



Council Chambers
200 H Street
Antioch, CA 94509

Closed Session - 6:30 P.M.
Regular Meeting - 7:00 P.M.

ANNOTATED AGENDA

for

JULY 25, 2017

**Antioch City Council
Regular Meeting**

**Including the Antioch City Council
acting as Housing Successor to the
Antioch Development Agency**

Sean Wright, Mayor
Lamar Thorpe, Mayor Pro Tem
Monica E. Wilson, Council Member
Tony Tiscareno, Council Member
Lori Ogorchock, Council Member

Arne Simonsen, City Clerk
Donna Conley, City Treasurer

Ron Bernal, City Manager
Derek Cole, Interim City Attorney

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Notice of Availability of Reports

This agenda is a summary of the actions proposed to be taken by the City Council. For almost every agenda item, materials have been prepared by the City staff for the Council's consideration. These materials include staff reports which explain in detail the item before the Council and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Other materials, such as maps and diagrams, may also be included. All of these materials are available at the City Clerk's Office, located on the 3rd Floor of City Hall, 200 H Street, Antioch, CA 94509, during normal business hours for inspection and (for a fee) copying. Copies are also made available at the Antioch Public Library for inspection. Questions on these materials may be directed to the staff member who prepared them, or to the City Clerk's Office, who will refer you to the appropriate person.

Notice of Opportunity to Address Council

The public has the opportunity to address the Council on each agenda item. To address the Council, fill out a yellow Speaker Request form, available on each side of the entrance doors, and place in the Speaker Card Tray. See the Speakers' Rules on the inside cover of this Agenda. Comments regarding matters not on this Agenda may be addressed during the "Public Comments" section.

6:30 P.M. **ROLL CALL – CLOSED SESSION** – for Council Members – ***Council Members Tiscareno, Ogorchock and Mayor Wright (Council Members Wilson and Thorpe – Absent)***

PUBLIC COMMENTS for Closed Session – ***None***

CLOSED SESSION:

- 1) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION** pursuant to California Government Code section 54956.9(d)(1): Contra Costa Flood Control and Water Conservation District v. Gary A. Eames, Contra Costa Superior Court Case No. C15-02052.

Direction given to City Attorney to file request for arbitration, 3/0

7:02 P.M. **ROLL CALL – REGULAR MEETING** – for City /City Council Members acting as Housing Successor to the Antioch Development Agency – ***Council Members Tiscareno, Ogorchock and Mayor Wright (Council Members Wilson and Thorpe – Absent)***

PLEDGE OF ALLEGIANCE

1. PROCLAMATION

- Chichibu Sister City 50th Anniversary

STAFF REPORT

Approved, 3/0

Recommended Action: It is recommended that the City Council approve the proclamation.

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

PUBLIC COMMENTS – *Members of the public may comment only on unagendized items. The public may comment on agendized items when they come up on this Agenda.*

CITY COUNCIL COMMITTEE REPORTS

MAYOR'S COMMENTS

2. CONSENT CALENDAR for City /City Council Members acting as Housing Successor to the Antioch Development Agency

A. APPROVAL OF COUNCIL MINUTES FOR JUNE 27, 2017

STAFF REPORT

Approved, 3/0

Recommended Action: It is recommended that the City Council approve the minutes.

B. APPROVAL OF COUNCIL WARRANTS

STAFF REPORT

Approved, 3/0

Recommended Action: It is recommended that the City Council approve the warrants.

C. REJECTION OF CLAIM: REJECTION OF APPLICATION FOR LEAVE TO PRESENT LATE CLAIM OF ELLEN FRANK

Rejected, 3/0

Recommended Action: It is recommended that the City Council reject the Application for Leave to Present Late Claim of Ellen Frank that was received on June 23, 2017.

D. APPROVAL OF TREASURER'S REPORT FOR JUNE 2017

STAFF REPORT

Approved, 3/0

Recommended Action: It is recommended that the City Council approve the report.

E. FINAL ACCEPTANCE OF THE ZONE 1 TRANSMISSION PIPELINE REHABILITATION AT HIGHWAY 4 (P.W. 701)

Reso No. 2017/85 adopted, 3/0

Recommended Action: It is recommended that the City Council adopt a resolution accepting work and authorizing the Assistant City Engineer II to File a Notice of Completion for the Zone 1 Transmission Pipeline Rehabilitation at Highway 4 project and increase Water Enterprise funding of the existing contract with R.J. Gordon Construction, Inc. in the amount of \$18,639.29 for a total contract amount of \$420,939.29.

STAFF REPORT

F. APPLICATION TO THE CALIFORNIA DEPARTMENT OF WATER RESOURCES TO OBTAIN A WATER DESALINATION GRANT FOR THE BRACKISH WATER DESALINATION PROJECT (P.W. 694)

Reso No. 2017/86 adopted, 3/0

Recommended Action: It is recommended that the City Council adopt the resolution and authorize the City Manager to submit a grant application, execute a funding agreement and certify funding disbursement to the California Department of Water Resources for grant funding up to \$10,000,000 from the Proposition 1 Water Desalination Grant Program for the Brackish Water Desalination Project.

STAFF REPORT

CONSENT CALENDAR for City /City Council Members acting as Housing Successor to the Antioch Development Agency – Continued

- G.** CONSIDERATION OF BIDS FOR THE CURB, GUTTER, AND SIDEWALK REPAIR INCLUDING TREE REMOVAL AND STUMP GRINDING AND INSTALLATION OF CONCRETE CURB RAMPS AT MISCELLANEOUS LOCATIONS (2017-2018) (P.W. 507-16)

Reso No. 2017/87 adopted, 3/0

Recommended Action: It is recommended that the City Council adopt a resolution awarding the Curb, Gutter, and Sidewalk Repair contract to the lowest responsive and responsible bidder, Anchor Concrete Construction, Inc., and authorize the City Manager to execute an agreement in the amount of \$258,900.

STAFF REPORT

- H.** CITY CLERKS WORKSHOP AND LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE & EXPO

Approved, 3/0

Recommended Action: It is recommended that the City Council authorize associated expenditures for the City Clerk to attend the City Clerks Workshop and League of California Cities Annual Conference, September 13-15, 2017 in Sacramento.

STAFF REPORT

- I.** RESOLUTION APPROVING THE CLASS SPECIFICATION UPDATES WITH NO SALARY CHANGES

Reso No. 2017/88 adopted, 3/0

Recommended Action: It is recommended that the City Council adopt a resolution approving class specification updates with no salary changes for the Confidential Unit and Operating Engineers Union Local No. 3 bargaining unit.

STAFF REPORT

City of Antioch Acting as Housing Successor to the Antioch Development Agency

- J.** APPROVAL OF HOUSING SUCCESSOR WARRANTS

Approved, 3/0

Recommended Action: It is recommended that the City Council approve the warrants.

