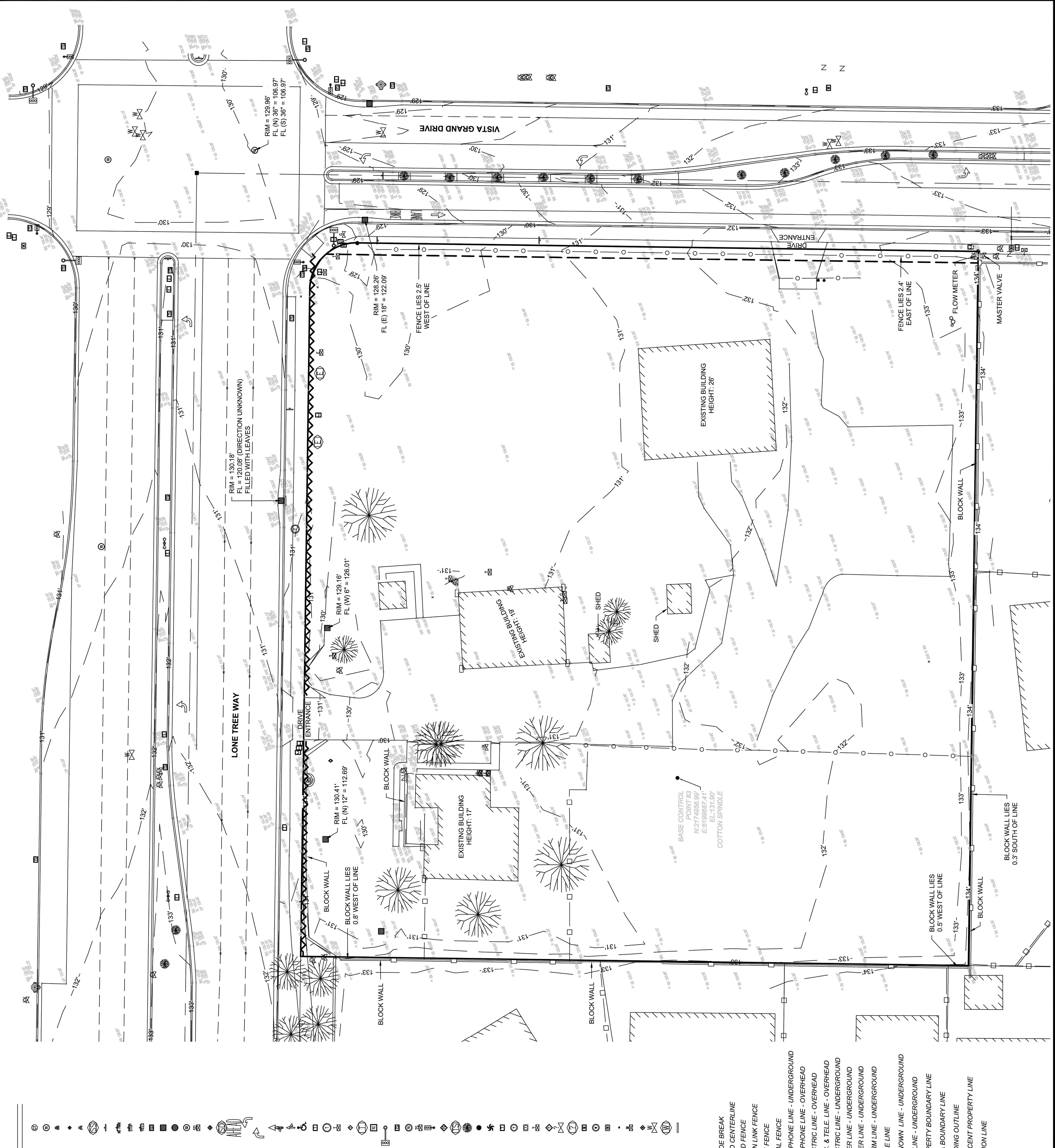
19. ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

20. THE TRANSACTION CONTemplated in CONNECTION WITH THIS REPORT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE COMPANY'S CORPORATE UNDERWRITING DEPARTMENT. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER SUCH REVIEW.

NOT SURVEY RELATED

NONE MADE AWARE

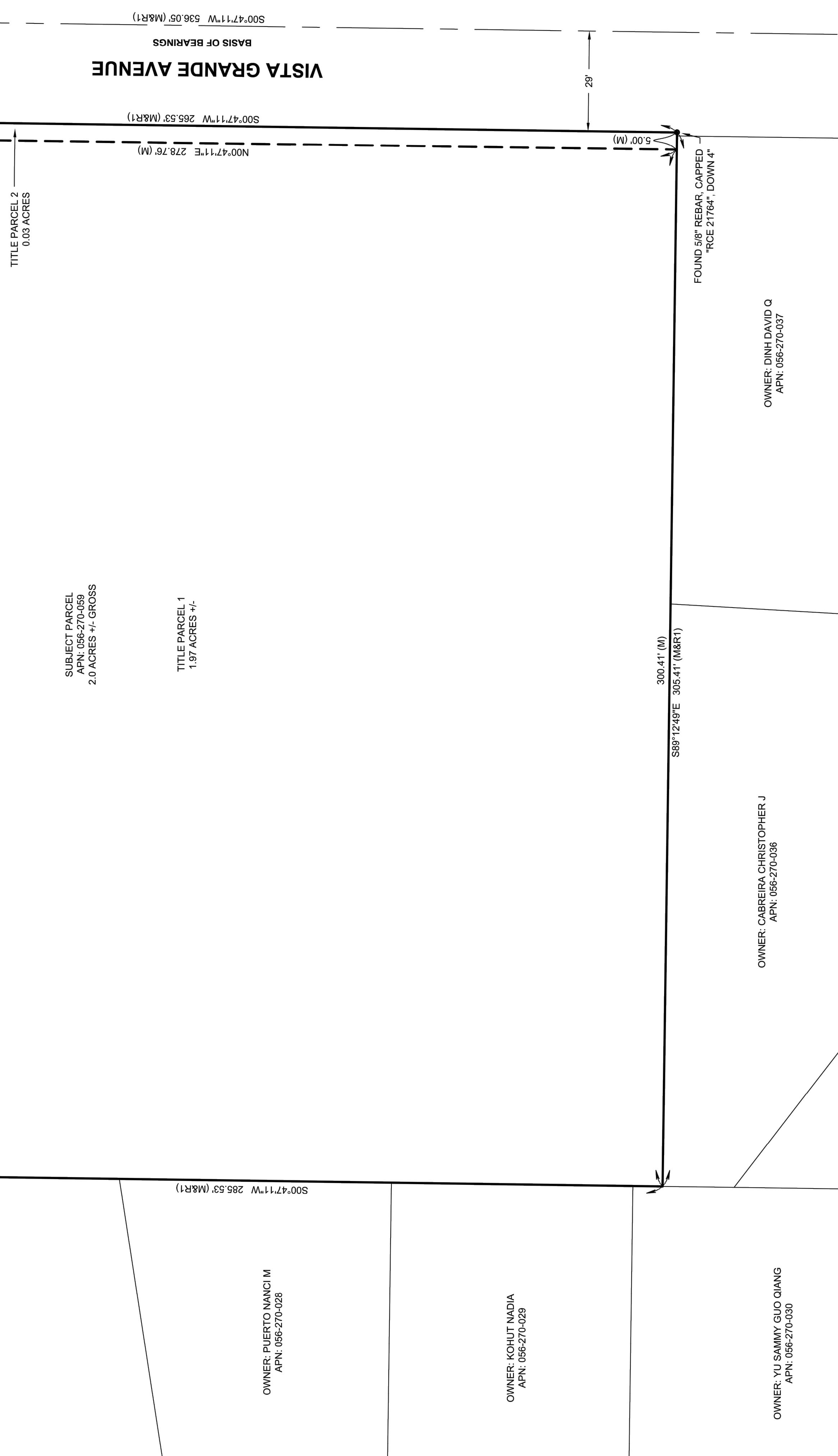
SURVEYOR

ALTANPS LAND TITLE SURVEY
PREPARED FOR:CLIENT
5200 LONE TREE WAY
ANTIOCH, CA 94531
SECTION 4, T:1N, R:2E**LEGEND**

BACKFLOW PREVENTOR	N	SANITARY SEWER - GREASE TRAP
BENCH	W	SANITARY SEWER - MANHOLE
BIKE RACK	M	SANITARY SEWER - RISER
BOLLARD	•	SANITARY SEWER - STRUCTURE
BUSH	C	SIGN
CABLE - BOX	O	SANITARY SEWER - VAULT
CABLE - MANHOLE	□	SIGN - NO PARKING
CABLE - RISER	□	SIGN - STOP
CABLE - STRUCTURE	□	SIGN - YIELD
CABLE - VAULT	□	STORM DRAIN - BOX
CACTUS	□	STORM DRAIN - GRATE
CONTROL - BRASS CAP	■	STORM DRAIN - GRATE CIRCULAR
CONTROL - CHISELED CROSS	□	STORM DRAIN - MANHOLE
CONTROL - COTTON SPINDE	●	STORM DRAIN - RISER
CONTROL - IRON PIPE	■	STORM DRAIN - STRUCTURE
CONTROL - NAIL SET	□	STRIPPING - AHEAD
CONTROL - REBAR FOUND	●	STRIPPING - ARROW LEFT
CONTROL - TAG	●	STRIPPING - ARROW RIGHT
DOKE	NN	STRIPPING - ARROW STRAIGHT LEFT
DOUBLE BACKFLOW PREVENTOR	□	STRIPPING - ARROW STRAIGHT RIGHT
ELECTRIC - BOX	□	STRIPPING - HANDICAP
ELECTRIC - CABINET	□	TELEPHONE - BOX
ELECTRIC - MANHOLE	□	TELEPHONE - RISER
ELECTRIC - METER	□	TELEPHONE - STRUCTURE
ELECTRIC - RISER	□	TELEPHONE - VAULT
ELECTRIC - STRUCTURE	□	TELEPHONE CABINET
ELECTRIC - TRANSFORMER	□	TRAFFIC SIGNAL
ELECTRIC - VAULT	□	TRAFFIC SIGNAL - BOX
FIRE DEPARTMENT CONNECTION	□	TRAFFIC SIGNAL - MANHOLE
FIRE HYDRANT	□	TRAFFIC SIGNAL - RISER
GAS - BOX	□	TRAFFIC SIGNAL - SHORT
GAS - MANHOLE	□	TRAFFIC SIGNAL - STRUCTURE
GAS - METER	□	TRAFFIC SIGNAL - VAULT
GAS - RISER	□	TREE - DECIDUOUS
GAS - STRUCTURE	□	TREE - EVERGREEN
GAS - VAULT	□	TREE - PALM
GUY WIRE	□	UNKNOWN - BOX
HOSE BIB	□	UNKNOWN - MANHOLE
IRON PIPE FOUND	●	UNKNOWN - METER
IRON PIPE SET	○	UNKNOWN - RISER
IRRIGATION CONTROL VALVE	•	UNKNOWN - STRUCTURE
LANDSCAPING LIGHT	▪	UNKNOWN - VALET
LIGHT POLE - 2 LIGHTS	□	UNKNOWN - VALET
LIGHT POLE - 3 LIGHTS	□	WATER - BOX
LIGHT POLE - 4 LIGHTS	□	WATER - MANHOLE
LIGHT POLE - AREA	□	WATER - PUMP
MAIL BOX	□	WATER - PUMP
MONITORING WELL	●	WATER - RISER
POWER - POLE	□	WATER - STRUCTURE
POST INDICATOR VALVE	□	WATER - VALVE
ROOF DRAIN	□	WATER - VAULT
SANITARY SEWER - BOX	□	WHEEL STOP
SANITARY SEWER - CLEAN OUT	□	
AC	—	GRADE BREAK
ASPHALT CONCRETE	—	ROAD CENTER LINE
BLD	□ — □ — □ —	WOOD FENCE
BLD BUILDING LINE	□ — ○ — ○ —	CHAIN LINK FENCE
BS	—	WIRE FENCE
CONCRETE	—	METAL FENCE
CROWN OF ROAD	—	UGT
CR	—	DHT
DRIVEWAY	—	TELEPHONE LINE - UNDERGROUND
EG	—	ELECTRIC LINE - OVERHEAD
EDGE OF PAVEMENT	—	ELECTRIC LINE - UNDERGROUND
FL	—	WATER LINE - UNDERGROUND
FLOW LINE	—	SEWER LINE - UNDERGROUND
FLOW LINE PIPE	—	STORM LINE - UNDERGROUND
FM	—	CABLE LINE
FENCE - METAL	—	UNKNOWN LINE - UNDERGROUND
FENCE - WIRE	—	BUILDING OUTLINE
FWD	—	ADJACENT PROPERTY LINE
FENCE - WOOD	—	SECTION LINE
GB	—	
GRADE BREAK	—	
HRR	—	
INVERT ELEVATION	—	
FINISHED ELEVATION	—	
FF	—	
FINISHED FLOOR DOUBLE	—	
FLP	—	
LIP	—	
LIP OF CURB	—	
SS	—	
SANITARY SEWER	—	
ST	—	
STRIPPING - BROKEN	—	
STD	—	
STRIPPING - DOUBLE	—	
SW	—	
SIDEWALK	—	
TEC	—	
TOP BACK OF CURB	—	
TFC	—	


LEGEND
● FOUND AND ACCEPTED MONUMENT AS NOTED
(M) MEASURED
(R1) RECORD AND CALCULATED DIMENSIONS PER "MEADOW CREEK VILLAGE UNIT 1"
RECORDED IN BOOK 413 OF MAPS AT PAGE 46 IN THE COUNTY OF CONTRA COSTA.
~~~~~ ACCESS RIGHTS RELINQUISHED.

**LEGEND**

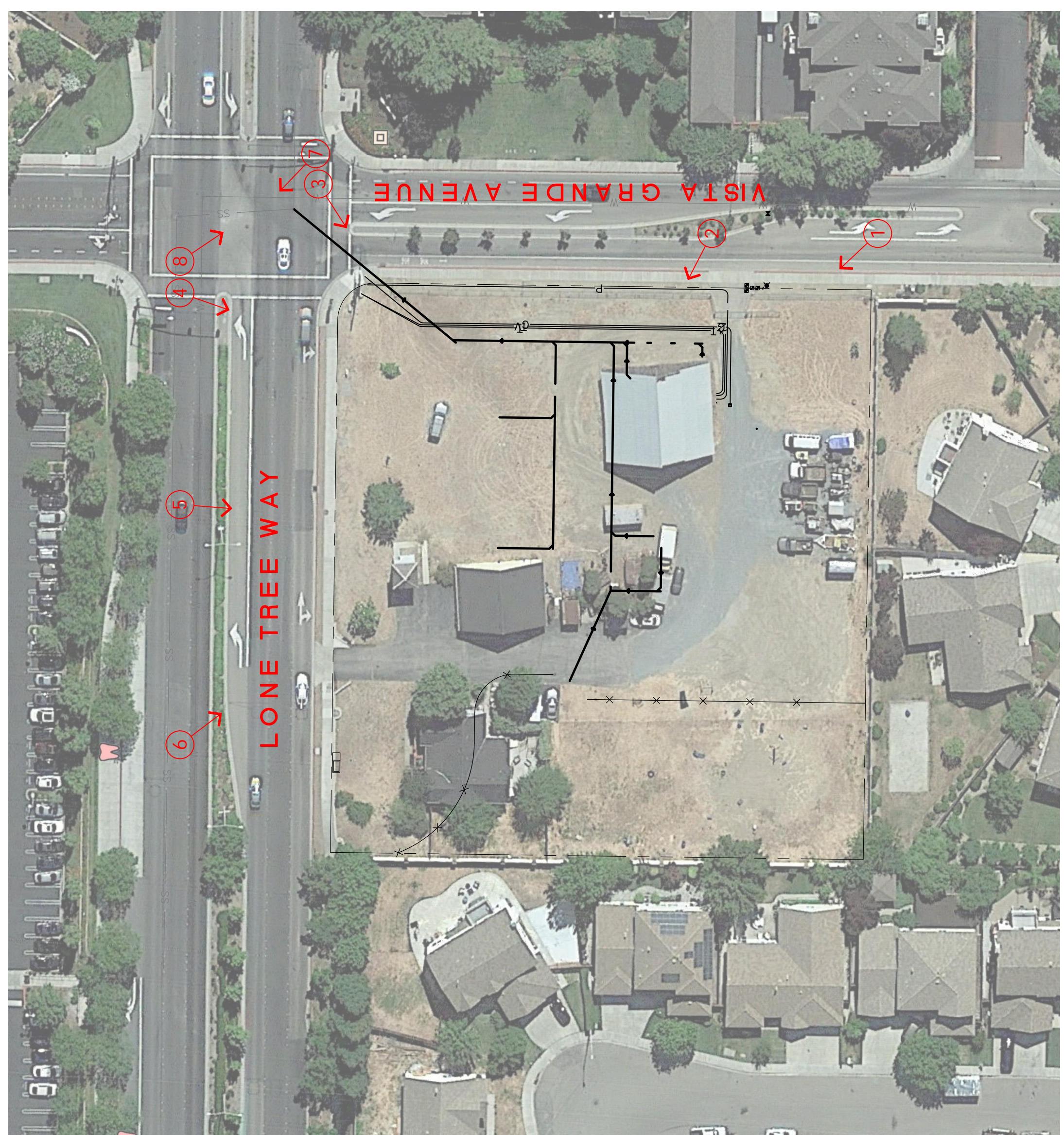
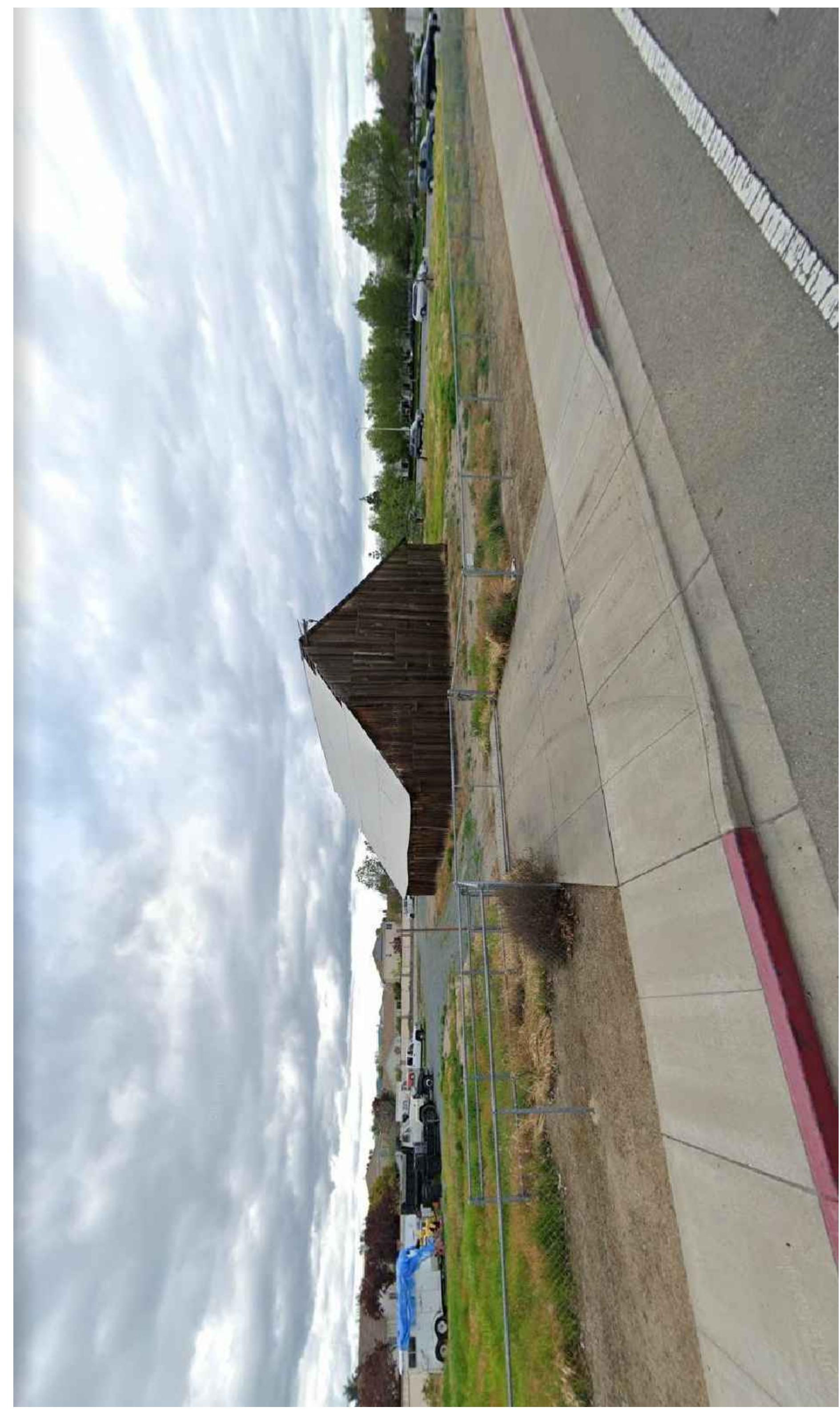
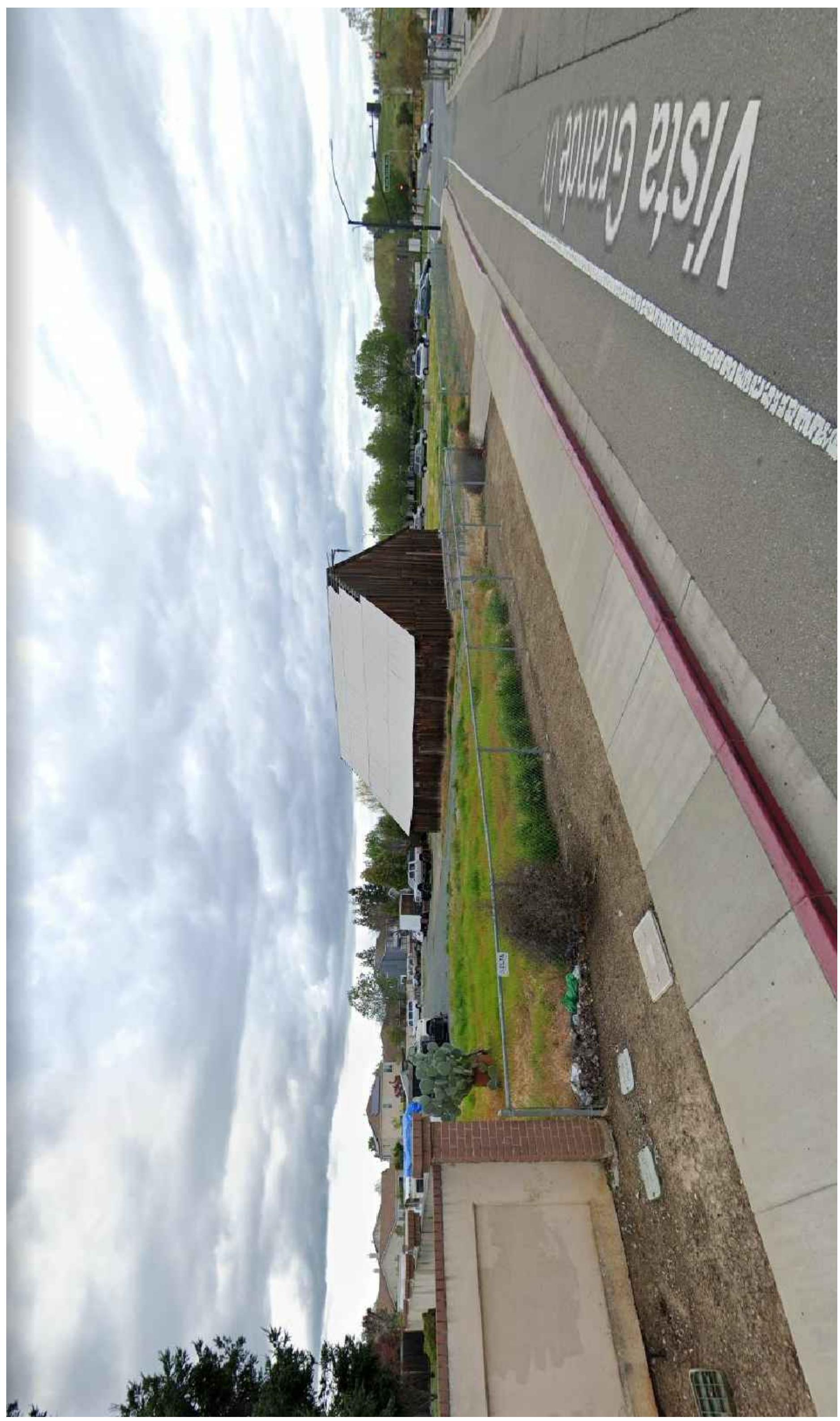
ALTANSPS LAND TITLE SURVEY  
