TO: ANTIOCH PLANNING COMMISSION

FROM: Kevin Scudero, Acting Community Development Director
Kevin Valente, Contract Planner
Raney Planning & Management, Inc.

SUBJECT: E. 18th Street East Warehouse Project (GP-22-02, SP-22-01, PD-22-01, UP-22-03, AR-22-03)

DATE: Regular Meeting of August 16, 2023

Property Owner:	**Applicant/Representative:**
Travis Duncan DECA Company 201 Spear Street Suite 1100 San Francisco, CA 94105	Travis Duncan DECA Company 201 Spear Street Suite 1100 San Francisco, CA 94105

PROJECT: E. 18th Street East Warehouse
FILE #: GP-22-02, SP-22-01, PD-22-01, UP-22-03, AR-22-03
APN: 051-052-056-2
GP LU: Business Park and Regional Commercial; Eastern Waterfront Employment Focus Area Overlay
ZONING: Heavy Industrial District and Regional Commercial District
PLANNER: Kevin Scudero

REQUESTS

The applicant, DECA Company, is requesting approval of the proposed development of a 431,797-square-foot (sf) light industrial building for warehousing, distribution, and storage, including approximately 20,000 sf of office space. The proposed project includes a total of 542 vehicle parking spaces and 140 truck trailer spaces. The project improvements would include, but would not be limited to, landscaping, circulation improvements, and utility installation. Necessary entitlements from the City of Antioch include the following:

1. *The E. 18th Street East Warehouse Project Initial Study/Mitigated Negative Declaration.* Pursuant to the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration (IS/MND) and a Mitigation Monitoring and Reporting Program (MMRP) were prepared to evaluate the potential impacts to the environment associated with implementation of the proposed project.

2. *General Plan Amendment.* The proposed project would require approval of an amendment to the General Plan land use map to change the land use designation of the southern portion of the site from Regional Commercial to Business Park.

3. *Specific Plan Amendment.* The proposed project would require approval of an amendment to the East Eighteenth Street Specific Plan to change the land use designation of the southern portion of the site from Regional Commercial/Mixed Use (CR/M) to Office/Light Industrial (O/LI) and to remove the planned loop road connecting Drive In Way and Vineyard Drive.

4. *Planned Development Rezone.* The East Eighteenth Street Specific Plan requires all future development within the planning area to receive approval of a Planned Development (PD) application. The proposed project would include a Rezone of the project site from Heavy Industrial District (M-2) and Regional Commercial District (C-3) to PD.

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

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

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

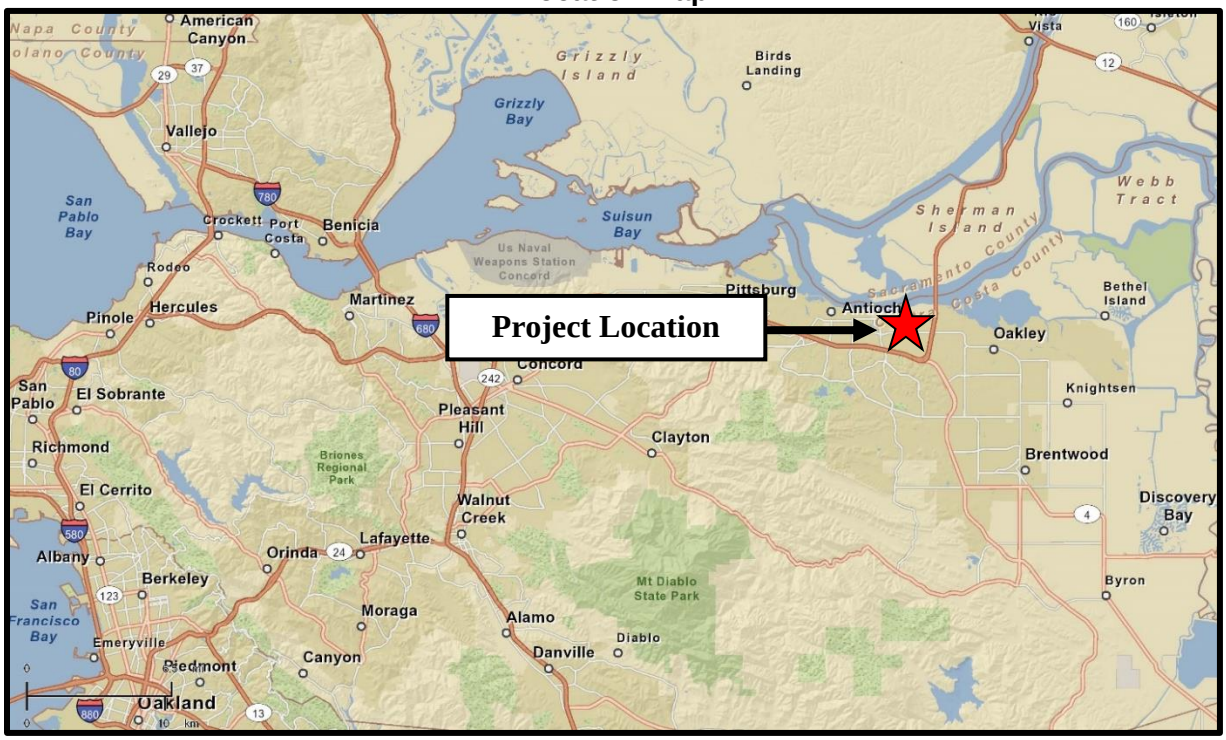
1. Adopt the resolution recommending City Council approval of the 18th Street East Warehouse Project IS/MND and MMRP;
2. Adopt the resolution recommending City Council approval of a General Plan Amendment to amend the City of Antioch General Plan Land Use Map;
3. Adopt the resolution recommending City Council approval of a Specific Plan Amendment to amend the East Eighteenth Street Specific Plan;
4. Adopt the resolution recommending City Council approval of an ordinance rezoning the project site to PD; and
5. Adopt the resolution recommending City Council approval of a Final Development Plan, Use Permit, and Design Review.

SITE LOCATION

The 24.77-acre East 18th Street East Warehouse Project (proposed project) site is located directly north of the intersection of East 18th Street and Philips Lane within the Eastern Waterfront Employment Focus Area and East Eighteenth Street Specific Plan Area of the City of Antioch and is identified by Assessor's Parcel Number (APN) 051-052-056-2. Surrounding existing uses include agricultural land and industrial uses to the north; undeveloped land, a distribution center, self-storage facility, and gas station to the east; auto repair and towing businesses to the south

with single family residences, a motel, and trucking company further south across East 18th Street; and agricultural land to the west.

Location Map



BACKGROUND

The majority of the project site is undeveloped, consisting primarily of non-native vegetation, and deteriorated concrete pads, with vineyards planted in the northern portion of the site. The topography of the project site is flat, with elevations ranging from approximately 30 to 35 feet above mean sea level. A 10-foot-wide water pipeline easement owned by Pacific Gas and Electric Company (PG&E) is located within the site that runs north to south, and an existing 12-inch sewer line runs east and west across the site, following Drive In Way.

The East Eighteenth Street Specific Plan designates the northern portion of the site as O/LI and the southern portion of the site as CR/M. The Antioch General Plan designates the northern portion of the site as Business Park and the southern portion as Regional Commercial, and the entire site is within the Eastern Waterfront Employment Focus Area Overlay. The northern portion of the project site is zoned M-2 and the southern portion is zoned C-3.

The project site is also located within the 976-acre Eastern Waterfront Employment Focus Area in the northeastern portion of the City of Antioch. The General Plan anticipates this Focus Area to revitalize former heavy industrial lands along the river and provide a transition to other uses.

Project Location

ANALYSIS

The proposed project would include the development of a 431,797-square foot (sf) warehouse with a total of 106 truck loading docks, with 53 docks on the western side and 53 docks on the eastern side of the building. The primary use of the building would be for light industrial, warehouse, distribution, and storage use, with approximately 20,000 sf of office use within the building. Up to approximately 10,000 sf of office may be provided by a mezzanine. A total of 542 parking stalls would be provided on-site. Access to the project site would be provided by a new driveway from East 18th Street and a new driveway from Drive In Way. The project would require City approval of the following: General Plan Amendment, Specific Plan Amendment, Planned Development Rezone, Final Development Plan, Use Permit, and Design Review.

The proposed uses include light industrial, warehousing, storage of inventory, distribution, and associated office and administrative support. While there is some variability with respect to individual tenants, the facility will often operate in multiple shifts, and will be operational up to 24 hours per day. The applicant estimates that the project will ultimately provide between 650 and 750 full time jobs.

Proposed General Plan and Specific Plan Amendments

The project site is located within the Eastern Waterfront Employment Focus Area Overlay in the General Plan and is currently designated as Business Park and Regional Commercial. The proposed General Plan amendment would designate the entirety of the site as Business Park.

According to the Antioch General Plan, the majority of the employment opportunities created within the Eastern Waterfront Employment Focus Area will be industrial in character. Areas

designated as Eastern Employment Business Park are intended for employment-generating uses compatible with a location adjacent to residential neighborhoods as a transition from other industrial uses. The maximum allowable intensity is a Floor Area Ratio (FAR) of 0.55. The proposed project would provide an industrial, employment-generating use and development of the warehouse would result in a FAR of 0.39. Therefore, the proposed project complies with the General Plan's intent for the Eastern Waterfront Employment Focus Area.

The primary purpose of lands designated Business Park on the General Plan land use map is to provide for light industrial, research and development, and office-based firms seeking an attractive and pleasant working environment and a prestigious location. Business Park areas are typically labor-intensive, meaning that the density of employment is higher than areas involving mostly manufacturing or warehouse uses. The proposed project is consistent with the General Plan definition of "Storage and Distribution – Light," which is defined as wholesaling, storage, and warehousing services conducted entirely within enclosed buildings. According to Table 4.A of the General Plan, Storage and Distribution – Light is an allowed use in the Business Park designation. The proposed project would also comply with the maximum FAR for the Business Park of 0.5.

The project site is also located with the East Eighteenth Street Specific Plan, which designates the northern portion of the site as O/LI and the southern portion of the site as CR/M. The proposed Specific Plan Amendment would designate the entirety of the site as O/LI. In addition, the East Eighteenth Street Specific Plan would be amended to remove the extension of Drive In Way west to Vineyard Drive. The removal of this planned loop road is necessary for the development of the proposed project.

The O/LI designation is to provide for a mix of professional and administrative offices, and light manufacturing. According to the Specific Plan, greater intensity of land use and employment density should be encouraged westerly of Vineyard Drive. The Specific Plan allows for a maximum FAR of 0.45, and the proposed project would result in a FAR of 0.39, and therefore complies. According to Section 6.5, *Development Standards,* of the Specific Plan, all land uses shall be established for individual projects through the Planned Development process and shall generally be consistent with the standards established in the zoning ordinances for uses in the Professional Office (C-0) and Light Industrial (M-1) districts. As a Light Industrial development, the appropriate zoning district standards to apply for the project would be the M-1 district standards. As shown in the table below, the project complies with the development standards for the M-1 zoning district. As such, the project is consistent with the Antioch General Plan and the East Eighteenth Street Specific Plan.

Development Standard	**M-1 District**	**Proposed Project**	**Complies?**
Maximum Height (feet)	45	45	Yes
Minimum Building Site (sf)	40,000	987,032	Yes
Maximum Lot Coverage	60%	44.79%	Yes
Front Yard Setback (feet)	30	94.5	Yes
Side Yard Setback (feet)	0	65+	Yes
Rear Yard Setback (feet)	0	131	Yes

<u>Proposed Planned Development Rezone, Final Development Plan, and Use Permit</u>

As previously discussed, the East Eighteenth Street Specific Plan requires all land uses to be established for individual projects through a Planned Development Process. Therefore, the proposed project would require a PD Rezone. The PD district is intended to set the development standards applicable to the land use district of the project site, including the lot sizes, setbacks, height, floor area ratio, parking, and permitted uses. The Specific Plan states that PD districts for land designated O/LI and intended for Light Industrial use shall be generally consistent with M-1 district standards from the Antioch Zoning Code. As demonstrated previously, the proposed project conforms to the M-1 district standards.

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

Design Review

Per Section 9-5.2607 of the Municipal Code, all new development within the City is subject to Design Review approval. The purpose of the Design Review process is to promote the orderly development of the City, encourage high quality site design and planning, protect the stability of land values and investments, and ensure consistency with the Citywide Design Guidelines. The Citywide Design Guidelines for business parks were used in evaluating the warehouse construction plans.

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

Access and Circulation

Access to the project site would be provided by a new driveway located at the existing signalized intersection of East 18th Street and Phillips Lane. Paved drive aisles and parking areas would be constructed to provide vehicle access to all four office areas and entryways. The proposed project would provide 542 vehicle parking spaces on all sides of the building. Specifically, the parking spaces would be provided as follows:

- 337 standard stalls;
- 16 Americans with Disabilities Act (ADA) accessible stalls;
- 49 Electric Vehicle (EV) stalls; and
- 140 trailer parking stalls.

The proposed project would also include a total of 106 truck loading docks, with 53 docks on the western side and 53 docks on the eastern side of the building.

The proposed project would include the construction of new six-foot sidewalks and ADA-compliant curb ramps at the northwest corner of the Phillips Street and East 18th Street intersection, which would connect to the existing sidewalk to the west, as well as the development of a new crosswalk on the north side of the intersection. Within the project site, a new pedestrian walkway would be

provided between East 18th Street and the front doors of the office area located in the southeast corner of the building.

Landscaping and Fencing

Landscaped areas would be provided along the project boundaries. Landscaping around the perimeter of the site would include a variety of trees and shrubs, including species such as fern pine, scarlet oak, and strawberry tree shrub. Throughout the site, planters would be installed with trees and shrubbery to provide shaded parking. In addition, shrubs and trees would be provided at the project access points.

New eight-foot-high tubular steel fencing would be installed around the perimeter of the project site with five gates located throughout the site. Two gates would be located at both entrances of the truck dock area located on the western side of the proposed building, and two gates would be located at both entrances of the truck dock area located on the eastern side of the building. An additional gate would be located along the western boundary of the site.

Building Design

The proposed project would include the construction of a 431,797-sf warehouse building, new surface parking lots, new driveways, landscaping, and fencing. The building exterior would consist of painted concrete tilt-up panels with a flat roof. Fenestration, mullions, and variation in rooflines would provide visual relief and interest. Office entryways would consist of aluminum storefront systems with blue glazed glass. The building would also feature awnings above the entryways. The proposed building design meets the intent of the Antioch Business Park Design Guidelines by breaking up long building facades with architectural details and through the use of architectural elements to accentuate the building entrance. In addition, details similar to the front façade are provided on the rear and side wall elevations, thereby meeting the intent of design guideline 4.4.3.D.

<u>Utilities</u>

Water would be provided for the proposed project by the City through a new connection to the existing water line located within Drive In Way. The water main near the project site is proposed to undergo improvements according to the City's Water System Master Plan.

In 1984, a PG&E easement was granted by a previous owner of the parcel for an existing water pipe. The 10-foot-wide easement runs north to south and is aligned with Phillips Lane to the south of the site. Inquiries to PG&E's Land Department indicate that the water pipeline within the easement is a private lateral; however, PG&E had limited information regarding the pipeline and could not determine whether the pipeline was in use. The project applicant conducted a study using below-ground sensors to identify the location of the pipe within the easement, which determined the pipe was no longer in use. A report presenting the outcome of the applicant's study was then submitted to PG&E who agreed to abandon the pipe and quitclaim the easement. Accordingly, the existing pipeline would be removed during construction of the proposed project.

Sanitary sewer service would also be provided by the City of Antioch. The City maintains and owns the local sewage collection system and would be responsible for the collection and conveyance of wastewater to the Delta Diablo Wastewater Treatment Plant (WWTP). A 12-inch sewer line with a 10-foot-wide utility easement currently runs east to west across the site and connects to Drive In Way. As part of the proposed project, the sewer line would be relocated such

that the sewer line would turn south while entering the site from the west, then form a U-shape to reconnect with the existing connection at Drive In Way. The sewer relocation would also include the construction of a new pump station at the southwest corner of the project site. The project would include installation of multiple sanitary sewer manholes that would be fitted pursuant to the City's standards and connected to the new sanitary sewer lines.

Stormwater runoff from on-site impervious surfaces would be captured by drains and routed through a series of new 12-inch storm drain pipes to on-site stormwater treatment areas. The on-site stormwater treatment measures include eight bioretention areas located throughout the site, two infiltration chambers located in the southern and western portions of the site, and one self-treating area along the eastern border of the site. From the on-site stormwater system, runoff would be routed to an existing 54-inch storm drain located at Drive In Way.

Traffic Study

The City's General Plan contains a Circulation element, which has policies on creating safe and convenient movement of people. Policy 7.3.2.h states, "Require traffic impact studies for all new developments that propose to increase the approved density or intensity of development or are projected to generate 50 peak hour trips or more at any intersection of Circulation Element roadways." As required in the General Plan, the traffic impact study evaluates the Level of Service (LOS) at the study intersections. LOS is a measure of how freely traffic flows and how much vehicle delay there is. LOS is designated A through F, with LOS A representing free flowing conditions and LOS F representing severe congestion.

Historically, the traffic study and mitigations related to LOS have been included in the project's CEQA document, as allowed by CEQA Guidelines and the City's General Plan. On December 28, 2018, the California Office of Administrative Law revised the CEQA Guidelines, which included the removal of vehicle delay and LOS from consideration under CEQA. With the adopted guidelines, transportation impacts are now to be evaluated based on a project's effect on Vehicle Miles Traveled (VMT). Lead agencies are now required to use the new guidelines starting July 1, 2020. Therefore, this project's Initial Study only includes an evaluation of VMT and a standalone traffic study evaluates LOS. The traffic study is included as an appendix to the IS/MND, available at the following link:
https://www.antiochca.gov/fc/community-development/planning/18th-street-east-warehouse-project-is-mnd.pdf
The traffic study aides the City in determining compliance with the policies found in the Growth Management Element and Circulation Element of the General Plan. The Growth Management Element contains policy 3.4.1.1 Performance Standards for Routes of Regional Significance, which states, "discretionary projects that impact Routes of Regional Significance shall comply with the requirements of the adopted Action Plans."

The East 18th Street Light Industrial Development – East Site Transportation Analysis analyzed the existing LOS conditions and the LOS conditions following implementation of the projects at seven intersections around the project site. Based on the Transportation Analysis prepared for the proposed project, the proposed project is estimated to generate 2,103 daily vehicle trips, including 320 AM peak hour and 281 PM peak hour trips. The table below summarizes the findings.

Intersection	Peak Hour	Control Type	Background Conditions			
			No Project		With Project	
			Average Delay	LOS	Average Delay	LOS
1. Hillcrest Ave and E. 18th St	AM	Signal	40.5	D	47.3	D
	PM		36.7	D	39.5	D
2. Viera Ave and E. 18th St	AM	Signal	27.9	C	27.2	C
	PM		23.7	C	32.6	C
3. Phillips Ln and E. 18th St	AM	Signal	7.1	A	17.3	B
	PM		11.7	B	28.1	C
4. Drive-In Wy/Holub Ln and E 18th St	AM	Signal	23.6	C	30.7	C
	PM		28.2	C	32.3	C
5. SR 160 SB Ramps and E. 18th St	AM	Signal	18.5	B	22.0	C
	PM		20.1	B	25.4	C
6. SR 160 NB Ramps and E. 18th St	AM	Signal	11.4	B	14.7	B
	PM		266	C	34.0	C
7. Viera Ave and Wilbur Ave	AM	TWSC	11.8	B	12.0	B
	PM		12.2	B	12.6	B

Notes:
TWSC = Two-Way Stop Control
1. Overall weighted average control delay (seconds per vehicle) is reported for signalized intersections. Worst approach delay (second per vehicle) and level of service are reported for the TWSC intersection.

Source: Hexagon Transportation Consultant, Inc. *E. 18th Street Light Industrial Development – East Site Transportation Analysis*. April, 2023

The results of the intersection LOS analysis show that all of the signalized study intersections currently operate at an acceptable LOS (high-level LOS D or better), during both the AM and PM peak hours. The worst stop-controlled approach at the unsignalized study intersection, Viera Avenue and Wilbur Avenue, would operate at LOS B under background plus project and cumulative plus project conditions during both peak hours, which complies with the City's high-level LOS D standard for intersections on a route of regional significance.

ENVIRONMENTAL REVIEW

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

In compliance with Public Resources Code Section 21080.3.1, known as Assembly Bill (AB) 52, the Amah Mutsun Tribal Band of Mission San Juan Bautista, the Chicken Ranch Rancheria of Me-Wuk Indians, the Guidiville Indian Rancheria, the Indian Canyon Mutsun Band of Costanoan, the Muwekma Ohlone Indian Tribe of the SF Bay Area, the Nashville Enterprise Miwok-Maidu-Nishinam Tribe, the North Valley Yokuts Tribe, the Ohlone Indian Tribe, the Tule River Indian Tribe, the Wilton Rancheria, and The Confederated Villages of Lisjan have each previously submitted requests to the City to be consulted during the review process for proposed projects within the City's jurisdiction. As such, the City provided formal notification to each of the tribes regarding the proposed project, consistent with Section 21080.3.1 requirements. The letters were distributed on November 8, 2022. A response from the Confederated Villages of Lisjan was received after the 30-day review period on January 11, 2023, requesting additional information. After additional

information was sent, the Confederated Villages of Lisjan did not seek further consultation. Other requests to consult were not received within the required response period.

The IS/MND was circulated for public review from April 21, 2023 to May 22, 2023 to solicit comments and input from the public. The City received a comment letter from Blum, Collins & Ho Attorneys at Law LLP within the 30-day public review period. The comments received from Blum, Collins, & Ho were related to environmental justice concerns. However, such concerns are not covered under CEQA and after discussions with the applicant, Blum, Collins, & Ho withdrew their comment letter. A comment letter was also received from PG&E, which provided information regarding landscaping for the proposed project and the existing PG&E facilities. The proposed project would be required to install landscaping compliant with PG&E's guide for *Trees and shrubs for power line-friendly landscaping*. No revisions to the IS/MND were required as a result of the comment letters, and no new significant information was identified during the comment period. Therefore, recirculation of the IS/MND is not required.

Copies of the 18th Street East Warehouse IS/MND were made available for review Monday through Friday, at the City of Antioch Community Development Department, between the hours of 8:00 AM and 5:00 PM. The IS/MND was also available online at: https://www.antiochca.gov/community-development-department/planning-division/environmental-documents/.

ATTACHMENTS

A. Resolution Recommending City Council Approval of the 18th Street East Warehouse IS/MND and MMRP
    Exhibit A - Mitigation Monitoring and Reporting Program
B. Resolution Recommending City Council Approval of the General Plan Map Amendment
C. Resolution Recommending City Council Approval of the East 18th Street Specific Plan Map Amendment
D. Resolution Recommending City Council Approval of the Planned Development Rezone Ordinance
    Exhibit A - Planned Development Ordinance
E. Resolution Recommending City Council Approval of the Final Development Plan, Use Permit, and Design Review
    Exhibit A – Draft Conditions of Approval
F. Project Plans
G. Project Description

PLANNING COMMISSION
RESOLUTION NO. 2023-XX

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 EAST 18TH STREET EAST WAREHOUSE PROJECT AS ADEQUATE FOR ADDRESSING THE ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT

WHEREAS, the City of Antioch ("City") received an application from DECA Company for approval of an Initial Study/Mitigated Negative Declaration, General Plan Amendment, Specific Plan Amendment, Planned Development Rezone, Final Development Plan, Use Permit, and Design Review for the development of a 431,797-square-foot light industrial warehouse and associated site improvements located north of the intersection of East 18th Street and Philips Lane (APN 051-052-056-2);

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

WHEREAS, an IS/MND was circulated for a 30-day review period, with the public review period commencing on April 21, 2023 and ending on May 22, 2023;

WHEREAS, the Planning Commission has reviewed the IS/MND and MMRP 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 August 4, 2023 for the Planning Commission public hearing held on August 16, 2023;

WHEREAS, on August 16, 2023, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary;

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

WHEREAS, the custodian of the Final IS/MND and MMRP is the Community Development Department and the Final IS/MND was available for public review on the City's website at: https://www.antiochca.gov/communitydevelopment-department/planning-divsion/environmetnal-documents/ and at the second floor of City Hall Monday through Friday 8:00-5:00 pm. The IS/MND is included as Exhibit A to this Resolution and the MMRP is included as Exhibit B 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, Specific 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.

* * * * * * *

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 16th day of August 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

KEVIN SCUDERO
Secretary to the Planning Commission

18th Street East Warehouse Project
Mitigation Monitoring and Reporting Program

May 2023

The California Environmental Quality Act (CEQA) and CEQA Guidelines require Lead Agencies to adopt a program for monitoring the mitigation measures required to avoid the significant environmental impacts of a project. The Mitigation Monitoring and Reporting Program (MMRP) ensures that mitigation measures imposed by the City are completed at the appropriate time in the development process.

The mitigation measures identified in the Initial Study/Mitigated Negative Declaration for the 18th Street East Warehouse Project are listed in the MMRP along with the party responsible for monitoring implementation of the mitigation measure, the milestones for implementation and monitoring, and a sign-off that the mitigation measure has been implemented.

EXHIBIT A

A3

MITIGATION MONITORING AND REPORTING PROGRAM 18TH STREET EAST WAREHOUSE PROJECT			
Mitigation Measure	**Implementation Schedule**	**Monitoring Agency**	**Sign-Off**
Swainson's Hawk *IV-1(a). If demolition or construction activities would occur during the nesting season (between March 1 and September 15) preconstruction surveys shall be conducted within the construction zones and adjacent lands within a half-mile of the project site to identify any nesting pairs of Swainson's hawks within at least 14 days prior to demolition or construction activities on the project site. The surveys shall conform to the guidelines of CDFW as presented in Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley, Swainson's Hawk Technical Advisory Committee, May 31, 2000. A report detailing the results of the preconstruction survey shall be submitted to City of Antioch Community Development Department.* *If active Swainson's Hawk nests are not observed during preconstruction surveys, further mitigation is not warranted.* *Should any active nests be discovered in or near proposed construction zones, the qualified biologist shall establish a suitable construction-free buffer around the nest. The buffer shall be identified on the ground with flagging or fencing and shall be maintained until the biologist has determined that the young have fledged.* *Should a nest tree require removal, one of the following options shall be implemented.* *1) Mitigation credits shall be purchased at a mitigation or conservation bank for Swainson's hawk nest trees. This consists of paying for credits which exist for Swainson's hawk nest trees at a mitigation or conservation bank (e.g., Mountain House Conservation Bank). Once the fee is paid, the mitigation or conservation bank will maintain the nest tree and all requirements that go with that maintenance as a suitable nest tree for Swainson's hawks.* *2) Known or potential nest trees shall be preserved. A 5:1 ratio is recommended for the preservation of trees. The nest tree areas shall be under a conservation easement or other*	At least 14 days prior to demolition or construction activities that occur during the nesting season (March 1 to September 15)	City of Antioch Community Development Department	

A4

MITIGATION MONITORING AND REPORTING PROGRAM 18TH STREET EAST WAREHOUSE PROJECT			
Mitigation Measure	**Implementation Schedule**	**Monitoring Agency**	**Sign-Off**
suitable protection. The trees shall be monitored annually for a minimum of five years with at least 50 percent survivorship. Replacement for preserved trees shall be a planting at a 3:1 ratio for each tree lost, which would then be monitored for three years. Once the original trees are monitored for five years with no loss or the plantings are monitored for three consecutive years with no additional loss, this mitigation would be considered successful. *3) New trees that have the potential to support Swainson's hawks within 10 to 40 years shall be planted. A 20:1 ratio is recommended. Tree species shall be native trees that are known to support nesting Swainson's hawks. The planted trees shall be monitored annually for a minimum of five years with at least 50 percent survivorship. Replacement for planted trees would be a re-planting at a 3:1 ratio for each tree lost, which would then be monitored for three years. Once the original plantings are monitored for five years with a 50 percent survival ratio or the replacement plantings are monitored for three consecutive years with no additional loss, this mitigation would be considered successful. One option with this measure would be to do a turn-key mitigation project. The applicant would pay an organization or company a fee and that organization or company would be responsible for any monitoring and replacement.*			
IV-1(b). Prior to the initiation of construction, all workers on the project site shall attend tailgate training that includes a description of the species, a brief summary of its biology, and minimization measures and instructions on what to do if a Swainson's hawk is observed on or near the construction zone. A sign-in sheet shall be distributed to all participants of the training program and submitted, along with a written summary of the training, to the City of Antioch Community Development Department within two weeks of training completion.	Prior to the initiation of construction	City of Antioch Community Development Department	
Burrowing Owl *IV-2(a). Preconstruction surveys shall be conducted for burrowing owls by a qualified biologist no more than 14 days in advance of the on-set*	No more than 14 days in advance of the on-set of	City of Antioch Community	

A5

MITIGATION MONITORING AND REPORTING PROGRAM 18TH STREET EAST WAREHOUSE PROJECT			
Mitigation Measure	**Implementation Schedule**	**Monitoring Agency**	**Sign-Off**
of ground-disturbing activity. These surveys shall be conducted according to methods described in the Staff Report on Burrowing Owl Mitigation (CDFG 2012) or the most recent CDFW guidelines. The surveys shall cover all areas of suitable burrowing owl habitat within the construction zones. A report detailing the results of the preconstruction survey shall be submitted to City of Antioch Community Development Department for review and approval. *If burrowing owls are not observed during preconstruction surveys, further mitigation is not warranted.* *During the non-breeding season (September through January), any burrows occupied by resident owls in areas planned for construction shall be protected by a construction-free buffer with a radius of 250 feet around each active burrow. Passive relocation of resident owls is not recommended by CDFW where it can be avoided. If passive relocation is not avoidable, resident owls may be passively relocated according to a relocation plan prepared by a qualified biologist.* *If preconstruction surveys are undertaken during the breeding season (February through August) and active nest burrows are located within or near construction zones, a construction-free buffer of 250 feet shall be established around all active owl nests. The buffer areas shall be enclosed with temporary fencing, and construction equipment and workers shall not be allowed to enter the enclosed setback areas. Buffers shall remain in place for the duration of the breeding season. After the breeding season (i.e., once all young have left the nest), passive relocation of any remaining owls may take place, but only under the conditions described below.* *If it is determined that burrowing owl nest(s) are located on or near the project site or access corridor, the biologist shall coordinate with the project applicant to determine whether the nests are to be impacted. If an impact would occur, one of the following options shall be implemented.*	ground-disturbing activity	Development Department Qualified Biologist	