STAFF REPORT

PUBLIC HEARING / HOUSING SUCCESSOR TO THE ANTIOCH DEVELOPMENT AGENCY

3. URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH IMPOSING A MORATORIUM ON THE CONVERSION OF MOBILE HOME PARKS FROM SENIOR-ONLY TO ALL-AGES HOUSING

Continue Public Hearing to 08/08/17, 3/0

Recommended Action: It is recommended that the City Council enact an Urgency Ordinance of the City Council of the City of Antioch Imposing a Moratorium on the Conversion of Mobile home Parks from Senior-Only to All-Ages Housing. **(A 4/5 vote is required for adoption.)**

STAFF REPORT

4. CONSIDERATION OF FUNDING RECOMMENDATIONS WHICH COMPRISE THE 2017-18 ACTION PLAN FUNDED WITH COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOUSING SUCCESSOR AGENCY (AGENCY) FUNDS; DRAFT 2016-20 CONTRA COSTA CONSORTIUM ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (AI) AND REVISIONS TO THE CITY'S CITIZEN'S PARTICIPATION PLAN, LANGUAGE ASSISTANCE PLAN, AND RESIDENTIAL ANTI-DISPLACEMENT & RELOCATION ASSISTANCE PLAN

Reso No. 2017/89 adopted, 3/0

Recommended Actions: 1) It is recommended the City Council approve the funding recommendations of the CDBG subcommittee and adopt the Resolution approving the draft fiscal year (FY) 2017-18 Action Plan.

Reso No. 2017/90 adopted, 3/0

- 2) It is recommended the Housing Successor to the Antioch Development Agency approve the funding recommendations of the CDBG subcommittee and adopt the Resolution approving Housing Successor funding for homeless services outlined in the 2017-18 Action Plan.

Reso No. 2017/91 adopted, 3/0

- 3) It is recommended the City Council adopt the Resolution approving the Contra Costa Consortium 2016-2020 Analysis of Impediments to Fair Housing Choice.

Reso No. 2017/92 adopted, 3/0

- 4) It is recommended that the City Council adopt the Resolution approving the City's CDBG City's Citizen's Participation Plan, Language Assistance Plan, and Residential Anti-Displacement & Relocation Assistance Plan.

STAFF REPORT

5. ORDINANCE AMENDING TOBACCO AND PARAPHERNALIA RETAILER REGULATIONS BY REPEALING ANTIOCH CITY CODE SECTIONS 5-16.01 AND 6-8.14, AND REPEALING AND REPLACING SECTIONS 9-5.203 AND 9-5.3843 (FIRST READING) *Continued from 06/27/17*

To 08/08/17 for adoption with revision to Ordinance, 3/0

Recommended Action: It is recommended that the City Council introduce the Ordinance amending City regulations regarding tobacco and paraphernalia retailers by prohibiting new tobacco and paraphernalia retailer businesses, subject to certain exceptions, and establishing legal non-conforming use procedures for established Tobacco and Paraphernalia Retailer businesses.

STAFF REPORT

8:22 P.M.

ADJOURNED TO BREAK

8:31 P.M.

RECONVENE. ROLL CALL for Council Members – Council Members Tiscareno, Ogorchock and Mayor Wright (Council Members Wilson and Thorpe – Absent)

PUBLIC HEARING / HOUSING SUCCESSOR TO THE ANTIOCH DEVELOPMENT AGENCY – Continued

6. ALMOND KNOLLS MULTI-FAMILY RESIDENTIAL DEVELOPMENT (GP-16-03, Z-16-02, UP-16-19, V-17-02, AR-16-14)

Recommended Action: It is recommended that the City Council take the following actions:

Reso No. 2017/93 adopted,
1) Adopt the Resolution adopting the Almond Knolls Project Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project.

Reso No. 2017/94 adopted,
2) Adopt the Resolution approving a General Plan Amendment amending the land use designation for the project site from Neighborhood Commercial and Medium Low Density Residential to High Density Residential.

To 08/08/17 for adoption, AND
3) Introduce the Ordinance approving a rezone of the project site from R-6, R-20, and C-2 to R-20 only.

Reso No. 2017/95 adopted, 3/0
4) Adopt the Resolution approving a tentative parcel map for condominium purposes to allow the potential future sale of the proposed residential units, a variance to allow a six-foot tall view fence and vehicle gates along Worrell Road, a use permit for multi-family development, and design review, subject to conditions of approval.

STAFF REPORT

STAFF REPORT

10:11 P.M.
10:21 P.M.

ADJOURNED TO BREAK

RECONVENE. ROLL CALL for Council Members – **Council Members Tiscareno, Ogorchock and Mayor Wright (Council Members Wilson and Thorpe – Absent)**

COUNCIL REGULAR AGENDA

7. BOARD OF ADMINISTRATIVE APPEALS APPOINTMENT FOR ONE (1) ALTERNATE MEMBER VACANCY, 2-YEAR TERM, EXPIRING JULY 2019

Reso No. 2017/96 adopted appointing Farideh Faraji to the Alternate Member vacancy, 2-year term, expiring July 2019, 3/0

Recommended Action: It is recommended that the Mayor nominate and Council appoint by resolution one Alternate Member to the Board of Administrative Appeals.

STAFF REPORT

8. RESOLUTION AMENDING THE 2017 MASTER FEE SCHEDULE TO INCLUDE DISCOUNTED PROMOTIONAL FEES OF A LIMITED DURATION FOR RECREATION AND COMMUNITY SERVICES

Reso No. 2017/97 adopted, 3/0

Recommended Action: It is recommended that the City Council adopt the resolution amending the 2017 Master Fee Schedule to include discounted promotional fees for a limited duration for recreation and community services.

STAFF REPORT

COUNCIL REGULAR AGENDA – Continued

9. RESOLUTION FOR AN EXCEPTION TO THE 180-DAY WAIT PERIOD FOR POST-RETIREMENT EMPLOYMENT

Reso No. 2017/98 adopted, 3/0

Recommended Action: It is recommended that the City Council adopt a resolution for an exception to the 180-day wait period for post-retirement employment regarding the Water Quality Analyst position.

STAFF REPORT

PUBLIC COMMENT

STAFF COMMUNICATIONS

COUNCIL COMMUNICATIONS AND FUTURE AGENDA ITEMS – *Council Members report out various activities and any Council Member may place an item for discussion and direction on a future agenda. Timing determined by Mayor and City Manager – no longer than 6 months.*

ADJOURNMENT – 10:27 p.m.



PROCLAMATION

CHICHIBU-ANTIOCH SISTER CITY 50TH ANNIVERSARY

WHEREAS, In 1966, the Antioch Sister City Organization was formed and sought through the National Sister City Program in Washington, D.C. to establish a relationship with the City of Chichibu, Japan; and

WHEREAS, In September, 1967, the Chichibu City Assembly accepted the invitation to become a Sister City; and

WHEREAS, In October 1967 the Antioch City Council formally adopted the Government and people of the City of Chichibu as their Sister City; and

WHEREAS, cultural exchange resulting from people-to-people communication is the foundation of the Sister City Program, which attempts to further international understanding; and

WHEREAS, participation in this cultural exchange exemplifies the mutual objectives of the two cities, namely, to promote, encourage and cultivate understanding between the people of Chichibu and Antioch; and

WHEREAS, To further cement their relationship, the City of Chichibu established “Antioch Park” and the City of Antioch renamed “Lone Tree Park” to “Chichibu Park; and

WHEREAS, Over the past 50 years, officials and residents from Chichibu and Antioch have made exchange visits and presented gifts of friendship; and

WHEREAS, The cultural exchanges between Antioch and Chichibu promote basic goodwill and a dedication of friendship and understanding between people of different cultures but with a similar desire to live in friendship and peace.

