



**TO:** ANTIOCH PLANNING COMMISSION

**FROM:** Kevin Scudero, Senior Planner

**REVIEWED:** Anne Hersch, Planning Manager **AH**

**SUBJECT:** United Pacific Gas Station (GP-21-01, PD-21-01, UP-21-02, AR-21- 03)

**DATE:** May 4, 2022

|   |  |
|---|--|
| <b>Property Owner:</b><br>Jorge Vargas<br>4300 Delta Fair Blvd.<br>Antioch, CA 94509  | <b>Applicant/Representative:</b><br>Embree Asset Group<br>4747 Williams Drive<br>Georgetown, TX 78633  |
| <b>PROJECT:</b> United Pacific Gas Station<br><b>FILE #:</b> GP-21-01, PD-21-01, UP-21-02,<br>AR-21- 03<br><b>APN:</b> 056-270-059<br><b>GP LU:</b> Commercial Office to<br>Convenience Commercial<br><b>ZONING:</b> Planned Development<br><b>PLANNER:</b> Kevin Scudero | <b>Original filing:</b> February 18, 2021<br><b>Date Deemed Complete:</b> May 28, 2021<br><b>Date Tabled:</b> April 6, 2022<br><b>Date of Notice Posted/Mailed:</b> April 15, 2022<br><b>Date of Public Hearing:</b> May 4, 2022 |

### **RECOMMENDED ACTIONS**

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

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

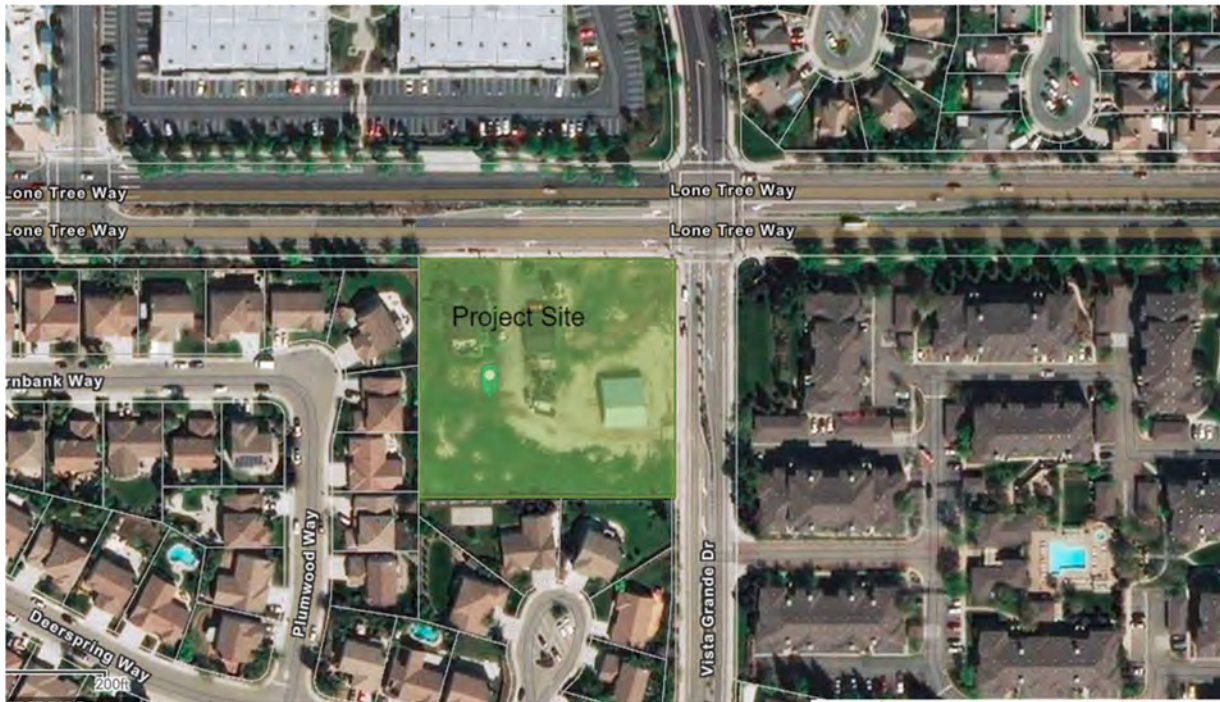


Image 1. Site Location

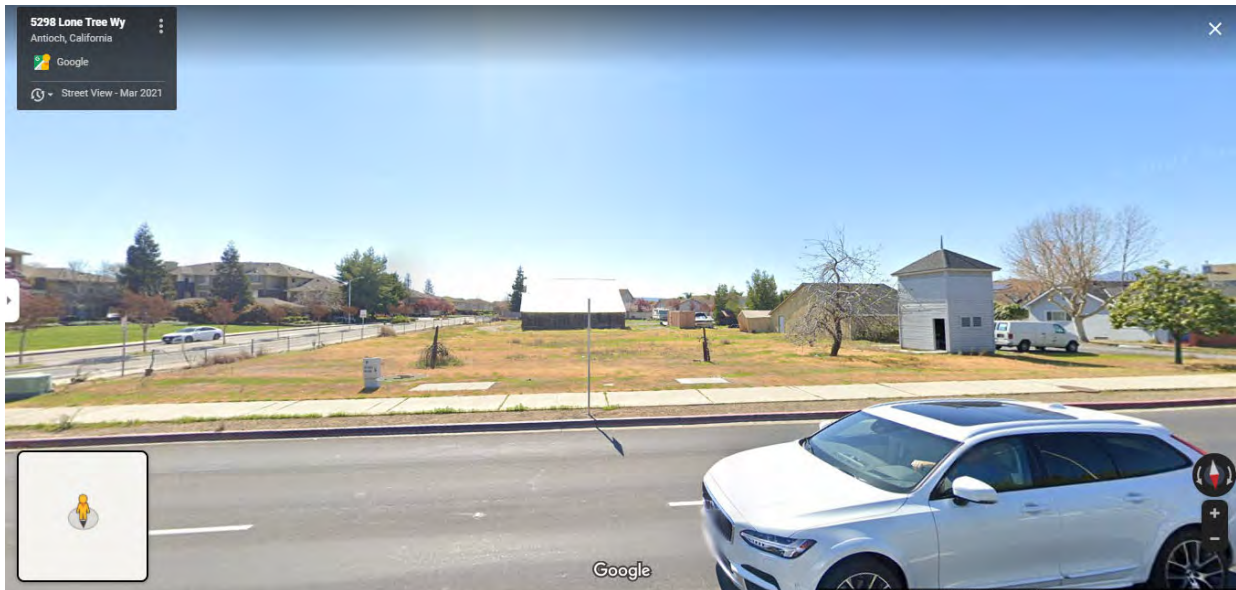


Image 2. Street View



## **BACKGROUND**

### **Requested Approvals**

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

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

### **Preliminary Review**

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

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

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

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

## **ENVIRONMENTAL**

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

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

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

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

## **ANALYSIS**

### **Project Overview**

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

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

### **General Plan, Zoning, and Land Use**

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

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

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

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

The surrounding land uses and zoning designations are noted below:

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

#### Site Plan, Circulation and Lighting

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

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

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



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

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

#### Architecture, Design and Landscaping

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

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

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

#### Operational Issues

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

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

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

### Public Comment Letter

A public comment letter was received prior to the hearing and has been included as Attachment F to the staff report.

### **ATTACHMENTS**

- A. Resolution Recommending that the City Council adopt the IS/MND and MMRP  
Exhibit A: MMRP
- B. General Plan Amendment Planning Commission Resolution
- C. Planned Development Rezone Planning Commission Resolution  
Exhibit A: Planned Development Ordinance
- D. Resolution Recommending that the City Council approve the Final Development Plan, Use Permit and Design Review for the Project  
Exhibit A: Conditions of Approval
- E. Project Plans
- F. Correspondence Received
- G. June 15, 2020 PDP Hearing Meeting Minutes
- H. CCFD Comment Letter

**ATTACHMENT A**  
**Resolution Recommending that the City Council adopt the IS/MND and Exhibit A**  
**MMRP**  
**(SEPARATE PAGE)**



# ATTACHMENT A

## PLANNING COMMISSION RESOLUTION NO. 2022-\*\*

### RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH RECOMMENDING THE CITY COUNCIL ADOPT THE INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE UNITED PACIFIC GAS STATION PROJECT AS ADEQUATE FOR ADDRESSING THE ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT

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

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

**WHEREAS**, an IS/MND was circulated for a 30-day review period, with the public review period commencing on February 15, 2022 and ending on March 17, 2022.;

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

**WHEREAS**, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on April 15, 2022 for the Planning Commission public hearing held on May 4, 2022;

**WHEREAS**, on May 4, 2022, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary and documentary;

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

**WHEREAS**, the custodian of the Final IS/MND and Mitigation Monitoring and Reporting Program (MMRP) is the Community Development Department and the Final IS/MND was available for public review on the City's website at: <https://www.antiochca.gov/community-development-department/planning-divison/envirometnal-documents/> and at the second floor of City Hall Monday through Friday 8:00-5:00 pm. Due to the State and Contra Costa County's Shelter-in-Place orders, publicly accessible locations to review the IS/MND were closed. Consistent with the Governor's Executive Order, posting materials on the City's website was adequate. The MMRP is attached as Exhibit A to this Resolution.

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

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

- a. The City of Antioch exercised overall control and direction over the CEQA review for the Project, including the preparation of the Final IS/MND, and independently reviewed the Final IS/MND and MMRP;
  - b. There is no substantial evidence that the Project will have a significant effect on the environment once mitigation measures have been followed and assuming approval of the General Plan Amendment and Rezone; and
  - c. The Final IS/MND and MMRP reflect the City's independent judgment and analysis.
3. The Planning Commission hereby recommends the City Council APPROVE AND ADOPT the Final IS/MND, and MMRP for the Project (Exhibit A).

\* \* \* \* \*

**I HEREBY CERTIFY** the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 4th day of May 2022.

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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**FORREST EBBS**  
**Secretary to the Planning Commission**

**EXHIBIT A**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**(MMRP)**  
**(Separate Page)**





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

**Mitigation Monitoring and  
Reporting Program**

March 22, 2022

**Lead Agency:**

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

**Technical Assistance:**

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



## ACRONYMS AND ABBREVIATIONS

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





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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 (City) Community Development Department and United Pacific (applicant) with a comprehensive list of the mitigation measures identified in the Initial Study Mitigated Negative Declaration (ISMND) for the 5200 Lone Tree Way United Pacific Gas Station Project (proposed project).

### 1.1 INTRODUCTION

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

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

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

### 1.2 OVERVIEW OF THE MITIGATION MONITORING AND REPORTING PROGRAM

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

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

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



**Mitigation, Monitoring, and Reporting Program**

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

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



| Mitigation Measures   | Implementation Party  | Timing of Implementation                                     | Monitoring Party and Monitoring Action  | Monitoring Frequency   | Verification of Implementation |                               |
|---|---|--|---|--|--------------------------------|-------------------------------|
|   |   |  |   |  | Action                         | Date completed with Signature |
| Section 3.3: Air Quality  |   |  |   |  |                                |                               |
| <p><b>MM AIR-1: Implement Construction Best Management Practices.</b> The applicant shall require all construction contractors to implement the basic construction mitigation measures recommended by the Bay Area Air Quality Management District (BAAQMD) to reduce fugitive dust emissions. Emission reduction measures will include, at a minimum, the following measures. Additional measures may be identified by the BAAQMD or contractor as appropriate:</p> <ul style="list-style-type: none"><li>• All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) will be watered two times per day</li><li>• All haul trucks transporting soil, sand, or other loose material off-site will be covered</li><li>• 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</li><li>• All vehicle speeds on unpaved roads shall be limited to 15 miles per hour</li><li>• All roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used</li><li>• Idling 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 Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]); clear signage shall be provided for construction workers at all access points</li><li>• All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications</li><li>• All equipment shall be checked by a certified visible emissions evaluator or checked by a certified mechanic and determined to be running in proper condition prior to operation</li></ul> | <ul style="list-style-type: none"><li>• Applicant</li><li>• Construction Contractor</li></ul> | Prior to issuance of grading permit and during construction. | <p><b>Monitoring Party:</b></p> <ul style="list-style-type: none"><li>• City of Antioch Community Development Department</li></ul> <p><b>Monitoring Action:</b></p> <ul style="list-style-type: none"><li>• Confirm best management practices (BMPs) are included in project specifications and grading plan.</li><li>• Confirm BMPs are implemented throughout the construction phase.</li></ul> | Prior to issuance of grading permit and throughout the construction phase as needed. |                                |                               |



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



| Mitigation Measures  | Implementation Party  | Timing of Implementation  | Monitoring Party and Monitoring Action  | Monitoring Frequency   | Verification of Implementation |                               |
|--|---|---|---|--|--------------------------------|-------------------------------|
|  |   |   |   |  | Action                         | Date completed with Signature |
| Section 3.4: Biological Resources  |   |   |   |  |                                |                               |
| <b>MM BIO-1: Avoid Disturbance of Nesting Birds and Pre-Construction Nesting Bird Surveys.</b> If project activities occur during the nesting season for native birds (February 15 to August 31), the following measures shall be implemented to avoid or minimize the potential for adverse impacts on nesting migratory birds and raptors: <ul style="list-style-type: none"><li>• Pre-construction nesting bird survey for species protected by the Migratory Bird Treaty Act and California Fish and Game Code shall be conducted by a qualified biologist within a 100-foot radius of proposed construction activities for passerines and a 300-foot radius for raptors no more than 14 days prior to the start of construction activities.</li><li>• If active nests are found, a qualified biologist shall determine the size of the buffers based on the nesting species and its sensitivity to disturbance. The size of the buffers may be reduced at the discretion of a qualified biologist, but no construction activities shall be permitted within the buffer if they are demonstrated to be likely to disturb nesting birds. Active nest sites shall be monitored periodically to determine time of fledging.</li></ul> | <ul style="list-style-type: none"><li>• Applicant</li><li>• Construction Contractor</li><li>• Qualified Biologist</li></ul> | No more than 14 days prior to the start of project construction activities. | <b>Monitoring Party:</b> <ul style="list-style-type: none"><li>• City of Antioch Community Development Department</li></ul> <b>Monitoring Action:</b> <ul style="list-style-type: none"><li>• Confirm nesting bird surveys are conducted within 14 days of starting construction work.</li><li>• Confirm pre-construction clearance by qualified biologist.</li><li>• If active nests of protected species are found, confirm buffer zone has been established.</li></ul> | Prior to issuance of grading permit and throughout the construction phase as needed. |                                |                               |
| <b>MM BIO-2: Pre-Construction Swainson’s Hawk Surveys.</b> If project construction-related activities would take place during the nesting season (February through August), pre-construction surveys for nesting Swainson’s hawks within 0.5-mile radius of the project shall be conducted within 14 days prior to construction activity. Surveys shall be conducted in a manner that maximizes the potential to observe the adult Swainson’s hawks, as well as the nest/chicks second. To meet the California Department of Fish and Game’s recommendations for mitigation and protection of Swainson’s hawks, surveys shall be conducted for a 0.5-mile radius around all project activities, and if active nesting is identified within the 0.5-mile radius, consultation is required. Methodology for surveys can be found in the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley – Swainson’s Hawk Technical Advisory Committee (2000).   | <ul style="list-style-type: none"><li>• Applicant</li><li>• Construction Contractor</li><li>• Qualified Biologist</li></ul> | No more than 14 days prior to the start of project construction activities. | <b>Monitoring Party:</b> <ul style="list-style-type: none"><li>• City of Antioch Community Development Department</li></ul> <b>Monitoring Action:</b> <ul style="list-style-type: none"><li>• Confirm surveys are conducted within 14 days of starting construction work.</li><li>• Confirm pre-construction clearance by qualified biologist.</li><li>• If active nests are found, confirm consultation has been conducted.</li></ul>                                    | Prior to issuance of grading permit and throughout the construction phase as needed. |                                |                               |



| Mitigation Measures   | Implementation Party  | Timing of Implementation  | Monitoring Party and Monitoring Action  | Monitoring Frequency   | Verification of Implementation |                               |
|---|---|---|---|--|--------------------------------|-------------------------------|
|   |   |   |   |  | Action                         | Date completed with Signature |
| <p><b>MM BIO-3: Pre-Construction Burrowing Owl Surveys.</b> A burrowing owl pre-construction survey shall take place before any construction activities commence. They shall be conducted whenever burrowing owl habitat or sign is encountered on or adjacent to (within 150 meters) of a project site. If a burrowing owl or sign is present on the Property, three additional protocol level surveys shall be initiated.</p> <p>Once these surveys have been completed to identify the owl's location, disturbance buffers shall be placed around each active burrow. No disturbance shall occur within 200 meters (approximately 655 feet) of occupied burrows during the breeding season (February 1 through August 31) and/or within 50 meters (approximately 165 feet) of occupied burrows during non-breeding season (September 1 through January 31). Preconstruction surveys shall be completed no more than 14 days prior to initiating ground disturbing activities. Surveys and mitigation shall be conducted and implemented in accordance with protocols established in the California Department of Fish and Wildlife's (CDFW) Staff Report on Burrowing Owl Mitigation (2012).</p> | <ul style="list-style-type: none"><li>• Applicant</li><li>• Construction Contractor</li><li>• Qualified Biologist</li></ul> | No more than 14 days prior to the start of project construction activities. | <p><b>Monitoring Party:</b></p> <ul style="list-style-type: none"><li>• City of Antioch Community Development Department</li></ul> <p><b>Monitoring Action:</b></p> <ul style="list-style-type: none"><li>• Confirm pre-construction survey has been conducted no more than 14 days prior to start of construction activities.</li><li>• If active burrows are found, confirm buffer zone has been established.</li></ul>   | Prior to issuance of grading permit and throughout the construction phase as needed. |                                |                               |
| <b>Section 3.5: Cultural Resources</b>  |   |   |   |  |                                |                               |
| <p><b>MM CUL-1: Cultural Materials Discovered During Construction.</b> If any cultural resource is encountered during ground disturbance or subsurface construction activities (e.g., trenching, grading), all construction activities within a 50-foot radius of the identified potential resource shall cease until a qualified archaeologist who meets the Secretary of the Interior's Standards and Guidelines for Professional Qualifications in archaeology and/or history evaluates the resource for its potential significance and determines whether the resource requires further study. If the qualified archaeologist determines that the cultural resource does not appear to be eligible for inclusion on the California Register of Historical Resources (CRHR), it will be appropriately documented on Department of Parks and Recreation (DPR) 523 series forms and project activity may resume. If the qualified archaeologist determines that the cultural resource appears eligible for inclusion on the CRHR, the archaeologist shall make recommendations to the City of Antioch on the measures to be implemented to</p>   | <ul style="list-style-type: none"><li>• Construction Contractor</li><li>• Qualified Archaeologist</li></ul>                 | During the construction phase.  | <p><b>Monitoring Party:</b></p> <ul style="list-style-type: none"><li>• City of Antioch Community Development Department</li></ul> <p><b>Monitoring Action:</b></p> <ul style="list-style-type: none"><li>• Confirm a qualified archaeologist is under contract prior to the start of any ground disturbing activities.</li><li>• If cultural resources are discovered during construction, confirm activities are halted until appropriate treatment measures are implemented.</li></ul> | Prior to issuance of grading permit and throughout the construction phase as needed. |                                |                               |



| Mitigation Measures   | Implementation Party  | Timing of Implementation       | Monitoring Party and Monitoring Action   | Monitoring Frequency   | Verification of Implementation |                               |
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|   |   |                                |  |  | Action                         | Date completed with Signature |
| 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 on DPR forms.<br><br>No further grading shall occur within a 50-foot radius of the discovery until the City of Antioch approves the measures to protect these resources. Any archaeological artifacts recovered because of mitigation shall be donated to a qualified scientific institution approved by the City where they would be afforded long-term preservation to allow future scientific study.  |   |                                |  |  |                                |                               |
| <b>MM CUL-2: Human Burials Encountered During Construction.</b> 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:<br><br>There shall be no further excavation or disturbance of the area where the human remains were found or within 50 feet of the find until the Contra Costa County Coroner and the appropriate City representative are contacted. Duly authorized representatives of the Coroner and the City shall be permitted onto the project area and shall take all actions consistent with Health and Safety Code Section 7050.5 and Government Code Sections 5097.98, et seq. Excavation or disturbance of the area where the human remains were found or within 50 feet of the find shall not be permitted to 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 Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with | <ul style="list-style-type: none"><li>• Construction Contractor</li><li>• Qualified Archaeologist</li></ul> | During the construction phase. | <b>Monitoring Party:</b> <ul style="list-style-type: none"><li>• City of Antioch Community Development Department</li></ul> <b>Monitoring Action:</b> <ul style="list-style-type: none"><li>• Confirm a qualified archaeologist is under contract prior to the start of any ground disturbing activities.</li><li>• Confirm a qualified archaeologist is onsite monitoring during ground disturbing activities.</li><li>• If human remains are discovered during construction, confirm activities are halted until appropriate treatment measures are implemented.</li></ul> | Prior to issuance of grading permit and throughout the construction phase as needed. |                                |                               |





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



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



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



| Mitigation Measures   | Implementation Party  | Timing of Implementation                    | Monitoring Party and Monitoring Action  | Monitoring Frequency                    | Verification of Implementation |                               |
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| <p>No disturbed surfaces will be left without erosion control measures in place during the winter and spring months.</p> <ul style="list-style-type: none"><li>• A spill prevention and countermeasure plan shall be developed to identify proper storage, collection, and disposal measures for potential pollutants (such as fuel, fertilizers, pesticides, etc.) used onsite. The plan will also require the proper storage, handling, use, and disposal of petroleum products.</li><li>• Construction activities shall be scheduled to reduce land disturbance during peak runoff periods and to the immediate area required for construction. Soil conservation practices shall be completed during the fall or late winter to reduce erosion during spring runoff. Existing vegetation will be retained where possible. To the extent feasible, grading activities shall be limited to the immediate area required for construction.</li></ul>  |   |   |   |   |                                |                               |
| Section 3.13: Noise   |   |   |   |   |                                |                               |
| <p><b>MM NOI-1: Project Fixed-Source Noise.</b> The noise from all mechanical equipment associated with the project, including the car wash blowers, shall comply with the requirements in Policy 11.6.2.e in the City of Antioch General Plan and the maximum noise level limits listed in Section 9-5.1901, Paragraph A in the City of Antioch Code of Ordinances. Policy 11.6.2.e in the City of Antioch General Plan states the following: “When new development incorporating a potentially significant noise generator is proposed, require noise analyses to be prepared by a qualified acoustical engineer. Require the implementation of appropriate noise mitigation when the proposed project will cause new exceedances of General Plan noise objectives, or an audible (3.0 dB(A)) increase in noise in areas where General Plan noise objectives are already exceeded as the result of existing development.”</p> <p>Section 9-5.1901, Paragraph A in the City of Antioch Code of Ordinances states “Uses adjacent to outdoor living areas (e.g., backyards for single-family homes and patios for multifamily units) and parks shall not cause an increase in background ambient noise which will exceed 60 CNEL.”</p> | <ul style="list-style-type: none"><li>• Applicant</li><li>• Qualified Acoustical Engineer</li></ul> | <p>Prior to issuance of grading permit.</p> | <p><b>Monitoring Party:</b></p> <ul style="list-style-type: none"><li>• City of Antioch Community Development Department</li></ul> <p><b>Monitoring Action:</b></p> <ul style="list-style-type: none"><li>• Confirm noise analysis has been conducted by a qualified acoustical engineer.</li><li>• Confirm equipment has been designed to incorporate mitigation measures as needed.</li></ul> | <p>Once during design review phase.</p> |                                |                               |



| Mitigation Measures   | Implementation Party  | Timing of Implementation                                     | Monitoring Party and Monitoring Action   | Monitoring Frequency  | Verification of Implementation |                               |
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|   |   |  |  |   | Action                         | Date completed with Signature |
| <p><b>MM NOI-2: Construction Activity.</b> All construction activity shall follow the time and noise reduction measure requirements listed in Policies 11.6.2.i, j, k, m, and n in the City of Antioch General Plan and Sections 5-17.04 and 5-17.05 in the City of Antioch Code of Ordinances as follows:</p> <p>i. Ensure that construction activities are regulated as to hours of operation in order to avoid or mitigate noise impacts on adjacent noise-sensitive land uses.</p> <p>j. Require proposed development adjacent to occupied noise sensitive land uses to implement a construction-related noise mitigation plan. This plan would depict the location of construction equipment storage and maintenance area, and document methods to be employed to minimize noise impacts on adjacent noise sensitive land uses.</p> <p>k. Require that all construction equipment utilize noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.</p> <p>m. Prior to the issuance of any grading plans, the City shall condition approval of subdivisions and non-residential development adjacent to any developed/occupied noise-sensitive land uses by requiring applicants to submit a construction-related noise mitigation plan to the City for review and approval. The plan should depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of the project through the use of such methods as:</p> <ul style="list-style-type: none"><li>• The construction contractor shall use temporary noise-attenuation fences, where feasible, to reduce construction noise impacts on adjacent noise sensitive land uses.</li><li>• During all project site excavation and grading on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is</li></ul> | <ul style="list-style-type: none"><li>• Applicant</li><li>• Construction Contractor</li></ul> | Prior to issuance of grading permit and during construction. | <p><b>Monitoring Party:</b></p> <ul style="list-style-type: none"><li>• City of Antioch Community Development Department</li></ul> <p><b>Monitoring Action:</b></p> <ul style="list-style-type: none"><li>• Confirm requirements are implemented prior to and during construction.</li></ul> | Once at the time of contractor specifications review and throughout the construction phase as needed. |                                |                               |



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



| Mitigation Measures  | Implementation Party | Timing of Implementation | Monitoring Party and Monitoring Action  | Monitoring Frequency              | Verification of Implementation |                               |
|--|----------------------|--------------------------|---|-----------------------------------|--------------------------------|-------------------------------|
|  |                      |                          |   |                                   | Action                         | Date completed with Signature |
| <p>and Vibration Impact Assessment Manual document (FTA Report No. 0123 September 2018).</p> <p>Design Considerations and Project Layout</p> <ul style="list-style-type: none"><li>Route heavily loaded trucks away from residential streets. Select streets with the fewest homes if no alternatives are available.</li><li>Operate earth-moving equipment on the construction lot as far away from vibration-sensitive sites as possible.</li></ul> <p>Sequence of Operations</p> <ul style="list-style-type: none"><li>Phase demolition, earth-moving, and ground-impacting operations so as not to occur in the same time period. Unlike noise, the total vibration level produced could be substantially less when each vibration source operates separately.</li><li>Avoid nighttime activities. Sensitivity to vibration increases during the nighttime hours in residential neighborhoods.</li></ul> <p>Alternate Construction Methods</p> <ul style="list-style-type: none"><li>Avoid vibratory rollers and packers near sensitive areas.</li></ul> <p>Vibration Mitigation Plan</p> <ul style="list-style-type: none"><li>Describe and commit to a mitigation plan that will be developed and implemented during the engineering and construction phase when the information available during the project development phase will not be sufficient to define specific construction vibration mitigation measures. The objective of the plan should be to minimize construction vibration damage using all reasonable and feasible means available. The plan should include the following components:<ul style="list-style-type: none"><li>A procedure for establishing threshold and limiting vibration values for potentially affected structures, based on an assessment of each structure's ability to withstand the loads and displacements due to construction vibrations.</li><li>A commitment to develop a vibration monitoring plan during the engineering phase and to implement a compliance monitoring program during construction.</li></ul></li></ul> |                      |                          | <p><b>Monitoring Action:</b></p> <ul style="list-style-type: none"><li>Confirm requirements are implemented prior to and during construction.</li></ul> | the construction phase as needed. |                                |                               |



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





**ATTACHMENT B**  
**Planning Commission Resolution**  
**General Plan Amendment**  
**(SEPARATE PAGE)**

## **ATTACHMENT B**

### **PLANNING COMMISSION RESOLUTION NO. 2022-\*\***

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

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

**WHEREAS**, an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) was prepared in accordance with the California Environmental Quality Act ("CEQA") Guidelines Section 15162, and considered by the Planning Commission on May 4, 2022;

**WHEREAS**, on May 4, 2022, the Planning Commission recommended to the City Council adoption of the IS/MND and MMRP;

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

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

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

**WHEREAS**, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on April 15, 2022 for the Planning Commission public hearing held on May 4, 2022;

**WHEREAS**, on May 4, 2022, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary and documentary; and

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

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission does hereby make the following findings for recommendation to the City Council approval of the General Plan Amendment:

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

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

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 4<sup>th</sup> day of May 2022, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

**FORREST EBBS**  
**Secretary to the Planning Commission**

**ATTACHMENT C**  
**Planning Commission Resolution Planned Development Rezone with Exhibit A:**  
**Planned Development Ordinance**  
**(SEPARATE PAGE)**

## ATTACHMENT C

### PLANNING COMMISSION RESOLUTION NO. 2022-\*\*

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

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

**WHEREAS**, an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) was prepared in accordance with the California Environmental Quality Act ("CEQA") Guidelines Section 15162, and considered by the Planning Commission on May 4, 2022;

**WHEREAS**, on May 4, 2022, the Planning Commission recommended to the City Council adoption of the IS/MND and MMRP;

**WHEREAS**, on May 4, 2022 the Planning Commission recommended to the City Council approval of a General Plan Land Use Map Amendment (GP-21-01) re-designating the site identified by Assessor's Parcel Number 056-270-059 from Commercial Office to Convenience Commercial;

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

**WHEREAS**, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on April 15, 2022 for the Planning Commission public hearing held on May 4, 2022;

**WHEREAS**, on May 4, 2022, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary and documentary; and

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

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission does hereby make the following findings for recommendation to the City Council for approval of the proposed zone change:

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

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

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

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing recommendation was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 4<sup>th</sup> day of May 2022, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

**FORREST EBBS**  
**Secretary to the Planning Commission**

**ATTACHMENT D**  
**Planning Commission Resolution**  
**Recommending that the City Council approve the Final Development Plan, Use Permit**  
**and Design Review for the Project**  
**Exhibit A: Conditions of Approval**  
**(SEPARATE PAGE)**

## **ATTACHMENT D**

### **PLANNING COMMISSION RESOLUTION NO. 2022-XX**

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

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

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

**WHEREAS**, on May 4, 2022, the Planning Commission recommended to the City Council adoption of the IS/MND and MMRP;

**WHEREAS**, on May 4, 2022 the Planning Commission recommended to the City Council approval of a General Plan Land Use Map Amendment (GP-21-01) re-designating the site identified by Assessor's Parcel Number 056-270-059 from Commercial Office to Convenience Commercial;

**WHEREAS**, on May 4, 2022 the Planning Commission recommended to the City Council approval of a Rezone to Planned Development (PD-21-01);

**WHEREAS**, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on April 15, 2022 for the Planning Commission public hearing held on May 4, 2022;

**WHEREAS**, on May 4, 2022, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary and documentary; and

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

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission makes the following findings for approval of a Final Development Plan:

1. Each individual unit of the development can exist as an independent unit capable of creating an environment of sustained desirability and stability because the project has been designed to accommodate all uses on the existing site. The uses proposed will not be detrimental to present or potential surrounding uses but instead will have a beneficial effect which could not be achieved under the current General Plan Land Use designation or zoning for the project site. The project has been designed and conditioned to not have any detrimental effects on the surrounding land uses and will provide a convenient shopping and fueling location for the nearby residents.



2. The streets and thoroughfares proposed meet the standards of the City's Growth Management Program and adequate utility service can be supplied to all phases of the development because the project will be constructing all the required streets and utilities to serve the project. The project will be required to pay for all improvements to the site as well as its fair share of impacts to all public services. The project has been reviewed and no significant impacts on utilities or services has been identified.
3. The commercial components of the project are justified economically at the location proposed.
4. There are no residential components of the project.
5. There are no industrial components of the project.
6. Any deviation from the standard zoning requirements is warranted by the design and additional amenities incorporated in the final development plan which offer certain unusual redeeming features to compensate for any deviations that may be permitted. The proposed final development plan is substantially in conformance with the zoning requirements for Convenience Commercial developments and the Planned Development District standards established for the project site.
7. The area surrounding the P-D District can be planned and zoned in coordination and substantial compatibility with the proposed development because the proposed development is fronting a major thoroughfare with all surrounding uses currently zoned and development. The project has been designed and conditioned to be compatible with the surrounding uses.
8. The Project and the PD District conform to the General Plan of the City because the amendment to the General Plan to change the designation to Convenience Commercial allows the development to occur.

**BE IT FURTHER RESOLVED** that the Planning Commission does hereby make the following findings for approval of the requested Use Permit:

1. The granting of such use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity because the project has been designed to comply with the City of Antioch Municipal Code requirements.
2. The use applied at the location indicated is properly one for which a use permit is authorized because the City of Antioch Zoning Ordinance requires a use permit for all Planned Development District (PD) applications.
3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all yards, fences, parking, loading, landscaping, and other features required, to other uses in the neighborhood. The site plan complies with the Planned Development standards established for the project's Planned Development District.

4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use. The project site is located at the intersection of Lone Tree Way and Vista Grande Drive. Both streets are adequate in width and pavement type to carry the traffic generated by the proposed use.
5. That the granting of such use permit will not adversely affect the comprehensive General Plan because the proposed use is consistent with the General Plan designation of Convenience Commercial.
6. The Conditions of approval protect the public safety, health and general welfare of the users of the project and surrounding area. In addition, the conditions ensure the project is consistent with City standards.

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

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing recommendation was passed and adopted by the Planning Commission of the City of Antioch, at a regular meeting thereof, held on the 4th day of May 2022 by following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

---

**FORREST EBBS**  
**Secretary to the Planning Commission**



EXHIBIT A: CONDITIONS OF APPROVAL

|    |   | <u>Regulation Source</u> | <u>Timing/<br/>Implementation</u> | <u>Enforcement/<br/>Monitoring</u> | <u>Verification</u><br>(date and<br>Signature) |
|----|---|--------------------------|-----------------------------------|------------------------------------|--|
|    | General Conditions  |                          |                                   |                                    |  |
| 1. | Project Approval. This Final Development Plan, Use Permit and Design Review approval is for 5200 Lone Tree Way (APN 056-270-059), as substantially shown and described on the project plans, except as required to be modified by conditions herein. Plans date received April 30, 2021, as presented to the Planning Commission on May 4, 2022 ("Approval Date."). For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City.   | City of Antioch          | On-Going                          | Planning Department                |  |
| 2. | Project Approval Expiration. This Final Development Plan, Use Permit and Design approval expires on May 4, 2024 (two years from the date on which this approval becomes effective) or at an alternate time specified as a condition of approval, unless a building permit has been issued and construction diligently pursued. The approval may be renewed by the Zoning Administrator for a period up to an additional one (1) year, provided that, at least ten (10) days before expiration an application for renewal of the approval is filed with the Community Development Department. The Zoning Administrator may grant a renewal of an approval where there is no change in the original application, or there is no request to change any condition of approval. No more than two (2) one (1) year extensions may be granted. | City of Antioch          | On-Going                          | Planning Department                |  |

EXHIBIT A: CONDITIONS OF APPROVAL

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

EXHIBIT A: CONDITIONS OF APPROVAL

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

EXHIBIT A: CONDITIONS OF APPROVAL

|     |  | <u>Regulation Source</u> | <u>Timing/<br/>Implementation</u> | <u>Enforcement/<br/>Monitoring</u> | <u>Verification</u><br>(date<br>and<br>Signature) |
|-----|--|--------------------------|-----------------------------------|------------------------------------|---|
| 8.  | Mitigation Monitoring and Reporting Program. The developer shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program for the United Pacific Gas Station Project  | City of Antioch          | On-Going                          | Planning Department                |   |
| 9.  | Compliance Matrix. With the submittal of all grading plans, improvement plans, and building permit plans, the applicant shall submit to the Community Development Department a Conditions and Mitigation Measures Compliance Matrix that lists: each Condition of Approval and Mitigation Measure, the City division responsible for review, and how the applicant meets the Condition of Approval or Mitigation Measure. The applicant shall update the compliance matrix and provide it with each submittal. | City of Antioch          | On-Going                          | Community Development Department   |   |
| 10. | Hold Harmless Agreement/Indemnification. The applicant (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Antioch and its agents, officers and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul the City's approval concerning this application. The City will promptly notify the applicant of any such claim action or proceeding and cooperate fully in the defense.          | City of Antioch          | On-Going                          | Planning Department                |   |

EXHIBIT A: CONDITIONS OF APPROVAL

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

EXHIBIT A: CONDITIONS OF APPROVAL

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



EXHIBIT A: CONDITIONS OF APPROVAL

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| 18. | Requirement for Looped System. Water systems shall be designed as a looped distribution system, if not already connecting as a looped system, developer shall be responsible for installing any water mains off site to create a looped system at no cost to the City.  | City of Antioch     | On-Going  | Public Works Department |  |
| 19. | Hydrology Analysis. The developer shall submit hydrology and hydraulic analyses as part of the storm water control plan. The analysis shall demonstrate adequacy of the in-tract drainage system and downstream drainage system. The analysis shall be reviewed and approved by Contra Costa County Flood Control.  | City of Antioch     | Prior to the Recordation of the First Final Map | Public Works Department |  |
| 20. | Retaining Walls<br><br>1. Public Right of Way. Retaining walls shall not be constructed in City right-of-way or other City maintained parcels unless otherwise approved by the City Engineer.<br><br>2. Materials. All retaining walls shall be of concrete masonry unit construction.<br><br>3. Height. All retaining walls shall be reduced in height to the maximum extent practicable and the walls shall meet the height requirements in the front yard setback and sight distance triangles as required by the City Engineer. | City of Antioch     | On-Going  | Public Works Department |  |
|     | Conservation/NPDES  |                     |   |                         |  |
| 21. | C.3 Compliance. Per State Regulations, all impervious surfaces including off-site roadways to be constructed as part of the project are subject to C.3 requirements.  | State of California | On-Going  | Public Works Department |  |
| 22. | NPDES. The project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). (Note: Per State Regulations, NPDES  | Federal Government  | At the Time of Building Permit Submittal        | Public Works            |  |

EXHIBIT A: CONDITIONS OF APPROVAL

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|     | <p>Requirements are those in affect at the time of the Final Discretionary Approval.)</p> <p>Under NPDES regulations, the project is subject to provision C.3: "New development and redevelopment regulations for storm water treatment."</p> <p>a. Requirements. Provision C.3 requires that the project include storm water treatment and source control measures, as well run-off flow controls so that post-project runoff does not exceed estimated pre-project runoff.</p> <p>b. Storm Water Control Plan. C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrate plan compliance. The SWCP shall be submitted concurrently with site improvement plans.</p> <p>c. Operation and Maintenance Plan. For the treatment and flow-controls identified in the approved SWCP, a separate Operation and Maintenance Plan (O&amp;M) shall be submitted to the Building Department at the time of permit submittal.</p> <p>d. CCRs. Both the approved SWCP and O&amp;M plans shall be included in the project CC&amp;Rs. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs. Already stated in COAs below, 5.c and 5.h.w.</p> |                    |  |              |  |
| 23. | <p>NPDES Plan Submittal Requirements. The following requirements of the federally mandated NPDES program (National Pollutant Discharge Elimination System) shall be complied with as appropriate, or as required by the City Engineer:</p> <p>a. Application. Prior to issuance of permits for building, site improvements, or landscaping, the developer shall submit a</p>  | Federal Government | At the Time of Building Permit Submittal | Public Works |  |

EXHIBIT A: CONDITIONS OF APPROVAL

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|  | <p>permit application consistent with the developer’s approved Storm Water Control Plan, and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants.</p> <p>b. Certified Professional. The Storm Water Control Plan shall be certified by a registered civil engineer, and by a registered architect or landscape architect as applicable. Professionals certifying the Storm Water Control Plan shall be registered in the State of California and submit verification of training, on design of treatment measures for water quality, not more than three years prior to the signature date by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).</p> <p>c. Final Operation &amp; Maintenance Plan. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance Plan in accordance with City of Antioch guidelines. This O&amp;M plan shall incorporate City comments on the draft O&amp;M plan and any revisions resulting from changes made during construction. The O&amp;M plan shall be incorporated into the CC&amp;Rs for the Project.</p> |  |  |  |  |
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EXHIBIT A: CONDITIONS OF APPROVAL

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|  | <p>d. Long Term Management. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.</p> <p>e. Design Details.</p> <p>i. Prevent site drainage from draining across sidewalks and driveways in a concentrated manner.</p> <p>ii. Install on all catch basins "No Dumping, Drains to River" decal buttons.</p> <p>f. Hydrology Calculations. Collect and convey all storm water entering, and/or originating from, the site to an adequate downstream drainage facility without diversion of the watershed. Submit hydrologic and hydraulic calculations with the Improvement Plans to Engineering Services for review and approval.</p> <p>g. Regional Water Quality Control. Prior to issuance of the grading permit, submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.</p> <p>h. SWPP. Submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to issuance of a building and/or grading permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP's. Construction site</p> |  |  |  |  |
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EXHIBIT A: CONDITIONS OF APPROVAL

