

STAFF REPORT TO THE PLANNING COMMISSION

DATE: Regular Meeting of April 7, 202¹

SUBMITTED BY: Jose Cortez, Associate Planner

APPROVED BY: Alexis Morris, Planning Manager

SUBJECT: Mt. Diablo Maintenance Facility (UP-20-03, AR-20-05)

RECOMMENDED ACTION

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

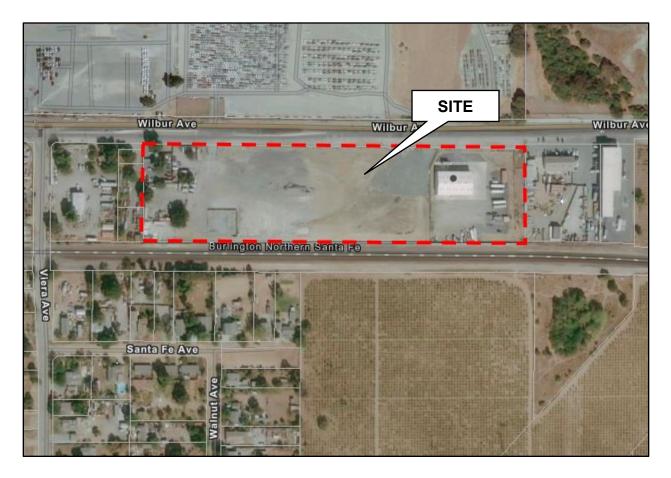
- 1. Adopt the resolution approving the Mt. Diablo Resource Recovery Maintenance Facility Initial Study/Mitigated Negative Declaration (IS/MND) and adopting the Mitigation Monitoring and Reporting Program (MMRP);
- 2. Adopt the resolution approving a Use Permit, and Design Review (UP-20-03, AR-20-05) for a truck maintenance facility, subject to conditions of approval.

DISCUSSION

Requested Approvals

The Applicant, Mt. Diablo Resource Recovery (MDRR) requests approval of an Initial Study/Mitigated Negative Declaration, a Use Permit, and a Design Review for the development of a new truck maintenance facility. The proposed project would be developed in three phases on a 10.28-acre site that is currently developed with a 9,730 square foot metal warehouse building and approximately 10,000 square feet of paved surface parking. The subject property is located at 2600 Wilbur Avenue (APN 051.032.009). Each request is described in detail below:

- 1. Mt. Diablo Resource Recovery Maintenance Facility Project IS/MND: The Planning Commission must adopt the IS/MND and MMRP prior to taking action on the other resolution for the project.
- 2. Use Permit: The Applicant is requesting Use Permit approval of the proposed truck maintenance facility to be developed in three phases.
- 3. Design Review: The Applicant is requesting Design Review Approval of the proposed remodel of the 9,730-square-foot warehouse, a 3.5-acre parking, fueling station and a new 18,533 square foot metal warehouse building.



Environmental

In accordance with the requirements of the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the proposed project and determined that all significant environmental impacts could be mitigated to a less-than-significant level with incorporation of mitigation. A copy of the public review draft of the Initial Study/Mitigated Negative Declaration and Final IS/MND, Mitigation Monitoring and Reporting Program (MMRP) and appendices can be found at the following link:

https://www.antiochca.gov/community-development-department/planning-division/environmental-documents/

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 is adequate.

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 was prepared (MMRP) and is included in Attachment A, Exhibit A

The draft Mitigated Negative Declaration was released for public review from January 28, 2021 to February 26, 2021. Two comment letters on the IS/MND were received during the public review period (Department of Fish and Wildlife & Water Board). According to CEQA Guidelines Section 15073, and 15074, the lead agency must consider the comments received during the public review period together with the IS/MND. However, unlike with an Environmental Impact Report (EIR), comments received on an IS/MND are not required to be attached to the negative declaration, nor must the lead agency make specific written responses. Nonetheless, the City has chosen to provide responses to those specific comments that are related to the environmental analysis contained in the IS/MND. The Department of Fish and Wildlife comment letter focuses on biological resources. The Water Board letter focuses on hydrology and water quality. The comment letters and responses are included as Attachment F.

ANALYSIS

Project Overview

The applicant proposes to operate a truck maintenance facility at 2600 Wilbur Avenue. The truck maintenance facility would be developed in three phases on a 10.28-acre site. The site is currently developed with a 9,730 square foot metal warehouse building that will undergo exterior alterations that include the addition of new roll up doors. Additionally, the site is developed with approximately 10,000 square feet of paved surface parking.

Phase 1 proposes to utilize the existing 9,730-square-foot warehouse building as an interim truck repair and maintenance facility and would construct approximately 3.5 acres of truck and employee parking and a truck fueling station. In Phase 2, the proposed project would construct a new metal warehouse building of approximately 18,533 square feet, a vehicle and equipment wash station, and a storage yard. The new building would transition over the truck service repairs area, and include dispatch offices, restrooms, a break room, locker rooms, and a storage room.

The first two phases of this project will be developed for the truck maintenance facility to operate and function properly, phase 3 of the project includes future development not yet finalized. Currently, phase 3 proposes drainage improvements and grading approximately 1.73 acres of the western portion of the site. This portion of the project site would continue to be used as a storage yard. However, potential development of this phase may include construction of a 18,500-square-foot warehouse building that provides truck parking and is similar in design, appearance, and height as the Phase 2 building. A detailed description of the truck maintenance facility is included as Attachment "C" to the staff report.

General Plan, Zoning, and Land Use

The site is located within the General Plan's Eastern Waterfront Employment Focus Area and is designated as Industrial. The zoning of the site is Heavy Industrial (M-2), which allows heavy industrial uses and also the Cannabis Overlay District (CB). Truck Maintenance Facilities and Truck Terminals are allowed in the Heavy Industrial District subject to the approval of a use permit by the Planning Commission.

The surrounding land uses and zoning designations are noted below:

North: Industrial Uses / Heavy Industrial (M-2) & Cannabis Overlay

South: Vacant land/Vineyards/Residential / Planned Business Center (PBC)

East: Industrial Uses / Heavy Industrial (M-2) & Cannabis Overlay West: Industrial Uses / Heavy Industrial (M-2) & Cannabis Overlay

Site Plan

The site is approximately 10.28-acres in size and developed with an approximately 9,730 square foot building and parking lot. The site is currently accessed via unpaved driveways along Wilbur Avenue. The applicant proposes frontage improvements that include two paved driveways. The applicant proposes the development of truck and employee parking, an all-weather 40' wide paved and lighted drive aisle from the west gate main entrance along the north fenced boundary eastward towards the truck / employee parking drive aisles, existing 9,730 building. The site has chain-link fence and gates along the perimeter of the site in order to secure the area.

Antioch Municipal Code § 9-5.1703.1 requires heavy industrial uses to have one space per employee on the largest shift. The applicant states a total of 71 employees work Monday through Friday on shifts; the plans propose a total of 147 parking stalls. The proposed 147 parking stalls include 68 standard parking spaces and 79 truck parking spaces. The existing parking area is located to the east of the existing building, these spaces will be repaved and restriped.

The access driveway will utilize a designated 30-foot crossing over an onsite rail spur. The crossing will be located at the northern end of the rail spur. The crossing will be lighted and delineated by standard reflective traffic rated railroad crossing signage and markings at the crossing, and also along each side of the easement boundary from the northern end to the southwestern end of the parking area. Additionally, reflective delineators will be placed along both sides of the easement edge within the paved parking area. No further delineators for the boundary of the easement and rail spur are proposed and not required according to the grant deed.

Use Permit

The City of Antioch Municipal Code requires a Use Permit for heavy industrial uses such as truck maintenance facilities and truck terminals; therefore, the applicant is requesting a Use Permit approval of the Mt. Diablo Maintenance Facility. Use Permits are required for land uses that may be suitable only in specific locations or require special

consideration in their design, operation, or layout to ensure compatibility with surrounding uses.

The M-2 Zoning District provides for a wide range of heavy industrial uses. The proposed use complies with the underlying zoning and goals in that it adds an industrial type use within the district.

Design Review and Landscaping

Per Section 9-5.2607 of the Antioch Municipal Code (AMC), all new development within the City is subject to Design Review approval. The purpose of the Design Review process is to promote the orderly development of the City, encourage high quality site design and planning, protect the stability of land values and investments, and ensure consistency with the Citywide Design Guidelines.

The existing building along with the proposed building are of metal construction, typical of those in industrial areas. The color palette for the building is a mix of neutral colors including "Surrey Beige", "Terra Cotta" and "Warm White". The building features an open gable roof that will be colored "Hemlock Green". The proposed colors are acceptable for the industrial district they are proposed in. In general, the project complied with the Citywide Design guidelines and staff is satisfied with the proposed design of the project.

The conceptual landscaping plan includes landscaping for the project frontage and the internal site. The applicant proposes to plant Chinese Pistache trees along the project frontage and within the interior planting areas. This tree tolerates a range of conditions, is drought-resistant, and produces colorful fall foliage. The applicant is proposing a variety of smaller accent plants, shrubbery, and ground cover including Yankee Point California Lilac, and Fortnite Lily. These plants will offer a variety of contrasting colors.

ATTACHMENTS

- A. Initial Study / Mitigated Negative Declaration Resolution Exhibit A Mitigation Monitoring and Reporting Program
- B. Use Permit and Design Review Resolution
- C. Project Plans
- D. Project Description
- E. Contra Costa County Fire Protection District (CCFPD) Comment Letter

ATTACHMENT A

Initial Study / Mitigated Negative Declaration (ISMND) Resolution

Full ISMND (and all appendices) available online: antiochca.gov/environmentaldocs

PLANNING COMMISSION RESOLUTION NO. 2021-**

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH ADOPTING THE

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR THE MT. DIABLO MAINTENANCE FACILITY AS ADEQAUTE FOR ADDRESSING THE ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT

WHEREAS, the City of Antioch ("City") received an application from Mt. Diablo Resource Recovery (MDRR) ("Applicant") for approval of an Initial Study / Mitigated Negative Declaration, Use Permit, and Design Review, for the development of a truck maintenance facility on a 10.28-acre site. The project site is located approximately one mile west of State Route 160 at 2600 Wilbur Avenue (UP-20-03, AR-20-05) (051-032-009);

WHEREAS, the City prepared an Initial Study and Mitigated Negative Declaration, 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 January 28, 2021 and ending on February 26, 2021;

WHEREAS, the Planning Commission has reviewed the IS/MND for this Project, the public comments, and the responses to comments received during the comment period;

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

WHEREAS, on April 7, 2021, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary and documentary;

WHEREAS, the custodian of the Final IS/MND 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-divsion/environmetnal-documents/. 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:

RESOLUTION NO. 2021-** APRIL 7, 2021 Page 2

- 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 APROVES AND ADOPTS the 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 7th day of April 2021.