NOW, THEREFORE, I, MAYOR Sean Wright, on behalf of the City of Antioch and its residents Celebrate Fifty Years of friendship between our two cities, and look forward to many, many more.

July 15, 2017

Sean Wright, Mayor

**CITY COUNCIL MEETING
INCLUDING THE ANTIOCH CITY COUNCIL
ACTING AS SUCCESSOR AGENCY/HOUSING SUCCESSOR
TO THE ANTIOCH DEVELOPMENT AGENCY
ANTIOCH PUBLIC FINANCING AUTHORITY**

**Regular Meeting
7:00 P.M.**

**June 27, 2017
Council Chambers**

Mayor Wright called the meeting to order at 7:00 P.M., and Minutes Clerk Eiden called the roll.

Present: Council Members Wilson, Thorpe, Tiscareno, Ogorchock and Mayor Wright

PLEDGE OF ALLEGIANCE

Councilmember Thorpe led the Council and audience in the Pledge of Allegiance.

1. PROCLAMATION

Parks and Recreation Month, July 2017

On motion by Councilmember Ogorchock, seconded by Councilmember Tiscareno, the Council unanimously approved the Proclamation.

Mayor Wright presented the proclamation to Director of Parks and Recreation Kaiser who thanked Council for the recognition and discussed the importance of parks and recreational activities. She presented Council and the audience with pencils.

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

Kenny Turnage, Celebrate Antioch Foundation, announced the 4th of July event would begin with a pancake breakfast at 8:30 A.M. in the El Campanil Theatre parking lot, parade following at 11:00 A.M. downtown and the celebration beginning at 3:00 P.M. at the Contra Costa County Fairgrounds.

Jacob Wallace Sr., Assistant Executive Director T.J. Ward Foundation, announced Ward Boys Bay Area Camp for youth would be held at 8:30 A.M. on July 7, 2017 at Los Medanos College.

Mike Pollard announced *A Call To Prayer* would be held at 7:30 A.M. on July 1, 2017 at Antioch City Park.

ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

City Clerk Simonsen announced the following Board and Commission openings:

- *Board of Administrative Appeals: One (1) alternate vacancy; deadline date is June 30, 2017*

He reported applications would be available in Council Chambers, online at the City's website and at the City Clerk's and Deputy City Clerk's offices.

PUBLIC COMMENTS

Marty Fernandez, Antioch resident, gave a brief history of a salon business located on Somersville Road. He expressed concern that the City had issued permits to competing businesses within the same shopping center and questioned why the City allowed this to occur when it would negatively impact the existing business.

Louis Kidwell, Antioch resident, expressed concern regarding a neighbor who rented his garage area to an individual who held weekly garage sales, which negatively impacted residents living in the area. He provided Council with language to amend the ordinance and requested that they adopt an urgency ordinance limiting garage sales to three per calendar year.

Jennifer Faddis, Center for Human Development, East County Alcohol Policy Coordinator, announced she was building a coalition of community members in Antioch with a goal to reduce underage drinking in the community.

Frank Sterling, Antioch resident, reported that there was an officer involved shooting that had resulted in a fatal encounter. He discussed his personal experience with the Antioch Police Department and questioned how Chief Brooks would hold officers accountable.

COUNCIL SUBCOMMITTEE REPORTS

Councilmember Wilson reported on her attendance at *Day of Action* for SB 1193 involving Human Trafficking and thanked Chief Brooks for his support of the event.

Councilmember Tiscareno reported on his attendance at the Community Development Block Grant (CDBG) committee meeting with Councilmember Ogorchock. He stated he had been unable to attend the Lone Tree Golf Course meeting and yielded his report to Mayor Wright.

Mayor Wright reported on his attendance at the Lone Tree Golf Course committee meeting.

MAYOR'S COMMENTS

Mayor Wright reported on his attendance at the Jr. Giants and Relay for Life events. He encouraged the community to consider volunteering to coach Jr. Giants so that all children would be provided the opportunity to participate. He challenged the community to participate in the 4th of July festivities and thanked the Celebrate Antioch Foundation Committee for organizing the event.

2. **COUNCIL CONSENT CALENDAR *for City /City as Successor Agency/Housing Successor to the Antioch Development Agency***
 - A. **APPROVAL OF COUNCIL MINUTES FOR JUNE 13, 2017**
 - B. **APPROVAL OF COUNCIL WARRANTS**
 - C. **APPROVAL OF TREASURER'S REPORT FOR MAY 2017**
 - D. **RESOLUTION NO. 2017/76 SECOND AMENDMENT TO THE CONSULTANT SERVICE AGREEMENT WITH MUNICIPAL FINANCIAL SERVICES FOR THE PREPARATION OF AN UPDATE OF THE WATER AND SEWER RATE FEE STUDY (P.W. 362-8)**
 - E. **RESOLUTION NO. 2017/77 APPROVING THE CLASS SPECIFICATION UPDATES WITH NO SALARY CHANGES**

City of Antioch Acting as Successor Agency/Housing Successor to the Antioch Development Agency

- F. **APPROVAL OF SUCCESSOR AGENCY WARRANTS**
- G. **APPROVAL OF HOUSING SUCCESSOR WARRANTS**

On motion by Councilmember Ogorchock, seconded by Councilmember Wilson, the City Council unanimously approved the Council Consent Calendar with the exception of Item D which was removed for further discussion.

Item D – In response to Councilmember Thorpe, City Manager Bernal explained the timeline for the water and sewer rate fee study. He noted he had asked the consultant to consider single and two-tiered rates.

Mayor Wright reported that he had a discussion with staff regarding Councilmember Thorpe's request to bring the water rate structure to Council and was given the same timeline.

On motion by Councilmember Thorpe, seconded by Councilmember Ogorchock, Council unanimously approved Item D.

PUBLIC HEARING

3. **RESOLUTION ACCEPTING AND ADOPTING THE PROPOSED FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM 2017-2022 (P.W. 150-17)**

City Manager Bernal introduced Public Hearing Item #3.

Assistant City Engineer Filson presented the staff report dated June 27, 2017 recommending that the City Council conduct a Public Hearing to adopt the resolution approving the City's Five-Year Capital Improvement Program 2017-2022.

Mayor Wright opened and closed the public hearing with no members of the public requesting to speak.

Councilmember Tiscareno requested staff consider repositioning the dais with the Chambers renovation project.

Assistant City Engineer Filson responded that she would provide any record of Council's input regarding the Chamber's redesign project to the architect.

RESOLUTION NO. 2017/78

On motion by Councilmember Thorpe, seconded by Councilmember Wilson, the Council unanimously adopted the resolution approving the City's Five-Year Capital Improvement Program 2017-2022.

4. ORDINANCE AMENDING TOBACCO AND PARAPHERNALIA RETAILER REGULATIONS BY REPEALING ANTIOCH CITY CODE SECTIONS 5-16.01 AND 6-8.14, AND REPEALING AND REPLACING SECTIONS 9-5.203 AND 9-5.3843

City Manager Bernal introduced Public Hearing Item #4.