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|  | <p>cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order.</p> <p>i. BMP. Install appropriate clean water devices at all private storm drain locations immediately prior to entering the public storm drain system. Implement Best Management Practices (BMP's) at all times.</p> <p>j. Erosion Control. Include erosion control/storm water quality measures in the final grading plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences and are subject to review and approval of the City Engineer. If no grading plan is required, necessary erosion control/storm water quality measures shall be shown on the site plan submitted for an on-site permit, subject to review and approval of the City Engineer. The developer shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such measures.</p> <p>k. On-Going Maintenance.</p> <p>i. Sweep or vacuum the parking lot(s) a minimum of once a month and prevent the accumulation of litter and debris on the site. Corners and hard to reach areas shall be swept manually.</p> <p>ii. If sidewalks are pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be</p> |  |  |  |  |
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EXHIBIT A: CONDITIONS OF APPROVAL

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|     | <p>collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer District.</p> <p>iii. Ensure that the area surrounding the project such as the streets stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way related to project construction. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All trucks shall be covered.</p> <p>iv. Clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by City Inspectors and/or City Engineer.</p> <p><i>Additional information regarding the project SWCP is necessary and modifications to the SWCP shown on the proposed Vesting Tentative Map may be required in order to comply with C.3 regulations.</i></p> |                                       |  |                                       |  |
|     | Fire Standards  |                                       |  |                                       |  |
| 24. | The applicant shall comply with the conditions provided by the Contra Costa County Fire Protection District in the letter dated June 30, 2021.  | Contra Costa Fire Protection District | TBD                                      | Contra Costa Fire Protection District |  |
|     | Building Permit Submittal   |                                       |  |                                       |  |
| 25. | Requirement for Phasing Plan. The project shall be built continuously in one phase. If the project will become a phased   | City of Antioch                       | At the time of Building Permit Submittal | Community Development Department      |  |

EXHIBIT A: CONDITIONS OF APPROVAL

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|     | project, then the developer shall provide a phasing plan to the Community Development Department.  |                 |  |                                  |  |
| 26. | Final Landscape Plans. The applicant shall submit final landscape plans that identify specific plant materials to be used, including all shrubs and groundcover, providing both common and botanical names, sizes and quantities at the time of building permit submittal. The project shall emphasize local and native species of plants in the final landscape plans.                    | City of Antioch | At the time of Building Permit Submittal | Building Department              |  |
| 27. | Water Efficient Landscape Ordinance. Landscaping for the project shall be designed to comply with the applicable requirements of City of Antioch Ordinance No. 2162-C-S The State Model Water Efficient Landscape Ordinance (MWELO). The applicant shall demonstrate compliance with the applicable requirements of the MWELO in the landscape and irrigation plans submitted to the City. | City of Antioch | At the time of Building Permit Submittal | Community Development Department |  |
| 28. | Common Area Landscaping. Landscaping on all slopes, medians, C.3 basins and open space areas shall be approved by the City Engineer and shall be installed at the applicant's expense.   | City of Antioch | At the time of Building Permit Submittal | Public Works Department          |  |

EXHIBIT A: CONDITIONS OF APPROVAL

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



EXHIBIT A: CONDITIONS OF APPROVAL

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

EXHIBIT A: CONDITIONS OF APPROVAL

|     |   | <u>Regulation Source</u> | <u>Timing/<br/>Implementation</u> | <u>Enforcement/<br/>Monitoring</u>              | <u>Verification</u><br>(date<br>and<br>Signature) |
|-----|---|--------------------------|-----------------------------------|---|---|
|     | At the Time of Construction   |                          |                                   |   |   |
| 34. | Collection of Construction Debris. Gather all construction debris on a regular basis and place them in a Waste Management dumpster or other container that is emptied or removed on a weekly basis consistent with the Construction and Demolition Debris Ordinance. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution. | City of Antioch          | On-Going                          | Building Department                             |   |
| 35. | Construction Hours. Construction activity shall be as outlined in in the Antioch Municipal Code. Construction activity is limited to 8:00 AM to 5:00 PM Monday-Friday or as approved in writing by the City Manager. Requests for alternative construction hours shall be submitted in writing to the City Manager or his designee.   | City of Antioch          | On-Going                          | Building Department/<br>Public Works Department |   |
| 36. | Demolition, Debris, Recycling. The project shall be in compliance with and supply all the necessary documentation for Antioch Municipal Code § 6-3.2: Construction and Demolition Debris Recycling.   | City of Antioch          | On-Going                          | Building Department/<br>Public Works Department |   |

EXHIBIT A: CONDITIONS OF APPROVAL

|     |  | <u>Regulation Source</u> | <u>Timing/<br/>Implementation</u> | <u>Enforcement/<br/>Monitoring</u>              | <u>Verification</u><br>(date<br>and<br>Signature) |
|-----|--|--------------------------|-----------------------------------|---|---|
| 37. | Erosion Control Measures. The grading operation shall take place at a time, and in a manner, so as not to allow erosion and sedimentation. The slopes shall be landscaped and reseeded as soon as possible after the grading operation ceases. Erosion measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.         | City of Antioch          | On-Going                          | Building Department/<br>Public Works Department |   |
| 38. | Dust Control. Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The developer shall post dust control signage with a contact number of the developer, City staff, and the air quality control board.   | City of Antioch          | On-Going                          | Building Department/<br>Public Works Department |   |
| 39. | Debris Removal. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.  | City of Antioch          | On-Going                          | Building Department/<br>Public Works Department |   |
|     | Prior to Issuance of Occupancy Permit  |                          |                                   |   |   |
| 40. | Planning Inspection. Planning staff shall conduct a site visit to review exterior building elevations for architectural consistency with the approved plans and landscape installation (if required). All exterior finishing details including window trim, paint, gutters, downspouts, decking, guardrails, and driveway installation shall be in place prior to scheduling the final inspection. | City of Antioch          | Prior to Occupancy Permit         | Planning Department                             |   |

EXHIBIT A: CONDITIONS OF APPROVAL

|     |   |                                       |                           |                     |  |
|-----|---|---------------------------------------|---------------------------|---------------------|--|
| 41. | Debris Removal. All mud, dirt or construction debris carried off the construction site and shall be removed prior to scheduling the final Planning inspection. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or creek.  | City of Antioch                       | Prior to Occupancy Permit | Building Department |  |
| 42. | Fire Prevention. A final Fire inspection shall occur to inspect all fire prevention systems constructed as part of the project. Inspections shall occur prior to final occupancy permit issuance.   | Contra Costa Fire Protection District | Prior to Occupancy Permit | Fire Department     |  |
| 43. | Damage to Street Improvements. Any damage to street improvements now existing or done during construction on or adjacent to the subject property, shall be repaired to the satisfaction of the City Engineer at the full expense of the applicant. This shall include sidewalk repair, slurry seal, street reconstruction or others, as may be required by the City Engineer. | City of Antioch                       | Prior to Occupancy Permit | Building Department |  |
| 44. | Right-of-Way Construction Standards. All improvements within the public right-of-way, including curb, gutter, sidewalks, driveways, paving and utilities, shall be constructed in accordance with approved standards and/or plans and shall comply with the standard plans and specifications of the City Engineer.   | City of Antioch                       | Prior to Occupancy Permit | Public Works        |  |
|     | Project Specific Conditions   |                                       |                           |                     |  |
| 45. | Deceleration Lane. Construct the deceleration lane on Lone Tree Way as shown on the plans submitted to the Community Development Department on April 30, 2021.  | City of Antioch                       | Prior to Occupancy Permit | Public Works        |  |
| 46. | Sidewalk Repair. Existing Sidewalks along Lone Tree Way and Vista Grande Drive and the property frontage shall be reconstructed or repaired per City standards as required by the Public Works Inspector and as approved by the City Engineer.  | City of Antioch                       | Prior to Occupancy Permit | Public Works        |  |

EXHIBIT A: CONDITIONS OF APPROVAL

|     |   |                 |                           |                     |  |
|-----|---|-----------------|---------------------------|---------------------|--|
| 47. | On-Street Striping. Lone Tree Way shall be restriped per California MUTCD standards from the extension of the west property line to Vista Grande Drive for the right turn lane included any other modifications as required by the City Engineer and shown in approved plans. | City of Antioch | Prior to Occupancy Permit | Public Works        |  |
| 48. | ADA. The existing curb ramp at the corner of Lone Tree Way and Vista Grande Drive, shall be removed and replaced with new City standard curb ramps meeting current ADA requirements.  | City of Antioch | Prior to Occupancy Permit | Public Works        |  |
| 49. | Parking Lot Plan. The parking lot striping and signing plan shall be approved by the City Engineer.   | City of Antioch | Prior to Occupancy Permit | Public Works        |  |
| 50. | Parking Lot Striping All parking spaces shall be double-striped, and all parking lot dimensions shall meet minimum City policies and Antioch Municipal Code requirements.   | City of Antioch | Prior to Occupancy Permit | Public Works        |  |
| 51. | Requirement for Compact Spaces. No more than ten percent (10%) of parking spaces shall be compact per AMC §9-5.1711.  | City of Antioch | Prior to Occupancy Permit | Public Works        |  |
| 52. | Red Curb. The red curb along the project frontage shall be repainted as approved by the City Engineer.  | City of Antioch | Prior to Occupancy Permit | Public Works        |  |
| 53. | Turning Template. The applicant shall show a turning template on the site plan exhibit, submitted with the permit drawings verifying that delivery trucks can safely ingress, egress and successfully maneuver throughout the site.   | City of Antioch | Prior to Occupancy Permit | Public Works        |  |
| 54. | Alcohol Sales. Only beer and wine may be sold under an ABC Type 20 Off Sale Beer and Wine license.  | City of Antioch | On-Going                  | Planning Department |  |

EXHIBIT A: CONDITIONS OF APPROVAL

|     |  |                 |          |                     |  |
|-----|--|-----------------|----------|---------------------|--|
| 55. | Alcohol Sales Floor Area. The total sales area dedicated to the sale of alcoholic beverages shall be restricted as follows:<br><br>No more than 15 linear feet of refrigerated cooler display; and<br><br>No more than 60 square feet of convenience store floor area. | City of Antioch | On-Going | Planning Department |  |
| 56. | Tobacco Sales. Tobacco sales shall comply with AMC § 9-5.3843 Tobacco and Paraphernalia Retailers and AMC § 6- 8.14 Restrictions on Tobacco Retailers and Businesses.  | City of Antioch | On-Going | Planning Department |  |
| 57. | Temporary Signage Restrictions. Temporary signs, banners, commercial flags, and similar devices are prohibited at this site, except as individually approved by the Community Development Department.  | City of Antioch | On-Going | Planning Department |  |
| 58. | Canopy Illumination. The only lighted elements of the fuel canopy shall be the channel letters, logo, and canopy down lights. No illuminated band is allowed.  | City of Antioch | On-Going | Planning Department |  |
| 59. | In-Window Signage. No more than 50% of the total window area may be covered with graphic lettering, signage, or other devices that may obscure vision into the building.   | City of Antioch | On-Going | Planning Department |  |

EXHIBIT A: CONDITIONS OF APPROVAL

|     |   |                 |   |                     |  |
|-----|---|-----------------|---|---------------------|--|
| 60. | <p>Operating Hours.</p> <p>The hours of operation shall be as follows:</p> <p>Convenience store 4:00 AM – 10:00 PM</p> <p>Car wash 7:00 AM – 9:00 PM</p> <p>Fuel dispensers 24 hours</p>  | City of Antioch | On-Going                                | Planning Department |  |
| 61. | <p>Fencing Requirements. The proposed fence separating the development from the vacant portion of the site shall be a solid fence that is architecturally compatible with the development. A fencing detail shall be included with the building permit submittal.</p>   | City of Antioch | At the time of Building Permit Issuance | Planning Department |  |
| 62. | <p>Photometric Plan. A revised photometric plan shall be submitted that any light spillover onto adjacent residential properties is less than one-half foot candle per the requirements of AMC § 9-5.1715 Lighting</p>  | City of Antioch | At the time of Building Permit Issuance | Planning Department |  |
| 63. | <p>Revocation. Pursuant to Section 9-5.2707.1 "Violation, Revocation, Fine" of the City of Antioch Municipal Code, if there is a violation of the Conditions of Approval, the Planning Commission shall hold a public hearing to consider revocation of the Conditional Use Permit. If the Planning Commission determines that the operation is not in compliance with the Conditions of Approval, there is a public nuisance or otherwise a threat to public health, safety, or welfare, this may result in revocation of or modification to the Use Permit or imposition of a fine.</p> | City of Antioch | On-Going                                | Planning Department |  |

**ATTACHMENT E  
PROJECT PLANS  
(SEPARATE PAGE)**



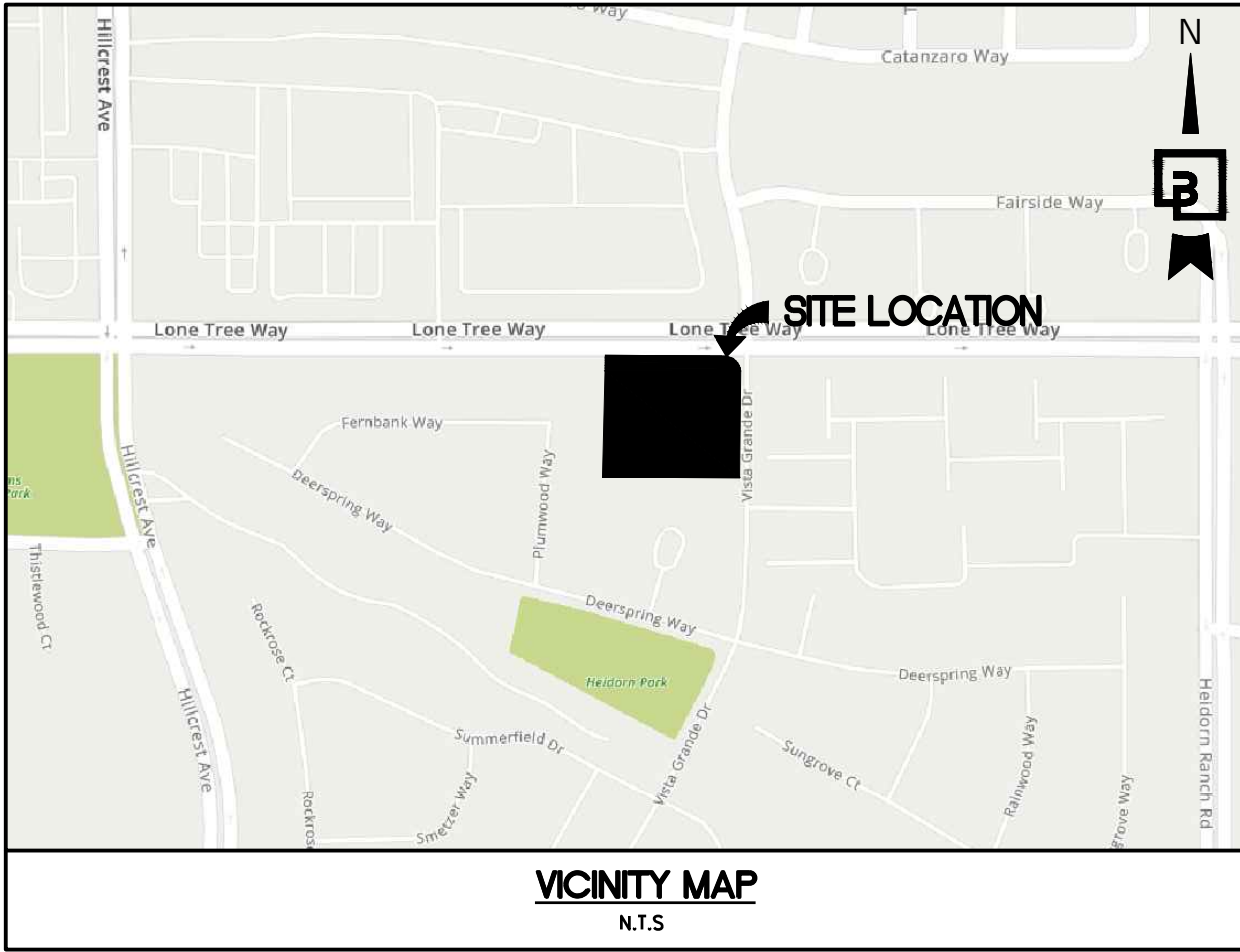
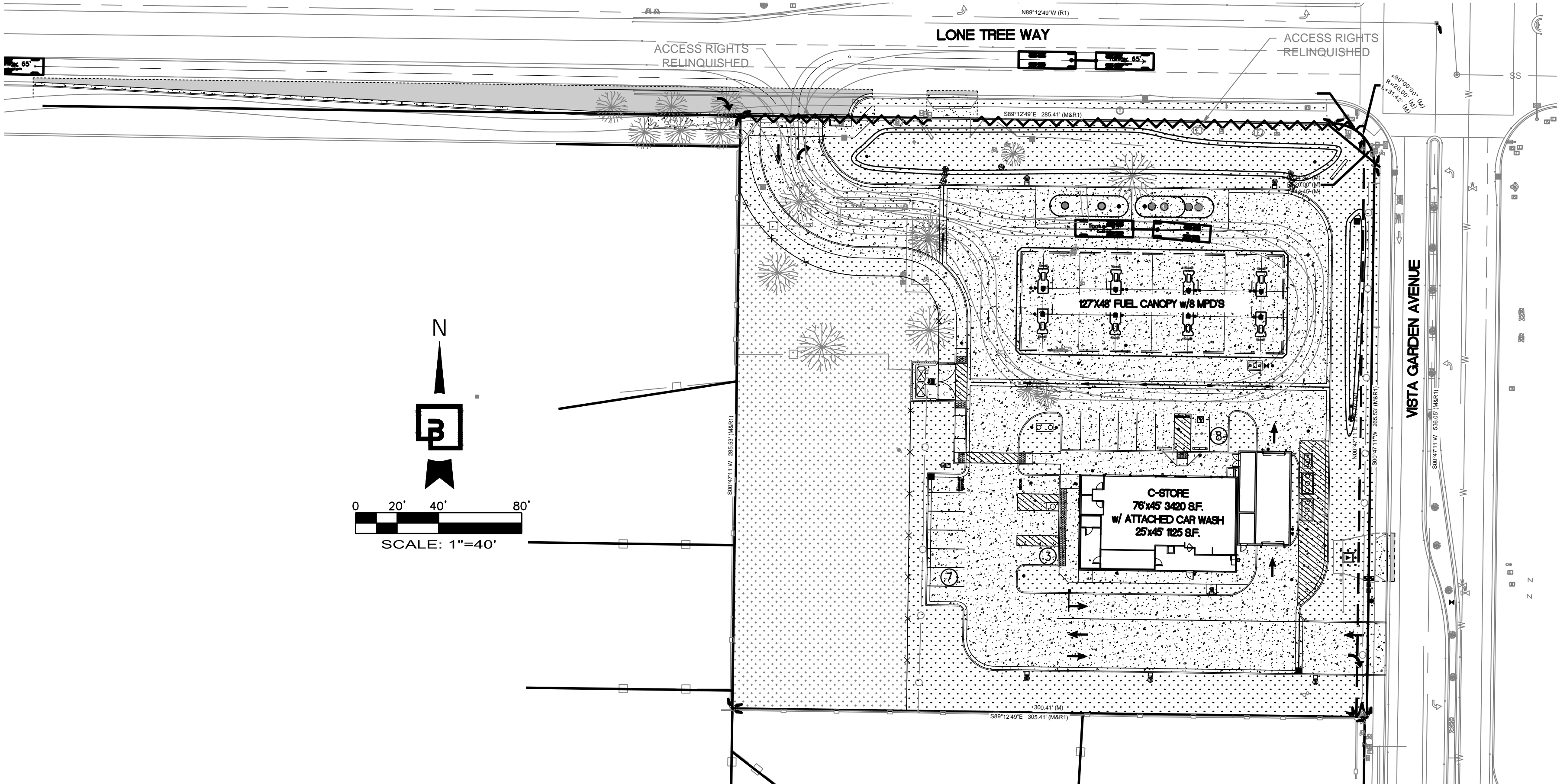
GENERAL SITE NOTES:

- THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF THE APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL ASSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR SHOWN ON RECORD DRAWING PROVIDED BY OTHERS ARE SHOWN HEREON. EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO A DEGREE OF UNKNOWN VARIATION. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. BARGHAUSEN CONSULTING ENGINEERS, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR RECORDS OF OTHERS. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC., TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
- INSPECTION OF SITE WORK WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE GOVERNING JURISDICTION. INSPECTION OF PRIVATE FACILITIES WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE INSPECTOR 24 HOURS IN ADVANCE OF BACKFILLING ALL CONSTRUCTION.
- PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY THE CONTRACTOR SHALL CONTACT THE AGENCY AND/OR UTILITY INSPECTION PERSONNEL AND ARRANGE ANY REQUIRED PRE-CONSTRUCTION MEETING(S). CONTRACTOR SHALL PROVIDE ONE WEEK MIN. ADVANCE NOTIFICATION TO OWNER, FIELD ENGINEER AND ENGINEER OF PRE-CONSTRUCTION MEETINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR WORKER AND SITE SAFETY AND SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED.
- PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL ADJACENT PUBLIC AND PRIVATE PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITY SERVICES THAT ARE TO REMAIN OPERATIONAL WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
- TWO (2) COPIES OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. ONE (1) SET WITH RECORDS OF AS-BUILT INFORMATION SHALL BE SUBMITTED TO BARGHAUSEN CONSULTING ENGINEERS, INC. AT COMPLETION OF PROJECT.
- CONTRACTOR SHALL OBTAIN SERVICES OF A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL CONTROL FOR ALL NEW IMPROVEMENTS. STAKING CONTROL SHALL BE TAKEN FROM ELECTRONIC PLAN FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC.
- CONTRACTOR SHALL REQUEST FROM BARGHAUSEN CONSULTING ENGINEERS INC., PRIOR TO ANY CONSTRUCTION STAKING OR CONSTRUCTION WORK, A FORMAL CONSTRUCTION RELEASE PLAN SET OR SPECIFIC RELEASE IN WRITING. THE APPROVED AGENCY PERMIT DRAWINGS WILL NOT BE CONSIDERED CONSTRUCTION RELEASE PLANS BY BARGHAUSEN CONSULTING ENGINEERS, INC. UNLESS BARGHAUSEN CONSULTING ENGINEERS, INC. HAS GIVEN A FORMAL WRITTEN RELEASE OR ISSUED A CONSTRUCTION RELEASE PLAN SET.



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# UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY COVER SHEET



SITE LEGAL DESCRIPTION

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
ORDER NO. 30031952-991-991-RJ2  
COMMITMENT DATE: JUNE 11, 2019

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ANTIOCH, IN THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

PARCEL "A", AS SHOWN ON THE PARCEL MAP SUBDIVISION MS 7-87, FILED ON SEPTEMBER 10, 1987, IN BOOK 129 OF PARCEL MAPS, PAGE 35 CONTRA COSTA COUNTY RECORDS.

EXCEPTING THEREFROM:

THOSE PARCELS GRANTED TO MEADOWS CREEK ESTATES, INC., A CALIFORNIA CORPORATION, IN THE DEED RECORDED OCTOBER 28, 1997 AS INSTRUMENT NO. 97-209500 OF OFFICIAL RECORDS.

PARCEL TWO:

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

COMMENCING AT THE NORTHEAST CORNER OF PARCEL "A", AS SAID PARCEL IS DESIGNATED ON THE ABOVE MENTIONED MAP (129 PM 35); THENCE ALONG THE EAST LINE THEREOF SOUTH 0° 47' 11" WEST, 6.77 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUING ALONG SAID EAST LINE SOUTH 0° 47' 11" WEST, 278.76 FEET; THENCE LEAVING SAID EAST LINE SOUTH 89° 12' 40" EAST, 5.00 FEET; THENCE NORTH 0° 47' 11" EAST, 265.53 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 41° 24' 35", AN ARC LENGTH OF 14.45 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

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

DEVELOPER

EMBREE ASSET GROUP, INC.  
4747 WILLIAMS DRIVE  
GEORGETOWN, TX 78633  
TEL: (512) 819-4754  
CONTACT: JEFF FERRELL, PROJECT MANAGER

SURVEYOR

BASE CONSULTING GROUP, INC.  
18215 72ND AVE. SOUTH  
REEDLEY, CA 93654  
TEL: (559) 637-1544  
CONTACT: NEIL ELLIOTT THONESON, P.L.S.

ENGINEER

BARGHAUSEN CONSULTING ENGINEERS, INC.  
18215 72ND AVENUE SOUTH  
KENT, WA 98032  
TEL: (425) 251-6222  
CONTACT: KACEY C. HELD, P.E.

LANDSCAPE ARCHITECT

BARGHAUSEN CONSULTING ENGINEERS, INC.  
18215 72ND AVENUE SOUTH  
KENT, WA 98032  
TEL: (425) 251-6222  
CONTACT: JEFF VARLEY, R.L.A.

SHEET INDEX

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| SHEET 6 OF 26  | ALTA SURVEY- COVER SHEET               |
| SHEET 7 OF 26  | ALTA SURVEY- TOPO SHEET                |
| SHEET 8 OF 26  | ALTA SURVEY- BOUNDARY SHEET            |
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PROJECT DATA:

LOCATION: 5200 LONE TREE WAY, ANTIOCH, CA 94531  
CONTRA COSTA COUNTY, CALIFORNIA

ASSESSOR'S PARCEL NUMBER (APN): APN 056-270-059

SITE AREA:  
OVERALL PARCEL AREA: 87,198 S.F. (2.00 AC)  
TOTAL DISTURBED AREA: 92,669 S.F. (2.13 AC)

ZONING: PLANNED DEVELOPMENT DISTRICT (P-D)

MINIMUM DRIVE AISLE WIDTH REQUIRED: 25'

PARKING STALL MINIMUM DIMENSION REQUIRED: 9'x18'

PARKING CALCULATIONS:

C-STORE: 1 STALL PER 250 S.F. MIN.  
3,200 S.F. / 300 S.F. = 13 STALLS

PARKING AT FUELING POSITIONS: 16 SPACES  
PARKING SPACES REQUIRED: 13 SPACES  
PARKING SPACES PROVIDED: 18 SPACES

STANDARD PARKING SPACES PROVIDED: 13  
VACUUM PARKING SPACES PROVIDED: 1  
ELECTRICAL CHARGING STATION SPACES REQUIRED: 1  
ELECTRICAL CHARGING STATION SPACES PROVIDED: 2  
CLEAN AIR/VAN POOL SPACES REQUIRED: 1  
CLEAN AIR/VAN POOL SPACES PROVIDED: 1  
ACCESSIBLE PARKING SPACES REQUIRED: 1  
ACCESSIBLE PARKING SPACES PROVIDED: 1

• NUMBER OF PARKING STALL IN ISOLATED AREA ①

FLOOR AREA RATIO: 0.06

BASIS OF BEARINGS:

THE MONUMENTED CENTERLINE OF VISTA GRANDE DRIVE AS SHOWN PER PARCEL MAP OF "MEADOW CREEK VILLAGE UNIT 1" RECORDED IN BOOK 413 OF MAPS AT PAGE 46 IN THE COUNTY OF CONTRA COSTA. TAKEN BEAR: N00°47'11"E

BASIS OF ELEVATIONS:

CONTRA COSTA COUNTY BRASS DISK #493 STAMPED P3007 + 60.30. ELEVATION = 92.397' NGVD27

BENCHMARK INFORMATION:

BASE CONTROL POINT NUMBER 500.  
A NAIL SET IN THE SIDEWALK AT THE NORTHERN TANGENCY OF THE NORTHEAST CORNER OF SITE.  
ELEVATION = 130.23', AS SHOWN ON SHEET 2.

FLOOD ZONE:

THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY IS IN THE AREA OF MINIMAL FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 060130C335F, DATED JUNE 16, 2009.

PROPOSED GROUND COVER SUMMARY:

|                                |        |         |
|--------------------------------|--------|---------|
| BUILDINGS AND TRASH ENCLOSURE: | 4,798  | (5.1%)  |
| FUELING CANOPY:                | 6,038  | (6.4%)  |
| PARKING AND MANUEVERING:       | 36,749 | (39.2%) |
| WALKWAYS:                      | 4,281  | (4.6%)  |
| LANDSCAPE:                     | 41,918 | (44.7%) |

EXISTING TOPOGRAPHY / SURVEY INFORMATION NOTE:

AN ALL-TA/V.N.S.P.S. TOPOGRAPHIC AND BOUNDARY SURVEY DATED FEBRUARY 20,2020, PERFORMED BY BEDROCK ENGINEERING HAS BEEN PROVIDED TO BARGHAUSEN CONSULTING ENGINEERS, INC. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS NOT VERIFIED THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. SITE DESIGN HAS BEEN BASED ON ABOVE REFERENCED SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER TO HAVE ALL IMPROVEMENTS FIELD VERIFIED PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BARGHAUSEN CONSULTING ENGINEERS, INC. PRIOR TO WORK.

MONUMENT PROTECTION NOTE:

ALL EXISTING SURVEY MONUMENTS ARE TO BE PRESERVED PER CALIFORNIA SENATE BILL 1467. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT MONUMENTS ARE PROPERLY PROTECTED AND/OR PERPETUATED. IF ANY OF THE MONUMENTS ARE DISTURBED OR ARE NEAR THE AREA OF CONSTRUCTION, A LICENSED SURVEYOR MUST CONFIRM THAT THE MONUMENTS HAVE BEEN PROTECTED AND/OR PERPETUATED AND THE APPROPRIATE DOCUMENTATION HAS BEEN RECORDED. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM ANY JURISDICTIONS HAVING AUTHORITY FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY. UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

HORIZONTAL CONTROL NOTE:

CONTRACTOR SHALL HAVE ALL PROPERTY LINES, CURB, SIDEWALK, STRUCTURES, CONCRETE PADS AND ANY OTHER ABOVE GROUND PERMANENT STRUCTURE DEFINED ON THESE PLANS STAKED FOR CONSTRUCTION BY A LICENSED SURVEYOR. SMALL STAKE ALL ITEMS USING COORDINATE GEOMETRY (RECTIFIED TO SITE CONTROL) CONTAINED IN CAD DRAWING FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETRIEVE LATEST CAD FILES FROM BARGHAUSEN CONSULTING ENGINEERS INC., REFLECTING ANY ISSUED PLAN REVISIONS. BARGHAUSEN CONSULTING ENGINEERS SHALL IMMEDIATELY BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

Revision

Appr.

Cdd.

By

Date

No.

Title:

COVER SHEET  
UNITED PACIFIC  
5200 LONE TREE WAY  
ANTIOCH, CA 94531

EMBREE  
ASSET GROUP, INC.  
4747 WILLIAMS DRIVE  
GEORGETOWN, TX 78633

For:



Scale:

Horizontal

1" = 40'

Vertical

N/A

Designed

KCH

Drawn

RRG

Checked

KCH

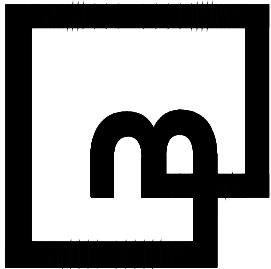
Approved

KCH

Date

4/19/21

Barghausen  
Consulting Engineers, Inc.  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222



Job Number

20927

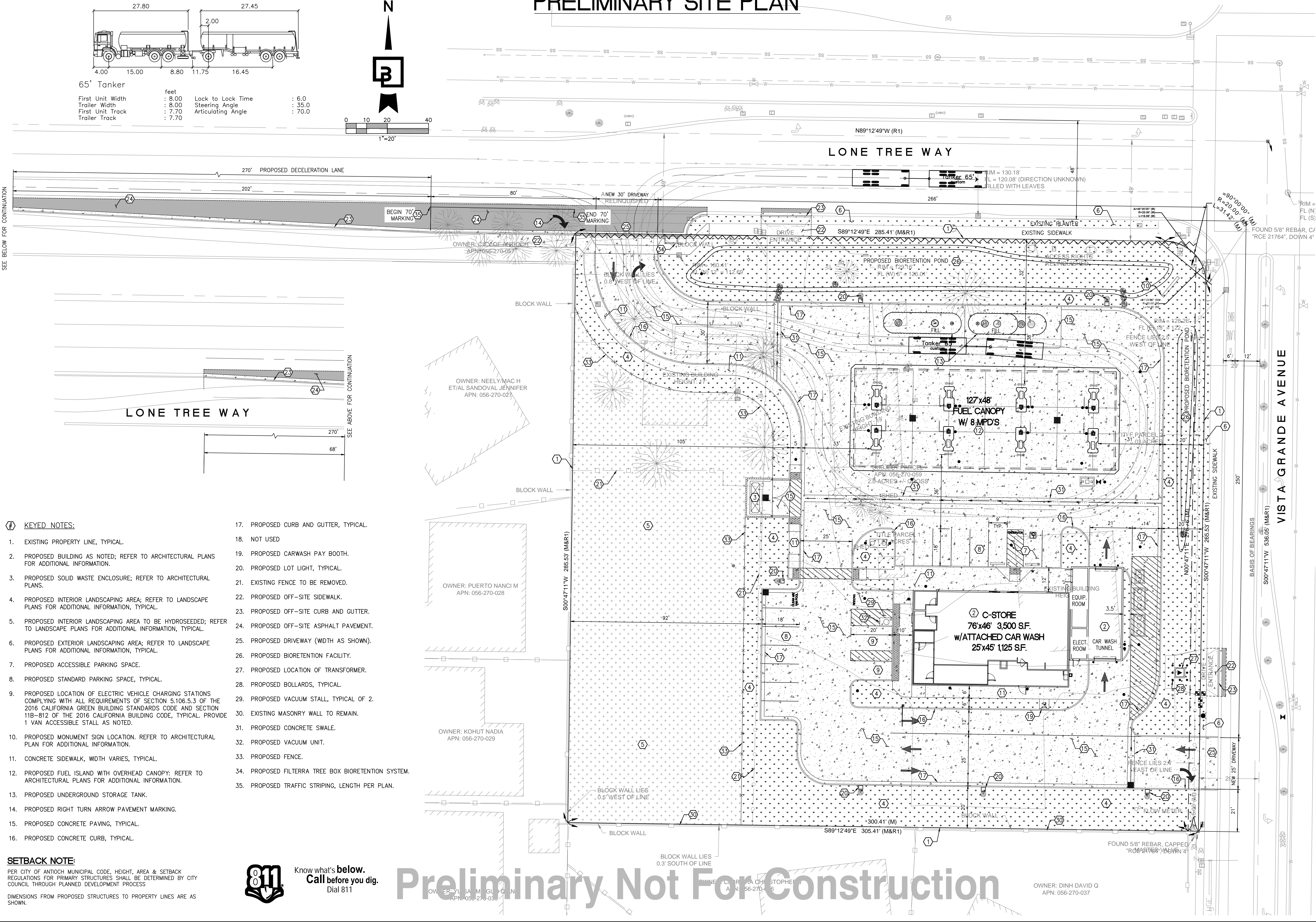
Sheet

1 of 26

# Preliminary Not For Construction



UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY  
PRELIMINARY SITE PLAN



- KEYED NOTES:**
- EXISTING PROPERTY LINE, TYPICAL.
  - PROPOSED BUILDING AS NOTED; REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
  - PROPOSED SOLID WASTE ENCLOSURE; REFER TO ARCHITECTURAL PLANS.
  - PROPOSED INTERIOR LANDSCAPING AREA; REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION, TYPICAL.
  - PROPOSED INTERIOR LANDSCAPING AREA TO BE HYDROSEEDDED; REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION, TYPICAL.
  - PROPOSED EXTERIOR LANDSCAPING AREA; REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION, TYPICAL.
  - PROPOSED ACCESSIBLE PARKING SPACE.
  - PROPOSED STANDARD PARKING SPACE, TYPICAL.
  - PROPOSED LOCATION OF ELECTRIC VEHICLE CHARGING STATIONS COMPLYING WITH ALL REQUIREMENTS OF SECTION 5.106.5.3 OF THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE AND SECTION 11B-812 OF THE 2016 CALIFORNIA BUILDING CODE, TYPICAL. PROVIDE 1 VAN ACCESSIBLE STALL AS NOTED.
  - PROPOSED MONUMENT SIGN LOCATION. REFER TO ARCHITECTURAL PLAN FOR ADDITIONAL INFORMATION.
  - CONCRETE SIDEWALK, WIDTH VARIES, TYPICAL.
  - PROPOSED FUEL ISLAND WITH OVERHEAD CANOPY; REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
  - PROPOSED UNDERGROUND STORAGE TANK.
  - PROPOSED RIGHT TURN ARROW PAVEMENT MARKING.
  - PROPOSED CONCRETE PAVING, TYPICAL.
  - PROPOSED CONCRETE CURB, TYPICAL.
  - PROPOSED CURB AND GUTTER, TYPICAL.
  - NOT USED.
  - PROPOSED CARWASH PAY BOOTH.
  - PROPOSED LOT LIGHT, TYPICAL.
  - EXISTING FENCE TO BE REMOVED.
  - PROPOSED OFF-SITE SIDEWALK.
  - PROPOSED OFF-SITE CURB AND GUTTER.
  - PROPOSED OFF-SITE ASPHALT PAVEMENT.
  - PROPOSED DRIVEWAY (WIDTH AS SHOWN).
  - PROPOSED BIORETENTION FACILITY.
  - PROPOSED LOCATION OF TRANSFORMER.
  - PROPOSED BOLLARDS, TYPICAL.
  - PROPOSED VACUUM STALL, TYPICAL OF 2.
  - EXISTING MASONRY WALL TO REMAIN.
  - PROPOSED CONCRETE SWALE.
  - PROPOSED VACUUM UNIT.
  - PROPOSED FENCE.
  - PROPOSED FILTERRA TREE BOX BIORETENTION SYSTEM.
  - PROPOSED TRAFFIC STRIPING, LENGTH PER PLAN.

**SETBACK NOTE:**  
PER CITY OF ANTIOCH MUNICIPAL CODE, HEIGHT, AREA & SETBACK REGULATIONS FOR PRIMARY STRUCTURES SHALL BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS  
DIMENSIONS FROM PROPOSED STRUCTURES TO PROPERTY LINES ARE AS SHOWN.