AYES: NOES:	
ABSTAIN:	
ABSENT:	
	Forrest Ebbs
	Secretary to the Planning Commission

Exhibit A Mitigation Monitoring and Reporting Program (MMRP)



Mt. Diablo Resource Recovery Maintenance Facility Project

Mitigation Monitoring and Reporting Program

March 18, 2021

Lead Agency:

City of Antioch Community Development Department Planning Division 200 H Street Antioch, CA 94509

Technical Assistance:

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

ACRONYMS AND ABBREVIATIONS

Applicant Mt. Diablo Resource and Recovery

BAAQMD Bay Area Air Quality Management District

BMPs Best Management Practices

CDFW California Department of Fish and Wildlife

CEQA California Environmental Quality Act

CFR Code of Federal Regulations

City City of Antioch

CRHR California Register of Historical Resources

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

PRC Public Resources Code

proposed project Mt. Diablo Resource Recovery Truck Maintenance Facility

Project

RWQCB Regional Water Quality Control Board

SWPPP Stormwater Pollution Prevention Program



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1.0 MITIGATION MONITORING AND REPORTING PROGRAM

The purpose of the Mitigation, Monitoring, and Reporting Program (MMRP) is to provide the City of Antioch Community Development Department (City) with a comprehensive list of the mitigation measures identified in the Initial Study Mitigated Negative Declaration (ISMND) for the Mt. Diablo Resource Recovery Truck Maintenance Facility 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 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 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.



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Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Monitoring Frequency	Action	Date completed with Signature
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 areas, soil piles, graded areas, and unpaved access roads) will be watered two times per day; All haul trucks transporting soil, sand, or other loose material offsite will be covered; (c) All visible mud or dirt track-out onto adjacent public roads will be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited; d) All vehicle speeds on unpaved roads will be paved will be completed as soon as possible after grading unless seeding or soil binders are used. (f) diling times shall be minimized either by shutting equipment off when not in use or by reducing the maximum idling time to 5 minutes (as required by the California Arhorne Toxics Control Measure Tritle 13, Section 2485 of the California Code of Regulations. Clear signage shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. h) 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 BAQMD's phone number will also be visible to ensure compliance.	• Contractor	Prior to issuance of grading permit and during construction.	Monitoring Party: City of Antioch Community Development Department Monitoring Action: Confirm 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 construction as needed.		

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Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Monitoring Frequency	Action	Date completed with Signature
Section 3.4: Biological Resources						
mm BIO-1: Avoid Disturbance of Nesting Birds. If project activities occur during the nesting season for native birds (February 1 to August 31), a nesting survey shall be conducted within 5.45 days of starting construction work or tree removal activities. The nesting survey shall include an examination of the entire project site including existing buildings and all trees onsite and within 200 feet of the project site (e.g., within a zone of influence of nesting birds). The zone of influence includes those areas outside of the project site where earth-moving vibrations and/or other construction-related noise could disturb birds. If birds are identified nesting on or within the zone of influence of the proposed project, a qualified biologist shall establish a temporary protective nest buffer around the nest(s). The nest buffer must be of sufficient size to protect the nesting site from construction-related disturbance. Typically, adequate nesting buffers are 50 feet from the nest site or nest tree dripline for small birds and up to 300 feet for sensitive nesting buffers are 50 feet from the nest site or nest tree dripline for small birds and up to 300 feet for sensitive nesting buffers are 50 feet from the nesting surveys, if nesting birds are identified on or within a zone of influence of the project site. Upon completion of nesting surveys, if nesting birds from harm while the proposed project is construction. If there is a pause in construction activities of seven days or more during the nesting birds from harm while the proposed project is constructed. If there is a pause in construction activities of seven days or more during the nesting birds survey will be conducted to ensure that there are no new nests that need buffering. No construction or earth-moving activity shall occur within any established nest protection buffer prior to September 1 unless it is determined by a qualified biologist that the young have fleedged (that is, left the nesting project construction zones, or that the nesting cycle is	Construction Coutractor Qualified Biologist	Nesting survey will be conducted within 5 45 days of starting construction work or tree removal activities.	 Monitoring Party: City of Antioch Community Development Department Monitoring Action: Confirm selection of qualified biologist Confirm nesting bird surveys are conducted within 5 45 days of starting construction work or tree removal activities. Confirm pre-construction clearance by qualified biologist Confirm pre-construction clearance for work stoppage of seven days or greater during nesting season 	Prior to issuance of grading permit and throughout the construction phase as needed.		



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otherwise completed. In the region of the project site, most species complete nesting by mid-July. This date can be significantly earlier or later and would have to be determined by the qualified biologist. At the end of the nesting cycle and fledging from the nest by its occupants, as determined by a qualified biologist, temporary nesting buffers may be removed, and construction may commence in established nesting buffers without further regard for the nest site.						
MM BIO-2: Avoid Disturbance of Roosting Bats. Prior to construction and tree removal activities, a qualified biologist shall conduct preconstruction surveys for roosting bats within 14 days of starting work. Tree removal and construction activities shall be conducted during specific seasonal periods of bat activity: between August 31 and October 15, when bats would be able to fly and feed independently, and between March 1 and April 1 to avoid hibernating bats and prior to the formation of maternity colonies. If the qualified biologist finds evidence of bat presence during the surveys, then a plan for removal and exclusion shall be prepared in conjunction with CDFW. If construction activities and tree removal must occur outside of the seasonal activity periods (e.g., between October 16 and February 28-29, or between April 2 and August 30), then a qualified biologist shall conduct preconstruction surveys within 14 days of starting work. If roosts are found, a determination shall be made whether there are young. If a maternity site is found, impacts to the maternity site shall be avoided by establishment of a non-disturbance buffer until the young have reached independence. The size of the batter of the maternity site shall be avoided by the context of the maternity site shall be avoided by the context of the maternity site shall be avoided by the context of the maternity site shall be avoided by the context of the maternity site shall be avoided by the context of the maternity site shall be avoided by the context of the maternity site shall be avoided by the context of the maternity site shall be avoided by the context of the maternity site shall be avoided by the context of the maternity site shall be avoided by the context of the maternity site shall be avoided by the context of the maternity site shall be avoided by the context of the maternity site is found.	Construction Contractors Qualified Biologist	Preconstruction surveys will be conducted within 14 days of starting work.	Monitoring Party: City of Antioch Community Development Department Monitoring Action: Confirm selection of qualified biologist Confirm preconstruction surveys are conducted within 14 days of starting work	Prior to issuance of grading permit and throughout the construction phase as needed.		
at the time of the surveys. If the qualified biologist finds evidence of bat presence during the surveys, then a plan for removal and exclusion when there are not dependent young present shall be prepared in conjunction with CDFW.						

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Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Monitoring Frequency	Action	Date completed with Signature
Section 3.5: Cultural Resources						
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 historical resource shall cease until an archaeologist who meets the Secretary of the Interior's Standards and Guidelines for Professional Qualifications in archaeology and/or history evaluates the resource does not appear to be eligible for inclusion on the 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, 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 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. The applicant shall be responsible for the costs of retaining a qualified archaeologist and the recording of resources of mitigation shall be donated to a qualified scientific institution shall be donated to a qualified scientific institution shall be denated to a qualified scientific study.	Contractor Qualified Archaeologist	During the construction phase.	Monitoring Party:	Prior to issuance of grading permit and throughout the construction phase as needed.		
MM CUL-2: Worker Awareness Training. Prior to the start of any ground disturbance, all field personnel shall receive worker's environmental awareness training on cultural resources. The training, which may be conducted with other environmental or safety trainings, will provide a description of cultural resources that may	 Construction Contractor Qualified Archaeologist 	Pre-construction: Prior to ground disturbing activities.	Monitoring Party: City of Antioch Community Development Department	Prior to issuance of grading permit and throughout the construction phase as needed.		
-			Monitoring Action:			



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be encountered during construction and outline the steps to follow in the event that a discovery is made.			 Confirm a qualified archaeologist is under contract prior to the start of any ground disturbing activities. Confirm a qualified archaeologist provides worker awareness training prior to start of any ground disturbing activities. 			
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: 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 site and shall take all actions consistent with Health and Safety Code Section 7050.5 and Government Code Sections 27460, 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 re-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, the Coroner shall contact the Native American, the Goroner shall contact the Native American, the Goroner 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 the human remains and any associated grave goods with appropriate dignity, 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 or the MLD raconmendation by NAHC.	Construction Contractor Qualified Archaeologist	During the construction phase.	City of Antioch Community Development Department Monitoring Action: Confirm a qualified archaeologist is under contract prior to the start of any ground disturbing activities. Confirm a qualified archaeologist is onsite monitoring ground disturbing activities If human remains 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 Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Monitoring Frequency	Action	Date completed with Signature
Section 3.7: Geology and Soils						
Recommendations. Prior to issuance of grading permits, the applicant shall incorporate all design specifications and recommendations contained within the Geotechnical Investigation, dated January 21,2020, into relevant project plans and specifications. These specifications and recommendations pertain to but are not limited to the project's earthwork activities, foundation support, and pavement design. The project site plans shall be prepared by a civil and structural engineer and submitted to the City for review during the building permit process.	 Applicant 	Prior to issuance of grading permits.	 Monitoring Party: City of Antioch Community Development Department Monitoring Action: Confirm specifications of the geotechnical report are implemented into the project and conform the City requirements. 	Once during the City's review of the project site plans.		
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 approved by the City) to evaluate the find and recommend appropriate treatment if the inadvertently discovered paleontological resource. The appropriate treatment of an inadvertently discovered paleontological resource shall be implemented to ensure that impacts to the resource is avoided.	 Contractor Qualified Paleontologist 	During the construction phase.	Monitoring Party:	Prior to issuance of grading permit and throughout the construction phase as needed.		
Section 3.9: Hazards and Hazardous Materials						
MM HAZ-1: Prepare and Implement a Hazardous Materials Business Plan. The applicant shall prepare a 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 describes 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 occupancy.	 Applicant 	Prior to occupancy.	Monitoring Party:	Once prior to occupancy.		
Refer to Mitigation Measures HYD-1 and HYD-2 below.						



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Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Monitoring Frequency	Action	Date completed with Signature
Section 3.10: Hydrology and Water Quality						
MM HYD-1: Prepare and Implement a SWPPP. Coverage shall be obtained for the project under the Construction General Permit (Order No. 2009-009-DWQ, as amended by 2010-0014-DWQ and 20152-006-DWQ). Per the requirements of the State Water Resources Control Board, a SWPPP shall be prepared for the project to reduce the potential for water pollution and sedimentation from proposed project activities. The SWPPP shall address site runoff, assuring that project runoff shall not affect or alter the drainage patterns on the project site. The SWPPP shall comply with the Waste Discharge Requirements of the Central Valley RWQCB Permit.	Applicant Construction Contractor	Prior to issuance of grading permits and during construction.	Monitoring Party: City of Antioch Community Development Department Monitoring Action: Confirm requirements of the approved SWPPP are included in project specifications and implemented throughout the construction phase.	Once at the time of contractor specifications review and throughout the construction phase as needed.		
MM HYD-2: Obtain Industrial General Permit. Prior to operation, the applicant shall obtain coverage under the Industrial General Permit (Order No. 2014-0057-DWQ). Per the requirements of the State Water Resources Control Board, the applicant and facility operators would be required to prepare an operational SWPPP, eliminate unauthorized non-stormwater discharges and authorized non-stormwater discharges and authorized non-stormwater discharges. The post-operational SWPPP shall also include a spill prevention and countermeasure plan that identifies the proper storage, collection, and disposal measures for potential pollutants used onsite, including the use and disposal of petroleum products associated with the onsite truck fueling station. The operational SWPPP shall comply the City's sewer discharge requirements, as specified in Chapter 6-4, of the Antioch Municipal Code, and the Waste Discharge Requirements of the Central Valley RWQCB Permit.	Applicant Facility Operators	Prior to operation.	Monitoring Party: City of Antioch Community Development Department Monitoring Action: Confirm requirements are met and implemented prior to operation.	Once prior to operation.		
Section 3.13: Noise						
MM NOI-1: Fixed-Source Noise Attenuation. The noise from all mechanical equipment associated with the proposed project shall comply with Paragraph 11.61.1 "Noise Objective" in the General Plan and Article 19 "Noise Attenuation Requirements" in the Antioch Municipal Code.	• Applicant	Prior to issuance of grading permits.	 Monitoring Party: City of Antioch Community Development Department Monitoring Action: Confirm fixed noise sources associated with the project conform to the General Plan and City's Municipal Code requirements. 	Once during the City's review of the project site plans.		