A6

MITIGATION MONITORING AND REPORTING PROGRAM 18TH STREET EAST WAREHOUSE PROJECT			
Mitigation Measure	**Implementation Schedule**	**Monitoring Agency**	**Sign-Off**
• *The applicant shall establish a conservation easement with a 1:1 ratio for foraging/breeding habitat preservation. The easement shall include habitats determined to be suitable for foraging and/or breeding year-round and seasonal use.* • *The applicant shall acquire credits at a 1:1 ratio at an approved mitigation bank.*			
IV-2(b). Prior to the initiation of construction, all workers on the project site shall attend tailgate training that includes a description of the species, a summary of their biology, and minimization measures and instructions on what to do if a burrowing owl is observed within or near a construction zone. A sign-in sheet shall be distributed to all participants of the training program and submitted, along with a written summary of the training, to the City of Antioch Community Development Department within two weeks of training completion.	Prior to the initiation of construction	City of Antioch Community Development Department	
Other Nesting Birds and Raptors *IV-3(a). If initial site disturbance activities, including tree, shrub, or vegetation removal, are to occur during the breeding season (typically February 1 to August 31), a qualified biologist shall conduct pre-construction surveys for nesting migratory birds and raptors. The survey for nesting migratory birds would cover the project site itself, and the survey for nesting raptors would encompass the site and surrounding lands within 250 feet, where accessible. The survey shall occur within seven days prior to the onset of ground disturbance. A report detailing the results of the preconstruction survey shall be submitted to City of Antioch Community Development Department for review and approval.* *If nesting migratory birds are not observed during preconstruction surveys, further mitigation is not warranted.* *If a nesting migratory bird were to be detected, an appropriate construction-free buffer shall be established. Actual size of buffer, which shall be determined by the project biologist, may depend on species, topography, and type of activity that would occur in the*	If initial site disturbance activities, including tree, shrub, or vegetation removal, are to occur during the breeding season (typically February 1 to August 31)	City of Antioch Community Development Department	

A7

MITIGATION MONITORING AND REPORTING PROGRAM 18TH STREET EAST WAREHOUSE PROJECT			
Mitigation Measure	**Implementation Schedule**	**Monitoring Agency**	**Sign-Off**
vicinity of the nest. The project buffer would be monitored periodically by the project biologist to ensure compliance. After the nesting is completed, as determined by the biologist, the buffer would no longer be required.			
IV-3(b) Prior to the initiation of construction, all workers on the project site shall attend a tailgate training that includes a description of nesting birds and raptors with the potential to occur on-site, a brief summary of their biology, and minimization measures and instructions on what to do if an active bird nest is observed. Proof of compliance with this measure shall be submitted to City of Antioch Community Development Department for review and approval.	Prior to the initiation of construction	City of Antioch Community Development Department	
Northern California Legless Lizard and Coast Horned Lizard *IV-4 A preconstruction survey for northern California legless lizard and coast horned lizard shall be conducted within 48 hours prior to the start of construction activities. A report detailing the results of the preconstruction survey shall be submitted to City of Antioch Community Development Department for review and approval.* *If both species are not observed during preconstruction surveys, further mitigation is not warranted.* *Should either species be observed during preconstruction surveys, an exclusion fence shall be installed and a qualified biologist shall survey the site each day prior to the start of daily construction until the qualified biologist has determined that none of these species are present on-site, after which construction can continue without a qualified biologist present.*	Within 48 hours prior to the start of construction activities	City of Antioch Community Development Department Qualified Biologist	
IV-5 Prior to issuance of certificates of occupancy, all trees that are legally removed as part of the proposed project shall be replaced according to the following schedule, to the satisfaction of the City of Antioch Community Development Department: *1. Each established tree: two 24-inch box trees.*	Prior to issuance of certificates of occupancy	City of Antioch Community Development Department	

A8

MITIGATION MONITORING AND REPORTING PROGRAM 18TH STREET EAST WAREHOUSE PROJECT				
	Mitigation Measure	**Implementation Schedule**	**Monitoring Agency**	**Sign-Off**
	2. Each mature tree: two 48-inch box trees. *The locations and sizes of the replacement trees shall be clearly shown on the final landscape plans, subject to review and approval by the City of Antioch Community Development Department.*			
V-1.	*In the event that a cultural resource is inadvertently discovered during project activities, work shall be halted within 100 feet (30 meters) of the find and a qualified archaeologist (36 CFR Part 61) notified immediately so that an assessment of potential significance can be undertaken in accordance with City of Antioch General Plan Policy 10.9.2.d (2003). Construction activities may continue in other areas, but shall not resume in the area of the find until the City of Antioch Community Development Department provides written permission.* *If the discovery proves to be significant, additional work, such as data recovery excavation, may be warranted and would be discussed in consultation with the City of Antioch Community Development Department, any invested tribes, and other relevant regulatory agencies, as appropriate.*	In the event that a cultural resource is inadvertently discovered during project activities	City of Antioch Community Development Department	
V-2.	*In the event of the accidental discovery or recognition of any or human remains, further excavation or disturbance of the find or any nearby area reasonably suspected to overlie adjacent human remains shall not occur until compliance with the provisions of CEQA Guidelines Section 15064.5(e)(1) and (2) has occurred. The Guidelines specify that in the event of the discovery of human remains other than in a dedicated cemetery, no further excavation at the site or any nearby area suspected to contain human remains shall occur until the County Coroner has been notified to determine if an investigation into the cause of death is required. If the coroner determines that the remains are Native American, then, within 24 hours, the Coroner must notify the Native American Heritage Commission, which in turn will notify the most likely descendants who may recommend treatment of the remains and any grave goods. If the Native American Heritage Commission is unable to identify a most likely descendant or most likely descendant fails to*	In the event of the accidental discovery or recognition of any or human remains	City of Antioch Community Development Department County Coroner Native American Heritage Commission	

A9

MITIGATION MONITORING AND REPORTING PROGRAM 18TH STREET EAST WAREHOUSE PROJECT				
	Mitigation Measure	**Implementation Schedule**	**Monitoring Agency**	**Sign-Off**
	make a recommendation within 48 hours after notification by the Native American Heritage Commission, or the landowner or his authorized agent rejects the recommendation by the most likely descendant and mediation by the Native American Heritage Commission fails to provide a measure acceptable to the landowner, then the landowner or his authorized representative shall rebury the human remains and grave goods with appropriate dignity at a location on the property not subject to further disturbances. Should human remains be encountered, a copy of the resulting County Coroner report noting any written consultation with the Native American Heritage Commission shall be submitted as proof of compliance to the City's Community Development Department.			
VII-1.	*All grading and foundation plans for the development shall be designed by a Civil and Structural Engineer and reviewed and approved by the City of Antioch Building Division prior to issuance of grading and building permits to ensure that all geotechnical recommendations specified in the Preliminary Geotechnical Exploration prepared for the proposed project are properly incorporated and utilized in the project design.*	Prior to issuance of grading and building permits	City of Antioch Building Division	
VII-2	*Prior to issuance of any grading permits, the project applicant shall submit to the City of Antioch Engineering Department, for review and approval, a design-level geotechnical exploration study produced by a California Registered Civil Engineer or Geotechnical Engineer and identify grading and building practices necessary to achieve compliance with the latest adopted edition of the California Building Standards Code's geologic, soils, and seismic requirements. Consistent with the Preliminary Geotechnical Exploration prepared for the proposed project, the design-level geotechnical exploration study shall include additional soil borings, test pits, laboratory testing, chemical testing for corrosivity, geologic mapping and fault trenching/evaluation.*	Prior to issuance of grading permits	City of Antioch Engineering Department	
VII-3.	*Prior to the initiation of ground-disturbing activities, a qualified paleontologist shall be retained to administer Worker Environmental Awareness Program (WEAP) training to*	Prior to the initiation of ground-disturbing activities	City of Antioch Community	

A10

MITIGATION MONITORING AND REPORTING PROGRAM 18TH STREET EAST WAREHOUSE PROJECT				
	Mitigation Measure	**Implementation Schedule**	**Monitoring Agency**	**Sign-Off**
	construction personnel so that a basic understanding of local geology and the paleontological sensitivity of the project area will be acquired by those involved in earth-moving activities. The training shall include information on the types of fossils that may be encountered during project work, relevant compliance requirements, and the course to action to be taken in the event of an inadvertent fossil discovery. A sign-in sheet shall be kept with the signatures of all attendees for submission to the City of Antioch Community Development Department.		Development Department	
VII-4	*In the event that a paleontological resource is inadvertently discovered during project-related work, regardless of the depth of excavation or location, work shall be halted within 50 feet (15 meters) of the find and a qualified paleontologist (Society of Vertebrate Paleontology [SVP] 2010) notified immediately so that an assessment of the resource's potential significance can be undertaken in accordance with City of Antioch General Plan Policy 10.9.2.d (City 2003). Construction activities could continue in other areas.* *If the find is determined to be significant under SVP criteria, the find shall be left in place without further disturbance, or if avoidance is not feasible, then additional work, such as fossil recovery excavation (salvage) and curation at a certified repository, such as the University of California Museum of Paleontology (UCMP), may be warranted and would be discussed in consultation with the City of Antioch Community Development Department, and any other relevant regulatory agency, as appropriate.*	In the event that a paleontological resource is inadvertently discovered during project-related work	Qualified Paleontologist City of Antioch Community Development Department	
VIII-1.	*Consistent with the BAAQMD's thresholds of significance, prior to issuance of building permits for the proposed project, the project applicant shall demonstrate via project design and/or notation included on project design that natural gas infrastructure shall be prohibited. Conformance with the foregoing requirement shall be confirmed through review and approval of building permit plans by the City of Antioch Community Development Department.*	Prior to issuance of building permits	City of Antioch Community Development Department	

A11

MITIGATION MONITORING AND REPORTING PROGRAM 18TH STREET EAST WAREHOUSE PROJECT			
Mitigation Measure	**Implementation Schedule**	**Monitoring Agency**	**Sign-Off**
IX-1. Prior to the initiation of construction, a soil assessment of the dumped soil observed in the eastern portion of the site shall be conducted to determine the presence of potential soil contamination prior to use of such soils on-site. Once the soils are collected, the soils are to be tested for probably contaminants of concern. If soil contaminates are not found, further action is not required; however, if concentrations of any contaminant are detected in excess of established thresholds, the assessment shall include appropriate measures, including, but not limited to, soil remediation to an acceptable total threshold limit concentration (TTLC) level according to applicable State and federal regulations or proper excavation and disposal of the soil at a licensed landfill facility. All recommended measures shall be implemented by the project applicant, subject to review and approval by the Contra Costa County Health Services Department, as well as the City of Antioch Community Development Department.	Prior to the initiation of construction	Contra Costa County Health Services Department City of Antioch Community Development Department	
X-1. Prior to issuance of grading permits, the contractor shall prepare a Storm Water Pollution Prevention Plan (SWPPP). The developer shall file the Notice of Intent (NOI) and associated fee to the SWRCB. The SWPPP shall serve as the framework for identification, assignment, and implementation of BMPs. The contractor shall implement BMPs to reduce pollutants in stormwater discharges to the maximum extent practicable. The SWPPP shall be submitted to the Director of Public Works/City Engineer for review and approval and shall remain on the project site during all phases of construction. Following implementation of the SWPPP, the contractor shall subsequently demonstrate the SWPPP's effectiveness and provide for necessary and appropriate revisions, modifications, and improvements to reduce pollutants in stormwater discharges to the maximum extent practicable.	Prior to issuance of grading permits	Director of Public Works/City Engineer	
X-2. Prior to the completion of construction activities, the applicant shall prepare and submit, for the City's review, an acceptable Stormwater Control Operation and Maintenance Plan. In addition, prior to the sale, transfer, or permanent occupancy of the site the applicant shall be responsible for paying for the long-term maintenance of treatment facilities, and executing a Stormwater	Prior to the completion of construction activities	Director of Public Works/City Engineer	

A12

MITIGATION MONITORING AND REPORTING PROGRAM 18TH STREET EAST WAREHOUSE PROJECT				
	Mitigation Measure	**Implementation Schedule**	**Monitoring Agency**	**Sign-Off**
	Management Facilities Operation and Maintenance Agreement and Right of Entry in the form provided by the City of Antioch. The applicant shall accept the responsibility for maintenance of stormwater management facilities until such responsibility is transferred to another entity. *The applicant shall submit, with the application of building permits, a draft Stormwater Facilities and Maintenance Plan, including detailed maintenance requirements and a maintenance schedule for the review and approval by the Director of Public Works/City Engineer. Typical routine maintenance consists of the following:* • *Limit the use of fertilizers and/or pesticides. Mosquito larvicides shall be applied only when absolutely necessary.* • *Replace and amend plants and soils as necessary to ensure the planters are effective and attractive. Plants must remain healthy and trimmed if overgrown. Soils must be maintained to efficiently filter the storm water.* • *Visually inspect for ponding water to ensure that filtration is occurring.* • *After all major storm events remove trash, inspect drain pipes and bubble-up risers for obstructions and remove if necessary.* • *Continue general landscape maintenance, including pruning and cleanup throughout the year.* • *Irrigate throughout the dry season. Irrigation shall be provided with sufficient quantity and frequency to allow plants to thrive.* • *Excavate, clean and or replace filter media (sand, gravel, topsoil) to ensure adequate infiltration rate (annually or as needed).*			
X-3.	*Prior to issuance of building permits, Contra Costa County Flood Control & Water Conservation District drainage fees for the Drainage Areas shall be paid by the applicant. Proof of payment shall be submitted to the City for review and approval.*	Prior to issuance of building permits	City of Antioch Community Development Department	

A13

MITIGATION MONITORING AND REPORTING PROGRAM 18TH STREET EAST WAREHOUSE PROJECT			
Mitigation Measure	**Implementation Schedule**	**Monitoring Agency**	**Sign-Off**
XII-1. Prior to approval of grading permits, the City shall establish the following requirements, via written notation on final improvement plans, subject to review and approval by the City of Antioch Community Development Department: • *Construction activities shall be limited to the hours of 8:00 AM and 5:00 PM Monday through Friday when work is within 300 feet of occupied dwellings, and to between the hours of 7:00 AM and 7:00 PM Monday through Friday when work occurs greater than 300 feet from occupied dwellings. Such activities should be limited to the hours of 9:00 AM and 5:00 PM on Saturdays. No construction shall be allowed on Sundays and public holidays.* • *The construction contractor shall use temporary noise attenuation fences to protect sensitive receptors west of the project site.* • *The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.* • *Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.* • *When not in use, motorized construction equipment shall not be left idling for more than five minutes.* • *Stationary equipment (power generators, compressors, etc.) shall be located at the furthest practical distance from nearby noise-sensitive land uses or sufficiently shielded to reduce noise-related impacts.*	Prior to approval of grading permits	City of Antioch Community Development Department	
XVIII-1. Implement Mitigation Measures V-1 and V-2.	See Mitigation Measures V-1 and V-2.	See Mitigation Measures V-1 and V-2.	

A14

PLANNING COMMISSION
RESOLUTION NO. 2023-XX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH RECOMMENDING CITY COUNCIL APPROVAL OF A GENERAL PLAN MAP AMENDMENT AMENDING THE LAND USE DESIGNATION FOR THE EAST 18TH STREET EAST WAREHOUSE PROJECT FROM REGIONAL COMMERCIAL TO BUSINESS PARK

WHEREAS, the City of Antioch ("City") received an application from DECA Company for approval of an Initial Study/Mitigated Negative Declaration, General Plan Amendment, Specific Plan Amendment, Planned Development Rezone, Final Development Plan, Use Permit, and Design Review for the development of a 431,797-square-foot light industrial warehouse and associated site improvements located at north of the intersection of East 18th Street and Philips Lane (APN 051-052-056-2);

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

WHEREAS, on August 16, 2023, 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 southern portion of the site from Regional Commercial to Business Park;

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 August 4, 2023 for the Planning Commission public hearing held on August 16, 2023;

WHEREAS, on August 16, 2023, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary;

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

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Planning Commission does hereby make the following findings for recommending 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 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 East 18th Street East Warehouse 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 require changes to the East Eighteenth Street Specific Plan and as such the project includes a proposed Specific Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED that the Planning Commission hereby recommends City Council APPROVAL of the General Plan Land Use Map Amendment re-designating the site identified by Assessor's Parcel Number APN 051-052-056-2 from Business Park and Regional Commercial to Business Park.

* * * * * * *

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 16th day of August, 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

KEVIN SCUDERO
Secretary to the Planning Commission

PLANNING COMMISSION
RESOLUTION NO. 2023-XX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH RECOMMENDING CITY COUNCIL APPROVAL OF A SPECIFIC PLAN MAP AMENDMENT AMENDING THE EAST EIGHTEENTH STREET SPECIFIC PLAN LAND USE DESIGNATION FOR THE EAST 18TH STREET EAST WAREHOUSE PROJECT FROM REGIONAL COMMERCIAL/MIXED USE TO OFFICE/LIGHT INDUSTRIAL AND REMOVING THE PLANNED LOOP ROAD CONNECTING DRIVE IN WAY AND VINEYARD DRIVE

WHEREAS, the City of Antioch ("City") received an application from DECA Company for approval of an Initial Study/Mitigated Negative Declaration, General Plan Amendment, Specific Plan Amendment, Planned Development Rezone, Final Development Plan, Use Permit, and Design Review for the development of a 431,797-square-foot light industrial warehouse and associated site improvements located at north of the intersection of East 18th Street and Philips Lane (APN 051-052-056-2);

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

WHEREAS, on August 16, 2023, the Planning Commission recommended to the City Council adoption of the IS/MND and MMRP;

WHEREAS, on August 16, 2023, the Planning Commission recommended City Council approval of a General Plan Land Use Map Amendment (GP-22-02) for the Project;

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

WHEREAS, the proposed project requires amendments to the East Eighteenth Steet Specific Plan Land Use Map to redesignate the southern portion of the site from Regional Commercial/Mixed Use to Office/Light Industrial and to remove the planned loop road connecting Drive In Way and Vineyard Drive; and

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 August 4, 2023 for the Planning Commission public hearing held on August 16, 2023;

WHEREAS, on August 16, 2023, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary;

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

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

1. The proposed project conforms to the provisions and standards of the East Eighteenth Street Specific Plan because the proposed amendment is internally consistent with all other provisions of the East Eighteenth Street Specific 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 East Eighteenth Street Specific Plan; and

4. The proposed project will not cause environmental damage because the East 18th Street East Warehouse IS/MND determined that all potential environmental impacts would be less than significant with mitigations incorporated.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Planning Commission hereby recommends City Council APPROVAL of the Specific Plan Land Use Map Amendment re-designating the site identified by APN 051-052-056-2 from Office/Light Industrial and Regional Commercial/Mixed Use to Office/Light Industrial.

* * * * * * *

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 16th day of August, 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

KEVIN SCUDERO
Secretary to the Planning Commission

PLANNING COMMISSION
RESOLUTION NO. 2023-XX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH RECOMMEDNING CITY COUNCIL ADOPTION OF AN ORDINANCE REZONING 24.77 ACRES TO PLANNED DEVELOPMENT DISTRICT (PD-22-01) FOR THE EAST 18TH STREET EAST WAREHOUSE PROJECT (APN 051-052-056-2)

WHEREAS, the City of Antioch ("City") received an application from DECA Company for approval of an Initial Study/Mitigated Negative Declaration, General Plan Amendment, Specific Plan Amendment, Planned Development Rezone, Final Development Plan, Use Permit, and Design Review for the development of a 431,797-square-foot light industrial warehouse and associated site improvements located north of the intersection of East 18th Street and Philips Lane (APN 051-052-056-2);

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

WHEREAS, on August 16, 2023, the Planning Commission recommended to the City Council adoption of the IS/MND and MMRP;

WHEREAS, on August 16, 2023, the Planning Commission recommended City Council approval of a General Plan Land Use Map Amendment (GP-22-02) for the Project;

WHEREAS, on August 16, 2023 the Planning Commission recommended City Council approval of a Specific Plan Amendment (SP-22-01) for the Project;

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 August 4, 2023 for the Planning Commission public hearing held on August 16, 2023;

WHEREAS, on August 16, 2023, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary;

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

NOW, THEREFORE, BE IT 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 rezone to PD District (PD-22-01) 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 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 Eastern Waterfront Employment Focus Area.

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Commission does hereby recommend City Council ADOPTION of the Ordinance (Exhibit A) rezoning 24.77 acres located north of the intersection of East 18th Street and Philips Lane (APN 051-052-056-2) to Planned Development District (PD-22-01).

* * * * * * *

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 16th day of August, 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____

KEVIN SCUDERO
Secretary to the Planning Commission

Exhibit A

ORDINANCE NO. ___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO REZONE 24.77 ACRES TO PLANNED DEVELOPMENT (PD-22-01) DISTRICT (APN 051-052-056-2)

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

SECTION 1:

The City Council determined on _____, that, pursuant to Section 15074 of the Guidelines of the California Environmental Quality Act, and after full consideration of the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for project, and on the basis of the whole record before it, the Initial Study/Mitigated Negative Declaration for the East 18th Street East Warehouse Project should be certified.

SECTION 2:

At its regular meeting of August 16, 2023, Planning Commission recommended that the City Council adopt the Ordinance to rezone the subject property to Planned Development (PD-22-01) District for the East 18th Street East Warehouse Project.

SECTION 3:

The East Eighteenth Street Specific Plan, adopted by City Council Ordinance 986-C-S, passed on December 11, 2001, establishes the land plan to implement the proposed PD zoning. The real property description, attached hereto, is hereby rezoned to Planned Development (PD-22-01) District for the East 18th Street East Warehouse Project, and the City of Antioch Zoning Map is hereby amended accordingly.

SECTION 4:

The development standards, as defined below, for the subject property **(APN 051-052-056-2)**, known as the East 18th Street East Warehouse Project, are herein incorporated into this ordinance, and are binding upon said property.

Development Standards for the Proposed East 18th Street East Warehouse Planned Development District (PD-22-01)

Development Standards	**PD Zoning Standards for East 18th Street East Warehouse Project**
Maximum height	45’
Maximum Lot Coverage	50%
Minimum Front Yard Landscaping Setback	20’
Minimum Street Side Yard Landscaping Setback	20’

Development Standards	PD Zoning Standards for East 18th Street East Warehouse Project
Minimum Interior Side Setback	0’
Minimum Rear Yard Setback	0’
Minimum Lot Size	40,000 Square Feet
Parking	As shown on the approved Final Development plan and section 9-5.17 of the Antioch Municipal Code

SECTION 5

The allowed uses, as defined below, for the subject property **(APN 051-052-056)**, known as the East Warehouse Project, are herein incorporated into this ordinance, and are binding upon said property.

Permitted uses shall be those identified and defined as appropriate land use types in the Eastern Waterfront Business Park section of Land Use Table 4.A of the City of Antioch General Plan and hereby listed below:

- Administrative and Professional Offices
- Light Manufacturing and Assembly
- Research and Development
- Storage and Distribution (Entirely within an enclosed building)

Permitted Ancillary Uses:

- Showrooms associated with permitted uses
- Truck and trailer parking in the parking area specifically designated for trailer stalls on the site plan

.

The following uses identified and defined as appropriate land use types in the Eastern Waterfront Business Park section of the Land Use Table 4.A of the City of Antioch General Plan are not permitted at the project site:

- Recreational Vehicle Park
- Personal Storage

Temporary outdoor storage uses shall be subject to the approval of an Administrative Use Permit. Any other Light Industrial/Business Park employment generating use not specifically listed here shall be subject to the review and approval of the Zoning Administrator.

SECTION 6:

The City Council finds that the that the proposed zone reclassification will allow uses more suitable uses for the site than the present classification; that the subject property is suitable to the use permitted in the proposed zone change; that said permitted uses are not detrimental to the

public or surrounding properties; and that the proposed zone change is in conformance with the Antioch General Plan.

SECTION 7:

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

* * * * * * * *

I HEREBY CERTIFY that the forgoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Antioch, held on the ___ of ____, 2023, and passed and adopted at a regular meeting thereof, held on the ___ of ____, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor of the City of Antioch

ATTEST:

_____
City Clerk of the City of Antioch

PLANNING COMMISSION
RESOLUTION NO. 2023-XX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH RECOMMENDING CITY COUNCIL APPROVAL OF A FINAL DEVELOPMENT PLAN, USE PERMIT, AND DESIGN REVIEW FOR THE EAST 18TH STREET EAST WAREHOUSE PROJECT

WHEREAS, the City of Antioch ("City") received an application from DECA Company for approval of an Initial Study/Mitigated Negative Declaration, General Plan Amendment, Specific Plan Amendment, Planned Development Rezone, Final Development Plan, Use Permit, and Design Review for the development of a 431,797-square-foot light industrial warehouse and associated site improvements located north of the intersection of East 18th Street and Philips Lane (APN 051-052-056-2);

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

WHEREAS, on August 16, 2023, the Planning Commission recommended City Council adoption of the IS/MND and MMRP;

WHEREAS, on August 16, 2023, the Planning Commission recommended City Council approval of a General Plan Land Use Map Amendment (GP-22-02) for the Project;

WHEREAS, on August 16, 2023 the Planning Commission recommended City Council approval of a Specific Plan Amendment (SP-22-01) for the Project;

WHEREAS, on August 16, 2023, the Planning Commission recommended City Council approval of a Planned Development Rezone (PD-22-01) for the 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 August 4, 2023 for the Planning Commission public hearing held on August 16, 2023;

WHEREAS, on August 16, 2023, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary;

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

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

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

2. The streets and thoroughfares proposed meet the standards of the city's Growth Management Program and adequate utility service can be supplied to all phases of the development.

3. Any commercial component is justified economically at the location(s) proposed.

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

5. Any industrial component conforms to applicable desirable standards and will constitute an efficient, well-organized development with adequate provisions for railroad and/or truck access and necessary storage and will not adversely affect adjacent or surrounding development.

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;

7. The area surrounding the P-D District can be planned and zoned in coordination and substantial compatibility with the proposed development.

8. The P-D District conforms with the General Plan of the city.

NOW, THEREFORE BE IT FURTHER RESOLVED, that the Planning Commission makes 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 once for which a use permit is authorized because the City of Antioch Zoning Ordinance requires a use permit for all Planned Development (PD) applications.

3. The site for the proposed use is adequate in size and shape to accommodate such use, and all yard, fences, parking, loading, landscaping, and other features required, to other uses on the site. The site plan complies with the Planned Development standards established for the project's PD 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.

5. The granting of such use permit will not adversely affect the comprehensive General Plan because the proposed uses and design are consistent with the General Plan. The General Plan designation is Eastern Waterfront Employment Focus Area, which allows for the type of industrial development proposed by the project.

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.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Planning Commission of the City of Antioch does hereby recommend City Council APPROVAL of the Final Development Plan, Use Permit, and Design Review to develop a 431,797-square-foot light industrial building on a 24.7-acre lot with new parking, detention basins, lighting, and landscaping located north of the intersection of East 18th Street and Philips Lane (APN 051-052-056-2), subject to the conditions in Exhibit A.