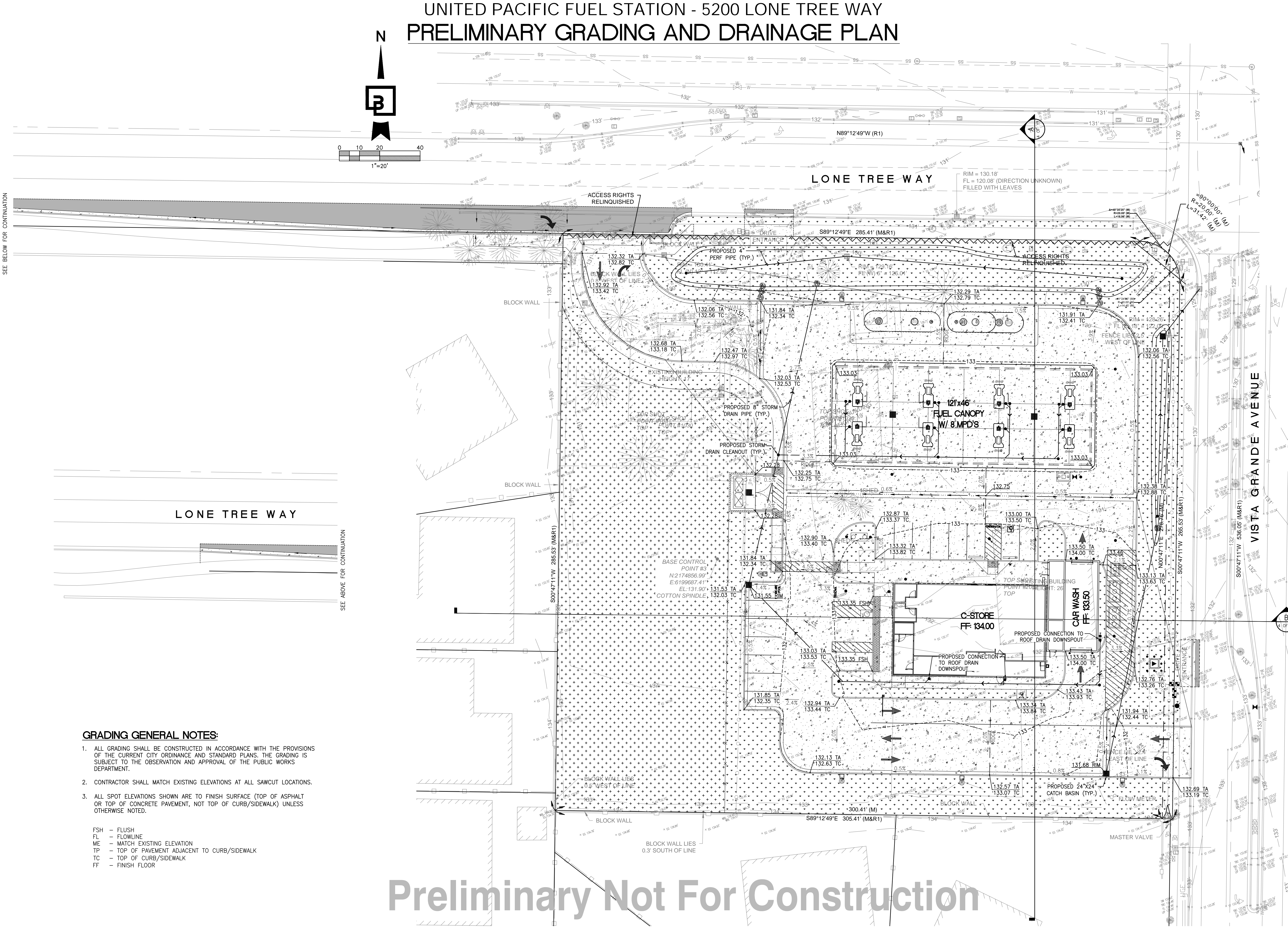
Know what's below.  
Call before you dig.  
Dial 811

Preliminary Not For Construction

|  |                                |
|--|--------------------------------|
| Job Number<br><b>20927</b>   | Sheet<br><b>2</b> of <b>26</b> |
| Title:<br><b>PRELIMINARY SITE PLAN<br/>UNITED PACIFIC<br/>5200 LONE TREE WAY<br/>ANTIOCH, CA 94531</b>               |                                |
| For:<br><b>EMBREE<br/>ASSET GROUP, INC.<br/>4747 WILLIAMS DRIVE<br/>GEORGETOWN, TX 78633</b>                         |                                |
| Scale:<br>Horizontal 1"=20'<br>Vertical 1"=10'   |                                |
| Designed: KCH<br>Drawn: RRG<br>Checked: KCH<br>Approved: KCH<br>Date: 4/19/21  |                                |
| Barghausen Consulting Engineers, Inc.<br>18215 72nd Avenue South<br>Kent, WA 98032<br>425.251.6222<br>barghausen.com |                                |
| FileP:\20000s\20927\preliminary\20927 SP-1.dwg Date/Time: 4/26/2021 1:55 PM Scale: 1"= 1' KHELD Xref: -----          |                                |



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



SEE BELOW FOR CONTINUATION

SEE ABOVE FOR CONTINUATION

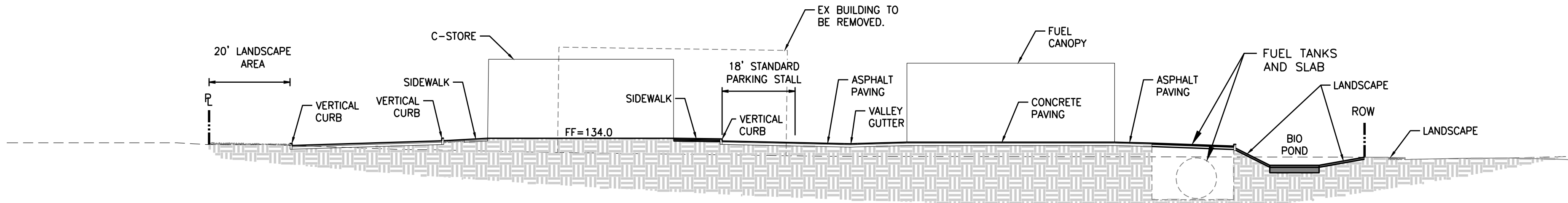
- GRADING GENERAL NOTES:**
- ALL GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT CITY ORDINANCE AND STANDARD PLANS. THE GRADING IS SUBJECT TO THE OBSERVATION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT.
  - CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AT ALL SAWCUT LOCATIONS.
  - ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.
- FSH - FLUSH  
FL - FLOWLINE  
ME - MATCH EXISTING ELEVATION  
TP - TOP OF PAVEMENT ADJACENT TO CURB/SIDEWALK  
TC - TOP OF CURB/SIDEWALK  
FF - FINISH FLOOR

|                            |                                |   |   |   |  |   |  |          |      |    |      |
|----------------------------|--------------------------------|---|---|---|--|---|--|----------|------|----|------|
| Job Number<br><b>20927</b> | Sheet<br><b>3</b> of <b>26</b> | For:<br><b>Barghausen Consulting Engineers, Inc.</b><br>18215 72nd Avenue South<br>Kent, WA 98032<br>425.251.6222<br><a href="http://barghausen.com">barghausen.com</a> | Scale:<br>Horizontal 1"=20'<br>Vertical 1"=1' | Designed: KCH<br>Drawn: RRG<br>Checked: KCH<br>Approved: KCH<br>Date: 4/19/21 | State of California<br>Professional Engineer<br>KACEY W. HELD<br>99465<br>Not for Construction | For:<br><b>EMBREE</b><br>ASSET GROUP, INC.<br>4747 WILLIAMS DRIVE<br>GEORGETOWN, TX 78633 | Title:<br><b>PRELIMINARY GRADING AND DRAINAGE PLAN</b><br><b>UNITED PACIFIC</b><br><b>5200 LONE TREE WAY</b><br><b>ANTIOCH, CA 94531</b> | Revision |      |    |      |
|                            |                                |   |   |   |  |   |  | No.      | Date | By | Cdd. |

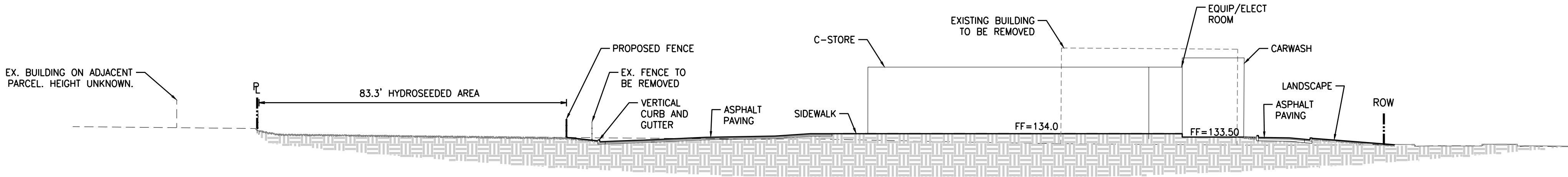


UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY

GRADING SECTIONS

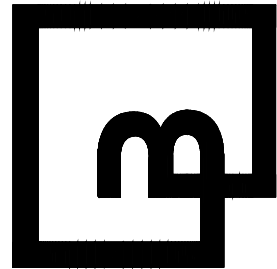
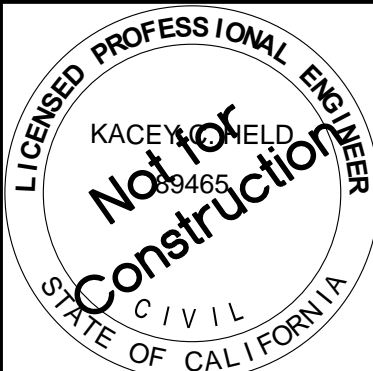



1 SECTION A  
SCALE: 1"=20'



2 SECTION B  
SCALE: 1"=20'

Preliminary Not For Construction

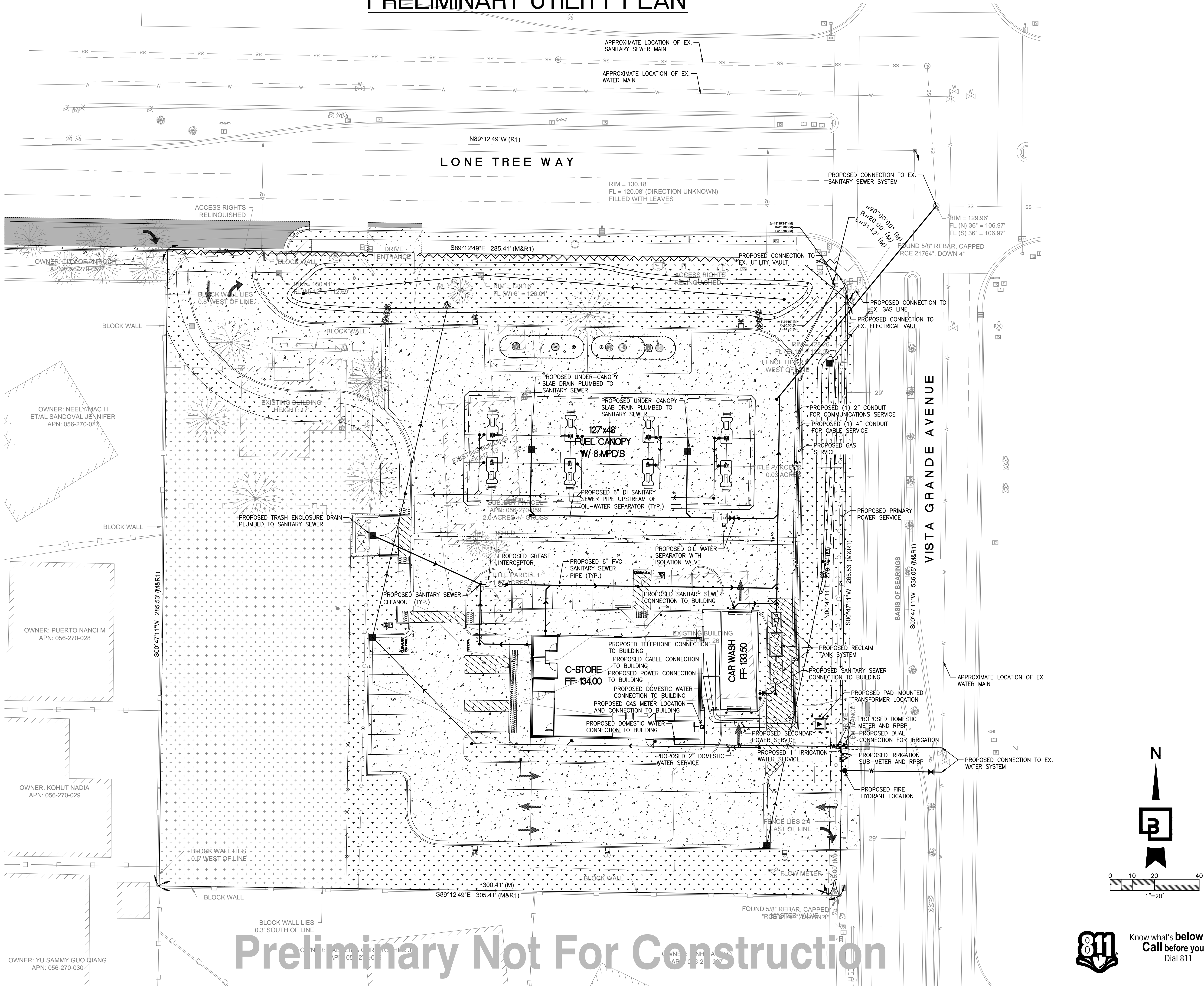
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| Job Number<br><b>20927</b> | Sheet<br><b>4 of 26</b> | <br><b>Barghausen Consulting Engineers, Inc.</b><br>18215 72nd Avenue South<br>Kent, WA 98032<br>425.251.6222 <a href="http://barghausen.com">barghausen.com</a> | <br><b>For:</b><br><br><b>4747 WILLIAMS DRIVE</b><br><b>GEORGETOWN, TX 78633</b> | <b>Title:</b><br>GRADING SECTIONS<br>UNITED PACIFIC<br>5200 LONE TREE WAY<br>ANTIOCH, CA 94531 | No. | Date | By | Cd. | Appr. | Revision |
|                            |                         |   |  |  |     |      |    |     |       |          |

Scale:  
Horizontal  
1"=20'  
Vertical

Designed KCH  
Drawn RRG  
Checked KCH  
Approved KCH  
Date 4/29/21



UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY  
PRELIMINARY UTILITY PLAN



Preliminary Not For Construction



|   |  |                                |  |
|---|--|--------------------------------|--|
| Job Number<br><b>20927</b>  |  | Sheet<br><b>5</b> of <b>26</b> |  |
| Barghausen Consulting Engineers, Inc.<br>18215 72nd Avenue South<br>Kent, WA 98032<br>425.251.6222 <a href="http://barghausen.com">barghausen.com</a> |  |                                |  |
| Designed <u>KCH</u><br>Drawn <u>RRG</u><br>Checked <u>KCH</u><br>Approved <u>KCH</u><br>Date <u>4/19/21</u>   |  |                                |  |
| Scale: Horizontal 1"=20' Vertical 1"=20'  |  |                                |  |
| For:  |  |                                |  |
| Title: PRELIMINARY UTILITY PLAN<br>UNITED PACIFIC<br>5200 LONE TREE WAY<br>ANTIOCH, CA 94531  |  |                                |  |
| EMBREE ASSET GROUP, INC.<br>4747 WILLIAMS DRIVE<br>GEORGETOWN, TX 78633   |  |                                |  |
| Revision<br>No.   Date   By   Cld.   Appr.  |  |                                |  |



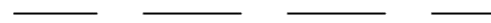

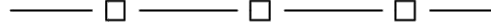


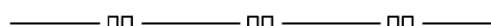
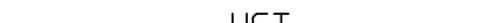








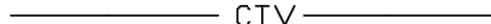





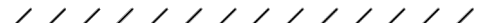


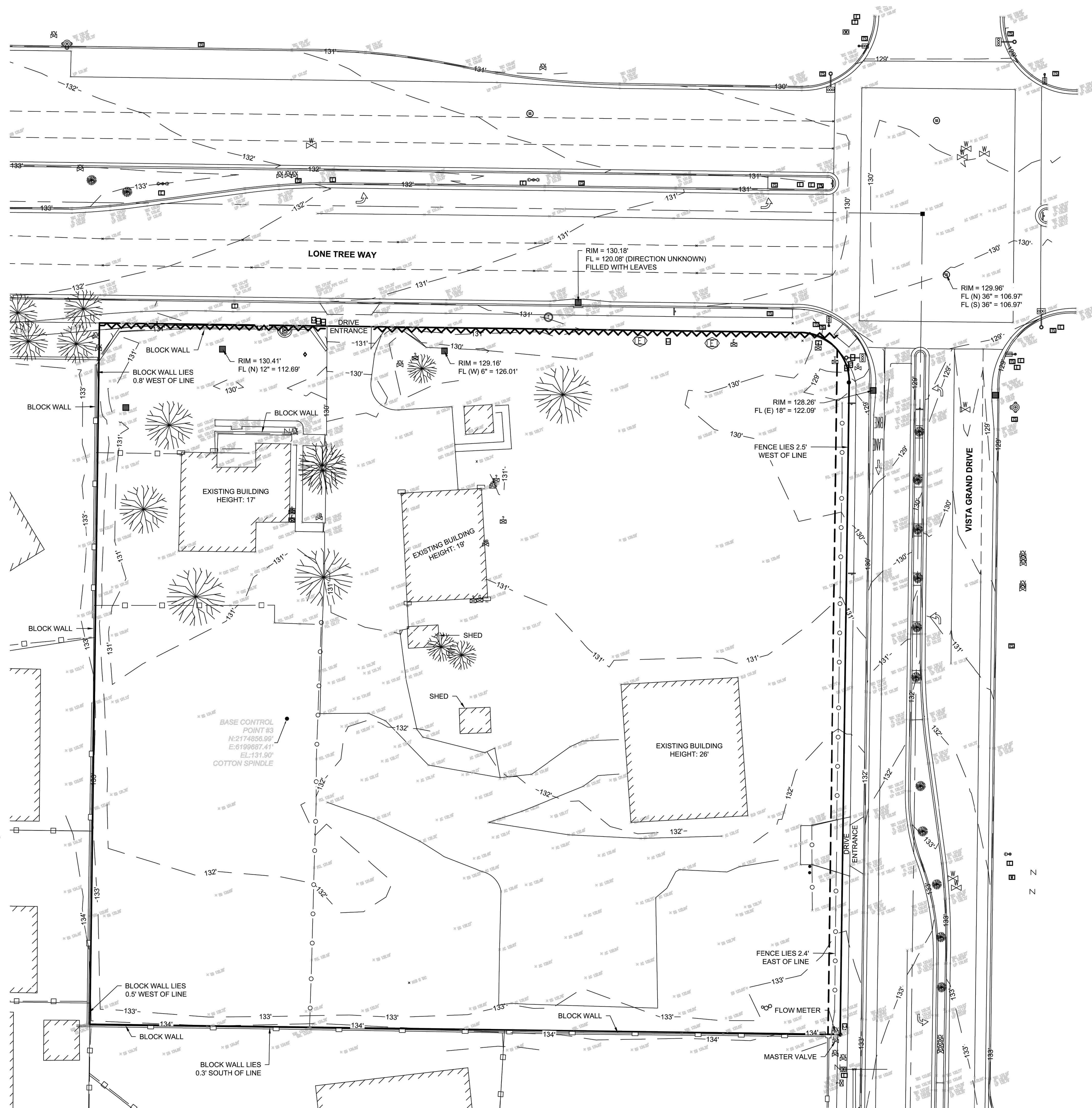


BACKFLOW PREVENTOR  
BENCH  
BIKE RACK  
BOLLARD  
BUSH  
CABLE - BOX  
CABLE - MANHOLE  
CABLE - RISER  
CABLE - STRUCTURE  
CABLE - VAULT  
CACTUS  
CONTROL - BRASS CAP  
CONTROL - BRASS DISC  
CONTROL - CHISELED CROSS  
CONTROL - COTTON SPINDLE  
CONTROL - IRON PIPE  
CONTROL - NAIL FOUND  
CONTROL - NAIL SET  
CONTROL - REBAR FOUND  
CONTROL - TAG  
DOME  
DOUBLE BACKFLOW PREVENTOR  
ELECTRIC - BOX  
ELECTRIC - CABINET  
ELECTRIC - MANHOLE  
ELECTRIC - METER  
ELECTRIC - RISER  
ELECTRIC - STRUCTURE  
ELECTRIC - TRANSFORMER  
ELECTRIC - VAULT  
FIRE DEPARTMENT CONNECTION  
FIRE HYDRANT  
GAS - BOX  
GAS - MANHOLE  
GAS - METER  
GAS - RISER  
GAS - STRUCTURE  
GAS - VALVE  
GAS - VAULT  
GUY WIRE  
HOSE BIB  
IRON PIPE FOUND  
IRON PIPE SET  
IRRIGATION CONTROL VALVE  
LANDSCAPING LIGHT  
LIGHT POLE  
LIGHT POLE - 2 LIGHTS  
LIGHT POLE - 3 LIGHTS  
LIGHT POLE - 4 LIGHTS  
LIGHT POLE - AREA  
MAIL BOX  
MONITORING WELL  
POWER - POLE  
POST INDICATOR VALVE  
ROOF DRAIN  
SANITARY SEWER - BOX  
SANITARY SEWER - CLEAN OUT

|   |                                 |
|---|---------------------------------|
| N   | SANITARY SEWER - GREASE TRAP    |
|    | SANITARY SEWER - MANHOLE        |
| M   | SANITARY SEWER - RISER          |
| •   | SANITARY SEWER - STRUCTURE      |
| ○   | SANITARY SEWER - VALVE          |
|    | SANITARY SEWER - VAULT          |
| ⊙   | SIGN                            |
|    | SIGN - NO PARKING               |
| ⊙   | SIGN - STOP                     |
|    | SIGN - YIELD                    |
|    | STORM DRAIN - BOX               |
| ■   | STORM DRAIN - GRATE             |
| ⊙   | STORM DRAIN - GRATE CIRCULAR    |
| X   | STORM DRAIN - MANHOLE           |
| ●   | STORM DRAIN - RISER             |
| ●   | STORM DRAIN - STRUCTURE         |
| ◆   | STORM DRAIN - VAULT             |
| ◇   | STRIPING - AHEAD                |
| ●   | STRIPING - ARROW LEFT           |
| ●   | STRIPING - ARROW RIGHT          |
|    | STRIPING - ARROW STRAIGHT       |
| N   | STRIPING - ARROW STRAIGHT LEFT  |
| N   | STRIPING - ARROW STRAIGHT RIGHT |
|    | STRIPING - HANDICAP             |
| ⊙   | TELEPHONE - BOX                 |
|    | TELEPHONE - MANHOLE             |
|    | TELEPHONE - RISER               |
| ◆   | TELEPHONE - STRUCTURE           |
|    | TELEPHONE - VAULT               |
|    | TELEPHONE CABINET               |
|    | TRAFFIC SIGNAL                  |
|    | TRAFFIC SIGNAL - BOX            |
|    | TRAFFIC SIGNAL - MANHOLE        |
| ⊙   | TRAFFIC SIGNAL - RISER          |
|    | TRAFFIC SIGNAL - SHORT          |
|    | TRAFFIC SIGNAL - STRUCTURE      |
| ◆   | TRAFFIC SIGNAL - VAULT          |
|    | TREE - DECIDUOUS                |
|  | TREE - EVERGREEN                |
| ↓   | TREE - PALM                     |
|  | UNKNOWN - BOX                   |
| ●   | UNKNOWN - MANHOLE               |
| ○   | UNKNOWN - METER                 |
|  | UNKNOWN - RISER                 |
| •   | UNKNOWN - STRUCTURE             |
|  | UNKNOWN - VALVE                 |
|  | UNKNOWN - VAULT                 |
|  | WATER - BOX                     |
|  | WATER - MANHOLE                 |
|  | WATER - METER                   |
|  | WATER - PUMP                    |
| ↑   | WATER - RISER                   |
|  | WATER - STRUCTURE               |
|  | WATER - VALVE                   |
|  | WATER - VAULT                   |
| ■   | WHEEL STOP                      |
| ⊙   |                                 |

|     |                       |
|-----|-----------------------|
| AC  | ASPHALT CONCRETE      |
| BLD | BUILDING LINE         |
| BS  | BUS STOP              |
| CNC | CONCRETE              |
| CR  | CROWN OF ROAD         |
| DW  | DRIVEWAY              |
| EG  | EXISTING GRADE        |
| EP  | EDGE OF PAVEMENT      |
| FL  | FLOW LINE             |
| FLP | FLOW LINE PIPE        |
| FM  | FENCE - METAL         |
| FW  | FENCE - WIRE          |
| FWD | FENCE - WOOD          |
| GB  | GRADE BREAK           |
| HR  | HANDRAIL              |
| IE  | INVERT ELEVATION      |
| FF  | FINISHED FLOOR        |
| FFD | FINISHED FLOOR DOUBLE |
| LIP | LIP OF CURB           |
| SS  | SANITARY SEWER        |
| ST  | STRIPING              |
| STB | STRIPING - BROKEN     |
| STD | STRIPING - DOUBLE     |
| SW  | SIDEWALK              |
| TBC | TOP BACK OF CURB      |
| TFC | TOP FACE OF CURB      |

|   |                               |
|---|-------------------------------|
|  | GRADE BREAK                   |
|  | ROAD CENTERLINE               |
|  | WOOD FENCE                    |
|  | CHAIN LINK FENCE              |
|  | WIRE FENCE                    |
|  | METAL FENCE                   |
|  | TELEPHONE LINE - UNDERGROUND  |
|  | TELEPHONE LINE - OVERHEAD     |
|  | ELECTRIC LINE - OVERHEAD      |
|  | ELEC. & TELE. LINE - OVERHEAD |
|  | ELECTRIC LINE - UNDERGROUND   |
|  | WATER LINE - UNDERGROUND      |
|  | SEWER LINE - UNDERGROUND      |
|  | STORM LINE - UNDERGROUND      |
|  | CABLE LINE                    |
|  | UNKNOWN LINE - UNDERGROUND    |
|  | GAS LINE - UNDERGROUND        |
|  | PROPERTY BOUNDARY LINE        |
|  | FEMA BOUNDARY LINE            |
|  | BUILDING OUTLINE              |
|  | ADJACENT PROPERTY LINE        |
|  | SECTION LINE                  |

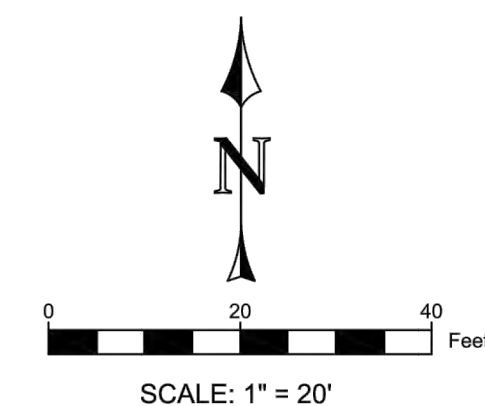


**BASE**  
CONSULTING GROUP, INC.

16453 E. MANNING AVE.  
REEDLEY, CA 93854  
PH: (559) 637-1544

CLIENT

5200 LONE TREE WAY  
ANTIOCH, CA 94531  
SECTION 4, T.1N, R.2E



|             |            |
|-------------|------------|
| PROJECT NO. | 19138      |
| DRAWN BY:   | CLD, JDK   |
| CHECKED BY: | NET        |
| DATE:       | 12/05/2019 |

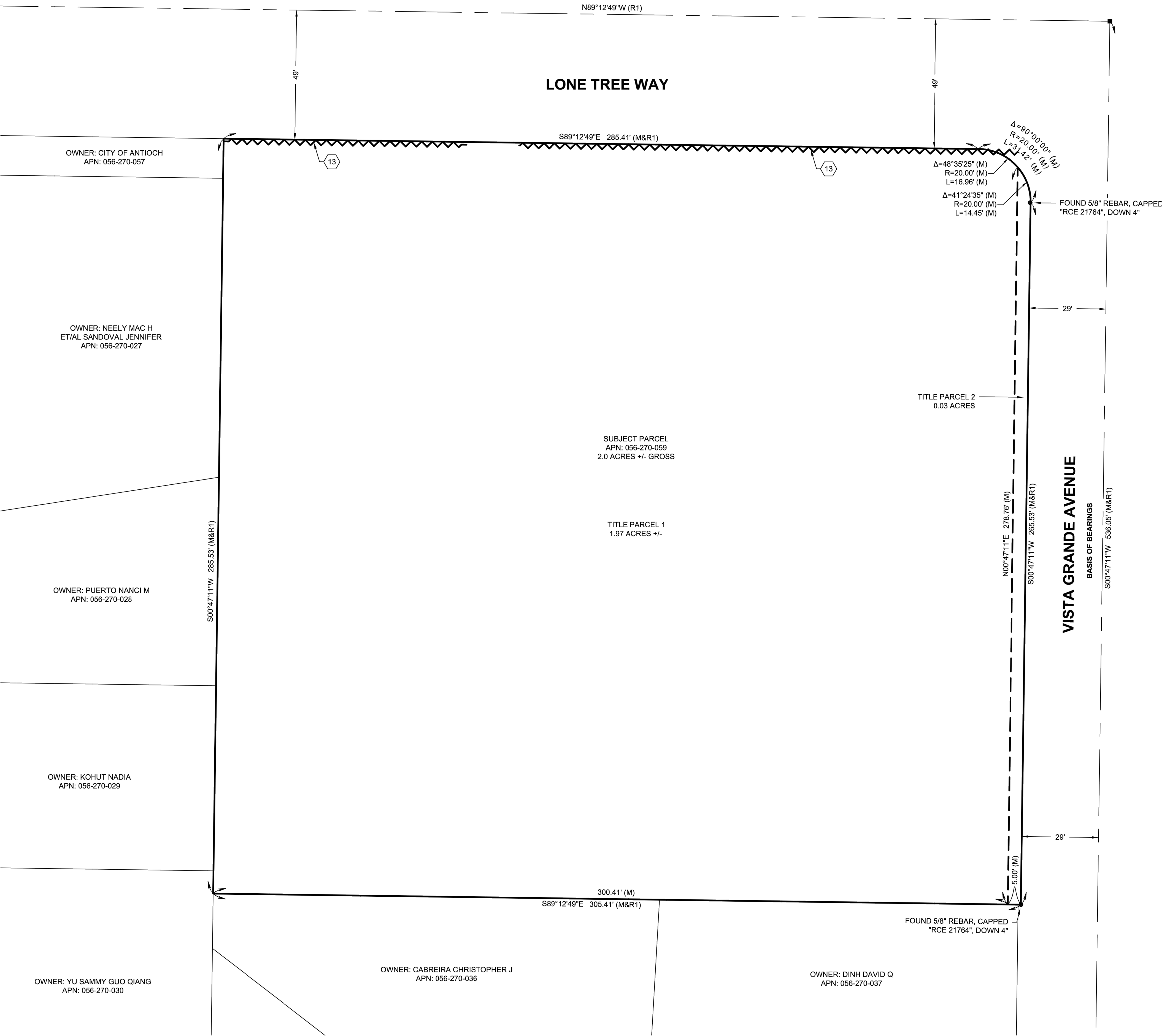
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12/05/19

TOPO  
SHEET

7 OF 26

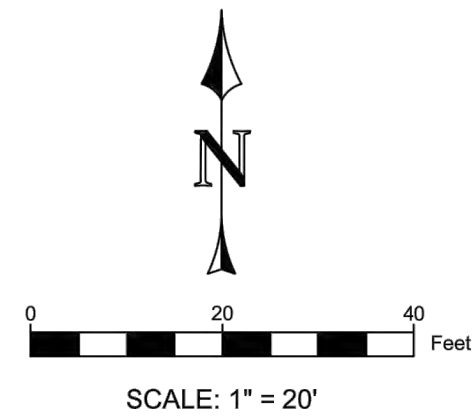




ALTA/NSPS LAND TITLE SURVEY  
PREPARED FOR:

CLIENT

5200 LONE TREE WAY  
ANTIOCH, CA 94531  
SECTION 4, T.1N, R.2E



PROJECT INFO:

|             |            |
|-------------|------------|
| PROJECT NO. | 19138      |
| DRAWN BY:   | CLD, JDK   |
| CHECKED BY: | NET        |
| DATE:       | 12/05/2019 |

REVISIONS:

| NO. | DATE       | DESC.          |
|-----|------------|----------------|
|     | 12/05/2019 | ORIGINAL ISSUE |
|     |            |                |
|     |            |                |
|     |            |                |
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|     |            |                |



BOUNDARY  
SHEET



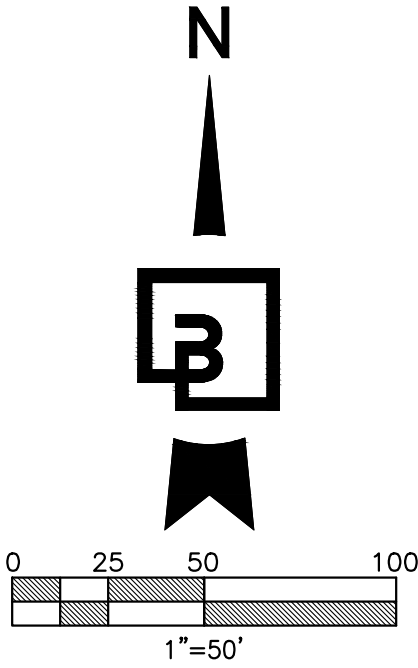
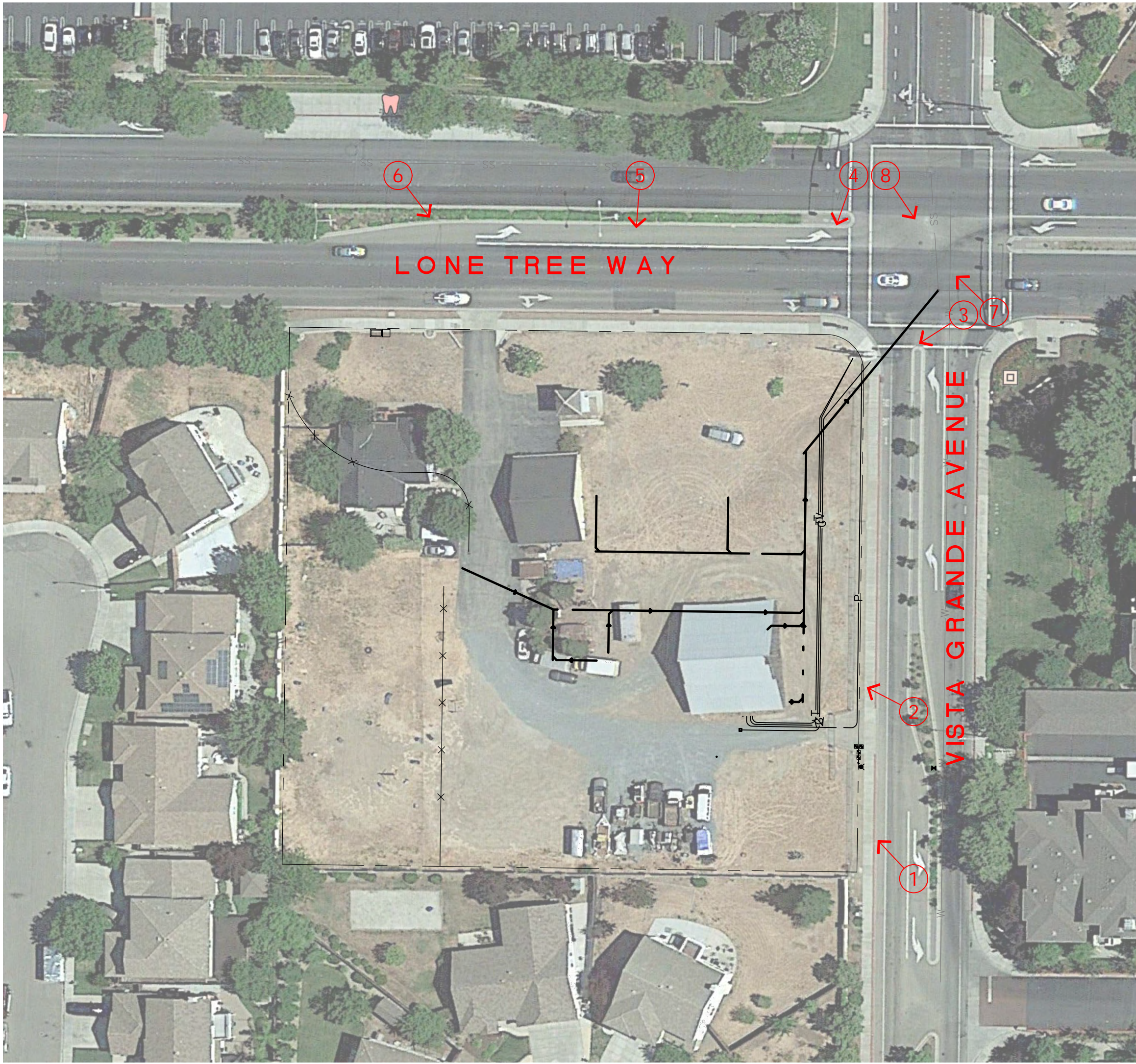
UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY  
CONTEXT MAP



1 STREET VIEW



2 STREET VIEW



Preliminary Not For Construction




|                     |  |                   |  |  |  |  |  |                                  |  |  |  |  |  |  |  |
|---------------------|--|-------------------|--|--|--|--|--|----------------------------------|--|--|--|--|--|--|--|
| Job Number<br>20927 |  | Street<br>9 of 26 |  | Barghausen Consulting Engineers, Inc.<br>18215 72nd Avenue South<br>Kent, WA 98032<br>425.251.6222<br>barghausen.com |  | Scale:<br>Horizontal<br>1" = 50'<br>Vertical |  | For:<br><br>Not for Construction |  | EMBREE<br>ASSET GROUP, INC.<br>4747 WILLIAMS DRIVE<br>GEORGETOWN, TX 78633 |  | Title:<br>CONTEXT MAP<br>UNITED PACIFIC<br>5200 LONE TREE WAY<br>ANTIOCH, CA 94531 |  | Revision<br>No.   Date   By   Cld.   Appr. |  |
|---------------------|--|-------------------|--|--|--|--|--|----------------------------------|--|--|--|--|--|--|--|



## A street intersection under a blue sky with white clouds. A black traffic light pole stands at the corner, with a green street sign that reads "Lone Tree Way". The traffic light is currently red. A silver van is stopped at the intersection. In the background, there is a large wooden barn, a yellow house, and a grassy field. A white sign with a black arrow pointing up and to the right is visible on the left side of the road.

A wide-angle photograph of a suburban street intersection under a blue sky with scattered white clouds. In the foreground, a red hatchback is stopped at a traffic light. A black car is driving through the intersection. In the background, there are houses, a large barn-like structure, and trees. A yellow diamond-shaped sign is visible on the left side of the road.

# Preliminary Not For Construction

|                            |  |   |  |   |  |  |  |
|----------------------------|--|---|--|---|--|--|--|
| Job Number<br><b>20927</b> | <div><b>Barghausen Consulting Engineers, Inc.</b><br/>18215 72nd Avenue South<br/>Kent, WA 98032<br/>425.251.6222    <a href="http://barghausen.com">barghausen.com</a></div> | Designed <u>AD</u><br>Drawn <u>AD</u><br>Checked <u>PT</u><br>Approved _____<br>Date <u>4/19/21</u> | Scale:<br>Horizontal _____<br>Vertical _____ | <div><p>Not for Construction</p></div> | For:<br><div><b>EMBREE</b><br/>ASSET GROUP, INC.<br/>4747 WILLIAMS DRIVE<br/>GEORGETOWN, TX 78633</div> | Title:<br>CONTEXT MAP<br>UNITED PACIFIC<br>5200 LONE TREE WAY<br>ANTIOCH, CA 94531 | No. _____<br>Date _____<br>By _____<br>Ckd. _____<br>Appr. _____<br>Revision _____ |
|                            |  | Sheet<br>10 of 26   |  |   |  |  |  |

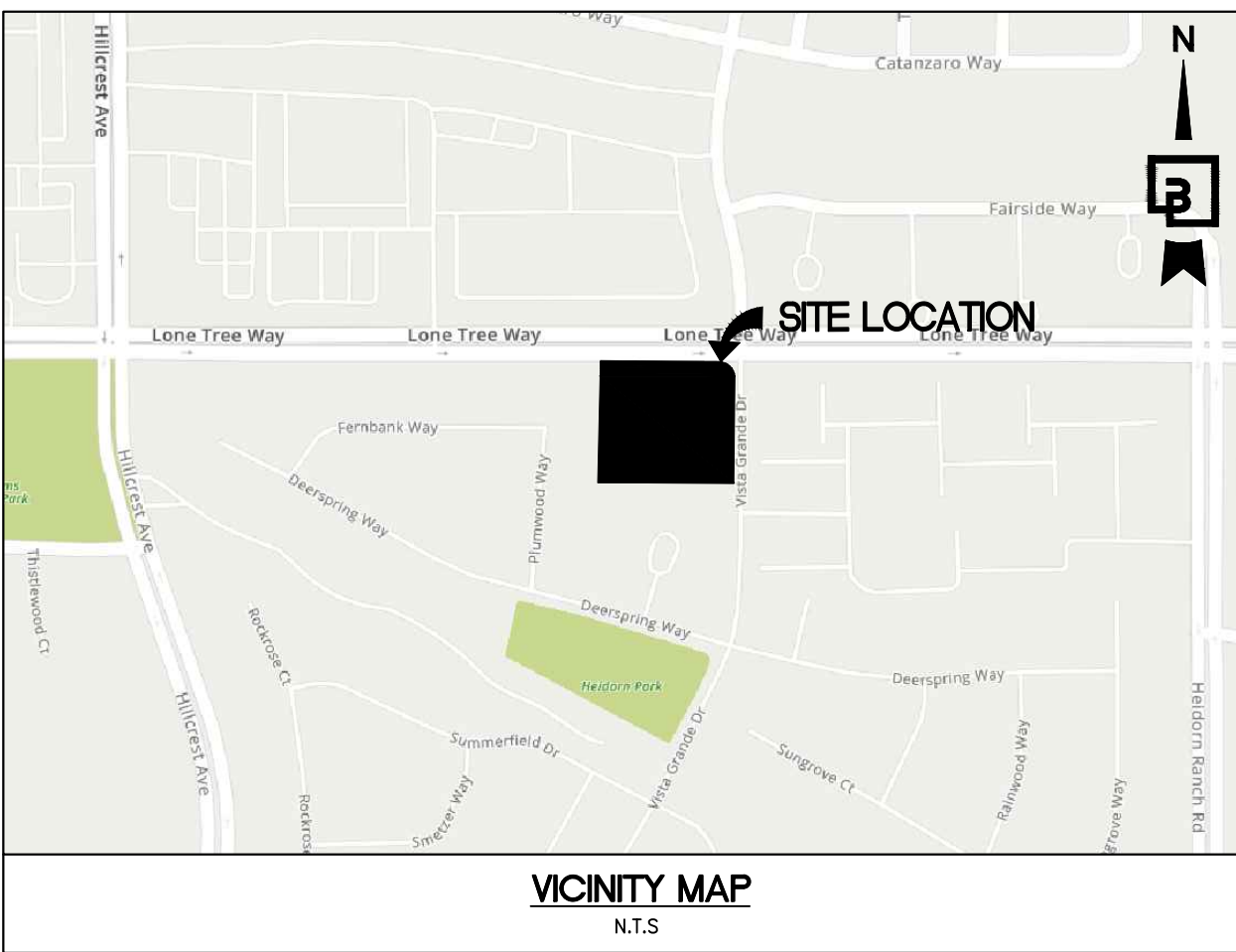










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13 OF 20 PRELIMINARY PLANTING PLAN  
14 OF 20 PRELIMINARY PLANT SCHEDULE  
15 OF 20 PRELIMINARY PLANTING NOTES & DETAILS

**DEVELOPER**  
EMBREE ASSET GROUP, INC.  
4747 WILLIAMS DRIVE  
GEORGETOWN, TX 78633  
TEL: (512) 819-4754  
CONTACT: JEFF FERRELL, PROJECT MANAGER

BASE CONSULTING GROUP, INC.  
16453 E. MANNING AVE.  
REEDLEY, CA 93654  
TEL: (559) 637-1544  
CONTACT: NEIL ELLIOTT THONESON, P.L.S.