Director of Community Development Ebbs presented the staff report dated June 27, 2017. He stated that since the report was made public he had the opportunity to speak with Denise Dennis of the Contra Costa County Health Department Tobacco Prevention Program and there may be opportunities to pursue to strengthen the ordinance from the draft presented this evening. He reported the letter Council received from Ms. Dennis spoke to some actions occurring in other jurisdictions. He requested Council provide feedback on next steps and continue the item for 30 days to allow staff to consult with legal Counsel.

Mayor Wright opened the public hearing.

City Clerk Simonsen requested Director of Community Development Ebbs provide copies of the letter from Denise Dennis be made available for the public and record.

Mayor Wright read written comment from Jamie Rich, Center for Human Development, urging Council to pass ordinance with stricter tobacco regulations.

Denise Dennis, Contra Costa Health Services stated she was available to answer any questions this evening.

Mayor Wright closed the public hearing.

Councilmember Ogorchock stated she appreciated the ordinance being brought forward and the input from Ms. Dennis. She suggested the ordinance address restrictions for smoking near the entrances of buildings. Due to the time it had taken to bring this ordinance forward, she requested the extension not exceed 30-days.

Mayor Wright stated that he would support a 30-day extension to strengthen policies.

In response to Councilmember Tiscareno, Director of Community Development Ebbs explained that in the event a business owner wanted to transfer the property to a family member, he would expect them to form and include them in an LLC.

In response to Councilmember Thorpe, Director of Community Development Ebbs responded if it was Council's will, staff could verify if studies isolated hookah or cigar bars as lesser offenders.

Councilmember Thorpe responded that if cigar or hookah bars had the same impacts, he would support the ordinance, as it pertained to those uses, as written.

Councilmember Ogorchock stated for the safety and health of children, she did not support eliminating cigar or hookah bars from the ordinance.

On motion by Councilmember Thorpe, seconded by Councilmember Ogorchock, the Council unanimously continued Item #4 to July 25, 2017 with direction to staff to pursue more robust restrictions and include an analysis pertaining to cigar and hookah bars.

5. CONSIDERATION AND FINAL DETERMINATION OF BOARD OF ADMINISTRATIVE APPEALS DECISION REGARDING: ANTIOCH MUNICIPAL CODE VIOLATIONS AT 701 WILBUR AVENUE, ANTIOCH, OWNED BY JOSEPH AND DEBRA BOSMAN (CE CASE CD1701-026)

City Manager Bernal introduced Public Hearing Item #5.

Interim City Attorney Cole reported this item had been the source of extensive discussions between the property owner, his legal counsel and staff. He noted it was the belief of both parties that they should attempt to resolve the issues associated with the property from a zoning and land use standpoint. He requested Council take no action and continue this matter. He noted if no progress was made with the property owner, staff would bring the item back to Council at the first available date.

Mayor Wright opened and closed the public hearing with no members of the public requesting to speak.

On motion by Councilmember Ogorchock, seconded by Councilmember Tiscareno, the Council unanimously continued Item #5 to allow staff the opportunity to resolve the issues with the property owner.

COUNCIL REGULAR/ CITY OF ANTIOCH COUNCIL MEMBERS ACTING AS SUCCESSOR AGENCY/ HOUSING SUCCESSOR TO THE ANTIOCH DEVELOPMENT AGENCY/ ANTIOCH PUBLIC FINANCING AUTHORITY AGENDA

6. ECONOMIC DEVELOPMENT COMMISSION APPOINTMENTS FOR THREE (3) FULL-TERM VACANCIES EXPIRING JUNE 2021

Mayor Wright nominated Joseph Adebayo, Robert Kilbourne, Sr., and Tim McCall to three (3) full-term vacancies to the Economic Development Commission expiring June 2021.

RESOLUTION NO. 2017/79

On motion by Councilmember Ogorchock, seconded by Councilmember Tiscareno, Council unanimously appointed by resolution Joseph Adebayo, Robert Kilbourne, Sr., and Tim McCall to three (3) full-term vacancies to the Economic Development Commission expiring June 2021.

7. STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM (SCIP) FOR HEIDORN VILLAGE

City Manager Bernal introduced Regular Agenda Item #7.

Assistant City Engineer Filson presented the staff report dated June 27, 2017 recommending that the City Council adopt the resolution approving the application from Meritage Homes for participation in Assessment District 17-03 through the SCIP for the Heidorn Village Subdivision.

RESOLUTION NO. 2017/80

On motion by Councilmember Ogorchock, seconded by Councilmember Tiscareno, the Council unanimously adopted the resolution approving the application from Meritage Homes for participation in Assessment District 17-03 through the SCIP for the Heidorn Village Subdivision.

8. AUTHORIZATION TO EXTEND THE AGREEMENT WITH ANTIOCH PUBLIC GOLF, INC., FOR THE OPERATION AND MANAGEMENT OF LONE TREE GOLF COURSE

City Manager Bernal introduced Regular Agenda Item #8.

Director of Parks and Recreation Kaiser presented the staff report dated June 27, 2017 recommending that the City Council authorize the City Manger to extend the current agreement

with Antioch Public Golf, Inc., through June 30, 2018 which will allow for the development and update of a new comprehensive operational agreement with Antioch Public Golf, Inc.

Councilmember Ogorchock requested staff provide Council with a copy of the agreement.

Councilmember Wilson spoke in support of updating the operational agreement.

RESOLUTION NO. 2017/81

On motion by Councilmember Ogorchock, seconded by Councilmember Thorpe, the Council unanimously authorized the City Manager to extend the current agreement with Antioch Public Golf, Inc., through June 30, 2018 which will allow for the development and update of a new comprehensive operational agreement with Antioch Public Golf, Inc.

9. RESOLUTION APPROVING AND ADOPTING A TWO-YEAR OPERATING BUDGET FOR THE FISCAL YEARS 2017-19

City Manager Bernal introduced Regular Agenda Items #9, #10, and #11; each to be voted on separately. He recognized staff and Council for their hard work in developing the budget.

Finance Director Merchant gave a PowerPoint presentation and presented staff reports dated June 27, 2017 which included (Item #9) City, (Item #10) Antioch Public Financing Authority, and (Item #11) City of Antioch as Successor Agency and Housing Successor to the Antioch Development Agency's Two-Year Operating Budgets recommending that the City Council, Antioch Public Financing Authority, and the City of Antioch as Successor Agency and Housing Successor to the Antioch Development Agency; 1) Adopt a resolution approving and adopting the City's two-year operating budget for fiscal years 2017-19, appropriating the funds necessary to meet the expenditures set forth therein, and revising the fiscal year 2016-17 budget, 2) Adopt a resolution approving and adopting the Antioch Public Financing Authority's two-year operating budget for fiscal years 2017-2019 and revising the fiscal year 2016-17 budget; and 3) Adopt a resolution approving and adopting the City of Antioch as Successor Agency and Housing Successor to the Antioch Development Agency's two year operating budget for fiscal years 2017-19, and revising the fiscal year 2016-17 budget.