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Mt. Diablo Resource Recovery Maintenance Facility Project
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			-		Verification of Implementation	mplementation
Mitigation Measures	Implementation Party	Timing of Implementation	Monitoring Party and Monitoring Action	Monitoring Frequency	Action	Date completed with Signature
worst-case instantaneous operations noise levels from the maintenance buildings to the closest residential receptors, the doors on the south side of the maintenance buildings would need to remain closed. If it is desired to leave the doors open, a qualified acoustical consultant could perform a more detailed noise study of the maintenance buildings taking into account actual measured noise levels from an existing company maintenance building and accounting for the conditions and finishes within the buildings themselves. The detailed noise study may recommend absorptive finishes or shielding inside or outside the building which would allow the doors to remain open.	ApplicantFacilityOperators	Prior to construction and during operational phase.	 Monitoring Party: City of Antioch Community Development Department Monitoring Action: Confirm implementation of mitigation measure during operation or completion of a noise study with implementation of recommendations. 	Once during the City's site plan review and throughout the operational phase as needed.		
MM NOI-3: Construction Noise Reduction. Follow all construction noise requirements listed in the General Plan and Paragraphs 5.17.04 "Heavy Construction Equipment Noise" and 5.17.05 "Construction Activity Noise" within the Antioch Municipal Code.	Construction Contractor	During construction phase.	 Monitoring Party: City of Antioch Community Development Department Monitoring Action: Confirm requirements listed in the General Plan and the City's Municipal Code are met during construction. 	Prior to issuance of grading permit and throughout the construction phase as needed.		
	-					

Section 3.18: Tribal Cultural Resources
Refer to Mitigation Measures CUL-1, CUL-2, and CUL-3 above.



ATTACHMENT B

Use Permit and Design Review Resolution

PLANNING COMMISSION RESOLUTION NO. 2021-**

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH APPROVING A USE PERMIT AND DESIGN REVIEW (UP-20-03, AR-20-05) FOR MT. DIABLO MAINTENANCE FACILITY AT 2600 WILBUR AVENUE

WHEREAS, the City of Antioch ("City") received an application from Mt. Diablo Resource Recovery (MDRR) ("Applicant") for approval of an Initial Study / Mitigated Negative Declaration, Use Permit, and Design Review, for the development of a truck maintenance facility on a 10.28-acre site. The project site is located approximately 1 one mile west of State Route 160 at 2600 Wilbur Avenue (UP-20-03, AR-20-05) (051-032-009):

WHEREAS, an Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162, and considered by the Planning Commission on April 7, 2021;

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

WHEREAS, the Planning Commission on April 7, 2021, duly held a public hearing, received and considered evidence, both oral and documentary; and

WHEREAS, on April 7, 2021, the Planning Commission adopted the Initial Study / Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program for the project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby make the following findings required for approval of the Use Permit:

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

The proposed truck maintenance facility is required to comply with multiple conditions of approval that address the project's impact on public health and the properties in the vicinity. The truck maintenance facility is located in an industrial district with similar uses in close proximity. Based upon the conditions imposed, the proposed use will not create adverse impacts to the surrounding businesses and residents.

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

The site is zoned Heavy Industrial (M-2). The Heavy Industrial District allows Truck Maintenance and Truck Terminals with the approval of a use permit.

3. The site for the proposed use is adequate in size and shape to accommodate such use, and all parking, and other features required.

The proposed site is 10.28 acres and adequate in size and shape to accommodate a truck maintenance facility. The proposed repair facility will provide parking that is beyond that required by the Antioch Municipal Code (AMC) and is sufficient for the use.

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 currently partially developed and is located on Wilbur Avenue, which is adequate in width and pavement type to carry the traffic generated by the proposed use.

5. The granting of such Use Permit will not adversely affect the comprehensive General Plan.

The use will not adversely affect the comprehensive General Plan because the project is consistent with the General Plan designation for the site of Industrial and will be located within an industrial building.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Antioch does hereby **APPROVE** the Use Permit for a truck maintenance facility (UP-20-03, AR-20-05), located at 2600 Wilbur Avenue (APN 051-032-009) subject to the following conditions:

A. GENERAL CONDITIONS

- 1. The development and all proposed improvements shall comply with the City of Antioch Municipal Code and City Standards, unless a specific exception is granted thereto or approved by the City Engineer.
- 2. City staff shall inspect the site for compliance with conditions of approval prior to final inspection approval.
- 3. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments and other monies that are due.
- The applicant shall obtain an encroachment permit for all work to be done within the public right-of-way or easement, and peak commute-hour traffic shall not be impeded by construction-related activity.

- 5. All required easements or rights of entry for off-site improvements shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained from any property or easement holders for any work done within such property or easements.
- 6. All existing easements shall be identified on the site plan and all plans that encroach into existing easements shall be submitted to the easement holder for review and approval, and advance written permission shall be obtained from any property owner or easement holder for any work done within such property or easement.
- 7. All access drive aisles shall be constructed per current ADA and City standards, subject to review and approval by the City Engineer.
- 8. All cracked, broken or damaged concrete curb, gutter and/or sidewalks in the public right-of-way along the project frontage shall be removed and replaced as required by the City Engineer and at no cost to the City.
- 9. On site Asphalt paving shall be designed for a minimum traffic index (TI) of 5.5 and shall have a minimum slope of 2%, concrete paving shall have a minimum slope of 0.75%, and asphalt paving for identified accessible parking stalls and access routes may have a minimum slope of 1.5% and a maximum 2% slope, or as approved by the City Engineer.
- 10. All on-site curbs, gutters and sidewalks shall be constructed of Portland cement concrete.
- 11. The applicant shall install and maintain parking lot and pathway within the project area at no cost to the City.

B. <u>CONSTRUCTION CONDITIONS</u>

- 1. The use of construction equipment shall be as outlined in the Antioch Municipal Code. Construction is restricted to weekdays between the hours of 8:00 AM and 5:00 PM. Requests for alternative days/times may be submitted in writing to the City Engineer for consideration.
- 2. The project shall comply with and supply all the necessary documentation for AMC § 6-3.2: Construction and Demolition Debris Recycling.
- Standard dust control methods shall be used to stabilize the dust generated by construction activities. The developer shall post dust control signage with the contact number of the Developer, the Bay Area Air Quality Management District and the City.

4. Driveway access to neighboring properties shall be maintained at all times during construction.

C. FIRE REQUIREMENTS

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

D. FEES

- 1. The developer shall pay all City fees which have been established by the City Council and as required by the Antioch Municipal Code and all pass-through fees required of the project.
- 2. The applicant shall pay the Contra Costa County Flood Control District Drainage Area fee in effect at the time of, and prior to issuance of, a building permit.
- 3. Prior to the issuance of a certificate of occupancy, the property shall annex into Street Lighting and Landscape District 2A Zone 3 and accept a level of annual assessments sufficient to maintain street lights and landscaping adjacent to the project. The annual assessment shall cover the actual annual cost of maintenance as described in the Engineer's Report.

C. PROPERTY MAINTENANCE

- 1. A parking lot sweeping program shall be implemented that, at a minimum, provides for sweeping immediately prior to the storm season and prior to each storm event.
- 2. The project shall comply with Property Maintenance Ordinance Section 5-1.204. No final landscape and irrigation plan shall be considered to be complete without an approved maintenance agreement reflective of standards contained in Section 5-1.204(G).
- 3. Property owner shall comply with all City municipal code regarding the maintenance of property.
- 4. Property owner shall be responsible for maintaining all on-site and frontage landscaping and storm water detention basins.

F. GRADING

- 1. The grading operation shall take place at a time, and in a manner, so as not to allow erosion and sedimentation. Erosion measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.
- 2. The final grading plan for this development shall be approved by the City Engineer and signed by a California licensed civil engineer. No grading is allowed without a grading permit issued by the Building Department.
- 3. All elevations shown on the grading and improvement plans shall be on the USGS 1929 sea level datum or NAVD 88 with conversion information, or as approved by the City Engineer.

D. CONSERVATION/NPDES

- 1. The project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). Under NPDES regulations, the project is subject to provision C.3: New development and redevelopment regulations for storm water treatment. Provision C.3 requires that the project include storm water treatment and source control measures, as well run-off flow controls, so that post-project runoff does not exceed estimated preproject runoff. C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates how compliance will be achieved. The SWCP shall be submitted simultaneously with the project plans. An Operation and Maintenance Plan (O&M) for the treatment and flow-controls in the approved SWCP shall be submitted and approved before the Building Department will issue Certificate of Occupancy permits and shall be included in the project CC&Rs. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.
- 2. All impervious surfaces to be constructed as part of the project, including off-site roadways, are subject to C.3 requirements per State Regulations.
- 3. The following requirements of the federally mandated NPDES program (National Pollutant DISCHARGE Elimination System) shall be complied with as appropriate, or as required by the City Engineer:
 - a. Prior to issuance of permits for building, site improvements, or landscaping, the applicant shall submit a permit application consistent with the applicant's approved Storm Water Control Plan, and include drawings and specifications necessary for construction of site design features, measures to limit directly

connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants.

- b. The Storm Water Control Plan shall be certified by a registered civil engineer, and by a registered architect or landscape architect as applicable. Professionals certifying the Storm Water Control Plan shall be registered in the State of California and submit verification of training, on design of treatment measures for water quality, not more than three years prior to the signature date by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).
- c. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance Plan in accordance with City of Antioch guidelines. This O&M plan shall incorporate City comments on the draft O&M plan and any revisions resulting from changes made during construction. The O&M plan shall be incorporated into the CC&Rs for the Project.
- d. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.
- e. Prevent site drainage from draining across sidewalks and driveways in a concentrated manner.
- f. Collect and convey all storm water entering, and/or originating from, the site to an adequate downstream drainage facility. Submit hydrologic and hydraulic calculations with the Improvement Plans to Engineering Services for review and approval.
- g. Prior to issuance of the grading permit, submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.
- h. Submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to issuance of a building and/or grading permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP's. Construction site cleanup and control of construction debris shall also be addressed in this

program. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order.

- i. Install appropriate clean water devices at all private storm drain locations immediately prior to entering the public storm drain system. Implement Best Management Practices (BMP's) at all times.
- j. Install on all catch basins "No Dumping, Drains to River" decal buttons.
- k. If sidewalks are pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer District.
- Include erosion control/storm water quality measures in the final grading plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences and are subject to review and approval of the City Engineer. If no grading plan is required, necessary erosion control/storm water quality measures shall be shown on the site plan submitted for an on-site permit, subject to review and approval of the City Engineer. The applicant shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such measures.
- m. Sweep or vacuum the parking lot(s) a minimum of once a month and prevent the accumulation of litter and debris on the site. Corners and hard to reach areas shall be swept manually.
- n. Ensure that the area surrounding the project such as the streets stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way related to project construction. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All trucks shall be covered.
- o. Clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by City Inspectors and/or City Engineer.
- p. Install full trash capture device(s) in storm water catch basins that collect water from the project site. A "full trash capture device" is defined as any device or series of devices that traps all particles retained by a 5mm mesh screen and has a design treatment capacity of not less than the peak flow rate resulting from a one-year, one-hour, storm in the tributary drainage catchment

area. Selected devices must be detailed on the building permit plan submittal and approved by Public Works prior to installation.