BARGHAUSEN CONSULTING ENGINEERS, INC.  
18215 72ND AVE. SOUTH  
KENT, WA 98032  
TEL: (425) 251-6222  
CONTACT: KACEY C. HELD, P.E.

BARGHAUSEN CONSULTING ENR  
18215 72ND AVENUE SOUTH  
KENT, WA 98032  
TEL: (425) 251-6222  
CONTACT: JEFF VARLEY, R.L.A.

A. THIS PLAN SET FOR LANDSCAPE IMPROVEMENTS SHALL BE USED IN CONJUNCTION WITH THE FOLLOWING PLANS ALSO TO BE PREPARED FOR THIS PROJECT AND SITE:

- \* SITE SURVEY
- \* CIVIL ENGINEERING PLANS
- \* ARCHITECTURAL PLANS
- \* ILLUMINATION PLANS

IF DISCREPANCIES ARE FOUND BETWEEN THIS PLAN SET AND THOSE REFERENCED ABOVE, SUCH DISCREPANCIES SHALL BE COORDINATED WITH BARGHAUSEN CONSULTING ENGINEERS, INC. AND RESOLVED PRIOR TO CONSTRUCTION ACTIVITIES.

B. GENERAL NOTES ON THE CIVIL ENGINEERING COVER SHEET FOR THIS PROJECT AND SITE ARE APPLICABLE TO THIS LANDSCAPE PLAN SET.

C. ALL PROPOSED PLANTINGS WILL BE IRRIGATED WITH A WATER-WISE AUTOMATIC IRRIGATION SYSTEM.

D. LANDSCAPING SHALL COMPLY WITH THE REQUIREMENTS CONTAINED IN "ARTICLE 10: LANDSCAPING AND IRRIGATION" OF THE CITY OF ANTIOCH MUNICIPAL CODE, INCLUDING:

- \* A MAINTENANCE PLAN IS REQUIRED AS PART OF THE FINAL SUBMITTAL
  - \* NEW (PERMANENT) TURF AREAS SHALL BE SOD
  - \* GRAVEL SURFACING FOR LARGE AREA COVERAGE SHALL BE AVOIDED
  - \* 2" MIN. DEPTH OF BARK MULCH IS REQUIRED THROUGHOUT PLANT BEDS
  - \* VEGETATION SHALL COVER 75% OF PLANTED AREA AT MATURITY
  - \* EACH ESTABLISHED TREE THAT IS LEGALLY REMOVED SHALL BE REPLACED WITH TWO 24" BOX TREES. IF REMOVED TREES ARE MATURE, REPLACEMENT TREES SHALL BE 48" BOX.
  - \* TREES MUST BE MIN. 5 FT. FROM PUBLIC CURBS AND PAVEMENTS
  - \* OVER PUBLIC SIDEWALKS, TREES MUST BE BRANCHED TO 7 FT. HT.. OVER PUBLIC STREETS, TREES MUST BE BRANCHED TO 14 FT. HT..
  - \* MAX. 3 FT. HT. VEGETATION WITHIN THE VEHICULAR CLEAR VISION ZONES TRIANGLES.
- E. LANDSCAPE SHALL COMPLY WITH THE CITYWIDE DESIGN GUIDELINES MANUAL, INCLUDING:
- \* PARKING LOT LANDSCAPING SHALL INCLUDE CONTINUOUS LANDSCAPE STRIPS BETWEEN EVERY OTHER ROW OF PARKING; 300 SF AT ENDS OF PARKING ROWS ONE TREE PER 35 FT.; 50% SHADE COVERAGE WITHIN 5 YRS

|    |      |       |          |
|----|------|-------|----------|
| By | Clk. | Appr. | Revision |
|----|------|-------|----------|

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

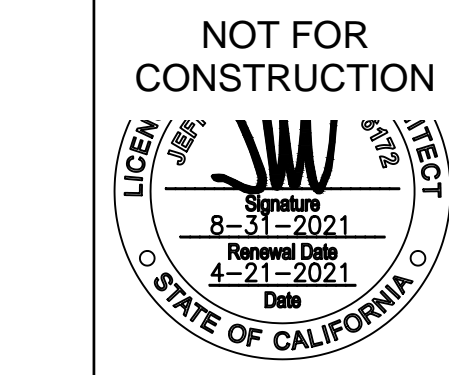
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|--|--|---------------|
|  |  | <b>Title:</b> |
|--|--|---------------|



**EMBREE**  
ASSET GROUP, INC.

**4747 WILLIAMS DRIVE  
GEORGETOWN, TX 78633**


For:



|        |                      |                 |
|--------|----------------------|-----------------|
| Scale: | Horizontal<br>1"=20' | Vertical<br>N/A |
|--------|----------------------|-----------------|

|          |         |
|----------|---------|
| Designed | TC      |
| Drawn    | TCR     |
| Checked  | JMV     |
| Approved | JMV     |
| Date     | 4/19/21 |

**Barghausen  
Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
**[barghausen.com](http://barghausen.com)**



Job Number  
**20927**

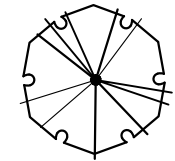


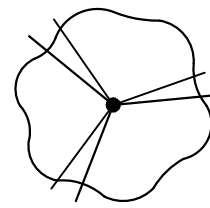
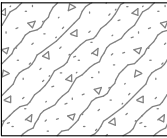






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**13 of 26**

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

PLANT SCHEDULE WUCOLS IV ZONE 2

| DECIDUOUS TREES   | QTY | BOTANICAL / COMMON NAME  | CONT.   | WATER USE | GRASSES   | QTY   | BOTANICAL / COMMON NAME  | CONT.        | WATER USE        | SPACING        |
|---|-----|--|---------|-----------|---|---|--|--------------|------------------|----------------|
|    | 1   | CERCIDIUM X `DESERT MUSEUM` / DESERT MUSEUM PALO VERDE<br>NURSERY GROWN FOR STREET TREE USE, SYMMETRICAL, STAKE AND GUY FOR ONE GROWING SEASON, BRANCHED TO 7 FT. HT.  | 15 GAL. | VERY LOW  |  | 342   | CHONDROPETALUM TECTORUM `EL CAMPO` / EL CAMPO SMALL CAPE RUSH<br>FULL TOP GROWTH, WELL ROOTED  | 1 GAL.       | LOW              | 36" o.c.       |
|    | 3   | CERCIS OCCIDENTALIS `CLAREMONT` / CLAREMONT WESTERN REDBUD<br>NURSERY GROWN FOR STREET TREE USE, SYMMETRICAL, STAKE AND GUY FOR ONE GROWING SEASON, BRANCHED TO 5 FT. HT.  | 15 GAL. | VERY LOW  |  | 778   | JUNCUS PATENS / CALIFORNIA GRAY RUSH<br>FULL TOP GROWTH, WELL ROOTED   | 1 GAL.       | MEDIUM           | 18" o.c.       |
|    | 8   | QUERCUS DOUGLASII / BLUE OAK<br>NURSERY GROWN FOR STREET TREE USE, SYMMETRICAL, STAKE AND GUY FOR ONE GROWING SEASON, BRANCHED TO 8 FT HT IF CANOPY IS WITHIN VEHICULAR CLEAR VISION ZONE AS NOTED ON PLAN, BRANCHING SHALL BE AT 7 FT HT OVER CITY SIDEWALKS AND 14 FT OVER CITY STREETS        | 24" BOX | VERY LOW  |  | 41  | MUHLENBERGIA RIGENS / DEER GRASS<br>FULL TOP GROWTH, WELL ROOTED   | 1 GAL.       | LOW              | 48" o.c.       |
|   |     |  |         |           |  | 35  | SPOROBOLUS AIROIDES / ALKALI SACATON<br>FULL TOP GROWTH, WELL ROOTED   | 1 GAL.       | VERY LOW         | 24" o.c.       |
|   |     |  |         |           |  | 36  | STIPA PULCHRA / PURPLE NEEDLE GRASS<br>FULL TOP GROWTH, WELL ROOTED  | 1 GAL.       | VERY LOW         | 36" o.c.       |
| EVERGREEN TREES   | QTY | BOTANICAL / COMMON NAME  | CONT.   | WATER USE | PERENNIALS  | QTY   | BOTANICAL / COMMON NAME  | CONT.        | WATER USE        | SPACING        |
|    | 4   | ACACIA STENOPHYLLA / SHOESTRING ACACIA<br>NURSERY GROWN FOR STREET TREE USE, SYMMETRICAL, STAKE AND GUY FOR ONE GROWING SEASON, BRANCHED TO 6 FT. HT.  | 15 GAL. | VERY LOW  |  | 56  | MIMULUS AURANTIACUS / STICKY MONKEYFLOWER<br>FULL TOP GROWTH, WELL ROOTED  | 1 GAL.       | LOW              | 36" o.c.       |
|    | 12  | HESPEROCYPARIS ARIZONICA `CAROLINA SAPPHIRE` / CAROLINA SAPPHIRE ARIZONA CYPRESS<br>NURSERY GROWN, FULL TO BASE, SYMMETRICAL, SINGLE STRAIGHT UNCUT LEADER, STAKE AND GUY FOR ONE GROWING SEASON   | 15 GAL. | VERY LOW  | <b>GROUND COVERS</b>  | <b>QTY</b>  | <b>BOTANICAL / COMMON NAME</b>   | <b>CONT.</b> | <b>WATER USE</b> | <b>SPACING</b> |
|    | 4   | OLEA EUROPAEA `WILSONII` / WILSON OLIVE<br>NURSERY GROWN FOR STREET TREE USE, SYMMETRICAL, STAKE AND GUY FOR ONE GROWING SEASON, BRANCHED TO 5 FT. HT.   | 24" BOX | VERY LOW  |  | 586   | APTENIA CORDIFOLIA `RED APPLE` / BABY SUNROSE<br>FULL TOP GROWTH, WELL ROOTED, TRIANGULAR SPACING, HOLD BACK 18" FROM BORDERS, TREES, & SHRUBS | 1 GAL.       | LOW              | 24" o.c.       |
|    | 10  | QUERCUS AGRIFOLIA / COAST LIVE OAK<br>NURSERY GROWN FOR STREET TREE USE, SYMMETRICAL, STAKE AND GUY FOR ONE GROWING SEASON, BRANCHED TO 8 FT HT IF CANOPY IS WITHIN VEHICULAR CLEAR VISION ZONE AS NOTED ON PLAN, BRANCHING SHALL BE AT 7 FT HT OVER CITY SIDEWALKS & 14 FT OVER VEHICULAR AREAS | 24" BOX | VERY LOW  |  | 215   | DYMONDIA MARGARETAE / DYMONDIA<br>FULL TOP GROWTH, WELL ROOTED, TRIANGULAR SPACING, HOLD BACK 18" FROM BORDERS, TREES, & SHRUBS                | 1 GAL.       | LOW              | 24" o.c.       |
|  |     |  |         |           |   | 1,438   | STIPA ICHU / PERUVIAN FEATHER GRASS<br>FULL TOP GROWTH, WELL ROOTED, TRIANGULAR SPACING, HOLD BACK 24" FROM BORDERS, TREES, & SHRUBS           | 1 GAL.       | VERY LOW         | 30" o.c.       |
| SHRUBS  | QTY | BOTANICAL / COMMON NAME  | CONT.   | WATER USE | SPACING   |   |  |              |                  |                |
|  | 7   | CERCOCARPUS BETULOIDES / MOUNTAIN MAHOGANY<br>FULL AND BUSHY   | 5 GAL.  | VERY LOW  | 96" o.c.  |  | EROSION CONTROL HYDROSEED<br>SEE NOTES BELOW   | 18,644 SF    |                  |                |
|  | 8   | CHIOPSIS LINEARIS / DESERT WILLOW<br>FULL AND MATCHING   | 5 GAL.  | VERY LOW  | 72" o.c.  |  | LAWN<br>DROUGHT RESISTANT SOD  | 831 SF       |                  |                |
|  | 6   | DASYLIIRION ACROTRICHUM / GREEN DESERT SPOON<br>FULL AND BUSHY   | 5 GAL.  | VERY LOW  | 60" o.c.  |   |  |              |                  |                |
|  | 2   | DENDROMECON HARFORDII / ISLAND BUSH POPPY<br>FULL AND BUSHY  | 5 GAL.  | VERY LOW  | 72" o.c.  |   |  |              |                  |                |
|  | 21  | DUDLEYA BRITTONII / GIANT CHALK DUDLEYA<br>FULL AND BUSHY  | 5 GAL.  | VERY LOW  | 18" o.c.  |   |  |              |                  |                |
|  | 8   | ECHINOCACTUS GRUSONII / GOLDEN BARREL CACTUS<br>FULL AND SYMMETRICAL   | 5 GAL.  | VERY LOW  | 36" o.c.  |   |  |              |                  |                |
|  | 9   | ERIOGONUM GIGANTEUM / ST. CATHERINE'S LACE<br>FULL AND BUSHY   | 5 GAL.  | VERY LOW  | 72" o.c.  |   |  |              |                  |                |
|  | 13  | HETEROMELES ARBUTIFOLIA / TOYON<br>FULL AND BUSHY  | 5 GAL.  | VERY LOW  | 72" o.c.  |   |  |              |                  |                |
|  | 6   | NOLINA NELSONII `BLUE NOLINA` / BLUE NOLINA<br>FULL AND BUSHY  | 5 GAL.  | VERY LOW  | 48" o.c.  |   |  |              |                  |                |
|  | 108 | OLEA EUROPAEA `MONTRA` TM / LITTLE OLLIE OLIVE<br>FULL AND BUSHY   | 5 GAL.  | VERY LOW  | 48" o.c.  |   |  |              |                  |                |
|  | 5   | RIBES MALVACEUM `CHRISTY RIDGE` / CHRISTY RIDGE CHAPARRAL CURRANT<br>FULL AND BUSHY  | 5 GAL.  | VERY LOW  | 60" o.c.  |   |  |              |                  |                |
|  | 37  | ROSA CALIFORNICA / CALIFORNIA WILD ROSE<br>FULL AND MATCHING, BIORETENTION   | 5 GAL.  | LOW       | 48" o.c.  |   |  |              |                  |                |
|  | 10  | SALVIA CLEVELANDII `AROMAS` / SAGE<br>FULL AND BUSHY   | 5 GAL.  | VERY LOW  | 48" o.c.  |   |  |              |                  |                |
|  | 23  | SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY<br>FULL AND BUSHY  | 5 GAL.  | HIGH      | 48" o.c.  |   |  |              |                  |                |
|  | 7   | TRICHOSTEMA X `MIDNIGHT MAGIC` / MIDNIGHT MAGIC BLUE CURLS<br>FULL AND BUSHY   | 5 GAL.  | VERY LOW  | 48" o.c.  |   |  |              |                  |                |

**BASIC NATIVE EROSION CONTROL MIX**

This mix of annual native California species has been formulated for rapid growth in the lower rainfall climates and varied soil types of Central and Southern California. For this reason, it is the best choice for permanent or temporary cover in areas that may not support perennial natives without the addition of irrigation or soil amendments. These seeds are adapted to our climates and plant communities and can be used around sensitive native habitat and in conjunction with other species, including wildflowers, without the fear of native gene contamination.

| SPECIES                             | COMMON NAME          | BULK #*/ACRE | MIN % PLS* |
|-------------------------------------|----------------------|--------------|------------|
| <i>Bromus carinatus</i> 'Cucamonga' | Cucamonga brome      | 20.00        | 85         |
| <i>Festuca microstachys</i>         | Small fescue         | 8.00         | 85         |
| <i>Trifolium ciliatum</i>           | Foothill/Tree clover | 4.00         | 85         |
|                                     |                      | 32.00        |            |

\*MIN% PLS (Pure Live Seed) = Seed Purity x Germination Rate

|                |                                      |
|----------------|--------------------------------------|
| Seed:          | 32 lbs per acre                      |
| Height:        | 24-36 inches                         |
| Emergence:     | 10-15 days                           |
| Establishment: | 45 days to 90% cover after emergence |

If the seed mix is hydraulically applied, we suggest the following slurry components:

|                               |                |
|-------------------------------|----------------|
| HydroMulch 1000 Wood Mulch    | 2,000 lbs/acre |
| BioSol Forte 7-2-1 Fertilizer | 600 lbs/acre   |
| Ecology Controls M-Binder     | 100 lbs/acre   |

SOURCE:  
Seed mix as described by Pacific Coast Seed  
Website: www.pcseed.com  
Phone: 800-733-3462

PRELIMINARY PLANTING  
NOTES AND DETAILS  
UNITED PACIFIC  
5200 LONE TREE WAY  
ANTIOCH, CA 94531

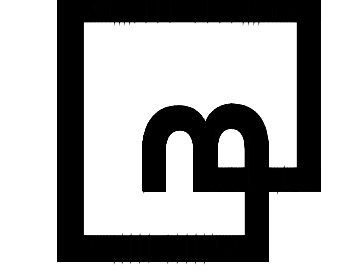
EMBREE  
ASSET GROUP, INC.  
4747 WILLIAMS DRIVE  
GEORGETOWN, TX 78633

For:  
NOT FOR  
CONSTRUCTION  
LICEN  
JW  
4-21-2021  
4-21-2021  
O STATE OF CALIFORNIA

Scale:  
Horizontal  
N/A  
Vertical  
N/A

Designed  
Drawn  
Checked  
Approved  
Date  
4/19/21

Barghausen  
Consulting Engineers, Inc.  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
barghausen.com



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20927  
Sheet  
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





Preliminary Not For Construction



# Preliminary Not For Construction

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| Luminaire Schedule   |     |        |             |       |             |            |   |
|--|-----|--------|-------------|-------|-------------|------------|---|
| Symbol   | Qty | Label  | Arrangement | LMF   | Lum. Lumens | Lum. Watts | Part Number                                   |
|  | 1   | 2MEB   | SINGLE      | 1.000 | 13286       | 130        | OSQ-A-NM-2ME-K-57K-XX-XX w/OSQ-DAXX OSQ-BLSMF |
|  | 7   | 4M-W   | SINGLE      | 0.970 | 4270        | 31         | XSPW-B-WM-4ME-4L-57K-UL-XX                    |
|  | 3   | 4MEB   | SINGLE      | 1.000 | 13286       | 130        | OSQ-A-NM-4ME-K-57K-XX-XX w/OSQ-DAXX OSQ-BLSMF |
|  | 24  | A      | SINGLE      | 0.980 | 12825       | 91         | CPY250-B-DM-D-13L-UL-WH-57K-HZ                |
|  | 8   | C      | SINGLE      | 0.980 | 4520        | 31         | CPY250-B-DM-D-C-UL-WH-57K-HZ                  |
|  | 9   | PWY-3M | SINGLE      | 1.000 | 1442        | 22         | PWY-EDG-3M-P4-02-E-UL-350-57K                 |

| Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation) |       |       |      |     |         |         |
|--|-------|-------|------|-----|---------|---------|
| Label  | Units | Avg   | Max  | Min | Avg/Min | Max/Min |
| CANOPY   | Fc    | 32.93 | 40   | 23  | 1.43    | 1.74    |
| PAVED AREA   | Fc    | 4.45  | 24.5 | 0.0 | N.A.    | N.A.    |
| SITE CALCS   | Fc    | 0.43  | 11.2 | 0.0 | N.A.    | N.A.    |

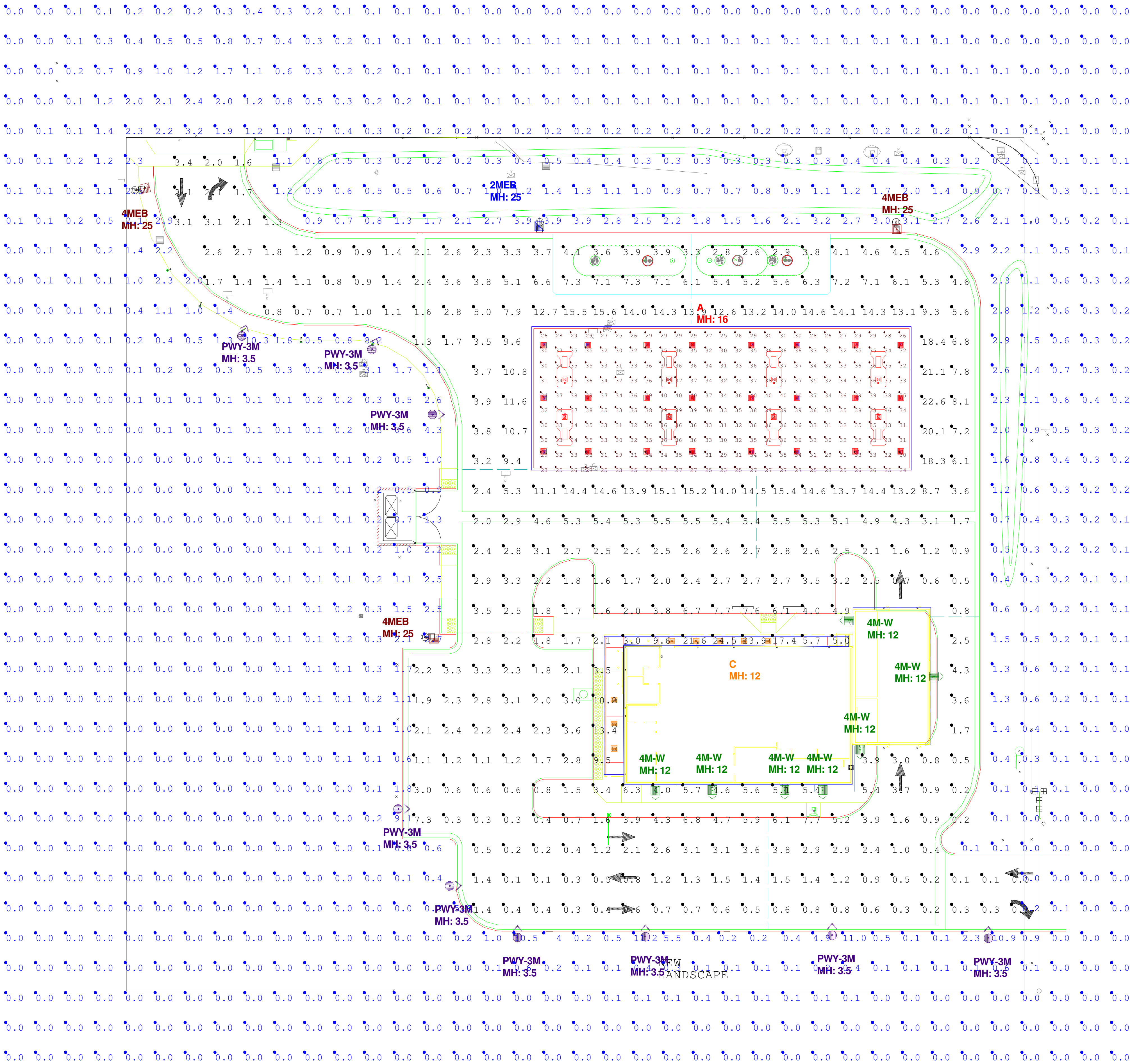
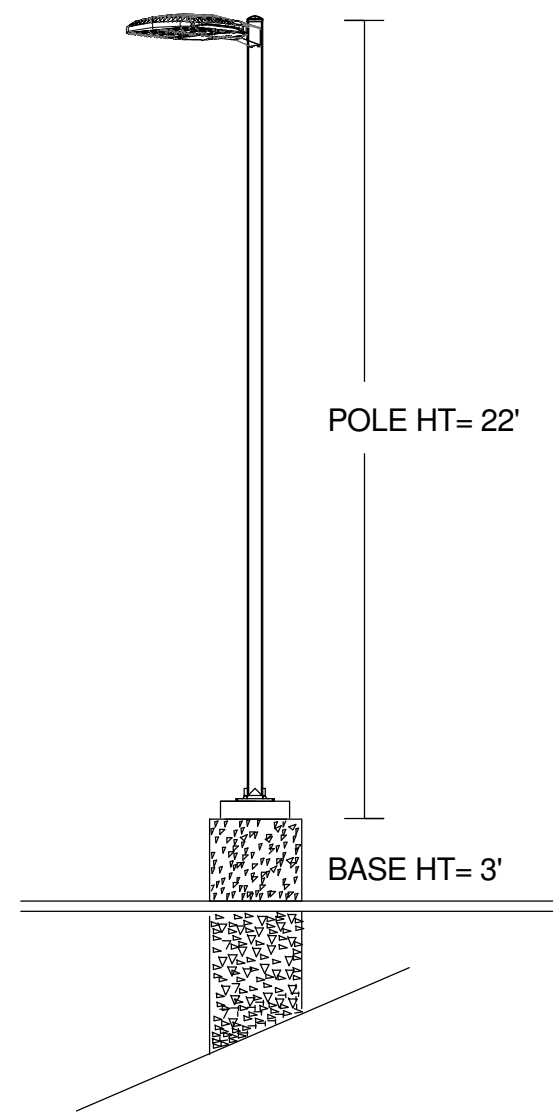
Pole Schedule  
(4) SSS-4-11-25-CW-BS-1D-C-XX(25' X 4" X 11ga STEEL SQUARE POLE)

Proposed poles meet 130MPH sustained winds.

Additional Equipment:  
(4) OSQ-DAXX (DIRECT ARM MOUNT)  
(4) OSQ-BLSMF (BACK LIGHT SHIELD)

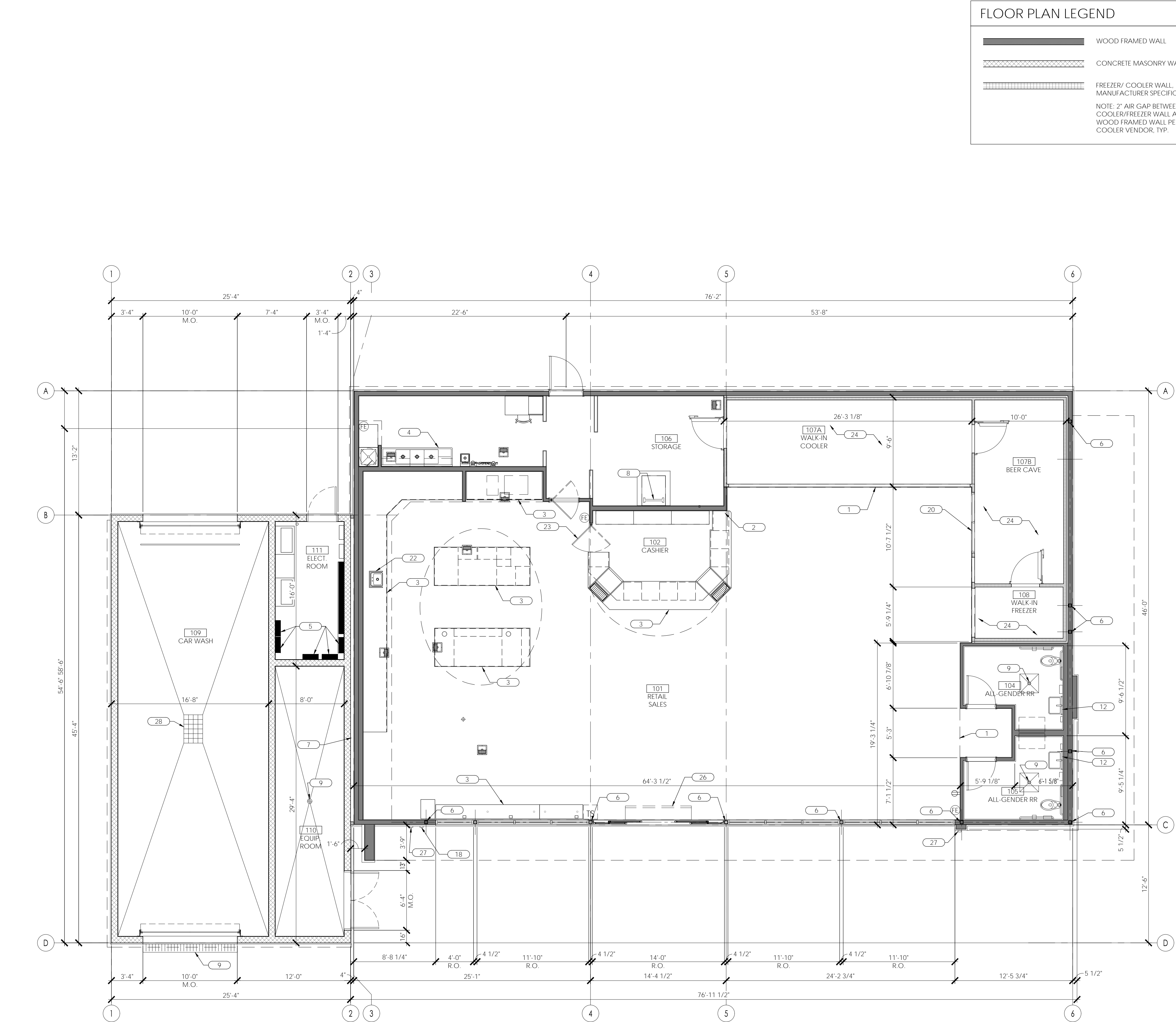
\*\*\* CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER \*\*\*

OSQ HO Area Luminaire





UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY



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

Preliminary Not For Construction

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

FLOOR PLAN LEGEND

- WOOD FRAMED WALL
  - CONCRETE MASONRY WALL
  - FREEZER/ COOLER WALL, REFER TO MANUFACTURER SPECIFICATIONS
- NOTE: 2" AIR GAP BETWEEN COOLER/FREEZER WALL AND WOOD FRAMED WALL PER COOLER VENDOR, TYP.

FLOOR PLAN NOTES

- DIMENSIONS ARE TO BE TO FACE OF SUBSTRATE ON EXTERIOR TO FACE OF FRAMING ON INTERIOR, U.N.O.
- ALL THRESHOLDS SHALL BE NO HIGHER THAN 1/2" AND BEVELED EDGES WITH THE SLOPE BEING NO GREATER THAN 1:2
- ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE CAULKED OR OTHERWISE SEALED TO PREVENT INFILTRATION
- ALL DOORS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. ALTERNATIVELY AT DOOR AT MAIN ENTRY ONLY, PROVIDE A READILY VISIBLE AND DURABLE SIGN ADJACENT TO OR ON THE DOOR STATING THAT "THIS DOOR SHALL REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED" WITH LETTERS ON CONTRASTING BACKGROUND AND MIN. 1" HIGH. SEE DOOR NOTES ON DOOR SCHEDULE.
- PRIOR TO START OF FRAMING, GENERAL CONTRACTOR SHALL VERIFY ALL FRAMING REQUIREMENTS FOR MECHANICAL EQUIPMENT, MECHANICAL CHASES, PLENUMS, CABINETS, AND OTHER CONSTRUCTION ELEMENTS WITHIN THIS BUILDING NOT SPECIFICALLY DETAILED IN THESE CONSTRUCTION DOCUMENTS.
- ALL INTERIOR FINISHES SHALL BE CLASS C FOR FLAME SPREAD AND SMOKE DEVELOPMENT REQUIREMENTS PER FIRE CODE
- IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE, AND CONFIRM ALL UNDER GROUND PLUMBING AND ELECTRICAL INFORMATION.
- ALL FINISHES AND FINISH MATERIALS, COLORS, OR TEXTURES SHALL BE SUBMITTED TO AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION, FABRICATION, OR ORDERING.
- THE GENERAL CONTRACTOR IS TO INCLUDE IN HIS BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.
- ASSUMED FINISHED FLOOR ELEVATION: 0'-0" ACTUAL FINISH FLOOR ELEVATION: VERIFY WITH CIVIL PLANS.
- G.C. TO CAULK AND SEAL ALL EXPANSION JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE. SEE SPECIFICATIONS.
- ALL GLAZING (GLASS) SUBJECT TO HUMAN IMPACT OR IN A HAZARDOUS LOCATION SHALL BE SAFETY GLAZED (TEMPERED) PER THE REQUIREMENTS OF CHAPTER 24 IN THE 2019 CALIFORNIA BUILDING CODE.
- ALL VALVES AND CONTROLS SHALL HAVE SIGNS OR LABELS.
- ALL PIPING SHALL HAVE IDENTIFICATION AND DIRECTION OF FLOW.
- ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE LOCALLY ADOPTED BUILDING AND ACCESSIBILITY CODES.
- G.C. TO VERIFY ALL DOOR FRAME WIDTHS, COORDINATE WITH WALL TYPE SCHEDULE FOR WALL THICKNESS. REFER TO DOOR SCHEDULE.
- STOREFRONT WINDOW GRAPHICS TO BE FURNISHED AND INSTALLED BY UNITED PACIFIC.
- G.C. TO PROVIDE PAINTED FIRE RATED PLYWOOD @ ELECTRICAL ROOM FLOOR TO 8'-6" A.F.F.
- IF NOT DIMENSIONED, LOCATE HINGE SIDE OF DOOR 5" (FRAME 2") AWAY FROM ADJACENT WALL.
- CASEWORK TO BE PROVIDED AND INSTALLED BY MILLWORK VENDOR. SHOWN ON PLAN FOR REFERENCE ONLY.
- RESTROOM INTERIOR WALLS SHALL CONSIST OF GREEN-MOISUTURE .

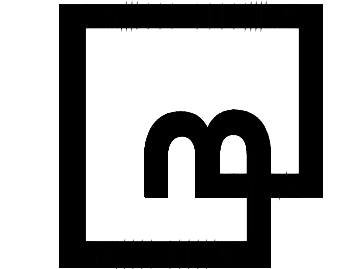
KEYNOTES

- SOFFIT/ BULKHEAD OUTLINE ABOVE.
- WARNING LAMP INCLUDING 15 FT CABLE AND CONNECTOR.
- MILLWORK TO BE PROVIDED BY MILLWORK VENDOR.
- MOP SINK, REFERENCE PLUMBING DRAWINGS.
- ELECTRICAL PANELS/EQUIPMENT
- STEEL COLUMN, REFERENCE STRUCTURAL DRAWINGS.
- PROVIDE 4" MIN. AIR GAP BETWEEN CMU & FRAMING.
- ROOF ACCESS LADDER.
- FLOOR TRENCH OR DRAIN, REF. PLUMBING DRAWINGS. SLOPE FLOORS TOWARD DRAIN AS REQUIRED.
- FLOOR SINK
- 3 COMPARTMENT SINK
- HAND-WASHING SINK
- NO SUBSTRATE CMU SIDE OF WALL FRAMING @ CHASE.
- FIRE EXTINGUISHER LOCATION.
- EXPANDABLE FILLER TO MATCH ADJACENT EXTERIOR WALL FINISH.
- VEEDER ROOT REFER TO ELECTRICAL DRAWINGS.
- DISPLAY AND SIGNAGE WALL, GC TO PROVIDE ELECTRICAL, PLUMBING, AND DRAINS INSIDE WALL FOR FUTURE EXTENSION.
- FIRE DEPT. KEY BOX LOCATION: SEE "LIFE SAFETY & ACCESSIBILITY PLAN" FOR FURTHER INFORMATION.
- DESIGNATED ALCOHOLIC BEVERAGE DISPLAY, COOLERS TO BE SECURED/LOCKED TO PREVENT ACCESS TO THE CONTENTS BY THE GENERAL PUBLIC BETWEEN THE HOURS OF 10 PM AND 10 AM. GC & WALK-IN VENDOR TO COORDINATE W/ UP AND AHJ ON QUANTITY AND LOCATION OF ADDITIONAL LOCKS.
- TEMPERED BEER CAVE GLAZING & DOORS W/ ALUMINUM ZERO-THRESHOLD TRANSITION STRIP PROVIDED BY ANTHONY & INSTALLED BY L&M SERVICES PER DEFERRED SUBMITTAL.
- CATCH BASIN
- SPLASH GUARD PROVIDED BY MILLWORK VENDOR.
- 36" GATE PROVIDED BY MILLWORK VENDOR.
- GC TO FOLLOW NSF INTERNATIONAL STANDARDS: WALK-IN WALLS TO BE COMPLETELY FLASHED TO THE BUILDING'S WALLS & CEILINGS. EXPOSED BATTEN-TYPE CONSTRUCTION NOT APPROVED BY HEALTH DEPARTMENT.
- NOT USED
- IN LIEU OF VESTIBULE, PROVIDE AMCA-CERTIFIED AIR CURTAIN ABOVE DOOR. SEE MECH DWGS.
- EMERGENCY SHUT-OFF .

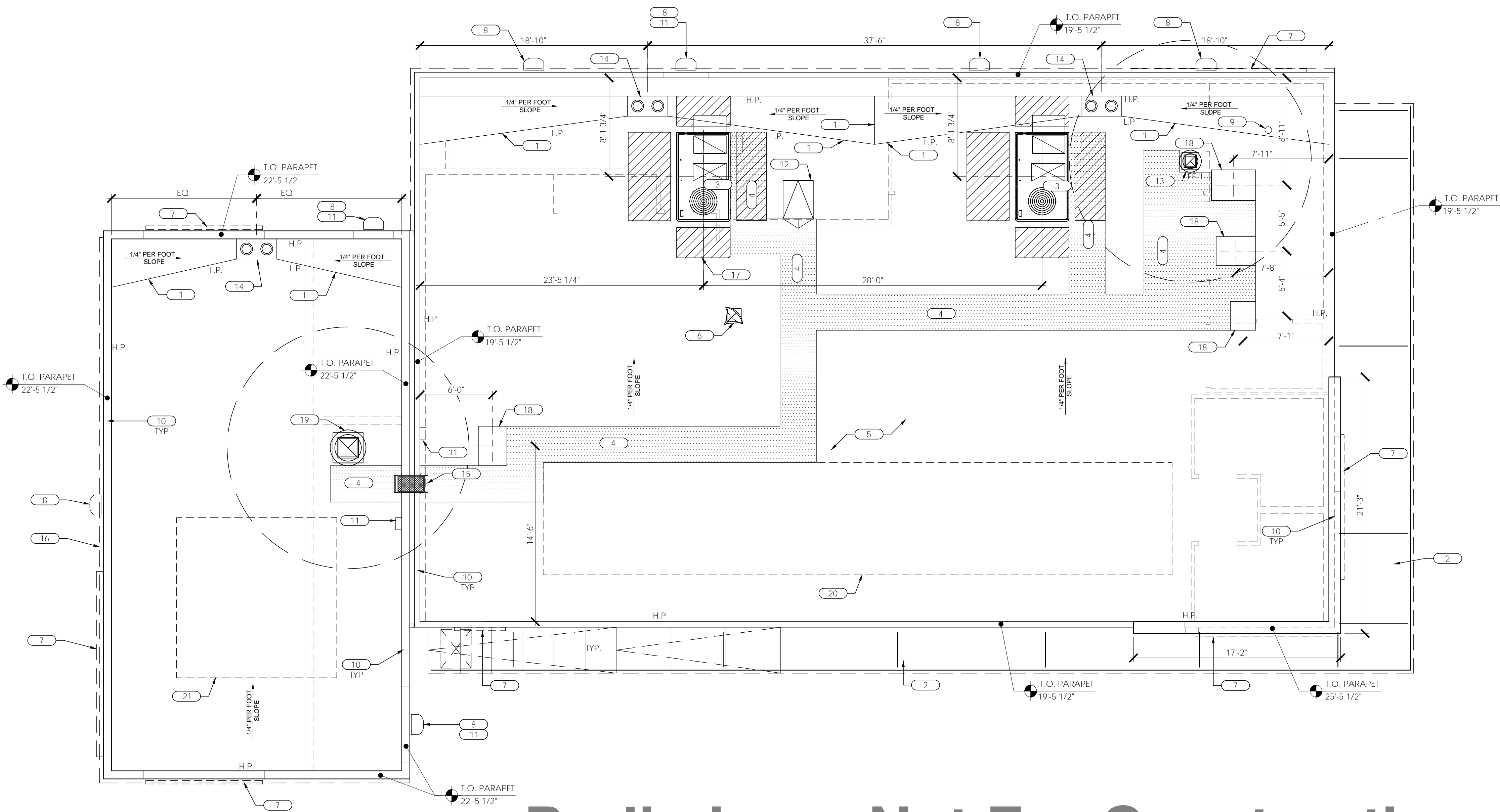
C-STORE FLOOR PLAN  
UNITED PACIFIC  
5200 LONE TREE WAY  
ANTIOCH, CA 94531

EMBREE  
ASSET GROUP, INC.  
4747 WILLIAMS DRIVE  
GEORGETOWN, TX 78633

Barghausen  
Consulting Engineers, Inc.  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
barghausen.com



UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY



KEYNOTES

NOT ALL KEYNOTES BELOW MAY BE USED- REFER TO PLAN.