Council thanked Finance Director Merchant for the reports and for providing all of the detailed information for the Budget Study Sessions. They spoke in support of increasing reserves to 20 percent and felt the budget reflected the Council's desire to invest in the City and quality of life of Antioch residents.

Councilmember Ogorchock added that Council needed to make sure Measure C would not Sunset.

Councilmember Thorpe and Mayor Wright stated they supported a six-month timeframe for Council to consider funding for an Economic Development Director in an effort to market the City to increase revenue and job growth.

RESOLUTION NO. 2017/82

On motion by Councilmember Ogorchock, seconded by Councilmember Thorpe, Council unanimously adopted a resolution approving and adopting a two-year operating budget for fiscal years 2017-19, appropriating the funds necessary to meet the expenditures set forth therein, and revising the fiscal year 2016-17 budget.

10. RESOLUTION OF THE ANTIOCH PUBLIC FINANCING AUTHORITY ADOPTING A TWO-YEAR OPERATING BUDGET FOR THE FISCAL YEARS 2017-19

City Clerk Simonsen reported Council was sitting as the Antioch Public Financing Authority and all members were present.

RESOLUTION NO. 2017/83

On motion by Councilmember Ogorchock, seconded by Councilmember Thorpe, the Antioch Public Financing Authority unanimously adopted a resolution approving and adopting a two-year operating budget for fiscal years 2017-2019 and revising the fiscal year 2016-17 budget.

11. RESOLUTION OF THE CITY OF ANTIOCH AS SUCCESSOR AGENCY AND HOUSING SUCCESSOR TO THE ANTIOCH DEVELOPMENT AGENCY ADOPTING A TWO-YEAR OPERATING BUDGET FOR THE FISCAL YEARS 2017-19

City Clerk Simonsen reported Council was sitting as the as Successor Agency and Housing Successor to the Antioch Development Agency and all members were present.

SA RESOLUTION 2017/27

On motion by Councilmember Tiscareno, seconded by Councilmember Thorpe, the City of Antioch as Successor Agency and Housing Successor to the Antioch Development Agency adopted a resolution approving and adopting a two year operating budget for fiscal years 2017-19, and revising the fiscal year 2016-17 budget.

12. AUTHORIZATION TO AMEND CODE ENFORCEMENT CONSULTANT CONTRACT WITH TRB & ASSOCIATES TO EXTEND THE EXPIRATION DATE OF THE CONTRACT TO JUNE 30, 2019 AND INCREASE THE NOT TO EXCEED AMOUNT BY \$500,000

City Manager Bernal introduced Regular Agenda Item #12.

Administrative Services Director Mastay reported that at the request of OE3 (Operating Engineers Union Local No. 3), she recommended this item be continued so that they could meet and confer with the union and then move forward.

On motion by Councilmember Tiscareno, Councilmember Ogorchock, Council unanimously continued Item #12.

13. RESOLUTION FOR AN EXCEPTION TO THE 180-DAY WAIT PERIOD FOR POST-RETIREMENT EMPLOYMENT

City Manager Bernal introduced Regular Agenda Item #13.

Administrative Services Director Mastay presented the staff report dated June 27, 2017 recommending that the City Council adopt a resolution for an exception to the 180-day wait period for post-retirement employment regarding the Water Quality Analyst position.

RESOLUTION NO. 2017/84

On motion by Councilmember Thorpe, seconded by Councilmember Ogorchock, Council unanimously adopted a resolution for an exception to the 180-day wait period for post-retirement employment regarding the Water Quality Analyst position.

PUBLIC COMMENTS

Dr. Lawrence Rasheed, Antioch resident, representing Greatness Rediscovered In Our Time (G.R.I.O.T.), thanked Mayor Wright for his support and announced on July 15, 2017 they were hosting a *Tackling the Taboo* event at Delta Bay Church of Christ.

Councilmember Ogorchock announced the next Neighborhood Cleanup event would be held at 9:00 A.M. on July 1, 2017 at Kimball Elementary School.

STAFF COMMUNICATIONS

City Manager Bernal reminded the public that City Offices would be closed on July 4, 2017.

COUNCIL COMMUNICATIONS

Mayor Wright reminded the public that the Council would be dark on July 11, 2017.

Councilmember Ogorchock requested staff bring the garage sale ordinance to Council for review to determine if there is a per year limit. She stated she supported a six-month timeframe for Council to consider funding for an Economic Development Director and noted that it should be someone who specifically fulfills the City's needs.

Councilmember Tiscareno reported on his attendance at the Jr. Giants event. He agreed with Councilmember Ogorchock regarding the need for Council to address the garage sales issue.

Councilmember Thorpe announced Food Truck Thursday would be held 5:00 P.M. – 9:00 P.M. at the Antioch Community Center. He thanked staff for organizing the event and encouraged the community to attend.

Councilmember Wilson requested an update on the ordinance banning hourly rates at hotels.

City Manager Bernal stated staff was still in the process of bringing that item forward.

ADJOURNMENT

With no further business, Mayor Wright adjourned the meeting at 8:43 P.M. to the next regular Council meeting on July 25, 2017.

Respectfully submitted:

Kitty Eiden

KITTY EIDEN, Minutes Clerk

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100 General Fund

Non Departmental

369230 A D SEENO CONSTRUCTION	DEPOSIT REFUND	16,380.00
369240 AT AND T MOBILITY	REFUND CBSC FEE	8.00
369333 SEARS	REFUND SMIP FEE	5.82
369338 SMITH, LAUREN A	BARRICADE DEPOSIT REFUND	120.00
369343 SUNRUN	REFUND CBSC FEE	6.80
369356 WOMENS CLUB OF ANTIOCH	DEPOSIT REFUND	1,000.00
369529 DELTA DENTAL	PAYROLL DEDUCTIONS	124.36
369556 MICHAEL BAKER INTERNATIONAL INC	CONSULTING SERVICES	3,208.75
369571 PULTEGROUP INC	REFUND BALANCE IN ACCOUNT	27,231.75
369572 RANEY PLANNING & MANAGEMENT INC	CONSULTING SERVICES	50.00
369573 RANEY PLANNING & MANAGEMENT INC	CONSULTING SERVICES	5,986.66
369585 SOLAR CITY	REFUND CBSC FEE	8.66
369586 SOTO, LINDA	BARRICADE DEPOSIT REFUND	30.00
369633 CALIF, STATE OF	USE TAX	0.11
369657 DIVISION OF STATE ARCHITECT	DSA 786 SB1186	504.30
929489 ZUMWALT ENGINEERING GROUP INC	CONSULTING SERVICES	6,794.00

City Attorney

369409 JARVIS FAY AND DOPORTO LLP	PROFESSIONAL SERVICES	292.50
369410 JARVIS FAY AND DOPORTO LLP	PROFESSIONAL SERVICES	2,190.00
369417 LEXISNEXIS	LEGAL RESEARCH	33.00
369548 JACKSON LEWIS LLP	PROFESSIONAL SERVICES	4,686.00
369599 WESTAMERICA BANK	COPIER LEASE	78.95
369633 CALIF, STATE OF	USE TAX	3.53
369644 BURKE WILLIAMS AND SORENSEN LL	PROFESSIONAL SERVICES	640.50
369672 GOLDFARB AND LIPMAN LLP	PROFESSIONAL SERVICES	5,316.92
369690 LEXISNEXIS	LEGAL RESEARCH	166.00
369691 LIEBERT CASSIDY WHITMORE	PROFESSIONAL SERVICES	1,127.00
369700 OFFICE MAX INC	OFFICE SUPPLIES	140.94