* * * * * * * *

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 16th day of August, 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

KEVIN SCUDERO
Secretary to the Planning Commission

EXHIBIT A
CONDITIONS OF APPROVAL

ANTIOCH CALIFORNIA
OPPORTUNITY LIVES HERE

EXHIBIT A: CONDITIONS OF APPROVAL DECA EAST
DRAFT

General Conditions		Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Deca Response
1.	**Project Approval**. This ENTITELEMENT approval is for APN051-052-056, as substantially shown and described on the project plans, except as required to be modified by conditions herein. Plans date receivedNovember 4, 2022, as presented to the Planning Commission on August 16, 2023 ("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 bythe conditions herein for approval by the City.	City of Antioch	On-Going	Planning Department	
2.	**Project Approval Expiration**. This approval expireson August 16, 2025(two years from the date on which thisapproval becomes effective) or at an alternate time specified as a condition of approval, unless a building permit has been issued and construction diligently pursued. All approval extensions shall be processed as stated in the Antioch Municipal Code.	City of Antioch	On-Going	Planning Department	

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

10.	**Hold Harmless Agreement/Indemnification**. The applicant (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Antioch and its agents, officers and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul the City's approvalconcerning this application. The City will promptly notify the applicant of any such claim action or proceeding and cooperate fully in the defense.	City of Antioch	On-Going	Planning Department	Noted.
	Public Works Standard Conditions	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification(date and Signature)
13.	**Encroachment permit and preconstruction meeting.** The developer shall file an encroachment permit with the City of Antioch public works department for construction of all public improvements being constructed both inside the public right of way and within the site. After the improvement plans are approved and the necessary permit fees are paid a preconstruction meeting with public work inspection shall be scheduled. The developer will provide the City a draft schedule of construction so City staff can anticipate the project in their workload. The developer shall also inform the adjacent property owners to the developing parcel that construction activity is about to begin and will extend to approximate finish date of the project.	City of Antioch	At building permit	Public Works Department	
14.	**City Standards**. All proposed public improvements shall be constructed to City standard plans and specifications or as otherwise approved by the City Engineer in writing.	City of Antioch	On-Going	Public Works Department	
15.	**Utility Construction.** All Public and private utilities shown on the18th Street DECA EAST Development utility plans shall be constructed to their ultimate size, location and configuration as shown on the approved plans in accordance with City	City of Antioch	On-Going	Public Works Department	

	standards.				
16.	**Utility Undergrounding.** All existing overhead electrical lines along 18th street shall be underground per City of Antioch Municipal code section 7.3 "Underground utility Districts". Transformers, PMH boxes, switchgears, and similar electrical equipment may be installed above grade, on suitable concrete pads, and screened from public view. The developer shall dedicate a 10' wide Public Utilities easement over all underground public utilities not in public right of way by landscaping or other acceptable means as approved by the Engineering Director of Public works. .	City of Antioch	On-Going	Public Works Department	
17.	**Utility Mapping.** Prior to acceptance of public utilities, the developer shall provide CAD as-built drawings of all public utilities located within the site. This includes all public Water Distribution Utility lines and features, sewer collection lines, pump station, Storm drainage lines, and inverts associated with these utilities. Developer shall also include locations of water meters, light poles, and irrigation controllers. These coordinates must provide in GIS shapefile format using the NAVD 88 (with conversion information). Prior to acceptance of any public utilities, the developer shall provide coordinates of all public utilities installed within the site will be included in the CAD as-built drawings.	City of Antioch	Prior to Acceptance of Public Utilities	Public Works Department	
18.	**Sewer**. The developer shall remove the existing public sewer line that drains through the existing parcel and install a new 10" sewer line from existing line in Drive in way ,around the proposed building as shown on the project utility plan to a new sewer lift station located on the eastern side of the proposed site. From the lift station the new sewer line extends to the existing sewer	City of Antioch	On-Going	Public Works Department	

	manhole located along the west property line. All sewer main connections shall be made manhole to manhole structures. All sewage shall flow by gravity from the existing sewer line manhole on the west side property line to the new pump station, then flow by gravity to existing sewer pipe located on Drive in way along the east side of the project. The developer shall dedicate a 10' wide public sewer easement and public access easement for the City to be able to access the new public sewer main and pump station for maintenance. As shown on the utility plans, all onsite sanitary sewer lines that drains from the building shall be a private line and drain by gravity to the public main per city requirements. The rerouting of the public sewer main shall remain public. The improvement plans shall identify which sewer lines are privately maintained and which sewer lines will be maintained by the City. A sewer study will be required to determine the size the sewer lift station pumps and verify the size of proposed sewer main that can handle the added flows of this project and projected sewer flows of the sewer system upstream from this project. The developer shall not place trees in landscaping areas over this new sewer main line.				
19.	**Storm Drain Design/Construction**. The developer shall design and construct all storm drain facilities to adequately collect and convey stormwater entering or originating within the site to the nearest man-made drainage facility, without diversion of the watershed as modeled by the site drainage study. Drainage flows from the 50 year and 100-year storms shall be handled by overland release off the site at designated wear points located at the south east corner of the site. a. The private drainage system, including, catch basins, curb and gutters and valley gutters shall be constructed of	City of Antioch	At the Time of Building occupancy	Public Works Department	

	concrete. Pipes may be constructed of concrete, or other materials, subject to review and approval by Staff. All proposed open ditches in landscape areas, shall be earth lined ditches or as approved by the City Engineer. Drainage from adjacent properties that naturally drain through the project site shall be captured and routed through the site and discharged to the public drainage system. This drainage from neighboring uphill topographies shall be included in the drainage study and analysis. b. All site drainage shall flow by gravity to treatment facilities as shown on the site grading plan to treat runoff in accordance with provision C.3 of the San Francis co Bay Regio NPDES permit. The filtered water shall then discharge either by infiltration or flow by gravity pipe or by pump to the public storm drain system located at the end of Drive-in way. Catch basins shall be installed in each bioretention basin to act as overflow weir to handle larger flows than the basin can filter. These peak 10-year flows shall also flow to the to the closest public drainage system located in Drive-In way. c. Due the large number of impervious surfaces on the site, the developer shall detain or retain all drainage of the site to discharge to the site drainage system at a flow rate that does not exceed the capacity of the public storm drain infrastructure, the developer shall install underground infiltration systems s) with the associated manholes and cleaning facilities be constructed and operational prior to occupancy the building. This underground infiltration system shall have adequate manholes, concrete boxes, grates, boxes and wear per the manufactures specifications and				

	also have adequate built in facilities to clean the underground detention basin of silt. Annual inspections shall be made of this facility by the site maintenance to monitor the accumulation of silt and trash that could build up inside this underground detention basin. d. The Detention and bioretention basins shall be designed to provide controlled overland release for the 100-year storm event. An Operations and Maintenance Manual (for each basin) shall be submitted for all basins prior to the issuance of the first building permit stating showing the capacity of each basin and location of over flow of the 100-year flow event release.				
20.	**Water Pressure**. The developer shall provide adequate potable water and fire water pressure and volume to serve this building sprinkler system and domestic use. This will include minimum of fire flow of 1000 gpm a minimum residual pressure of 20 psi with all losses included at the highest point of sprinkler system at a minimum static pressure of 20 psi or as approved by the City Engineer and/or fire marshal. See Fire Requirements for additional water flow conditions.	City of Antioch	On-Going	Public Works Department	
21.	**Requirement for Looped System.** This private water system shall be designed as a looped water distribution system around the building with private fire hydrants spacing a maximum of 400 feet, connecting to this looped system. The system shall be connected to the public water main with double detector check assemblies per city requirements to meet fire flows. The developer shall be responsible for installing all water connections to public water system in accordance with city standards, backfill and restore pavement, landscaping and other surface improvements to conditions before construction	City of Antioch	On-Going	Public Works Department	

	to the satisfaction of the City Engineer.				
22.	**Hydrology Report**. The developer shall submit hydrology and hydraulic calculations, and drainage report as part of the storm water pollution control plan. The analysis shall demonstrate adequacy of the on-site drainage system and with no impacts to the downstream drainage system. The analysis shall be reviewed and approved by Contra Costa County Flood Control. This storm water report shall document the size and flows of this underground retention basin, and quantity of surface water the bioretention basins need to be cleaned in a first flush storm event. The developer shall follow the manufacture recommendations in construction and maintenance of each retention facility. The developer shall prepare a O&M plan for approval of each basin by the city prior to building permit.	City of Antioch	Prior to the Recordation of the First Final Map	Public Works Department	
23.	**Retaining Walls** 1. **No retaining walls in Public Right of Way.** Retaining walls shall not be constructed in City right-of-way or other City maintained parcels unless otherwise approved by the City Engineer. 2. Due to difference in grades with adjacent parcels, The developer shall transition grades at a 2:1 max slope on site and start 1 foot back from the property line from existing grade to developed grades. If this maximum slope cannot be maintained, then the developer may need to install gravity retaining walls along the parcel lot lines one foot from the property line to adequately transition grades to the proposed grades of the site.	City of Antioch	On-Going	Public Works Department	

	3. **Materials.** All retaining walls shall be of concrete masonry unit construction. 4. **Height**. All retaining walls shall be reduced in height to the maximum extent practicable and the walls shall meet the height requirements in the frontage and side slope requirements and standard sight distance triangles at intersections as required by the City Engineer.				
24.	**Fences.** Rear, side and front yard fencing shall be 8' high tube steel fence with automatic opening gates of the same material installed where required and painted black. All fences shall be located on the property line at the top of slope or at existing grade as approved by the City Engineer. a. In some cases where a fence is to be built in conjunction with a retaining wall, and the wall face is exposed to a side street, the fence shall be setback a minimum of three feet (3') behind the retaining wall per Antioch Municipal Code § 9-5.1603, or as otherwise approved by the City Engineer in writing. b. All fencing adjacent to open space (trails and basins) shall be wrought iron, tubular steel, or as otherwise approved by the City Engineer in writing at the time of improvement plan approval and shall be located at the top of slope.	City of Antioch			

EXHIBIT A: CONDITIONS OF APPROVAL for DECA East

	Conservation/NPDES	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification(date and Signature)
25.	**C.3 Compliance**. Per State Regulations, all impervious surfaces including off-site roadways to be constructed as part of the project are subject to C.3 requirements.	State of California	On-Going	Public Works Department	
26.	**NPDES.** The project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). (Note: Per State Regulations, NPDES Requirements are those in affect at the time of the Final Discretional Approval.) Under NPDES regulations, the project is subject to provision C.3: "New development and redevelopment regulations for storm water treatment." a. **Requirements.** Provision C.3 requires that the project include storm water treatment and source control measures, as well run-off flow controls so that post-project runoff does not exceed estimated pre-project runoff. The approved preliminary plans show that the developer will construct two bioretention basins and an underground basin to satisfy this requirement. b. **Storm Water Control Plan**. C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrate plan compliance. The SWCP shall be submitted concurrently with the site improvement plans. c. **Operation and Maintenance Plan**. For the treatment and flow-controls identified in the approved SWCP, a separate Operation and Maintenance Plan (O&M) shall be submitted to the Building Department at the time of permit submittal. **d. CCRs**. Both the approved SWCP and O&M plans shall be included in the project maintenance operation plans.	Federal Government	At the Time of Building Permit Submittal	Public Works	

	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.				
27.	**NPDES Plan Submittal Requirements**. The following requirements of the federally mandated NPDES program (National Pollutant Discharge Elimination System) shall be complied with as appropriate, or as required by the City Engineer: a. **Application.** Prior to issuance of building permits, site improvements, or landscaping, the developer shall submit a 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. 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	Federal Government	At the Time of Building Permit Submittal	Public Works	

	Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022). c. **Final Operation & Maintenance Plan.** Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance Plan in accordance with City of Antioch guidelines. This O&M plan shall incorporate City comments on the draft O&M plan and any revisions resulting from changes made during construction. The O&M plan shall be incorporated into the CC&Rs for the Project. 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. e. **Design Details.** i. To prevent site or roof drainage from draining across sidewalks and driveways close to the building in a concentrated manner, roof drains shall be piped under/or through the sidewalk/or curb and gutter. ii. Install on all catch basins "No Dumping, Drains to River" decal buttons on the top of curb or paving next to the drainage grate.				

	f. **Hydrology Calculations.** Collect and convey all storm water entering, and/or originating from, the site to an adequate downstream drainage facility without diversion of the watershed. Submit hydrologic and hydraulic calculations with the Improvement Plans to Engineering Services for review and approval. g. **Regional Water Quality Control.** Prior to issuance of the grading permit, submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board. h. **SWPP**. Submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to issuance of a building and/or grading permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP's. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order. i. **BMP.** Install appropriate clean water devices at all private storm drain locations immediately prior to entering the public storm drain system. Implement Best Management Practices (BMP's) at all times. j. **Erosion Control.** Include erosion control/storm water quality measures in the final grading plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences and are subject to review and approval of the City Engineer.				

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

	Additional information regarding the project SWCP is necessary and modifications to the SWCP shown on the proposed Vesting Tentative Map may be required in order to comply with C.3 regulations.				
	Fire Standards	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
28.	**Fire Requirements** All requirements of the Contra Costa County Fire Protection District shall be met.	Contra Costa Fire Protection District	On-Going	Contra Costa Fire Protection District	
	Building Permit Submittal	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
29.	**Requirement for Phasing Plan.** The project shall be built continuously in one phase. If the project will become a phased project, then the developer shall provide a phasing plan to the Community Development Department.	City of Antioch	At the time of Building Permit Submittal	Community Development Department	
30.	**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	
31.	**Water Efficient Landscape Ordinance**. Landscaping for the project shall be designed to comply with the applicable requirements of City of Antioch Ordinance No. 2162-C-S The State Model Water Efficient Landscape Ordinance (MWELO). The applicant shall demonstrate compliance with the	City of Antioch	At the time of Building Permit Submittal	Community Development Department	

	applicable requirements of the MWELO in the landscape and irrigation plans submitted to the City.				
32.	**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	
33.	**Property Drainage.** The buildings shall contain rain gutters and downspouts that direct water away from the foundation as approved by the City Engineer. All sidewalks or curb and gutters located close to down spouts shall be piped under or through the sidewalk so not make for concentrated slippery surface hazardous condition.	City of Antioch	At the Time of Building Permit Submittal	Public Works Department	
34.	**Utility Location on Private Property**. All domestic and irrigation water meters, sanitary sewer clean outs for the site (water meters, sewer cleanouts, etc.) shall be located along the street frontage just inside the site property line as approved by the City Engineer.	City of Antioch	At the Time of Building Permit Submittal	Public Works Department	

	Grading Improvements	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
35.	**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 all required modifications stated by the Conditions of Approval. The permit shall be obtained for rough and final grading of the site subject to review and approval by the City Engineer. The grading plans shall show in detail how the site will be graded and all low spots, and the site will have adequate drainage devices installed to drain the site. The submitted plans shall incorporate any modifications required by the Conditions of Approval of the handling the natural drainage from surrounding parcels, rough grading of the site to install all retention and bioretention basins and building pads. Since the constructing the site will require the developer to import significant quantities of soil material, the developer shall provide a traffic handling plan to the City and street sweeping plan for making sure the street route to the project remains clean of soil debris and the develop pays for any damage to city streets directly caused by the excessive truck traffic caused by importing so much fill material to the site over city roadways.	City of Antioch	At the time of Building Permit Submittal	Public Works	
36.	**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	

37.	**Off-Site Grading**. All off-site grading is subject to the coordination and approval of the affected property owners and the City Engineer. The developer shall submit written authorization to "access, enter, and/or grade" adjacent properties prior to issuance of permit and performing any work.	City of Antioch	At the time of Building Permit Submittal	Public Works	
38.	**Grading Easements.** Any sale of a portion (or portions) of this project to multiple developers shall include the necessary agreement and/or grading, access and utility easements to assure that project-wide grading conforms to the approved project and conditions of approval for the project.	City of Antioch	At the time of Building Permit Submittal	Public Works	

N

At the Time of Building Permit Issuance		Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
39.	**Sewer System Requirements**. The sewer system for the subject site shall comply with City of Antioch sewer requirements 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	
40.	**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	
41.	**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	

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

45.	**Filter Materials at Storm Drain Inlet**. During construction the developer to install filter materials (such assandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site prior to: a) start of the rainy season (October 1); b) site dewatering activities; c) street washing activities; d) saw cutting asphalt or concrete; and e) order to retain any debris or dirt flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash.	City of Antioch	On-Going	Building Department	
46.	**Archeological Remains**. In the event subsurface archeological remains are discovered during any construction or preconstruction activities on the site, all land alteration work within 100 feet of the find shall be halted, the Community Development Department notified, and a professional archeologist, certified by the Society of California Archeology and/or the Society of Professional Archeology, shall be notified. Site work in this area shall not occur until the archeologist has had an opportunity to evaluate the significance of the find and to outline appropriate mitigation measures, if deemed necessary. If prehistoric archeological deposits are discovered during development of the site, local Native American organizations shall be consulted and involved in making resource management decisions.	City of Antioch	On-Going	Community Development Department	

		Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
47.	**Erosion Control Measures.** The grading operation shall take place at a time, and in a manner, so as not to allow erosion and sedimentation into the public drainage system or publicly maintained surfaces. 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			
48.	**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			
49.	**Debris Removal.** The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.	City of Antioch			
	Bonding Requirements	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
50.	**Security / bonding requirements.** The property owner or developer of the parcel shall include all the required security for public improvements described in Title 9, Chapter 4, Article 5: Final Maps, of the Antioch Municipal Code, including, but not limited to: a. Improvement security in one of the following forms: i. Bond or bonds issued by one or more duly authorized corporate securities in an amount equal to 100% of the total	City of Antioch	At the time of Final Map Submittal	Public Works	

	estimated costs of the public improvements for faithful performance, and in an amount equal to 100% of the total estimated costs of the improvements for labor and materials. ii. A deposit, in an amount equal to 100% of the total estimated costs of the public improvements, either with the city or a responsible escrow agent or trust company, at the option of the City Engineer, of money or negotiable bonds of the kind approved for securing deposits of public moneys, in the amounts and for security as specified above, to be released in the same manner as described above for bonds. b. An original, signed subdivision agreement, to be executed by the subdivider or his agent, guaranteeing the completion of the construction of the public improvements required by the governing body within a specified time and payment therefore, satisfactory to the City Attorney as to legality and satisfactory to the City Engineer as to amount. c. A letter from the Tax Collector showing that all payable taxes have been paid and a bond for the payment of taxes then a lien but not yet payable, as required by the Subdivision Map Act. d. A cash payment, or receipt therefore, of all the fees required for the checking and filing of the maps and the inspections of the construction; payment for the street signs to be furnished and installed by the city, if required by the subdivider; a cash deposit for the payment of such fire hydrant rental fees as may be established by the respective fire districts or water company or district having jurisdiction; and any other applicable fees or deposits. e. Deeds for the easements or rights-of-way for road purposes map.				

	f. Written evidence acceptable to the city, in the form of rights of entry or permanent easements across private property outside the subdivision, permitting or granting access to perform the necessary construction work and permitting the maintenance of the facility. g. Agreements acceptable to the city, executed by the owners of existing utility easements within the proposed roads rights-of-way, consenting to the dedication of roads or consenting to the joint use of the rights-of-way as may be required by the city for the purpose use and convenience of the roads. h. A surety bond acceptable to the city, guaranteeing the payment of the taxes and assessments which will be a lien on the property, as set forth in the Subdivision Map Act, when applicable. i. Payment of map maintenance fee. j. Payment of the assessment district apportionment fee, if applicable. k. Evidence of annexation into Police Services Fee CFD l. Evidence of payment of Contra Costa County Flood Control District fees. m. A final soil report, prepared by a civil engineer who is registered by the state, based upon adequate test borings or excavations of every subdivision, as defined in Cal. Gov't Code §§ 66490 and 66491. The final soil report may be waived if the City Engineer shall determine that, due to the knowledge of such department as to the soil qualities of the subdivision, no preliminary analysis is necessary.				

51.	**Dedication of 18th street frontage**. Developer shall dedicate to the City of Antioch, all needed 20 feet of Right of way along frontage of 18th street from the existing south property line to the back of sidewalk that is approximately 10' north of the existing face of curb. If there is no curb or sidewalk present, the right of way shall be one foot from the existing edge of pavement for the existing 18th street.	City of Antioch	Prior to occupancy permit	Public Works	
52.	**Removal of not used utility Easements.** All easements and right of ways of record that are no longer used such as: the 10' wide right of way and water line easement and the 10' wide right of way sewer line easement within this project parcel shall be vacated and removed prior to occupancy of the building or as approved by City Engineer.	City of Antioch	Prior to occupancy permit	Public Works	
53.	**Required Easements**. All required public utility and access easements for over all existing and underground public utilities and other installed public improvements shall be secured by the developer at no cost to the City prior to occupancy. Developer shall also grant a 10' wide public utility easement for utility companies to remove overhead utilities and underground them along the project frontage. The developer shall also dedicate public utility easements over-all on-site utility lines that are placed underground. The developer shall also grant a traffic signal loop easement on his property for placement of traffic signal loops for operation of the existing traffic signal at the new driveway entrance at 18th street.	City of Antioch	Prior to occupancy permit	Public Works	

EXHIBIT A: CONDITIONS OF APPROVAL for DECA East

	Prior to Issuance of Occupancy Permit	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
54.	**Planning Inspection**. Planning staff shall conduct a site visit to review exterior building elevations for architectural consistency with the approved plans and landscape installation (if required).All exterior finishing details including window trim, paint, gutters, downspouts, decking, guardrails, and driveway installation shall be in place prior to scheduling the final inspection.	City of Antioch	Prior to Occupancy Permit	Planning Department	
55.	**Debris Removal.** All mud, dirt or construction debris 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	
56.	**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.		Prior to Occupancy Permit	Fire Department	
57.	**Damage to Street Improvements**. Any damaged existing street improvements along the project frontage before and during construction on or adjacent to the project property, shall be repaired or replaced to the satisfaction of the City Engineer at the full expense of the Developer. This shall include any broken sidewalk, curb and gutter, landscaping, street pavement, or other existing frontage improvements, as may be required by the City Engineer. This north side of the intersection shall be improved to a 4-way intersection to city standards. At driveway entrances the pavement conforms shall be designed and constructed to match existing grade and transition as smooth as possible at 1% minimum grade break.	City of Antioch	Prior to Occupancy Permit	Building Department	

58.	**Right-of-Way Construction Standards.** All improvements within the public right-of-way, including curb, gutter, sidewalks, driveways, paving and utilities, shall be constructed in accordance with approved standards and/or plans and shall comply with the standard plans and specification of the City Engineer.	City of Antioch	Prior to Occupancy Permit	Public Works	
59	**Modification of 18th Street intersection and Phillips Lane at the driveway entrance.** The developer shall modify the existing street intersection of 18 street and Phillips lane at the site entrance to a four way intersection by installing curb gutter and 5' wide sidewalk on the north half of the intersection, reconstruct the existing ADA ramps located on north side of the intersection to current standards, reprogram the signal controller for 4 way intersection with ped crossings and if needed install a new traffic controller if the existing one cannot be reprogramed. The developer shall also install the necessary drainage devices, regrade and conform the existing AC pavement. and relocate the existing pedestrian buttons, fire hydrants, traffic signal head, and other traffic signal boxes and signage to current City standards as approved by the City Engineer. The existing AC berms, temporary AC sidewalk and edge of pavement shall be modified to meet current City standards plans and specifications for 4-way intersection with proper curb returns, curb gutter and sidewalks. Vehicle and bike detector loops shall be installed in all 4 legs of the intersection, and detector cables and wiring added to the intersection and the traffic controller reprogramed to function as a 4-way intersection. Cross walks and stop bars shall also be added to the intersection. If required, the existing median curb may need to be pulled back and reconfigured to allow for additional cross walks and new ADA ramps added of the intersection. New curb returns and sidewalks shall be installed to match the grade and alignment of existing street grades of the intersection. The costs of the traffic signal can be shared amongst other developing properties on 18t a street or other benefitting properties in the area of this traffic signal installation. If the developer wants to	City of Antioch	Prior to Occupancy Permit	Public Works	

	receive reimbursement for part of the cost of installation, he can prepare a benefit district engineers report recommending a formation of a benefit district on all vacant properties on 18th street and other developing properties in the vicinity of the traffic signal. This benefit district will spread the costs of the signal on these other developing parcels and recommend a fair share basis of payment for the traffic signal. City shall process the formation of the benefit district with City Council and record fare share cost distribution to other vacant properties to ensure that the Developer is able to receive reimbursement of the traffic signal as future development occurs within the next 10 years.				
60	**Removal of existing wells.** The developer shall remove and abandon all existing irrigation wells found on the property in accordance with County of Contra Costa well abandonment standards. This includes the removal of the pumps, pipes, concrete structures, and all existing equipment used to operate the wells and former irrigation system.	City of Antioch	Prior to Occupancy Permit	Public Works	
61.	**Idle Free Signage.** Consistent with the City's adopted 2010 Climate Action Plan, the applicant shall install at least one "Idle Free" sign encouraging drivers to refrain from idling in their vehicle, reducing air pollution and greenhouse gas emissions. The sign shall be placed in an area with high visibility where drivers are queued to access the drive through or pick up area. The sign location shall be shown on the construction plans at the time of building permit submittal for review and approval by Planning staff. The sign shall be 12"x 18" and satisfy City requirements for no parking signage, traffic sign mounting, and signage in the right of way. The applicant shall use the Idle Free Bay Area website https://idlefreebayarea.org/resources/ as a resource to view a sample bilingual Idle Free sign. The applicant may use this template when designing and printing signage.	City of Antioch	Prior to Occupancy Permit	Planning Division	

	Special Conditions				
62	**Bicycle Parking Spaces**. The developer shall install a total 23 bicycle parking spaces for site which means that bike racks shall be installed near the entrance of each office area located in the four corners of the building.	City of Antioch	Prior to Occupancy Permit	Public Works	
63	**ADA parking spaces.** The developer shall install 16 ADA parking spaces with 4 van spaces in accordance with the latest ADA standards.	City of Antioch	Prior to Occupancy Permit	Public Works	
64	**Parking.** The developer shall install 402 passenger car parking spaces, (337 standard 9'x18' with 2 feet vehicle overhang parking spaces, 49 EV spaces in accordance with city parking standards and 16 ADA stalls)	City of Antioch	Prior to Occupancy Permit	Public Works	
65	**Vehicles not allowed to stack or que outside onto public ROW**. If vehicle staking in public ROW occurs on a regular basis, the developer will propose several alternative improvements solutions to the city to mitigate the problem. The Director of Public works will then approve one of the solutions to be implemented by the developer at no cost to the City.	City of Antioch	Prior to Occupancy Permit	Public Works	
66	**EB Left turn lane E. 18th street**. The developer shall restripe the existing eastbound left turn lane on E 18th street into the site making minimum12-foot-wide left turn storage lane starting with a 60 feet striped lane transition at the existing median curb and striping the remaining lane with a dedicated 12' wide left turn lane be installed to the intersection cross walk. One double yellow line shall be installed in the remaining width of the median. The existing dual left turn arrows shall be removed and left turn arrow installed on both EB left turn pocket and NB left turn pocket vehicles can be detected by the existing traffic signal. If needed, Developer shall install additional left turn signage, detector loops, wiring and other traffic signs as required by City standard traffic signal design requirements of the City. For the avoidance of doubt, this condition is not requiring any additional deeding of ROW or land, it	City of Antioch	Prior to Occupancy Permit	Public Works	

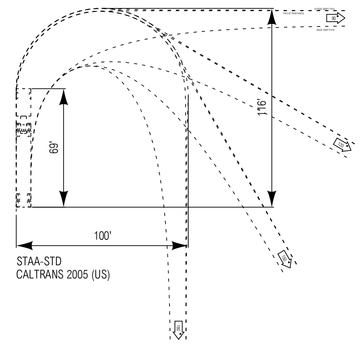
	is solely the restriping and associated signal work.				
67	**Broken sidewalk and curbs replaced along project frontage.** The developer shall replace all broken sidewalk, curbs and gutters and pavement along the project frontage of E. 18th streets.	City of Antioch	Prior to Occupancy Permit	Public Works	
68	**Frontage Landscaping.** The developer shall install landscaping along the project frontage of E. 18th street right of way with a separate irrigation meter to be dedicated to the city for maintenance in accordance with city landscaping requirements.	City of Antioch	Prior to Occupancy Permit	Public Works	
69	**Strip out one or two parking stalls for vehicle 3-point turn around**. The approved site plan shows two dead-end parking aisles within the trailer parking area and in vehicle parking lot at the south end of the site. Because the parking spaces would not be assigned and nor controlled, last parking space at the end of the parking isle would typically be left vacant (striped out) to assist vehicles in maneuvering a three point turn around at the end of parking area. Two parking spaces shall be stripped out and used solely to assist vehicles In maneuvering a 3-point turnaround in the event that all the parking stalls in that drive isle are being used so vehicle has room to turn around.	City of Antioch	Prior to Occupancy Permit	Public Works	
70	**Install full street driveway Entrance**: The developer shall construct a full width (Phillips) street driveway entrance off of E 18th street to the site in accordance with City Standards. This includes the installation of new 30' radius or larger curb returns, curb, gutter and sidewalks, new ADA ramps, and crosswalk in accordance with City standards and specifications. The final size of the driveway shall be reviewed and approved by the Director of Public Works. Due to the relocation of sidewalks, the developer shall dedicate a 10' wide public access easement over the sidewalk crosswalk across the driveway entrance that encumbers into the project parcel.	City of Antioch	Prior to OccupancyPermit	Public Works	
	Public Sewer System	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	__ Verification(date and Signature)

71	**The proposed sewer lift station** shall be designed by a Design Engineer Consultant qualified in the design of sewer lift stations by submitting their qualifications and experience to the City Public works department prior to plan submittal. The Sanitary Sewer lines, Joint trench lines, storm drainage and fire and domestic water lines that are shown in the preliminary utility drawing are too close to one another and show be spaced in accordance with city requirements. All Utility separations and crossings shall comply with California Regulations related to Drinking Water – Section 64572. Water Main Separation.	City of Antioch	Prior to Occupancy Permit	Public Works	
72	The developer shall **dedicate a Public Utilities easement** and a maintenance agreement shall be dedicated to the City for sanitary sewer system and sewer lift station maintenance. When maintenance is required on the public sanitary sewer system, the City will make repairs to the sanitary sewer system and backfill the trench to existing grade level with native soil and the pavement section restored. The property owner shall be responsible for all repairs to any private landscaping improvements removed to maintain public sanitary sewer system. The developer shall not install trees over the proposed public sewer line.	City of Antioch	Prior to Occupancy Permit	Public Works	
73	**A sewer study** shall be prepared and stamped by a licensed Civil Engineer documenting sewer flow that shall include all upstream and project flows from the city. Lift station shall be sized per approved sewer study. The landscape architect shall coordinate with the City sewer system design consultant to ensure no trees are planted within 15-feet of the sanitary sewer system. The existing or new sanitary sewer line shall remain in service at all times during project construction. Any damage to private property improvements caused by City personnel or equipment during sewer maintenance activities shall not be the City's responsibility.	City of Antioch	Prior to Occupancy Permit	Public Works	

74	**Outdoor lighting standard.** Outdoor parking area lighting fixture heights shall be maximum height of 30' and by their relationship to surrounding uses, and lighting shall not shine directly onto an adjacent street or property. Minimum illumination at ground level shall be two foot-candles but shall not exceed one-half foot-candles in a residential district. Minimum foot candles are 2.0 Additional electroliers required or City variance required.	City of Antioch	Prior to Occupancy Permit	Public Works	
75	**Trash areas covered and drain to Sewer connection.** All trash areas with trash receptables shall be covered and drain to the site sanitary sewer line in accordance with the City ordinance. The trash area shall be enclosed by masonry wall and heavy-duty sheet metal gates. The width of the trash enclosure along the grate shall have reinforced 8" concrete slab and at least 15' wide to support the trash truck that loads the trash onto the truck.	City of Antioch	Prior to Occupancy Permit	Public Works	
76	**Clear Vision Zones at driveway entrances.** The developer shall comply with clear vision zones with AMC 9-5.1101 that are 30 feet curb returns of all driveway entrances to the site from public streets. All trees shown on the landscape plans shall be clear of these vision zones for adequate sight distance.	City of Antioch	Prior to Occupancy Permit	Public Works	
77.	**No Cul-de-sac at end of Drive In Way**. Applicant shall construct a turnaround on subject property and the end of Drive-in way, Final design to be reviewed and approved by the Director of Public Works. At minimum, Applicant shall install gate with emergency service access, provide a public access easement for the area and shall privately maintain.	City of Antioch	Prior to Occupancy Permit	Public Works	
	Share cost of installation of new traffic Signal at Drive-in Way and 18th Street intersection. The developer shall pay 25% fair share cost to install a new traffic signal at the existing street of Drive-in way and 18th street that was recently constructed by the AMCAL Development prior to development of the site. The AMCAL development shall provide the actual cost of the traffic signal to the City and the Developer which shall review and approve all				

	reasonable installation costs for construction of the traffic signal. Reasonable costs shall include all labor and materials, project management of not more than 8% of the cost of construction and plan review and project encroachment fees shall be included. No other fees shall be included.				
78	**Clear Vision Zones at driveway entrances.** The developer shall comply with clear vision zones with AMC 9-5.1101 that are 250 feet in both directions at the 30 feet curb returns of all driveway entrances to the site from public streets. All trees shown on the landscape plans shall be clear of these vision zones for adequate sight distance.	City of Antioch	Prior to Occupancy Permit	Public Works	
73	**Site Improvements.** The developer shall install all site improvements, landscaping and civil improvements shown on the November 2022 plans submittal package by Architectural Design (dated 11/22/23) BKF Engineers (dated 11/3/22) and Environs Landscape Architecture (dated 11/1/22) to the satisfaction of the City engineer. Any deviations from these plans shall be reviewed and approved by City Engineer. All significant site changes may need reapproval my City planning commission as determined by Director of Community Development.	City of Antioch	Prior to Occupancy Permit	Public Works	
74	**Project Signage** Project signage shall be subject to administrative design review approval. All signage shall be consistent with Citywide Design Guidelines for signage and the Antioch Municipal Code.	City of Antioch		Planning Division	

TRUCK TURNING DIAGRAM



GENERAL NOTES:

1. EXISTING CONSTRUCTION SITE DEBRIS TO BE REMOVED.
2. THE SITE CURRENTLY SLOPES +/- 2 %.
3. NO SIGNS ARE PROPOSED WITH THIS APPLICATION PACKAGE. SIGN PACKAGE TO BE FILED AT A LATER DATE.
4. ALL PROPOSED NEW ON-SITE UTILITY SERVICES SHALL BE UNDERGROUNDED.
5. DRIVEWAYS SHALL BE CONSTRUCTED PER CITY STANDARD PLAN.
6. DAMAGED SECTIONS OF CURB & GUTTER ALONG PUBLIC RIGHT OF WAY SHALL BE REPAIRED.
7. "SITE PLAN SHALL MEET ALL ENGINEERING AND NPDES REQUIREMENTS".
8. ALL EXTERIOR LIGHT SHALL BE A 2 FC MIN.
9. ALL BACKFLOW DEVICES SHALL HAVE A SECURE LOCKABLE CAGE AROUND IT.
10. SLOPES GREATER THAN 3:1 WILL REQUIRE JUTE NETTING WITH GROUNDCOVER.