PREPARED FOR:  
CLIENT  
5200 LONE TREE WAY  
ANTIOCH, CA 94531  
SECTION 4, T.1N, R.2E

**BOUNDARY SHEET**
**8 OF 26**

# Preliminary Not For Construction

② STREET VIEW

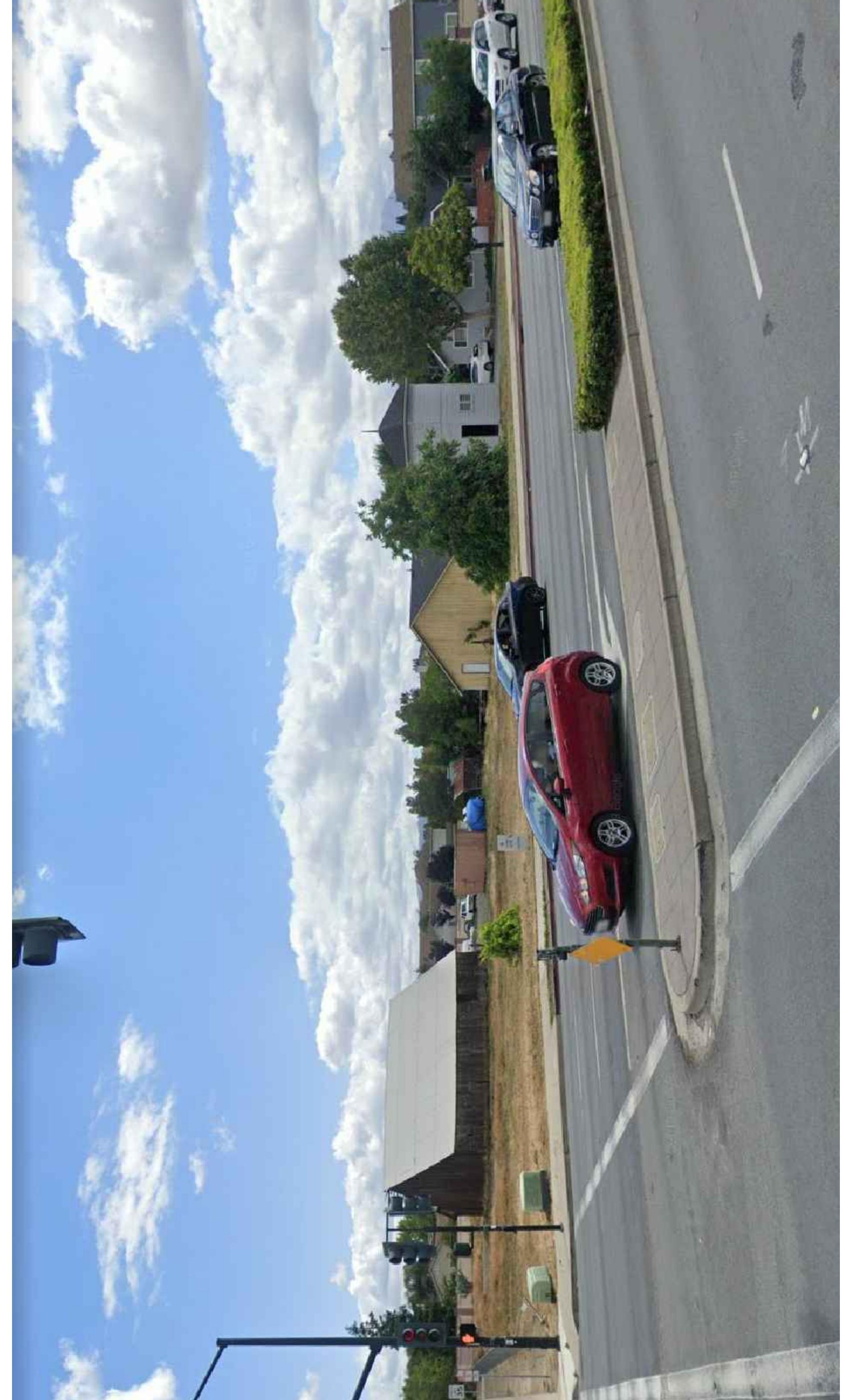
E9

## UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY CONTEXT MAP



|                                                                                                                                                                                                                                                                                                                                                                                     |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| File:\2000s\20927\preliminary\20927 CM-1.dwg Date/Time: 4/26/2021 1:56 PM Scale: 1" = 1' KHELD Ref:                                                                                                                                                                                                                                                                                 |  |
| Job Number 20927 Sheet 9 of 26                                                                                                                                                                                                                                                                                                                                                      |  |
| <p style="text-align: right;">B</p> <p><b>Barghausen Consulting Engineers, Inc.</b><br/>1825 72nd Avenue South<br/>Kent WA 98032 <a href="http://barghausen.com">barghausen.com</a></p> <p>LICENSED PROFESSIONAL ENGINEER<br/>KACEN FIELD, P.E.<br/>#11401<br/>State of California<br/>Approved _____<br/>Checked AD _____<br/>Drawn AD _____<br/>Date 4/19/21<br/>Vertical 50'</p> |  |
| <p>For: GEORGETOWN, TX 78633<br/>4747 WILLIAMS DRIVE<br/>5200 LONE TREE WAY<br/>UNITED PACIFIC<br/>CONTEXT MAP<br/>No. Date By Ckd Appr. Revision</p>                                                                                                                                                                                                                               |  |

# UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY CONTEXT MAP

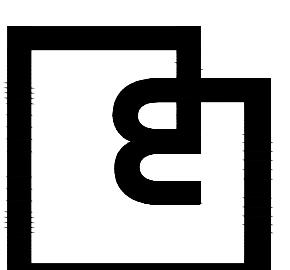


# Preliminary Not For Construction

4

# Preliminary Not For Construction

⑥ STREET VIEW



11 of 26

Sheet

Job Number

File:\2000s\20927\preliminary\20927 CM-1.dwg Date/Time:4/26/2021 1:57 PM Scale:1" = 1' KHELD Ref:

UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY  
CONTEXT MAP

Title:

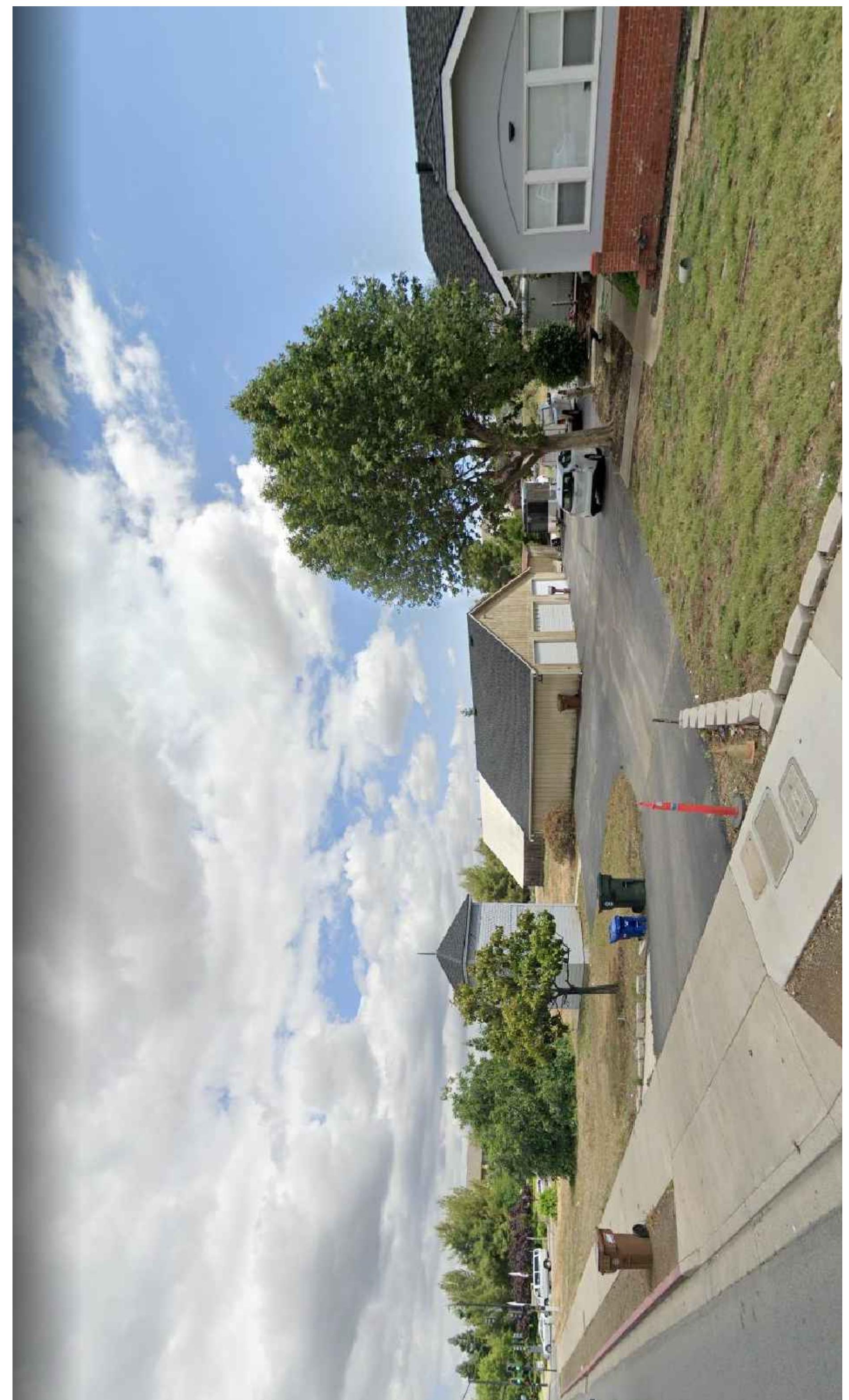
For:

4747 WILLIAMS DRIVE  
GEORGETOWN, TX 78633  
5200 LONE TREE WAY  
ANTIOCH, CA 94531



ASSSET GROUP, INC.

No. Date By Ckd Appr. Revision



UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY  
CONTEXT MAP

UNITED PACIFIC  
CONTEXT MAP  
5200 LONE TREE WAY  
ANTIOCH, CA 94531

Title:

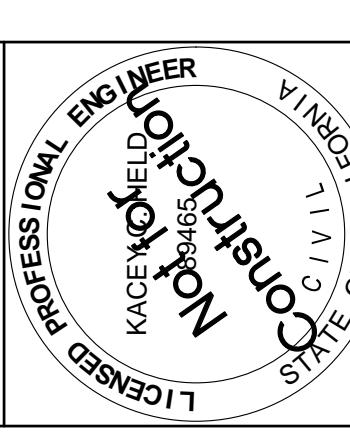
For:

4747 WILLIAMS DRIVE  
GEORGETOWN, TX 78633  
5200 LONE TREE WAY  
ANTIOCH, CA 94531



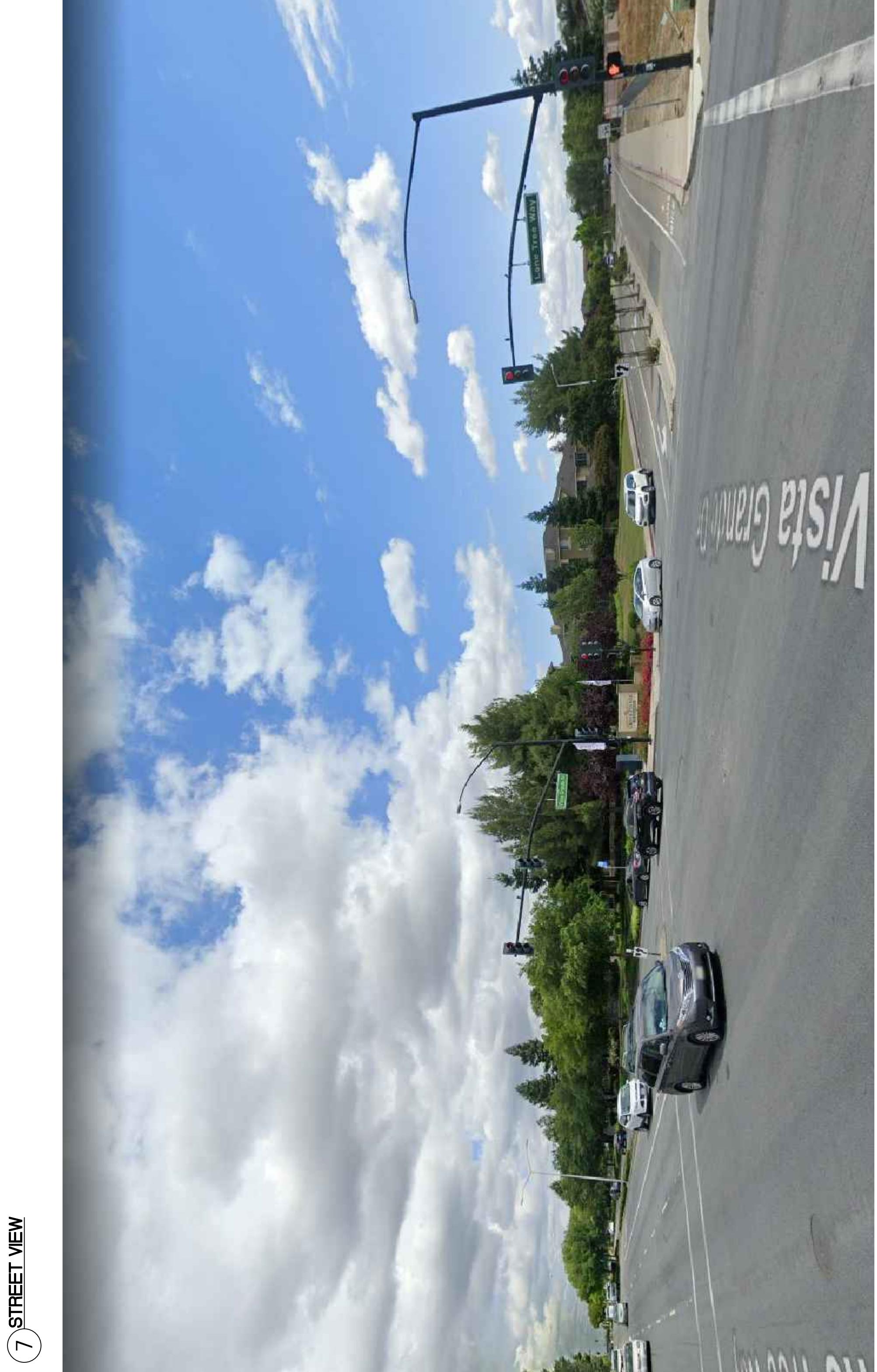
ASSSET GROUP, INC.

No. Date By Ckd Appr. Revision



Vertical  
Horizonal  
Scale:  
Drawing AD  
Approved PT  
Checked PR  
Date 4/19/21  
LICENSING PROFESSIONAL ENGINEER  
KACENFIELD ENGINEERING  
18215 72nd Avenue South  
Kent WA 98032  
425.251.6222 barghausen.com

UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY  
CONTEXT MAP



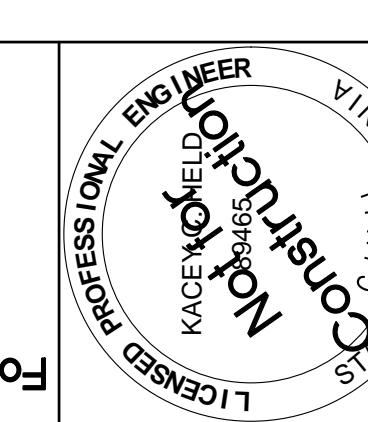
5200 LONE TREE WAY  
ANTIOCH, CA 94531

CONTEXT MAP  
UNITED PACIFIC

4747 WILLIAMS DRIVE  
GEORGETOWN, TX 78633

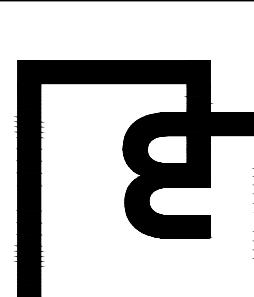
EMBREE  
ASSIST GROUP, INC.