City Manager

369244 BANK OF AMERICA	CONFERENCE FEE	193.59
369247 BERNAL JR, ROWLAND	EXPENSE REIMBURSEMENT	27.40
369270 COSTCO	BUSINESS EXPENSE	210.33
369561 OFFICE MAX INC	OFFICE SUPPLIES	136.74
369599 WESTAMERICA BANK	COPIER LEASE	78.95
369633 CALIF, STATE OF	USE TAX	0.08
929465 COMPUTERLAND	MONITORS	391.61

City Clerk

369536 EIDEN, KITTY J	MINUTES CLERK	1,938.00
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Finance Accounting

Prepared by: Lauren Posada

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369599 WESTAMERICA BANK	COPIER LEASE	78.95
369642 BANK OF AMERICA	CONFERENCE FEE	100.00
369660 EIDEN, KITTY J	MINUTES CLERK	1,314.00
City Treasurer		
369285 GARDA CL WEST INC	ARMORED CAR PICK UP	246.66
369527 COSTCO	SERVICE CHARGE	25.00
369569 PFM ASSET MGMT LLC	ADVISORY SERVICES	7,608.75
Human Resources		
369241 BAGEL STREET CAFE	EVENT SUPPLIES	977.23
369548 JACKSON LEWIS LLP	PROFESSIONAL SERVICES	3,216.00
369561 OFFICE MAX INC	OFFICE SUPPLIES	522.29
369599 WESTAMERICA BANK	COPIER LEASE	250.02
369633 CALIF, STATE OF	USE TAX	1.44
369642 BANK OF AMERICA	PROFESSIONAL SERVICES	855.22
369664 FEDEX	SHIPPING	32.01
369667 FORTNER, JOHN C	EDUCATION REIMBURSEMENT	800.00
369673 GOVERNMENTJOBS.COM INC	PROFESSIONAL SERVICES	6,915.00
Economic Development		
369384 BEST BEST AND KRIEGER LLP	PROFESSIONAL SERVICES	1,427.40
369434 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	231.06
369599 WESTAMERICA BANK	COPIER LEASE	78.95
Finance Administration		
369246 BAY AREA NEWS GROUP	LEGAL AD	712.80
369431 OFFICE MAX INC	OFFICE SUPPLIES	21.16
369599 WESTAMERICA BANK	COPIER LEASE	250.02
369633 CALIF, STATE OF	USE TAX	1.17
369700 OFFICE MAX INC	OFFICE SUPPLIES	33.71
Finance Accounting		
369431 OFFICE MAX INC	OFFICE SUPPLIES	97.79
369633 CALIF, STATE OF	USE TAX	14.48
369643 BARTEL ASSOCIATES LLC	CONSULTING SERVICES	2,000.00
369700 OFFICE MAX INC	OFFICE SUPPLIES	133.91
929638 SUPERION LLC	SOFTWARE MAINTENANCE	627.20
Finance Operations		
369287 HELLO DIRECT	HEADSET BATTERY	47.20
369518 CARERA, JOANNE C	EXPENSE REIMBURSEMENT	829.03
369577 ROSALES, VANESSA ROSE	EXPENSE REIMBURSEMENT	42.67
369599 WESTAMERICA BANK	COPIER LEASE	350.36
369633 CALIF, STATE OF	USE TAX	5.07
369700 OFFICE MAX INC	OFFICE SUPPLIES	39.11

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369707	PROGRESSIVE SOLUTIONS INC	SOFTWARE MAINTENANCE	11,328.56
369728	UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	15.00
Non Departmental			
369290	HUDSON TOWNHOUSE MANOR	BL TAX REFUND	1,414.80
369351	VIVO DENTAL	BL TAX REFUND	767.18
369361	DELTA DIABLO	GOLF COURSE WATER	15,009.40
369428	MUNICIPAL POOLING AUTHORITY	INSURANCE PREMIUMS	13,126.83
369429	MUNICIPAL POOLING AUTHORITY	INSURANCE PREMIUMS	29,731.43
369430	MUNISERVICES LLC	DISCOVERY SERVICES	346.78
369524	CONTRA COSTA COUNTY	NE TAX FY15/16 COUNTY SHARE	135,862.00
369637	ALLIANT INSURANCE SERVICES	INSURANCE	73,117.20
369646	CELEBRATE ANTIOCH FOUNDATION	EVENT FEE	20,000.00
369670	GASTELLUM, DAVID R AND MARLENE	BL REFUND	250.00
929547	RETIREE	MEDICAL AFTER RETIREMENT	1,709.04
Public Works Maintenance Administration			
369242	BANK OF AMERICA	ANNUAL FEE	25.00
369599	WESTAMERICA BANK	COPIER LEASE	22.50
Public Works General Maintenance Services			
369599	WESTAMERICA BANK	COPIER LEASE	60.00
Public Works Street Maintenance			
369394	CONTRA COSTA HEALTH SERVICES	SPILL CLEANUP	4,869.00
369398	FASTENAL CO	SUPPLIES	206.32
369505	ANTIOCH BUILDING MATERIALS	ASPHALT	9,062.70
369528	COUNTY ASPHALT	ASPHALT	936.84
369553	LOWES COMPANIES INC	SUPPLIES	131.26
369633	CALIF, STATE OF	USE TAX	34.40
369656	DELTA FENCE CO	FENCING	2,747.00
Public Works-Signal/Street Lights			
369261	CONTRA COSTA COUNTY	TRAFFIC SIGNAL MAINTENANCE	24,880.24
369379	AT AND T MCI	PHONE	744.25
369434	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	5,558.62
369523	CONTRA COSTA COUNTY	TRAFFIC SIGNAL MAINTENANCE	39,922.72
369633	CALIF, STATE OF	USE TAX	50.71
369640	AT AND T MCI	PHONE	843.10
369702	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	761.57
369732	WESCO RECEIVABLES CORP	ELECTRICAL SUPPLIES	16,182.00
929481	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	99.83
Public Works-Striping/Signing			
369242	BANK OF AMERICA	DOT EXAM	75.00
369296	INTERSTATE SALES	BUILDING MATERIALS	209.89