E. <u>UTILITIES</u>

- 1. All existing and proposed utilities (e.g. transformers and PMH boxes) shall be undergrounded and subsurface in accordance with the Antioch Municipal Code, except existing P.G.& E. towers, if any, or as approved by the City Engineer.
- 2. All storm water flows shall be collected onsite and discharged into an approved public storm drain system.
- 3. Trash enclosures shall drain to sanitary sewer and shall incorporate methods to contain refuse runoff at the front-gate and pedestrian access point to prevent storm water from entering the enclosure.
- 4. The sewer collection system shall be constructed to function as a gravity system.
- 5. A reduced pressure backflow preventer assembly shall be installed on all City water meter services.
- 6. Double detector check fire line backflow assemblies shall be enclosed within an easement granted to the City, as needed, and at no cost to the City.
- 7. The developer shall provide all offsite and onsite improvements necessary to provide adequate water pressure and volume to serve this development, as approved by the City Engineer. This will include a minimum residual pressure of 20 psi with all losses included at the highest point of water service and a minimum static pressure of 50 psi.
- 8. 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 to create a looped system at no cost to the City.
- 9. The developer shall install all infrastructure to serve the site. Infrastructure for access to the site (sewer, water, storm, joint trench, and surface improvements) shall be completed prior to issuance of building permits.
- 10. The developer shall minimize water and sewer connection tie-ins to wet utility mains.
- 11. All onsite utilities shall be privately maintained and connected to public facilities in accordance with City Standards, or as approved by the City Engineer.

12. All proposed drainage facilities, including open ditches, shall be constructed of Portland Concrete Cement or as approved by the City Engineer.

F. LANDSCAPING

- 1. Sight distance triangles shall be maintained per Antioch Municipal Code § 9-5.1101, Site Obstructions at Intersections, or as approved by the City Engineer. Landscaping and signage shall not create a sight distance problem.
- 2. Detailed landscaping and irrigation plans for the entire site shall be submitted to the City for review and approval. All landscaping and irrigation shall be installed in accordance with approved plans prior to the issuance of certificates of occupancy for this building.
- 3. Landscaping for the project shall be designed to comply with the applicable requirements of City of Antioch Ordinance No. 2162-C-S the State Model Water Efficient Landscape Ordinance (MWELO). Prior to issuance of a building permit, the applicant shall demonstrate compliance with the applicable requirements of the MWELO in the landscape and irrigation plans submitted to the City.

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

- 1. The applicant shall comply with all mitigation measures identified in the IS/MND and Mitigation Monitoring and Reporting Program. .
- 2. The applicant shall mitigate any impacts on wildlife, including State and Federally listed threatened and endangered species, and their habitat by compliance with one of the following:
 - a. Implementing, or making enforceable commitments to implement, all applicable mitigation measures in the project environmental documents, as well as any additional measures as may be required by the California Department of Fish & Wildlife (CDFW) or the U.S. Fish & Wildlife Service (FWS), and obtaining a letter(s) from CDFW and FWS stating that the project has fulfilled the requirements of applicable State and Federal wildlife protection laws and regulations; or
 - b. Complying with applicable terms and conditions of the ECCC HCP/NCCP, as determined in written "Conditions of Coverage" by the East Contra Costa County Habitat Conservancy (Conservancy), provided that the City has first entered into an agreement with the Conservancy for coverage of impacts to ECCCHCP/NCCP Covered Species; or
 - c. Complying with a habitat conservation plan and/or natural community conservation plan developed and adopted by the City, including payment of

applicable fees, provided that CDFW and FWS have approved the conservation plan.

H. PROJECT SPECIFIC CONDITIONS

- 1. Prior to the issuance of a building permit, the property owner shall dedicate and improve additional right-of-way along the project frontage as necessary for the widening of Wilbur Avenue to accommodate a 108-foot wide arterial roadway, to the satisfaction of the City Engineer.
- 2. Applicant shall design and construct all frontage improvements along Wilbur Avenue including a 5-foot wide sidewalk, 5-foot wide landscaping planter, curb and gutter. Asphalt paving shall be designed for a minimum traffic index (T.I.) f 9.0 and shall have a minimum slope of 2%. Pavement section will be a minimum of 6" A.C. over 18" Class II A.B.
- 3. Applicant shall design and construct all signing and striping necessary to conform the existing Wilbur Avenue improvements with the new improvements constructed by this project all at the applicant's expense.
- 4. The parking lot striping and signing plan shall be approved by the City Engineer.
- 5. All parking spaces shall be double-striped and all parking lot dimensions shall meet minimum City policies and Antioch Municipal Code requirements.
- 6. No Parking Any Time (R26) signage shall be installed per California MUTCD standards at locations along project frontage as approved by the City Engineer.
- 7. The applicant shall show a turning template on the site plan verifying that delivery trucks can safely ingress, egress and successfully maneuver throughout the site.
- 8. The garbage company shall provide approval for the location of all trash enclosures, subject to the approval of the City Engineer. Trash enclosures shall not be located within any easement areas.
- 9. Stop signs shall be installed at driveway exits onto Wilbur Avenue.
- 10. Wilbur Avenue storm drain main shall be 24-inches continuously along project frontage.
- 11. Striping of Wilbur Avenue along project frontage section shall be restriped and restored to the satisfaction of the City Engineer.

RESOLUTION NO. 2021-** APRIL 7, 2021 Page 11

- 12. In alignment with the City's adopted Climate Action Plan (2010), the City requires this development to install at least 1 "Idle Free" incidental sign encouraging drivers not to idle their vehicle in order to reduce air pollution and greenhouse gas emissions. The City recommends the sign be placed in an area where drivers are likely to see it when they park and wait, such as at the beginning of a drive thru or pick up area. The sign's location shall be shown on plans and shall be reviewed and approved by staff at the building permit stage. The City requires that the sign be 12"x18" and meet existing City requirements for signage, such as for no parking signs, traffic sign mounting, and signage in the right of way. The applicant shall visit the Idle Free Bay Area website at https://idlefreebayarea.org/resources/ in order to view a sample bilingual Idle Free sign. This template sign can be used by the applicant when having a sign designed and printed.
- 13. Project shall abandon the on-site septic system and connect to City sewer.
- 14. Driveways shall have a minimum turning radii of 35 feet for the maintenance of adequate sight distance.

* * * * * * * *

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 7th day of April 2021.

AYES:
NOES:
ABSTAIN:
ABSENT:
Forrest Ebbs

Forrest Ebbs
Secretary to the Planning Commission

ATTACHMENT C

Project Plans

PROJECT TEAM

LANDSCAPE
Michael Syuaet (MS/MJ/an@ms/addesign.com)
MSI.A LANDSCAPE ARCHITECTURE, INC.
To Go Ganyon Falls Drive
Folsom, (2)

ARCHITECT Voung Wong IYWing@mcgarchitecture.com] MCG ARCHITECTUBE 255 Stutor St. Suite 500 San Farnisco. CA 94108 (415) g74-6002 OWNER
DOBO Harmons [Bob.Harmons@mdrr.com]
MT DIABLO RESOURCE RECOVERY
4080 Mallard Drive
Corocard. CA 94520
(929) 3982-7054

ELECTRICAL.
Wilson Lee [Wilson@acies.net]
ACIES ENGINEERING
3371 Olouti Street
3874 Glerz, CA 95054
(408) 522-5255

PROJECT SUMMARY

ZONING EXISTING: PROPOSED:

M2 HEAVY INDUSTRIAL M2 HEAVY INDUSTRIAL TRUCK REPAIR & TRUCK TERMINAL

ASSESSORS PARCEL NUMBER 051-032-009 TOTAL SITE AREA:

10.28 ACRES

±9,730 SF 18,533 SF BULDING AREA: EXISTING BLDG: MAINTENANCE BLDG:

62 STANDARDNON-ADA PARKING STALLS (9'220') 6 STANDARD ADA PARKING STALLS (9'220') 79 STALLS (11'x36') EMPLOYEE PARKING: TRUCK PARKING:

SHEET INDEX

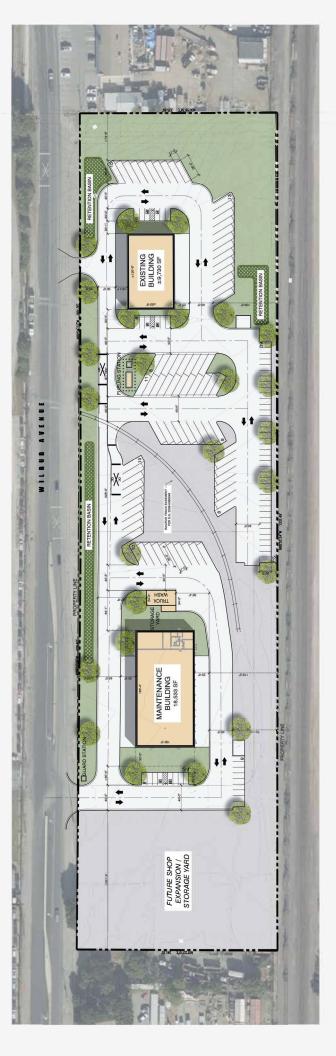
ARCHITECTURAL SITE PLAN
SITE PLASING PLAN
BULLIONG ELEVATIONS
BULLIONG ELEVATIONS
TASKE INCLOSURE ELEVATIONS
ROOF PLAN
STREETSCAPE AT WILBUR AVE

PRELIMINARY SITE PLAN PRELIMINARY GRADING AND DRAINAGE PLAN PRELIMINARY UTILITY PLAN PRELIMINARY STORMWATER CONTROL PLAN 0.000

EPO.0 LIGHT FIXTURE SCHEDULE
EPO.1 SITE LIGHTING CUTSHEETS
EPO.2 SITE LIGHTING CUTSHEETS
EPO.3 SITE LIGHTING CUTSHEETS
EPI.0 PHOTOMETRIC SITE PLAN

LANDSCAPE SITE PLAN

2



MT. DIABLO RESOURCE RECOVERY MAINTENANCE BUILDING

2600 WILBUR AVENUE, ANTIOCH, CA









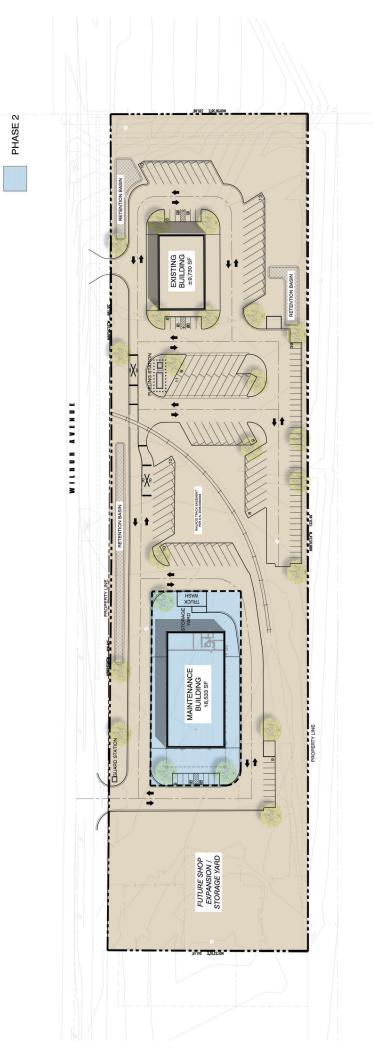
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Scale: 1" = 40°-0" 0 20 40' 80