For:



|               |            |             |              |            |
|---------------|------------|-------------|--------------|------------|
| Designated AD | Drawn AD   | Approved PT | Date 4/19/21 | KHELD Ref: |
| Scaled        | Horizontal | Vertical    |              |            |

18215 72nd Avenue South  
Kent WA 98032  
425.251.6222  
barghausen.com



|            |                  |                                              |
|------------|------------------|----------------------------------------------|
| Job Number | Date/Time        | File Path                                    |
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# Preliminary Not For Construction

## UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY PRELIMINARY PLANT SCHEDULE

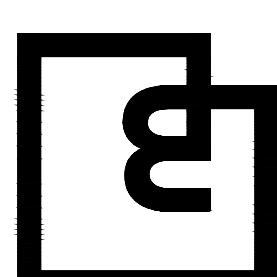
### PLANT SCHEDULE WUCOLS IV ZONE 2

| DECIDUOUS TREES | QTY | BOTANICAL / COMMON NAME                                                                                                                                                                                                                                                                       | CONT.   | WATER USE | GRASSES     | QTY   | BOTANICAL / COMMON NAME                                                                                          | CONT.  | WATER USE | SPACING  |
|-----------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|-------------|-------|------------------------------------------------------------------------------------------------------------------|--------|-----------|----------|
|                 | 1   | CERCIDIUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE NURSERY GROWN FOR STREET TREE USE, SYMMETRICAL, STAKE AND GUY FOR ONE GROWING SEASON, BRANCHED TO 7 FT. HT.                                                                                                                            | 15 GAL. | VERY LOW  | ∅           | 342   | CHONDROPOLETALUM TECTORUM 'EL CAMPO' / EL CAMPO SMALL CAPE RUSH FULL TOP GROWTH, WELL ROOTED                     | 1 GAL. | LOW       | 36" o.c. |
|                 | 3   | CERCIS OCCIDENTALIS 'CLAREMONT' / CLAREMONT WESTERN REDBUD NURSERY GROWN FOR STREET TREE USE, SYMMETRICAL, STAKE AND GUY FOR ONE GROWING SEASON, BRANCHED TO 5 FT. HT.                                                                                                                        | 15 GAL. | VERY LOW  | ∅           | 778   | JUNCUS PATENS / CALIFORNIA GRAY RUSH FULL TOP GROWTH, WELL ROOTED                                                | 1 GAL. | MEDIUM    | 18" o.c. |
|                 | 8   | QUERCUS DOUGLASII / BLUE OAK NURSERY GROWN FOR STREET TREE USE, SYMMETRICAL, STAKE AND GUY FOR ONE GROWING SEASON, BRANCHED TO 8 FT HT IF CANOPY IS WITHIN VEHICULAR CLEAR VISION ZONE AS NOTED ON PLAN, BRANCHING SHALL BE AT 7 FT HT OVER CITY SIDEWALKS AND 14 FT OVER CITY STREETS        | 24" BOX | VERY LOW  | ∅           | 41    | MUHLENBERGIA RIGENS / DEER GRASS FULL TOP GROWTH, WELL ROOTED                                                    | 1 GAL. | LOW       | 48" o.c. |
| EVERGREEN TREES | QTY | BOTANICAL / COMMON NAME                                                                                                                                                                                                                                                                       | CONT.   | WATER USE | PERENNIALS  | QTY   | BOTANICAL / COMMON NAME                                                                                          | CONT.  | WATER USE | SPACING  |
|                 | 4   | ACACIA STENOPHYLLA / SHOESTRING ACACIA NURSERY GROWN FOR STREET TREE USE, SYMMETRICAL, STAKE AND GUY FOR ONE GROWING SEASON, BRANCHED TO 6 FT. HT.                                                                                                                                            | 15 GAL. | VERY LOW  | ∅           | 56    | MIMULUS AURANTIACUS / STICKY MONKEYFLOWER FULL TOP GROWTH, WELL ROOTED                                           | 1 GAL. | LOW       | 36" o.c. |
|                 | 12  | HESPEROCYPARIS ARIZONICA 'CAROLINA SAPPHIRE' / CAROLINA SAPPHIRE ARIZONA CYPRESS NURSERY GROWN, FULL TO BASE, SYMMETRICAL, SINGLE STRAIGHT UNCUT LEADER, STAKE AND GUY FOR ONE GROWING SEASON                                                                                                 | 15 GAL. | VERY LOW  | GRID COVERS | QTY   | BOTANICAL / COMMON NAME                                                                                          | CONT.  | WATER USE | SPACING  |
|                 | 4   | OLEA EUROPAEA 'WILSONI' / WILSON OLIVE NURSERY GROWN FOR STREET TREE USE, SYMMETRICAL, STAKE AND GUY FOR ONE GROWING SEASON, BRANCHED TO 5 FT. HT.                                                                                                                                            | 24" BOX | VERY LOW  |             | 586   | APTELVIA CORDIFOLIA 'RED APPLE' / BABY SUNROSE FULL TOP GROWTH, WELL ROOTED, TRIANGULAR SPACING, TREES, & SHRUBS | 1 GAL. | LOW       | 24" o.c. |
|                 | 10  | QUERCUS AGRIFOLIA / COAST LIVE OAK NURSERY GROWN FOR STREET TREE USE, SYMMETRICAL, STAKE AND GUY FOR ONE GROWING SEASON, BRANCHED TO 8 FT HT IF CANOPY IS WITHIN VEHICULAR CLEAR VISION ZONE AS NOTED ON PLAN, BRANCHING SHALL BE AT 7 FT HT OVER CITY SIDEWALKS & 14 FT OVER VEHICULAR AREAS | 24" BOX | VERY LOW  |             | 215   | DYMONDIA MARGARETAE / DYMONDIA FULL TOP GROWTH, WELL ROOTED, TRIANGULAR SPACING, TREES, & SHRUBS                 | 1 GAL. | LOW       | 24" o.c. |
| SHRUBS          | QTY | BOTANICAL / COMMON NAME                                                                                                                                                                                                                                                                       | CONT.   | WATER USE | SPACING     | QTY   | BOTANICAL / COMMON NAME                                                                                          | CONT.  | WATER USE | SPACING  |
| (C)             | 7   | CERCOCARPUS BETULOIDES / MOUNTAIN MAHOGANY FULL AND BUSHY                                                                                                                                                                                                                                     | 5 GAL.  | VERY LOW  | 96" o.c.    | 1,438 | STIPA ICHU / PERUVIAN FEATHER GRASS FULL TOP GROWTH, WELL ROOTED, TRIANGULAR SPACING, TREES, & SHRUBS            | 1 GAL. | VERY LOW  | 30" o.c. |
| (C)             | 8   | CHILOPSIS LINEARIS / DESERT WILLOW FULL AND MATCHING                                                                                                                                                                                                                                          | 5 GAL.  | VERY LOW  | 72" o.c.    | QTY   | NOT FOR CONSTRUCTION                                                                                             | QTY    | WATER USE | SPACING  |
| (D)             | 6   | DASYLIRION ACROTRICHUM / GREEN DESERT SPOON FULL AND BUSHY                                                                                                                                                                                                                                    | 5 GAL.  | VERY LOW  | 60" o.c.    |       |                                                                                                                  |        |           |          |
| (D)             | 2   | DENDROMECON HARFORDII / ISLAND BUSH POPPY FULL AND BUSHY                                                                                                                                                                                                                                      | 5 GAL.  | VERY LOW  | 72" o.c.    |       |                                                                                                                  |        |           |          |
| (E)             | 21  | DUDLEYA BRITTTONII / GIANT CHALK DUDLEYA FULL AND BUSHY                                                                                                                                                                                                                                       | 5 GAL.  | VERY LOW  | 18" o.c.    |       |                                                                                                                  |        |           |          |
| (E)             | 8   | ECHINOCACTUS GRUSONII / GOLDEN BARREL CACTUS FULL AND SYMMETRICAL                                                                                                                                                                                                                             | 5 GAL.  | VERY LOW  | 36" o.c.    |       |                                                                                                                  |        |           |          |
| (E)             | 9   | ERIGONUM GIGANTEUM / ST. CATHERINE'S LACE FULL AND BUSHY                                                                                                                                                                                                                                      | 5 GAL.  | VERY LOW  | 72" o.c.    |       |                                                                                                                  |        |           |          |
| (H)             | 13  | HETEROMELES ARbutifolia / TOYON FULL AND BUSHY                                                                                                                                                                                                                                                | 5 GAL.  | VERY LOW  | 72" o.c.    |       |                                                                                                                  |        |           |          |
| (N)             | 6   | NOLINA NELSONII 'BLUE NOLINA' / BLUE NOLINA FULL AND BUSHY                                                                                                                                                                                                                                    | 5 GAL.  | VERY LOW  | 48" o.c.    |       |                                                                                                                  |        |           |          |
| (R)             | 108 | OLEA EUROPAEA 'MONTRA TIM' / LITTLE OLIE OLIVE FULL AND BUSHY                                                                                                                                                                                                                                 | 5 GAL.  | VERY LOW  | 48" o.c.    |       |                                                                                                                  |        |           |          |
| (R)             | 5   | RIBES MALVACEUM 'CHRISTY RIDGE' / CHRISTY RIDGE CHAPARRAL CURRANT FULL AND MATCHING, BIORETENTION                                                                                                                                                                                             | 5 GAL.  | VERY LOW  | 60" o.c.    |       |                                                                                                                  |        |           |          |
| (R)             | 37  | ROSA CALIFORNICA / CALIFORNIA WILD ROSE FULL AND MATCHING, BIORETENTION                                                                                                                                                                                                                       | 5 GAL.  | LOW       | 48" o.c.    |       |                                                                                                                  |        |           |          |
| (R)             | 10  | SALVIA CLEVELANDII 'AROMAS' / SAGE FULL AND BUSHY                                                                                                                                                                                                                                             | 5 GAL.  | VERY LOW  | 48" o.c.    |       |                                                                                                                  |        |           |          |
| (S)             | 23  | SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY FULL AND BUSHY                                                                                                                                                                                                                                  | 5 GAL.  | HIGH      | 48" o.c.    |       |                                                                                                                  |        |           |          |
| (S)             | 7   | TRICHOSTEMA X 'MIDNIGHT MAGIC' / MIDNIGHT MAGIC BLUE CURLS FULL AND BUSHY                                                                                                                                                                                                                     | 5 GAL.  | VERY LOW  | 48" o.c.    |       |                                                                                                                  |        |           |          |

|                    |                      |                   |
|--------------------|----------------------|-------------------|
| NOTES AND DETAILS  | PRELIMINARY PLANTING | RESOLUTION        |
| 5200 LONE TREE WAY | UNTED PACIFIC        | ANTIOCH, CA 94531 |
| UNTED PACIFIC      | NOTES AND DETAILS    |                   |
| 5200 LONE TREE WAY | PRELIMINARY PLANTING |                   |
| ANTIOCH, CA 94531  | NOTES AND DETAILS    |                   |

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Sheet 26



Barghausen Consulting Engineers, Inc.

1825 72nd Avenue South Kent, WA 98032

42525.6222 barghausen.com

Ecology Contracts M-Finder

Seed Mixes as described by Pacific Coast Seed

Phone: 800-733-3462

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Sheet 26

NOTES AND DETAILS

5200 LONE TREE WAY

UNTED PACIFIC

NOTES AND DETAILS

ANTIOCH, CA 94531

PRELIMINARY PLANTING

NOTES AND DETAILS

5200 LONE TREE WAY

UNTED PACIFIC

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NOTES AND DETAILS

5200 LONE TREE WAY

UNTED PACIFIC

NOTES AND DETAILS

ANTIOCH, CA 94531

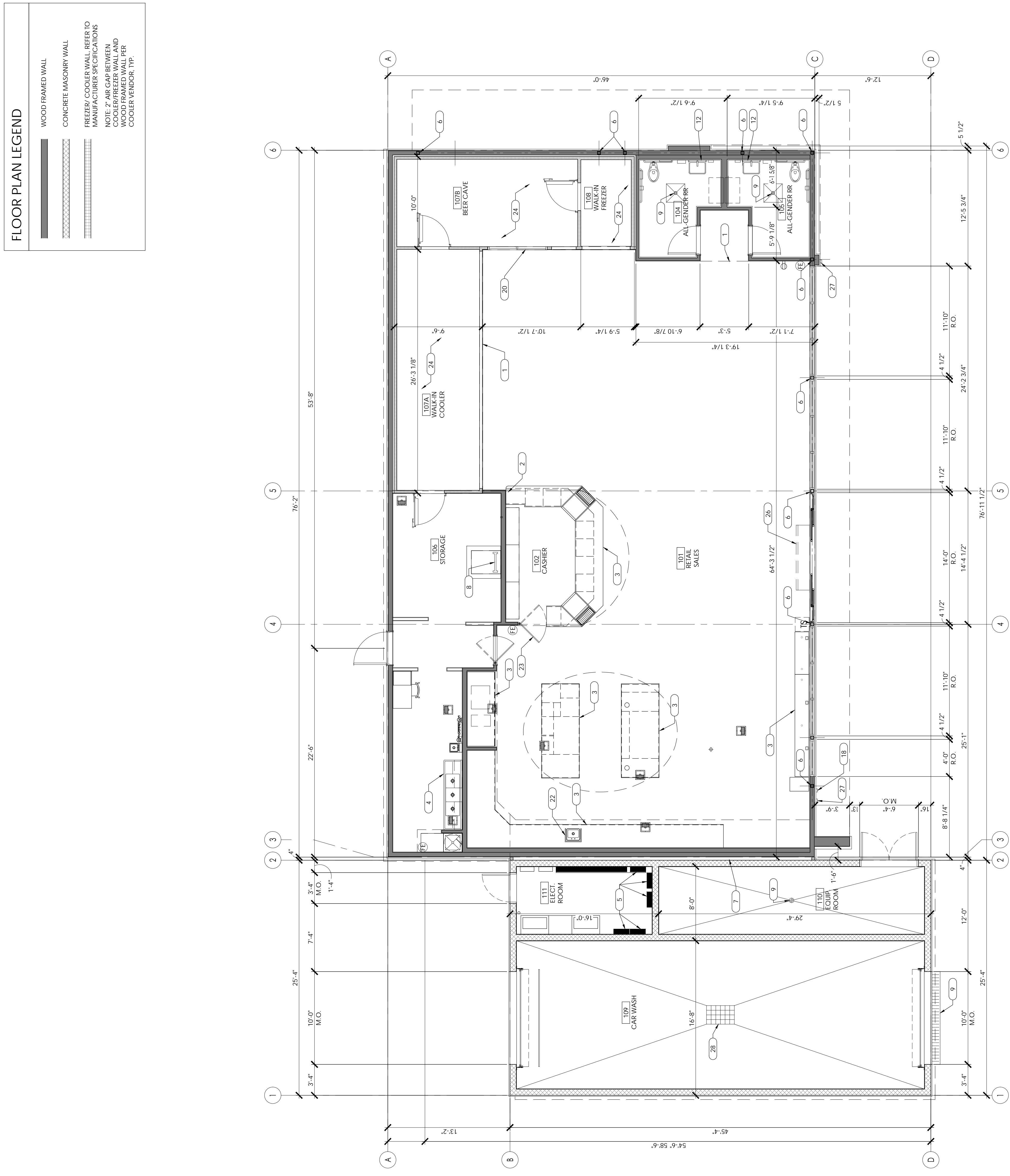
PRELIMINARY PLANTING

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# UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY



FLOOR CONSTRUCTION PLAN  
SCALE: 3/16" = 1'-0"

HEALTH NOTE: ALL EXTERIOR DOORS  
INCLUDING RESTROOM DOORS SHALL  
BE EQUIPPED WITH SELF-CLOSING MECHANISMS

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Sheet 20927  
Job Number:  
20927  
Barghausen Consulting Engineers, Inc.  
1825 72nd Avenue South  
Kent, WA 98322  
barghausen.com  
425.251.6222  
Assett Group, Inc.  
500 Lone Tree Way  
UNITED PACIFIC  
C-STORÉ FLOOR PLAN

## FLOOR PLAN LEGEND

|  |                                                                                                                                                         |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | WOOD FRAMED WALL                                                                                                                                        |
|  | CONCRETE MASONRY WALL                                                                                                                                   |
|  | FREEZER/ COOLER WALL. REFER TO MANUFACTURER SPECIFICATIONS<br>NOTE: 2" AIR CAN BETWEEN COOLER/FREEZER WALL AND WOOD FRAMED WALL PER COOLER VENDOR, IFP. |

4747 WILLIAMS DRIVE  
GEORGETOWN, TX 78633

EMBREE  
ASSET GROUP, INC.

Consulting Engineers, Inc.  
1825 72nd Avenue South  
Kent, WA 98322  
barghausen.com  
425.251.6222

Checked PT  
Drawn MP  
Approved PT  
Reviewed PT  
Scd/cd AS SHOWN  
Vertical

# UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY

5200 LONE TREE WAY  
UNITED PACIFIC

PRELIMINARY ROOF PLAN

4747 WILLIAMS DRIVE  
GEORGETOWN, TX 78633

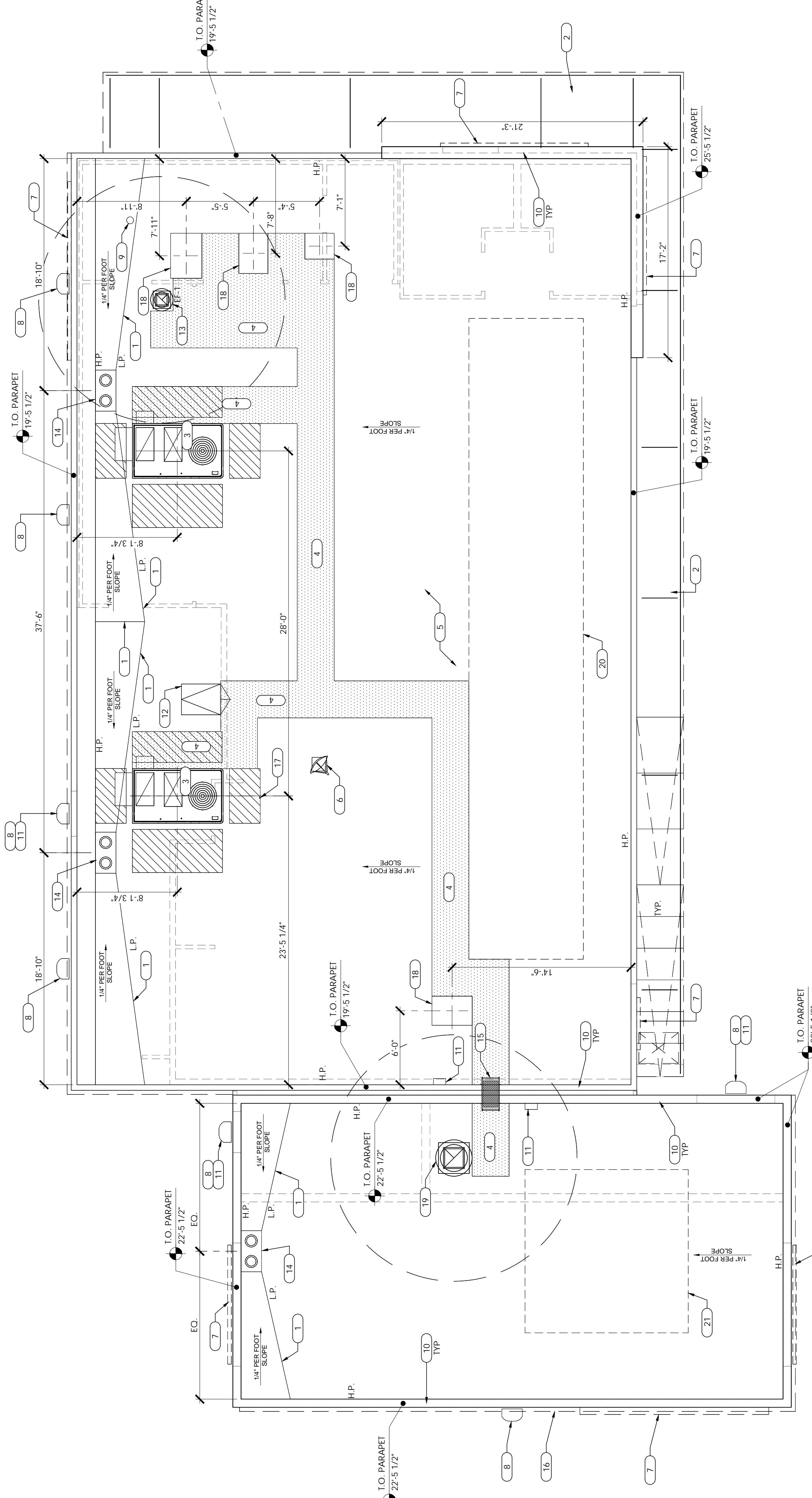


No. Date By Ckd. Appr. Revision

Title:

Job Number:

# Preliminary Not For Construction



1 SCALE: 3/16" = 1'-0"

1 ROOF PLAN

18 of 26

Sheet

20927

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Kent, WA 98332  
barghausen.com  
425.251.6222

Consulting Engineers, Inc.