VICINITY MAP

KEYNOTES: (00)

1. PROPOSED PAINTED CONCRETE TILT-UP 40' CLEAR INDUSTRIAL BUILDING.

2. TYPICAL PARKING STALL - 9' X 20'. MAY BE REDUCED TO 9' X 18' W/ 2'-0" OVERHANG. STRIPING PER CITY STANDARDS.

3. TYPICAL CARPOOL/VANPOOL PARKING STALL - 9' X 20'. MAY BE REDUCED TO 9' X 18' W/ 2'-0" OVERHANG. STRIPING PER CITY STANDARDS.

4. CONCRETE YARD W/ GRADE LEVEL TRUCK DOORS.

5. FULLY IRRIGATED LANDSCAPE AREA BOUNDED BY 6" CONCRETE CURB - SEE CONCEPT LANDSCAPE PLAN.

6. PRIMARY BUILDING ENTRANCE W/ DECORATIVE CONCRETE ENTRY WALK.

7. LOCATION OF TRASH ENCLOSURES.

8. NEW 8'-0" HIGH CONCRETE SCREENWALL, PAINTED TO MATCH THE BUILDING.

9. PROPERTY LINES.

10. PROPOSED TRANSFORMER LOCATION.

11. 11' X 53' TRUCK TRAILER PARKING AREA.

12. NEW ADA ACCESSIBLE PARKING STALLS. 9' X 18'-0".

13. DASHED LINE INDICATES : NEW 5'-0" WIDE SURFACE WALK ACCESSIBLE PATH OF TRAVEL FROM PUBLIC SIDEWALK & PARKING STALLS TO PRIMARY BUILDING ENTRANCE - CONSTRUCT NEW CONCRETE SIDEWALK. MAX SLOPE OF SURFACE WALK IN THE DIRECTION OF TRAVEL 4.9%. MAX CROSS SLOPE 2%.

14. PROPOSED DRIVEWAYS PER CITY STANDARDS.

15. PROPOSED CURB GUTTER PER CITY STANDARD.

16. CONCRETE LANDING AND BICYCLE RACK FOR BIKES. SEE PROJECT DATA FOR SPACES REQUIRED.

17. LONG TERM MOUNTED BICYCLE RACK. (NOTE LONG TERM RACK TO BE INSTALL ADJACENT TO ELECTRICAL ROOM TO COMPLY WITH CALGREEN). SEE PROJECT DATA FOR SPACES REQUIRED.

18. 8'-0" HIGH TUBE STEEL FENCE AND GATE WHERE REQUIRED. FENCE TO BE PAINTED BLACK.

ZONING INFORMATION

OFFICE/ WAREHOUSE	
CONSTRUCTION TYPE	III-B
OCCUPANCY	B/S-1/F-1
PROPOSED ZONE	PD - PLANNED DEVELOPMENT
SPECIFIC PLAN DESIGNATION	O/LI

DEVELOPER / OWNER:

DECA COMPANY
201 SPEAR STREET, SUITE 1100
SAN FRANCISCO, CA 94105
CONTACT: TRAVIS DUNCAN
EMAIL: travis.duncan@decaco.com

PREPARED BY:

RGA, OFFICE OF ARCHITECTURAL DESIGN
15231 ALTON PARKWAY, SUITE 100
IRVINE, CA. 92618
CONTACT: MIKE GILL
EMAIL: mike@rga-architects.com

LEGAL DESCRIPTION:

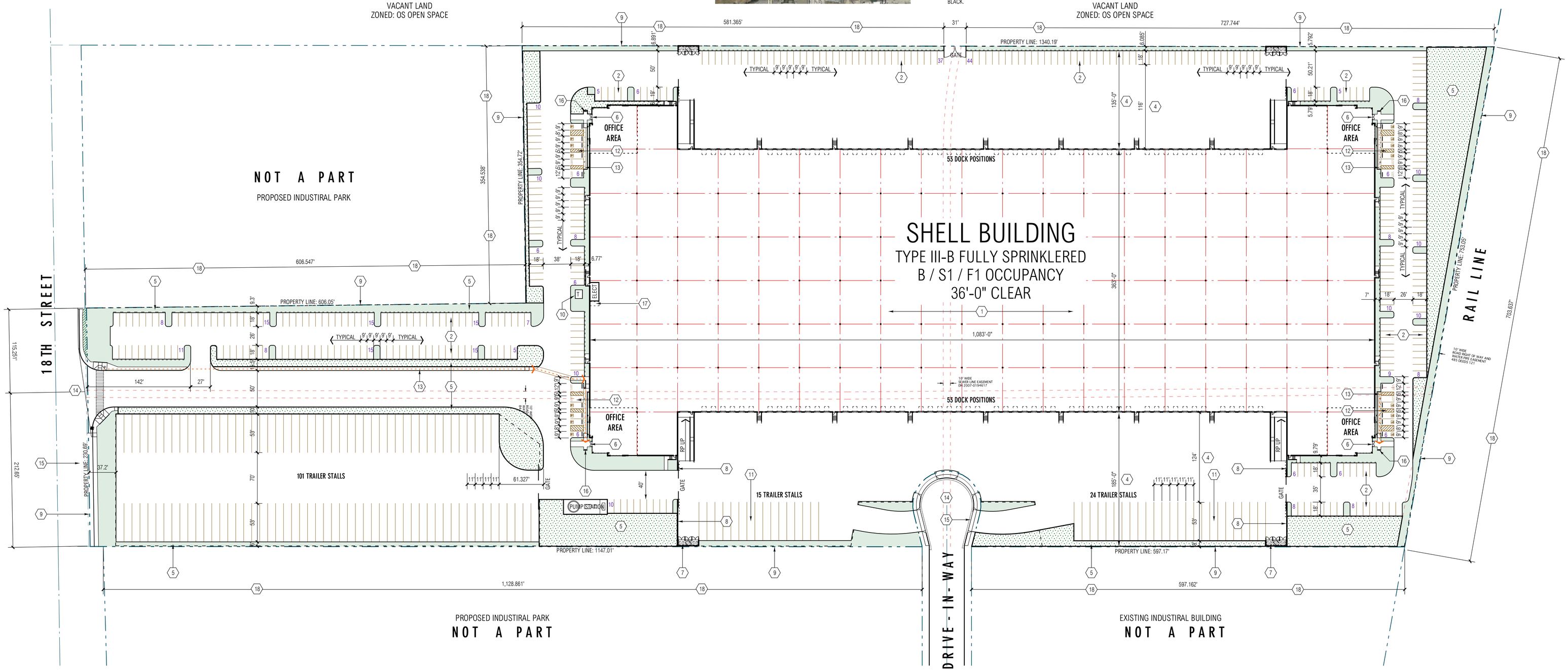
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ANTIOCH , IN THE COUNTY OF CONTRA COSTA , STATE OF CALIFORNIA , AND IS DESCRIBED AS FOLLOWS:

PARCEL 1, AS DESIGNATED ON THE RECORD OF SURVEY FILED JANUARY 23, 1978, BOOK 63, LICENSED SURVEYORS MAPS, PAGE 50 , CONTRA COSTA COUNTY RECORDS

APN: 051-052-056-2

PROJECT DATA

PROPOSED ZONING	PD - PLANNED DEVELOPMENT
PROJECT SITE AREA:	1,079,309 SF 24.77 AC
BUILDING AREA:	
WAREHOUSE AREA	421,797 SF
MEZZANINE	10,000 SF
TOTAL BUILDING AREA	431,797 SF
TOTAL PROJECT LOT COVERAGE:	39.08 %
TOTAL PROJECT F.A.R. (MAX .45)	40.0 %
PARKING REQUIRED:	
20,000 SF OFFICE @ 1/250 SF	80 STALLS
411,797 SF WAREHOUSE @ (1/1,000 SF)	412 STALLS
TOTAL STALLS REQUIRED	492 STALLS
PARKING PROVIDED:	
STANDARD STALLS	337 STALLS
DISABLED ACCESS STALLS	16 STALLS
EV PARKING STALLS	49 STALLS
TRAILER PARKING	140 TRAILER STALLS
TOTAL STALLS PROVIDED	542 STALLS
BICYCLE PARKING	
BICYCLE PARKING STALLS 5% OF MOTORIZED VEHICLES (CALGREEN)	25 STALLS
1-BICYCLE STALL SHALL BE DESIGNATED FOR LONG TERM PARKING	2 STALLS
TOTAL BICYCLE STALLS REQUIRED	27 STALLS
TOTAL BICYCLE STALLS PROVIDED:	27 STALLS
PROVIDED SITE LANDSCAPE AREA:	138,474 SF OR 12.82 %



SITE PLAN

SCALE: 1" = 60'-0"

ATTACHMENT F

RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

deca

18TH STREET DEVELOPMENT - EAST

0000 18TH STREET, CITY OF ANTIOCH

SITE PLAN - EAST BUILDING

MARK	DATE	DESCRIPTION
	6/29/22	CONCEPTUAL SITE PLAN

RGA PROJECT NO:	21140.00
CAD FILE NAME:	21140-00-EA1-1P
DRAWN BY:	MG
CHK'D BY:	CS

COPYRIGHT: RGA, OFFICE OF ARCHITECTURAL DESIGN

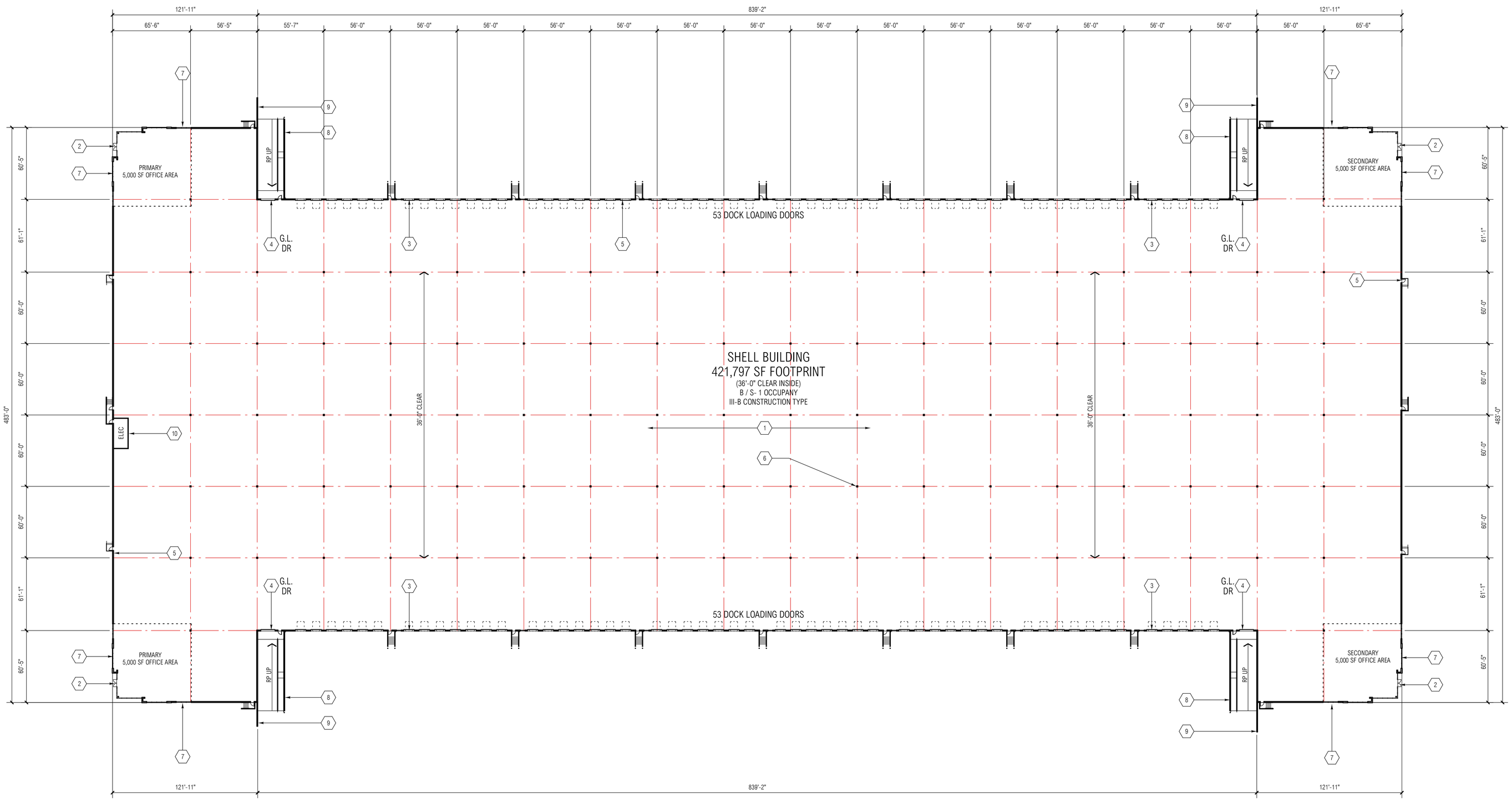
SHEET TITLE
CITY APPLICATION NO.
GP-22-02, SP-22-01, PD-22-01, UP-22-03, AR-22-03

EA1-1P

F1

KEYNOTES (00)

1. PROPOSED CONCRETE TILT-UP WAREHOUSE/OFFICE / MANUFACTURING FACILITY. PROJECT IS CURRENTLY BEING PROPOSED AS A SPECULATIVE BUILDING WITH NO TENANT.
2. PRIMARY ENTRANCE.
3. PAINTED 9'-0" X 10' DOCK HIGH METAL TRUCK DOORS.
4. PAINTED 12' X 14' GRADE LEVEL METAL TRUCK DOORS.
5. PAINTED 3' X 7' METAL ACCESS MAN DOORS.
6. STRUCTURAL BUILDING COLUMN.
7. STOREFRONT: BLUE GLAZING SET IN CLEAR ANODIZED ALUMINUM 2" X 4 1/4" MIN. OFF-SET GLAZING SYSTEM GLAZING PROPOSED WILL BE VISION AND SPANDREL.
8. GRADE LEVEL ACCESS RAMP.
9. TRUCKING SCREEN WALL. SEE ELEVATIONS FOR ADDITIONAL INFO.
10. PROPOSED ELECTRICAL/ TELEPHONE ROOM LOCATION.



FLOOR PLAN - EAST

SCALE: 1" = 40'-0"

0' 20' 50' 100' 200'

18TH STREET DEVELOPMENT

0000 18TH STREET, CITY OF ANTIOCH

BUILDING FLOOR PLAN - EAST

RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

deca

MARK	DATE	DESCRIPTION
	6/29/22	CONCEPTUAL SITE PLAN

RGA PROJECT NO:	21140.00
CAD FILE NAME:	21140-00-EA2-1P
DRAWN BY:	MG
CHK'D BY:	CS

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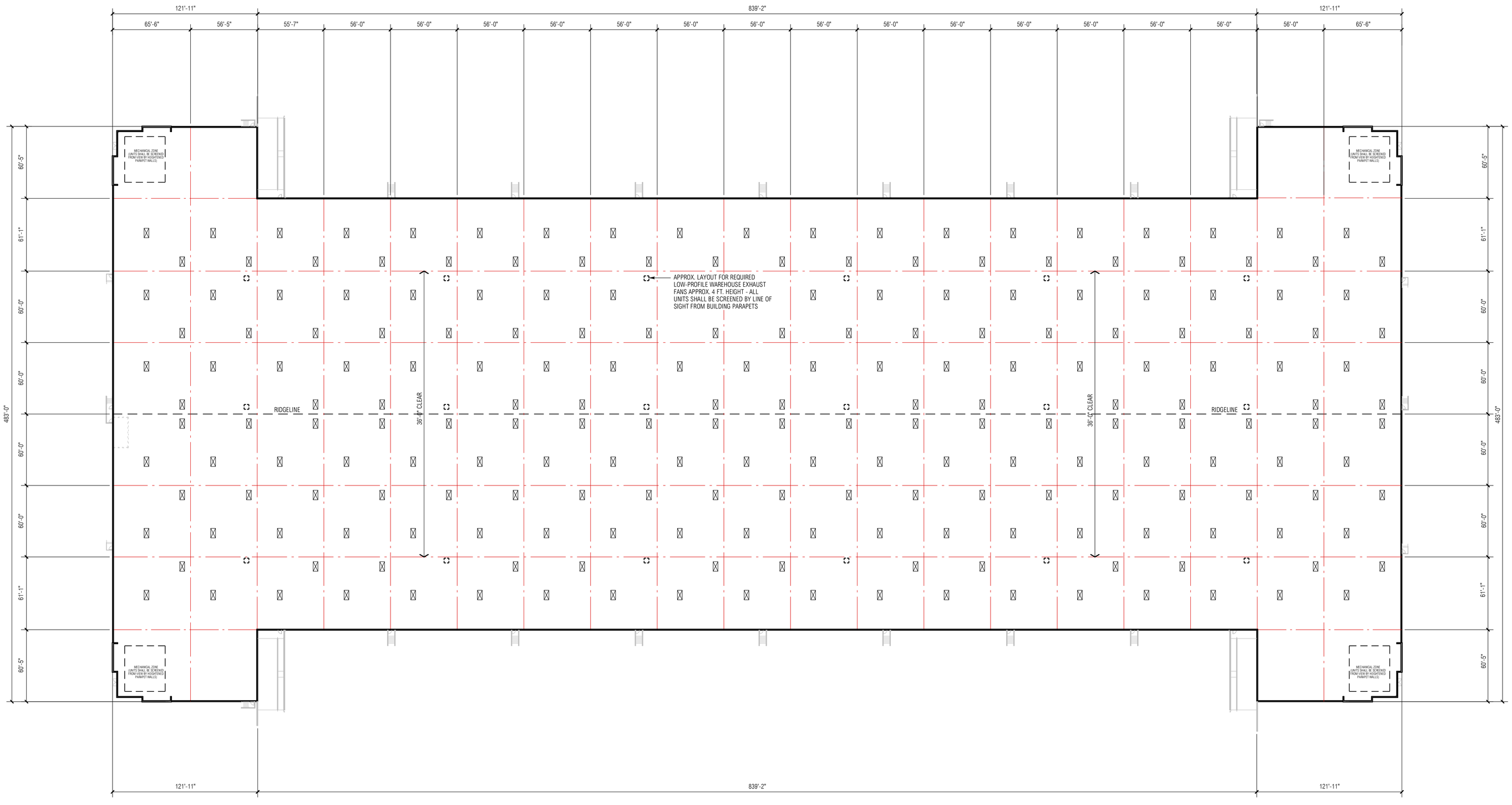
SHEET TITLE

CITY APPLICATION NO.
GP-22-02, SP-22-01, PD-22-01, UP-22-03, AR-22-03

EA2-1P

F2



ROOF PLAN - EAST

SCALE: 1" = 40'-0"

0' 20' 50' 100' 200'

18TH STREET DEVELOPMENT

0000 18TH STREET, CITY OF ANTIOCH

BUILDING ROOF PLAN - EAST

RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

deca

MARK	DATE	DESCRIPTION
	6/29/22	CONCEPTUAL SITE PLAN

RGA PROJECT NO:	21140.00
CAD FILE NAME:	21140-00-EA2-2P
DRAWN BY:	MG
CHK'D BY:	CS

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SHEET TITLE

CITY APPLICATION NO.
GP-22-02, SP-22-01, PD-22-01, UP-22-03, AR-22-03

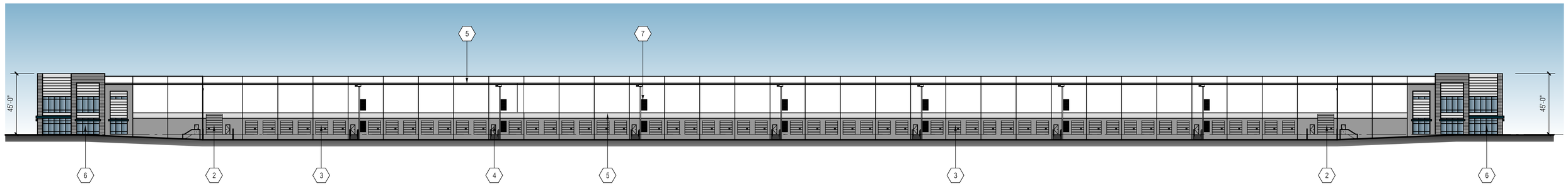
EA2-2P

KEYNOTES (000)

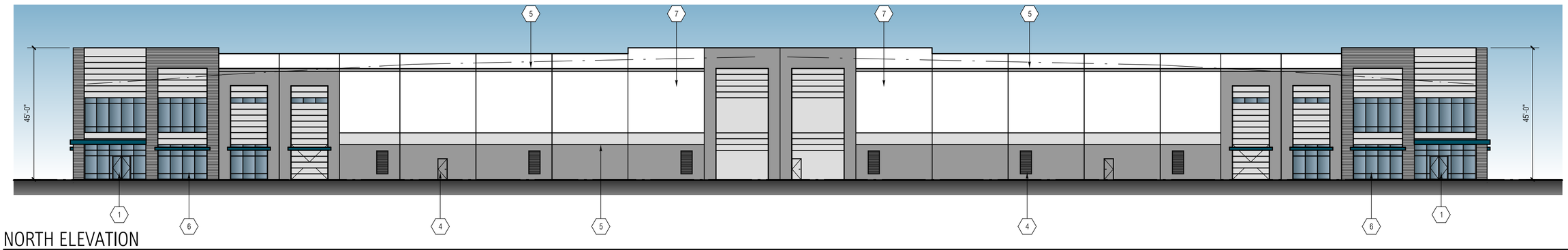
1. PRIMARY ENTRANCE.
2. PAINTED 12' WIDE X 15' HIGH LEVEL VERTICAL LIFT TRUCK DOOR.
3. PAINTED 9' WIDE X 10' HIGH VERTICAL LIFT TRUCK DOOR.
4. 3' X 7' PAINTED METAL MAN DOOR.
5. 2" WIDE X 3/4" DEEP HORIZONTAL / VERTICAL REVEAL.
6. REFLECTIVE GLASS IN STOREFRONT FRAME SYSTEM.
7. PAINTED CONCRETE TILT-UP EXTERIOR WALL CONSTRUCTION.
8. PROPOSED FUTURE TENANT SIGNAGE LOCATION.

FINISH SCHEDULE

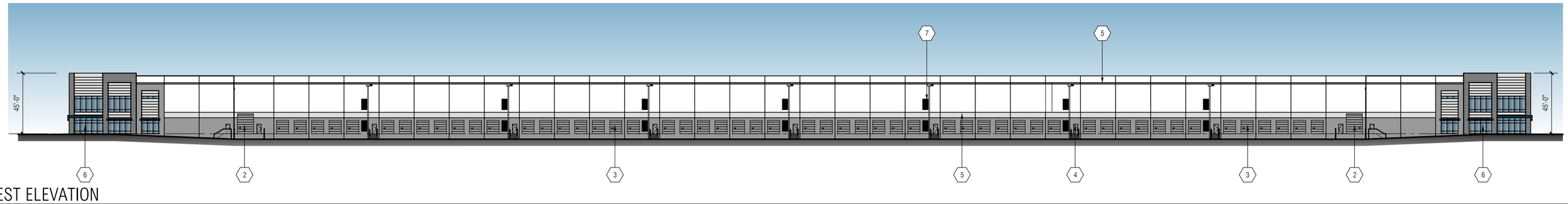
1. FIELD COLOR
PPG1006-0 GYPSUM
2. LIGHT ACCENT COLOR
PPG1011-2 ELEMENTAL
3. LIGHT ACCENT COLOR
PPG1011-3 STARGAZER
4. DARK ACCENT COLOR
PPG1011-4 UFO
5. TRELLISES - PC3V100 "SILVER MIST", SATIN
OR CLEAR ANODIZED ALUMINUM
6. BASE ENTRY COLOR
BRIANCHILD - 3215D
7. GLASS - PRIMARY WINDOW
PPG SOLARCOOL PACIFICA



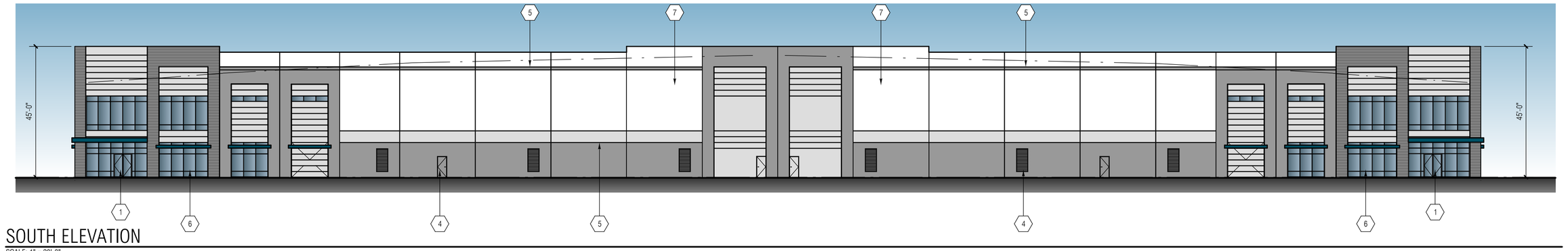
EAST ELEVATION
SCALE: 1" = 40'-0"



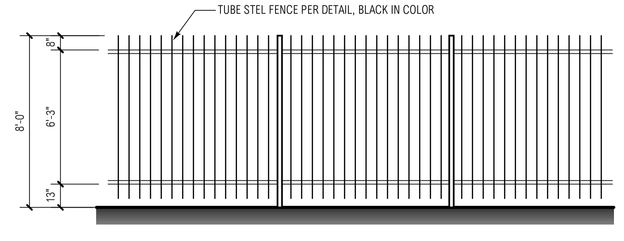
NORTH ELEVATION
SCALE: 1" = 20'-0"



WEST ELEVATION
SCALE: 1" = 40'-0"



SOUTH ELEVATION
SCALE: 1" = 20'-0"



TYPICAL TUBE STEEL FENCE ELEVATION
SCALE: 1/4" = 1'-0"

SIMILAR SITE LIGHTING STYLE (1)
SCALE: N.T.S.

RGA
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T 949-341-0920
FX 949-341-0922

deca

18TH STREET DEVELOPMENT

0000 18TH STREET, CITY OF ANTIOCH

EXTERIOR ELEVATIONS - EAST

MARK	DATE	DESCRIPTION
	6/29/22	CONCEPTUAL SITE PLAN

RGA PROJECT NO:	21140.00
CAD FILE NAME:	21140-00-EA2-1P
DRAWN BY:	MG
CHK'D BY:	CS

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SHEET TITLE
CITY APPLICATION NO.
GP-22-02, SP-22-01, PD-22-01, UP-22-03, AR-22-03

EA3-1P

GROUND COVER PALETTE - LOW WATER USE - 1 GAL
Baccharis pilularis 'Pigeon Point' / Coyote Brush
Coprosma kirkii / Creeping Mirror Plant
Lantana montevidensis 'New Gold' / Trailing Lantana
Myoporum parvifolium 'Putah Creek' / Putah Creek Myoporum Space 3' o.c.
Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary

GROUND COVER PALETTE - MEDIUM WATER USE - 1 GAL
Hemerocallis x 'Bitsy' / Yellow Daylily Space 2' o.c.
Rosa x 'Flower Carpet Pink' / Rose Space 3' o.c.
Rosa x 'Flower Carpet Red' / Rose Space 3' o.c.
Trachelospermum jasminoides / Star Jasmine Space 18" o.c.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	6"-12" RIVER ROCK COBBLE OVER WEED BARRIER

NOTES

1. ALL TREES WITHIN 6' OF HARDSCAPE SHALL BE IN A SHAWTOWN LINEAR (WRAP AROUND NOT ALLOWED) ROOT BARRIER 24" HIGH LINEAR ROOT BARRIER SHALL BE CENTERED ON TREE AND EXTEND 5' IN BOTH DIRECTIONS FOR A TOTAL OF 10'
2. NOTE: QUANTITIES AND AREA CALCULATIONS SHOWN IN LEGEND ARE FOR REFERENCE ONLY . CONTRACTOR REPONSIBLE FOR ALL QUANTITY TAKE-OFFS AND AREA CALCULATIONS FOR DETERMINING COST AND DELIVERY OF MATERIALS TO SITE.