- CRICKET WITH TAPERED INSULATION, TYP.
- CANOPY (BELOW); REFERENCE: REFLECTED CEILING PLAN AND STRUCTURAL DRAWINGS.
- RTU: GC TO CONFIRM & COORDINATE PER RTU SPECIFICATIONS. REFERENCE: MECHANICAL DRAWINGS.
- WALKING PAD TO BE A MINIMUM 30" AROUND MECHANICAL UNIT(S).
- TPO OVER SINGLE PLY ROOFING OVER W/ 6" R-38 RIGID INSULATION OVER PLYWOOD SHEATHING.
- SATELLITE DISH TO BE PROVIDED AND INSTALLED BY STATE LOTTERY. GC TO INSTALL ADJACENT ROOF PENETRATION PER DETAIL 5/A-141, AND PROVIDE A VMP NON-PENETRATING ROOF MOUNT FOR 30" MAST W/ 1.66" OD (FRM-166) OR APPROVED EQUAL. GC TO PROVIDE 8 STANDARD CMU BLOCKS AS BALLAST.
- BACKLIT SIGN BY OTHER: DEFERRED SUBMITTAL.
- WALL PACK LIGHTS, TYP.
- PLUMBING VENT.
- PRE-FINISHED METAL CAP FLASHING
- EMERGENCY LIGHTING
- ROOF ACCESS HATCH
- EXHAUST DUCT
- ROOF DRAIN AND OVERFLOW
- ROOF ACCESS LADDER
- CAR WASH "SWOOSH" FASCIA.
- SATELLITE CONDUIT
- CONDENSING UNIT BY WALK-IN COOLER/FREEZER VENDOR
- ROOF MOUNTED EXHAUST FAN SERVING CAR WASH EQUIPMENT ROOM
- FUTURE SOLAR ZONE PER TITLE 24 PART 9 (OR AS REQUIRED BY AHJ), AT 15% OF BUILDING AREA OR 483 SF.
- FUTURE SOLAR ZONE PER TITLE 24 PART 9 (OR AS REQUIRED BY AHJ), AT 15% OF BUILDING AREA OR 176 SF.

ROOF PLAN LEGEND

SLOPE

DIRECTION OF ROOF SLOPE

H.P.

HIGH POINT OF ROOF SLOPE

L.P.

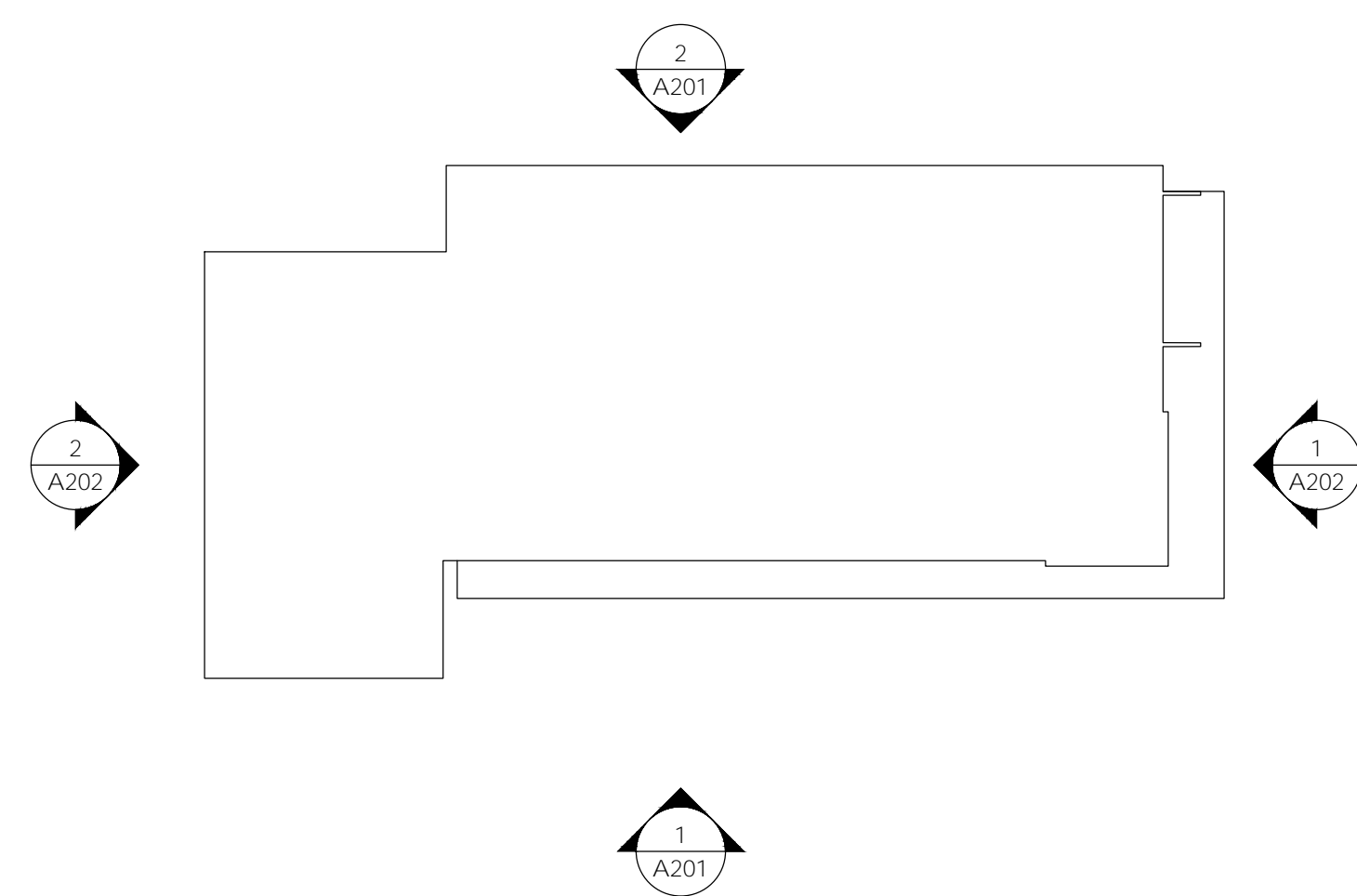
LOW POINT OF ROOF SLOPE

Preliminary Not For Construction





| No.  | Date | By | Ckd. | Appr. | Revision |
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| <div> <div> <div> <div> <div>For:</div> <div> <div> <div>EMBREE</div> <div>ASSET GROUP, INC.</div> </div> <div> <div>4747 WILLIAMS DRIVE</div> <div>GEORGETOWN, TX 78633</div> </div> </div> </div> <div> <div> <div> <div>Title:</div> <div>PRELIMINARY ROOF PLAN</div> <div>UNITED PACIFIC</div> <div>5200 LONE TREE WAY</div> <div>ANTIOCH, CA 94531</div> </div> </div> </div> </div> </div></div> |      |    |      |       |          |
| <div> <div> <div> <div>Barghausen Consulting Engineers, Inc.</div> <div>18215 72nd Avenue South</div> <div>Kent, WA 98032</div> <div>425.251.6222</div> <div>barghausen.com</div> </div> </div> </div>   |      |    |      |       |          |






## UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY



### COLOR LEGEND

|   |              |                                  |
|---|--------------|----------------------------------|
|  | CP-1<br>ST-4 | PAREX USA, 3013L<br>"GRAY WHITE" |
|  | MP-1         | PAREX USA, 3016L<br>"PEWTER"     |
|  | MP-2         | PAREX USA, 3033L<br>"TUXEDO"     |
|  | MP-3         | PAREX USA, 3005L<br>"SONATA"     |

## MATERIAL LEGEND

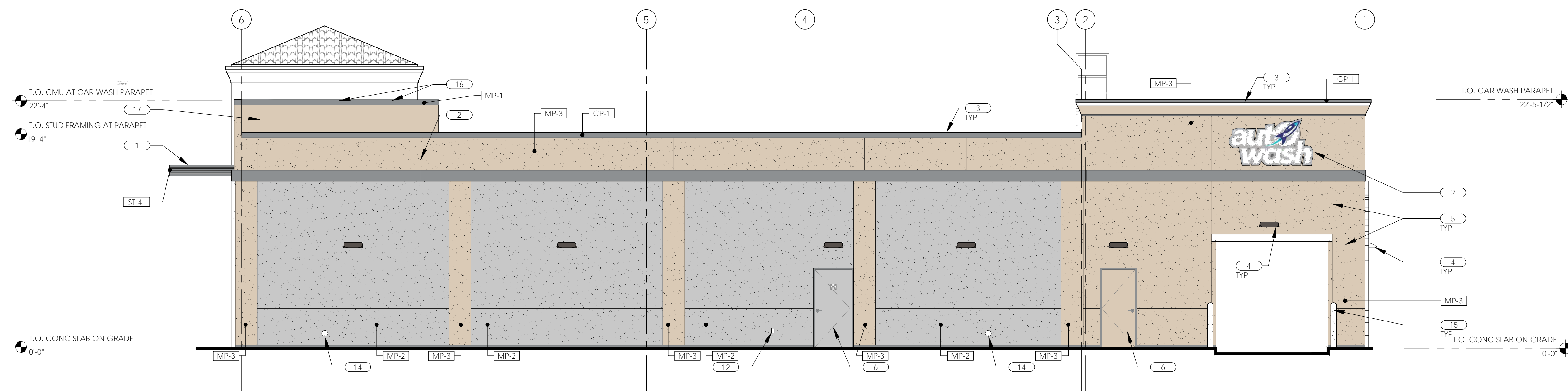
|   |   |
|---|---|
|  | <div>STONE</div> STONE VENEER   |
|  | <div>SF-1</div> CLEAR ANODIZED ALUMINUM                               |
|  | <div>ROOF</div> BORAL ROOFING<br>MISSION 'S'<br>"MARRIED TERRA COTTA" |

## KEYNOTES

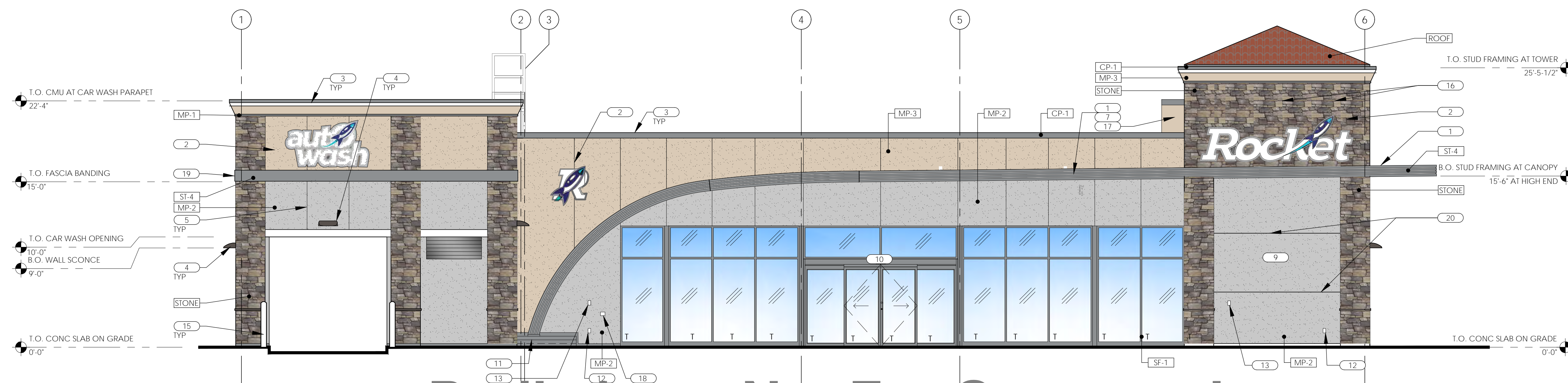
1. METAL/EFIS CANOPY/SWOOSH
2. ILLUMINATED EXTERIOR SIGNAGE BY OTHERS (UNDER SEPARATE PERMIT). GC TO PROVIDE J BOX WITH PULL STRING. COORDINATE LOCATION OF KNOB BOX AND BLOCKING WITH SIGNAGE VENDOR PRIOR TO INSTALL.
3. PREMANUFAC SNAP-ON COPING SYSTEM BY METAL ERA.
4. EXTERIOR LIGHTING, TYPICAL, REFER TO ELECTRICAL PLANS
5. CONTROL JOINT, TYPICAL
6. HOLLOW METAL DOORS
7. RECESSED LED LIGHTING. REFER TO ELECTRICAL DRAWINGS.
8. 4"x12" SNAP-ON METAL FASCIA BY METAL ERA, FINISH TO MATCH MC-1.
9. RECESSED WALL
10. SPANDREL GLAZING AT AIR CURTAIN LOCATION.
11. 12" CONCRETE PLANTER CURB FOR CANE DETECTION BARRIER TO 4" BELOW INTENDED LANDSCAPE ELEVATION. CONNECT TO STORM DRAINAGE. SEE LANDSCAPE DWGS FOR ADDITIONAL INFO.
12. EXTERIOR-RATED OUTLET PER ELECTRICAL DRAWINGS
13. EMERGENCY GAS SHUT-OFF SWITCH PER ELECTRICAL DRAWINGS
14. OVERFLOW DOWNSPOUT PER PLUMBING DRAWINGS
15. BOLLARD PER PLAN, REFERENCE CIVIL DRAWINGS
16. OUTLINE OF RTUS: SCREENED FROM VIEW BELOW BY BLDG PARAPET
17. BLDG PARAPET
18. FIRE DEPARTMENT KEY BOX LOCATION: SEE "LIFE SAFETY & ACCESSIBILITY PLAN" FOR FURTHER INFORMATION
19. 12"H X4"D EFIS BANDING WITH (3) LED LIGHT REVEALS.
20. 3/4"x1" AESTHETIC REVEAL DOUBLE WRAP EFIS REIN. MESH ON EACH SIDE OF REVEAL. SLOPE AT BOTTOM.

EXTERIOR ELEVATION NOTES

- A. BUILDING SIGNAGE IS NOT INCLUDED IN THE BUILDING PERMIT AND SHALL REQUIRE A SEPARATE PERMIT PRIOR TO INSTALLATION.
- B. SIGNAGE VENDOR TO SUBMIT FINAL SIGNAGE DRAWINGS TO ARCHITECT FOR REVIEW & APPROVAL PRIOR TO FABRICATION.
- C. G.C. SHALL COORDINATE ALL ELECTRICAL REQUIREMENTS AND BLOCKING AS REQUIRED TO MOUNT SIGNAGE TO BUILDING W/ SIGNAGE VENDOR/ MANUFACTURER.
- D. NOT USED
- E. NOT USED
- F. G.C. TO SUBMIT SAMPLES OF ALL EXTERIOR FINISHES, WHETHER SCHEDULED OR UNSCHEDULED, TO ARCHITECT & OWNER FOR REVIEW & APPROVAL PRIOR TO PURCHASE & INSTALLATION.
- G. ALL EMERGENCY LIGHTING @ DOORS TO BE CENTERED 16" MIN. ABOVE UNLESS NOTED OTHERWISE: REF. ELECTRICAL.
- H. PROVIDE KNOX BOX WHERE REQUIRED BY JURISDICTION PURCHASED FROM LOCAL FIRE DEPARTMENT. MEET PER CODE REQUIREMENTS.
- I. ALL EDGES OF COMPOSITE paneled AREAS TO TERMINATE WITH CORNER MOLD BY MANUFACTURER. SEE DETAILS ON A-700 SERIES.
- J. COMPOSITE PANELS ARE TO BE INSTALLED VERTICALLY. SUBSTRUCTURE TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- K. ALL EXTERIOR LIGHTING TO BE CENTERED BETWEEN PANEL JOINTS & WALL.
- L. ALL JOINT LOCATIONS FOR EXTERIOR MATERIALS TO BE APPROVED BY AOR.



2 REAR ELEVATION  
SCALE: 3/16" = 1'-0"



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

# Preliminary Not For Construction

| No | Date | By | Ckd | Appr | Revision |
|----|------|----|-----|------|----------|
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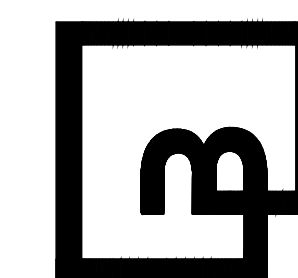
Title: PRELIMINARY EXTERIOR ELEVATIONS  
 UNITED PACIFIC  
 5200 LONE TREE WAY  
 ANTIOCH, CA 94531



For:

| Designed | PT | Scale:<br><br>Horizontal<br>AS SHOWN<br><br>Vertical |
|----------|----|--|
| Drawn    | MP |  |
| Checked  | PT |  |
| Approved | PT |  |

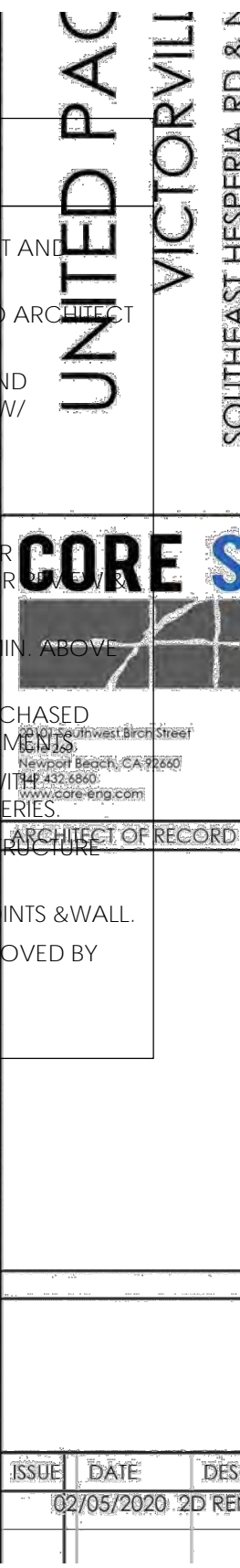
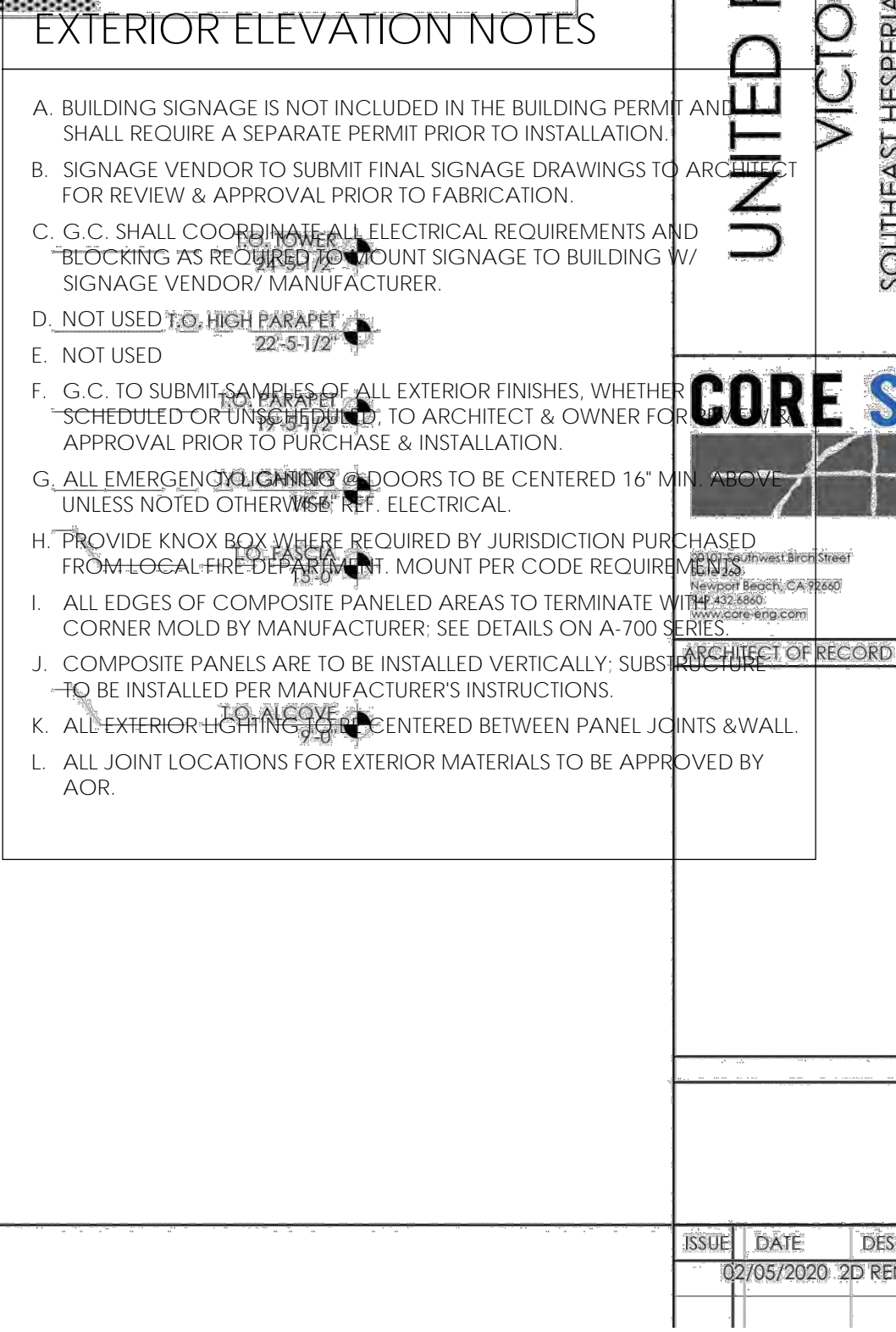
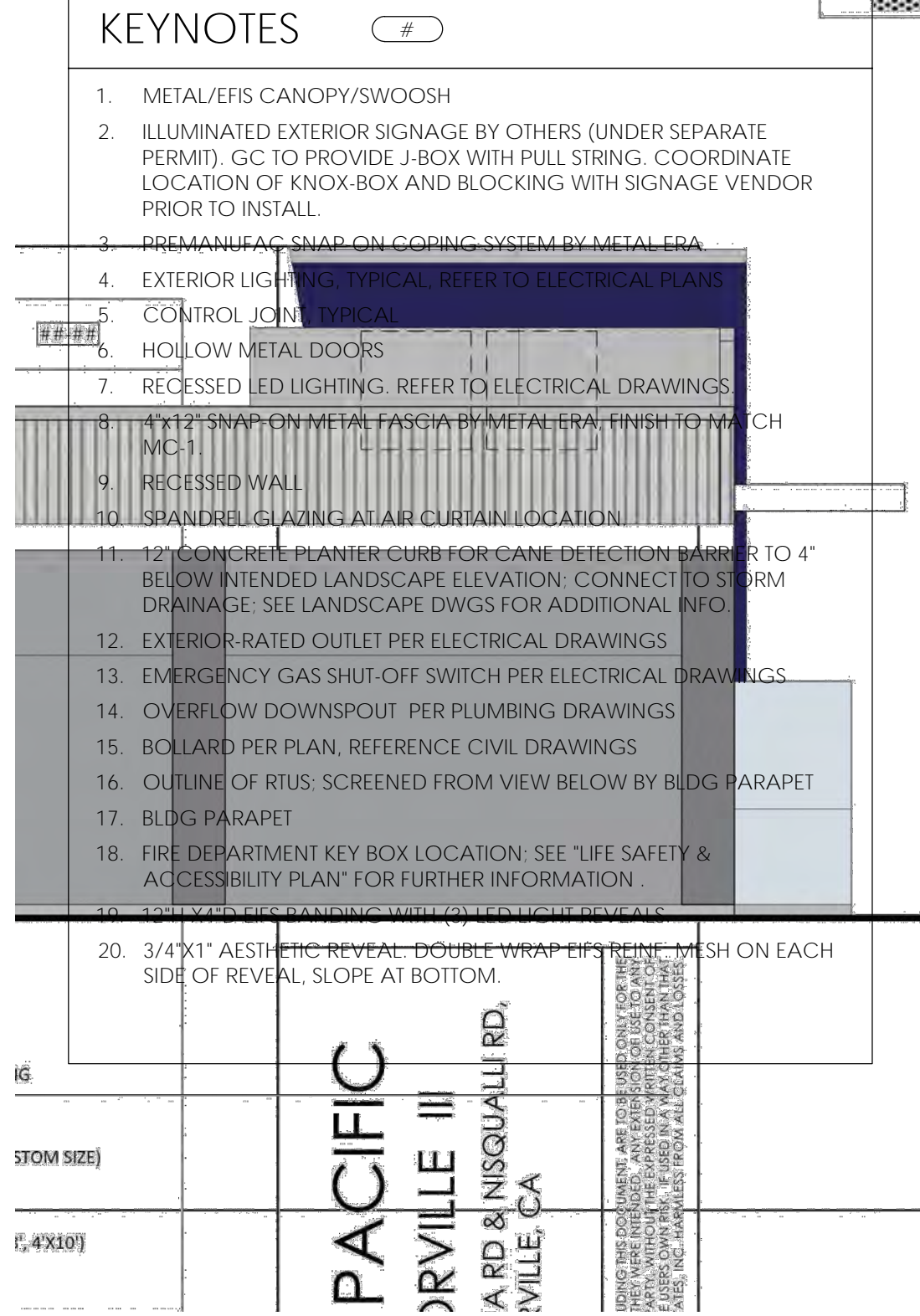
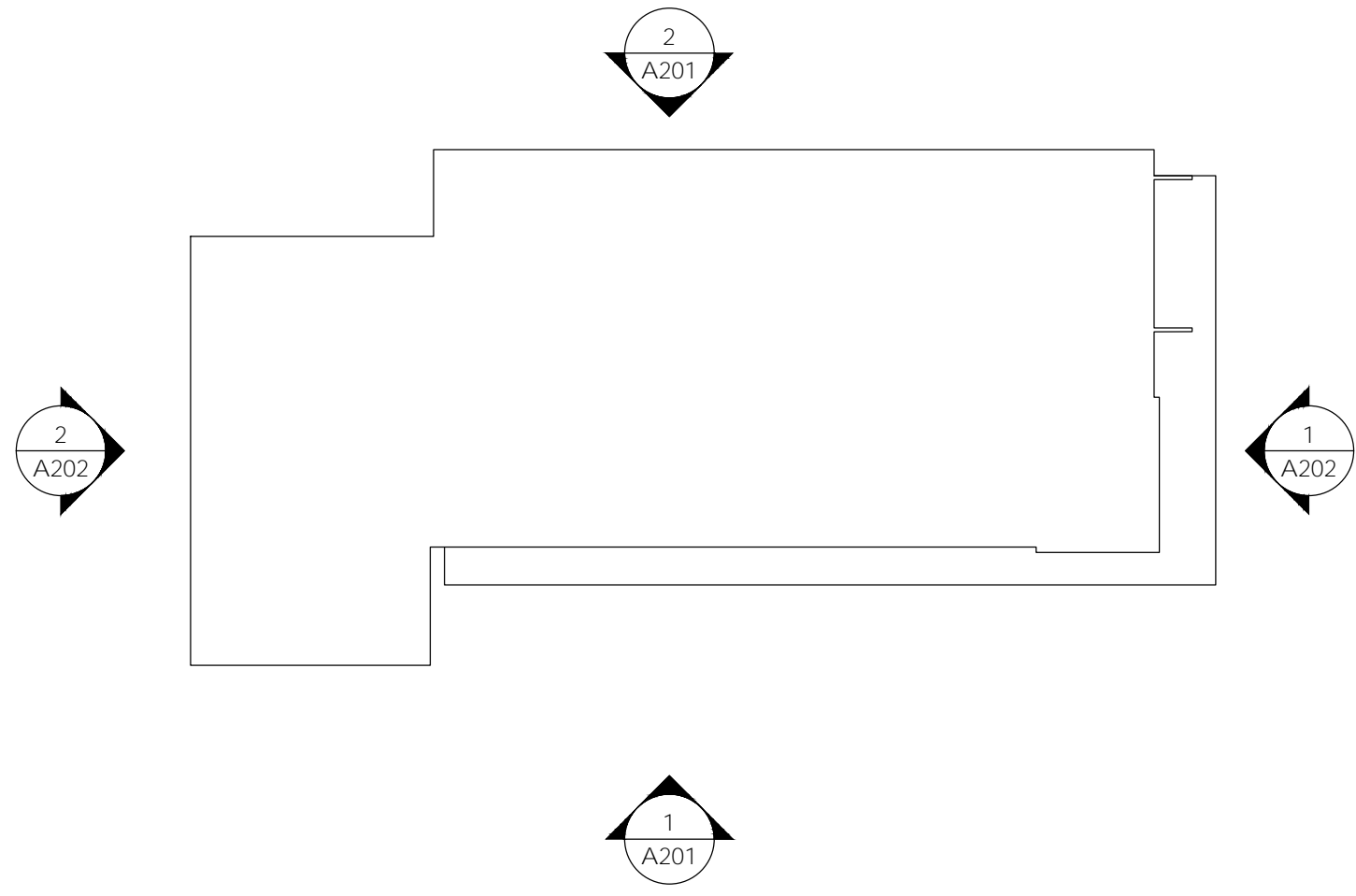
**Barghausen**  
**Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 **barghausen.com**



Job Number  
20927  
Sheet  
19 of 26



UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY



| ISSUE      | DATE   | DES |
|------------|--------|-----|
| 02/05/2020 | 20 REF |     |

UNITED PACIFIC  
VICTORVILLE  
SOUTHEAST HERRING RD & N



ARCHITECT OF RECORD

DATE

DES

20 REF

DATE

DES

20 REF

DATE

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20 REF

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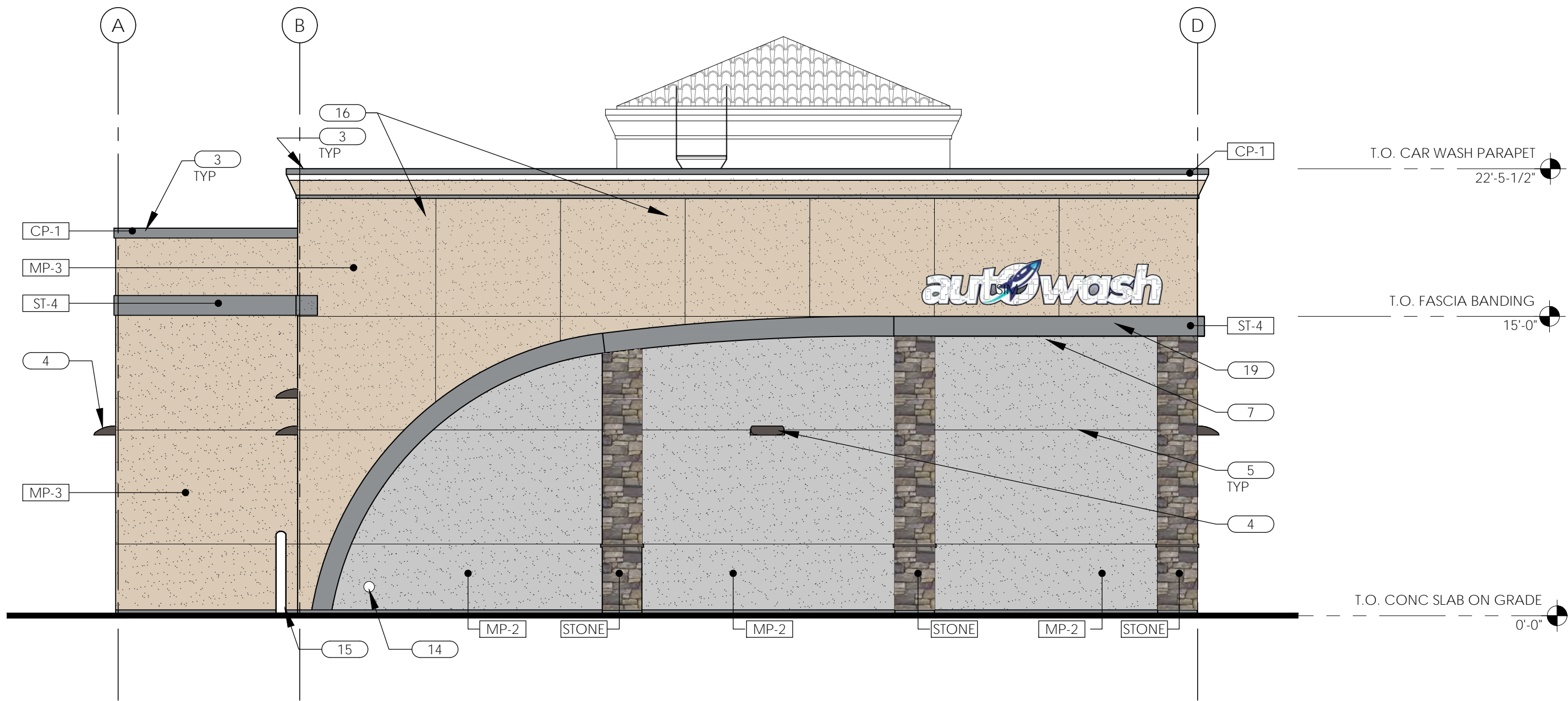
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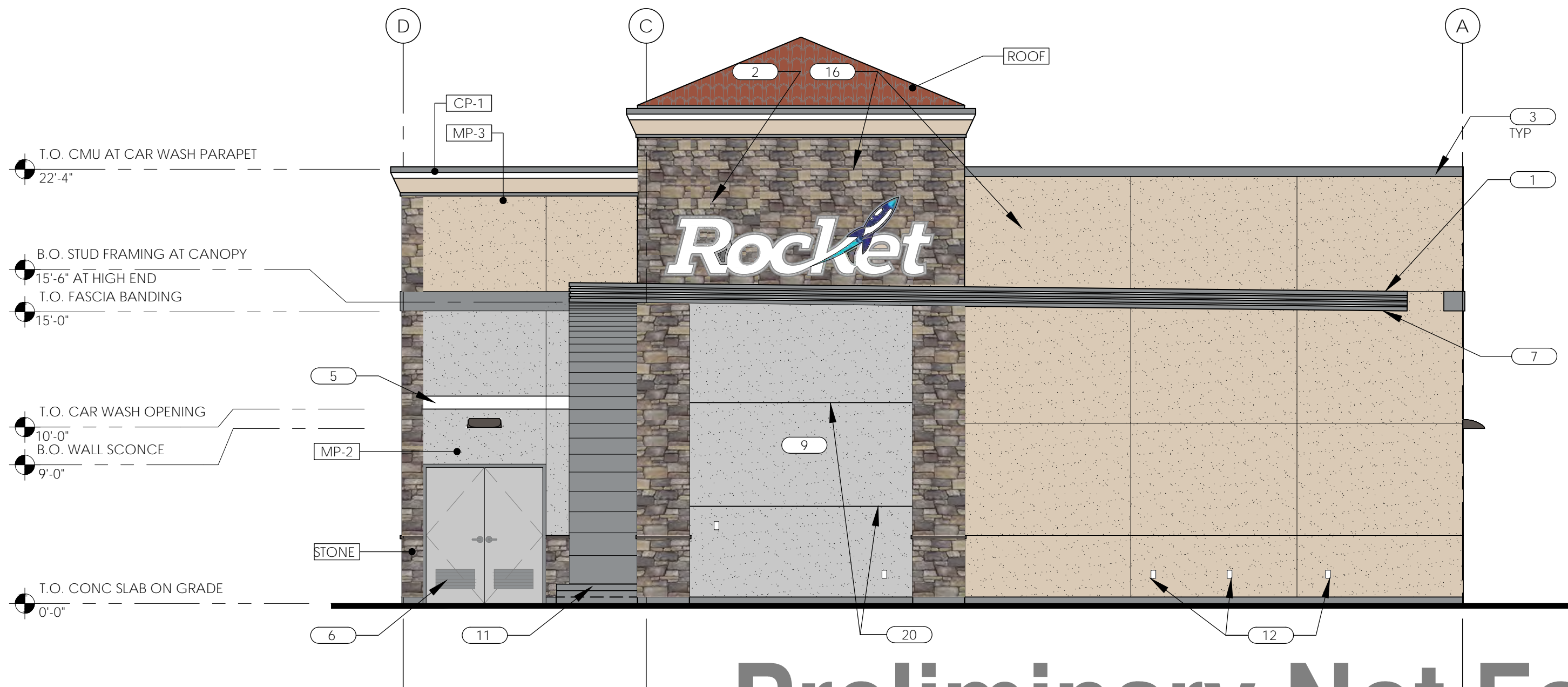
DATE

DES

20 REF



2 CARWASH SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



1 CONVENIENCE STORE SIDE ELEVATION  
SCALE: 3/16" = 1'-0"

Preliminary Not For Construction

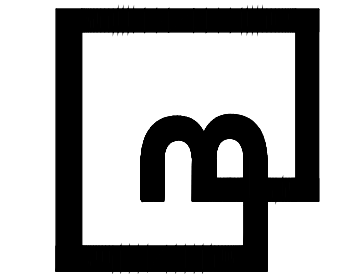
PRELIMINARY EXTERIOR ELEVATIONS  
UNITED PACIFIC  
5200 LONE TREE WAY  
ANTIOCH, CA 94531

EMBREE  
ASSET GROUP, INC.  
4747 WILLIAMS DRIVE  
GEORGETOWN, TX 78633

For:

| Scale:   | Horizontal | Vertical |
|----------|------------|----------|
| AS SHOWN |            |          |

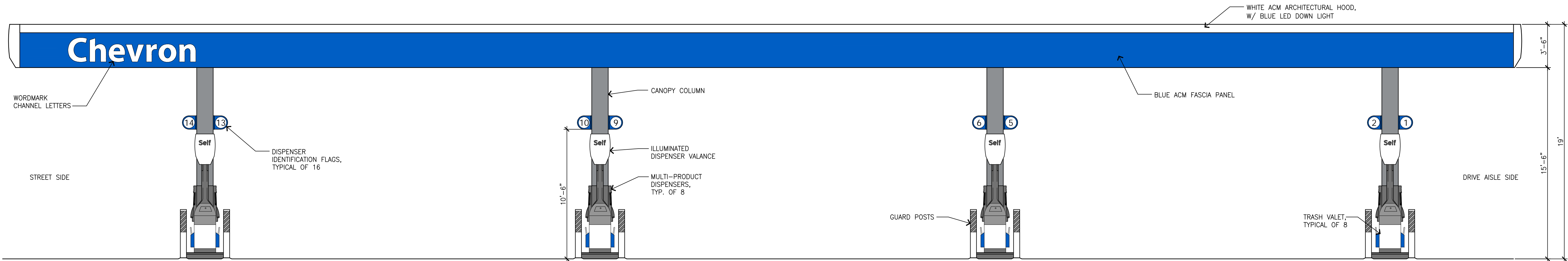
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Consulting Engineers, Inc.  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
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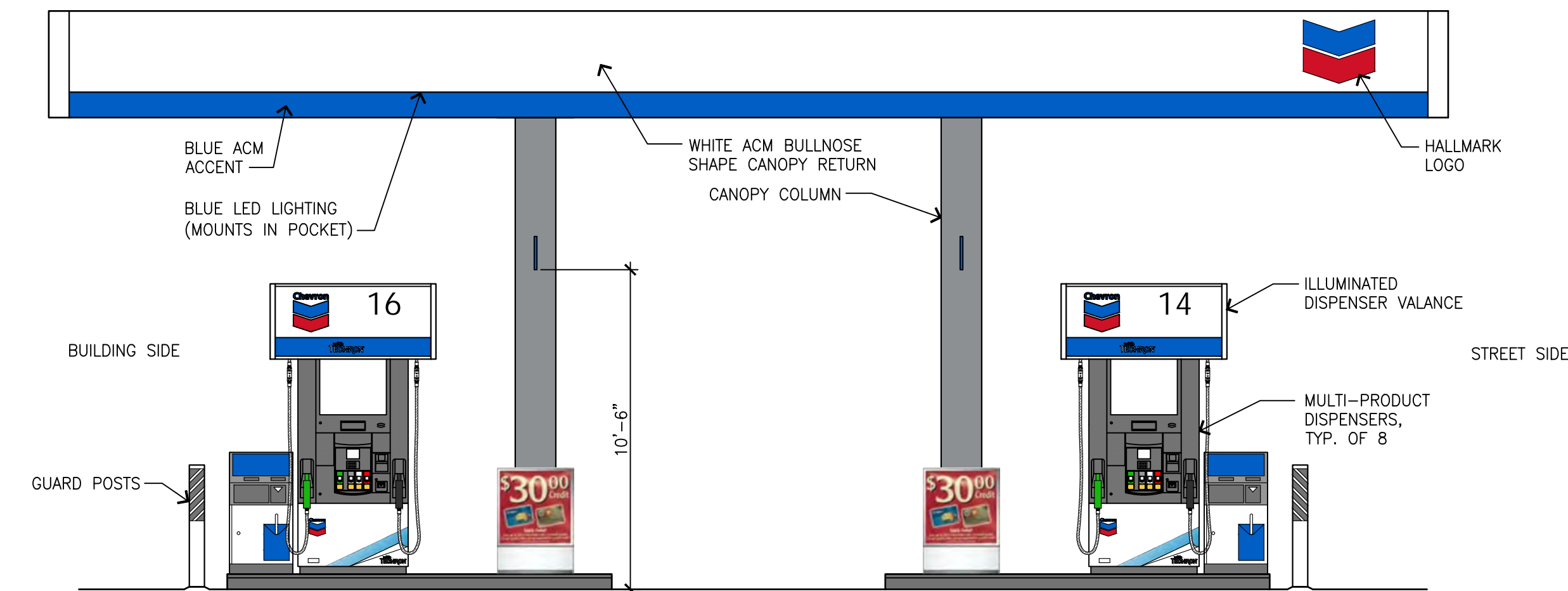
Job Number  
20927  
Sheet  
20 of 26



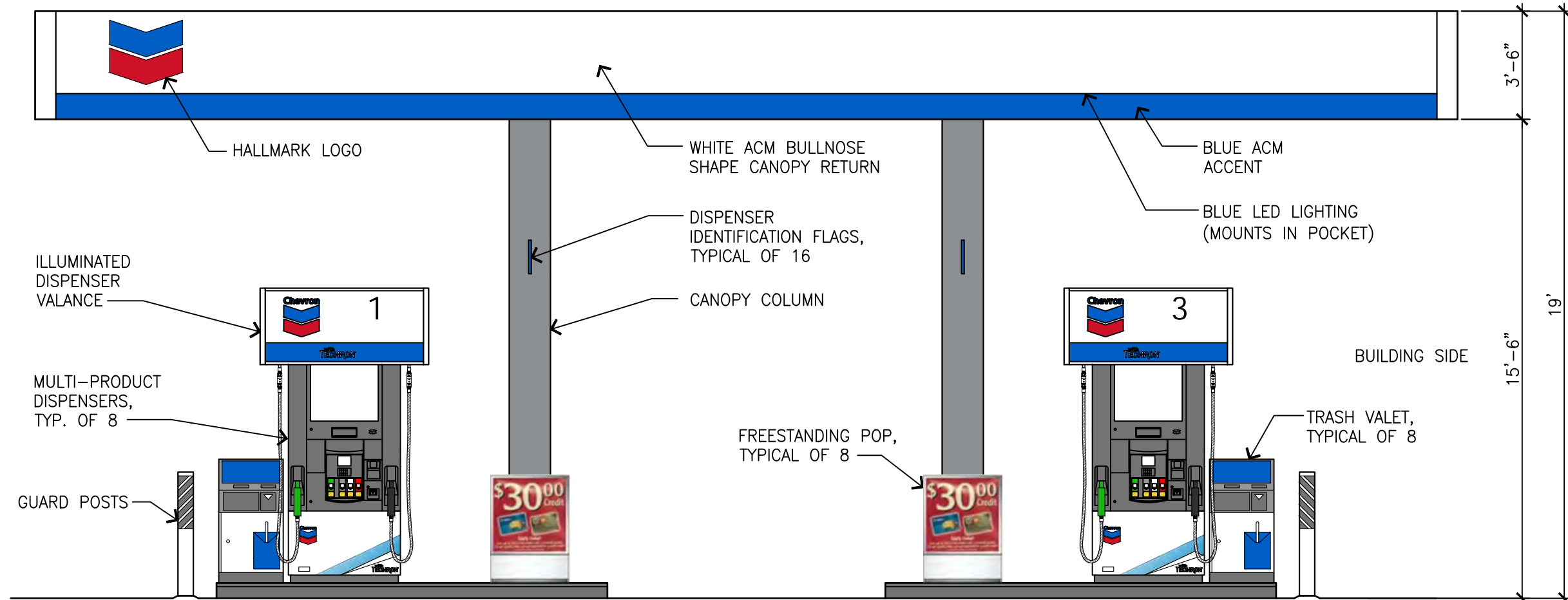
UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY



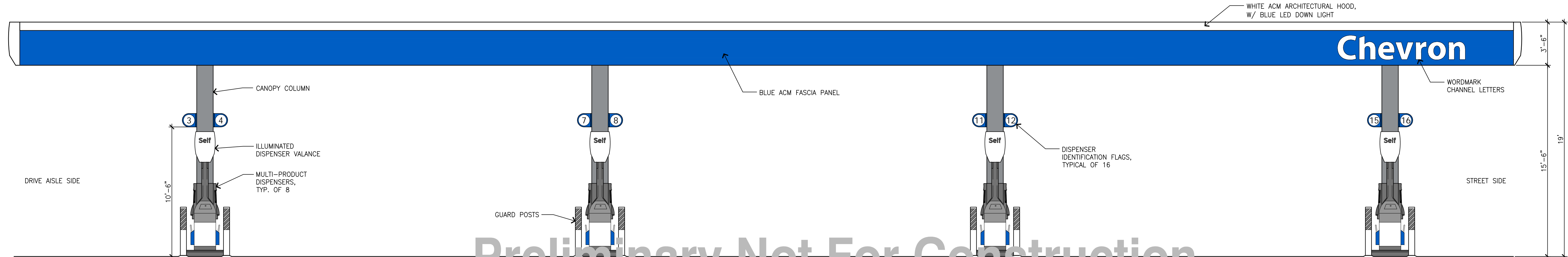
**A NORTH CANOPY ELEVATION- FACING LONE TREE WAY**  
SCALE: 1/4"=1'-0"



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



**C WEST CANOPY ELEVATION**  
SCALE: 1/4"=1'-0"



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

Preliminary Not For Construction

Revision

Appr.