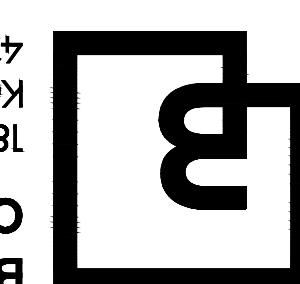
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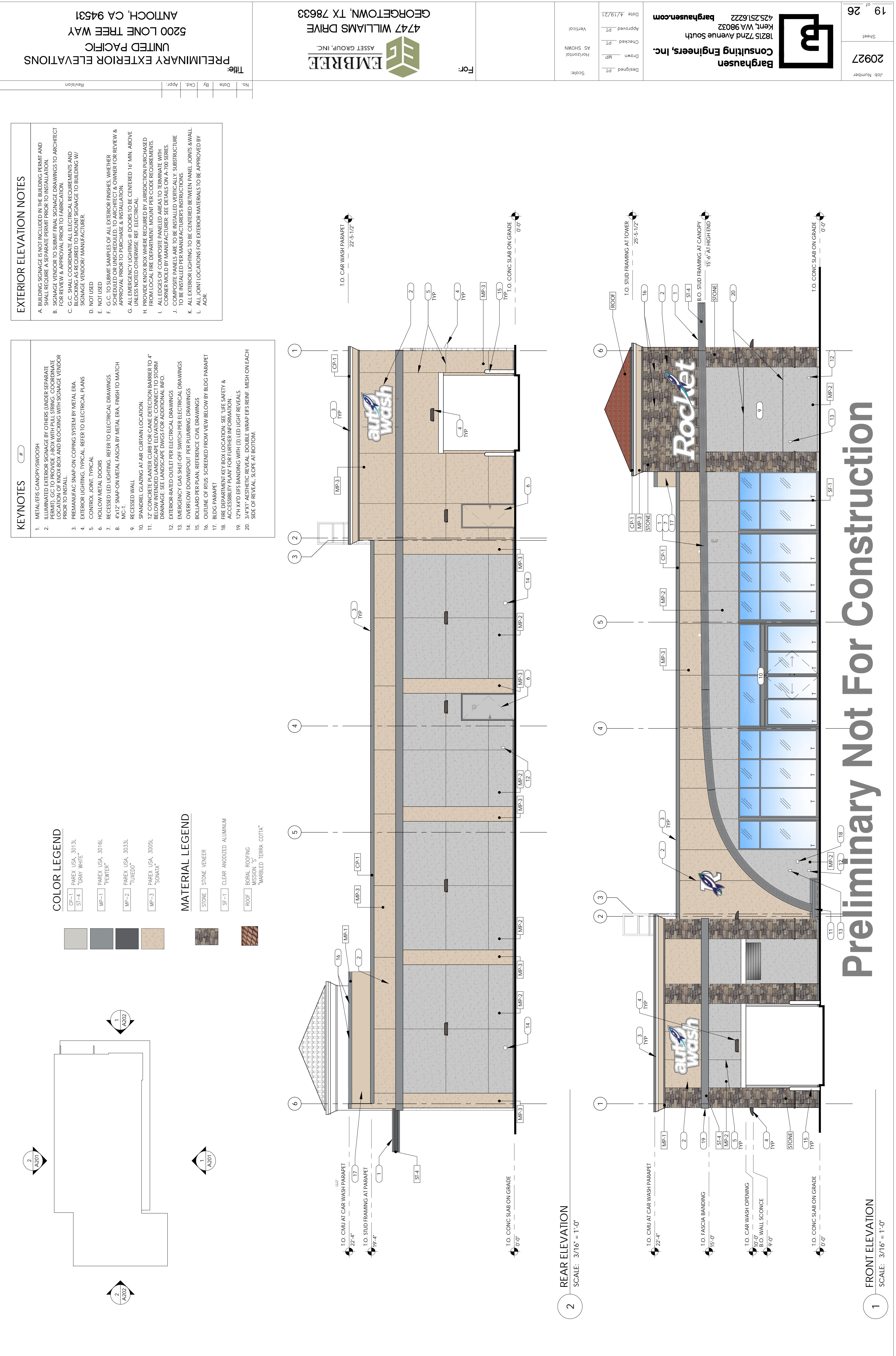
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Approved PT

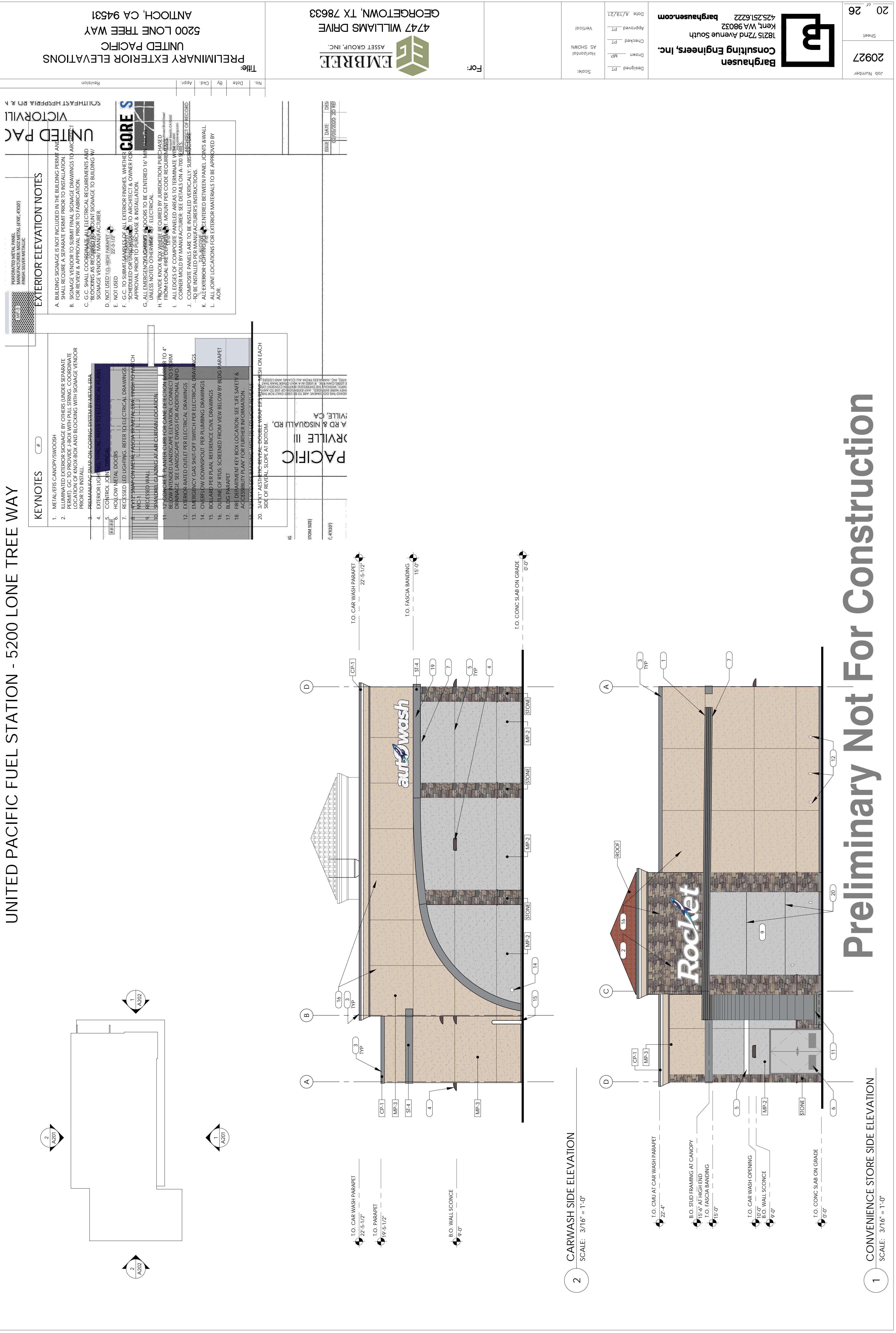
Date 4/19/21



UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY



UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY



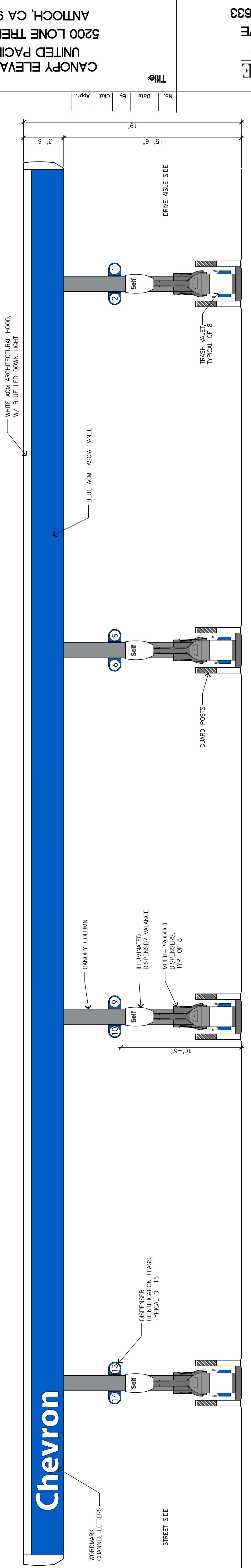
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# UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY

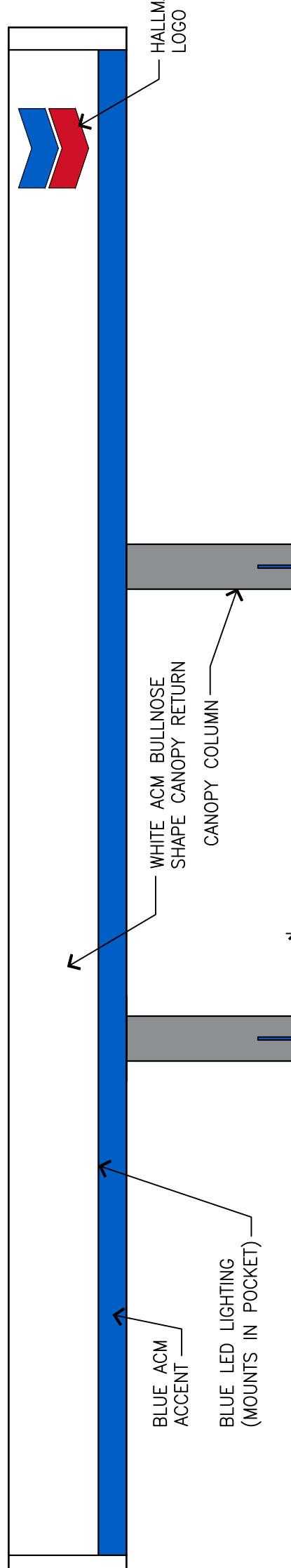
**Chevron**

CANOPIE ELEVATIONS  
UNITED PACIFIC  
5200 LONE TREE WAY  
ANTIOCH, CA 94531

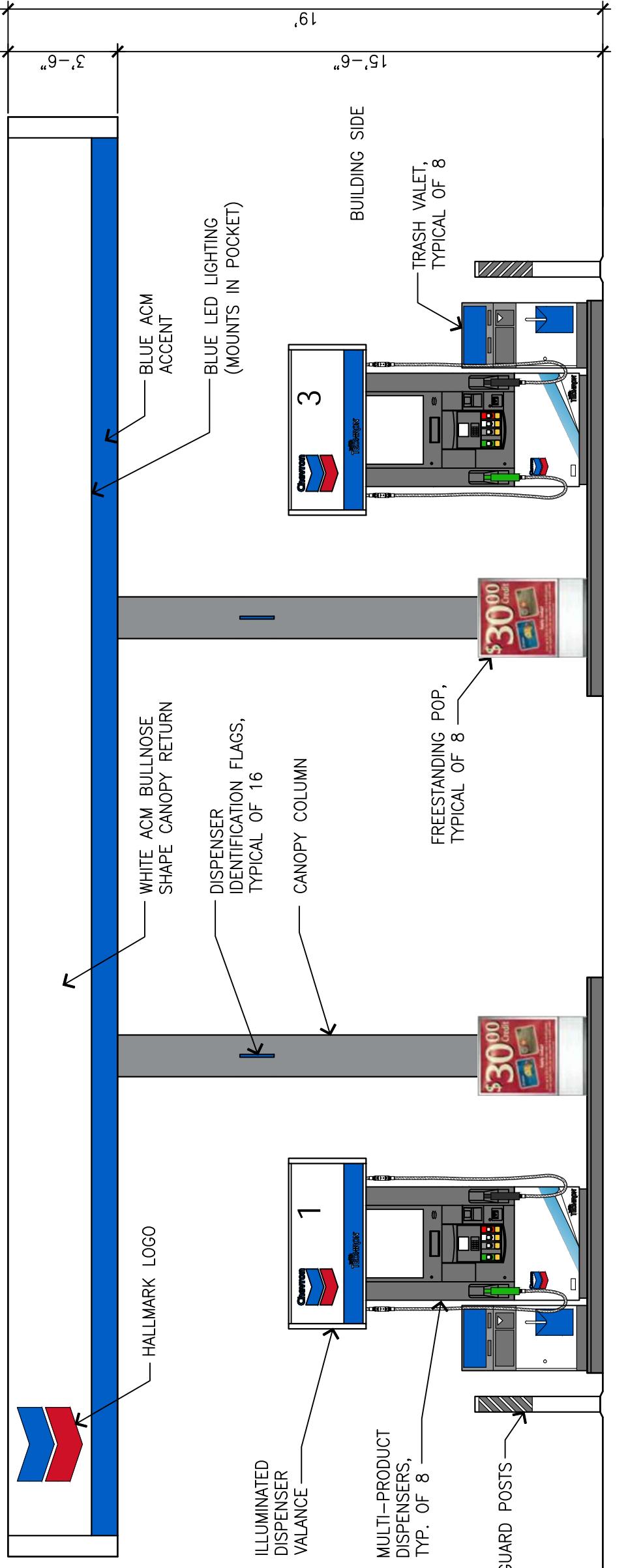
(A) SCALE:  $1/4'' = 1'-0''$   
**NORTH CANOPY ELEVATION- FACING LONE TREE WAY**



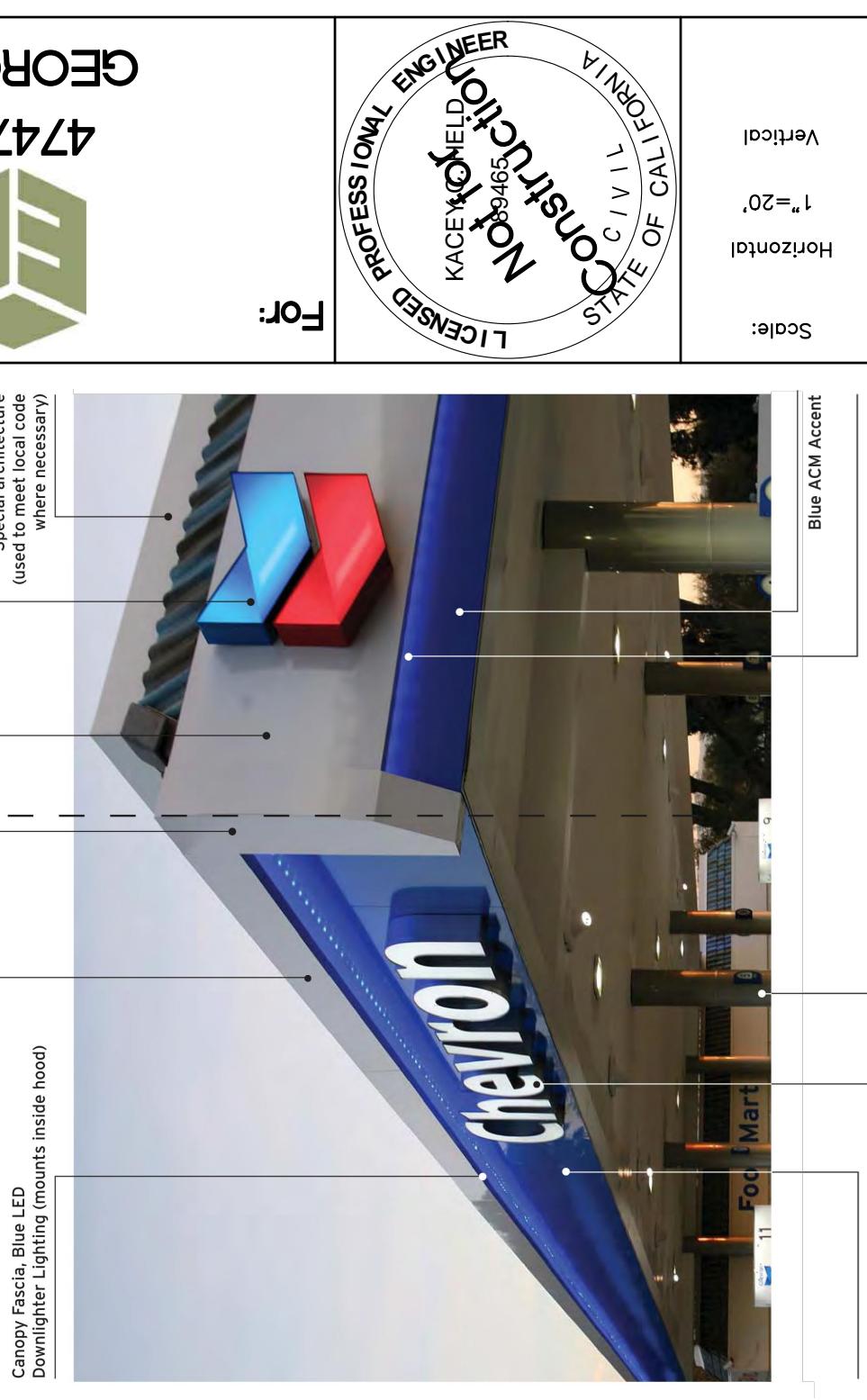
(B) SCALE:  $1/4'' = 1'-0''$   
**EAST CANOPY ELEVATION- FACING VISTA GRANDE AVENUE**



(C) SCALE:  $1/4'' = 1'-0''$   
**C WEST CANOPY ELEVATION**

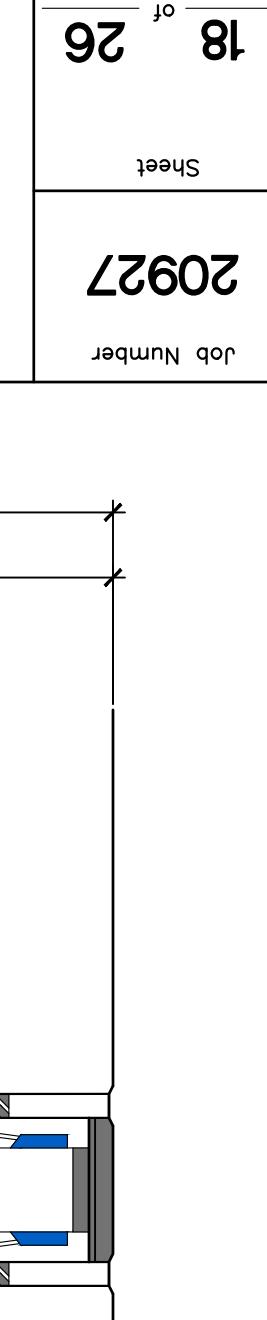
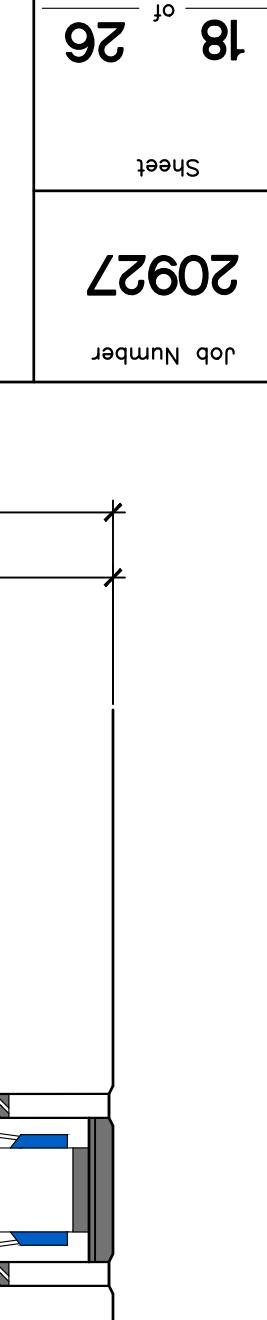
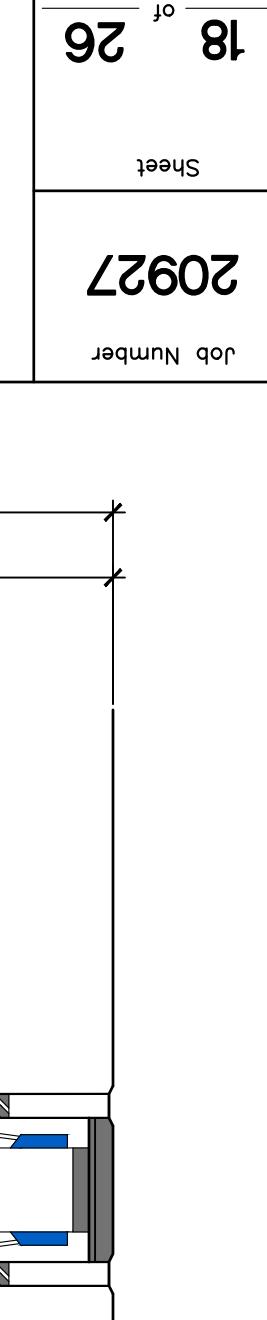
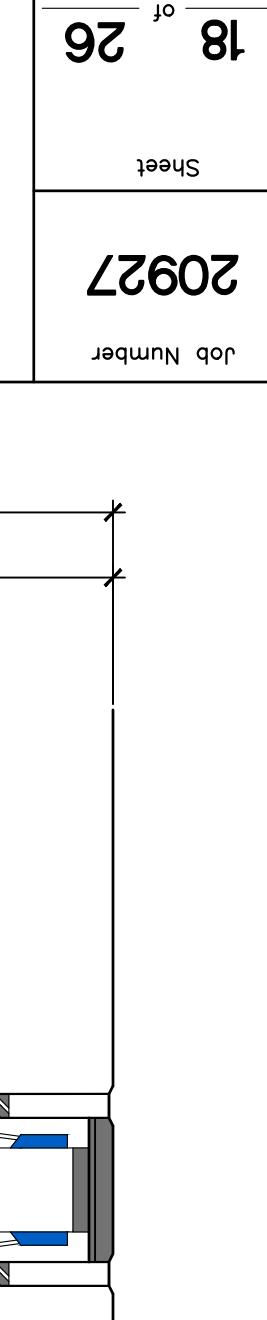
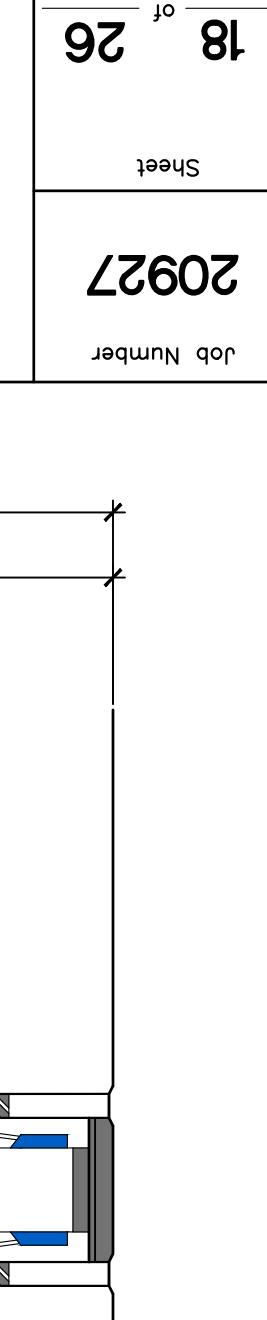
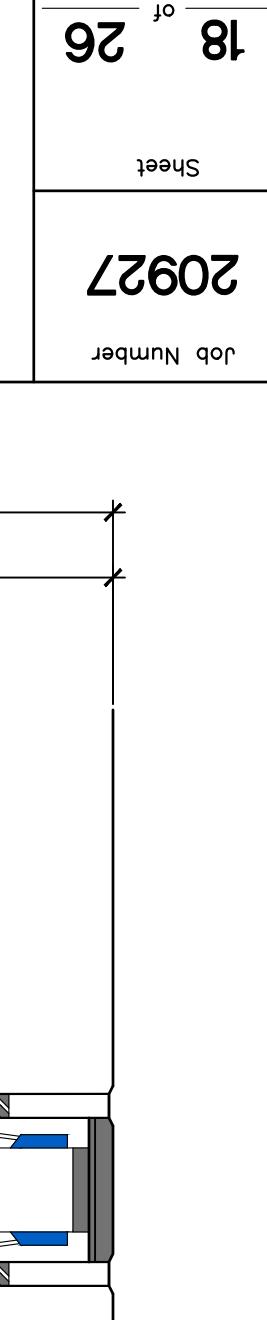
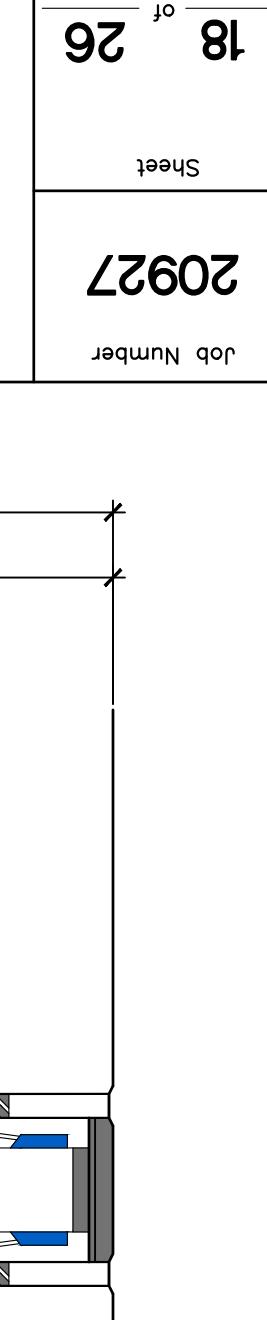
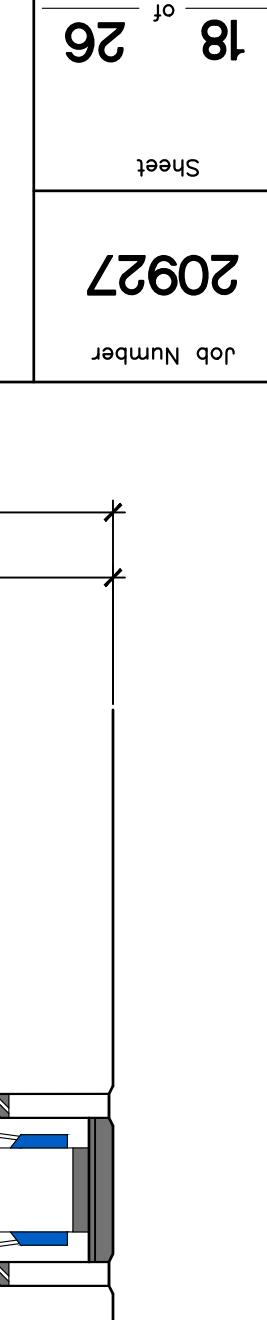
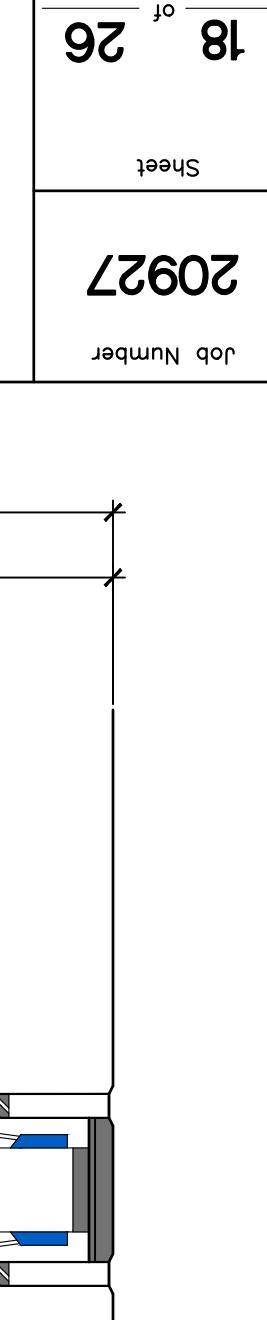
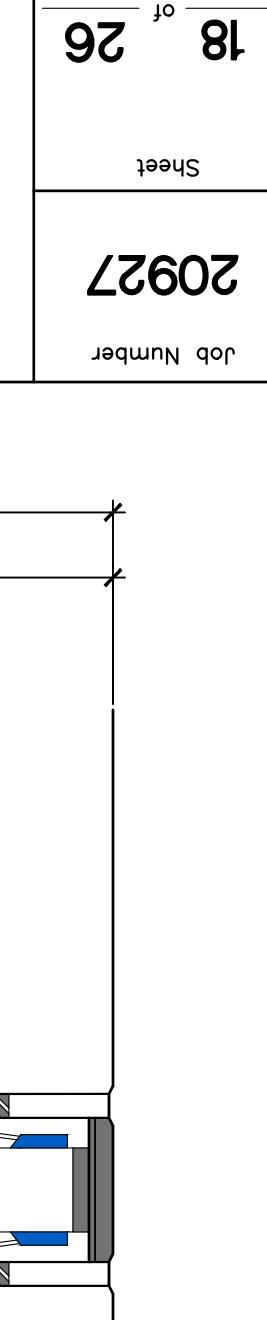
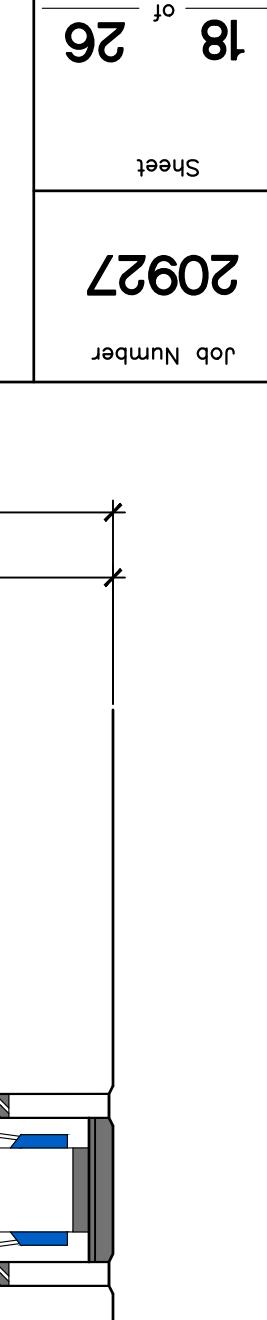
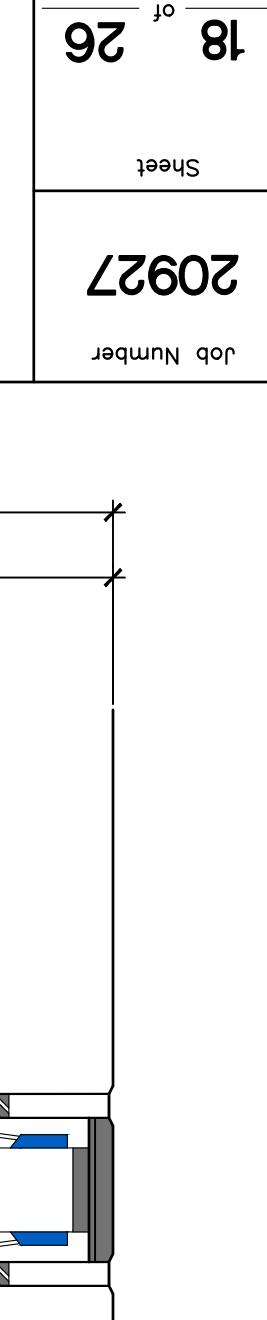
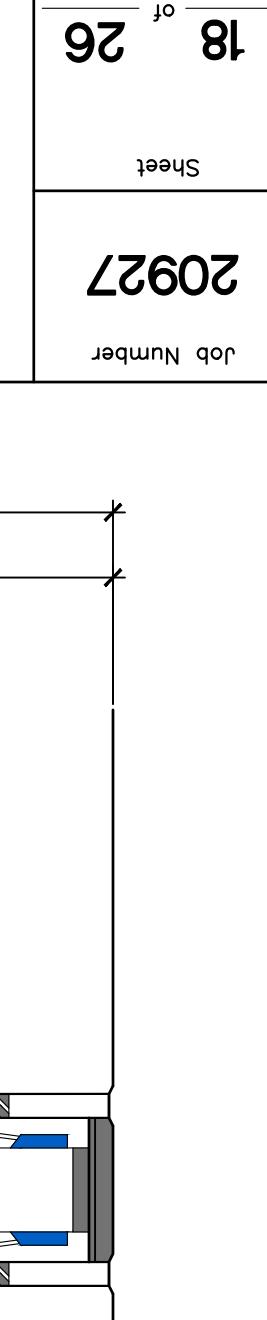
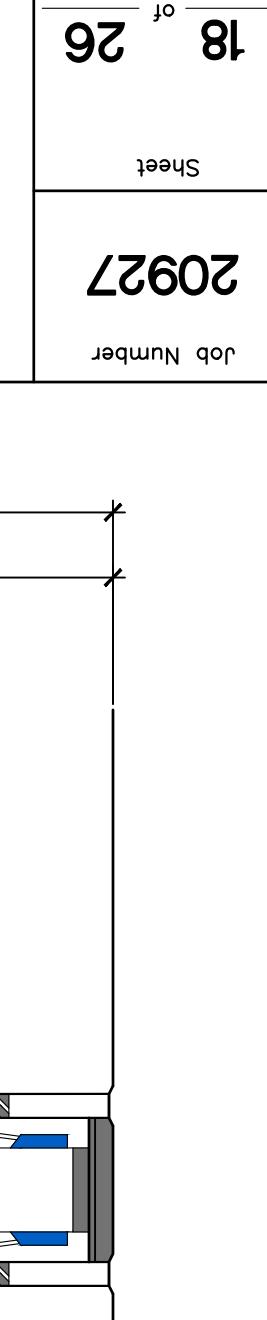
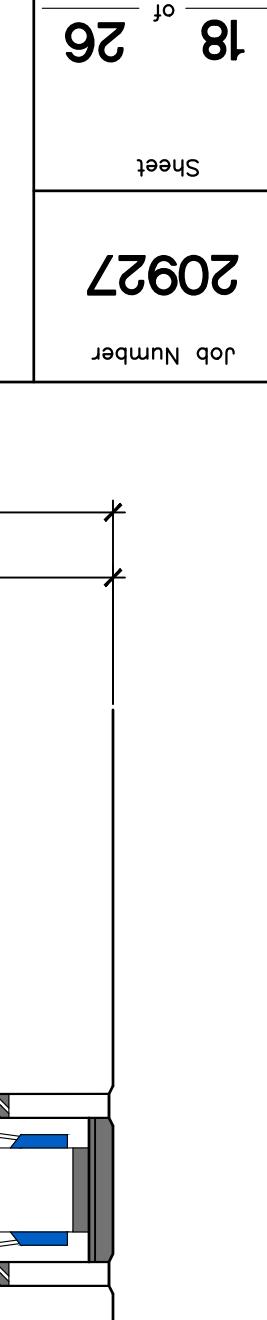
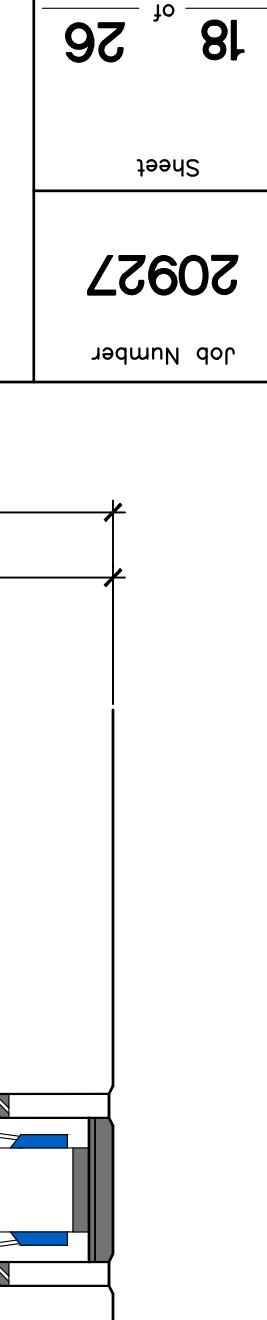
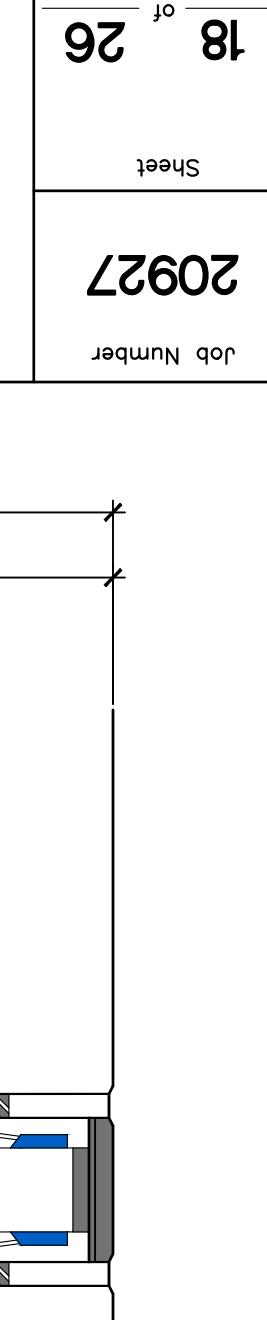
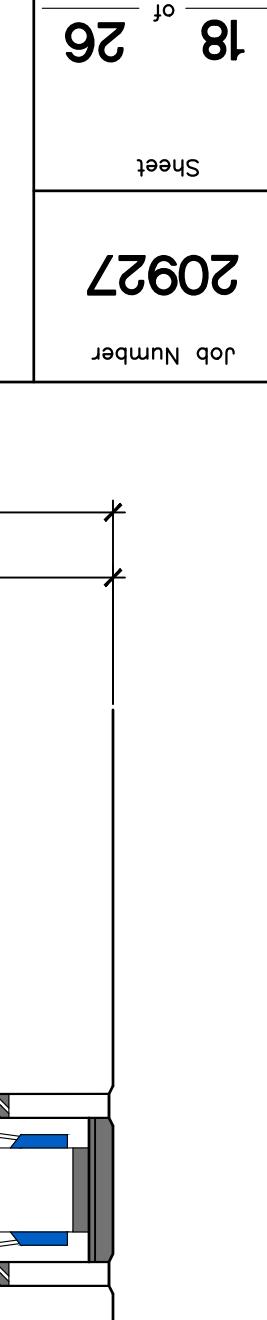
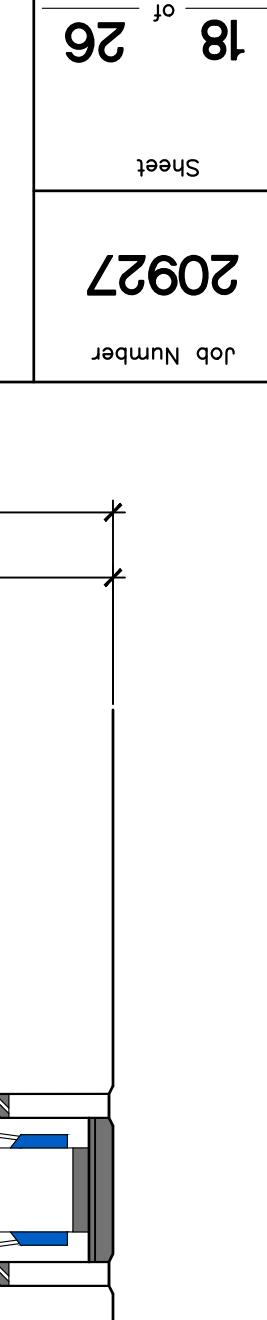
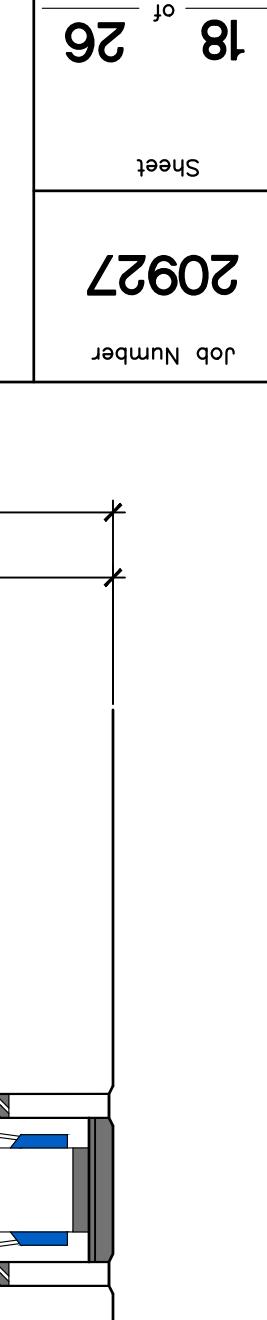
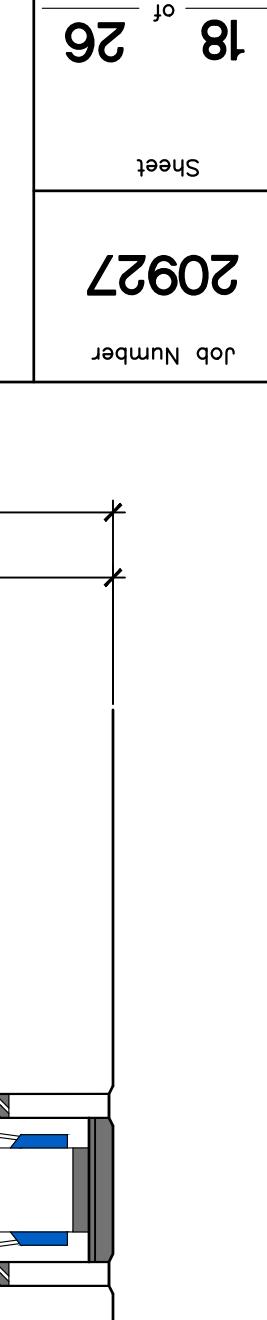
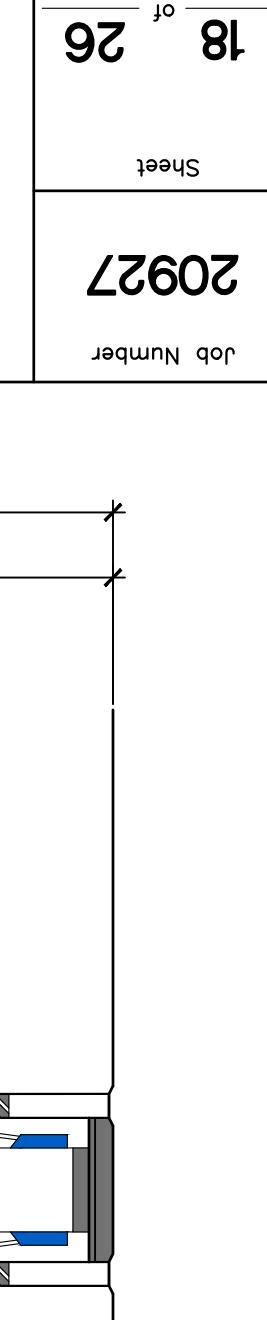
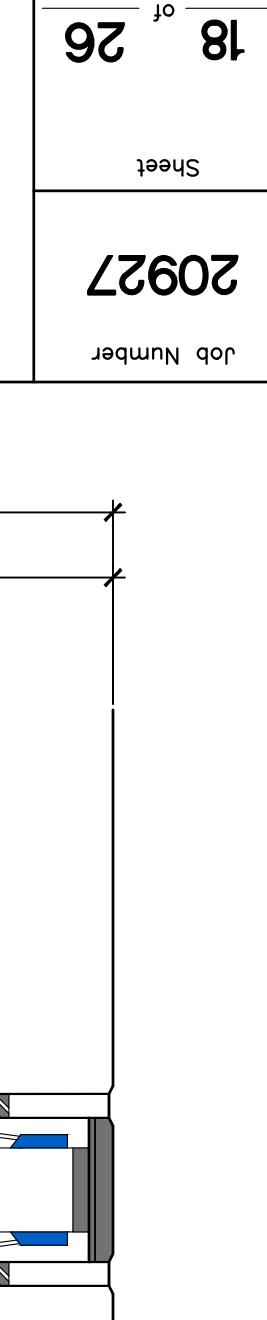
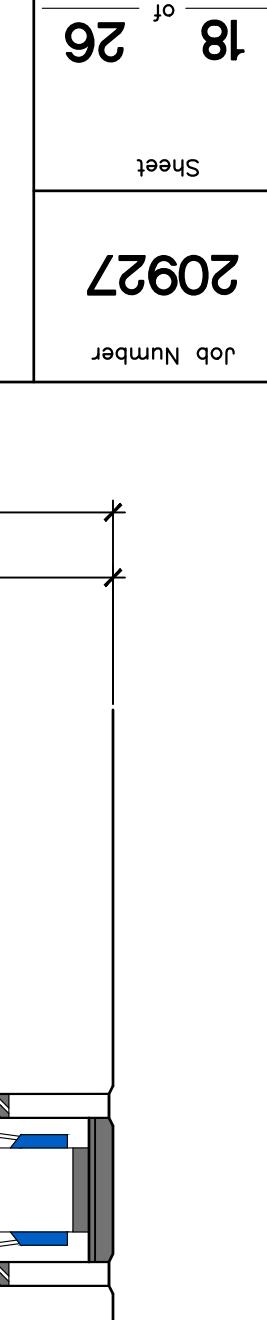
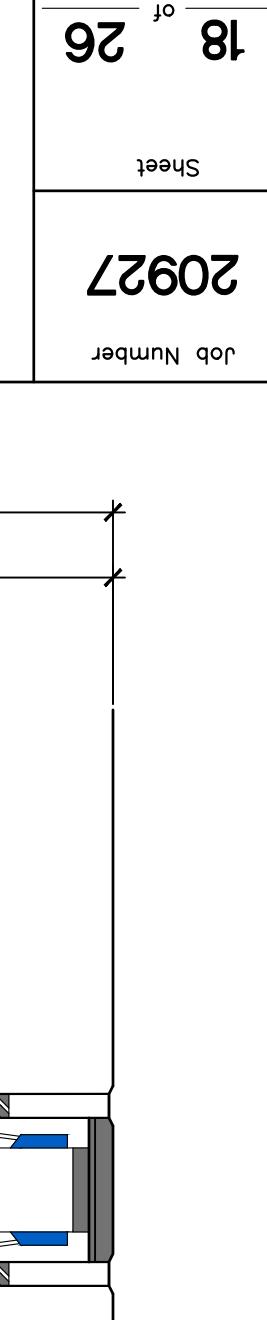
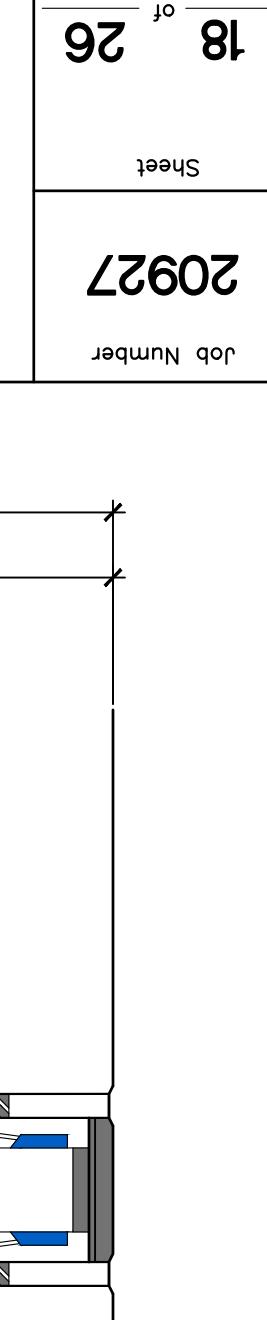
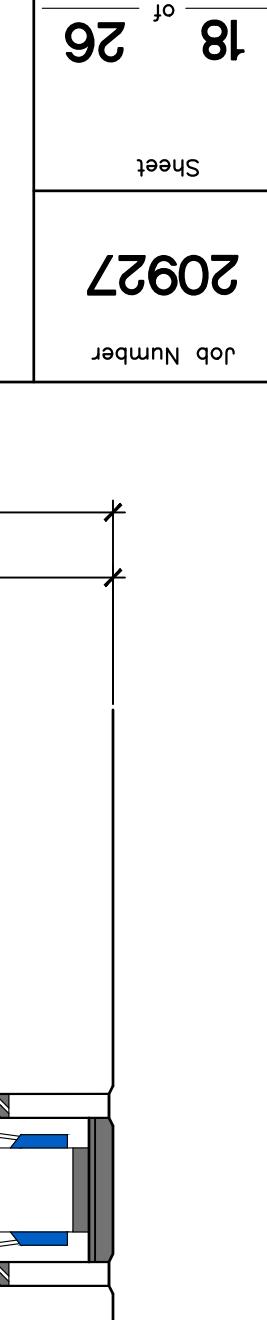
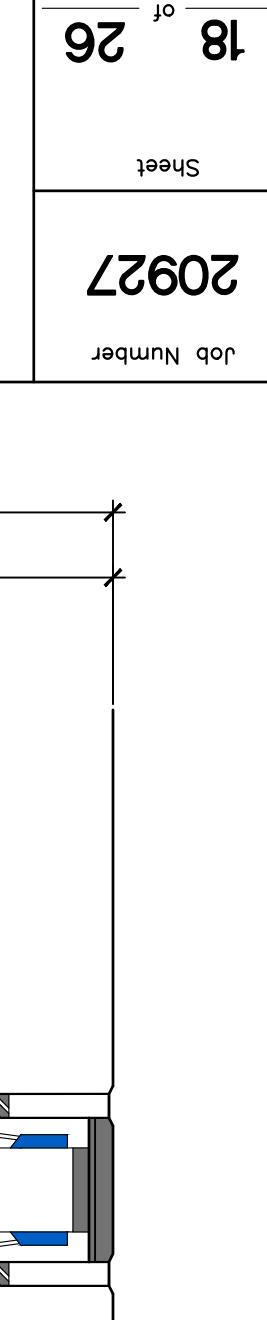
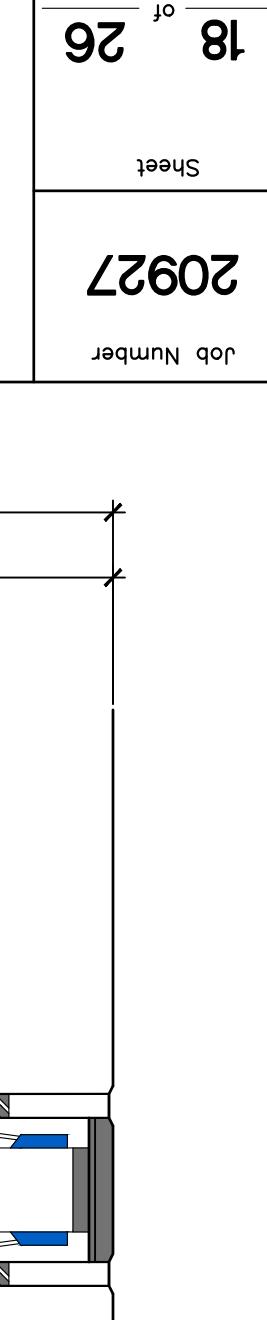
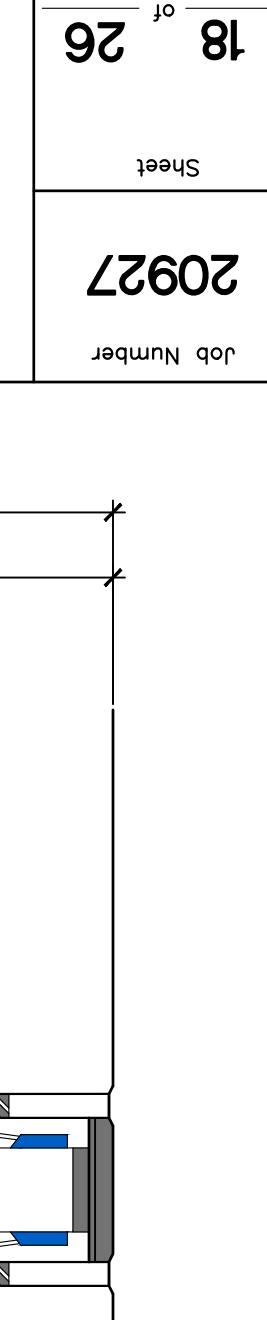
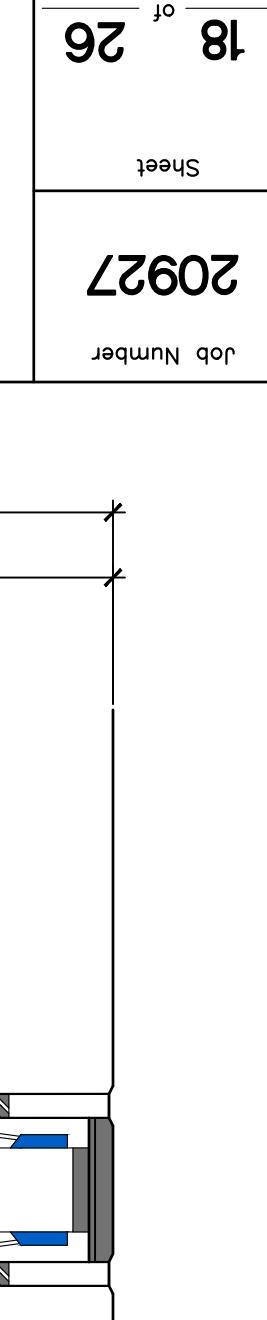
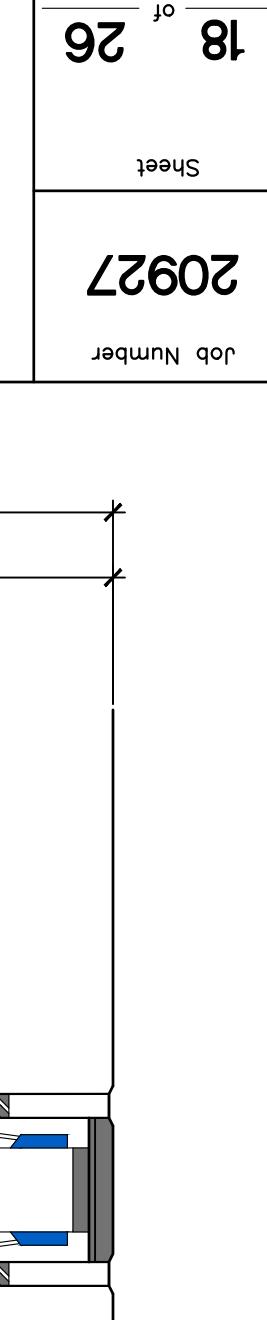