ARCHITECTURAL SITE PLAN



PHASE 1

LEGEND

MT. DIABLO RESOURCE RECOVERY MAINTENANCE BUILDING 2600 WILBUR AVENUE, ANTIOCH, CA





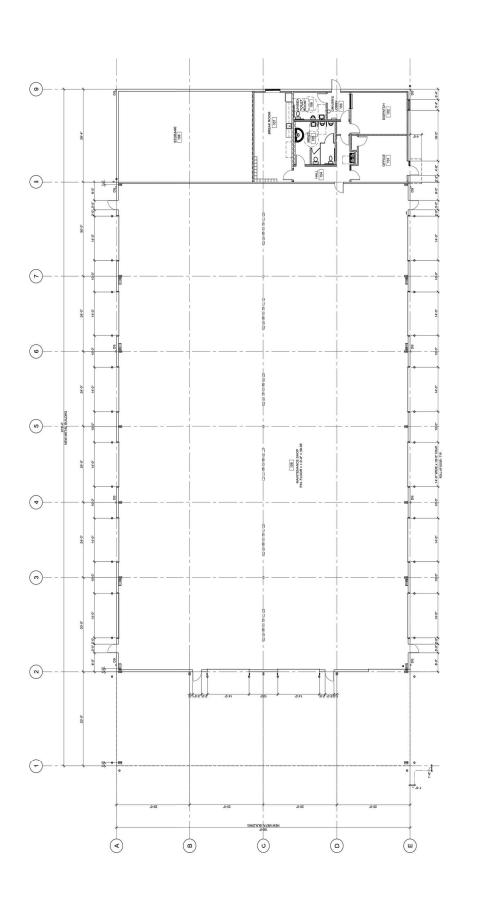


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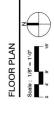
MT. DIABLO RESOURCE RECOVERY MAINTENANCE BUILDING 2600 WILBUR AVENUE, ANTIOCH, CA







mcgarchitecture.com







MT. DIABLO RESOURCE RECOVERY MAINTENANCE BUILDING 2600 WILBUR AVENUE, ANTIOCH, CA

BUILDING ELEVATIONS

SOUTH ELEVATION

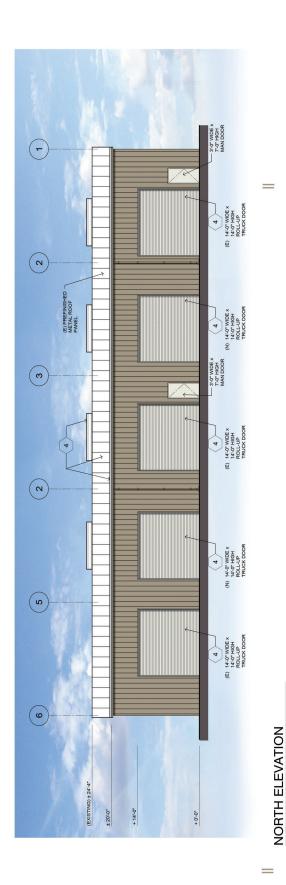












(-) (E) 14.0° WIDE x 14.0° HIGH ROLL-UP TRUCK DOOR (7) (6) (E) 14"-0" WIDE x 14"-0" HIGH ROLL-UP TRUCK DOOR 4 (7) (N) 14"-0" WIDE x 14"-0" HIGH ROLL-UP TRUCK DOOR 5 (E) 14-0" WIDE x 14-0" HIGH ROLL-UP TRUCK DOOR 9 (EXISTING) ± 24'-4" ± 20.-0"

SOUTH ELEVATION



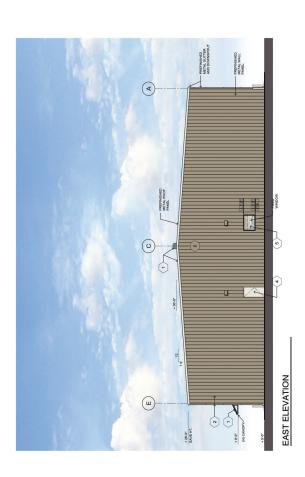


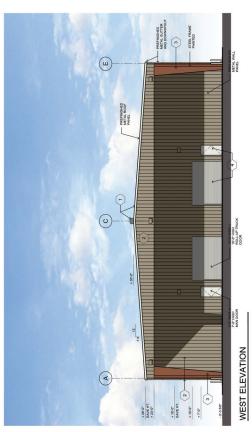








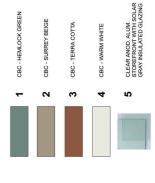




LEGEND

(#) MATERIAL FINISH KEYNOTE

FINISH SCHEDULE



MT. DIABLO RESOURCE RECOVERY MAINTENANCE BUILDING 2800 WILBUR AVENUE, ANTIOCH, CA





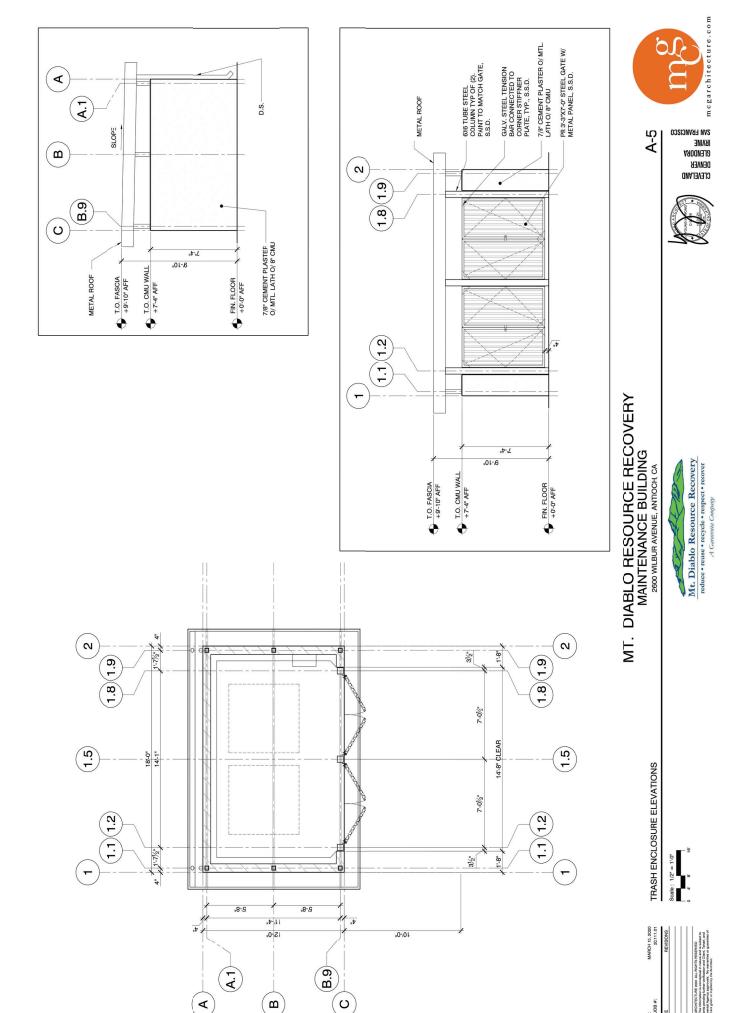


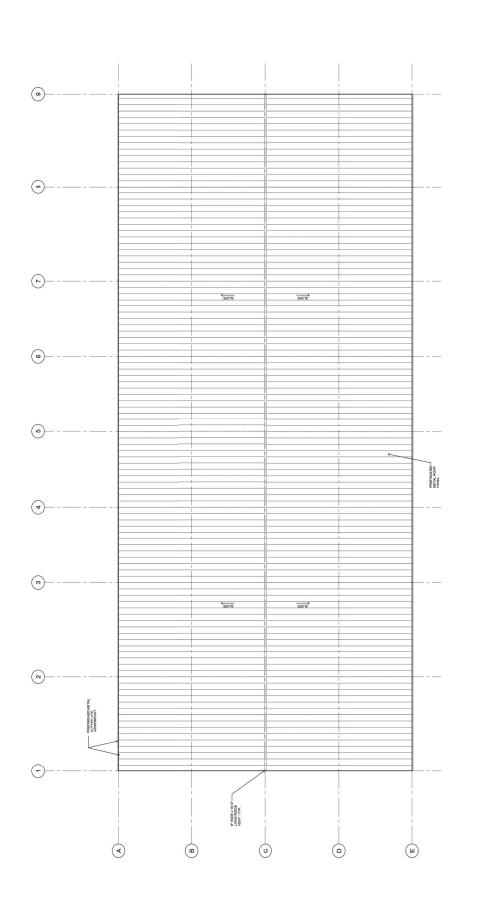




A-4

BUILDING ELEVATIONS











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CLEVELAND

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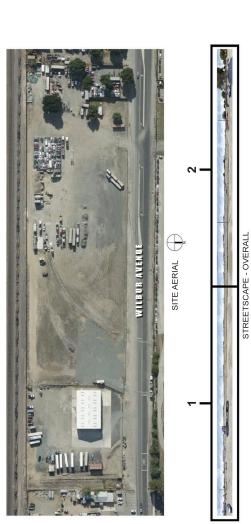








ENLARGED STREETSCAPE 2



3D SITE AERIAL

STREETSCAPE AT WILBUR AVE

KEY PLAN

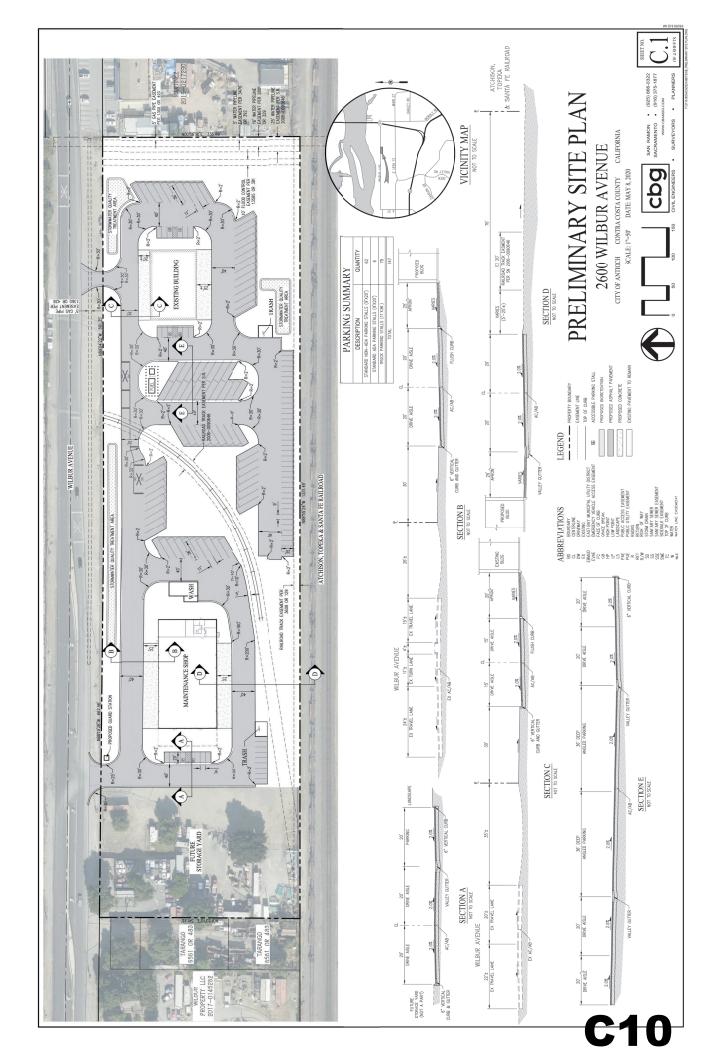
MT. DIABLO RESOURCE RECOVERY
MAINTENANCE BUILDING
2600 WILBUR AVENUE, ANTIOCH, CA