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369303	MANERI SIGN COMPANY	SIGNS	170.48
369342	SUBURBAN PROPANE	PROPANE	665.59
369367	ACE HARDWARE, ANTIOCH	SUPPLIES	4.88
369408	INTERSTATE SALES	SUPPLIES	2,640.45
369458	VISIONS RECYCLING INC	SUUPIES	520.75
369499	ACE HARDWARE, ANTIOCH	SUPPLIES	1.94
369504	ANTIOCH AUTO PARTS	AUTO PARTS	76.64
369533	EAST BAY WELDING SUPPLY	SUPPLIES	354.53
369553	LOWES COMPANIES INC	SUPPLIES	287.84
369554	MANERI SIGN COMPANY	SIGNS	397.49
369583	SHERWIN WILLIAMS CO	SUPPLIES	1,565.37
369591	SUPERCO SPECIALTY PRODUCTS	SUPPLIES	827.13
369633	CALIF, STATE OF	USE TAX	126.81
369668	FURBER SAW INC	EQUIPMENT	1,321.14
369685	KELLY MOORE PAINT CO	SUPPLIES	26.92
369706	PITTS, BRYAN J	SAFETY BOOTS REIMBURSEMENT	101.96
369728	UNITED PARCEL SERVICE	SHIPPING	13.30
369734	ZAP MANUFACTURING INC	REFURBISH SIGN ORDER	12,392.22
Public Works-Facilities Maintenance			
369242	BANK OF AMERICA	SUPPLIES	82.43
369245	BANK OF AMERICA	HISTORY PROJECT	430.03
369299	LENHART ALARM AND SECURITY	ALARM SYSTEM REPAIR	385.44
369310	OAKLEYS PEST CONTROL	PEST CONTROL	165.00
369334	SGS TESTCOM	SMOG FEES	10.63
369379	AT AND T MCI	PHONE	57.07
369405	HONEYWELL INTERNATIONAL INC	REPAIR SERVICES	989.25
369431	OFFICE MAX INC	OFFICE SUPPLIES	257.91
369434	PACIFIC GAS AND ELECTRIC CO	GAS	10,782.23
369438	REAL PROTECTION INC	MONITORING SERVICE	360.23
369502	AMERICAN PLUMBING INC	REPAIR SERVICES	204.63
369503	AMERICAN TROPHIES	SUPPLIES	75.31
369541	HONEYWELL INTERNATIONAL INC	HVAC SERVICES	20,308.50
369551	LENHART ALARM AND SECURITY	REPAIR SERVICES	385.44
369553	LOWES COMPANIES INC	SUPPLIES	551.20
369633	CALIF, STATE OF	USE TAX	10.44
369639	ANTIOCH GLASS	WINDOW REPLACEMENT	150.00
369640	AT AND T MCI	PHONE	114.47
369669	GALL, MATTHEW DAVID	EXPENSE REIMBURSEMENT	82.18
369697	NATIONAL BUSINESS FURNITURE	OFFICE FURNITURE	753.61
369732	WESCO RECEIVABLES CORP	ELECTRICAL SUPPLIES	307.20

Finance Accounting

Prepared by: Lauren Posada

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Public Works-Parks Maint

369231 ALL STAR RENTS	EQUIPMENT RENTAL	71.29
369232 AMERICAN PLUMBING INC	PLUMBING SERVICES	702.23
369281 FIRST 5 CONTRA COSTA	CONTRACTS	1,090.00
369316 PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	50,786.02
369372 ANCHOR CONCRETE CONSTRUCTION I	SIDEWALK REPAIR	5,060.00
369379 AT AND T MCI	PHONE	99.04
369434 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	625.74
369499 ACE HARDWARE, ANTIOCH	SUPPLIES	8.41
369502 AMERICAN PLUMBING INC	REPAIR SERVICES	1,416.81
369563 PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	12,650.00
369590 STEWARTS TREE SERVICE INC	LANDSCAPE SERVICES	650.00
369633 CALIF, STATE OF	USE TAX	329.78
369640 AT AND T MCI	PHONE	198.57
369656 DELTA FENCE CO	REPAIR SERVICES	972.00
369682 IRRIGATION SYSTEM SERVICE	REPAIR SERVICES	410.00
369702 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	137.58

Public Works-Median/General Land

369328 ROBERTS AND BRUNE CO	PIPE FITTINGS	79.18
369367 ACE HARDWARE, ANTIOCH	SUPPLIES	14.67
369379 AT AND T MCI	PHONE	209.27
369433 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	9,401.40
369434 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	1,670.47
369499 ACE HARDWARE, ANTIOCH	SUPPLIES	3.24
369553 LOWES COMPANIES INC	SUPPLIES	768.65
369564 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	8,752.52
369633 CALIF, STATE OF	USE TAX	32.43
369634 ACE HARDWARE, ANTIOCH	SUPPLIES	10.42
369640 AT AND T MCI	PHONE	419.42
369653 CROP PRODUCTION SERVICES INC	CHEMICALS	1,136.63
369702 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	47.04
929487 JOHN DEERE LANDSCAPES PACHECO	SUPPLIES	1,531.22

Public Works-Work Alternative

369399 FURBER SAW INC	EQUIPMENT	1,236.92
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Police Administration

369239 ARROWHEAD 24 HOUR TOWING INC	TOWING SERVICES	662.50
369245 BANK OF AMERICA	OPERATING SUPPLIES	291.07
369257 COMMERCIAL SUPPORT SERVICES	CAR WASHES	467.00
369258 CONCORD UNIFORMS LLC	UNIFORMS	2,481.09
369259 CONTRA COSTA COUNTY	RANGE FEES	195.00

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369268 COPWARE INC	SITE LICENSE RENEWAL	1,765.00
369270 COSTCO	MEETING EXPENSE	354.58
369271 CRIME SCENE CLEANERS INC	CRIME SCENE CLEANUP	70.00
369274 DIRECT GOV SOURCE	EQUIPMENT	4,719.80
369277 EIDEN, KITTY J	MINUTES CLERK	126.00
369284 GALLS INC	SUPPLIES	511.88
369304 NISSEN, TARRA L	LODGING REIMBURSEMENT	563.45
369309 NET TRANSCRIPTS	TRANSCRIPTION SERVICES	770.43
369311 OFFICE MAX INC	OFFICE SUPPLIES	176.60
369312 OFFICE MAX INC	OFFICE SUPPLIES	936.31
369323 REACH PROJECT INC	PROGRAM SERVICES	17,083.00
369331 SAFESTORE INC	EVIDENCE STORAGE	3,498.46
369340 STATE OF CALIFORNIA	DOJ FEES	388.00
369360 CORTEZ, ANA E	EXPENSE REIMBURSEMENT	56.60
369364 MALSOM, STACEY K	EXPENSE REIMBURSEMENT	25.00
369380 ATKINSON ANDELSON LOYA RUUD	LEGAL FEES	527.63
369389 CONCORD UNIFORMS LLC	UNIFORMS	2,109.64
369392 CONTRA COSTA COUNTY	RANGE FEES	740.00
369422 NISSEN, TARRA L	EXPENSE REIMBURSEMENT	88.40
369431 OFFICE MAX INC	OFFICE SUPPLIES	666.91
369435 PORAC	MEMBER DUES	40.00
369436 PORAC LEGAL DEFENSE FUND	MEMBER DUES	54.00
369444 SAFESTORE INC	EVIDENCE STORAGE	2,255.30
369446 SHRED IT INC	SHRED SERVICE	390.45
369500 ALL PRO PRINTING SOLUTIONS	FORMS	1,616.08
369509 BANK OF AMERICA	TRAINING	1,563.38
369521 COMCAST	CABLE	38.61
369565 PARCEL QUEST	PQ LICENSES	1,100.00
369575 RGH GROUP, THE	PROFESSIONAL SERVICES	6,840.00
369599 WESTAMERICA BANK	COPIER LEASE	1,642.05
369633 CALIF, STATE OF	USE TAX	82.67
369642 BANK OF AMERICA	RECRUITMENT ADVERTISING	676.00
369645 CAMALI CORP	BATTERY BACKUP	6,301.02
369651 CONTRA COSTA COUNTY	CIC - FY 2016-2017 FEES	12,901.00
369676 HAMPTON INN	LODGING R.MARTIN	393.99
369687 KIRBY POLYGRAPH AND INVESTIGATION	PRE-EMPLOYMENT TESTING	2,400.00
369693 LIONS GATE HOTEL	LODGING - S.MORIN	325.05
369694 LIONS GATE HOTEL	LODGING - S.MORIN	541.75
369696 NAPA VALLEY COLLEGE	TRAINING - E.JOHNSEN	182.00
369700 OFFICE MAX INC	OFFICE SUPPLIES	45.62