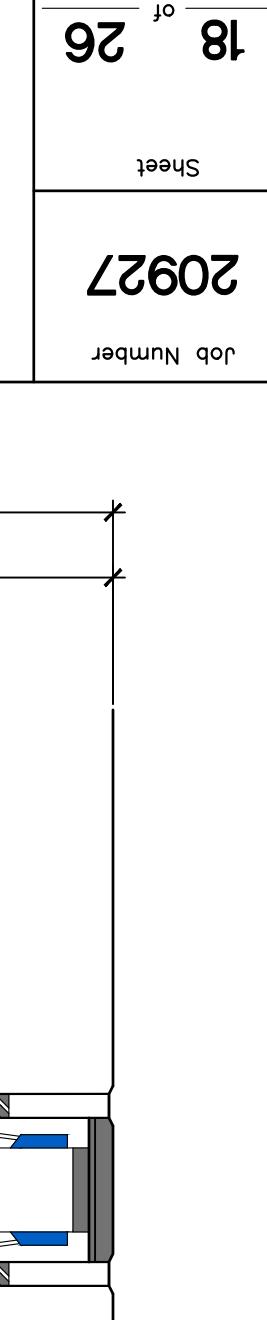
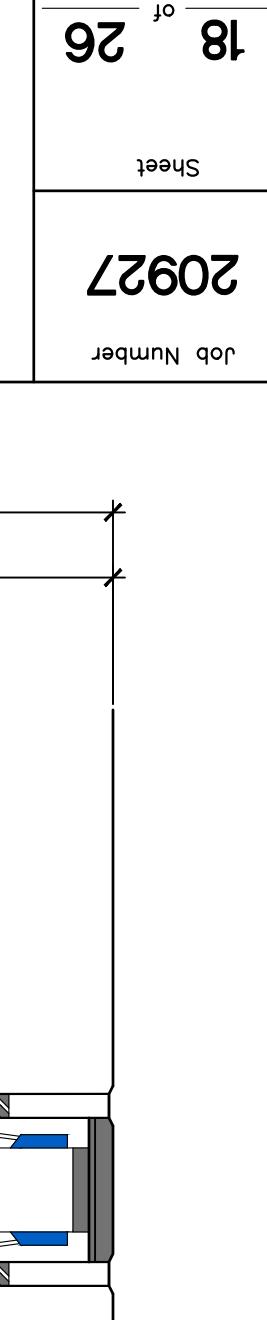
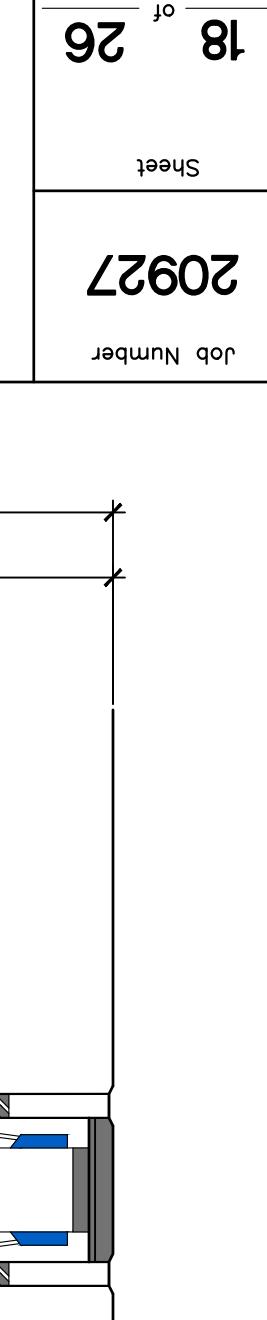
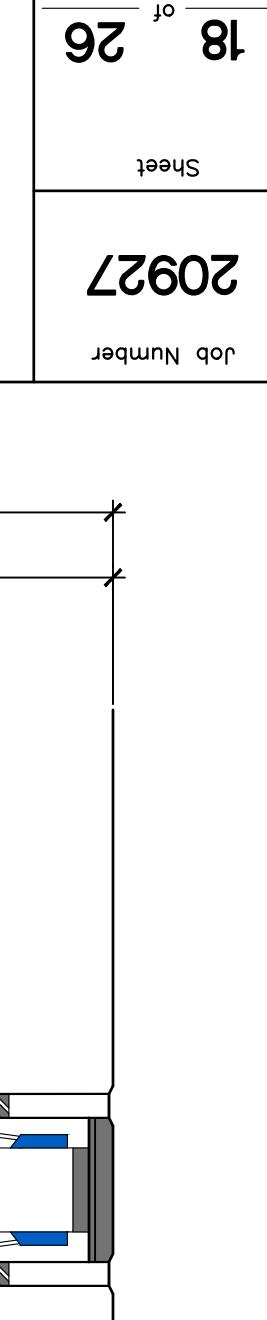
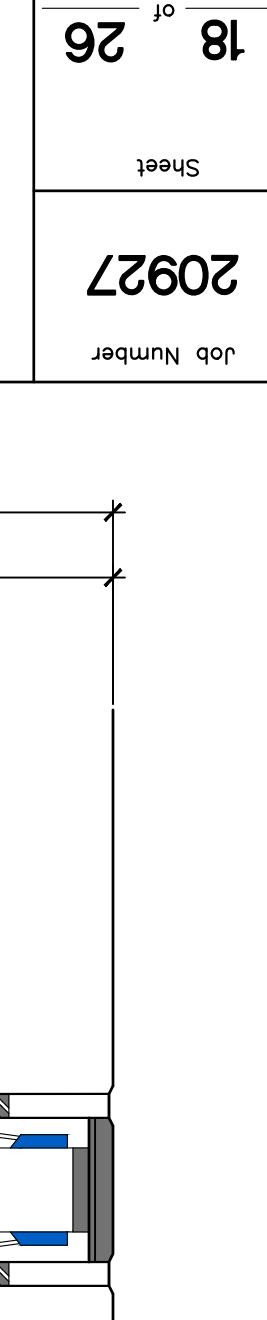
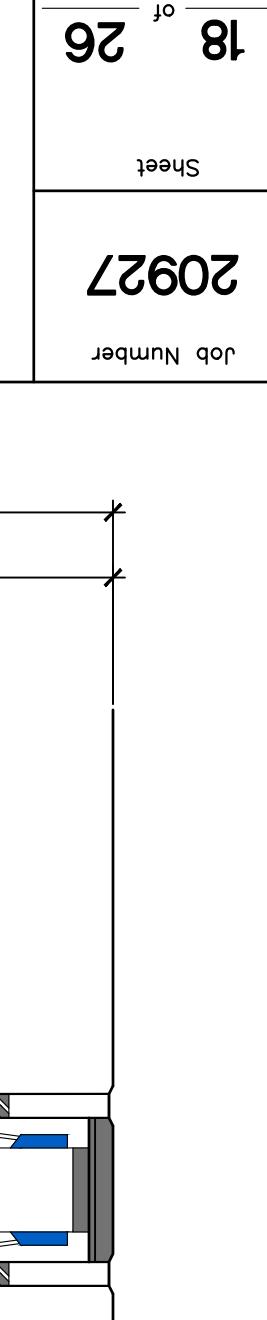
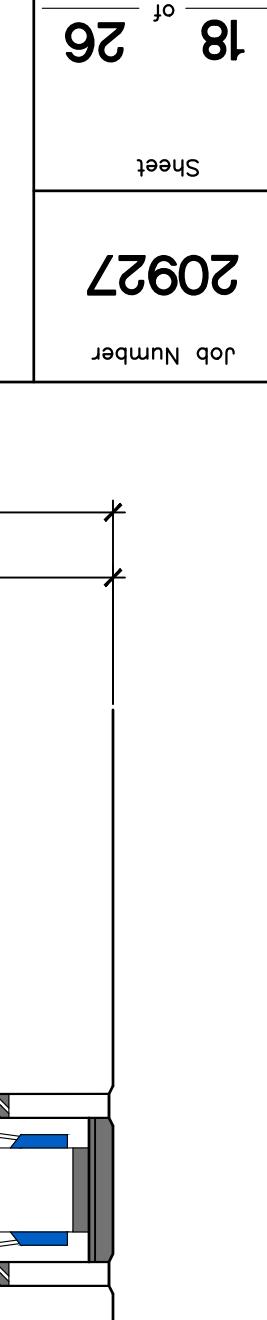
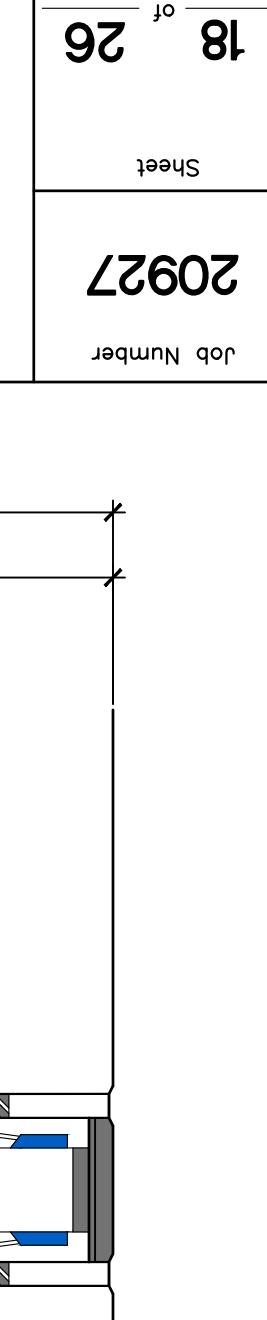
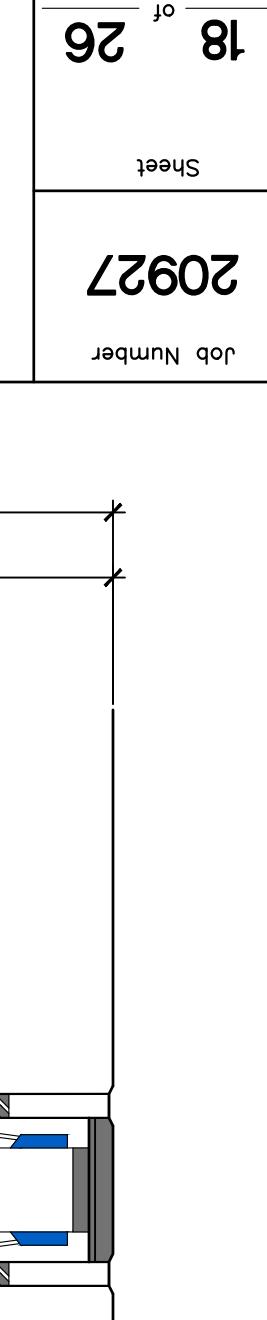
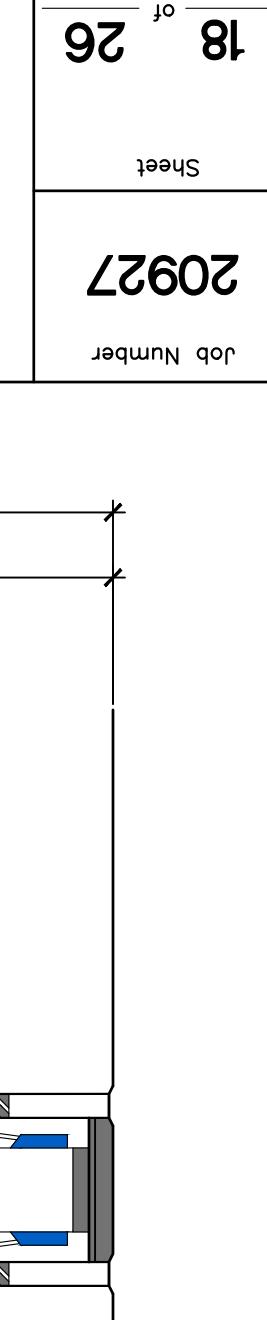
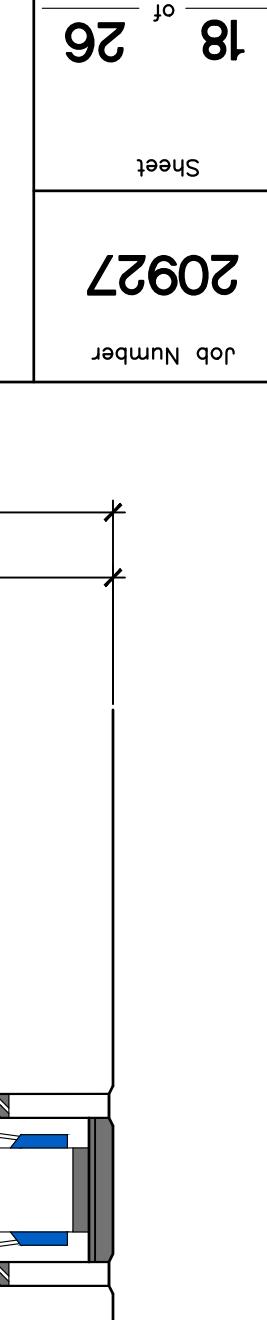
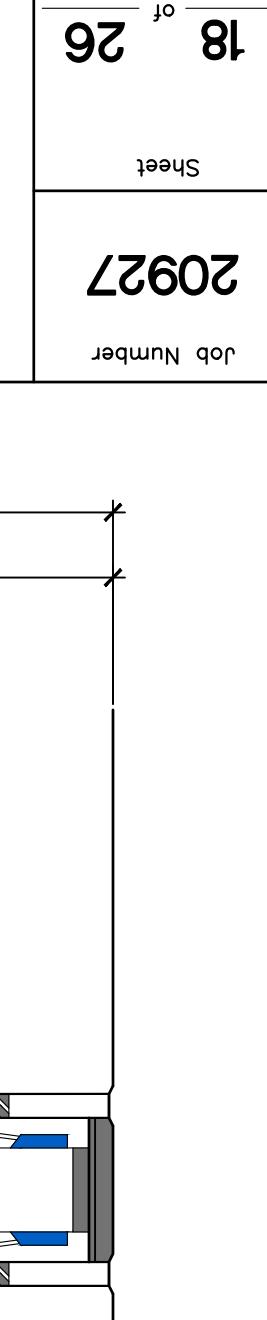
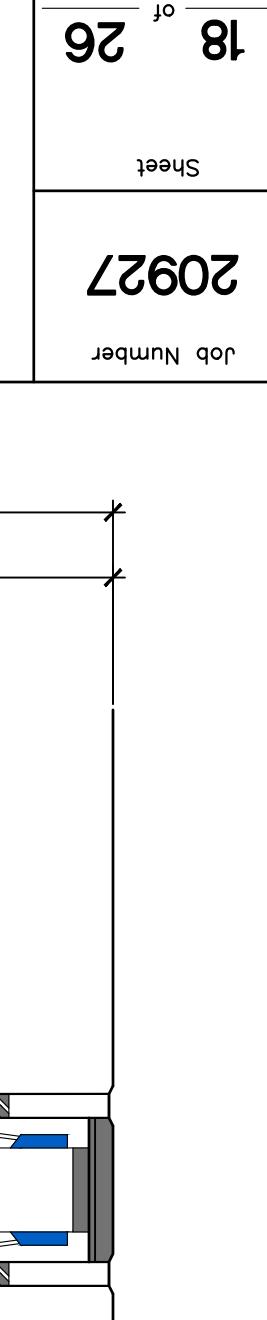
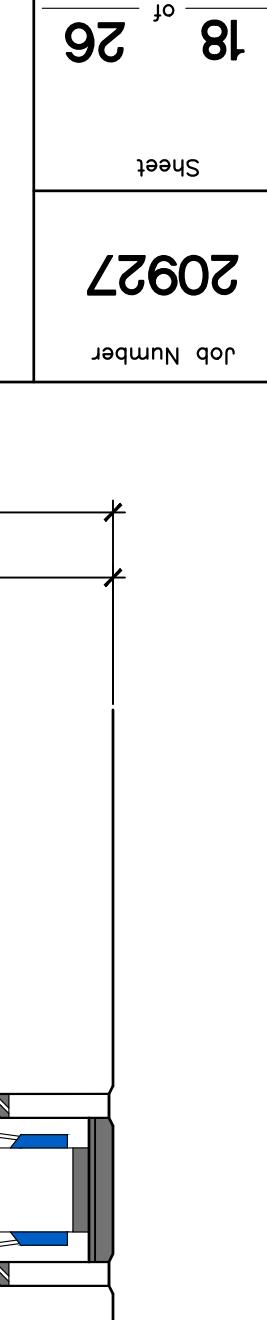
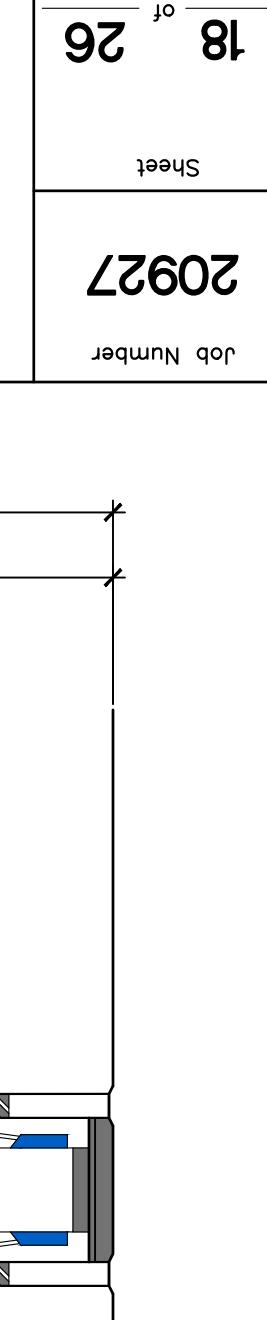
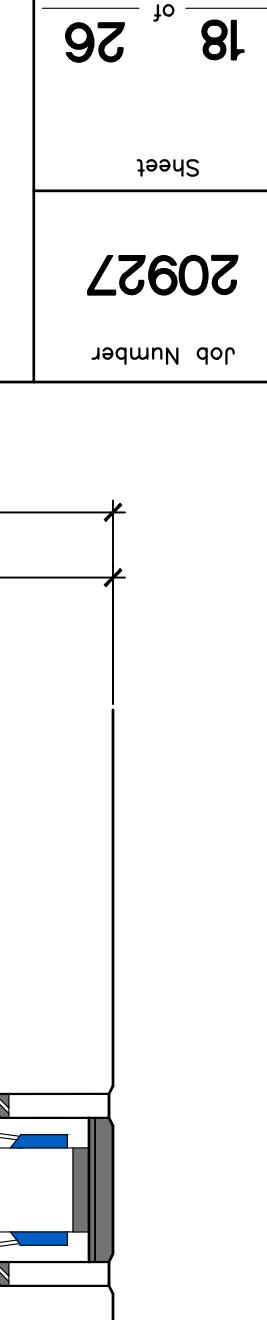
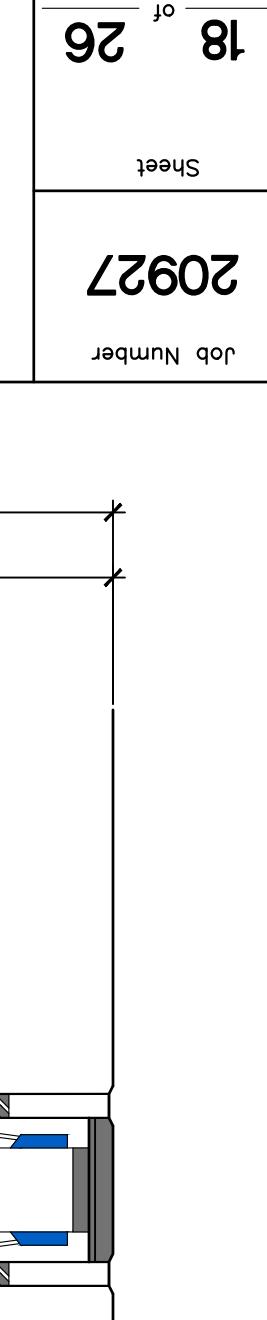
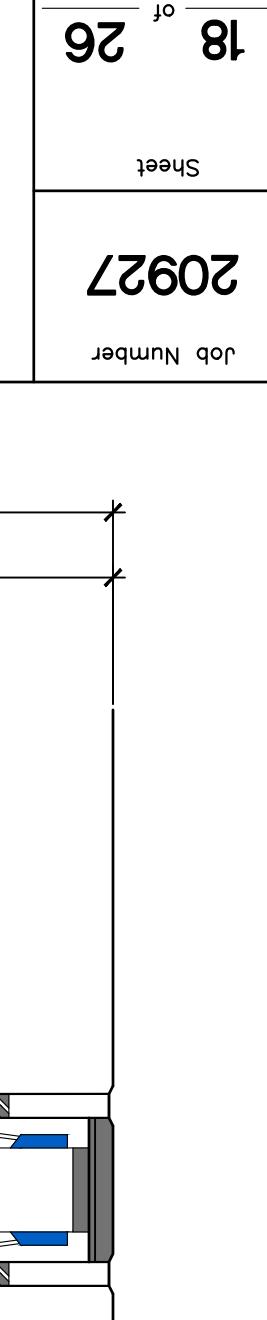
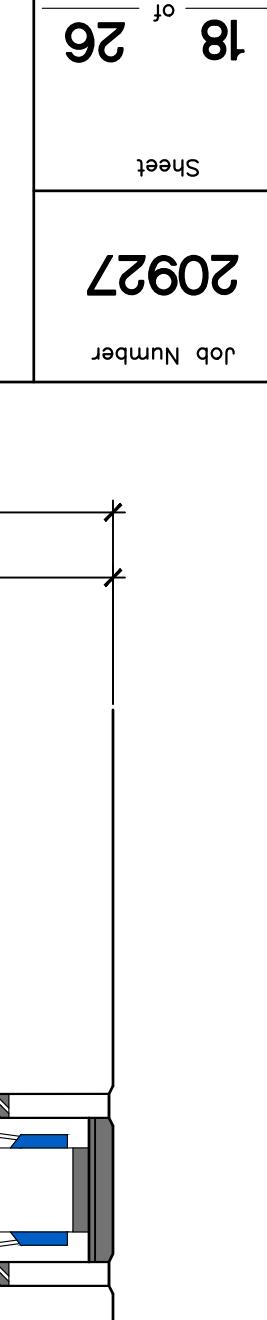
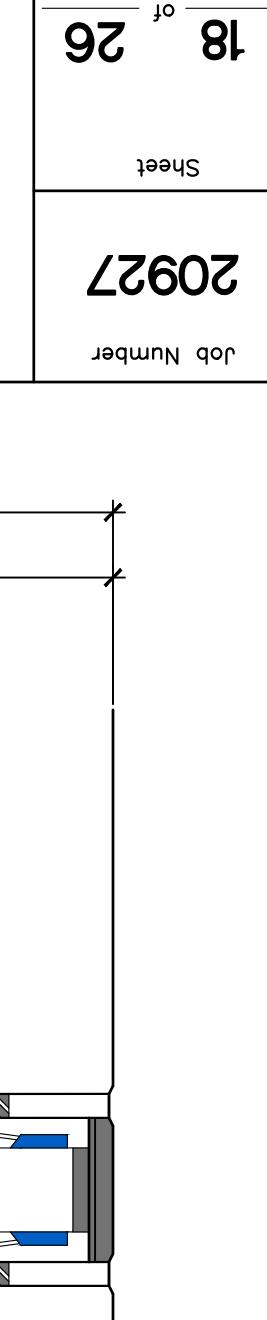
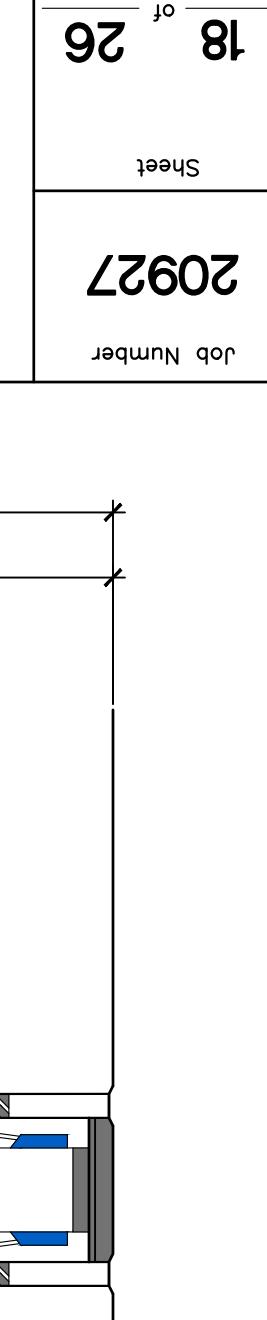
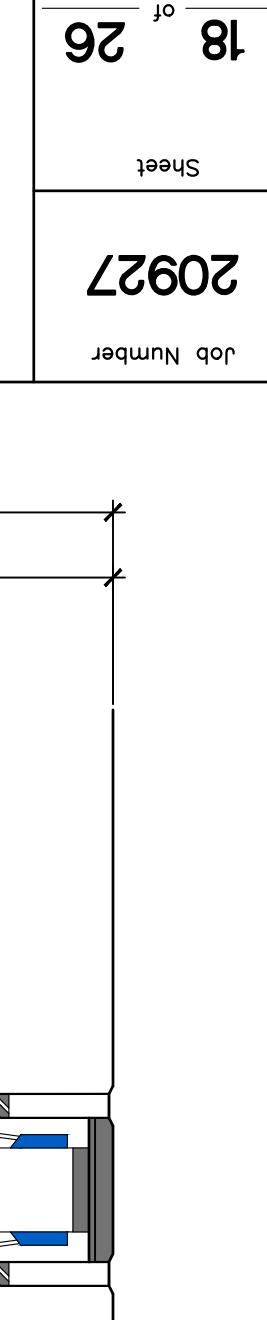
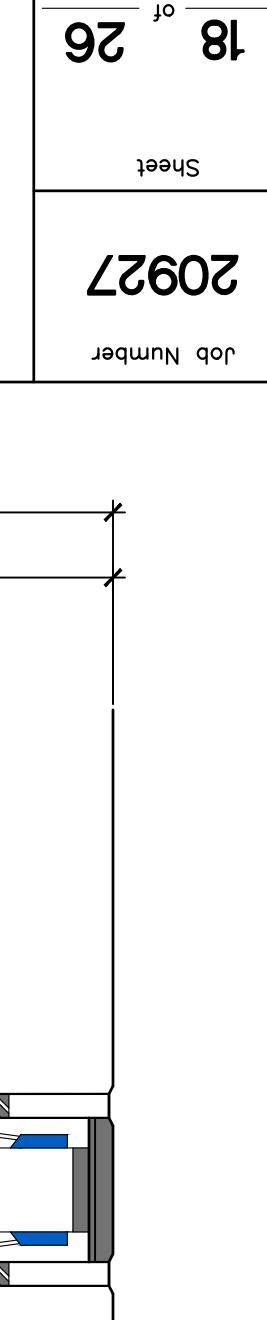
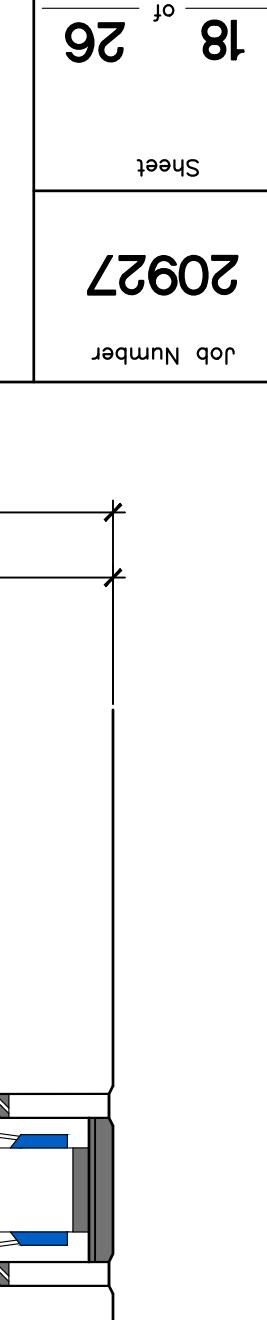
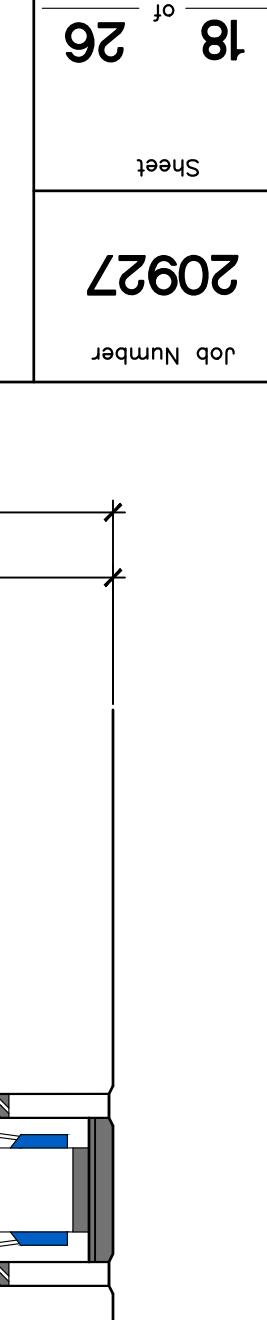
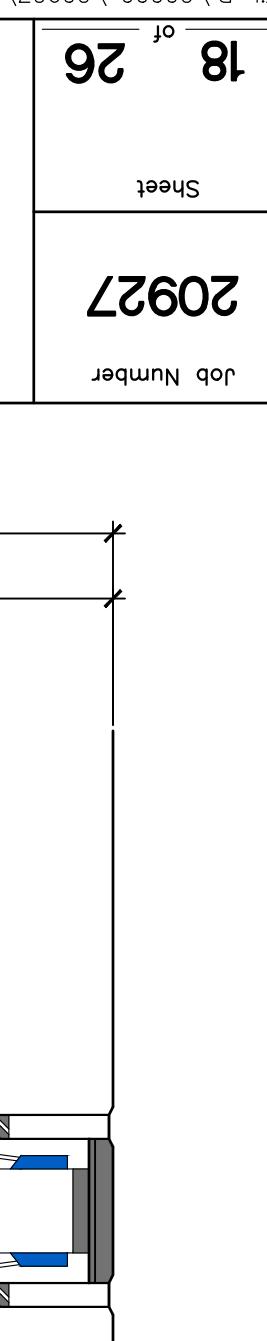
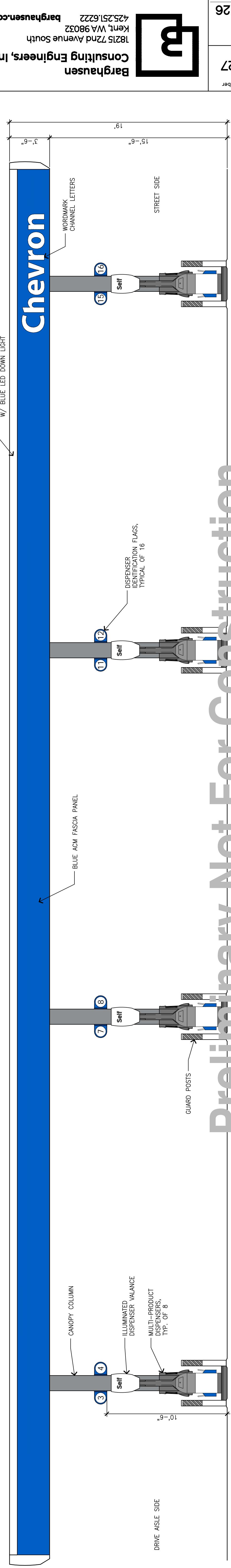
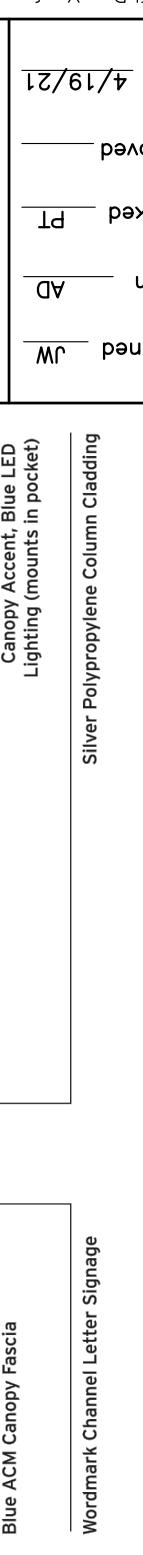


(D) SCALE:  $1/4'' = 1'-0''$   
**SOUTH CANOPY ELEVATION- FACING C-STORE BUILDING**



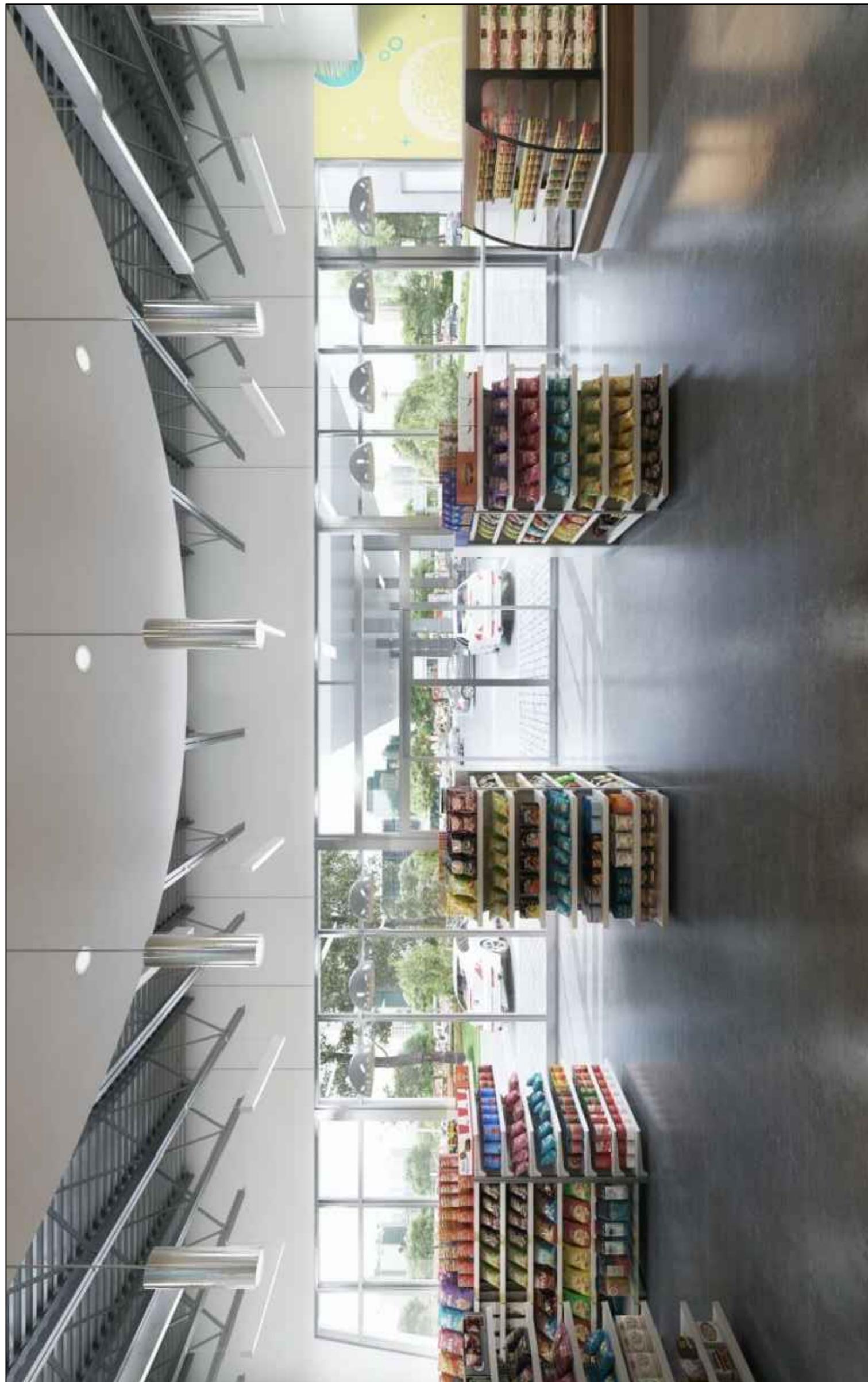
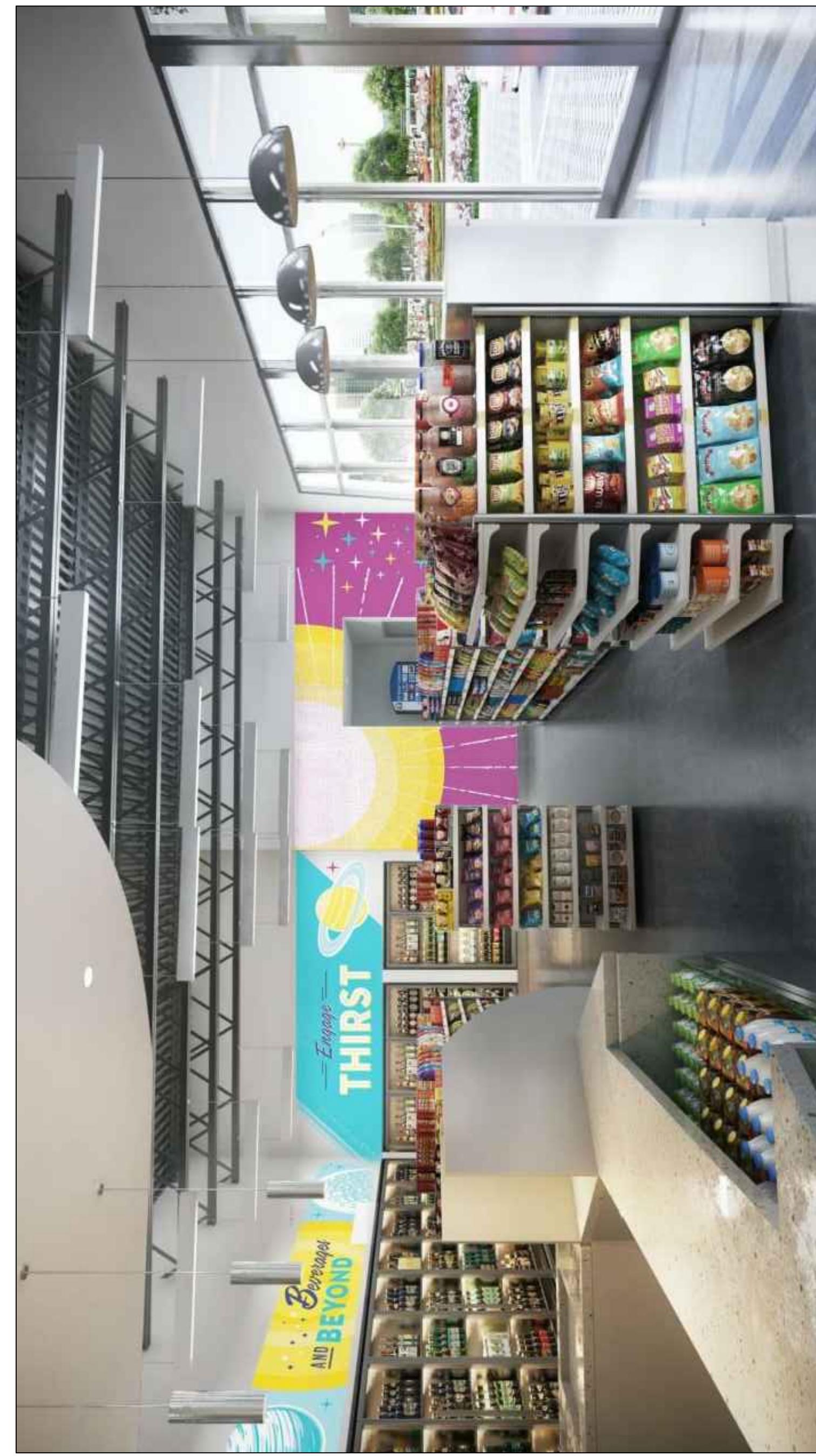
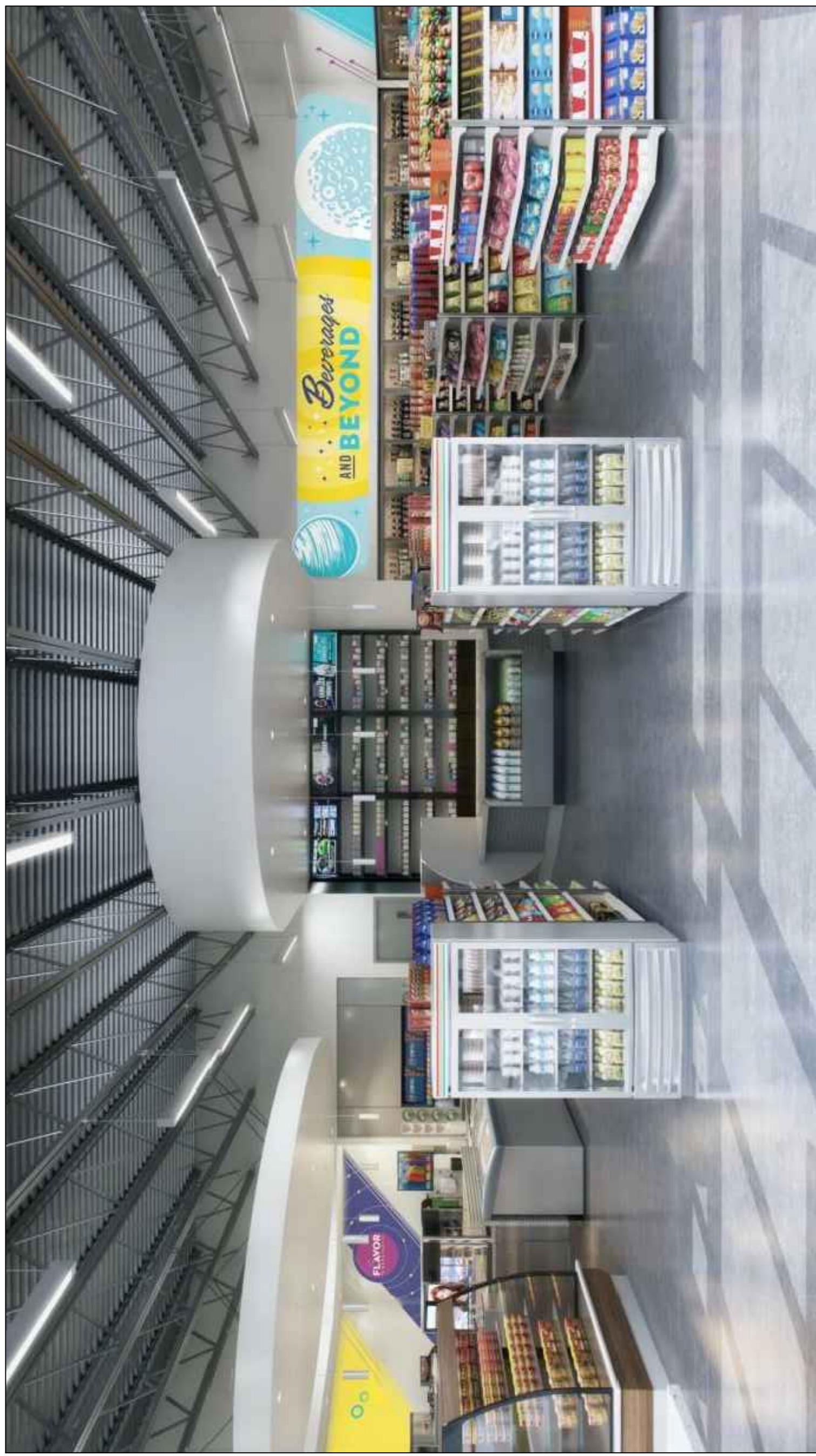
**Preliminary Not For Construction**

**E21**



# Preliminary Not For Construction

UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY



INTERIOR VIEWS  
UNITED PACIFIC  
5200 LONE TREE WAY  
ANTIOCH, CA 94531

**4747 WILLIAMS DRIVE  
GEORGETOWN, TX 78633**

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Data App Che Dra

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gheroutine

**Barghauser Consulting**  
8215 72nd Avenue  
Seattle, WA 98032  
425.251.6222

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Sheet  
20927



UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                                             |  |                                                                                                                                                                                                                                      |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p><b>PRIMINARY SIGNAGE PLAN</b></p> <p>UNITED PACIFIC<br/>5200 LONE TREE WAY<br/>ANTIOCH, CA 94531</p> <p>No. Date By Ckd Appr. Revision</p>                                                                                                                                                                                                                                                                                                                                              |  | <p><b>EMBREE</b><br/>4747 WILLIAMS DRIVE<br/>GEORGETOWN, TX 78633</p> <p>For:</p> <p>ASSSET GROUP, INC.</p> |  | <p>Consulting Engineers, Inc.<br/>Barghausen<br/>18215 72nd Avenue South<br/>Kent, WA 98322<br/>425-251-6222<br/>barghausen.com</p> <p>Date 4/19/21<br/>Checked PT<br/>Drawn MP<br/>Approved PT<br/>Scdled AS SHOWN<br/>Vertical</p> |  |
| <p>3/8" Bolt to mount Frame to post</p> <p>Clearance 7'-6"</p> <p>ACM Panel</p> <p>ACM With Vinyl</p> <p>Vinyl and Digital Print on ACM</p> <p>Painted Silver</p> <p>Clearance 7'-6"</p>                                                                                                                                                                                                                                                                                                   |  |                                                                                                             |  |                                                                                                                                                                                                                                      |  |
| <p>3'-0" (width)</p> <p>5'-0" (height)</p> <p>6'-6" (depth)</p> <p>CAR WASH</p> <p>LUNAR 12 WASH</p> <p>JET WASH</p> <p>HYPER WASH</p> <p>autoWash</p>                                                                                                                                                                                                                                                                                                                                     |  |                                                                                                             |  |                                                                                                                                                                                                                                      |  |