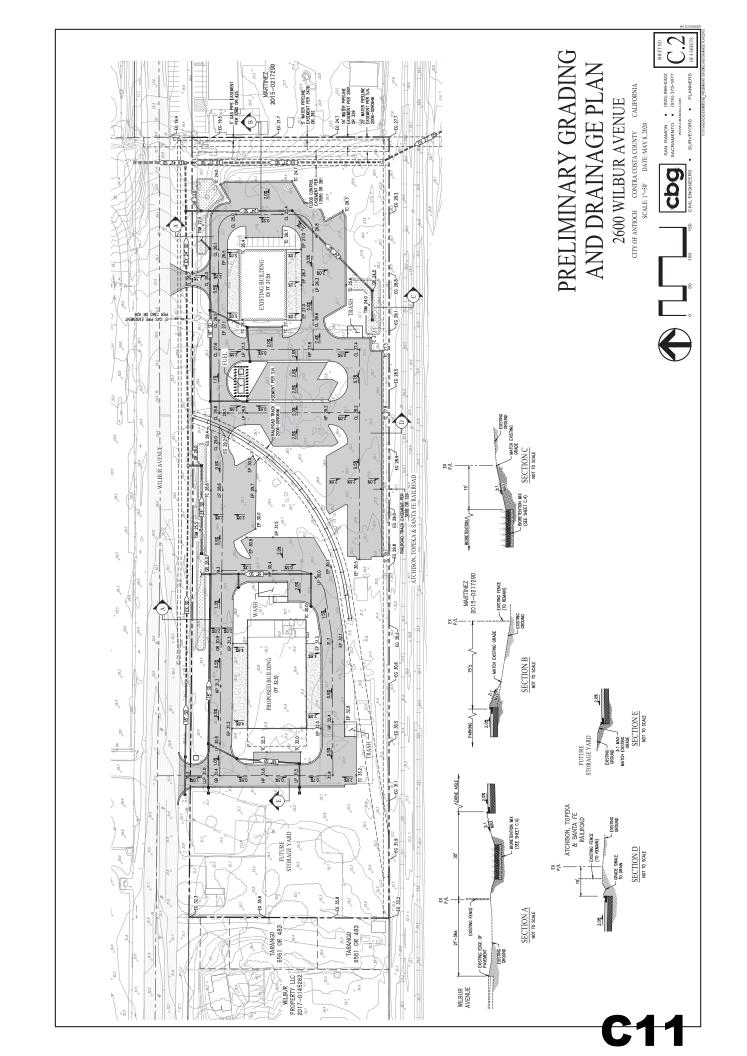


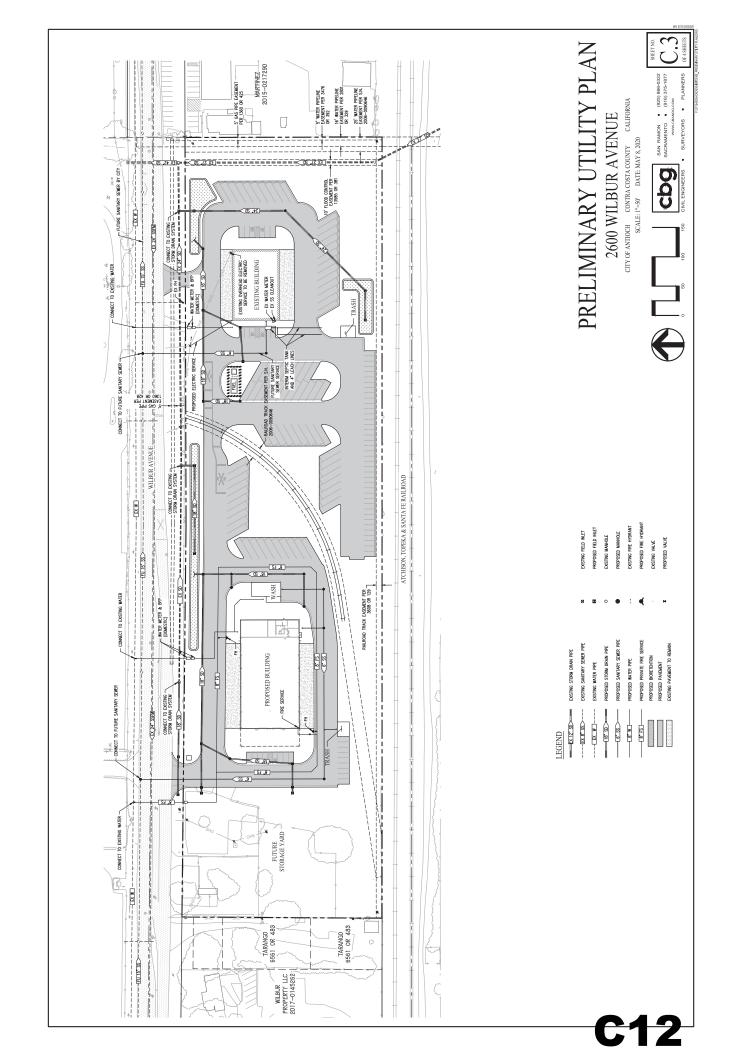


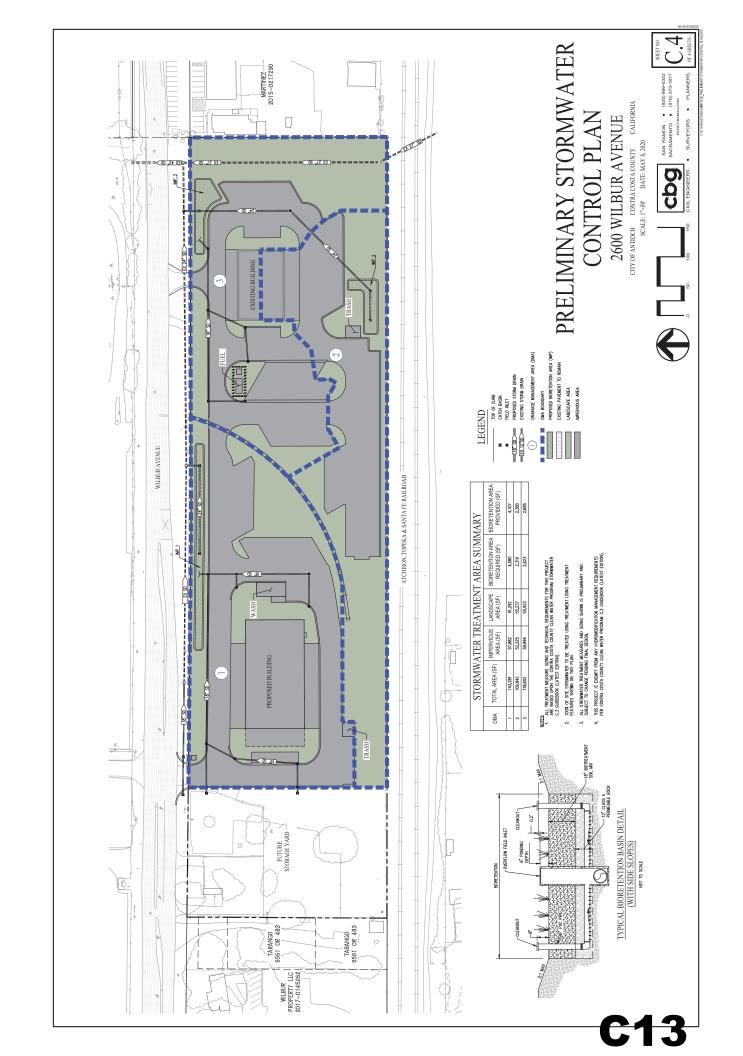


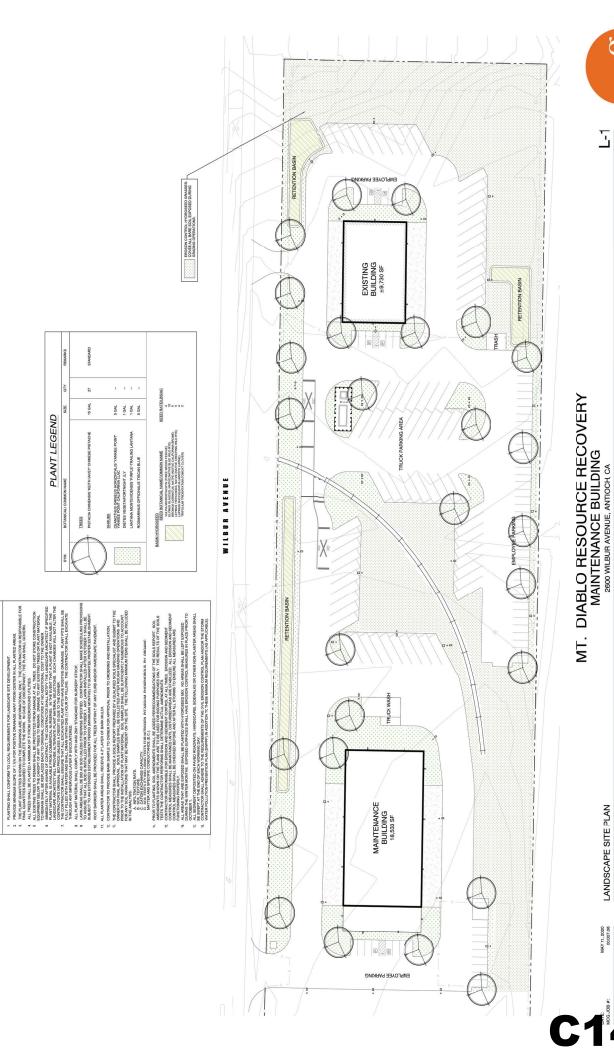












PLANTING NOTES

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Mt. Diablo Resource Recovery reduce • reuse • recycle • respect • recover

LANDSCAPE SITE PLAN

				Ω	EXTERIOR LIGHTING FIXTURE SCHEDULE	JRE SCHEDULE					
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CAL GREEN BUILDING CODE REQUIREMENTS

BUILDING COMMISSIONING

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	SHEET INDEX
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EP0.1	SITE LIGHTING CUTSHEETS
EP02	SITE LIGHTING CUTSHEETS
EP03	SITE LIGHTING CUTSHEETS
BP 1.0	PHOTOMETRIC SITE PLAN