Chd.

Date

No.

**Title:**  
CANOPY ELEVATIONS  
UNITED PACIFIC  
5200 LONE TREE WAY  
ANTIOCH, CA 94531

**For:**  
EMBREE  
ASSET GROUP, INC.  
4747 WILLIAMS DRIVE  
GEORGETOWN, TX 78633

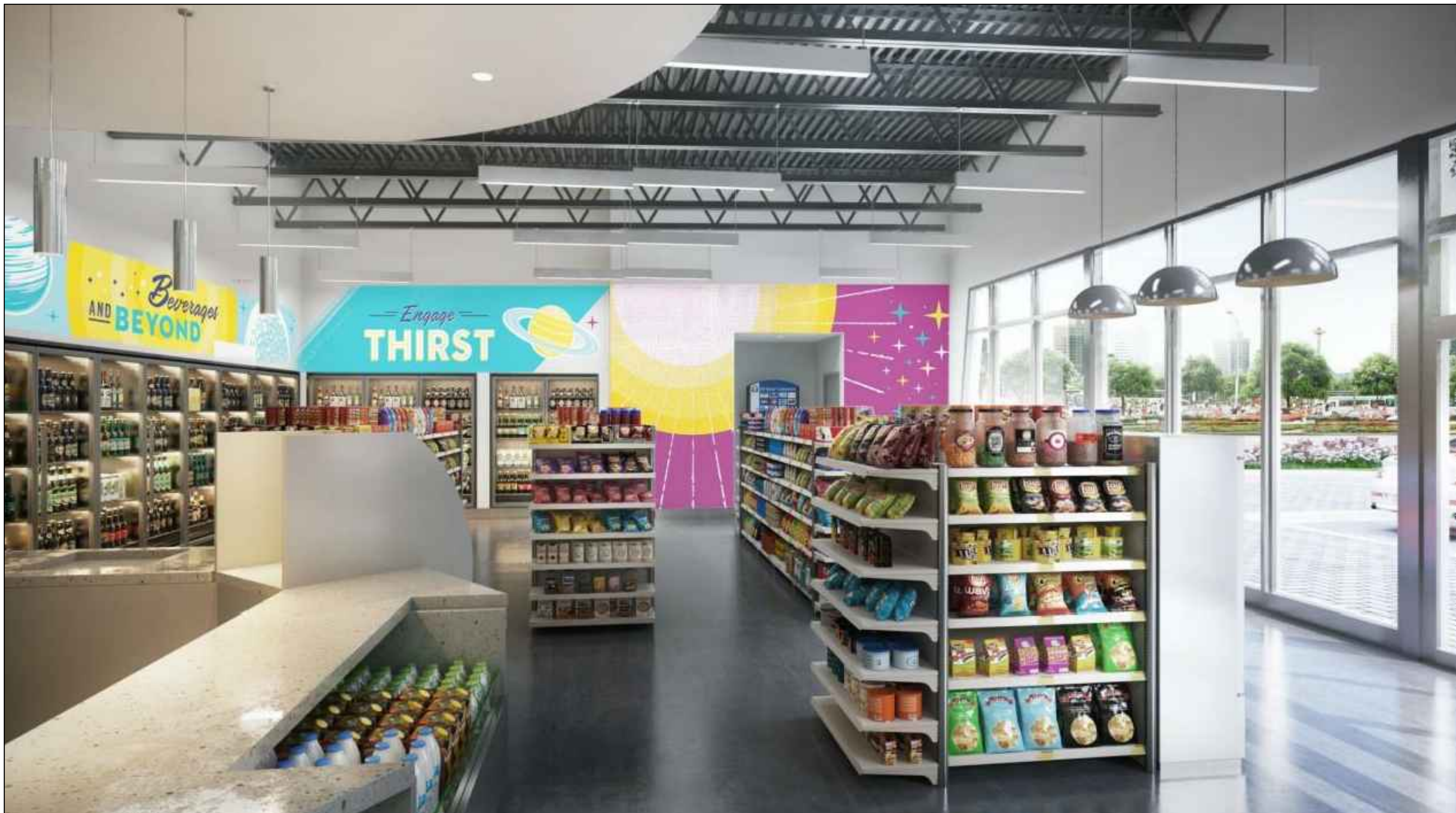
**Licensed Professional Engineer**  
KACEY W. WELLS  
9465  
Not for Construction  
CIVIL  
STATE OF CALIFORNIA

Scale: Horizontal 1"=20' Vertical 1"=20'  
Designed: J.W. Draw: AD Checked: PT Approved: Date: 4/19/21  
Xref: KHELD

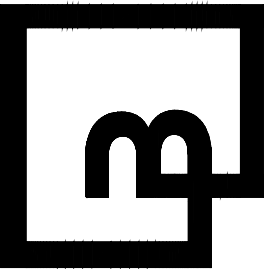
**Barghausen Consulting Engineers, Inc.**  
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Kent, WA 98032  
425.251.6222 [barghausen.com](http://barghausen.com)

Job Number: 20927  
Sheet: 18 of 26  
File: P:\20000a\20927\preliminary\20927 CA-2.dwg Date: 4/22/2021 10:28 AM Scale: 1:1



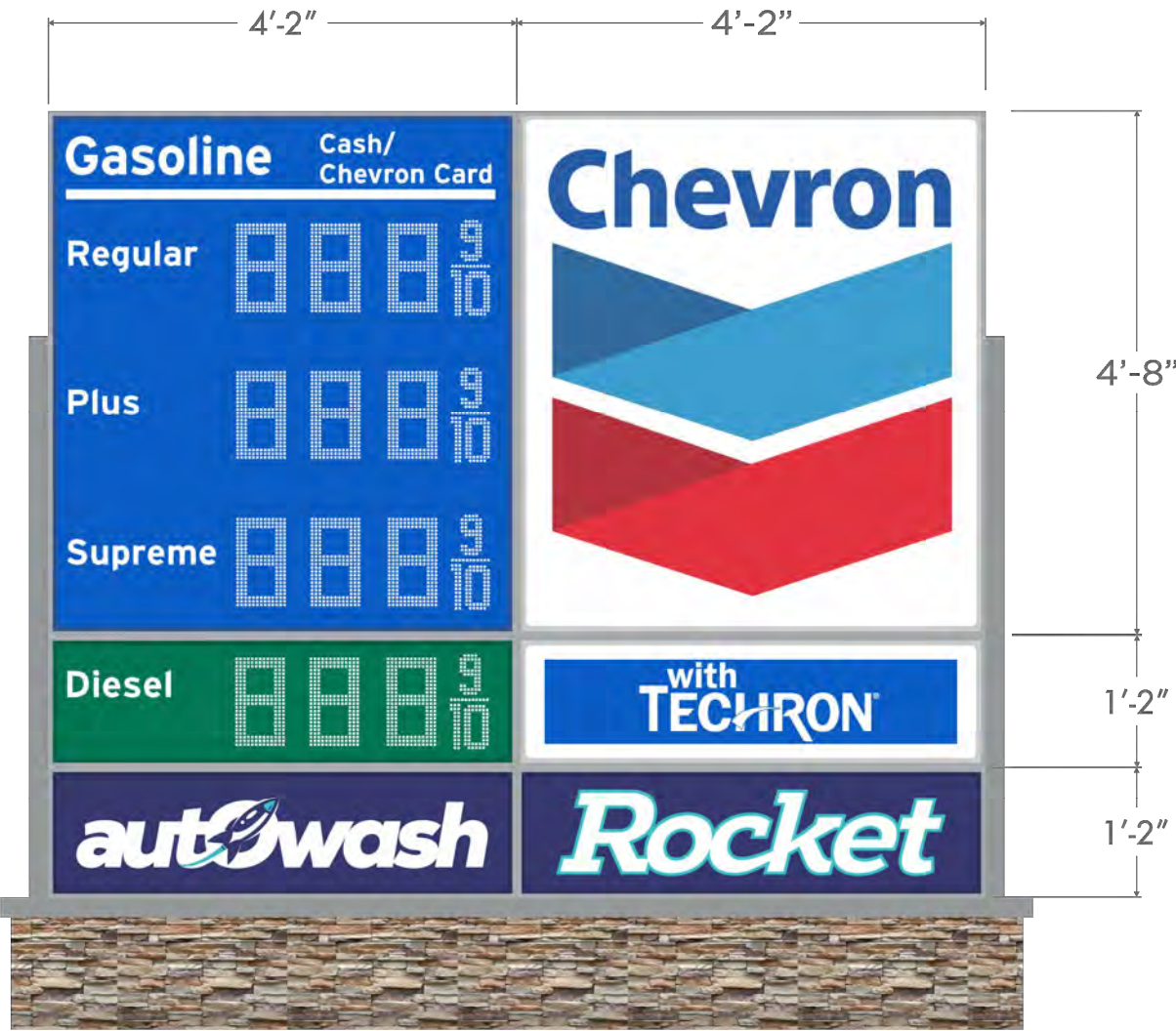


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|                     |                   |   |   |  |   |          |      |    |      |       |
|---------------------|-------------------|---|---|--|---|----------|------|----|------|-------|
| Job Number<br>20927 | Sheet<br>22 of 26 | Barghausen<br>Consulting Engineers, Inc.<br>18215 72nd Avenue South<br>Kent, WA 98032<br>425.251.6222<br>barghausen.com |  | For:<br><br>EMBREE<br>ASSET GROUP, INC.<br>4747 WILLIAMS DRIVE<br>GEORGETOWN, TX 78633 | Title:<br>INTERIOR VIEWS<br>UNITED PACIFIC<br>5200 LONE TREE WAY<br>ANTIOCH, CA 94531 | Revision |      |    |      |       |
|                     |                   |   |   |  |   | No.      | Date | By | Ckd. | Appr. |



UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY



Chevron C45 | 4P | 10" LED's | 1:15

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

EMBREE  
ASSET GROUP, INC.  
4747 WILLIAMS DRIVE  
GEORGETOWN, TX 78633

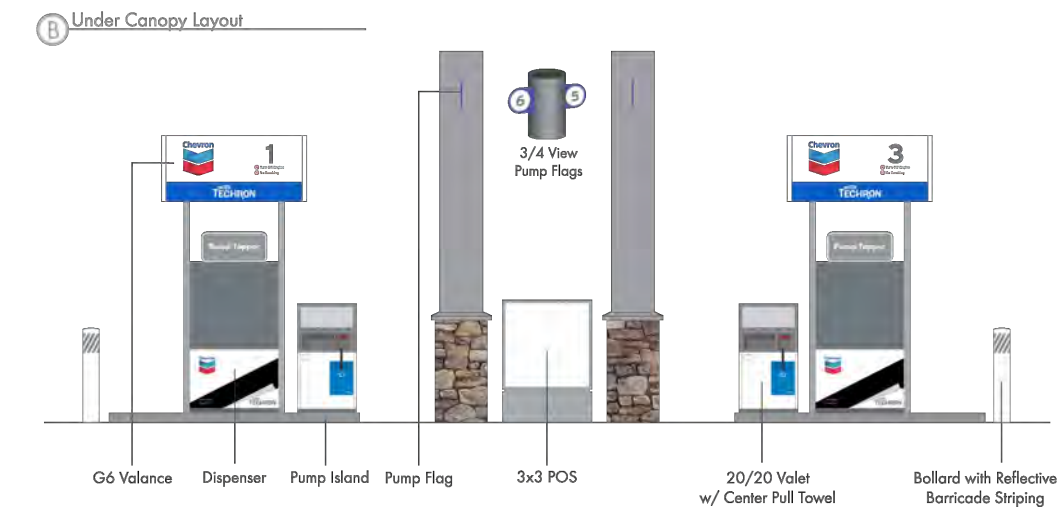
For:

Scale:  
Horizontal  
AS SHOWN  
Vertical  
PT. MP. PT. PT.  
Designed Drawn Checked Approved Date  
4/19/21

Barghausen  
Consulting Engineers, Inc.  
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Kent, WA 98032  
425.251.6222  
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Job Number  
20927  
Sheet  
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United Pacific | Under Canopy | B.1

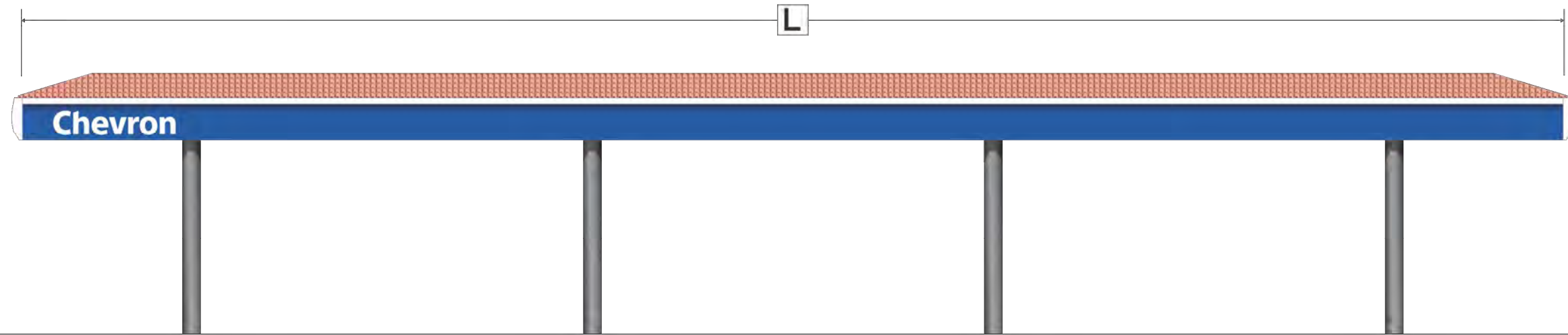


Chevron | NTS  
Gilbarco Encore S (3+1 Shown)

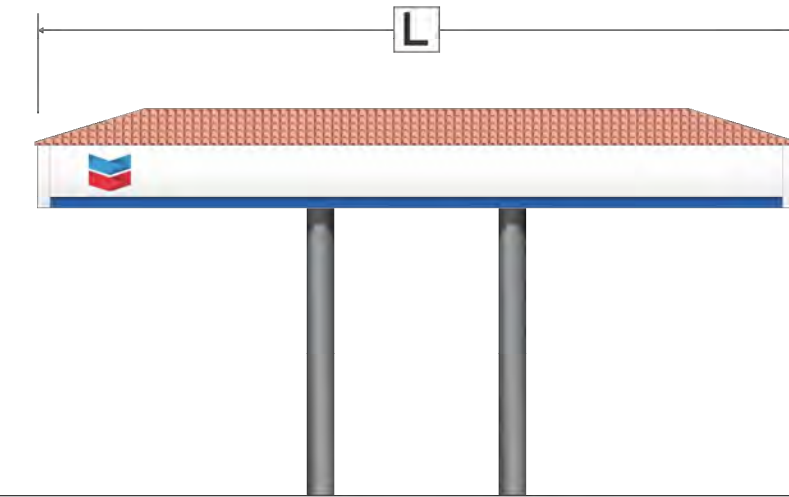
DISPENSER ELEVATION  
SCALE: NTS

MID ELEVATION  
SCALE: NTS

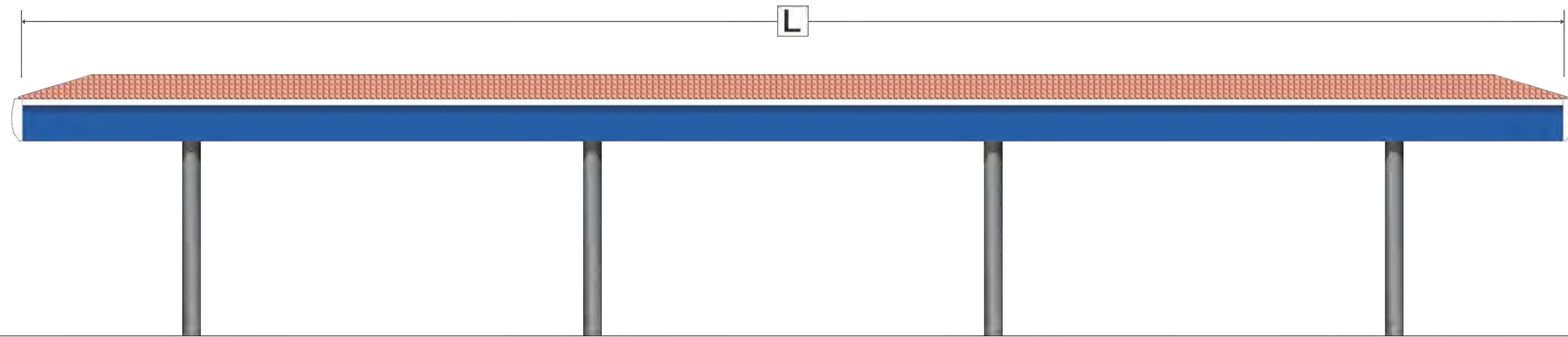
North Elevation | Level 1 Illuminated Hoodkit



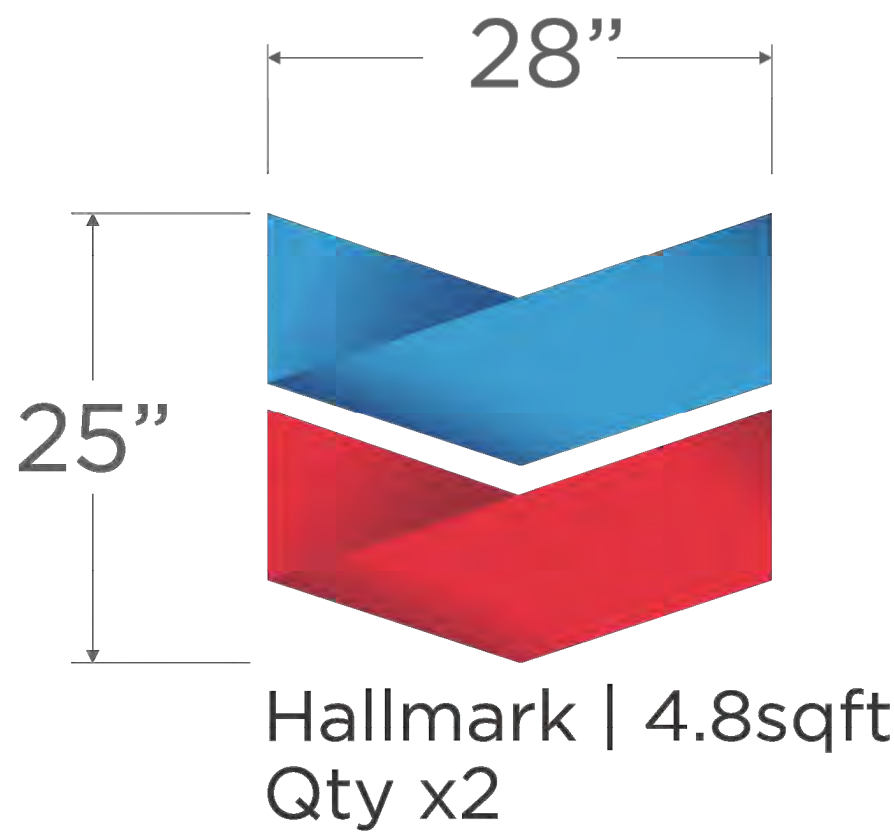
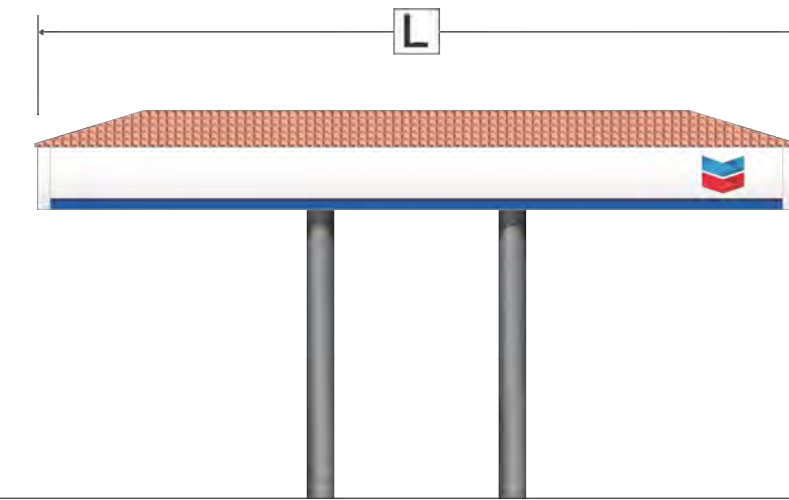
West Elevation | Level 1 Illuminated Bullnose



South Elevation | Level 1 Illuminated Hoodkit



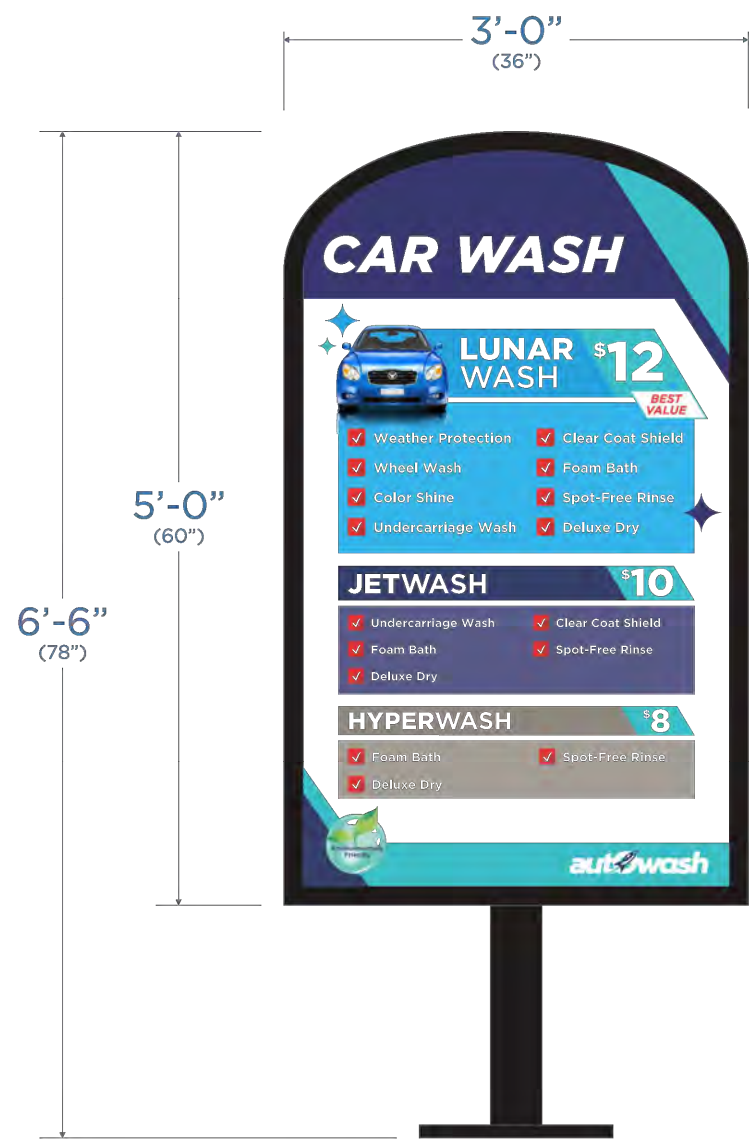
East Elevation | Level 1 Illuminated Bullnose



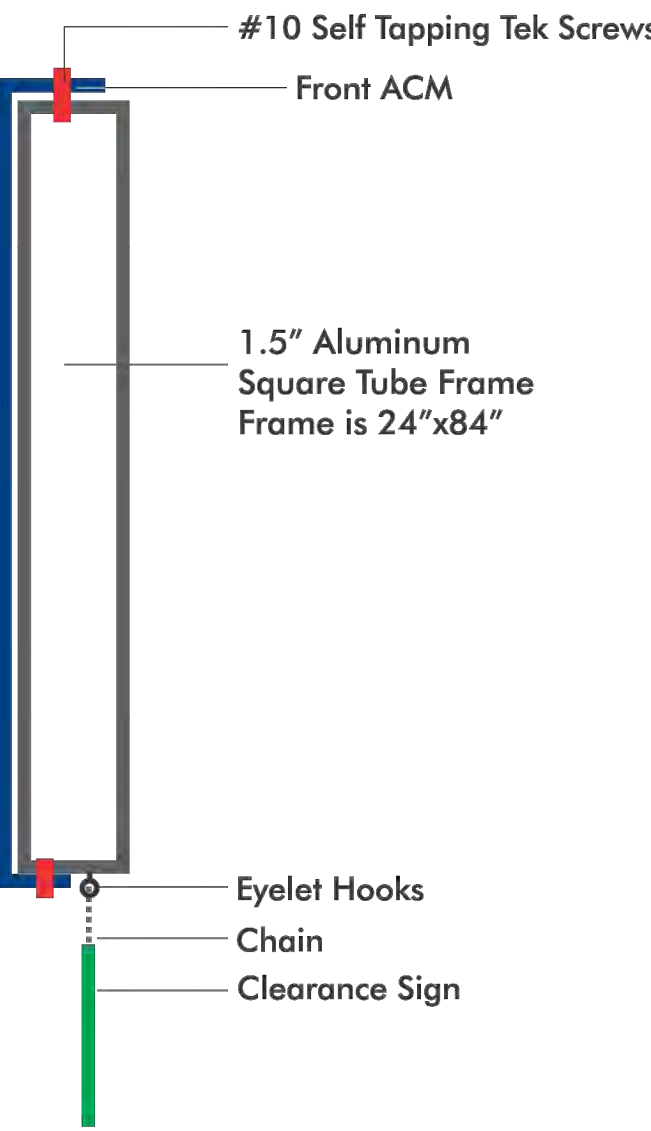
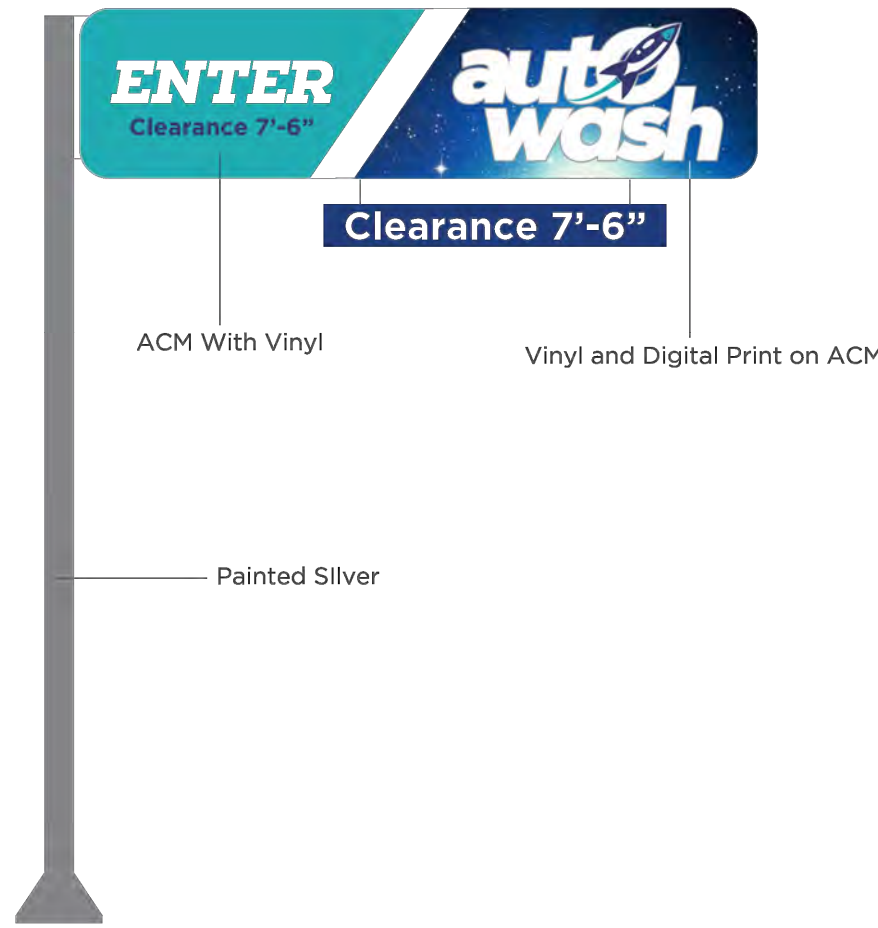
CANOPY SIGNAGE  
SCALE: NTS



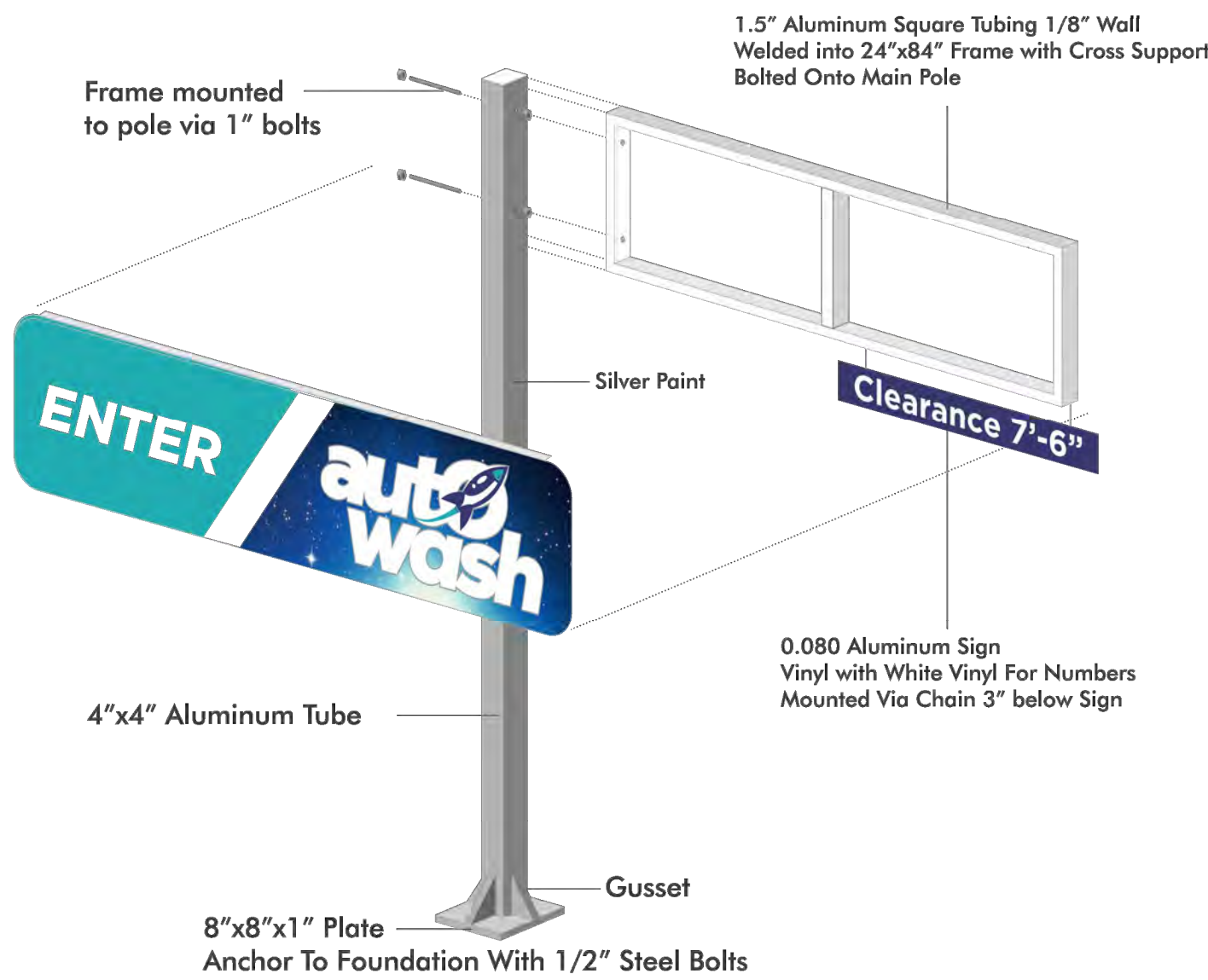
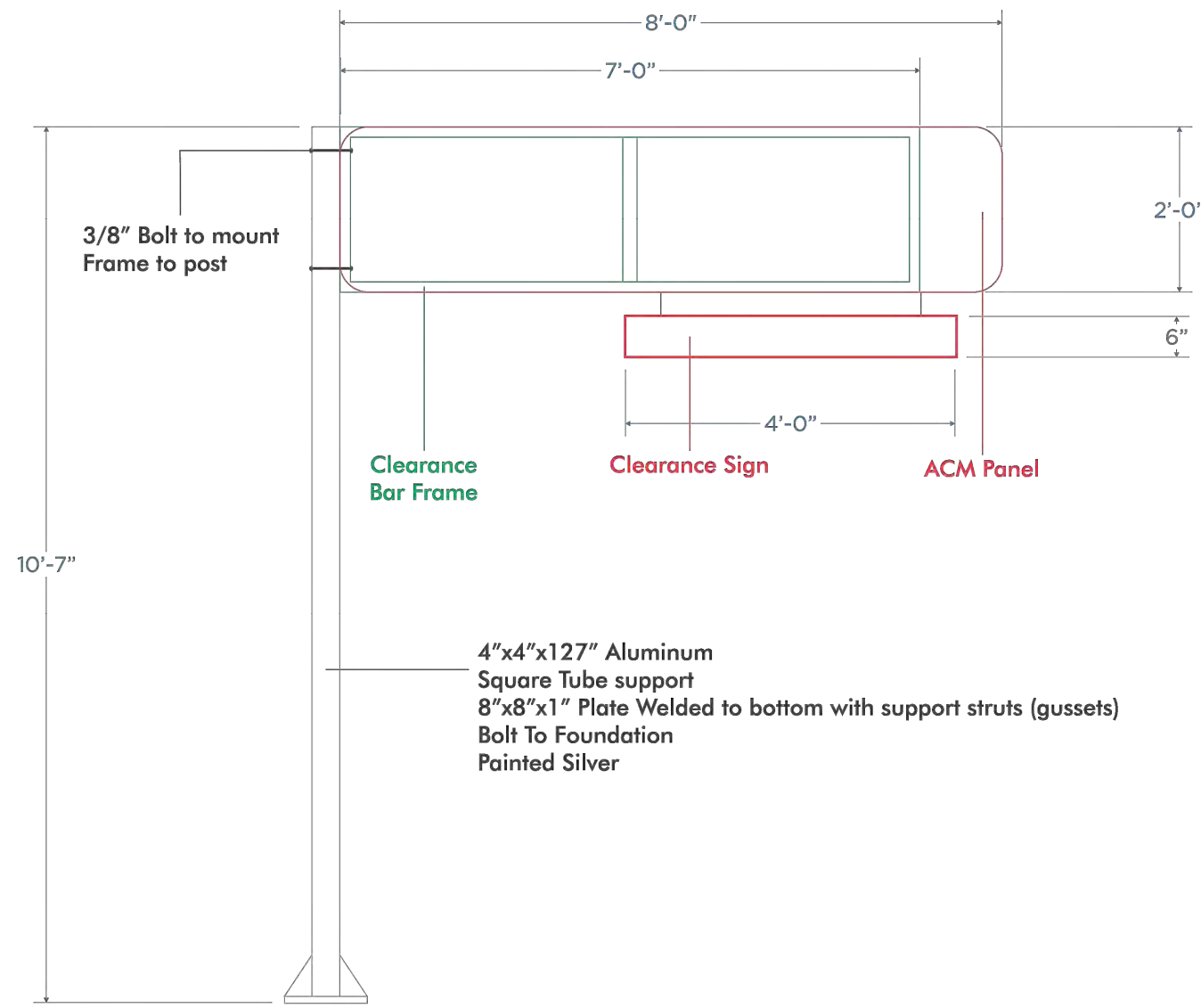
UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY



02 CARWASH MENU SIGN  
SCALE: NTS



01 CARWASH ENTER/ CLEARANCE SIGN  
SCALE: NTS



Job Number  
20927

Sheet  
24 of 26

**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 [barghausen.com](http://barghausen.com)

Designed PT  
Drawn MP  
Checked PT  
Approved PT  
Date 4/19/21

Scale:  
Horizontal  
AS SHOWN  
Vertical

For:

**EMBREE**  
ASSET GROUP, INC.  
4747 WILLIAMS DRIVE  
GEORGETOWN, TX 78633

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

Revision

Appr.