SHREDDED MULCH NOTE

ALL PLANTER AREAS TO RECEIVE A 3" LAYER OF SHREDDED COVER MULCH AVAILABLE FROM EARTHWORKS (951)782-0260

SHRUB PALETTE - LOW WATER USE
Shrubs
Arbutus unedo / Strawberry Tree Shrub
Callistemon citrinus 'Little John' / Dwarf Bottle Brush- Space 3' o.c.
Cistus x purpureus / Orchid Rockrose
Dietes x 'Lemon Drop' / Fortnight Lily
Elaeagnus pungens 'Fruitlandii' / Silverberry
Grevillea rosmarinifolia / Rosemary Grevillea
Heteromeles arbutifolia / Toyon
Leptospermum scoparium 'Ruby Glow' / Red New Zealand Tea Tree
Macfadyena unguis-cati / Yellow Trumpet Vine
Nerium oleander 'Petite Pink' / Petite Pink Oleander
Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
Rhamnus californica 'Eve Case' / California Coffeeberry
Salvia clevelandii 'Allen Chickering' / Cleveland Sage

SHRUB PALETTE - MEDIUM WATER USE
Abelia x grandiflora 'Edward Goucher' / Glossy Abelia
Buxus x 'Green Gem' / Green Gem Boxwood
Escallonia fradesii 'Terri' / Escallonia
Escallonia x 'Jubilee' / Apple Blossom Escallonia
Escallonia x exoniensis 'Fradesii' / Pink Escallonia
Ligustrum texanum / Texas Privet - Space 3'-6" o.c.
Nandina domestica / Heavenly Bamboo
Podocarpus gracilior 'Column' / Fern Pine
Rhaphiolepis indica 'Clara' / Indian Hawthorn
Rosa floribunda 'Iceberg' / Iceberg Rose

WQMP - C3 PLANT PALLETTE
Achillea millefolium / Common Yarrow
Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Vine Hill Manzanita
Baccharis pilularis 'Twin Peaks' / Twin Peaks Coyote Brush
Eschscholzia californica / California Poppy
Festuca idahoensis / Idaho Fescue
Festuca rubra 'Molate' / Molate Red Fescue
Leymus triticoides 'Grey Dawn' / Grey Creeping Wild Rye
Lupinus bicolor / Miniature Lupine
Muhlenbergia rigens / Deer Grass
Nassella pulchra / Purple Needlegrass
Rhamnus californica / California Coffeeberry
Rhus integrifolia / Lemonade Berry
Rosmarinus officinalis 'Huntington Blue' / Huntington Blue Rosemary
Salvia clevelandii 'Allen Chickering' / Allen Chickering Cleveland Sage
Westringia fruticosa / Coast Rosemary

TREE LEGEND

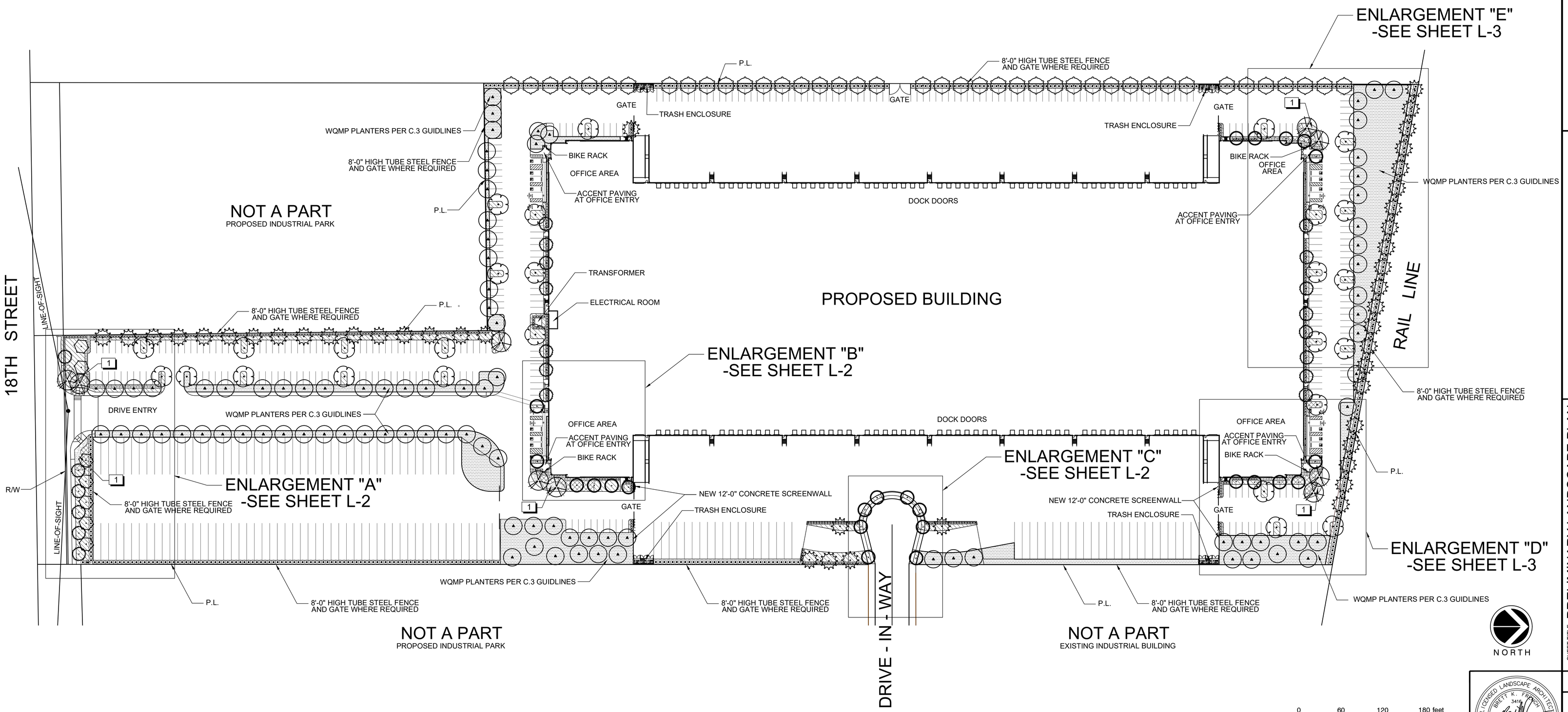
TREES	BOTANICAL / COMMON NAME	CONT	WUCOLS	QTY
	Arbutus x 'Marina' / Arbutus Standard	24"box	Low	21
	Fraxinus oxycarpa 'Raywood' TM / Raywood Ash	24"box	Med	93
	Pinus eldarica / Afghan Pine	24"box	Low	43
	Podocarpus gracilior / Fern Pine	24"box		41
	Pyrus calleryana 'Aristocrat' TM / Aristocrat Flowering Pear	36"box	Med	24
	Quercus coccinea / Scarlet Oak	36"box	Low	9
	Sequoia sempervirens 'Aptos Blue' / Coast Redwood	24"box	Low	7
	Zelkova serrata 'Green Vase' / Sawleaf Zelkova	24"box		27

CONCEPT PLANT SCHEDULE

FOUNDATION PLANTING / HEDGE SCREEN - 5 GAL - MED WATER
Abelia x grandiflora 'Edward Goucher' / Glossy Abelia
Buxus microphylla japonica 'Green Beauty' / Green Beauty Boxwood - Space 30" o.c.
Escallonia x 'Jubilee' / Apple Blossom Escallonia
Ligustrum texanum / Texas Privet - Space 3'-6" o.c.
Nandina domestica / Heavenly Bamboo
Podocarpus gracilior 'Column' / Fern Pine
Rhaphiolepis indica 'Jack Evans' / Indian Hawthorn

LARGE SCALE FOUNDATION SHRUB - 5 GAL - LOW WATER
Callistemon citrinus / Lemon Bottlebrush Shrub- Space 5' o.c.
Elaeagnus pungens 'Fruitlandii' / Silverberry
Heteromeles arbutifolia / Toyon
Nerium oleander / Oleander

SMALL SCALE FOUNDATION PLANTING - 5 GAL - LOW WATER
Arbutus unedo / Strawberry Tree Shrub
Elaeagnus pungens 'Fruitlandii' / Silverberry
Nerium oleander 'Petite Pink' / Petite Pink Oleander
Plumbago auriculata / Blue Plumbago
Salvia clevelandii 'Allen Chickering' / Cleveland Sage



REVISIONS

Environs Inc
LANDSCAPE ARCHITECTURE
Creating Sustainable & Water Conserving Solutions
801 El Barro * San Clemente, CA 92672
Ph: (909) 624-4463

DEVELOPED BY:
DECA COMPANY
201 SPEAR STREET, SUITE 1100
SAN FRANCISCO, CA 94105
CONTACT: TRAVIS DUNCAN

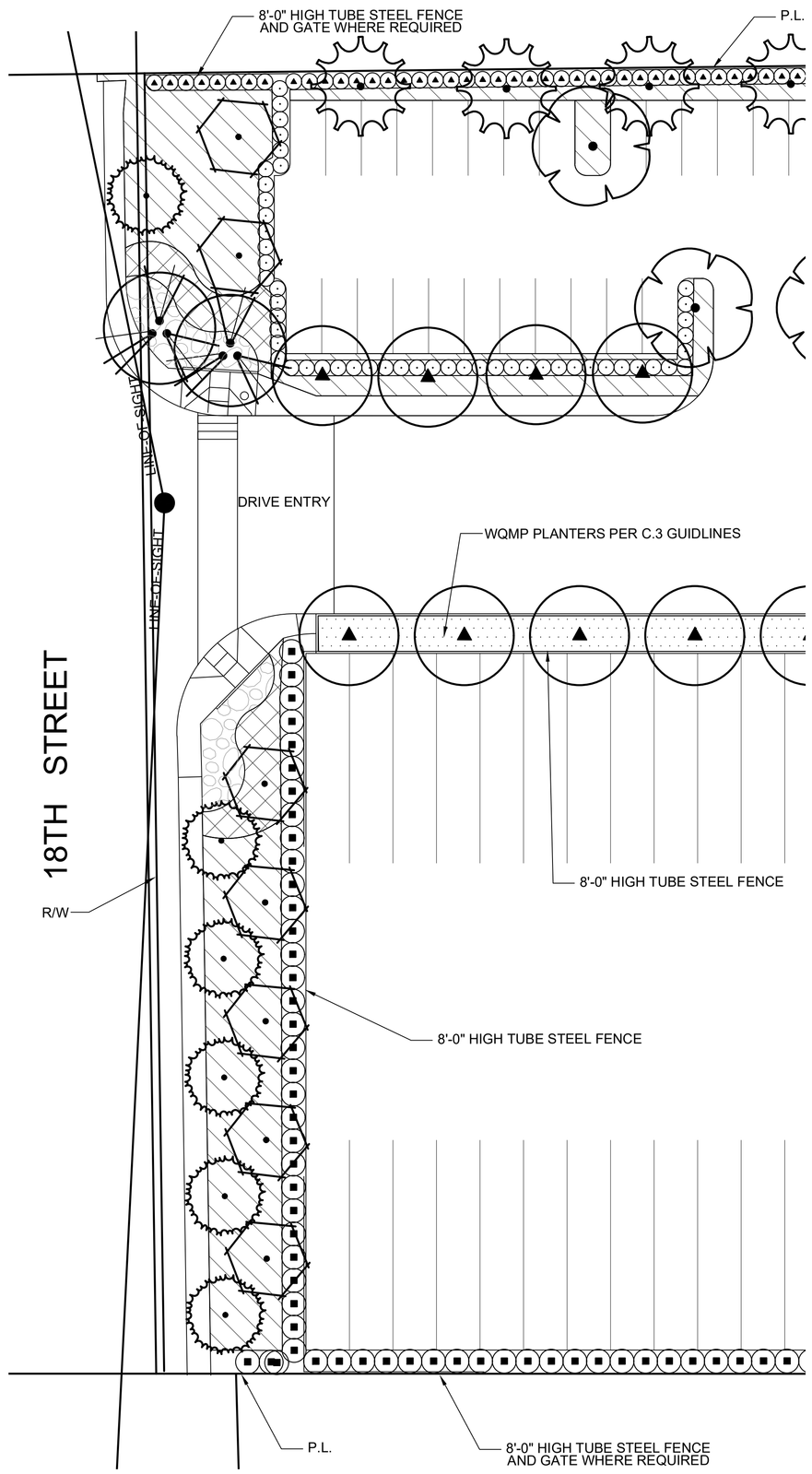
SHEET TITLE: PRELIMINARY LANDSCAPE PLAN
PROPOSED DEVELOPMENT:
18TH STREET DEVELOPMENT - EAST
0000 E. 18TH STREET, ANTIOCH, CA

LICENSED LANDSCAPE ARCHITECT
BRETT K. FRENCH
3415
Signature
10/31/24
Renewal Date
STATE OF CALIFORNIA

DRAWN BY	DATE
BFK	11/01/22
JOB NO.	
RGA00164	
SHEET NO.	
L-1	
1 OF 3 SHTS.	

F5

NOT A PART
PROPOSED INDUSTRIAL PARK



ENLARGEMENT "A"
18TH STREET SCAPE & TRUCKING DOCKS

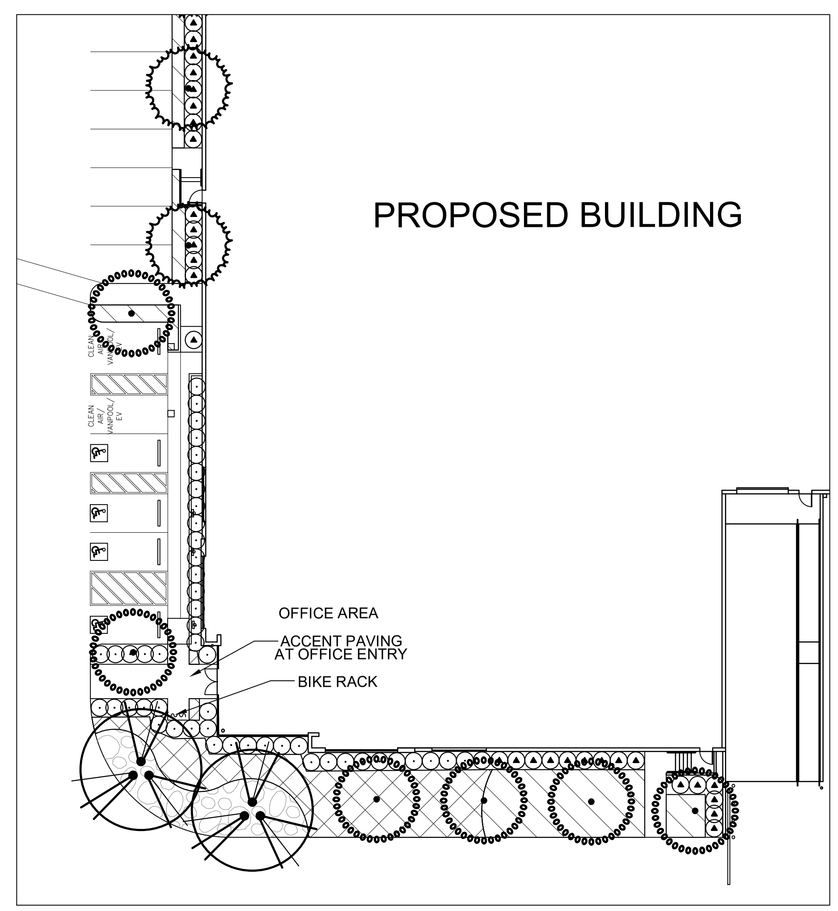
SHRUB PALETTE - LOW WATER USE
Shrubs
Arbutus unedo / Strawberry Tree Shrub
Callistemon citrinus `Little John` / Dwarf Bottle Brush- Space 3` o.c.
Cistus x purpureus / Orchid Rockrose
Dietes x `Lemon Drop` / Fortnight Lily
Elaeagnus pungens `Fruitlandii` / Silverberry
Grevillea rosmarinifolia / Rosemary Grevillea
Heteromeles arbutifolia / Toyon
Leptospermum scoparium `Ruby Glow` / Red New Zealand Tea Tree
Macfadyena unguis-cati / Yellow Trumpet Vine
Nerium oleander `Petite Pink` / Petite Pink Oleander
Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass
Rhamnus californica `Eve Case` / California Coffeeberry
Salvia clevelandii `Allen Chickering` / Cleveland Sage

SHRUB PALETTE - MEDIUM WATER USE
Abelia x grandiflora `Edward Goucher` / Glossy Abelia
Buxus x `Green Gem` / Green Gem Boxwood
Escallonia fradesii `Terri` / Escallonia
Escallonia x `Jubilee` / Apple Blossom Escallonia
Escallonia x exoniensis `Fradesii` / Pink Escallonia
Ligustrum texanum / Texas Privet - Space 3`-6" o.c.
Nandina domestica / Heavenly Bamboo
Podocarpus gracilior `Column` / Fern Pine
Rhaphiolepis indica `Clara` / Indian Hawthorn
Rosa floribunda `Iceberg` / Iceberg Rose

WQMP - C3 PLANT PALLETTE
Achillea millefolium / Common Yarrow
Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Vine Hill Manzanita
Baccharis pilularis 'Twin Peaks' / Twin Peaks Coyote Brush
Eschscholzia californica / California Poppy
Festuca idahoensis / Idaho Fescue
Festuca rubra 'Molate' / Molate Red Fescue
Leymus triticoides 'Grey Dawn' / Grey Creeping Wild Rye
Lupinus bicolor / Miniature Lupine
Muhlenbergia rigens / Deer Grass
Nassella pulchra / Purple Needlegrass
Rhamnus californica / California Coffeeberry
Rhus integrifolia / Lemonade Berry
Rosmarinus officinalis 'Huntington Blue' / Huntington Blue Rosemary
Salvia clevelandii 'Allen Chickering' / Allen Chickering Cleveland Sage
Westringia fruticosa / Coast Rosemary

GROUND COVER PALETTE - LOW WATER USE - 1 GAL
Baccharis pilularis `Pigeon Point` / Coyote Brush
Coprosma kirkii / Creeping Mirror Plant
Lantana montevidensis `New Gold` / Trailing Lantana
Myoporum parvifolium `Putah Creek` / Putah Creek Myoporum Space 3` o.c.
Rosmarinus officinalis `Huntington Carpet` / Huntington Carpet Rosemary

GROUND COVER PALETTE - MEDIUM WATER USE - 1 GAL
Hemerocallis x `Bitsy` / Yellow Daylily Space 2` o.c.
Rosa x `Flower Carpet Pink` / Rose Space 3` o.c.
Rosa x `Flower Carpet Red` / Rose Space 3` o.c.
Trachelospermum jasminoides / Star Jasmine Space 18" o.c.



ENLARGEMENT "B"
SOUTH EAST OFFICE ENTRY

TREE LEGEND

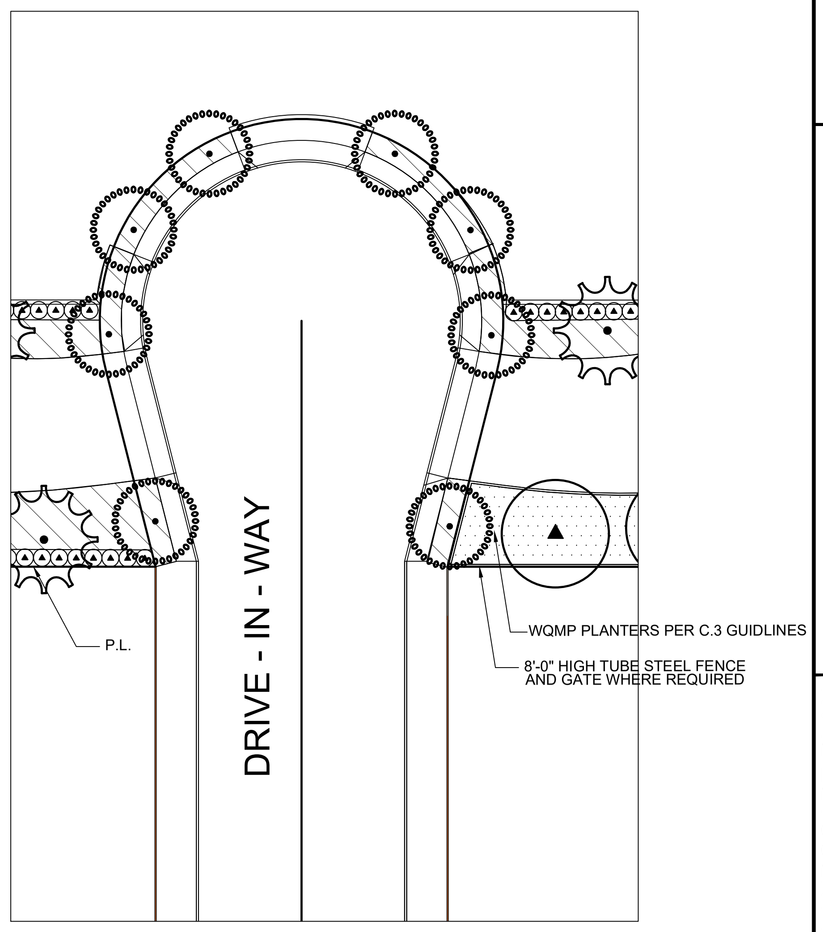
TREES	BOTANICAL / COMMON NAME	CONT	WUCOLS	QTY
	Arbutus x `Marina` / Arbutus Standard	24"box	Low	21
	Fraxinus oxycarpa `Raywood` TM / Raywood Ash	24"box	Med	93
	Pinus eldarica / Afghan Pine	24"box	Low	43
	Podocarpus gracilior / Fern Pine	24"box		41
	Pyrus calleryana `Aristocrat` TM / Aristocrat Flowering Pear	36"box	Med	24
	Quercus coccinea / Scarlet Oak	36"box	Low	9
	Sequoia sempervirens `Aptos Blue` / Coast Redwood	24"box	Low	7
	Zelkova serrata `Green Vase` / Sawleaf Zelkova	24"box		27

CONCEPT PLANT SCHEDULE

FOUNDATION PLANTING / HEDGE SCREEN - 5 GAL - MED WATER
Abelia x grandiflora `Edward Goucher` / Glossy Abelia
Buxus microphylla japonica `Green Beauty` / Green Beauty Boxwood - Space 30" o.c.
Escallonia x `Jubilee` / Apple Blossom Escallonia
Ligustrum texanum / Texas Privet - Space 3`-6" o.c.
Nandina domestica / Heavenly Bamboo
Podocarpus gracilior `Column` / Fern Pine
Rhaphiolepis indica `Jack Evans` / Indian Hawthorn

LARGE SCALE FOUNDATION SHRUB - 5 GAL - LOW WATER
Callistemon citrinus / Lemon Bottlebrush Shrub- Space 5` o.c.
Elaeagnus pungens `Fruitlandii` / Silverberry
Heteromeles arbutifolia / Toyon
Nerium oleander / Oleander

SMALL SCALE FOUNDATION PLANTING - 5 GAL - LOW WATER
Arbutus unedo / Strawberry Tree Shrub
Elaeagnus pungens `Fruitlandii` / Silverberry
Nerium oleander `Petite Pink` / Petite Pink Oleander
Plumbago auriculata / Blue Plumbago
Salvia clevelandii `Allen Chickering` / Cleveland Sage



ENLARGEMENT "C"
DRIVE - IN - WAY STREET SCAPE

NORTH

0 20 40 60 80 feet
1" = 20'

LICENSED LANDSCAPE ARCHITECT
BRETT K. FERRIGNO
3416
Signature
10/31/24
Renewal Date
STATE OF CALIFORNIA

REVISIONS

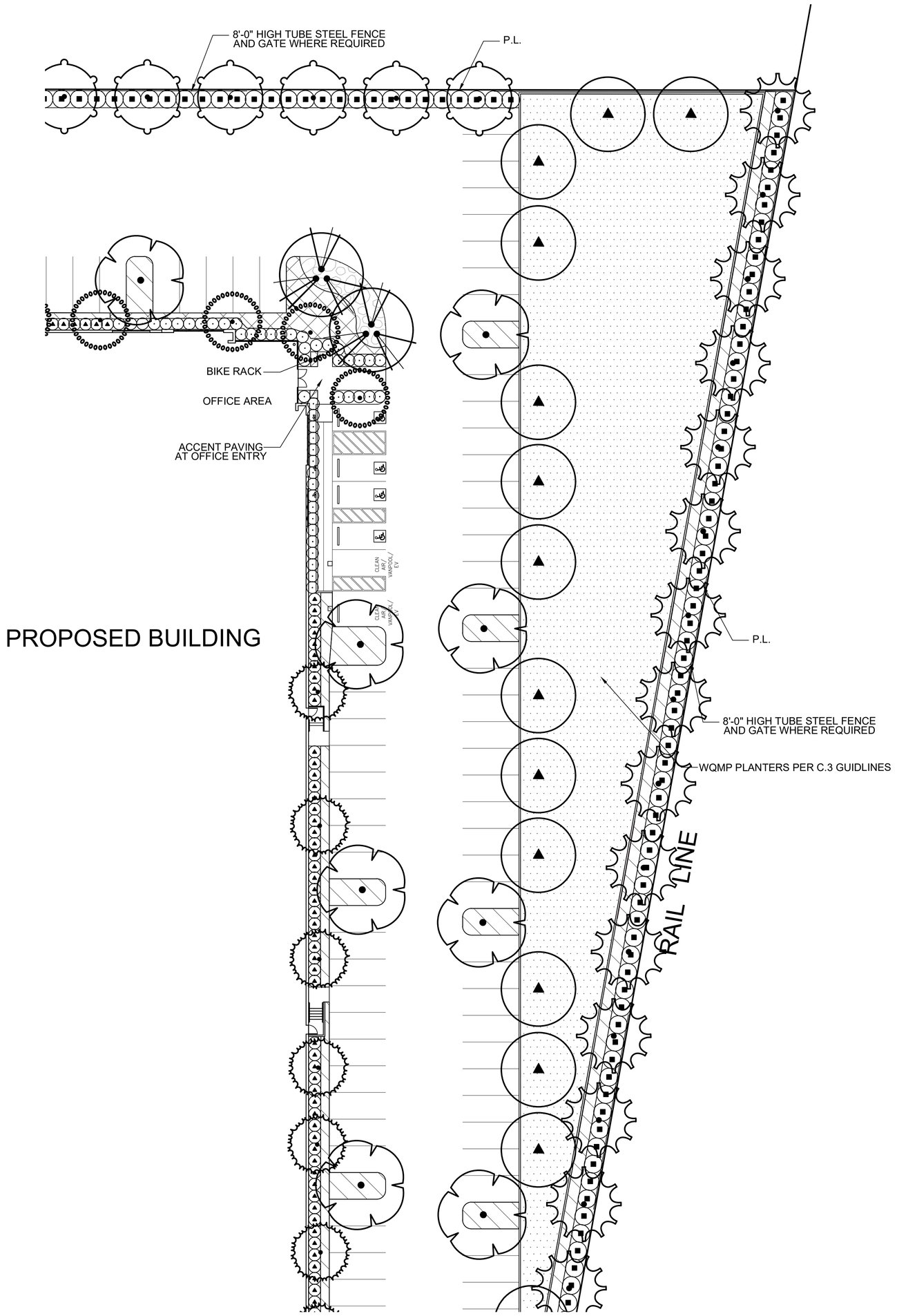
Environs inc
LANDSCAPE ARCHITECTURE
Creating Sustainable & Water Conserving Solutions
801 El Bern • San Clemente, CA 92672
Ph: (909) 624-4663

DEVELOPED BY:
DECA COMPANY
201 SPEAR STREET, SUITE 1100
SAN FRANCISCO, CA 94105
CONTACT: TRAVIS DUNCAN

SHEET TITLE: PRELIMINARY LANDSCAPE PLAN
PROPOSED DEVELOPMENT:
18TH STREET DEVELOPMENT - EAST
0000 E. 18TH STREET, ANTIOCH, CA

DRAWN BY	DATE
BFK	11/01/22
JOB NO.	
RGA00164	
SHEET NO.	
L-2	
2 OF 3 SHTS.	

F6



ENLARGEMENT "E"
NORTH WEST OFFICE ENTRY

SHRUB PALETTE - LOW WATER USE
Shrubs
Arbutus unedo / Strawberry Tree Shrub
Callistemon citrinus `Little John` / Dwarf Bottle Brush- Space 3` o.c.
Cistus x purpureus / Orchid Rockrose
Dietes x `Lemon Drop` / Fortnight Lily
Elaeagnus pungens `Fruitlandii` / Silverberry
Grevillea rosmarinifolia / Rosemary Grevillea
Heteromeles arbutifolia / Toyon
Leptospermum scoparium `Ruby Glow` / Red New Zealand Tea Tree
Macfadyena unguis-cati / Yellow Trumpet Vine
Nerium oleander `Petite Pink` / Petite Pink Oleander
Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass
Rhamnus californica `Eve Case` / California Coffeeberry
Salvia clevelandii `Allen Chickering` / Cleveland Sage

SHRUB PALETTE - MEDIUM WATER USE
Abelia x grandiflora `Edward Goucher` / Glossy Abelia
Buxus x `Green Gem` / Green Gem Boxwood
Escallonia fradesii `Terri` / Escallonia
Escallonia x `Jubilee` / Apple Blossom Escallonia
Escallonia x exoniensis `Fradesii` / Pink Escallonia
Ligustrum texanum / Texas Privet - Space 3'-6" o.c.
Nandina domestica / Heavenly Bamboo
Podocarpus gracilior `Column` / Fern Pine
Rhaphiolepis indica `Clara` / Indian Hawthorn
Rosa floribunda `Iceberg` / Iceberg Rose

WQMP - C3 PLANT PALLETTE
Achillea millefolium / Common Yarrow
Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Vine Hill Manzanita
Baccharis pilularis 'Twin Peaks' / Twin Peaks Coyote Brush
Eschscholzia californica / California Poppy
Festuca idahoensis / Idaho Fescue
Festuca rubra 'Molate' / Molate Red Fescue
Leymus triticoides 'Grey Dawn' / Grey Creeping Wild Rye
Lupinus bicolor / Miniature Lupine
Muhlenbergia rigens / Deer Grass
Nassella pulchra / Purple Needlegrass
Rhamnus californica / California Coffeeberry
Rhus integrifolia / Lemonade Berry
Rosmarinus officinalis 'Huntington Blue' / Huntington Blue Rosemary
Salvia clevelandii 'Allen Chickering' / Allen Chickering Cleveland Sage
Westringia fruticosa / Coast Rosemary

GROUND COVER PALETTE - LOW WATER USE - 1 GAL
Baccharis pilularis `Pigeon Point` / Coyote Brush
Coprosma kirkii / Creeping Mirror Plant
Lantana montevidensis `New Gold` / Trailing Lantana
Myoporum parvifolium `Putah Creek` / Putah Creek Myoporum Space 3` o.c.
Rosmarinus officinalis `Huntington Carpet` / Huntington Carpet Rosemary

GROUND COVER PALETTE - MEDIUM WATER USE - 1 GAL
Hemerocallis x `Bitsy` / Yellow Daylily Space 2' o.c.
Rosa x `Flower Carpet Pink` / Rose Space 3` o.c.
Rosa x `Flower Carpet Red` / Rose Space 3` o.c.
Trachelospermum jasminoides / Star Jasmine Space 18" o.c.