MT. DIABLO RESOURCE RECOVERY MAINTENANCE BUILDING 2600 WILBUR AVENUE, ANTIOCH, CA







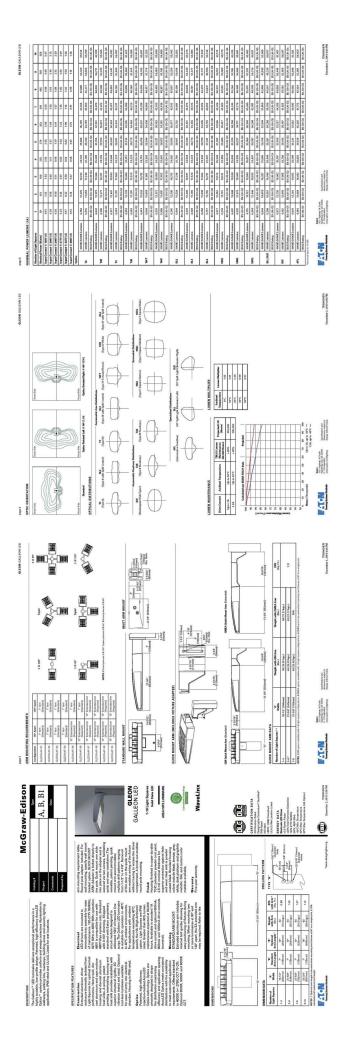


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LIGHT FIXTURE SCHEDULE

EP0.0

MARCH 10, 2020 20.111.01



MT. DIABLO RESOURCE RECOVERY MAINTENANCE BUILDING

2600 WILBUR AVENUE, ANTIOCH, CA

SITE LIGHTING CUTSHEETS EP0.1

MARCH 10, 2020 20.111.01

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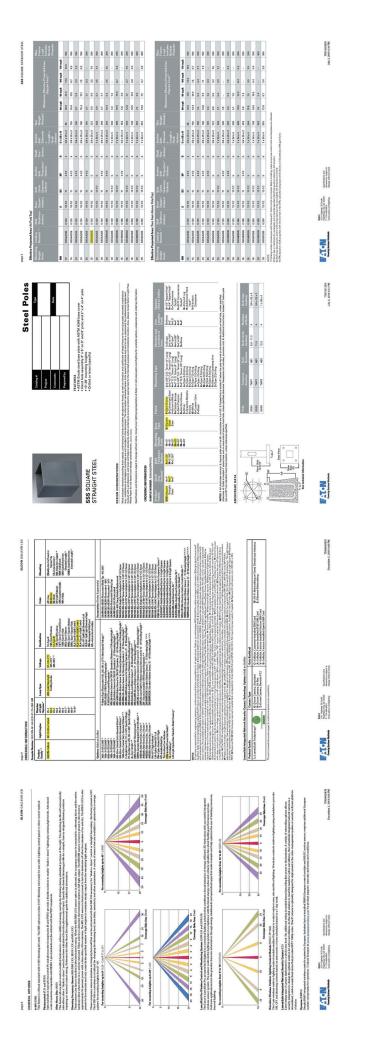




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MT. DIABLO RESOURCE RECOVERY MAINTENANCE BUILDING

SITE LIGHTING CUTSHEETS EP0.2

MARCH 10, 2020 20.111.01

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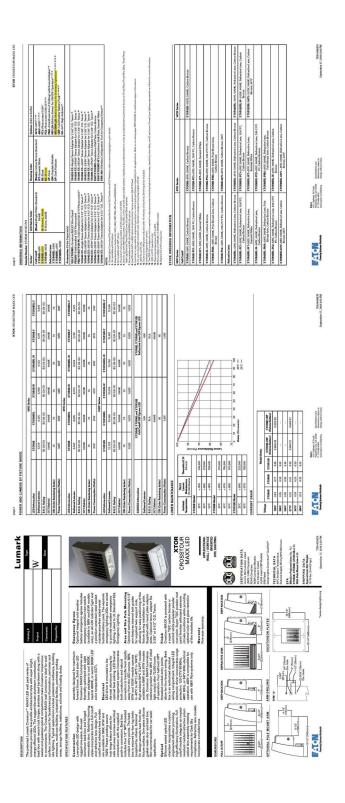




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MT. DIABLO RESOURCE RECOVERY MAINTENANCE BUILDING

2600 WILBUR AVENUE, ANTIOCH, CA





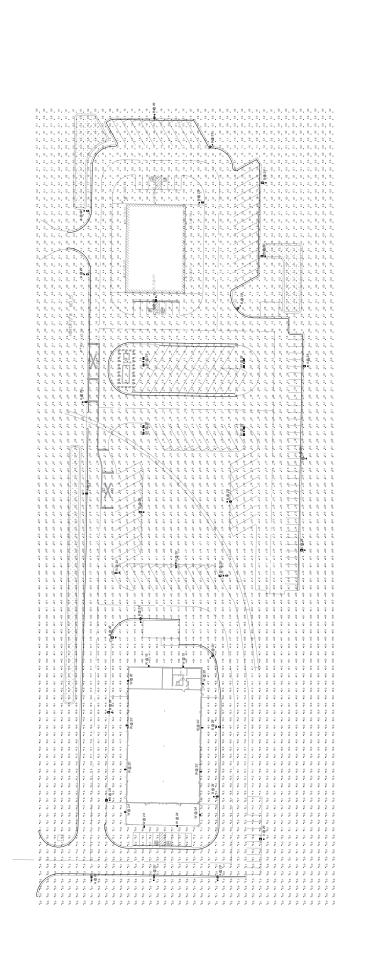
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SITE LIGHTING CUTSHEETS

MARCH 10, 2020 20.111.01















MT. DIABLO RESOURCE RECOVERY MAINTENANCE BUILDING
2600 WILBUR AVENUE, ANTTOCH, CA

PHOTOMETRIC SITE PLAN

EP1.0

ATTACHMENT D

Project Description

ANTIOCH, CA - 2600 WILBUR AVE. Existing / Proposed Land Use; Project Description & Phasing Plan

EXISTING SITE:

2600 Wilbur Ave is located approximately 1 mile west of Highway 160 on the south side of Wilbur Ave. The nearest cross street is Viera Ave which is to the West of the subject property. The site consists of industrial land consisting of ~447,361 sf or approximately 10.28 total acres. The site is currently zoned M2, Heavy Industrial. The site is partially improved with an existing 9,600 sf fully enclosed warehouse and approximately 10,000 s.f. paved parking surface surrounding the building. The structure was built in 2010 and is a good quality metal warehouse with six roll-up doors. The interior of the warehouse is currently configured to serve as a storage facility. The site is rectangular in shape, is level and is at or near street grade in elevation. The site is bisected by a curved section of railroad rails ("rail spur") which in the past, served as rail access for the parcel due north of the site. The Grant Deed 2006-0090646-00 "Reserve Easement" provision indicates the rail spur easement includes a Thirty (30') foot wide easement following the rail line from the south west corner of the parcel in a radius curve to the north portion of the parcel. The use provisions of the Reserve Easement provide for the allowed uses and designating crossing access. Fencing of the Reserve Easement is allowed but is not an obligation of the property owner or easement user. The southwestern portion of the rail spur has been removed and the rail access to the main line has been terminated. The site is served by PG&E (electrical service), the City of Antioch (water for fire protection), storm drains along the frontage and an irrigation well.

PROPOSED PHASE I PROJECT

The Phase I project proposes to establish a conditional use permit allowing for a truck terminal facility land use designation over the entire ~10.28 acres and would initially utilize the existing 9,600 sf metal warehouse building located on the eastern portion of the property for an interim truck repair and maintenance facility along with the development of approximately ~3.5 AC of truck and employee parking A truck fueling island and a vehicle/equipment wash station are also proposed.

PROPOSED PHASE II PROJECT

Phase II proposes the construction of a new truck maintenance facility to be located on the western portion of the property which will include a newly constructed ~18,000 sf metal building, incorporating ~15,000 sf of truck shop service bays and ~3,000 sf of shop office, dispatch office, restrooms, break room, locker rooms, and a parts storage room. The new building exterior will be metal seam panels similar in appearance to the existing building. The Phase II development will not propose an increase in the employee count or truck / vehicle trips per day

PROPOSED PHASE III PROJECT

Phase III proposes the construction of additional improvements on the western most portion of the property to facilitate additional operations, vehicle & equipment storage as described in Phase II. Until which time Phase III is constructed, this portion of the site would continue to be used in its present form as a storage / rental yard with multiple tenants.

PROPOSED USE AND HOURS OF OPERATION

Upon completion of Phase 1, maintenance operations and truck dispatch will be located into the existing 9,6000 s.f. building. The truck parking area located on a portion of the eastern, southern and western land surround the building will accommodate up to 79 solid waste, recycling collection vehicles which include 9 auxiliary truck stalls which will serve as parking for vehicles awaiting service, shop service equipment, parts transport and mobile repair vehicles along with future equipment growth. The truck parking spaces will also include 3 auxiliary stalls for vendor equipment parts delivery, trailers, containers, bins repair staging.

The on-site staff will consist of **7** truck mechanics working in **2** shifts. There will be 56 solid waste and recycling truck drivers for a total of 63 employees. The proposed shift hours are shown below.

Truck drivers' shifts are as follows

Mon – Fri.	Beginning	<u>Ending</u>	Employees /Vehicles
	4:00 am – 5:00 am	11:00 am - 2:00 pm	56
Saturday	5:00 am	2:00 pm	2
Sunday	None	None	None

Truck mechanics shifts are as follows:

Mon – Fri.	<u>Beginning</u>	<u>Ending</u>	<u>Employees</u>
1 st shift	5:00 am	2:00 pm	3
2nd shift	2:00 pm	11:00 pm	4
Saturday	7:00 am	4:00 pm	2
Sunday	None	None	None

The facility will be monitored and secured via on-site maintenance staff, a security person (guard) (after hours) along with security cameras.

PROJECT AND OPERATIONAL SITE ACCESS

All trucks arriving to the facility will arrive via Highway 160 and westbound Wilbur Avenue. All trucks entering or exiting the facility will use the west side double gated entrance from Wilbur Avenue eastbound to Highway 160.

Both gate access will have signage restricting entry "No Trespassing", "Access is restricted to authorized personnel only" The existing east end gate will remain locked but functional in order to accommodate emergency police or fire rescue personnel, and or mechanic staff exiting the facility eastbound via Wilbur Ave to Highway 160. Operational staff on site will monitor local traffic and coordinate the fleet truck departure times in order to not impact sensitive local traffic routes or intersections.

PROJECT SITE IMPROVEMENTS

Project improvements proposed during Phase I include the development of truck and employee parking, an all-weather 40' wide paved and lighted drive isle from the west gate main entrance along the north fenced boundary (south of the 30 ft landscaping setback) eastward towards the truck / employee parking drive isles and the Phase 1 truck repair shop building. A security guard station and security will be

stationed near the west main entrance. Additionally, security video cameras will monitor all traffic entering and leaving the site as well as on-site movement.