Ckd.

By

Date

No.



UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY

01 Rocket Channel Contour Can  
1:24 | 65sqft | See Details for Fabrication



Enter & Exit Sign  
18"x60" Hanging ACM

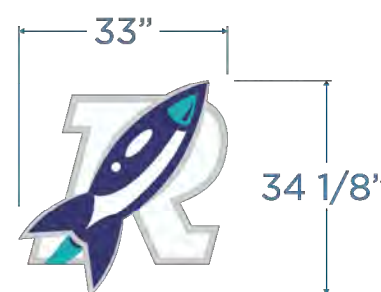


02 Autowash Channel Contour Can  
1:48 | 49sqft | Same Fabrication as Rocket Logo

03 Autowash Channel Contour Can  
1:24 | 19.3sqft | Same Fabrication as Rocket Logo



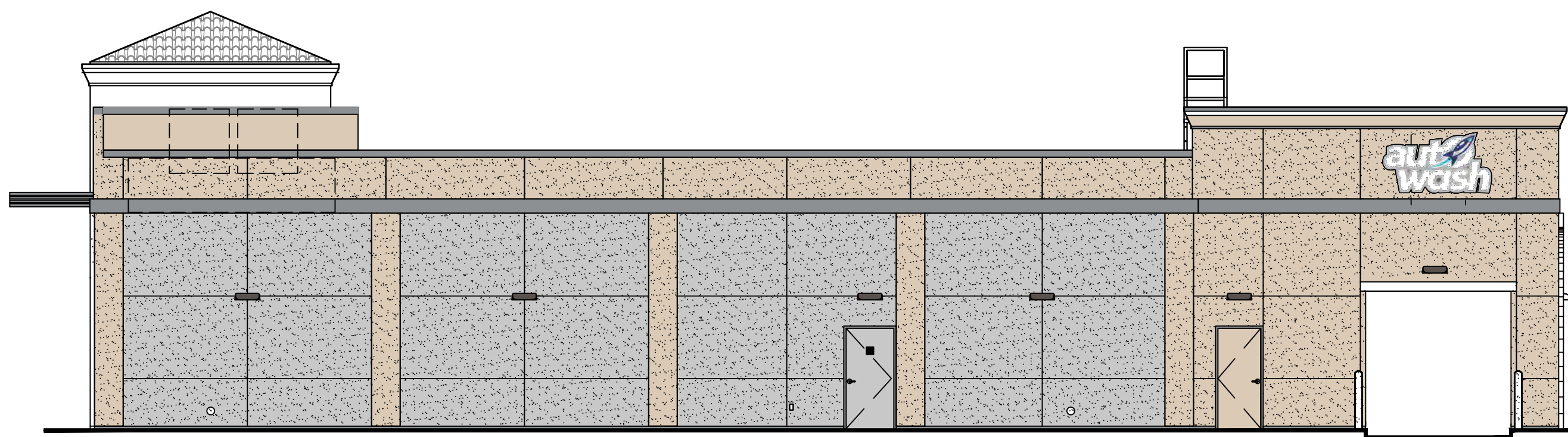
04 Rocket Icon Aluminum Sign  
1:64 | 22sqft | Front & Reverse Illuminated



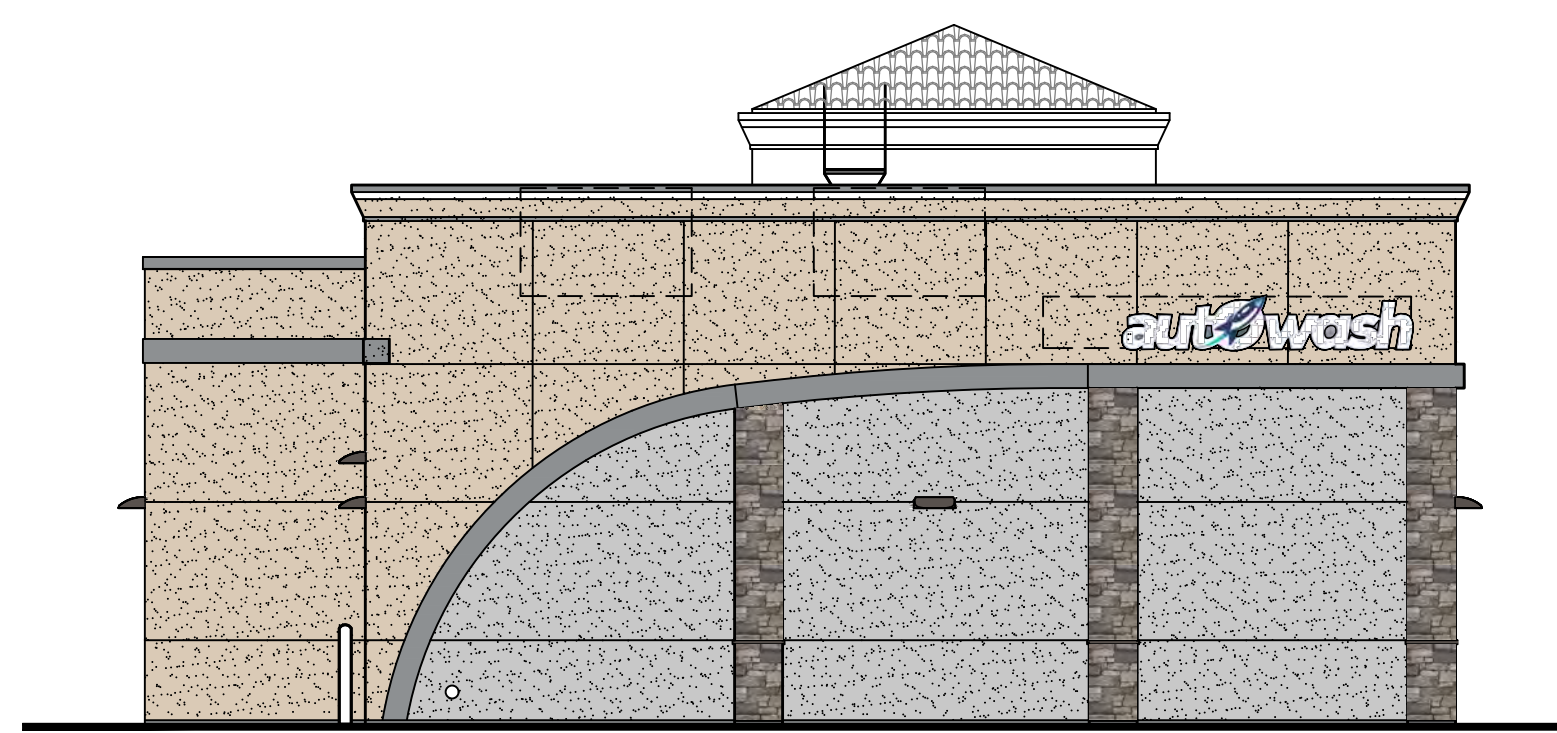
05 Autowash Channel Contour Can  
1:24 | 19.3sqft | Same Fabrication as Rocket Logo



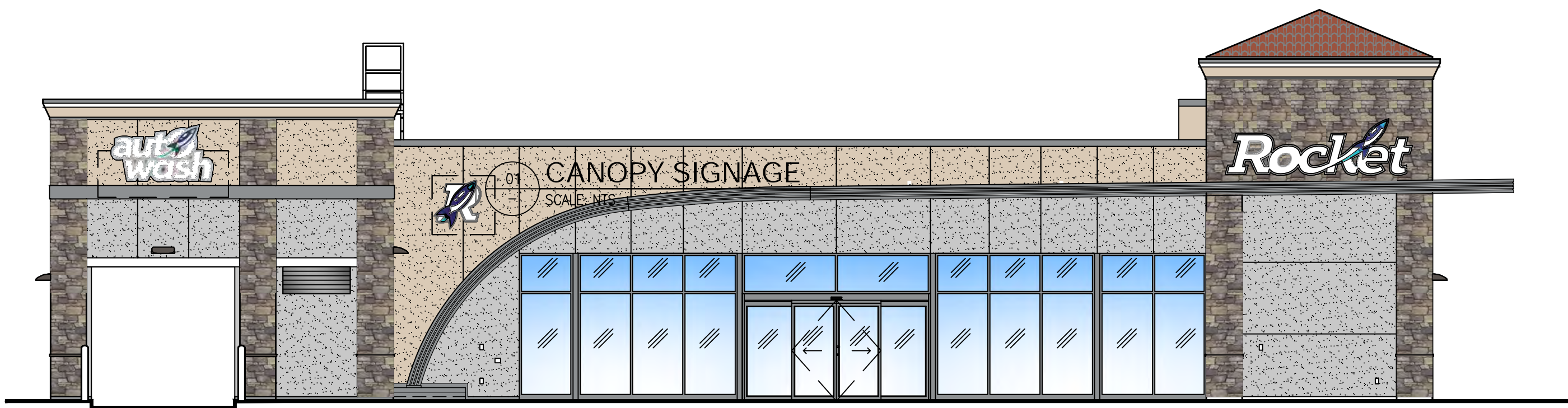
05 SIGNAGE DETAILS  
SCALE: NTS



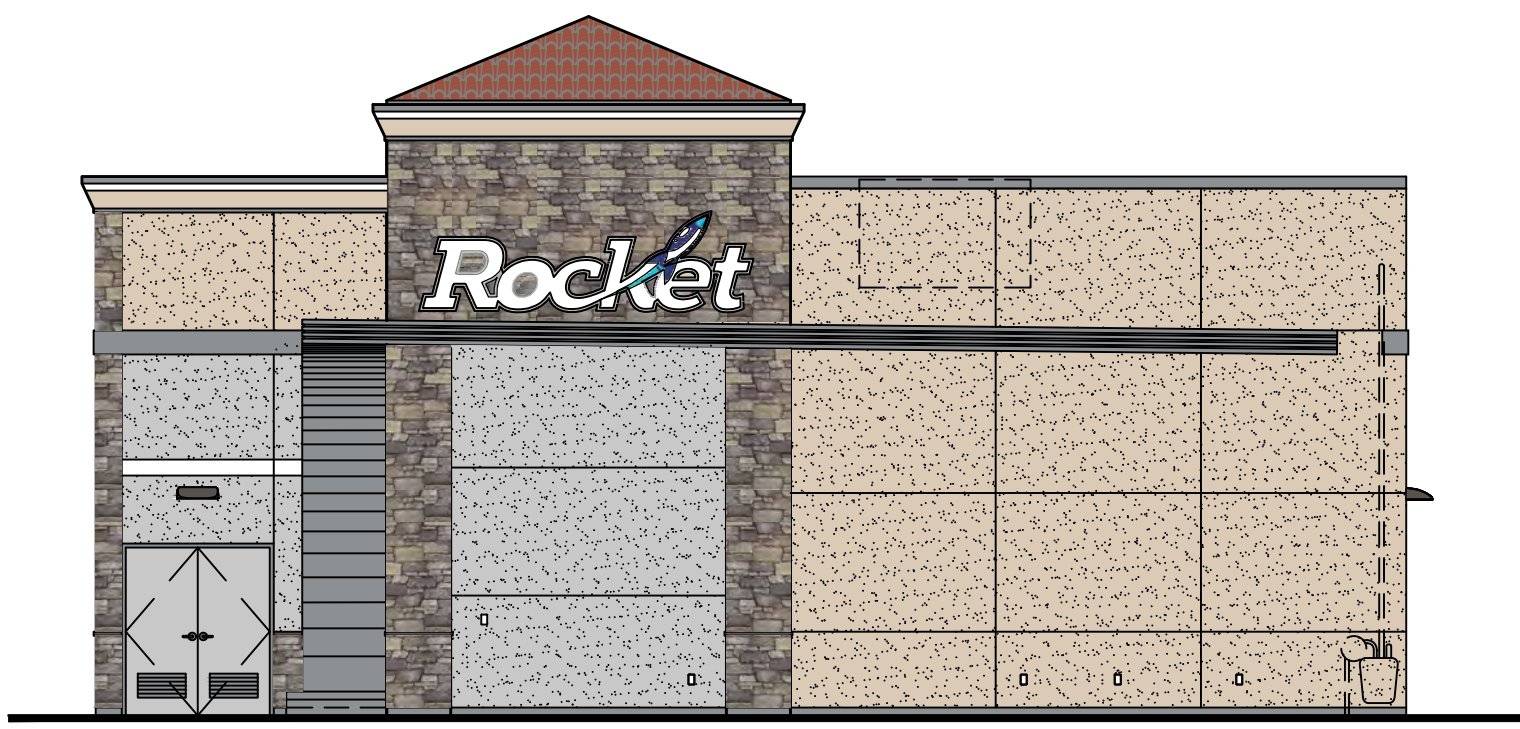
03 REAR ELEVATION SIGNAGE  
SCALE: NTS



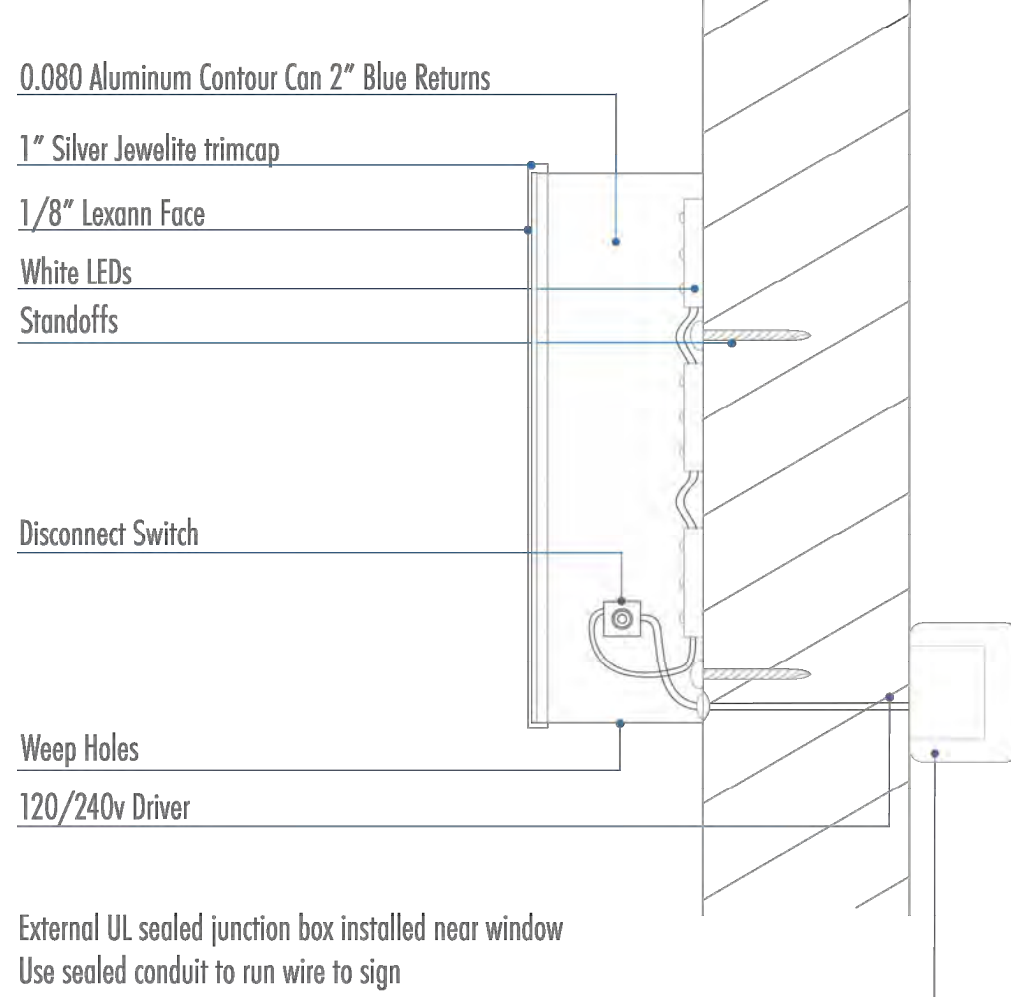
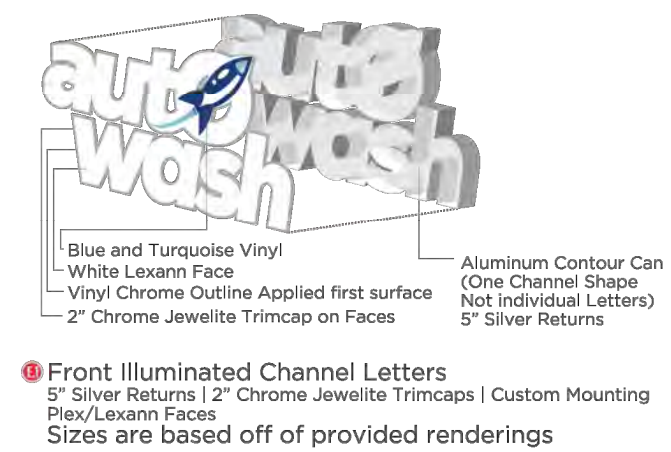
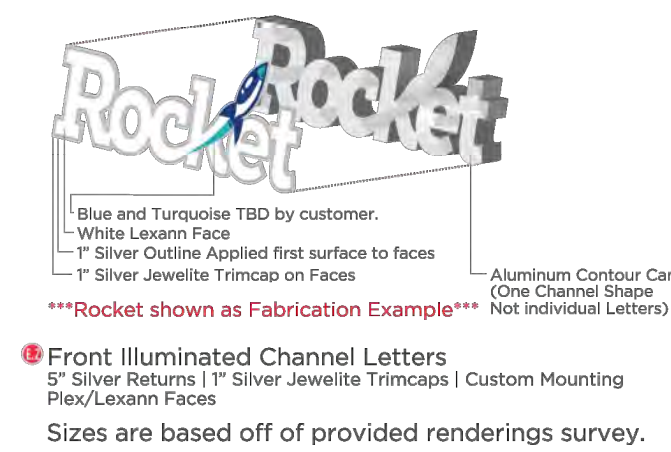
04 LEFT SIDE ELEVATION SIGNAGE  
SCALE: NTS



01 FRONT ELEVATION SIGNAGE  
SCALE: NTS



02 RIGHT SIDE ELEVATION SIGNAGE  
SCALE: NTS



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

EMBREE  
ASSET GROUP, INC.  
4747 WILLIAMS DRIVE  
GEORGETOWN, TX 78633

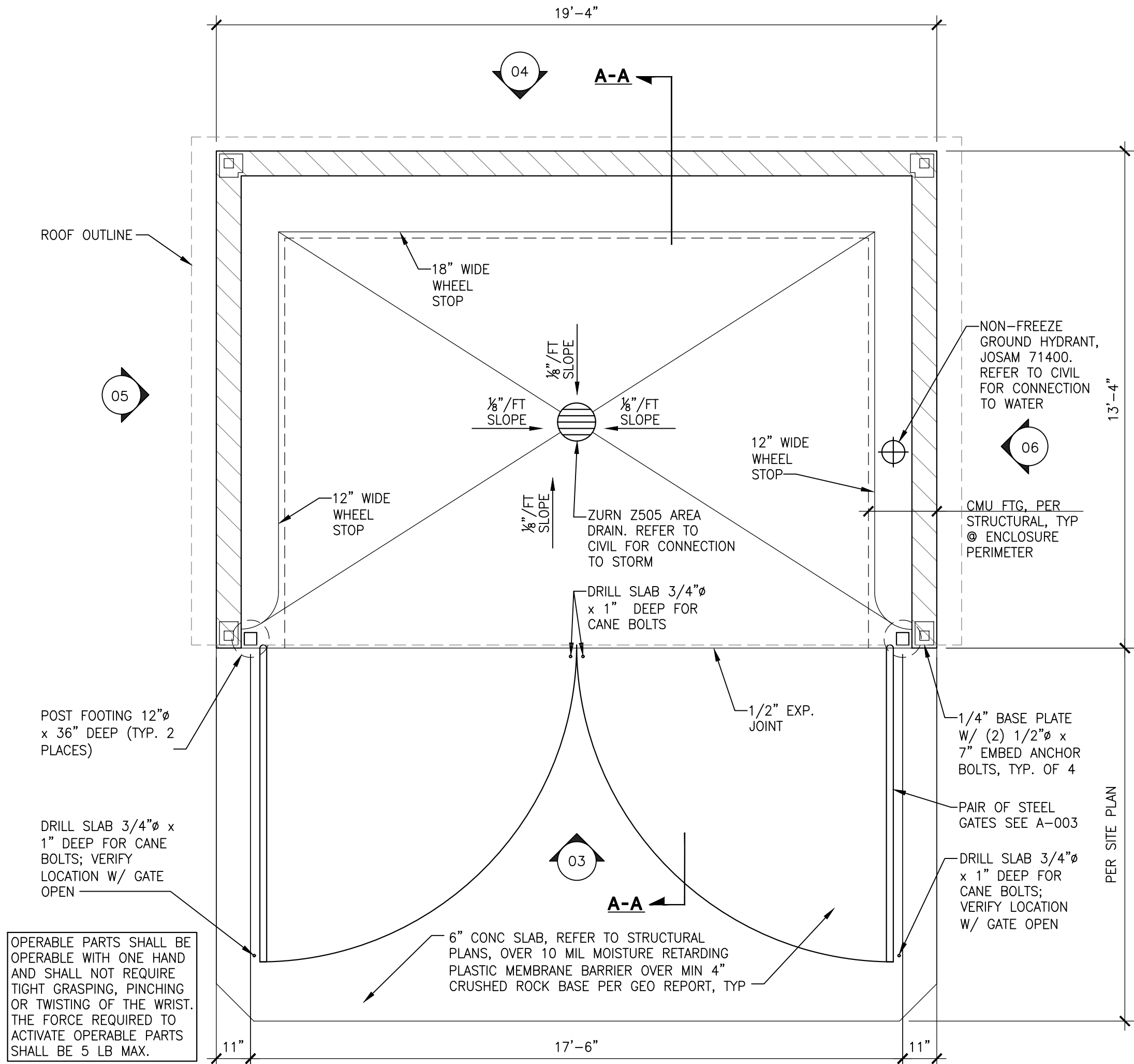
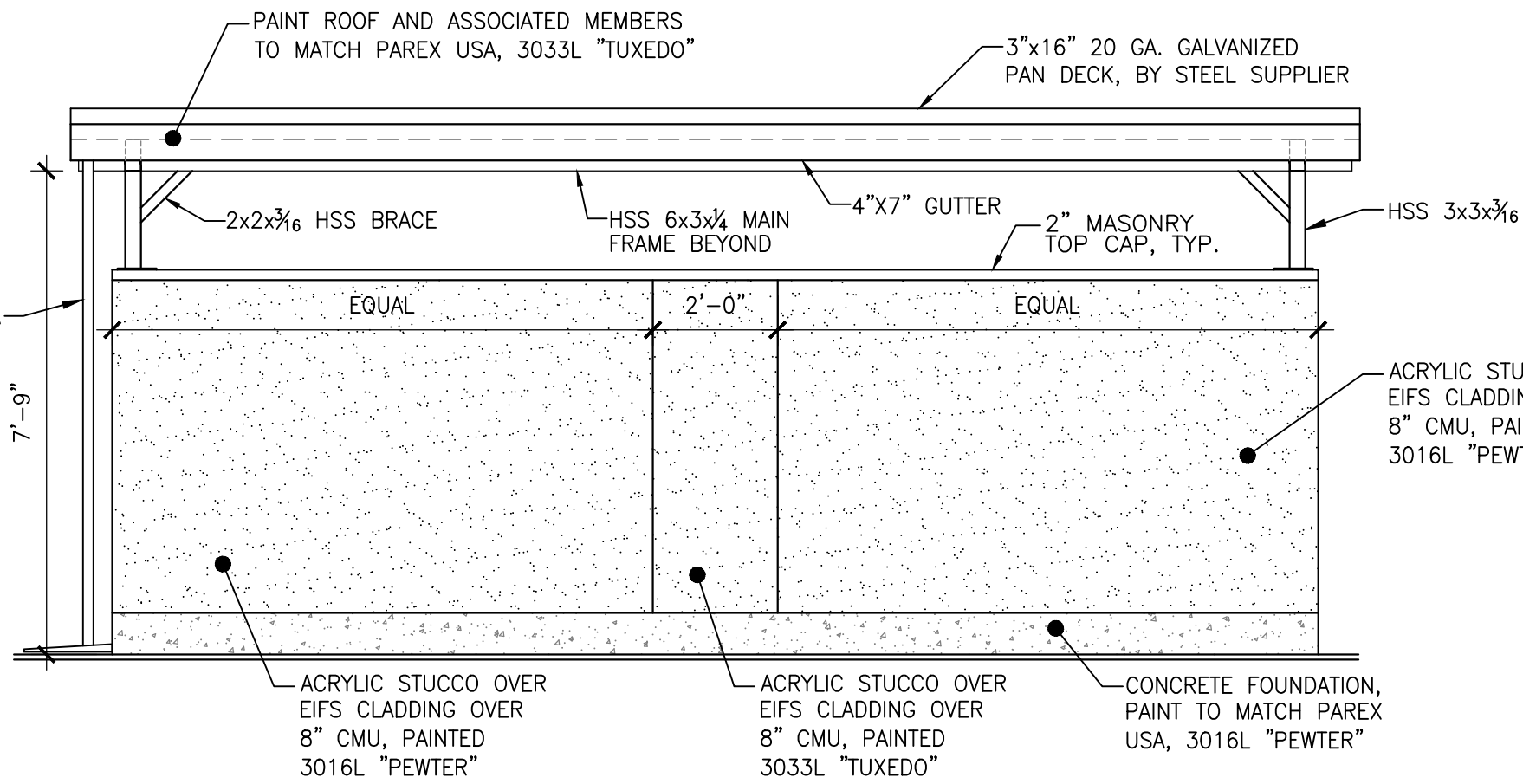
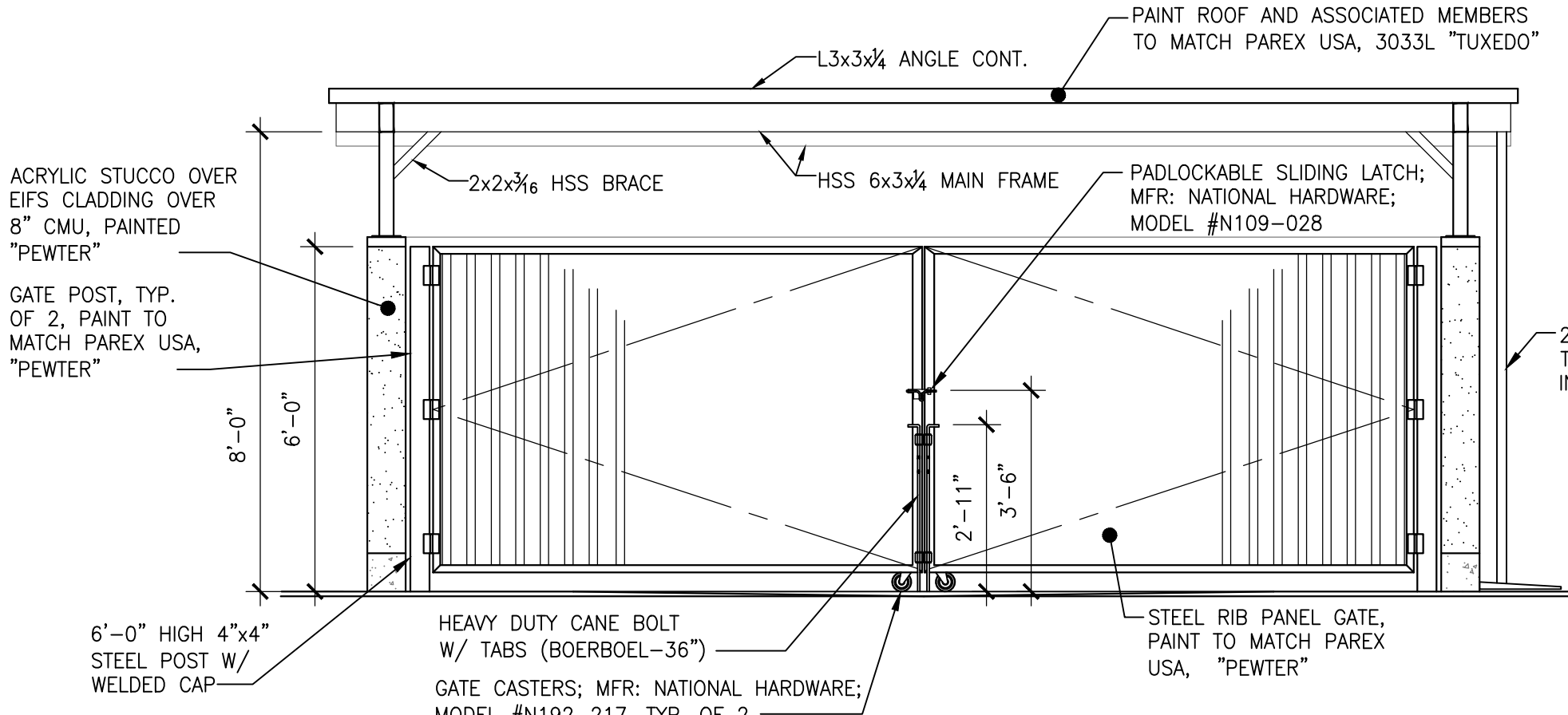
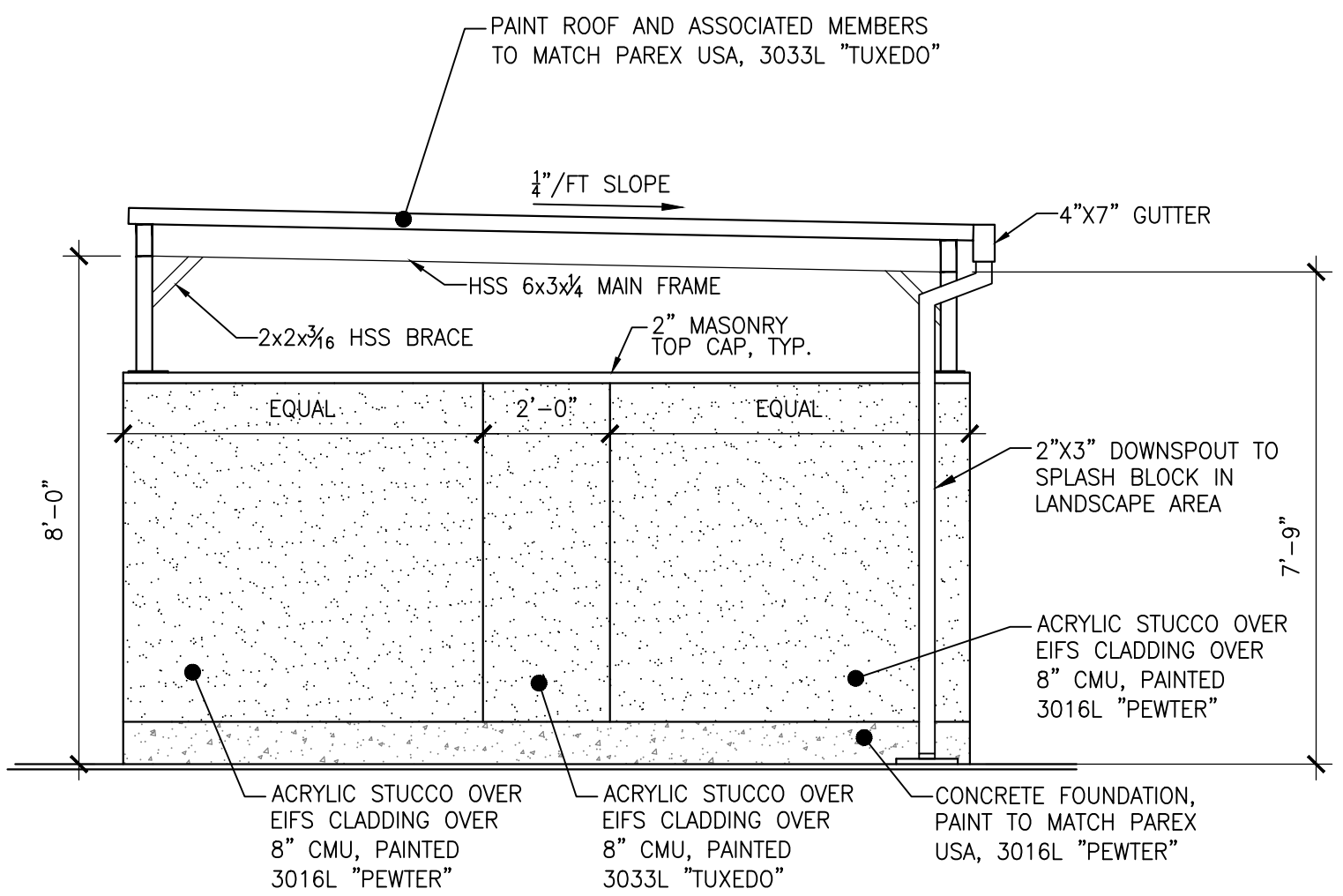
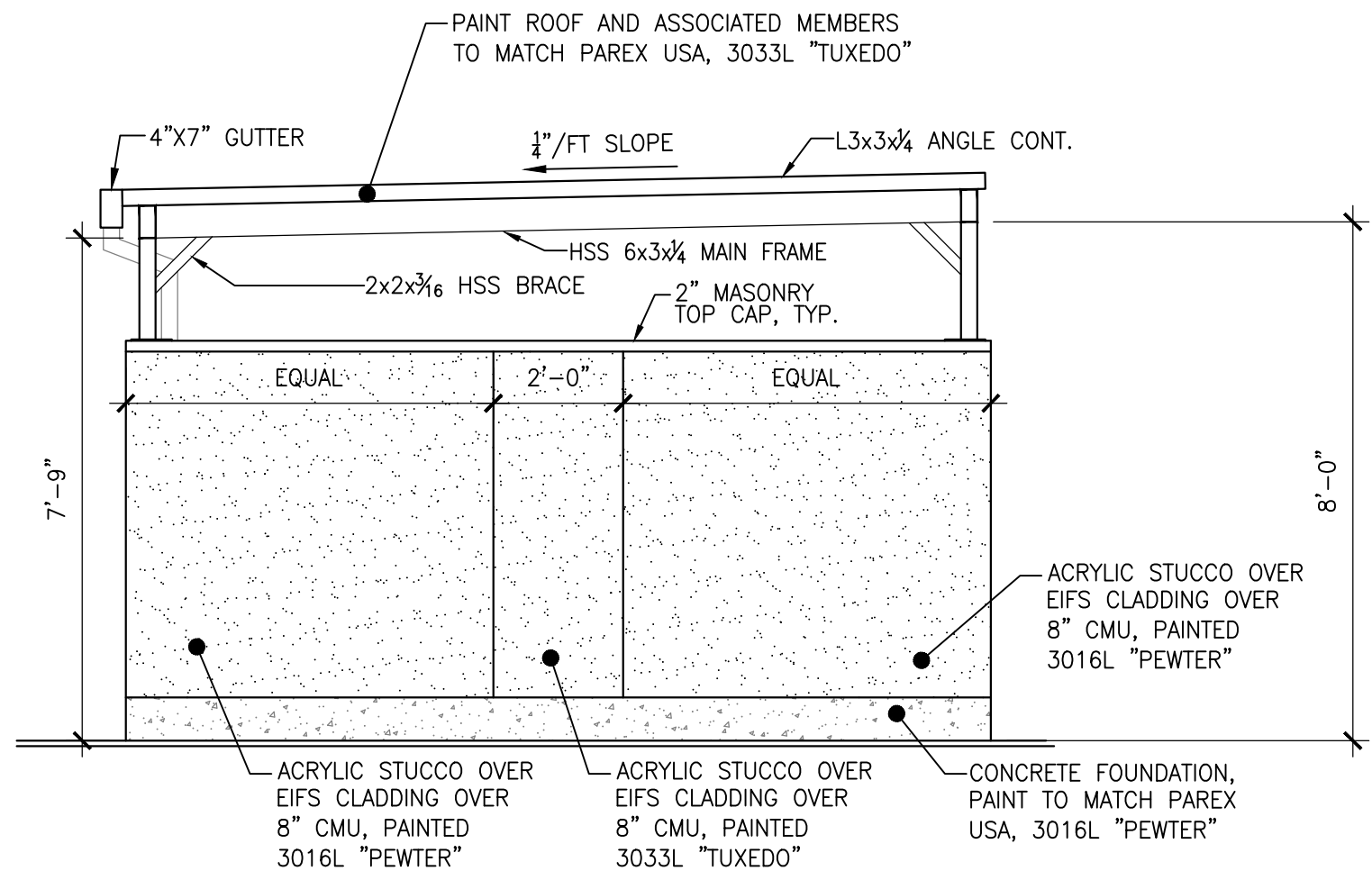
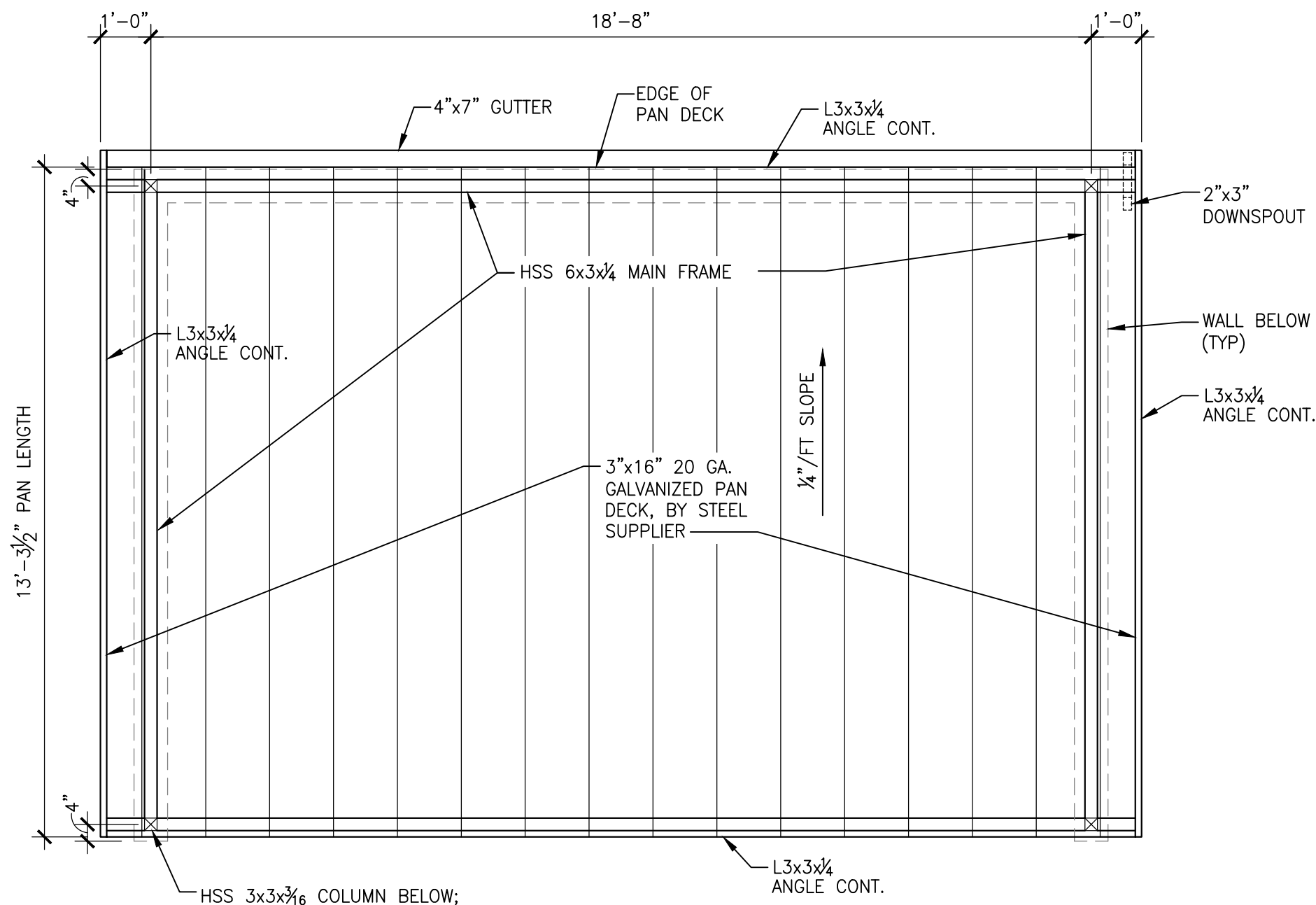
Scale:  
Horizontal  
AS SHOWN  
Vertical  
Date 4/19/21

Barghausen  
Consulting Engineers, Inc.  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
barghausen.com

Job Number  
20927  
Sheet  
23 of 26

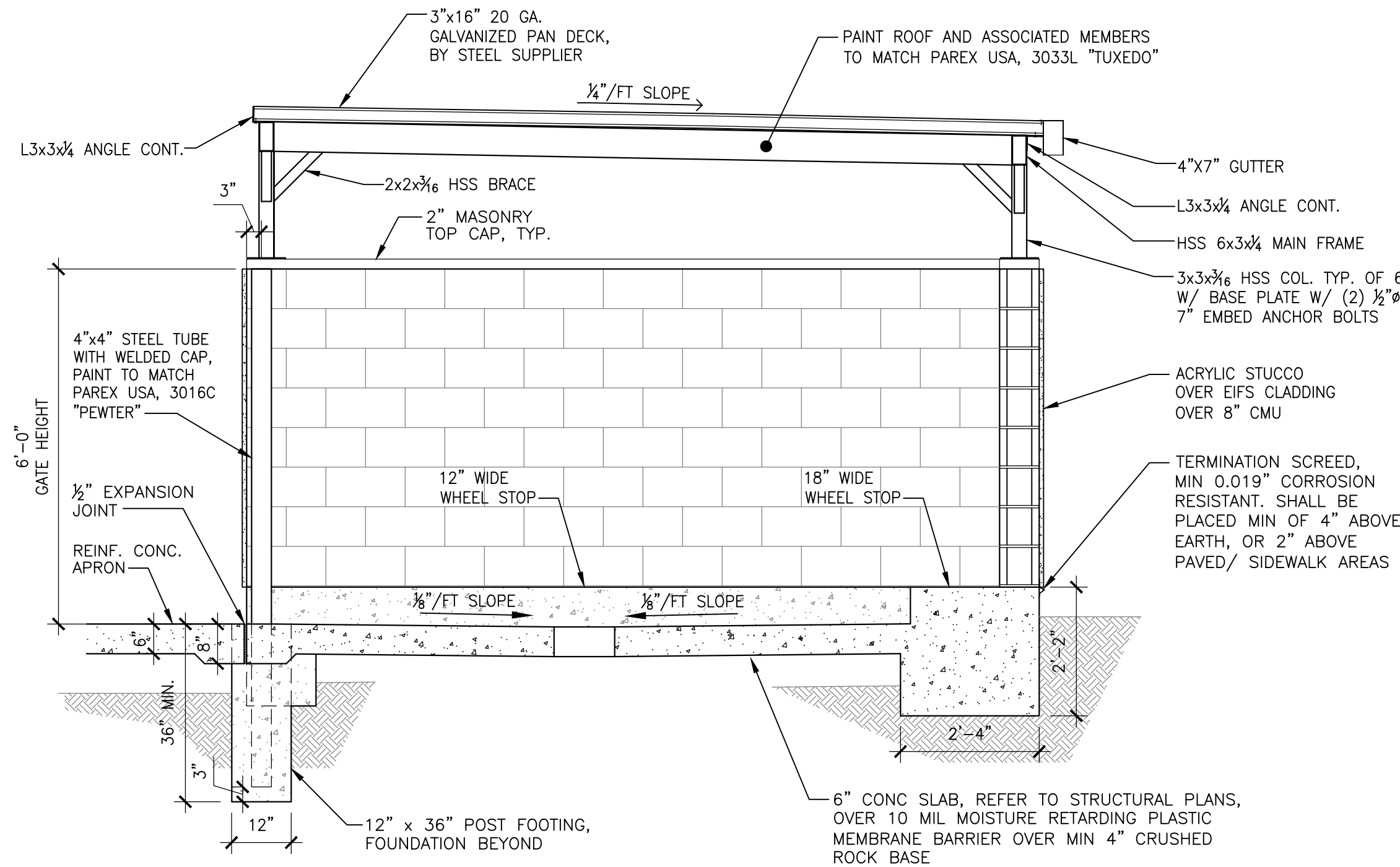


UNITED PACIFIC FUEL STATION - 5200 LONE TREE WAY



**DESIGN STATEMENT**  
THE INTERIOR WALL SURFACES OF THE TRASH ENCLOSURE ARE TO BE SMOOTH, SEALED AND WASHABLE. APPLY ONE COAT EPOXY FILLER/SEALER; AND ONE COAT GLOSS POLYURETHANE.