TREE LEGEND

TREES	BOTANICAL / COMMON NAME	CONT	WUCOLS	QTY
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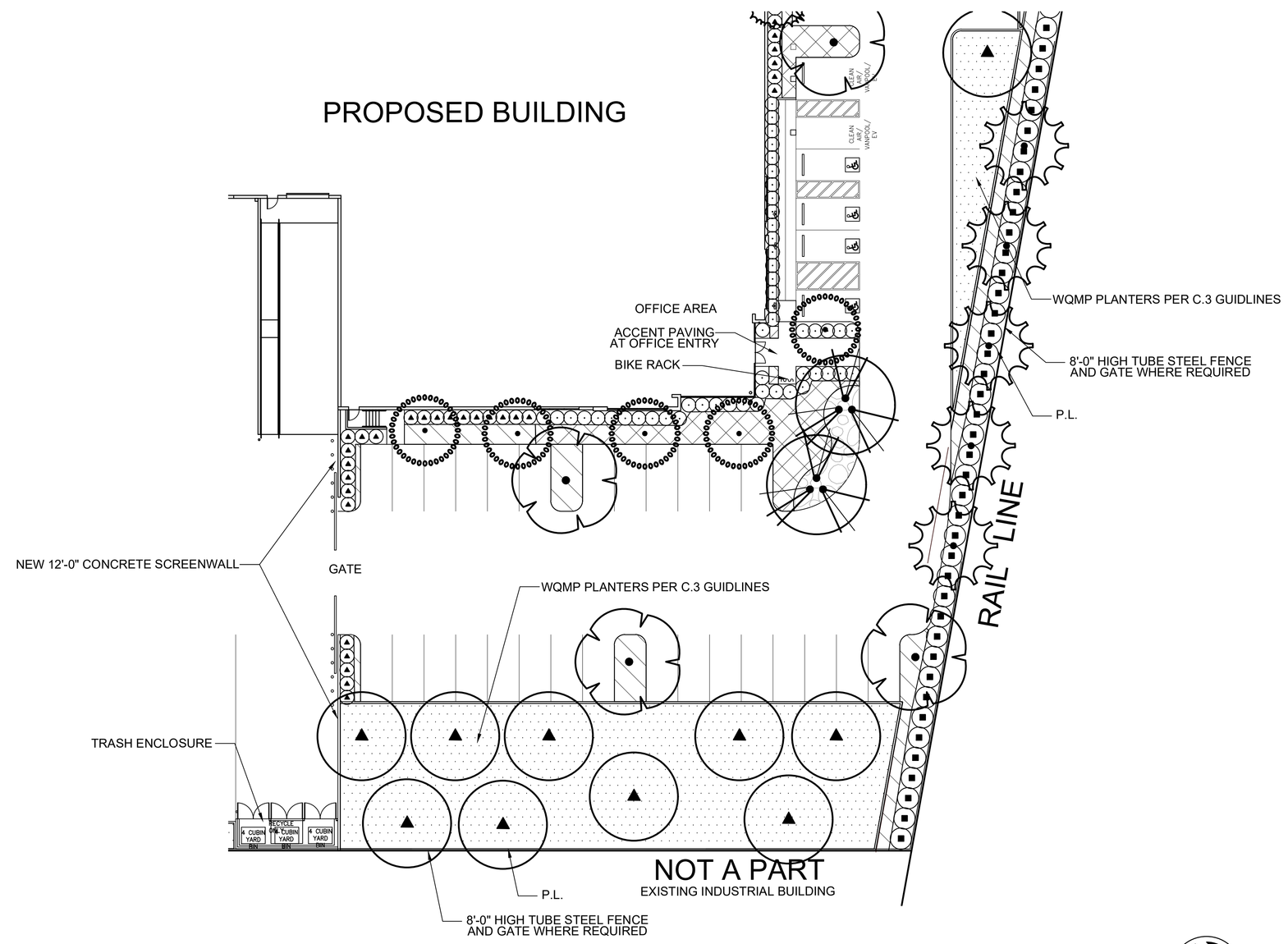
	Pyrus calleryana `Aristocrat` TM / Aristocrat Flowering Pear	36"box	Med	24
	Quercus coccinea / Scarlet Oak	36"box	Low	9
	Sequoia sempervirens `Aptos Blue` / Coast Redwood	24"box	Low	7
	Zelkova serrata `Green Vase` / Sawleaf Zelkova	24"box		27

CONCEPT PLANT SCHEDULE

FOUNDATION PLANTING / HEDGE SCREEN - 5 GAL - MED WATER
Abelia x grandiflora `Edward Goucher` / Glossy Abelia
Buxus microphylla japonica `Green Beauty` / Green Beauty Boxwood - Space 30" o.c.
Escallonia x `Jubilee` / Apple Blossom Escallonia
Ligustrum texanum / Texas Privet - Space 3'-6" o.c.
Nandina domestica / Heavenly Bamboo
Podocarpus gracilior `Column` / Fern Pine
Rhaphiolepis indica `Jack Evans` / Indian Hawthorn

LARGE SCALE FOUNDATION SHRUB - 5 GAL - LOW WATER
Callistemon citrinus / Lemon Bottlebrush Shrub- Space 5` o.c.
Elaeagnus pungens `Fruitlandii` / Silverberry
Heteromeles arbutifolia / Toyon
Nerium oleander / Oleander

SMALL SCALE FOUNDATION PLANTING - 5 GAL - LOW WATER
Arbutus unedo / Strawberry Tree Shrub
Elaeagnus pungens `Fruitlandii` / Silverberry
Nerium oleander `Petite Pink` / Petite Pink Oleander
Plumbago auriculata / Blue Plumbago
Salvia clevelandii `Allen Chickering` / Cleveland Sage



ENLARGEMENT "D"
NORTH EAST OFFICE ENTRY

NORTH

0 20 40 60 80 feet
1" = 20'

LICENSED LANDSCAPE ARCHITECT
BRETT K. FRANCIS
3416
Signature
10/31/24
Renewal Date
STATE OF CALIFORNIA

REVISIONS

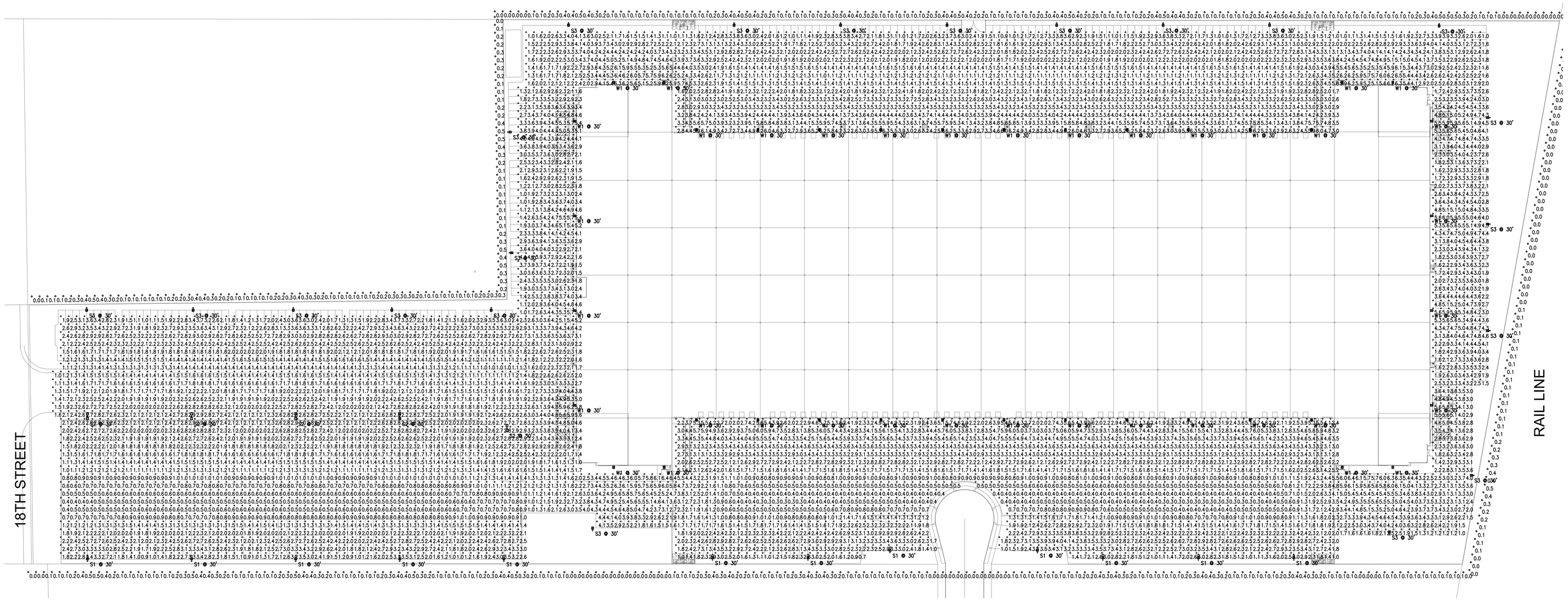
Environs inc
LANDSCAPE ARCHITECTURE
Creating Sustainable & Water Conserving Solutions
801 El Bern • San Clemente, CA 92672
Ph: (909) 624-4663

DEVELOPED BY:
DECA COMPANY
201 SPEAR STREET, SUITE 1100
SAN FRANCISCO, CA 94105
CONTACT: TRAVIS DUNCAN

SHEET TITLE: PRELIMINARY LANDSCAPE PLAN
PROPOSED DEVELOPMENT:
18TH STREET DEVELOPMENT - EAST
0000 E. 18TH STREET, ANTIOCH, CA

DRAWN BY	DATE
BFK	11/01/22
JOB NO.	
RGA00164	
SHEET NO.	
L-3	
3 OF 3 SHTS.	

F7



RSX2 LED
Area Luminaire

Buy American

Catalog Number
Notes
Type

DS: Use Tab key or mouse over this page to see all interactive elements.

Specifications

EPA (ft²@0°): 0.69 ft² (0.06 m²)

Length: 29.3" (74.4 cm) (SPA mount)

Width: 13.4" (34.0 cm)

Height: 3.0" (7.6 cm) Main Body; 7.2" (18.3 cm) Arm

Weight: (SPA mount) 30.0 lbs (13.6 kg)

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1 P2 P3 P4 P5 P6	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide [1] R5S Type 5 Short [1] AFR Automotive Front Row AFRRHO Automotive Front Row Right Rotated AFRLHO Automotive Front Row Left Rotated	MVOLT (120V-277V) [1] HVOLT (347V-480V) [1] XVOLT (277V-480V) [1] **(see specific voltage for options as noted)** 120 [1] 277 [1] 208 [1] 347 [1] 240 [1] 480 [1]	SPA Square pole mounting (3.0" min. 5.0 pole for 1 at 90°, 3.5" min. 5.0 pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adapter (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) [4] WBA Wall bracket [4] WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting [4] AARP Adjustable tilt arm round pole mounting [4] AAWB Adjustable tilt arm with wall bracket [4] AAWSC Adjustable tilt arm wall bracket and surface conduit box [4]

Options

Shipped Installed

- HS House-side-shield [1]
- PE Photocontrol, button style [6,7]
- PEX Photocontrol external threaded, adjustable [7,10]
- PERT Seven-wire twist-lock receptacle only (no control) [7,8,11,12,13]
- CE14 Conduit entry 3/4" NPT (Qty 2)
- SF Single fuse (120, 277, 347) [1]
- DF Double fuse (208, 240, 480) [1]
- SPD20KV 20KV Surge pack (10KV standard)
- FAO Field adjustable output [1,13]
- DMG 0-10V dimming extend out back of housing for external control (control ordered separately) [1,13]
- DS Dual switching [1,14]

Shipped Installed

***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**

- NLTAIR2 nLight AIR generation 2 [15,16,17]
- PIRHN Networked, 8-Level motion/ambient sensor (for use with NLTAIR2) [15,16,17]
- BAA Buy American Act Compliant

***Note: PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.**

Shipped Separately (requires some field assembly)

- BSS External glare shield [1]
- EGFV External glare full visor (360° around light aperture) [1]
- BS Bird spikes [9]

Finish

- DDBXD Dark Bronze
- DBLXD Black
- DNAXD Natural Aluminum
- DWHXD White
- DDBTXD Textured Dark Bronze
- DBLBXD Textured Black
- DNATXD Textured Natural Aluminum
- DWHGXD Textured White

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

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Lithonia RSX2 Area LED
Rev. 06/16/22
Page 1 of 9

ELECTRICAL SITE PHOTOMETRIC PLAN (1)

SCALE: 1"=60'-0"

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Light Loss Factor	Wattage
	W1	13	Lithonia Lighting	RSX2 LED P4 40K R4S	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R4S Distribution	B3 U0 G3	RSX2_LED_P4_40K_R4S.ies	0.95	187
	W1	20	Lithonia Lighting	RSX2 LED P4 40K R3S	RSX Area Luminaire Size 2 P4 Lumen Package 4000K CCT Type R3S Distribution	B3 U0 G3	RSX2_LED__P4_40K_R3S.ies	0.95	187
	S1	9	Lithonia Lighting	RSX2 LED P4 40K R3 HS 28ft pole + 4ft base	RSX LED Area Luminaire Size 2 P4 Lumen Package 4000K CCT Type R3 Distribution with HS shield	B1 U0 G3	RSX2_LED_P4_40K_R3_HS.ies	0.95	187
	S2	5	Lithonia Lighting	RSX2 LED P3 40K R5 28ft pole + 4ft base	RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R5 Distribution	B5 U0 G3	RSX2_LED_P3_40K_R5.ies	0.95	294
	S3	13	Lithonia Lighting	RSX2 LED P4 40K R3 HS 27.5ft pole + 2.5ft base	RSX LED Area Luminaire Size 2 P4 Lumen Package 4000K CCT Type R3 Distribution with HS shield	B1 U0 G3	RSX2_LED_P4_40K_R3_HS.ies	0.95	187

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Area	+	2.9 fc	5.9 fc	1.0 fc	5.9:1	2.9:1
Spill 10ft Away	◇	0.2 fc	0.5 fc	0.0 fc	N/A	N/A
Truck Area	+	2.0 fc	6.3 fc	0.1 fc	63.0:1	20.0:1

RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

CONSULTANT

RPM
Engineers, Inc.
102 DISCOVERY
Irvine, Ca. 92618
Tel: 949-450-1220 (214)
Fax: 949-450-1464
Contact: David Du
e-mail: davidd@rpmpe.com

PROFESSIONAL SEALS

REGISTERED PROFESSIONAL ENGINEER
LAN V. NGUYEN
No. 015596
Exp. 12-31-2023
ELECTRICAL
STATE OF CALIFORNIA
06/27/2022

PROJECT NAME

18TH STREET

0000 18TH STREET, CITY OF ANTIOCH, CA

MARK	DATE	DESCRIPTION
SD		

RGA PROJECT NO: 20132.00
OWNER PROJECT NO:
CAD FILE NAME:
DRAWN BY:
CHK'D BY:
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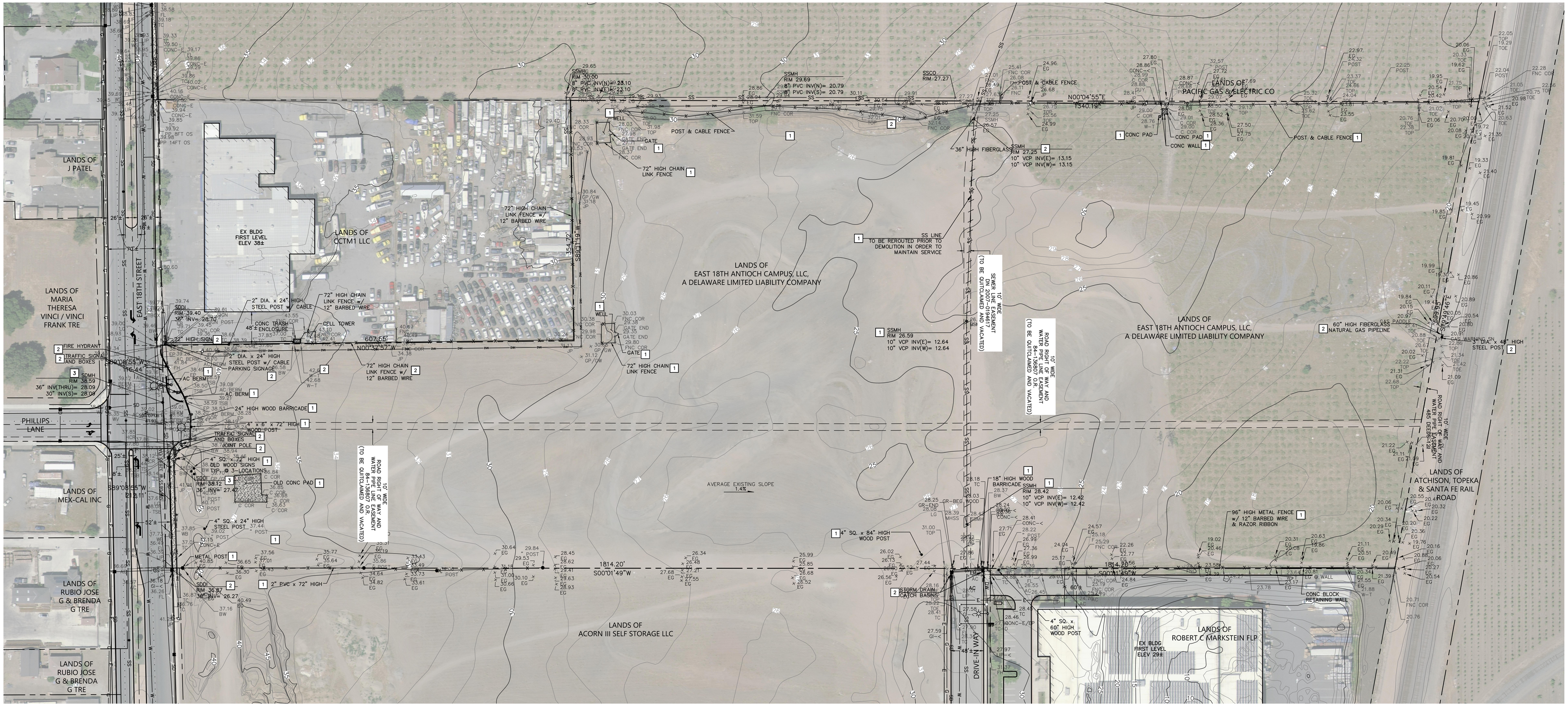
RGA, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE

SITE PHOTOMETRIC PLAN

SHEET: FC-1.0

06/27/22

F8



LEGEND

- IRON PIPE
- MONUMENT
- VALVE
- FIRE HYDRANT
- SIGN
- TRAFFIC SIGNAL
- STREET LIGHT
- LIGHT POLE
- GUY ANCHOR
- UTILITY POLE
- PROPERTY LINE
- EASEMENT
- CENTER LINE
- GRADE BREAK
- FENCE
- SD — STORM DRAIN
- SS — SANITARY SEWER
- OVH — OVERHEAD UTILITY LINE
- G — UNDERGROUND GAS LINE
- TEL — UNDERGROUND TELECOM LINE
- W — WATER
- E — UNDERGROUND ELECTRIC LINE
- CONCRETE

NOTES

1. BOUNDARY AND EASEMENT INFORMATION ARE BASED ON RECORD INFORMATION ONLY.
2. TOPOGRAPHY AND BOUNDARY DATA SHOWN ON THESE PLANS WAS PREPARED BY BKF IN JANUARY 2022.
3. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
4. THE UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND RECORD DATA. LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
5. ALL EXISTING UTILITY WITHIN THE PROPOSED SIDEWALK TO BE ADJUSTED TO GRADE OR RELOCATED AS NEEDED.
6. DEVELOPER SHALL BE FINANCIALLY RESPONSIBLE FOR FAIR SHARE OF OVERHEAD UNDERGROUNDING ALONG SITE FOOTAGE.

BASIS OF BEARING

THE COORDINATES AND BEARINGS AS SHOWN HEREON ARE BASED UPON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM OF 1983, (CC83), ZONE 3, (1991.35). ALL DISTANCES SHOWN, UNLESS OTHERWISE NOTED, ARE IN TERMS OF THE U.S. SURVEY FOOT,

BENCHMARK

BENCHMARK: CITY OF ANTIOCH BENCHMARK 3561
ELEVATION = 13.397 (NGVD29)

KEYNOTES

1	DEMOLISH
2	PROTECT
3	REPLACE

ABBREVIATIONS

±	MORE OR LESS
AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BFP	BACKFLOW PREVENTOR
CONC	CONCRETE
DIA	DIAMETER
DN	DOCUMENT NUMBER
DW	DRIVEWAY
E	ELECTRIC
(E)	EAST
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
G	GAS
GM	GAS METER
GYP	GUY POLE
HB	HOSE BIB
HDRL	HANDRAIL
HT	HEIGHT
INV	BOTTOM INSIDE OF PIPE
IP	IRON PIPE
(N)	NORTH
OVH	OVERHEAD UTILITY LINE
PBA	PUSH BUTTON ASSEMBLY POST
PG&E	PACIFIC GAS & ELECTRIC
RCP	REINFORCED CONCRETE PIPE
(S)	SOUTH
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEAN OUT
SDGI	GRATE INLET
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SQ	SQUARE
TB	TOP OF BOX
TEL	TELECOMMUNICATION
TG	TOP OF GRATE
TV	TELEVISION
TYP	TYPICAL
UB	UTILITY BOX
VCP	VITRIFIED CLAY PIPE
W	WATER
(W)	WEST
WM	WATER METER
YD	YARD DRAIN

scale 1" = 50' feet

deca

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18TH STREET DEVELOPMENT - EAST
APN 051-052-056, PERMIT#: GP-22-02, SP-22-01, PD-22-01, UP-22-03, AR-22-03
ANTIOCH, CA

EXISTING CONDITIONS

No.	Revisions

Date: 06/30/2022
Scale: AS SHOWN
Design: AZ
Drawn: DB, MK
Approved: MS
Job No: 212125

Drawing Number:
C1.0
1 OF 6

212125_DE_01_EXCO.dwg
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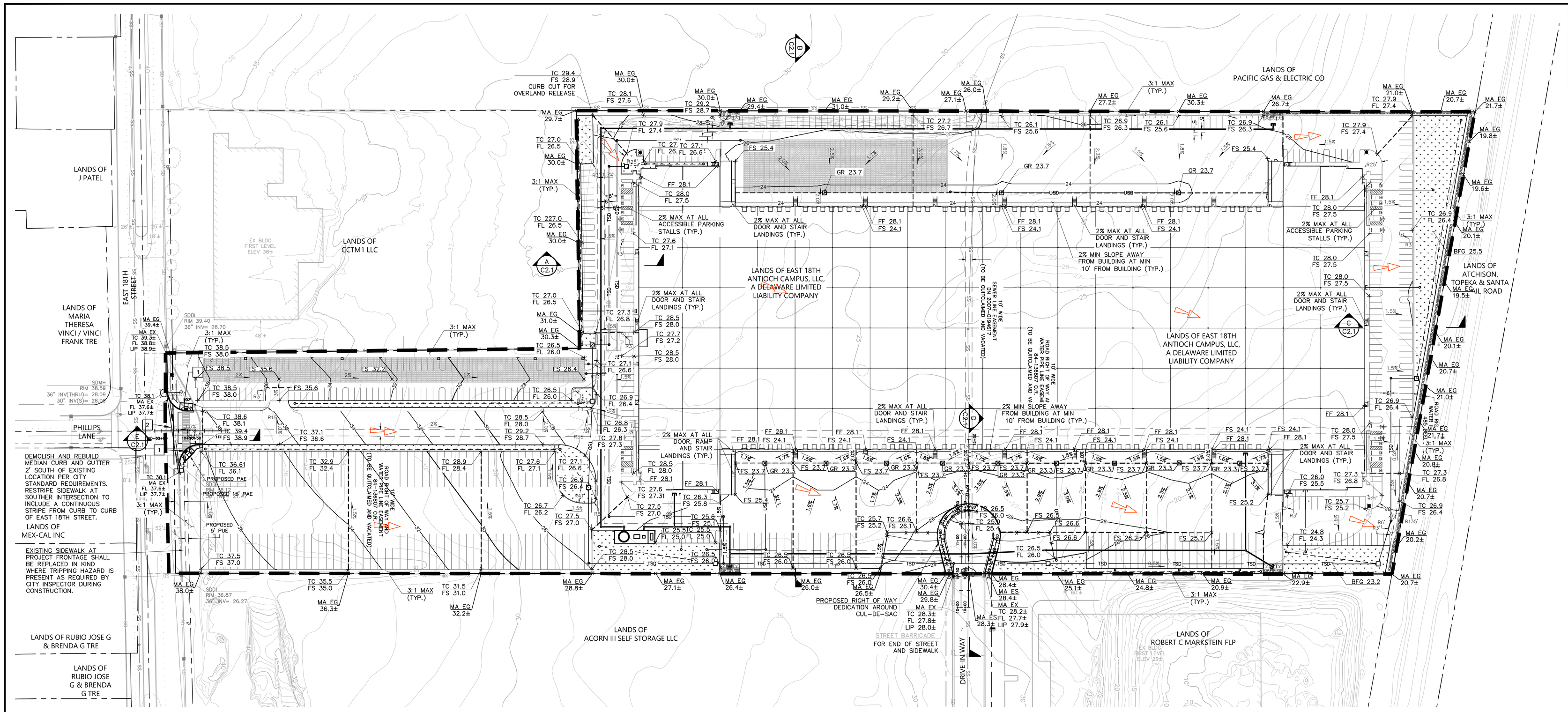
Plot Nov 03, 2022 at 2:53pm

F9



LEGEND

- PROPERTY LINE
- EASEMENT
- CENTER LINE
- USD — PROPOSED UNTREATED STORM DRAIN
- TSD — PROPOSED TREATED STORM DRAIN
- LIMIT OF WORK
- GRADE BREAK
- X.X% — FLOW ARROW
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- DRAINAGE BUBBLER
- SANITARY SEWER MANHOLE
- WATER METER
- BF — BACKFLOW PREVENTOR
- FIRE HYDRANT
- USD — UTILITY DIRECTION OF FLOW
- STORMWATER CHAMBERS
- BIORETENTION FACILITY
- RIGHT OF WAY DEDICATION
- INFILTRATION TRENCH
- OVERLAND RELEASE ARROW

NOTES

1. EXISTING UTILITIES SHOWN ON THIS PLAN SET ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION, DEPTH AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
2. ALL EXISTING UTILITY BOXES, STRUCTURES, MANHOLES AND VALVES WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED TO FINAL GRADE UNLESS OTHERWISE NOTED.
3. PROPOSED BUILDING IS FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

KEYNOTES

1. CURB RAMP PER CITY OF ANTIOCH CONSTRUCTION DETAIL ST-12
2. VALLEY GUTTER PER CITY OF ANTIOCH CONSTRUCTION DETAIL ST-08

EARTHWORKS

CUT: 28,00 CY
FILL: 8,000 CY
IMPORT: 20,000 CY

ASSUMPTIONS:
1. ESTIMATE IS APPROXIMATE AND ARE BASED ON AERIAL TOPOGRAPHY, SUPPLEMENTAL SURVEY, AND AVAILABLE RECORD INFORMATION.
2. THE EARTHWORKS QUANTITIES REPRESENTS EARTHWORK FROM EXISTING GRADE TO PROPOSED GRADE.