Utilizing standard traffic signage and pavement markings, all shop and pedestrian traffic will be directed to utilize the 40' access road for both ingress & egress to the shop and parking areas as well as access to the proposed truck parking located on the west side of the rail spur. The 40' access driveway will utilize a designated Thirty (30') ft crossing over the rail spur easement located at the northern end of the rail spur. The crossing will be lighted and delineated by standard reflective traffic rated railroad crossing signage and markings at the crossing and also along each side of the easement boundary from the northern end to the south western end of the paved truck / employee parking area. Additionally, reflective delineators (traffic cones) will be placed along both sides of the easement edge within the paved parking area. With the exception of Fire, Police or Emergency Medical response vehicles, all shop truck and employee traffic as well as pedestrian traffic will be directed to cross the rail spur at the designated crossing point. All shop and truck driver personnel will receive safety training on the use of the rail spur crossing.

Per the provisions of the Grant Deed 2006-090646-00 "Reserve Easement", the easement allows installation of security fencing if desired but is not an obligation. In order to provide unimpeded access for Emergency Fire, Police and Medical Responders throughout the site, security fencing is not be proposed for the on-site boundary of the rail spur.

The site work will also include construction of a \sim .24 AC storm water detention basin at the south east corner, along with associated drain collection, bio-filtration and storm water control via a detention facility located on the southeast portion of the site. Drought resistant landscaping, including drought-tolerant trees and shrubbery will be installed within the site planters and boundary areas. Hydro-seeding and erosion control protection will be installed along the downward sloped areas on the eastern boundary.

In the truck fleet and employee parking areas, pole lighting will be installed to illuminate the parking surfaces and walkways.

Improvements proposed for Phase II include the development of a new ~18,000 s.f. metal building and the surrounding paved parking and concrete service bay access apron. The building will have 12 service access bays (6 on the north facing elevation, 6 on the south) Each service bay will be secured by a metal roll up door. The new building will have one open service bay located on the west end of the building with a covered canopy allowing for truck, trailer and equipment cleaning.

The project will also include the development of \sim 3,000 s.f. of shop staff and truck dispatch office space, associated restrooms, break rooms and locker rooms along with a truck parts storage area all of which will be located internal to the \sim 18,000 s.f. building. Access to the new building will utilized the same street access driveways and truck parking areas that were created in the Phase I development.

Improvements proposed during Phase III would include grading and drainage improvements to the western portion of the property that would cooperate with the existing Phase I & II storm water management plan and the filtration and storm water control (C3) for the entire parcel. While the specific building requirements for the Phase III area are under review, potentially the land area use would include new storage buildings, fenced storage yard, paved and lighted access to the facility and support parking.

ATTACHMENT E

Contra Costa County Fire Protection District (CCFPD) Comment Letter

Contra Costa County



Fire Protection District

July 6, 2020

Jose Cortez City of Antioch Community Development PO Box 5007 Antioch, CA 94531-5007

Subject:

Truck Repair/Maintenance facility

2600 Wilbur Ave. Antioch

Project # UP-20-03

CCCFPD Project No.: P-2020-03059

Dear Mr. Cortez:

We have reviewed the land use permit application to establish truck maintenance and repair facility at the subject location. One existing 9,730 square foot single story metal building and one new 18,533 square foot metal building. The following is required for Fire District approval in accordance with the 2019 California Fire Code (CFC), the 2019 California Building Code (CBC), the 2019 California Residential Code (CRC), and Local and County Ordinances and adopted standards:

- 1. Access as shown appears to comply with Fire District requirements.
 - Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. (503) CFC
- Access roadways of less than 28-feet unobstructed width shall have signs posted or curbs painted red with the words NO PARKING – FIRE LANE clearly marked. (22500.1) CVC, (503.3) CFC
 - Access roadways of **28 feet or greater, but less than 36-feet** unobstructed width shall have **NO PARKING FIRE LANE** signs posted, allowing for parking on one side only or curbs painted red with the words **NO PARKING FIRE LANE** clearly marked. (22500.1) CVC, (503.3) CFC
- Changes of use or occupancy. Changes shall not be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code. (§102.3) CFC
- 4. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the interior of the building. The building owner shall have the testing conducted and the results submitted to the Fire District prior to the building final. (510.1) CFC

- 5. Access gates for Fire District apparatus shall be a minimum of 20-feet wide. Access gates shall slide horizontally or swing inward and shall be located a minimum of 30 feet from the street. Electrically operated gates shall be equipped with a Knox Company key-operated switch. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire District lock. Contact the Fire District for information on ordering the key-operated switch. (D103.5) CFC.
- 6. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1500 GPM. Required flow must be delivered from not more than 1 hydrant flowing for a duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC
- 7. The developer shall provide 2 hydrants of the East Bay type for the new building. The proposed locations are acceptable to the Fire District. (C103.1) CFC
- 8. The developer shall submit a minimum of two (2) copies of full size, scaled site improvement plans indicating all existing or proposed hydrant locations, fire apparatus access, elevations of building, size of building and type of construction, and a striping and signage plan for review and approval prior to obtaining a building permit. This is a separate submittal to the Fire District to be approved prior to construction plan submittal.

Final placement of hydrants shall be determined by this office.

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

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

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

- Flammable or combustible liquid storage tanks shall not be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC
- 11. Provide safety during construction. (Ch.33) CFC
- 12. The developer shall submit a minimum of two (2) complete sets of building construction plans for the new building and 2 sets of tenant improvement plans for the existing building and specifications of the subject project, including plans for any of the following required deferred submittals, to the Fire District for review and approval *prior to* construction to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC
 - Private underground fire service water mains
 - Fire sprinklers
 - Fire alarm
 - High-pile storage-if installed

- Aboveground/underground flammable/combustible liquid storage tanks
- Spray booths-if installed
- Emergency Responder Radio Coverage System (ERRCS)

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

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

Sincerely,

Todd Schiess Fire Inspector I

CC:

Bob Hammons, SEG Trucking

PO Box 5397

Concord, CA 94524

File: 2600 WILBUR AVE-PLN-P-2020-03059



PROJECT REFERRAL - REQUEST FOR COMMENTS/CONDITIONS

July 1, 2020

PROJECT NAME: Mount Diablo Maintenance Facility, 2600 Wilbur Avenue, UP-20-03

The City of Antioch Planning Division is requesting that your agency review these plans and provide your feedback on availability of services, potential design or code conflicts, requirements for additional permits, and recommended conditions of project approval. Please submit your comments no later than July 22, 2020 to Jose Cortez via e-mail at jcortez@ci.antioch.ca.us.

Development plans and related information for the project identified above, can be accessed at:

https://www.antiochca.gov/fc/community-development/planning/ProjectDOCs/UP-20-03-01.pdf

https://www.antiochca.gov/fc/community-development/planning/ProjectDOCs/UP-20-03-02.pdf

Or at the current projects list at: www.antiochplanning.com

Project No: UP-20-03	Application Type: Use Permit and Design Review					
Address: 2600 Wilbur	Address: 2600 Wilbur					
Avenue						
Project Description:						
Use Permit and Design Review	of truck repair/maintenance facility and truck parking.					
Applicant: Bob Hammons, SEG Trucking						
Mailing Address: P. O. Box 5397, Concord, CA 94524						
Phone: 925-383-7054	E-mail: bob.hammons@mdrr.com					

**Please contact Cheryl Hammers at chammers@ci.antioch.ca.us if your agency would like to receive an e-mail only version of project referrals from the City of Antioch.

Phone: (925) 779-7035

Fax: (925) 779-7034

Antiochca.gov

COMMUNITY DEVELOPMENT DEPARTMENT

200 H Street

Antioch, CA. 94509

AntiochlsOpportunity.com



Nazareta, Lynnea

From:

Hammers, Cheryl <chammer@antiochca.gov>

Sent:

Wednesday, July 1, 2020 2:37 PM

To:

Fire

Subject:

Mount Diablo Maintenance Facility UP-20-03

Attachments:

Mount Diablo Maint Facility UP-20-03 7-1-20.pdf

Attached, please find the Project Referral – Request for Comments/Conditions for the above property for your information.

Thank you,

Cheryl Hammers Community Development Technician

Main: (925) 779-7035 Desk: (925) 779-6108 Fax: (925) 779-7034 Web: www.antiochca.gov

City of Antioch | P.O. Box 5007, Antioch, CA 94531-5007



ANTIOCH, CA - 2600 WILBUR AVE. Existing / Proposed Land Use; Project Description & Phasing Plan

EXISTING SITE:

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Sunday	None	None	None

The facility will be monitored and secured via on-site maintenance staff, a security person (guard) (after hours) along with security cameras.

PROJECT AND OPERATIONAL SITE ACCESS

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Project improvements proposed during Phase I include the development of truck and employee parking, an all-weather 40' wide paved and lighted drive isle from the west gate main entrance along the north fenced boundary (south of the 30 ft landscaping setback) eastward towards the truck / employee parking drive isles and the Phase 1 truck repair shop building. A security guard station and security will be

stationed near the west main entrance. Additionally, security video cameras will monitor all traffic entering and leaving the site as well as on-site movement.

Utilizing standard traffic signage and pavement markings, all shop and pedestrian traffic will be directed to utilize the 40' access road for both ingress & egress to the shop and parking areas as well as access to the proposed truck parking located on the west side of the rail spur. The 40' access driveway will utilize a designated Thirty (30') ft crossing over the rail spur easement located at the northern end of the rail spur. The crossing will be lighted and delineated by standard reflective traffic rated railroad crossing signage and markings at the crossing and also along each side of the easement boundary from the northern end to the south western end of the paved truck / employee parking area. Additionally, reflective delineators (traffic cones) will be placed along both sides of the easement edge within the paved parking area. With the exception of Fire, Police or Emergency Medical response vehicles, all shop truck and employee traffic as well as pedestrian traffic will be directed to cross the rail spur at the designated crossing point. All shop and truck driver personnel will receive safety training on the use of the rail spur crossing.

Per the provisions of the Grant Deed 2006-090646-00 "Reserve Easement", the easement allows installation of security fencing if desired but is not an obligation. In order to provide unimpeded access for Emergency Fire, Police and Medical Responders throughout the site, security fencing is not be proposed for the on-site boundary of the rail spur.

The site work will also include construction of a ~.24 AC storm water detention basin at the south east corner, along with associated drain collection, bio-filtration and storm water control via a detention facility located on the southeast portion of the site. Drought resistant landscaping, including drought-tolerant trees and shrubbery will be installed within the site planters and boundary areas. Hydro-seeding and erosion control protection will be installed along the downward sloped areas on the eastern boundary.

In the truck fleet and employee parking areas, pole lighting will be installed to illuminate the parking surfaces and walkways.

Improvements proposed for Phase II include the development of a new $^{\sim}18,000$ s.f. metal building and the surrounding paved parking and concrete service bay access apron. The building will have 12 service access bays (6 on the north facing elevation, 6 on the south) Each service bay will be secured by a metal roll up door. The new building will have one open service bay located on the west end of the building with a covered canopy allowing for truck, trailer and equipment cleaning.

The project will also include the development of $^{\sim}3,000$ s.f. of shop staff and truck dispatch office space, associated restrooms, break rooms and locker rooms along with a truck parts storage area all of which will be located internal to the $^{\sim}$ 18,000 s.f. building. Access to the new building will utilized the same street access driveways and truck parking areas that were created in the Phase I development.

Improvements proposed during Phase III would include grading and drainage improvements to the western portion of the property that would cooperate with the existing Phase I & II storm water management plan and the filtration and storm water control (C3) for the entire parcel. While the specific building requirements for the Phase III area are under review, potentially the land area use would include new storage buildings, fenced storage yard, paved and lighted access to the facility and support parking.