| <p>Front ACM</p> <p>#10 Self Tapping Tek Screws</p> <p>1.5" Aluminum Square Tube Frame is 24"x84"</p> <p>1.5" Aluminum Square Tube Frame with Cross Support<br/>Welded into 24"x84" Frame with Cross Support<br/>Bolted onto Main Pole</p> <p>Silver Point</p> <p>Clearance 7'-6"</p> <p>ENTER</p> <p>autoWash</p> <p>Eyelet Hooks</p> <p>Chain</p> <p>Clearance Sign</p> <p>4" x4" Aluminum Tube</p> <p>8"x8" Plate</p> <p>Anchored to Foundation with 1/2" Steel Bolts</p> <p>Gusset</p> |  |                                                                                                             |  |                                                                                                                                                                                                                                      |  |
| <p><b>CARWASH MENU SIGN</b></p> <p>SCALE: NTS</p> <p>02</p>                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                                             |  |                                                                                                                                                                                                                                      |  |

UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY

**PRELIMINARY SIGNAGE PLAN  
UNITED PACIFIC  
5200 LONE TREE WAY  
ANTIOCH, CA 94531**

The logo for Embree Asset Group, Inc. is displayed. It features a large, stylized green graphic composed of three vertical rectangles of increasing height, forming a shape reminiscent of a stylized letter 'E' or a modern building. To the left of this graphic, the word "EMBREE" is written in a bold, black, sans-serif font. To the right, the words "ASSET GROUP, INC." are written in a smaller, black, sans-serif font. Above the graphic, the address "4747 WILLIAMS DRIVE" is written in a large, bold, black, sans-serif font. At the very top, the city and zip code "GEORGETOWN, TX 78633" are written in a large, bold, black, sans-serif font.