ABBREVIATIONS

	MORE OR LESS
AC	ASPHALT CONCRETE
BW	BOTTOM OF WALL
EG	EXISTING GRADE
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
GR	GRATE
MA	MATCH
MAX	MAXIMUM
MIN	MINIMUM
SD	STORM DRAIN
TC	TOP OF CURB
TW	TOP OF WALL
TSD	TREATED STORM DRAIN
USD	UNTREATED STORM DRAIN

60 0 60 120
scale 1" = 60' feet

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APN 051-052-056, PERMIT#: GP-22-02, SP-22-01, PD-22-01, UP-22-03, AR-22-03
ANTIOCH, CA

GRADING AND DRAINAGE PLAN

No.	Revisions

Date: 08/30/2022
Scale: AS SHOWN
Design: AZ
Drawn: DB, MK
Approved: MS
Job No: 2021212S

Drawing Number:
C2.0
2 OF 6

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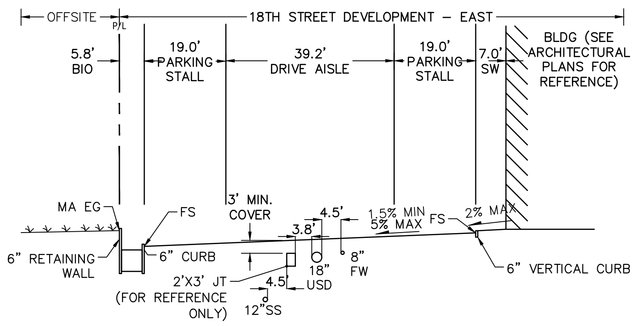

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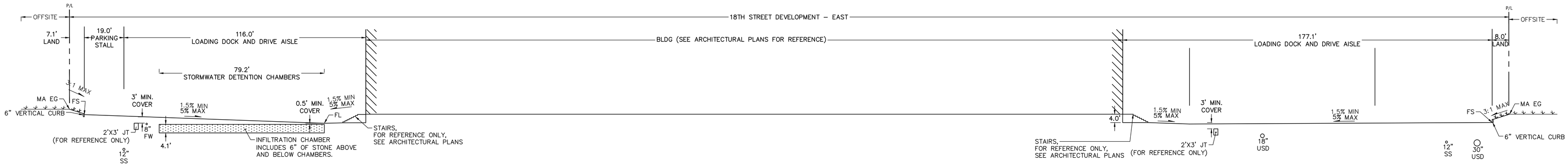

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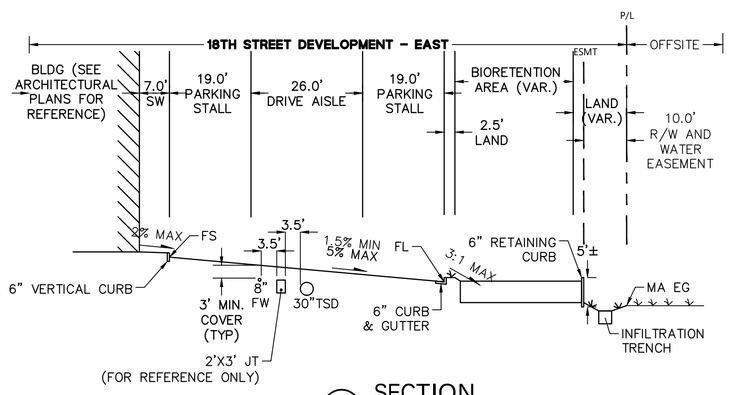

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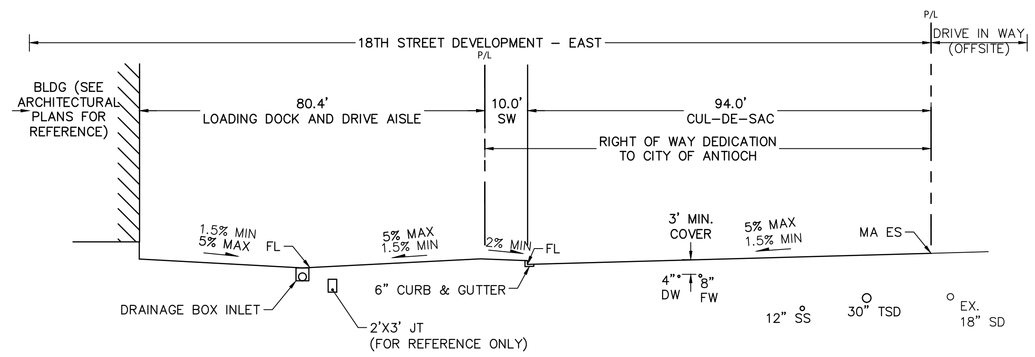

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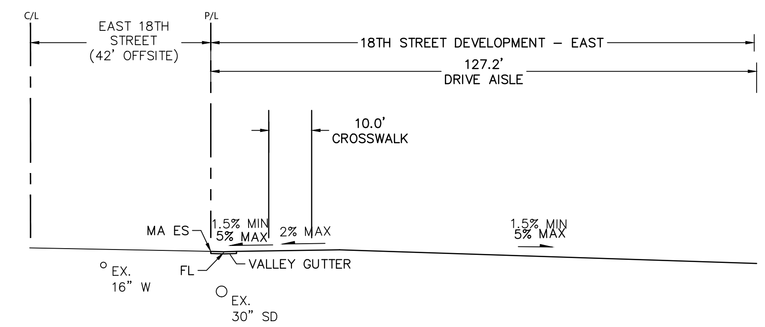

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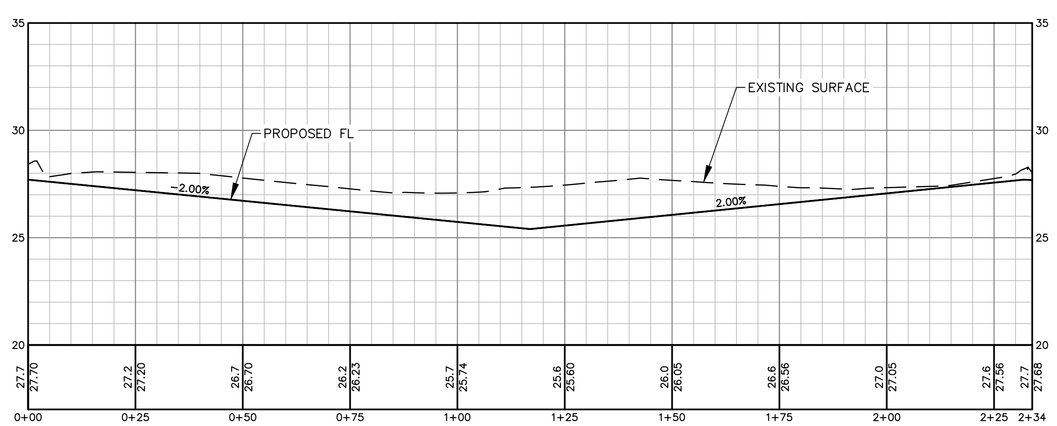
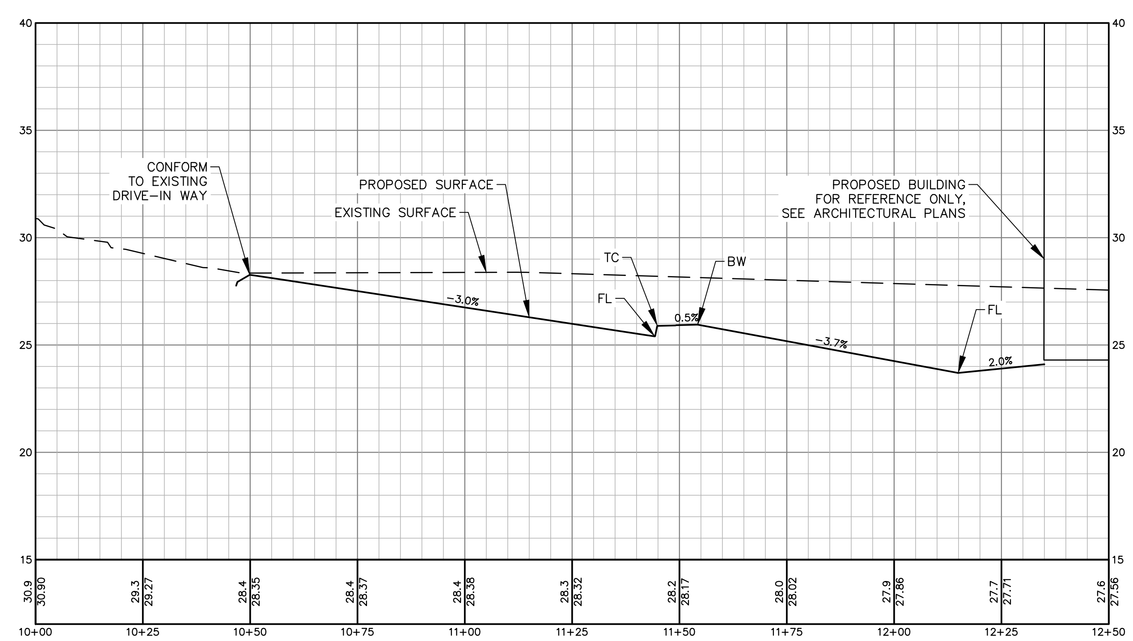


CULDESAC FL (DECA EAST)
H: 1"=20'
V: 1"=4'



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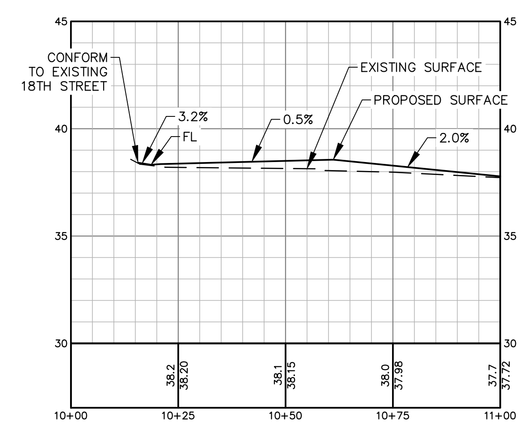
V: 1"=4'



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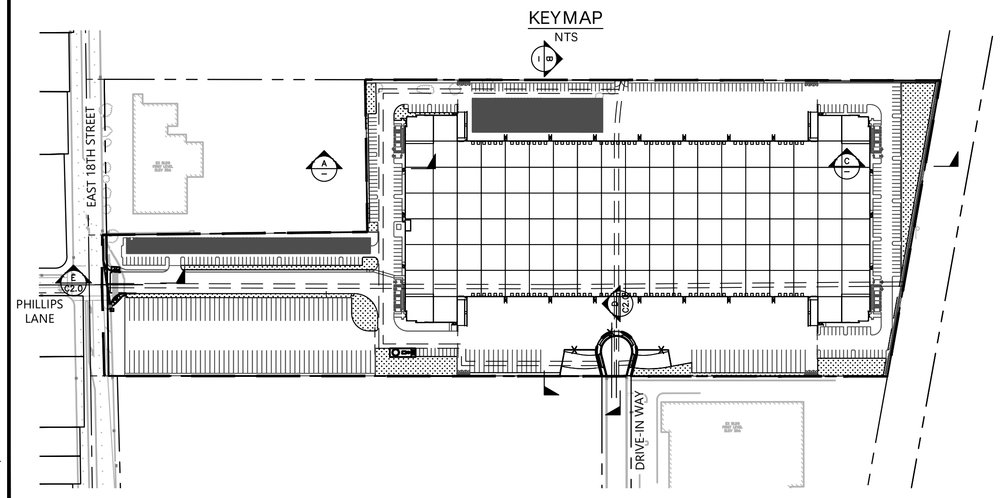
V: 1"=4'

KEYMAP
NTS



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APN 051-052-056, PERMIT#: GP-22-02, SP-22-01, PD-22-01, UP-22-03, AR-22-03
ANTIOCH, CA

CROSS SECTIONS

Revisions

No.	

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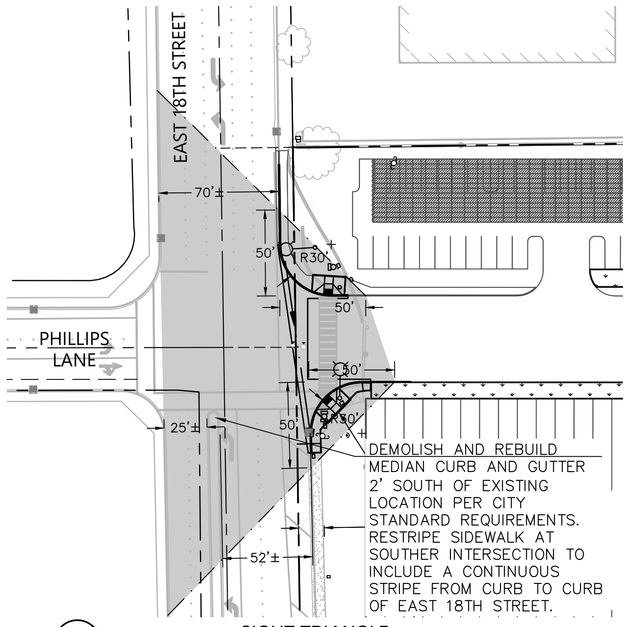
Scale: AS SHOWN
Design: AZ
Drawn: DB, MK
Approved: MS
Job No: 212125

Drawing Number:
C2.1



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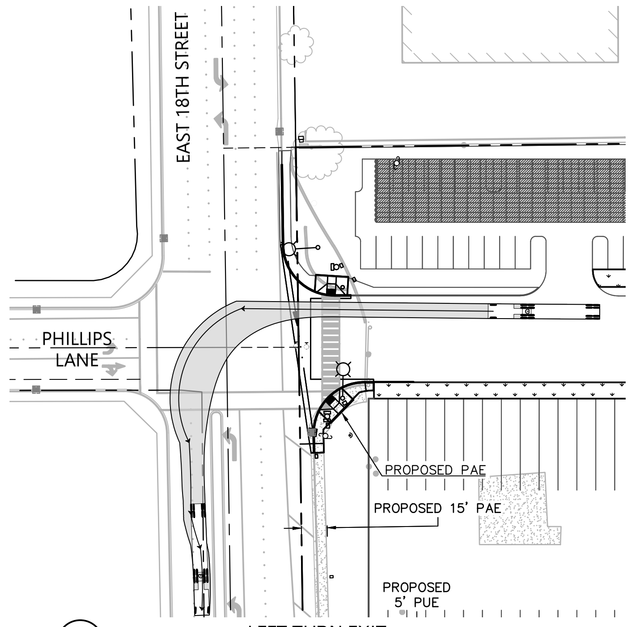

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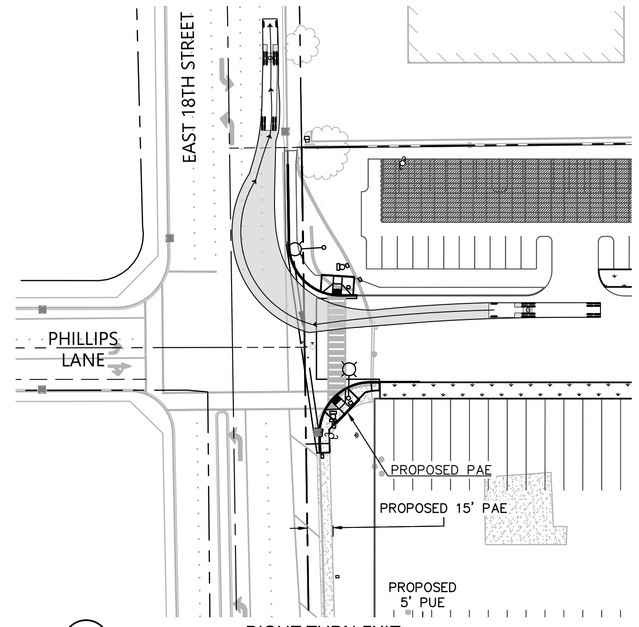

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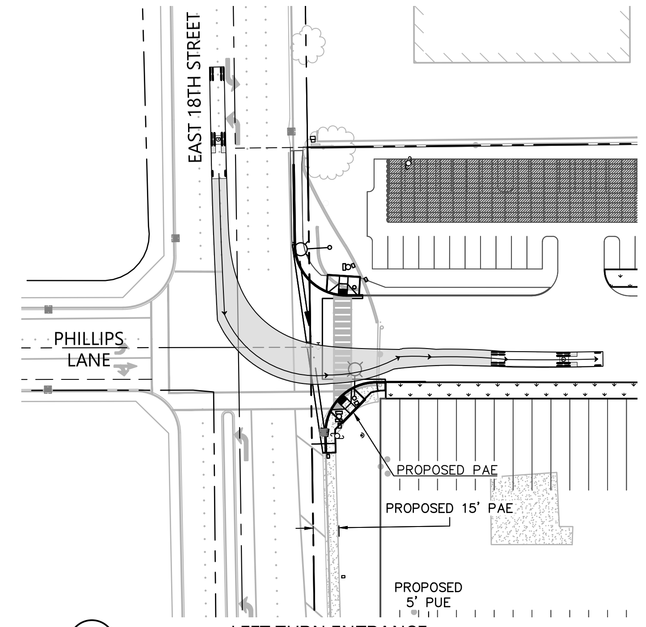

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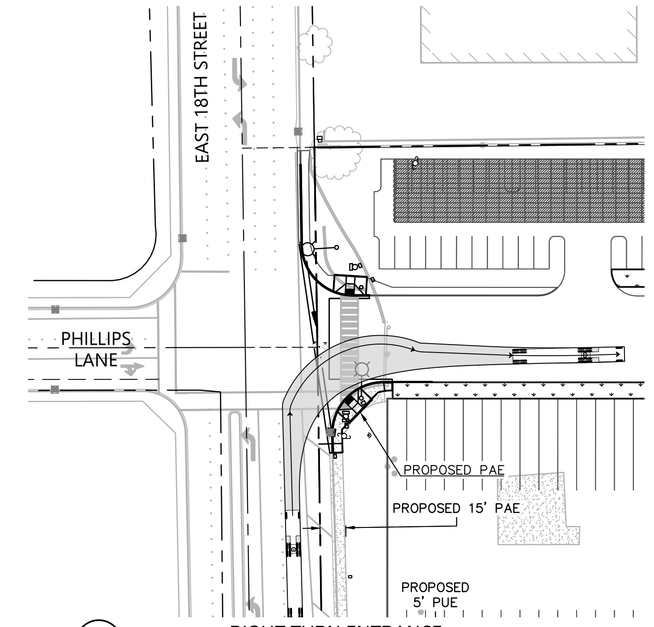
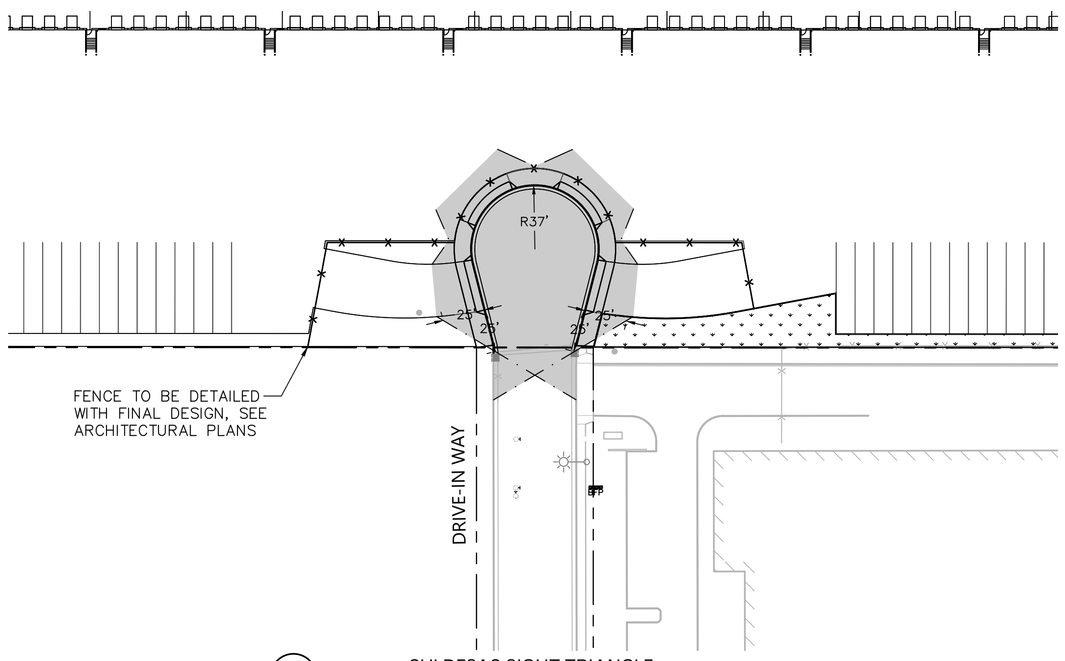
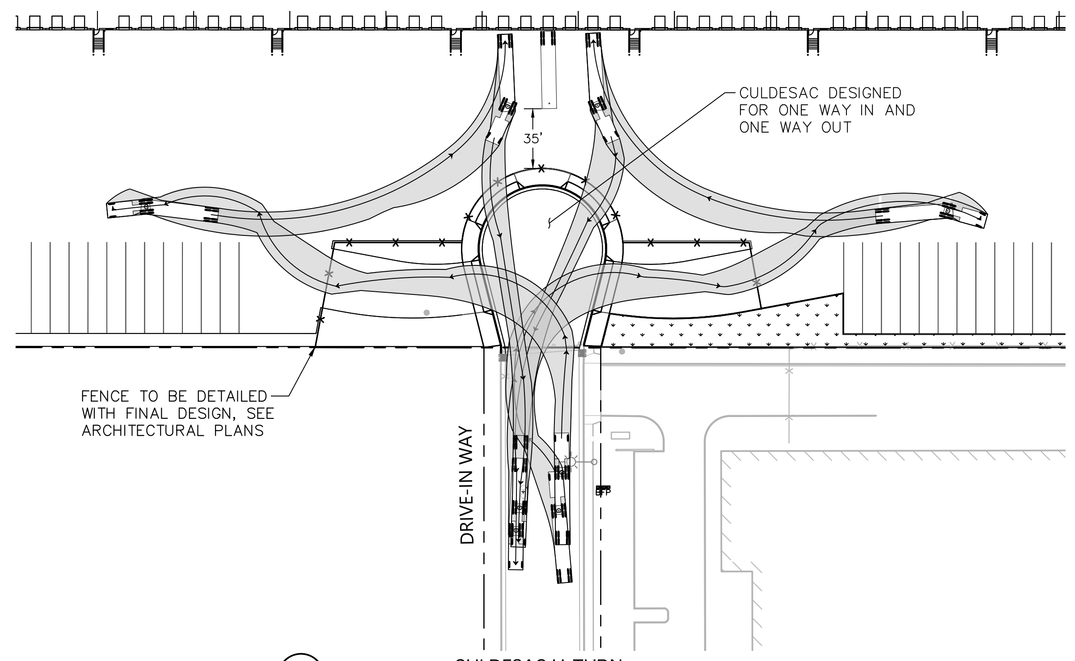


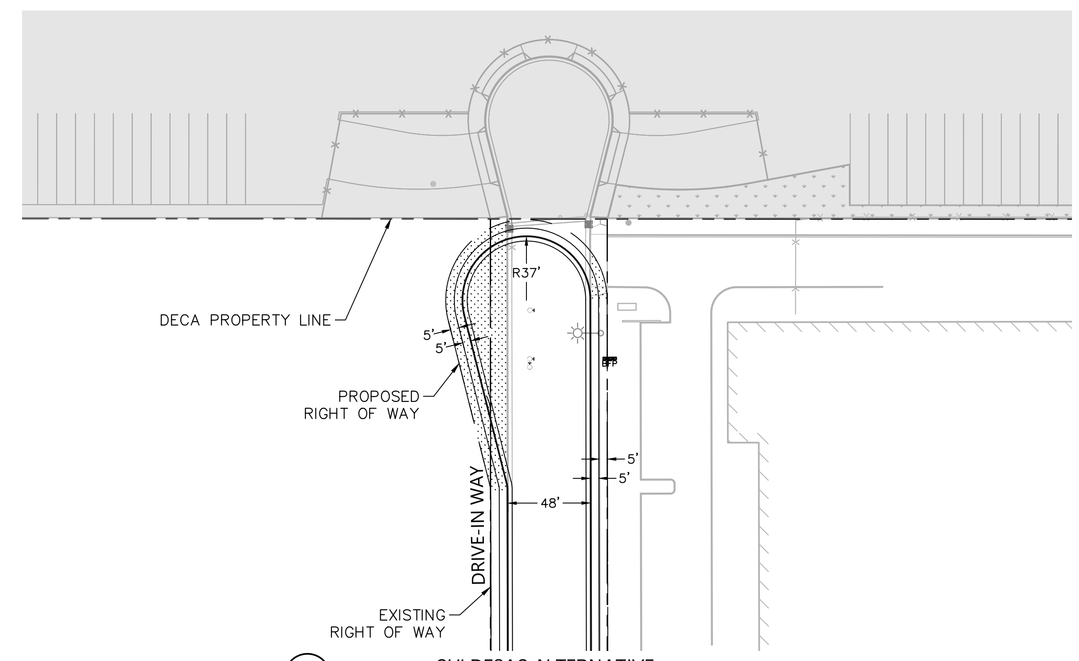
5 RIGHT TURN ENTRANCE



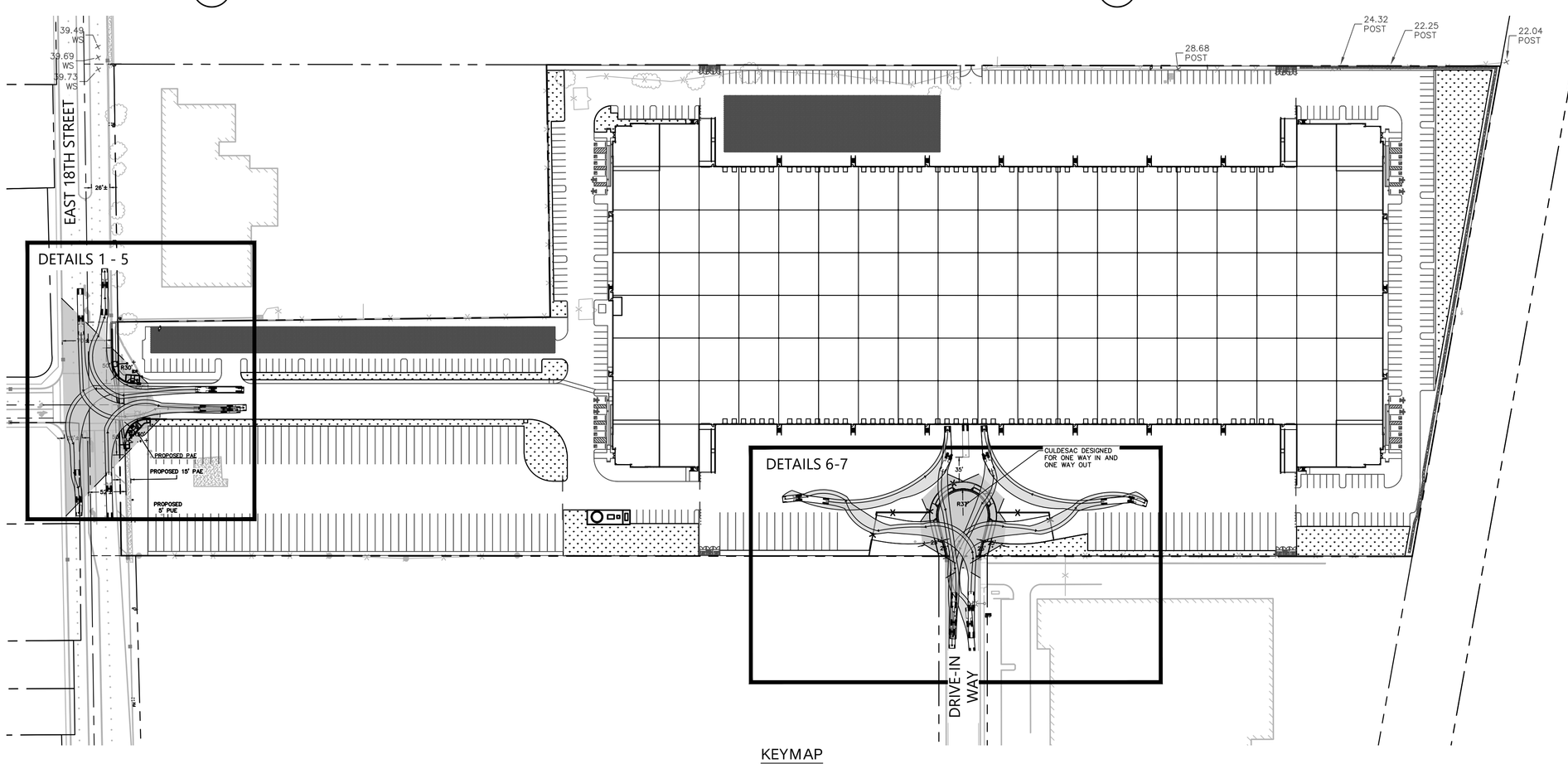
6 CULDESAC SIGHT TRIANGLE



7 CULDESAC U-TURN



8 CULDESAC ALTERNATIVE



KEYMAP
NTS

LEGEND

PROPERTY LINE
EASEMENT
CENTER LINE
SIGHT TRIANGLE, SEE NOTE 1

NOTES

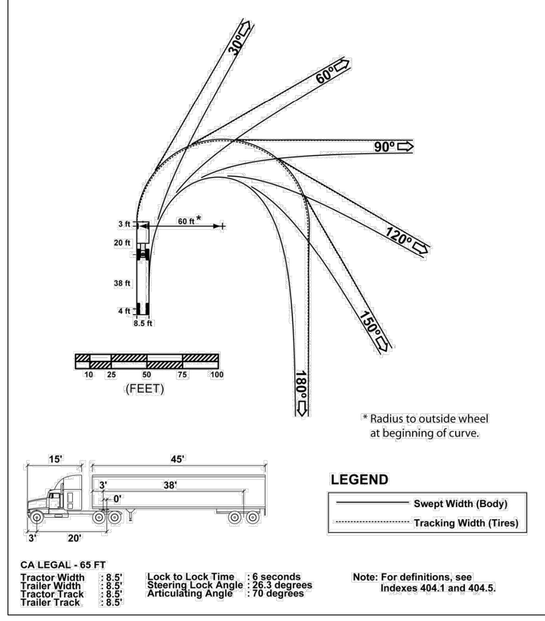
1. SIGHT TRIANGLES DRAWN PER ANTIOCH GUIDELINES – "§ 9-5.1101 SITE OBSTRUCTIONS AT INTERSECTIONS."

400-22 **Highway Design Manual**

July 1, 2020

Figure 404.5D

California Legal Design Vehicle 60-Foot Radius



CA LEGAL - 65 FT

Tractor Width	: 8.5'	Lock to Lock Time	: 6 seconds
Trailer Width	: 8.5'	Steering Lock Angle	: 26.3 degrees
Tractor Track	: 8.5'	Articulating Angle	: 70 degrees
Trailer Track	: 8.5'		

Note: For definitions, see Indexes 404.1 and 404.5.

50 0 50 100
scale 1" = 50' feet

deca

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1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

18TH STREET DEVELOPMENT - EAST

APN 051-052-056, PERMIT#: GP-22-02, SP-22-01, PD-22-01, UP-22-03, AR-22-03
ANTIOCH, CA

TRUCK TURNS

Revisions

No.	