**CONCRETE MASONRY SPECIFICATION:**  
SEE STRUCTURAL DRAWINGS FOR REQUIREMENTS, STRUCTURAL DRAWINGS GOVERN



| No. | Date | By | Chd. | Appr. | Revision |
|-----|------|----|------|-------|----------|
|     |      |    |      |       |          |

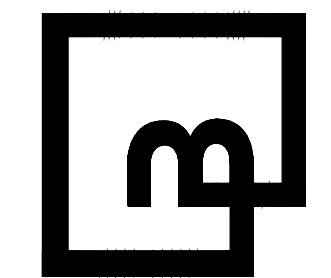
Title: PRELIMINARY TRASH ENCLOSURE  
UNITED PACIFIC  
5200 LONE TREE WAY  
ANTIOCH, CA 94531

EMBREE  
ASSET GROUP, INC.  
4747 WILLIAMS DRIVE  
GEORGETOWN, TX 78633

For:

| Scale:   | Horizontal AS SHOWN | Vertical |
|----------|---------------------|----------|
| Designed | PT                  | PT       |
| Drawn    | MP                  | PT       |
| Checked  | PT                  | PT       |
| Approved | PT                  | PT       |
| Date     | 4/19/21             |          |

Barghausen  
Consulting Engineers, Inc.  
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barghausen.com



|            |          |
|------------|----------|
| Job Number | 20927    |
| Sheet      | 26 of 26 |

**ATTACHMENT F  
CORRESPONDENCE RECEIVED  
(SEPARATE PAGE)**

**From:** [Shelly Cole](#)  
**To:** [Planning Division](#); [Thorpe, Lamar](#); [logrochock@ci.antioch.ca.us](mailto:logrochock@ci.antioch.ca.us)  
**Cc:** [shelly cole](#); [nickcole@berkeley.edu](mailto:nickcole@berkeley.edu)  
**Subject:** FW: Screenshot 2022-03-28 at 9.48.11 AM  
**Date:** Tuesday, March 29, 2022 8:01:03 AM  
**Attachments:** [Screenshot 2022-03-28 at 9.48.11 AM.png](#)

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**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Antioch Planning Commission, Mayor Thorpe, City Council Woman Lori Ogorchock,

Please see below photo, where it says Parked Car. That is where my home is located in reference to your proposed rezoning of 5200 Lone Tree Way and installation of a car wash/gas station/convenience store. As you can guess, I am vehemently opposed to the rezoning of this property. I have questions that I will list in order for me to keep them organized.

1. Has there been a study on the direct impact of property values of the homes that will be most affected by your rezoning and installation of a gas station/car wash/convenience store?
2. Has there been a study showing the direct impact of noise/light pollution as the direct result of the city of Antioch installation of a gas station/car wash/convenience store and the effect on property values?
3. Has there been a study of the direct impact of the homes that will be most effected due to the increase in crime that will be associated with the installation of gas station/car wash/convenience store?
4. Has there been an environmental impact study? What if the station were to catch fire/explosion in a residential neighborhood? How many people and homes could be lost?
5. Has there been any mention of compensation to the owners of the homes that property values will be impacted by the installation of gas station/car wash/convenience store?

My husband and I are going to be directly impacted by your proposed installation of said gas station/car wash/convenience store. There are already issues with our home being so close to Lone Tree, my homes property value is minimum 10k less than homes not situated next to Lone Tree Way. I cannot express my concern enough at how my property value will be directly affected by the City of Antioch's poor planning. We are retiring very soon and relying on the income of the sale of our home to help finance our future.

I am an insurance agent in the City of Antioch as well as being a homeowner. People trying to insure their homes near this proposed monstrosity many not be able too as it will be within 250 feet of their homes. They could be non-renewed or have to pay higher insurance premiums due to your not researching this. This could be a real problem for homeowners. Have you researched how it could affect them?

The noise is already unbearable and we cannot fully enjoy our backyard due to the traffic noise. There are constant races taking place at the stop light near our home. I was told by a realtor that my home value is directly affected by the noise from Lone Tree Way and is minimum 10k less than other

comparable homes not situated nearby. I cannot imagine how it will affect our legal right to quiet enjoyment and how much more it will devalue our property.

There is already substantial damage to our right to be free of light pollution that does affect our sleep, due to the business complex and the stop lights shining directly into our bedroom window. It is impossible to sleep with our windows open due to the light and noise from Lone Tree already, installing this monstrosity will be even more impactful to our rest and our right to enjoy an open window.

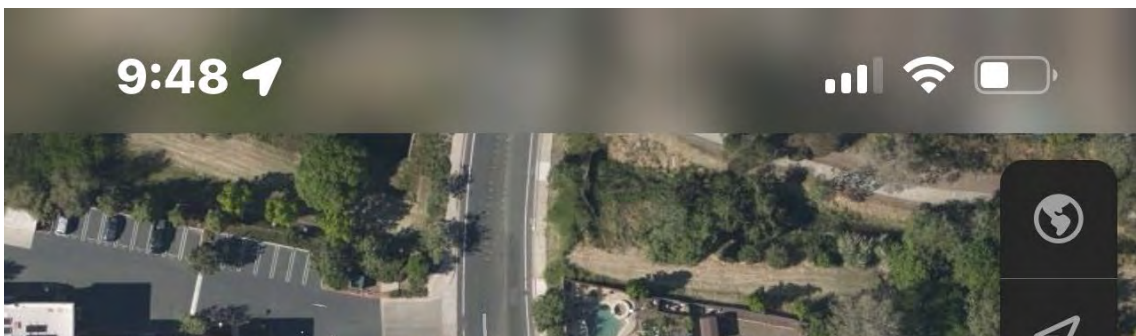
Had this proposed monstrosity existed in 2007 when we bought our home, we would not have bought it! It would have been a hazard and for all the reasons I have listed above would have been reason enough for us not to purchase. We are already suffering from living near Lone Tree, if you install this monstrosity we will suffer even more greatly.

There is a 7-11 approximately 2 blocks from this location, and several more gas stations nearby. The crime at the 7-11 will leak down the street to this new location and into a residential neighborhood, shootings, robberies, drug dealing, transients will be common place just as they are at the 7-11, is that what the City wants? There is absolutely no need for this monstrosity to be built in a residentially zoned neighborhood. Absolutely none, except for the revenue that the City of Antioch will receive. To put it bluntly the City of Antioch is putting money before its citizens, as in recent year has become commonplace.

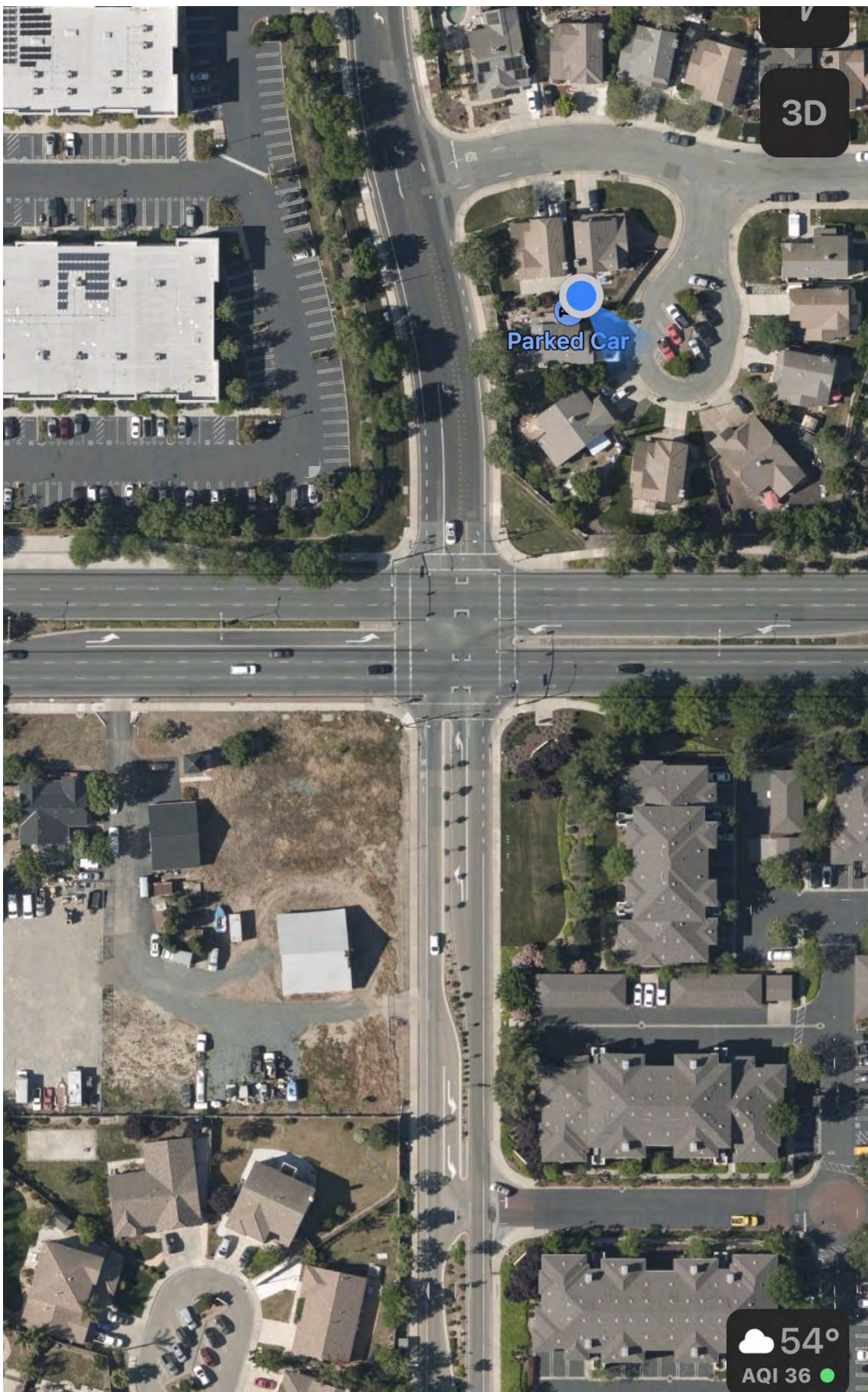
I was born and raised in Antioch. I have seen this happen time and again to our fair city to fill its coffers, never taking into consideration the impact it will have on its citizens, it is disgraceful. This is just one more time the city is trying to take advantage of its citizens, and not taking their NEEDS into consideration.

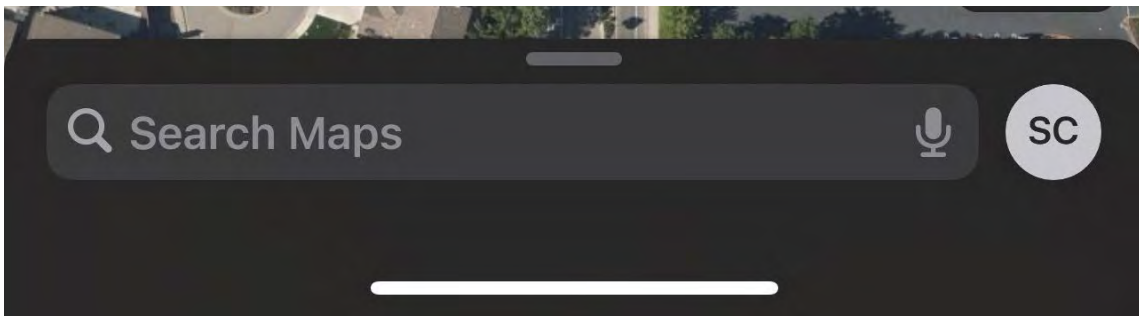
If the City of Antioch decides to move forward I would expect all the homeowners directly affected will be substantially compensated for the direct impact to their lowered property values. I have contacted an attorney to find out what recourse I have against the City of Antioch moving forward with this ill advised venture.

Shelly Cole  
Nick J. Cole  
925-628-1587









Sent from my iPhone

**From:** [Reid Enright](#)  
**To:** [Planning Division](#); [Scudero, Kevin](#); [Hersch, Anne](#)  
**Subject:** comments for 5/4/2022 item Gas Station at Vista Grande and Lone Tree  
**Date:** Tuesday, April 26, 2022 10:25:42 AM

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**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

My name is Reid Enright and I live near the planned gas station. Apparently notices were sent to residents within 300 feet of the project however I'm about 50 feet beyond that. I understand that there were no responses, but no response is far from a yes.

I agree with Mrs Cole, this project is very much ill suited for that corner.

Additionally, due to the traffic flow on Lone Tree and the driveway being so close to the light on Vista Grande it will certainly make the east bound far right lane dangerous to use and will slow traffic on Lone Tree even more. Plus Vista Grande is a divided roadway, so exiting onto Vista Grande will require a U turn near the park in order to return to Lone Tree.

The city has already approved Pinkies Car wash just down the street on Lone Tree. The Chevron station and the Arco stations to the west also have car washes as well as the Chevron station and Shell station to the east. No need for more car washes.

Plus, Antioch has stopped the flow of petroleum products through the pipeline in Antioch and stopped oil drilling in Antioch, but now we're going to add another gas station's carbon emissions to the NINE (9) gas stations already on Lone Tree/A Street In Antioch and the three others to the east in Brentwood. Sad !!! Plus ALL the other gas stations throughout the city, how many total in the city, and we need to add another one?

Oh, and you do realize that ELECTRIC VEHICLES are a thing now, right? They don't use gas, so they are more likely to go to Pinkies rather than run their new \$80k vehicle through those roller type self serve automated car washers. Well, Pinkies thinks so and they are investing heavily in their endeavour.

On top of all that, a 24 hour car wash (noise) and a convenience store (business activity) are not a good not fit on this residential corner.

Again, please look at the traffic pattern for entering and leaving the site. It is on the west side of Vista Grande, unlike the Chevron which is on the east side of Deer Valley, you can clearly see that at the Vista Grande site that the median is a major issue.

Look at the traffic patterns. Who are the residents that this station actually intended to serve? Are there any that CAN'T BUY THEIR GAS SOMEWHERE ELSE? Really, Antioch residents don't need another gas station on Lone Tree with so many already available. From Vista Grande, going to Target, pass TWO (2) on the way. Going to Walmart, there is ONE (1) in the parking lot. Going



down to Raleys, you'll pass ONE (1) on the way there and FOUR (4) on the way home. Going to HWY 4 down Hillcrest you'll pass ONE (1) and then on the way back you'll pass FIVE (5)

Please don't approve this project.

Thank you.

Reid Enright

**ATTACHMENT G**  
**June 15, 2020 Planning Commission Meeting Minutes Excerpt**  
**PDP Hearing**  
**(SEPARATE PAGE)**

**CITY OF ANTIOCH  
PLANNING COMMISSION**

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

**July 15, 2020  
Meeting Conducted Remotely**

***The City of Antioch, in response to the Executive Order of the Governor and the Order of the Health Officer of Contra Costa County concerning the Novel Coronavirus Disease (COVID-19), held Planning Commission meetings live stream (at <https://www.antiochca.gov/community-development-department/planning-division/planning-commission-meetings/>). The Planning Commission meeting was conducted utilizing Zoom Audio/Video Technology.***

Chair Schneiderman called the meeting to order at 6:30 P.M. on Wednesday, July 15, 2020 in the City Council Chambers. She announced that because of the shelter-in-place rules issued as a result of the coronavirus crisis, tonight's meeting was being held in accordance with the Brown Act as currently in effect under the Governor's Executive Order N-29-20, which allowed members of the Planning Commission, City staff, and the public to participate and conduct the meeting by electronic conference. She stated anyone wishing to make a public comment, may do so by submitting their comments using the online public comment form at [www.antiochca.gov/community-development-department/planning-division/planning-commission-meetings/](http://www.antiochca.gov/community-development-department/planning-division/planning-commission-meetings/). Public comments that were previously submitted by email have been provided to the Planning Commissioners. She stated that all items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 P.M. on Wednesday, July 22, 2020.

**ROLL CALL**

Present: Commissioners Motts, Soliz, Barrow, Vice Chair Martin and Chair Schneiderman  
Absent: Commissioner Parsons  
Staff: Director of Community Development, Forrest Ebbs  
Planning Manager, Alexis Morris  
Associate Planner, Kevin Scudero  
Associate Planner, Zoe Merideth  
City Attorney, Thomas Lloyd Smith  
Minutes Clerk, Kitty Eiden

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

None.

## **NEW PUBLIC HEARINGS**

1. **Z-20-02 - Density Bonus Ordinance Amendments** – The City of Antioch requests a zoning text amendment, which would apply city-wide, to amend Title 9 of Chapter 5 of the Antioch Municipal Code related to residential density bonuses in order to comply with recent changes in State Density Bonus law. This zoning text amendment is exempt from the requirements of the California Environmental Quality Act (CEQA).

Associate Planner Merideth presented the staff report dated July 15, 2020, recommending the Planning Commission approve the resolution recommending that the City Council adopt an ordinance amending Title 9 of Chapter 5 of the Antioch Municipal Code related to residential density bonuses.

In response to Vice Chair Martin, Associate Planner Merideth clarified that currently the City Ordinance references a senior project having 105 units; however, State law referenced 35 units, which was the recommended change proposed this evening. Additionally, under State law a senior for a senior housing development with 35 units would be 55 years of age. She explained that senior housing bonuses typically attached to a project for 55 years; however, there were different terms for different projects.

Vice Chair Martin stated he was concerned with placing a great deal of low income or non-market rate housing and senior housing, in one area.

Associate Planner Merideth responded that the ordinance did not change where housing development or density bonuses could be located; the only change was that projects with market rate and affordable units would have to be intermixed.

In response to Commissioner Motts, Associate Planner Merideth clarified that the Ordinance would not change existing or recently approved projects because they had already entered into their density bonus agreements; however, it would affect future project expansions or projects that would be removed and replaced.

In response to Commissioner Soliz, Planning Manager Morris commented that if The Ranch were approved it would have a significant amount of market rate senior housing units. She noted there were no other projects in the pipeline that were proposing affordable or market rate senior housing.

Chair Schneiderman opened and closed the public hearing with no members of the public requesting to speak.

Vice Chair Martin stated he believed this was an excellent way to increase the number of non-market rate and senior housing units. He noted his biggest concern was that a developer would not meet their requirements once they received their density bonus.

Commissioner Motts agreed with Commissioner Martin and stated he felt it was important for the City to align with the State.

Commissioner Barrow commended staff on the report.

In response to Commissioner Barrow, Associate Planner Merideth explained that the base densities would be raised for a project that met the State density requirements. She clarified that density bonus referred to the density of the number of units allowed per acre.

**RESOLUTION NO. 2020-18**

***On motion by Vice Chair Martin, seconded by Commissioner Barrow, the Planning Commission unanimously approve the resolution recommending that the City Council adopt an ordinance amending Title 9 of Chapter 5 of the Antioch Municipal Code related to residential density bonuses. The motion carried the following vote:***

|                 |   |
|-----------------|---|
| <b>AYES:</b>    | <b><i>Motts, Soliz, Barrow, Martin and Schneiderman</i></b> |
| <b>NOES:</b>    | <b><i>None</i></b>  |
| <b>ABSTAIN:</b> | <b><i>None</i></b>  |
| <b>ABSENT:</b>  | <b><i>Parsons</i></b>                                       |

- 2. PDP-20-01 - United Pacific Gas Station** – Embree Asset Group, Inc. requests the review of a preliminary development plan, which is not an entitlement, to construct a gas station, car wash and convenience store. This project is a preliminary submittal only. The purpose of this submittal is to gather feedback about any potential concerns or issues for the applicant to become aware of prior to the submittal of entitlements. The project would require the following entitlements in the future: a General Plan Amendment, a Planned Development Rezone, a Use Permit, a Variance, and Design Review. The project site is located at 5200 Lone Tree Way (APN 056-270-059).

Associate Planner Scudero presented the staff report dated July 15, 2020, recommending the Planning Commission provide feedback to staff regarding the proposal and provide direction to the applicant for any future entitlement submittal.

In response to Commissioner Motts, Associate Planner Scudero explained that existing gas stations in residential areas were developed pre-1970 so he is unaware if any mitigation measures were placed on those projects. He noted that some of them could have been built prior to the residential.

Planning Manager Morris added that gas stations built in the 1960s were pre-CEQA and she doubted there were any official mitigation measures other than what was required by the municipal code.

In response to Vice Chair Martin, Planning Manager Morris stated that if this area had been planned for commercial at the time of the residential development, the homes may have been oriented so backyards would not be directly behind the property.

Vice Chair Martin questioned if there were options for separating the commercial from the residential that could allow the development to go forward.

Commissioner Soliz questioned if discussions were held with nearby residents regarding this proposal and presuming impacts could be mitigated, could the design of the service station incorporate the existing barn structure or the architectural elements existing on the property.

Associate Planner Scudero explained that all property owners within 300-feet of the project site were notified of the Public Hearing this evening. As far as the design, it would be up to the Planning Commission to provide direction as to whether the project should maintain the historic nature of the site.

Planning Manager Morris added that incorporating the materials from the barn in the new structure was discussed with the applicant. She explained from the State's perspective any time a historic resource was modified it was a potential impact so that would only be for aesthetic reasons since it would not address CEQA impacts.

In response to Commissioner Motts, Associate Planner Scudero confirmed that this property was privately owned.

Commissioner Barrow congratulated staff for the comprehensive report and noted he agreed with staff's concerns. He suggested gathering feedback from Antioch Police Department on public safety related to the 24-hour operations and suggested that the hours may need to be scaled back. He expressed concern regarding the saturation of gas stations in this area.

In response to Chair Schneiderman, Associate Planner Kevin Scudero stated that if an application came forward for this project, staff could request feedback from the Antioch Police Department including calls for service at other 24-hour gas stations in Antioch.

Chair Schneiderman opened the public hearing.

Jeff Farrell, Project Manager for Embree Asset Group, Inc., representing United Pacific Gas Station/Convenience Store/Car Wash, introduced their development team and stated he appreciated the opportunity to come before the Planning Commission this evening. He noted that he looked forward to their feedback and addressing their concerns. He gave a history of United Pacific Gas and explained that this location was selected after market research which had determined viability was high for this site. He stated they looked forward to working with the City and surrounding community to create

a business that would provide employment, essential services, additional tax revenue, and create vitality for an under-utilized parcel of commercial land.

Joel Keller explained that they had noticed residents within 300-foot of the site and he had visited each of the homes backing up to the property and approximately one-half of the other homes in the neighborhood. Additionally, he visited the condominium offices and the apartment complex in the area. He noted the comments he had heard were not positive toward the existing use of the site because of the construction vehicles and an RV parked on the property. He reported that he had talked to the Assistant Manager of the apartment complex who felt the convenience store would be an asset for her tenants. He commented that some of the residents had questions that would be reviewed and addressed by the design team as the project moved forward. He stated Code Enforcement and the Antioch Police Department had started an investigation of the site 2-years ago, which resulted in criminal charges filed against the user of the property. He reported the person charged of those crimes was committed to prison for 2 years. He noted they intended to clean up the property and be considerate of the neighbors by moving the site plan as far away from the property line as possible. He noted the neighbors immediately adjacent to the site had been provided with the preliminary site plan and generally felt it would be an improvement over what was currently on the site.

Pete Tobin, Regional Manager at Barghausen Consulting Engineers, gave a PowerPoint presentation on the site plan and circulation plan. He noted the underground storage tanks would be placed at the intersection so tanker trucks would be away from customers. He noted the larger canopies with more fueling positions would get the customers on and off the site faster, minimizing congestion. He commented that the canopy lights would be recessed, and they could install motion detectors so they could be dimmed when not in use. He noted the exit of the carwash was directed toward the intersection and away from the residential. He offered to work with the City Engineer regarding the driveway location. He agreed to move the parking and trash enclosure to the west to further buffer the residential area to the south. He explained that the volume of fuel would be under 3.6M gallons per year and they would look at increasing the landscape buffer. With regards to the 24-hour use, he stated that they would work with the Antioch Police Department and incorporate their comments and requirements in their application. He stated they appreciated the City's detailed comments and he was available to answer any questions.

In response to Commissioner Soliz, Mr. Farrell stated that they were prepared to do the studies that were required and noted that most of the comments they had received were workable. In terms of the existing structures on the site, he commented that they would be willing to determine if they were historically significant. He noted they could not make any promises regarding the aesthetics of the building until they talked with their client to determine what could be accomplished. He reiterated that they believed the volume of fuel was overstated in their application and so they should be under the limits.

In response to Commissioner Barrow, Mr. Tobin explained that there was a California requirement that they had to provide a space for electrical vehicle charging stations and

by the time the project would receive approvals, they may be required to be installed. He explained that there was a phase 2 vapor recovery system on the nozzles. He stated they proposed two 20,000-gallon fuel tanks, which was typical capacity. He noted if the site were sold in the future, he believed there was a requirement that if it remained vacant for a period, the previous owner would have to remove the tanks. Austin Colley responded that this would be their first gas station in Antioch; however, United Pacific operated over 400 gas stations and were a well-known operator.

Commissioner Barrow stated the site was currently unsecured and he applauded the applicant on their proposal and staff on their report. He suggested the applicant consider the staff recommendations.

Commissioner Motts commended the applicant on their community outreach efforts. He questioned if he had discussed emissions with the people he had contacted from the neighborhood.

Mr. Keller reported that he had visited the adjacent property owners twice, the first time to gather their concerns related to the existing site and the second to provide them with a site plan. He noted they had asked various questions and he had informed them that if the project moved forward, he would provide them with responses to those questions. He noted he had not specifically discussed emissions.

Vice Chair Martin questioned how the applicant would address concerns regarding noise from the carwash, benzine and the lack of a masonry wall on west side of project. He also questioned if a higher masonry wall would address some of the concerns. He stated he did not believe the issue could be resolved regarding the sale of alcohol close to a park. He questioned if the applicant could address why the City needed to make a General Plan change and if they could adapt to the City of Antioch's requirements.

Mr. Tobin responded that they would be required to install a minimum 6-foot masonry wall. In terms of the noise from the carwash, he noted there was insulation equipment around the dryer as well as other ways to mitigate noise. He explained when they did their acoustical study, they would address that issue. In terms of the benzine, they reiterated that they could be under 3.6M gallons per year. With regards to the other requirements, they would be discussing them with United Pacific and Embree.

Commissioner Motts stated that he believed the deceleration lane would be important.

Chair Schneiderman closed the public hearing.

Chair Schneiderman stated that she liked the idea of having a gas station in the area noting she believed it was needed. She commented that she liked the design, however, the idea of making it historical in nature would be her preference. She stated her concerns related to 24-hour noise impacts for the existing residents as well as ingress and egress to the site.



Commissioner Soliz reiterated his preference for incorporating the ranch theme. He commended the applicant for their outreach efforts and he encouraged the community to offer their feedback. He stated he was concerned regarding the benzine and suggested incorporating mitigation. He agreed with Commissioner Motts on the importance of a deceleration lane.

Vice Chair Martin stated that he believed the project was a needed resource for this area and noted there were code enforcement issues currently on the property. He stated he was unsure if the City could make the findings to support a General Plan amendment. He noted that with staff working with the applicant he hoped some of the issues related to state requirements could be mitigated.

Commissioner Motts stated that staff's concerns were important, and he agreed that it was a needed resource in the area. He noted that the deceleration lane and mitigation measures to address emissions should be addressed. Additionally, he felt criminal intent and gathering in the area should also be considered. He suggested the applicant consider motion sensor peripheral lighting and security cameras. He stated if all his concerns were addressed, he could be in favor of the project moving forward.

Commissioner Barrow reiterated that he supported the staff recommendations. He stated he was concerned for public safety issues arising from 24-hour alcohol sales and the long-term effects of the release of the emissions. He noted if the applicant could meet the criteria set out by staff, he may support the project. He advised the applicant to take under consideration all of staff's concerns.

In response to Commissioner Barrow, Associate Planner Scudero confirmed there was a 7/11 approximately ¼ mile to the west and clarified that ABC restricted alcohol sales between the hours of 2:00 A.M.– 6:00 A.M.

Associate Planner Kevin Scudero asked the Planning Commission for feedback regarding the variance for alcohol sales.

Following discussion, the Planning Commission recommended staff gather feedback from the Antioch Police Department regarding the variance for alcohol sales.

Mr. Colley reported that their proposal was for the sale of beer and wine only.

Chair Schneiderman thanked the applicant for coming to the Planning Commission and wished them luck working with the Planning Department to address their concerns. She thanked them for investing in Antioch.

The applicant thanked the Planning Commission for their time.

### **ORAL COMMUNICATIONS**

Commissioner Barrow recognized Antioch City Attorney Thomas Lloyd Smith for recently being elected to the Harvard Kennedy School of Government Alumni Board.

City Attorney Smith thanked Commissioner Barrow for the recognition.

The Planning Commission congratulated City Attorney Smith.

### **WRITTEN COMMUNICATIONS**

None.

### **COMMITTEE REPORTS**

Commissioner Motts reported that the TRANSPLAN meeting was cancelled due to the lack of a quorum. The next meeting will be held in August.

Chair Schneiderman thanked Director of Community Development Ebbs for facilitating the Zoom meeting this evening.

### **ADJOURNMENT**

***On motion by Commissioner Barrow, seconded by Commissioner Soliz, the Planning Commission unanimously adjourned the meeting at 8:07 P.M. The motion carried the following vote:***

|                 |  |
|-----------------|--|
| <b>AYES:</b>    | <b><i>Motts, Soliz, Barrow, Martin, and Schneiderman</i></b> |
| <b>NOES:</b>    | <b><i>None</i></b>   |
| <b>ABSTAIN:</b> | <b><i>None</i></b>   |
| <b>ABSENT:</b>  | <b><i>Parsons</i></b>  |

Respectfully submitted:  
KITTY EIDEN, Minutes Clerk

**ATTACHMENT H  
CCFD Comment Letter  
(SEPARATE PAGE)**

# Contra Costa County



# Fire Protection District

June 30, 2021

Mr. Scudero  
City of Antioch  
Community Development  
PO Box 5007  
Antioch, CA 94531-5007

**Subject:** United Pacific Gas Station  
5200 Lone Tree Way, Antioch  
Project # PDP-20-01  
**CCCFPD Project No.: P-2020-02099-Rev1**

Dear Mr. Scudero,

We have reviewed the development plan application to construct a 4,325 square foot convenience store with attached carwash and a 5,566 square foot canopy over 8 fuel pumps at the subject location. The following is required for Fire District approval in accordance with the 2019 California Fire Code (CFC), the 2019 California Building Code (CBC), 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
2. Access roadways of **less than 28-feet** unobstructed width shall have signs posted or curbs painted red with the words **NO PARKING – FIRE LANE** clearly marked. (22500.1) CVC, (503.3) CFC  
  
Access roadways of **28 feet or greater, but less than 36-feet** unobstructed width shall have **NO PARKING – FIRE LANE** signs posted, allowing for parking on one side only or curbs painted red with the words **NO PARKING – FIRE LANE** clearly marked. (22500.1) CVC, (503.3) CFC
3. 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
4. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1750 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



5. 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

6. The developer shall provide traffic signal pre-emption systems (Opticom) on any new or modified traffic signals installed with this development. (21351) CVC
7. 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
8. The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC
9. The owner or the owner's authorized agent shall be responsible for the development, implementation and maintenance of a written plan establishing a fire prevention program at the project site applicable throughout all phases of the construction. The plan shall be made available for review by the fire code official upon request. (Ch.33) CFC
10. The fire prevention program superintendent shall develop and maintain an approved prefire plan in cooperation with the fire chief. The fire chief and fire code official shall be notified of changes affecting the utilization of information contained in such prefire plans. (Ch.33) CFC
11. The developer shall submit a minimum of two (2) complete sets of building construction plans and specifications for the subject project to the Fire District. After the new construction / tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted, including, but not limited to the following.
- Carbon Dioxide Systems
  - Aboveground/underground flammable/combustible liquid storage tanks
  - Commercial kitchen hood extinguishing systems
  - Emergency Responder Radio Coverage System (ERRCS)

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

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

Sincerely,



Todd Schiess  
Fire Inspector I

cc: Jeff Ferrell  
Embree Asset Group, Inc.  
4747 Williams Dr.

Georgetown, TX 78633  
jferrell@embreegroup.com

File: 5200 LONE TREE WAY-PLN-P-2020-02099-REV1

## PROJECT REFERRAL – REQUEST FOR REVIEW

RECEIVED  
REVIEW 29 2021

The City of Antioch Planning Division is requesting your review of the project information and plans referenced below.

Please provide feedback on availability of services, potential design or code conflicts, requirements for additional permits, and draft conditions of project approval.

**DATE OF REQUEST:** 6/29/2021

**SUBMIT COMMENTS TO:** Kevin Scudero (925-779-6133 or [Kscudero@antiochca.gov](mailto:Kscudero@antiochca.gov))

**COMMENTS DUE BY: \*\*\*\* JULY 19, 2021 \*\*\*\***

**PROJECT NAME:** United Pacific Gas Station

**Project No:** GP-21-01. PD-21-01. UP-21-02, AR-21-03, V-21-01

**Application Type:** General Plan Amendment, Planned Development rezone, Use Permit, Design Review, and Variance.

**Project Address:** 5200 Lone Tree Way (056-270-059)

**Project Description:** General Plan Amendment, Planned Development Rezone, Use Permit, Design Review and Variance Application to construct a gas station, convenience store, and car wash at the southwest corner of Vista Grande Drive and Lone Tree Way. The project also includes the construction of a deceleration lane along Lone Tree Way.

**Applicant Name:** Embree Development Group, Inc. Jeff Ferrell

**Mailing Address:** 4747 Williams Drive Georgetown, TX 78633

**Phone:** **E-mail:** [jferrell@embreegroup.com](mailto:jferrell@embreegroup.com)

**The following documents are included in this transmittal:**

- ☒ Plans and related information for the project are online:  
<https://www.antiochca.gov/fc/community-development/planning/ProjectDOCs/UP-21-02.pdf>

**FOR CITY STAFF ONLY**

- |                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <b>Due Date as above</b> -- Please submit your comments or draft conditions of approval to the planner by dates listed above  |
| <input type="checkbox"/>            | <b>Due Date TBD</b> -- Planning staff will follow up with you to request a meeting for project discussion and to develop the schedule for comments and draft conditions |
| <input type="checkbox"/>            | Additional information will be routed to you (via email and/or hard copy)   |

## ROUTED TO

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> (CCFPD) Contra Costa Fire            | <input checked="" type="checkbox"/> City Engineer / Dev Services   | <input checked="" type="checkbox"/> City of Brentwood CDD                      |
| <input checked="" type="checkbox"/> Bay Area Air Qlty Mgmt Dist (BAAQMD) | <input checked="" type="checkbox"/> Delta Diablo Sanitation Dist   | <input checked="" type="checkbox"/> PG&E                                       |
| <input checked="" type="checkbox"/> Republic Services                    | <input checked="" type="checkbox"/> Contra Costa County Env Health | <input checked="" type="checkbox"/> Tri-Delta Transit / Eastern County Transit |

P-2020-02099 PLN Rev1

Phone: (925) 779-7035  
Fax: (925) 779-7034  
[Antiochca.gov](http://Antiochca.gov)

COMMUNITY DEVELOPMENT DEPARTMENT

200 H Street  
Antioch, CA. 94509  
[AntiochIsOpportunity.com](http://AntiochIsOpportunity.com)





## Nazareta, Lynnea

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**From:** Brown, Hilary <hbrown@antiochca.gov>  
**Sent:** Tuesday, June 29, 2021 12:00 PM  
**To:** Scudero, Kevin  
**Subject:** Project Referral / Request for Review: United Pacific Gas Station (GP-21-01, PD-21-01, UP-21-02, AR-21-03, V-21-01)  
**Attachments:** United Pacific Gas Station Routing Form.pdf

Hello,

The City of Antioch Planning Division is requesting your review of the project information and plans referenced/linked in the attached PDF.

**Please provide feedback on availability of services, potential design or code conflicts, requirements for additional permits, and draft conditions of project approval to:**  
**Kevin Scudero (925-779-6133 or Kscudero@antiochca.gov)**

*Responses requested at your earliest availability, or by Monday July 19<sup>th</sup>*

Thank you in advance for your time and collaboration.

**SENT TO:**

Bay Area Air Quality Management District (BAAQMD)  
Delta Diablo Sanitation District  
PG&E  
Republic Services (Trash service)  
City of Antioch  
Contra Costa County Environmental Health  
Contra Costa Fire Protection District  
Tri-Delta Transit / Eastern Contra Costa County Transit Authority  
City of Brentwood Community Development Dept, Planning Division