P:\20000s\20927\preliminary\20927 A-SNA-SIGNAGE.dwg 4/22/2021 10:54 AM KHELD

**20927**

**26**

**23**

**Job Number:** 20927 **Sheet:** 26

**Project Name:** PRELIMINARY SIGNAGE UNITED PACIFIC 5200 LONE TREE ANTIOCH, CA 94747 WILLIAMS DRIVE GEORGETOWN, TX 78633

**Client:** ASSET GROUP, INC.

**Architect:** BARGHAUSEN CONSULTING ENGINEERS, INC.

**Address:** 18215 72nd Avenue South Kent, WA 98032

**Phone:** 425.251.6222 **Email:** barghausen.com

**Design:** MP **Drawn:** MP **Checked:** PT **Approved:** PT **Date:** 4/19/21

**Scale:** AS SHOWN **Vertical:** AS SHOWN

**Title:** EMBREE

**For:**

**Comments:**

**01 FRONT ELEVATION SIGNAGE**

**02 RIGHT SIDE ELEVATION SIGNAGE**

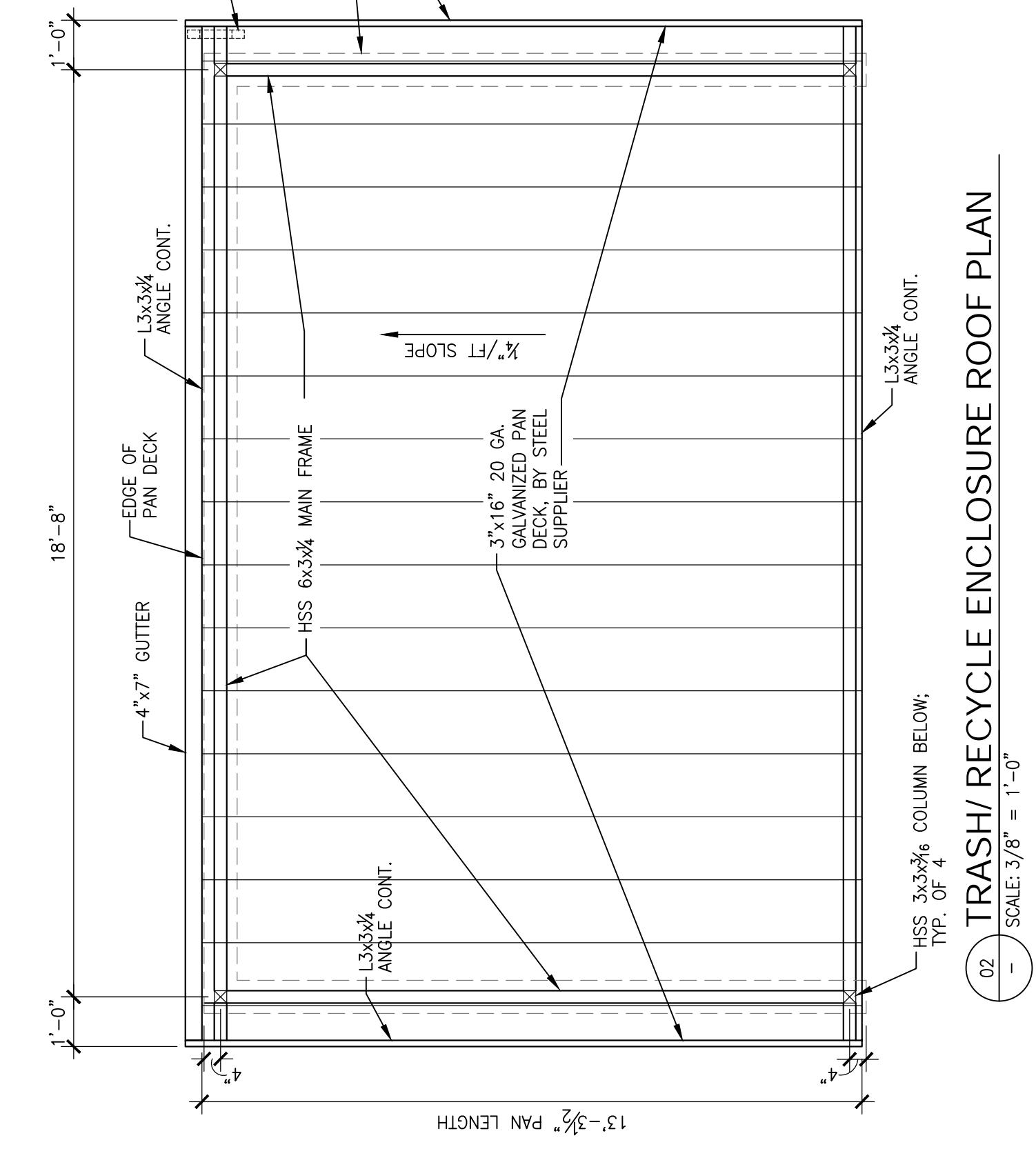
**03 REAR ELEVATION SIGNAGE**

**04 LEFT SIDE ELEVATION SIGNAGE**

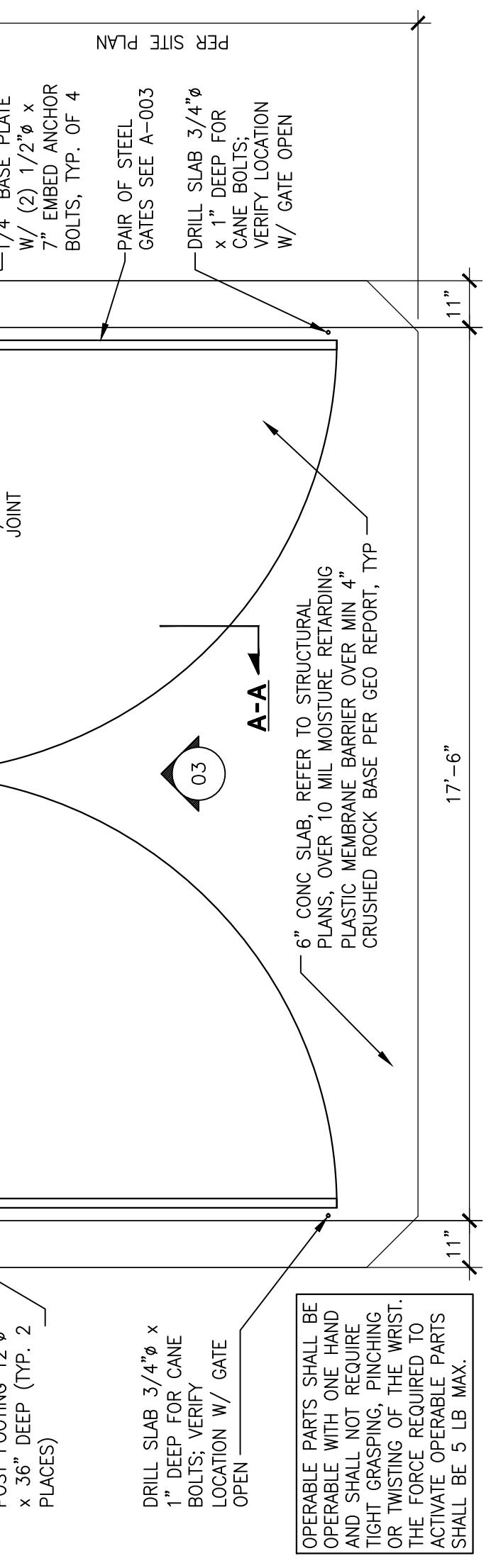
**05 SIGNAGE DETAILS**

<img alt="Architectural rendering of the signage details showing the dimensions and materials for the 'Rocket'

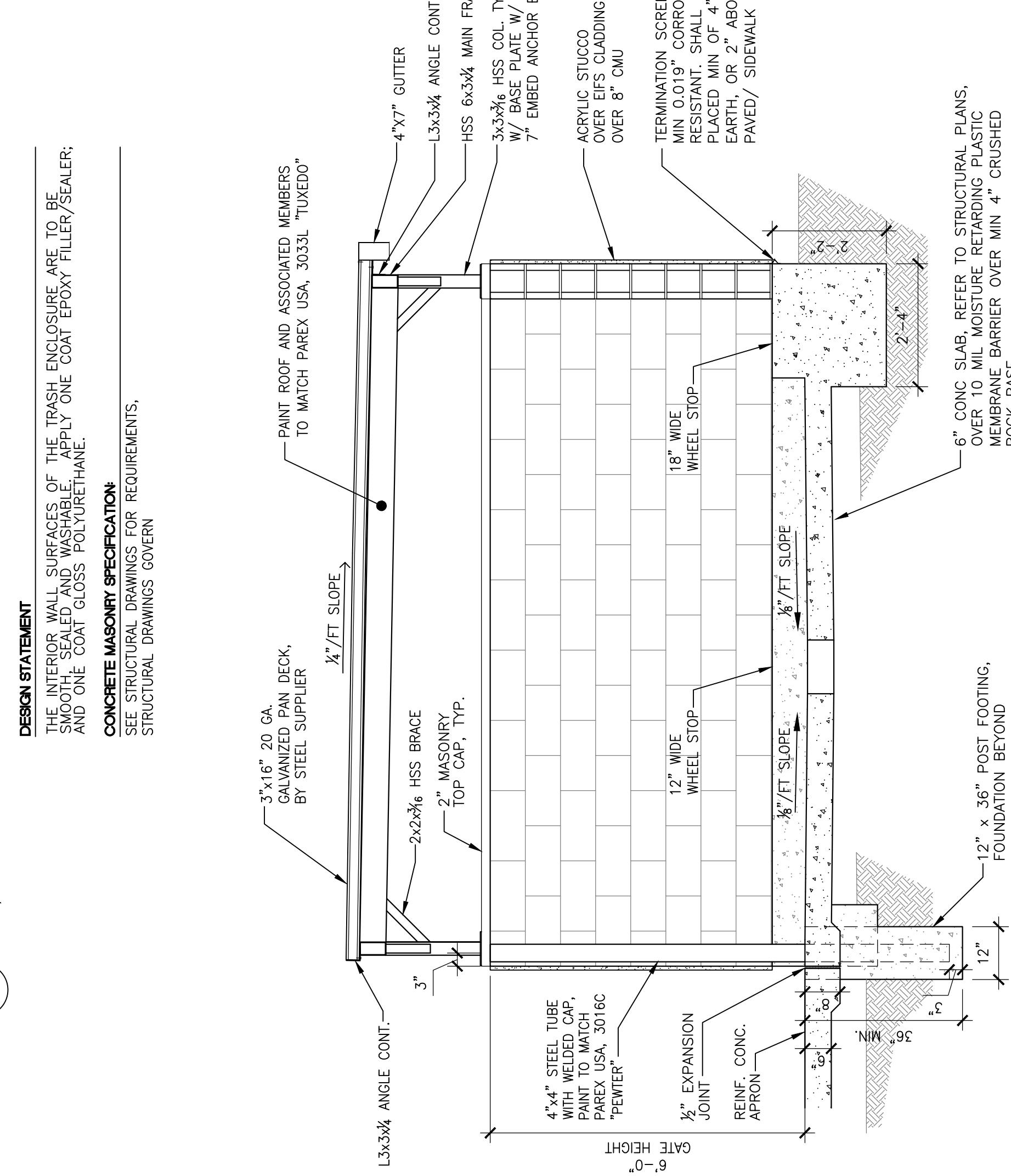
# UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY



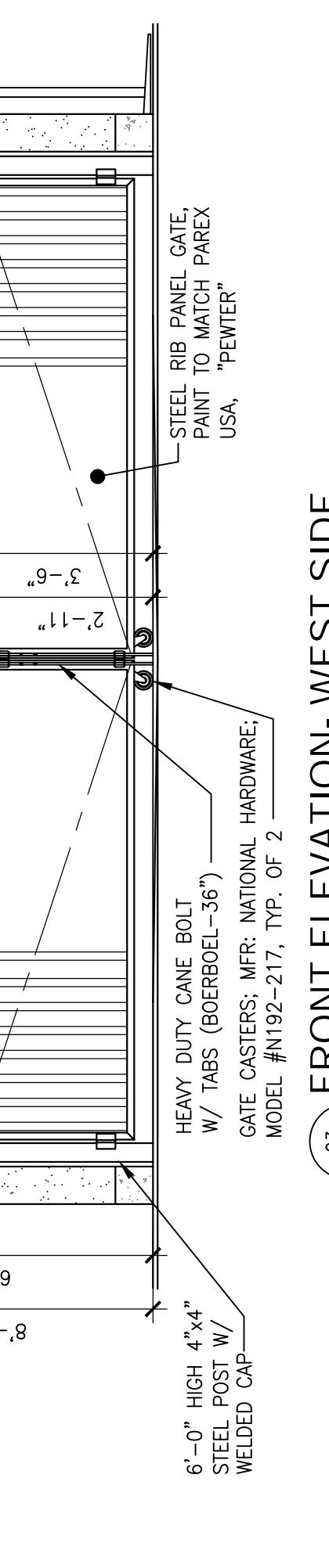
02 TRASH/ RECYCLE ENCLOSURE ROOF PLAN



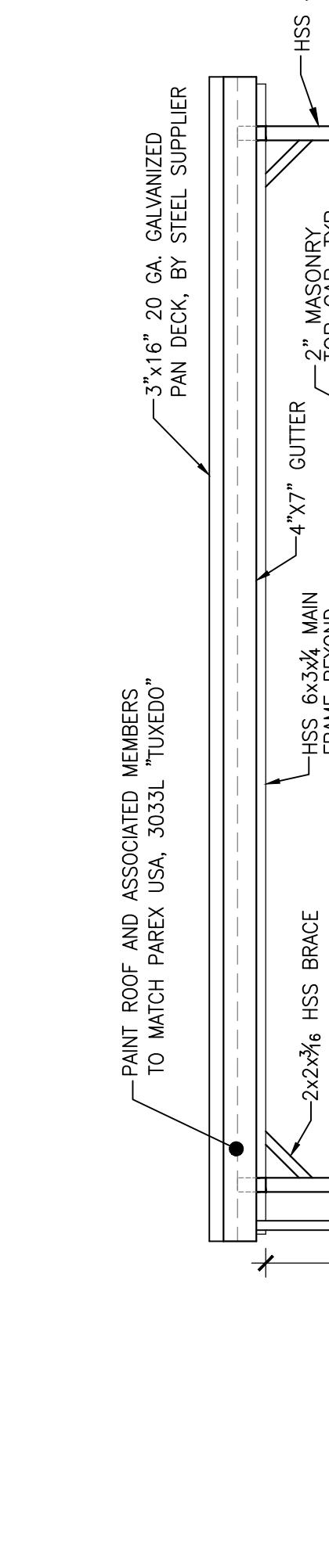
01 TRASH/ RECYCLE ENCLOSURE PLAN



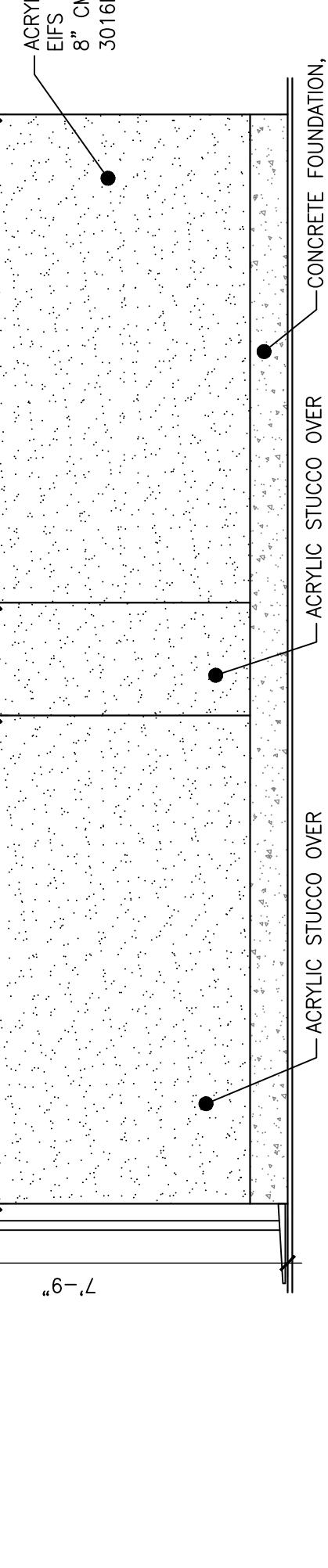
03 FRONT ELEVATION- WEST SIDE



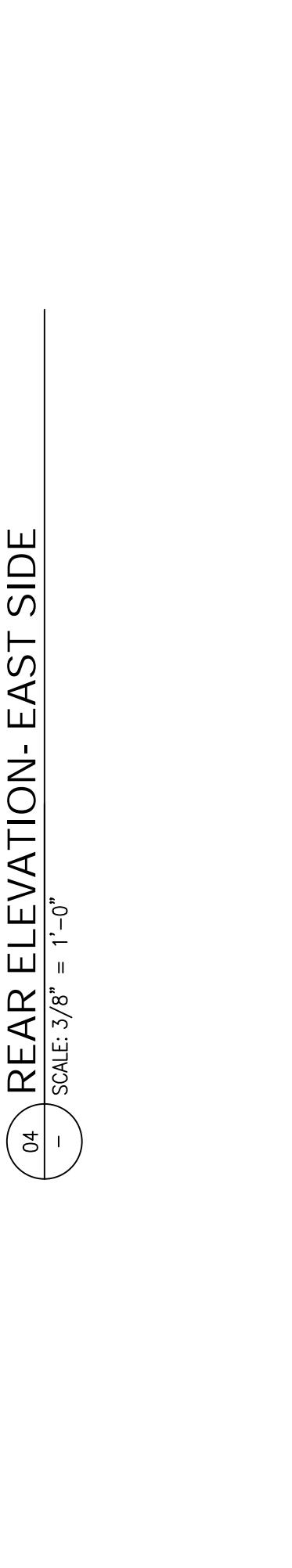
03 SIDE ELEVATION- NORTH SIDE



04 SIDE ELEVATION- SOUTH SIDE



05 SIDE ELEVATION- EAST SIDE



06 SECTION

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