Date: 06/30/2022
Scale: AS SHOWN
Design: AZ
Drawn: DB, MK
Approved: MS
Job No: 212125

Drawing Number:
C2.2
4 OF 6

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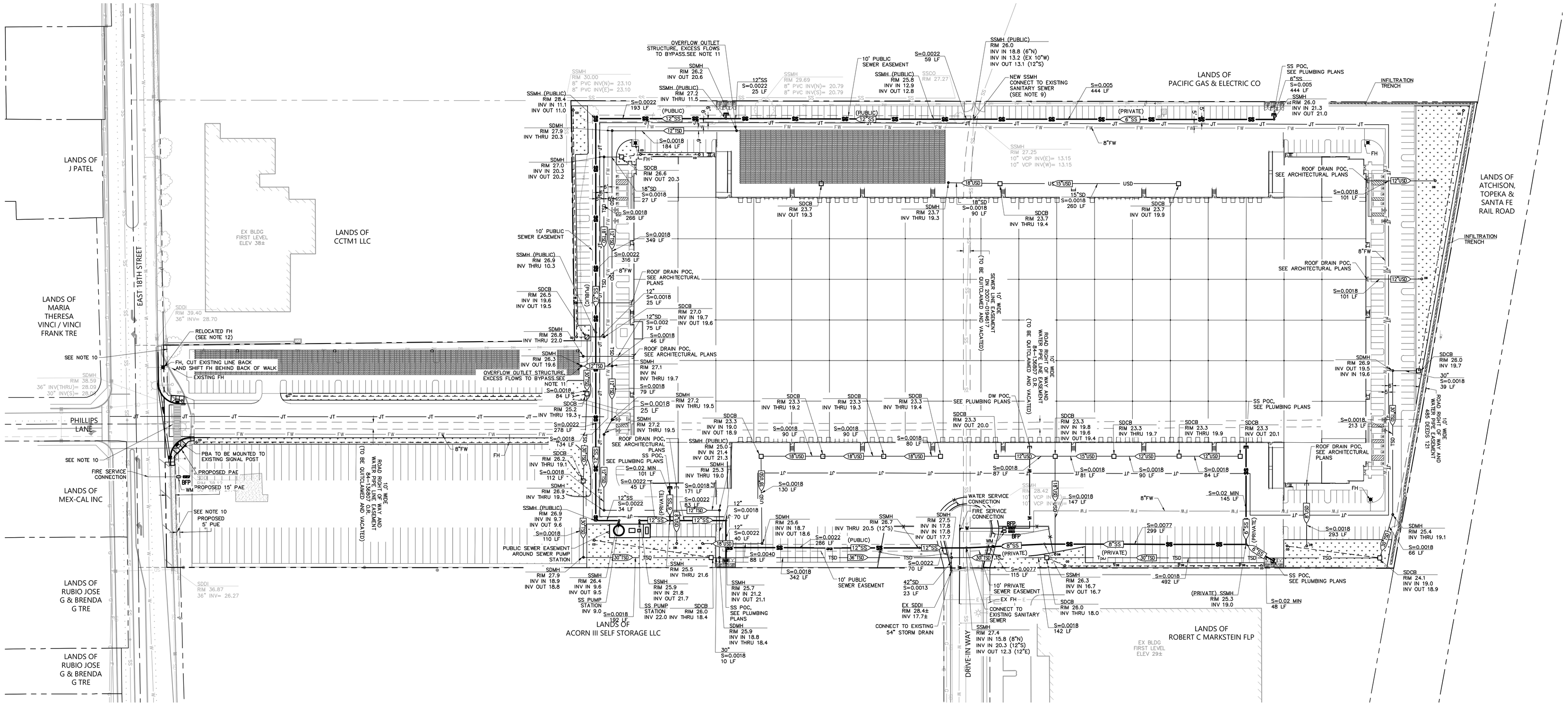

LEGEND

- PROPERTY LINE
- EASEMENT
- CENTER LINE
- USD — PROPOSED UNTREATED STORM DRAIN
- TSD — PROPOSED TREATED STORM DRAIN
- SS — PROPOSED SANITARY SEWER
- W — PROPOSED DOMESTIC WATER
- FW — PROPOSED FIRE WATER
- JT — PROPOSED JOINT TRENCH (FOR REFERENCE ONLY)
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- DRAINAGE BUBBLER
- SANITARY SEWER MANHOLE
- WATER METER
- BFP — BACKFLOW PREVENTOR
- FIRE HYDRANT
- USD — UTILITY DIRECTION OF FLOW
- STORMWATER CHAMBERS
- BIORETENTION FACILITY
- INFILTRATION TRENCH

NOTES

1. EXISTING UTILITIES SHOWN ON THIS PLAN SET ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION, DEPTH AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
2. ALL EXISTING UTILITY BOXES, STRUCTURES, MANHOLES AND VALVES WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED TO FINAL GRADE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL VERIFY EXISTING UTILITY POINTS OF CONNECTION PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO POTHOLE AND FIELD VERIFY ALL UTILITY CROSSINGS.
5. PROPOSED BUILDING IS FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
6. UTILITY DESIGN IS PRELIMINARY ONLY.
7. DOMESTIC WATER EASEMENT SHALL BE QUITCLAIMED PRIOR TO BUILDING CONSTRUCTION.
8. AFTER SANITARY SEWER RELOCATION, EXISTING SANITARY SEWER EASEMENT SHALL BE QUITCLAIMED PRIOR TO BUILDING CONSTRUCTION.
9. EXISTING SANITARY SEWER SHALL REMAIN IN SERVICE WHILE REROUTED SEWER SYSTEM IS BUILT.
10. DEVELOPER SHALL BE FINANCIALLY RESPONSIBLE FOR FAIR SHARE OF OVERHEAD UNDERGROUNDING ALONG SITE FRONTAGE.
11. DESIGN OF BIORETENTION TREATMENT FACILITIES AND INFILTRATION CHAMBERS ARE PRELIMINARY AND FINAL DESIGN TO BE DETERMINED DURING PERMIT SUBMITTAL.
12. FIRE HYDRANTS TO EXTEND FROM EXISTING LOCATION TO THE BACK OF WALK WHERE EXISTING HYDRANTS CONFLICT WITH PROPOSED IMPROVEMENTS.

ABBREVIATIONS

	MORE OR LESS
AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BFP	BACKFLOW PREVENTOR
CB	CATCH BASIN
CO	CLEANOUT
CONC	CONCRETE
DIA	DIAMETER
E	ELECTRIC
(E)	EAST
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
FL	FLOWLINE
G	GAS
GM	GAS METER
GYP	GUY POLE
MH	MANHOLE
INV	INVERT
IP	IRON PIPE
JT	JOINT TRENCH
(N)	NORTH
OVH	OVERHEAD UTILITY LINE
PG&E	PACIFIC GAS & ELECTRIC
RCP	REINFORCED CONCRETE PIPE
(S)	SOUTH
SD	STORM DRAIN
SS	SANITARY SEWER
TB	TOP OF BOX
TEL	TELECOMMUNICATION
TG	TOP OF GRATE
TV	TELEVISION
TYP	TYPICAL
TSD	TREATED STORM DRAIN
USD	UNTREATED STORM DRAIN
UB	UTILITY BOX
VCP	VITRIFIED CLAY PIPE
W	WATER
(W)	WEST
WM	WATER METER

scale 1" = 60' (60 0 60 120 feet)

deca

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18TH STREET DEVELOPMENT - EAST

APN 051-052-056, PERMIT#: GP-22-02, SP-22-01, PD-22-01, UP-22-03, AR-22-03
ANTIOCH, CA

UTILITY PLAN

No.	Revisions

Date: 06/30/2022
Scale: AS SHOWN
Design: AZ
Drawn: DB, MK
Approved: MS
Job No: 20212125

Drawing Number: C3.0

5 OF 6

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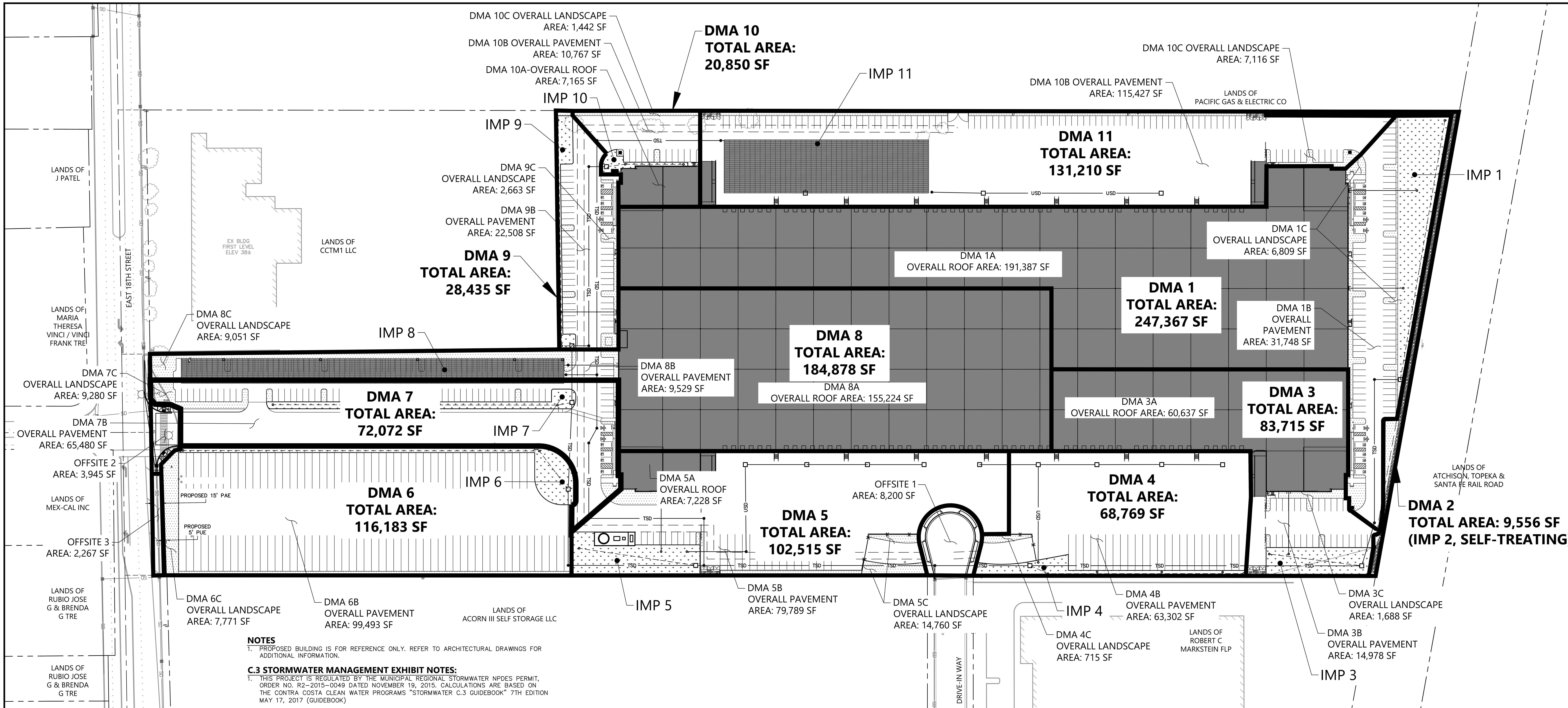

NOTES

1. PROPOSED BUILDING IS FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

C.3 STORMWATER MANAGEMENT EXHIBIT NOTES:

1. THIS PROJECT IS REGULATED BY THE MUNICIPAL REGIONAL STORMWATER NPDES PERMIT, ORDER NO. R2–2015–0049 DATED NOVEMBER 19, 2015. CALCULATIONS ARE BASED ON THE CONTRA COSTA CLEAN WATER PROGRAMS "STORMWATER C.3 GUIDEBOOK" 7TH EDITION MAY 17, 2017 (GUIDEBOOK)

2. THE PROJECT TOTAL SITE AREA IS 24.8 ACRES (1,079,967 SF) AND THE TOTAL AREA OF LAND DISTURBED IS 24.6 ACRES (1,069,500 SF). SEE NOTE 8.

3. THIS PROJECT PROPOSES TO INCREASE IMPERVIOUS SURFACE AREA BY 951,623 SQUARE FEET AND WILL REPLACE 8,200 SQUARE FEET OF EXISTING IMPERVIOUS SURFACE AREA. THE TOTAL PRE–PROJECT IMPERVIOUS SURFACE AREA IS 8,200 SQUARE FEET. THE TOTAL POST–PROJECT IMPERVIOUS SURFACE AREA IS 951,623 SQUARE FEET.

4. PROVISION C.3 PROJECT REQUIREMENTS INCLUDE: NEW/REDEVELOPED AREA SUBJECT TO STORMWATER TREATMENT AND FLOW CONTROL.

5. COMPLIANCE WITH FLOW CONTROL REQUIREMENTS ARE MET THROUGH: BIORETENTION TREATMENT AND INFILTRATION, INTEGRATED MANAGEMENT PRACTICES PER THE GUIDEBOOK.

6. DESIGN CRITERIA
   - 6.1. MEAN ANNUAL PRECIPITATION =13 INCHES PER HOUR CCCPWD MEAN SEASONAL ISOHYETS, FIGURE B–166
   - 6.2. SOIL GROUP A
   - 6.3. HYDRAULIC DESIGN CRITERIA: 0.2 INCHES PER HOUR RAINFALL INTENSITY
   - 6.4. BIORETENTION SOIL LOADING RATE: 5 INCHES PER HOUR
   - 6.5. BIORETENTION SOIL MIX PER APPENDIX B OF THE GUIDEBOOK

7. THE PROJECT SITE IS DELINEATED INTO 11 DRAINAGE MANAGEMENT AREAS (DMAS) AS SHOWN ON THIS SHEET. DATA OUTPUT FROM THE CONTRA COSTA CLEAN WATER PROGRAM IMP SIZING CALCULATOR IS INCLUDED ON THIS SHEET.

8. THE SITE INCLUDES 3 OFFSITE SHEDS
   - 8.1. OFFSITE SHED 1 IS A PROPOSED CULDESAC THAT WILL BE WITHIN THE PUBLIC RIGHT OF WAY AND WILL THEREFORE DRAIN OFFSITE.
   - 8.2. OFFSITE SHED 2 IS PART OF THE TOTAL DISTURBED AREA BUT WILL CONTINUE TO DRAIN OFFSITE AS IT DOES IN THE EXISTING CONDITIONS.
   - 8.3. OFFSITE SHED 3 IS EXISTING SIDEWALK AND ROADWAY THAT WILL REMAIN UNDISTURBED BUT IT WITHIN THE PROJECT PROPERTY BOUNDARY.

9. DEPTH OF GROUNDWATER TABLE: ROUGHLY 24'–28', PER GEOTECH REPORT, "PRELIMINARY GEOTECHNICAL EXPLORATION UPDATE FOR ANTIOCH INDUSTRIAL PARK, ANTIOCH, CALIFORNIA", CONDUCTED BY ENGEO INCORPORATED, DATED 02/04/2022.B ADDITIONAL BORINGS PREFORMED IN AUGUST 2022 INDICATE GROUNDWATER DEPTHS 24'–30' BELOW EXISTING SURFACE.

10. DESIGN OF BIORETENTION TREATMENT FACILITIES AND INFILTRATION CHAMBERS ARE PRELIMINARY AND FINAL DESIGN TO DETERMINED DURING PERMIT SUBMITTAL.

LEGEND

- PROPERTY LINE
- EASEMENT
- CENTER LINE
- USD — PROPOSED UNTREATED STORM DRAIN
- TSD — PROPOSED TREATED STORM DRAIN
- DRAINAGE MANAGEMENT AREA
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- DRAINAGE BUBBLER
- USD — UTILITY DIRECTION OF FLOW
- STORMWATER INFILTRATION CHAMBERS, SEE NOTE 9
- ROOF AREA
- PAVEMENT AREA
- LANDSCAPE AREA
- BIORETENTION AREA, SEE NOTE 9
- INFILTRATION TRENCH

PRE–IMPROVEMENT						
PROJECT SITE AREA:	1,079,967	(FT)^2				
PERVIOUS AREAS:				IMPERVIOUS AREAS:		
DESCRIPTION	AREA	UNITS		DESCRIPTION	AREA	UNITS
UNDEVELOPED/ LANDSCAPE	1,071,767	(FT)^2		RF + PAVED AREAS	8,200	(FT)^2
TOTAL	1,071,767	(FT)^2		TOTAL	8,200	(FT)^2
POST–IMPROVEMENT[2,3,8]						
PROJECT SITE AREA:	1,079,967	(FT)^2		% IMPERVIOUS AREA INCREASE	89%	
PERVIOUS AREAS:				IMPERVIOUS AREAS:		
DESCRIPTION	AREA	UNITS		DESCRIPTION	AREA	UNITS
LANDSCAPE + PERVIOUS PAVEMENT + BIORETENTION AREAS	113,932	(FT)^2		ROOF + PAVED AREAS	966,035	(FT)^2
TOTAL	113,932	(FT)^2		TOTAL	966,035	(FT)^2

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IMP Name: IMP1 (Soil Type: A)
IMP Type: Bioretention Facility
Soil Type: A

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor		IMP Sizing		
					IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA-1A	191,387	Conventional Roof	1.00	191,387				
DMA-1B	31,748	Concrete or Asphalt	1.00	31,748				
DMA-1C	6,809	Landscape	0.10	681				
			Total	223,816				
				Area	0.070	0.907	14,217	17,424
				Surface Volume	0.058	0.907	11,780	14,520

IMP Name: IMP3 (Soil Type: A)
IMP Type: Bioretention Facility
Soil Type: A

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor		IMP Sizing		
					IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA-3A	60,637	Conventional Roof	1.00	60,637				
DMA-3B	14,978	Concrete or Asphalt	1.00	14,978				
DMA-3C	1,688	Landscape	0.10	169				
			Total	75,784				
				Area	0.070	0.907	4,814	6,411
				Surface Volume	0.058	0.907	3,989	5,343

IMP Name: IMP4 (Soil Type: A)
IMP Type: Bioretention Facility
Soil Type: A

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor		IMP Sizing		
					IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA-4B	63,302	Concrete or Asphalt	1.00	63,302				
DMA-4C	715	Landscape	0.10	72				
			Total	63,374				
				Area	0.070	0.907	4,025	4,752
				Surface Volume	0.058	0.907	3,335	3,960

IMP Name: IMP5 (Soil Type: A)
IMP Type: Bioretention Facility
Soil Type: A

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor		IMP Sizing		
					IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA-5A	7,228	Conventional Roof	1.00	7,228				
DMA-5B	79,789	Concrete or Asphalt	1.00	79,789				
DMA-5C	6,092	Landscape	0.10	609				
			Total	87,626				
				Area	0.070	0.907	5,566	9,406
				Surface Volume	0.058	0.907	4,612	7,839

IMP Name: IMP6 (Soil Type: A)
IMP Type: Bioretention Facility
Soil Type: A

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor		IMP Sizing		
					IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA-6B	99,493	Concrete or Asphalt	1.00	99,493				
DMA-6C	7,771	Landscape	0.10	777				
			Total	100,270				
				Area	0.070	0.907	6,369	8,919
				Surface Volume	0.058	0.907	5,277	7,433

IMP Name: IMP7 (Soil Type: A)
IMP Type: Bioretention Facility
Soil Type: A

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor		IMP Sizing		
					IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA-7B	62,700	Concrete or Asphalt	1.00	62,700				
DMA-7C	7,968	Landscape	0.10	797				
			Total	63,497				
				Area	0.070	0.907	4,033	5,055
				Surface Volume	0.058	0.907	3,342	4,337

IMP Name: IMP8 (Soil Type: A)
IMP Type: Dry Well
Soil Type: A

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor		IMP Sizing		
					IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA-8A	155,224	Conventional Roof	1.00	155,224				
DMA-8B	9,529	Concrete or Asphalt	1.00	9,529				
DMA-8C	9,051	Landscape	0.10	905				
			Total	165,658				
				Area	0.050	0.907	7,516	11,074
				Volume	0.130	0.907	19,542	343,294

IMP Name: IMP9 (Soil Type: A)
IMP Type: Bioretention Facility
Soil Type: A

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor		IMP Sizing		
					IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA-9B	22,508	Concrete or Asphalt	1.00	22,508				
DMA-9C	2,663	Landscape	0.10	266				
			Total	22,774				
				Area	0.070	0.907	1,447	3,265
				Surface Volume	0.058	0.907	1,199	2,720

IMP Name: IMP10 (Soil Type: A)
IMP Type: Bioretention Facility
Soil Type: A

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor		IMP Sizing		
					IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA-10A	7,165	Conventional Roof	1.00	7,165				
DMA-10B	10,767	Concrete or Asphalt	1.00	10,767				
DMA-10C	1,442	Landscape	0.10	144				
			Total	18,076				
				Area	0.070	0.907	1,148	1,475
				Surface Volume	0.058	0.907	951	1,229

IMP Name: IMP11 (Soil Type: A)
IMP Type: Dry Well
Soil Type: A

DMA Name	DMA Area (sq ft)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor		IMP Sizing		
					IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA-11B	115,427	Concrete or Asphalt	1.00	115,427				
DMA-11C	7,116	Landscape	0.10	712				
			Total	116,139				
				Area	0.050	0.907	5,269	8,667
				Volume	0.130	0.907	13,700	268,677

BOUNDARY		CONVENTIONAL SURFACE (SF)			DRAINS TO	LID TYPE	AREA (ft^2/ft^2)		VOLUME V1 (ft^3/ft^2)		VOLUME V2 (ft^3/ft^2)	
WATERSHED	TOTAL AREA	ROOF	CONC.	LSP			REQUIRED (sf)	PROVIDED (sf)	REQUIRED (sf)	PROVIDED (sf)	REQUIRED (cf)	PROVIDED (cf)
DMA-1A	247,367	191,387	-	-	IMP 1	BIORETENTION	14,217	17,424	11,780	14,520	N/A	14,520
DMA-1B		-	31,748	-								
DMA-1C		-	-	6,809								
DMA-2	9,560	-	-	-	IMP 2	SELF-TREATING	N/A					
		-	-	-								
		-	-	9,560								
DMA-3A	83,715	60,637	-	-	IMP 3	BIORETENTION	4,814	6,411	3,989	5,343	N/A	5,343
DMA-3B		-	14,978	-								
DMA-3C		-	-	1,688								
DMA-4A	68,769	-	-	-	IMP 4	BIORETENTION	4,025	4,752	3,335	3,960	N/A	3,960
DMA-4B		-	63,302	-								
DMA-4C		-	-	715								
DMA-5A	102,515	7,228	-	-	IMP 5	BIORETENTION	5,566	9,406	4,612	7,839	N/A	7,839
DMA-5B		-	79,789	-								
DMA-5C		-	-	6,092								
DMA-6A	116,183	-	-	-	IMP 6	BIORETENTION	6,369	8,919	5,277	7,433	N/A	7,433
DMA-6B		-	99,493	-								
DMA-6C		-	-	7,771								
DMA-7A	72,072	-	-	-	IMP 7	BIORETENTION	4,033	5,055	3,342	4,213	N/A	4,213
DMA-7B		-	62,700	-								
DMA-7C		-	-	4,317								
DMA-8A	184,878	155,224	-	-	IMP 8	INFILTRATION CHAMBERS*	7,516	11,074	N/A		19,542	36,461
DMA-8B		-	20,603	-								
DMA-8C		-	-	9,051								
DMA-9A	28,435	-	-	-	IMP 9	BIORETENTION	1,199	3,265	1,447	2,720	N/A	2,720
DMA-9B		-	22,508	-								
DMA-9C		-	-	2,663								
DMA-10A	20,850	7,165	-	-	IMP 10	BIORETENTION	1,148	1,475	951	1,229	N/A	1,229
DMA-10B		-	10,767	-								
DMA-10C		-	-	1,442								
DMA-11A	131,210	-	-	-	IMP 11	INFILTRATION CHAMBERS*	5,707	8,667	N/A		14,838	30,859
DMA-11B		-	124,094	-								
DMA-11C		-	-	7,116								
OVERALL TOTAL DISTURBED AREA	1,065,555	421,641	529,982	57,225			TOTAL BIO AREA:	56,708				
NOTES		951,623										

1. INFILTRATION CHAMBERS ARE OVERSIZED TO ACCOMMODATE THE ADDITIONAL RUNOFF DUE TO THE PROPOSED DEVELOPMENT.
2. INFILTRATION CHAMBER VOLUME IS DERIVED FROM ADS SPECIFICATIONS. OA SINGLE SC-310 CHAMBER HAS A MINIMUM STORGAE OF 45 CF. PLEASE NOTE THAT
3. SITES WITH TYPE A SOILS ARE NOT REQUIRED TO PROVIDE PORE VOLUME WITHIN BIORETENTION AREAS PER CONTRA COSTA COUNTY C3 GUIDELINES.

scale 1" = 60' (0, 60, 120 feet)

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18TH STREET DEVELOPMENT - EAST
APN 051-052-056, PERMIT#: GP-22-02, SP-22-01, PD-22-01, UP-22-03, AR-22-03
ANTIOCH, CA

STORMWATER CONTROL PLAN

Revisions	
No.	

Date: 06/30/2022
Scale: AS SHOWN
Design: AZ
Drawn: DB, MK
Approved: MS
Job No: 20212125

Drawing Number:
C4.0
6 OF 6

DRAFT Project Description

City of Antioch Applications GP-22-02, SP-22-01, PD-22-01, UP-22-03, AR-22-03 ("East Project")

Project Overview

Deca (the Applicant) proposes a commercial project for this site, which will be developed as a light industrial building for warehousing, distribution, storage and light industrial uses, with associated office uses.

This project is located at E 18th Street, with an APN of 051-052-056-2. The eastern site is a single building of approximately 431,797 square feet, situated on a total site area of 24.77 acres. The primary use of the building is for light industrial, warehouse, distribution and storage use, with approximately 20,000 square feet of office use within the building. Up to 10,000 square feet of the office may be provided by mezzanine. The building is generally between 43 and 45 in height, with a maximum height of 45 feet. The interior clear height will be 40 feet.

The building provides up to 106 docking back for truck loading/unloading, with 53 docks on either side.

Parking and Circulation

All parking is provided on-site, consistent with tables shown on the site plan sheet. Automobile parking is provided at a rate of 1 space/250 square feet of office use plus 1 space/1000 square feet of warehouse use, for a total of 492 spaces. Truck parking is also provided on-site, at approximately 157 truck trailer spaces. In addition, there are 27 bicycle parking spaces provided.

The site has two primary ingress and egress points. The first is via the existing Drive-In Way, which approaches the project from the east. The cul-de-sac design allows for ingress and egress, as well as security options for future building tenants. The other ingress/egress is at E 18th Street and Phillips Way, where a signalized intersection is in place. This project will utilize the existing signal and make minor enhancements to this intersection. For circulation within the site, please also see truck turning diagrams within the civil engineering plans.

Site Coverage

Proposed site coverage is 39.08%. The FAR is 40.0, with the maximum FAR of 45, as defined by the East Eighteenth Street Specific Plan. Please refer to the Site Plan for additional information

General Plan

The eastern site currently has two designations: the northern portion (above Drive-In Way) is designated as Business Park, and the southern portion is currently designated as Regional Commercial. This application proposes to change the General Plan designation to "Business Park" throughout the entire eastern site.

General Plan Amendment Merits

The Planning Application requires a discussion regarding the merits of a General Plan Amendment. The project is located within the Eastern Waterfront Employment Focus Area, and the proposed project will help meet the objectives of this important General Plan Overlay District. Since the City's last General

Plan Update, viability of regional commercial centers has waned, and particularly the type of commercial development that was originally envisioned by the General Plan Update. Light industrial presents a similar job creation mechanism for the City of Antioch and is economically viable.

Specific Plan and Zoning

The site has two Specific Plan designations: O/LI for the northern portion and CR/M for the southern portion.

Each project within the Specific Plan Area must undergo the Planned Development rezoning process to finalize the uses permitted for a project. A PD Rezone Application is a part of the application package.

This project proposes to change the Specific Plan designation to O/LI for the entire site.

Operational Details

The proposed uses include light industrial, warehousing, storage of inventory, distribution, and associated office and administrative support. While there is some variability with respect to individual tenants, these buildings will often operate in multiple shifts, and will be operational up to 24 hours per day. Each shift may require several hundred employees, as the project will ultimately provide between 650 and 750 full-time jobs on-site. Trucks and delivery vans will also access the site during these hours.

Open Space and Landscaping

Landscaping is provided to beautify hardscaped areas of the site plan and to delineate a variety of spaces, such as parking, site boundaries, and to highlight building entrances. Landscape design was based on City of Antioch standards. Over time, shading will be provided in some areas. Please see associated landscaping plans as part of the submittal package.

Design Intent

The building would be constructed of painted concrete tilt-up panels and low-reflective materials, including low-reflective glass. The exterior color palette would be comprised of various shades of white and gray color. The office entry areas would feature blue glazed glass in clear aluminum storefront frame system. The proposed building would be constructed up to approximately 43 feet in most cases feet, with a parapet extending to a maximum of 45 feet. Office entry corners will be further defined by storefront glazing and material changes.

As shown by the building's elevations, visual relief from building form would be achieved through fenestration, mullions, and through variations in height and rooflines, and the use of parapets. The various architectural elements would provide articulation and visual interest within the building elevations and minimize glare.

Please refer to the enclosed Material and Color sheet within the application packet.

Sewer Easement and Relocation

The site has a 12" sewer line running e/w across the site. The line flows from west to east, through the middle of the site, and then travels to follow Drive In Way. The Applicant is proposing to relocate the sewer line entirely on site. The updated sewer line would turn south as it enters the site from the west,

then forms a U-shape to reconnect with existing connection at Drive In Way. See Civil drawings for updated Sewer line location

An important part of the sewer relocation is the construction of a new pump station on site. The Applicant has commenced discussions with Staff, with additional dialog to follow. Staff has asked for maintenance costs, replacement costs and details related to the establishment of a long-term funding mechanism. This funding mechanism would ensure payment of maintenance and replacement expenses for the lift station into the future. The applicant is providing this information separately.

Pacific Gas & Electric Water Line Easement

In 1984, PG&E was granted an easement within the site. The easement is 10' wide, is designated to be used for a water line, and runs north/south as shown in the plans. The Applicant, as property owner, has a clear and unambiguous right to move the easement and its contents within the site. Discussions with PG&E are forthcoming. For reference, please see the enclosed memo as prepared by the Applicant's counsel on this matter.