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369712 SACRAMENTO REGIONAL PUBLIC SAFE	TRAINING - S. MORIN	60.00
369713 SACRAMENTO REGIONAL PUBLIC SAFE	TRAINING - S.MORIN	158.00
369714 SANTA ROSA JR COLLEGE	TRAINING - R.MARTIN	66.00
369719 SKILLPATH INC	TRAINING - M.LOPEZ	199.00
369728 UNITED PARCEL SERVICE	SHIPPING	190.69
929468 IMAGE SALES INC	ID CARDS	54.45
929471 MOBILE MINI LLC	OPERATING SUPPLIES	252.67
929483 IMAGE SALES INC	ID CARDS	55.00
929484 MOBILE MINI LLC	EVIDENCE STORAGE	250.14
929634 MOBILE MINI LLC	EVIDENCE STORAGE	108.10
929643 GRAINGER INC	SUPPLIES	463.17
Police Prisoner Custody		
369245 BANK OF AMERICA	DRY CLEANING	174.00
369599 WESTAMERICA BANK	COPIER LEASE	151.33
Police Community Policing		
369245 BANK OF AMERICA	TOLL VIOLATION	30.00
369396 DELTA ANIMAL CLINIC	VETERINARY SERVICES	54.00
369406 HUNT AND SONS INC	FUEL	212.50
369424 MOORE K9 SERVICES	K9 TRAINING	900.00
369570 PSYCHOLOGICAL RESOURCES INC	PRE-EMPLOYMENT EXAMS	475.00
369587 SP PLUS CORPORATION	PARKING SERVICE	12,500.00
369661 ERICKSON, JASON KIRK	EXPENSE REIMBURSEMENT	274.99
369677 HITS K9 TRAINING AND CONSULTING	TRAINING - M.HARGER	319.00
369678 HITS K9 TRAINING AND CONSULTING	TRAINING - R.WHITE	319.00
369680 HUNT AND SONS INC	FUEL	65.34
369681 HYATT REGENCY	LODGING - M.HARGER	675.52
Police Investigations		
369260 CONTRA COSTA COUNTY	CRIME LAB FEES	17,430.00
369263 CONTRA COSTA COUNTY	SART EXAMS	3,600.00
369320 PUBLIC ENGINES INC	RENEWAL	9,775.00
369332 SAVE MART SUPERMARKETS	OFFICE SUPPLIES	164.37
369357 ALLENDORPH, MATTHEW JEFFREY	EXPENSE REIMBURSEMENT	45.00
369358 BROGDON, CASEY AMON	EXPENSE REIMBURSEMENT	35.00
369359 COLLEY, JAMES M	EXPENSE REIMBURSEMENT	138.72
369368 ADAMSON POLICE PRODUCTS	SUPPLIES	4,260.17
369391 CONTRA COSTA COUNTY	CRIME LAB FEES	23,965.00
369416 LEXISNEXIS	LEGAL RESEARCH	255.00
369445 SAVE MART SUPERMARKETS	INVESTIGATIONS SUPPLIES	167.80
369509 BANK OF AMERICA	LEASE VEHICLE SERVICE	492.43
369599 WESTAMERICA BANK	COPIER LEASE	607.78

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369635 ADAMSON POLICE PRODUCTS	SAFETY VETS	2,759.69
369655 DELL COMPUTERS	COMPUTER	1,614.40
369716 SAVE MART SUPERMARKETS	REFRESHMENTS	328.41
929645 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	1,099.94
Police Special Operations Unit		
369346 TOYOTA FINANCIAL SERVICES	VEHICLE LEASES	1,617.67
369509 BANK OF AMERICA	TRAVEL EXPENSE	1,113.00
369588 SPECIAL SERVICES GROUP LLC	EQUIPMENT	1,736.44
369633 CALIF, STATE OF	USE TAX	0.22
Police Communications		
369233 AMERICAN TOWER CORPORATION	CELL TOWER RENTAL	232.22
369350 VERIZON WIRELESS	DATA USAGE	2,052.54
369379 AT AND T MCI	PHONE	1,476.50
369509 BANK OF AMERICA	CABLE FEES	228.61
369640 AT AND T MCI	PHONE	2,650.47
369648 COMCAST	CONNECTION SERVICES	349.57
369650 CONTRA COSTA COUNTY	RADIO SERVICES	128.00
369671 GLOBALSTAR	SATELLITE PHONE	100.10
369703 PACIFIC TELEMAGEMENT SERVICE	LOBBY PAY PHONE	163.80
929459 ALTURA COMMUNICATION SOLUTIONS	MAINTENANCE SUPPORT	175.00
929640 ALTURA COMMUNICATION SOLUTIONS	MAINTENANCE SUPPORT	2,800.00
Office Of Emergency Management		
369379 AT AND T MCI	PHONE	293.15
369640 AT AND T MCI	PHONE	448.11
Police Community Volunteers		
369245 BANK OF AMERICA	UNIFORMS	385.58
369633 CALIF, STATE OF	USE TAX	0.09
369717 SAVE MART SUPERMARKETS	GIFT CARDS	2,910.00
Police Facilities Maintenance		
369245 BANK OF AMERICA	AWARDS CEREMONY	1,537.33
369251 CAMALI CORP	MAINTENANCE SERIVCE	4,347.00
369379 AT AND T MCI	PHONE	293.93
369434 PACIFIC GAS AND ELECTRIC CO	GAS	16,596.74
369438 REAL PROTECTION INC	MONITORING SERVICE	311.38
369523 CONTRA COSTA COUNTY	TRAFFIC SIGNAL MAINTENANCE	336.42
369530 DREAM RIDE ELEVATOR	REPAIR SERVICES	1,150.00
369553 LOWES COMPANIES INC	SUPPLIES	39.67
369633 CALIF, STATE OF	USE TAX	26.75
369640 AT AND T MCI	PHONE	605.81

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Community Development Administration

369599 WESTAMERICA BANK COPIER LEASE 227.38

Community Development Land Planning Services

369246 BAY AREA NEWS GROUP LEGAL AD 99.00

369277 EIDEN, KITTY J MINUTES CLERK 84.00

369426 MORRIS, ALEXIS S EXPENSE REIMBURSEMENT 71.77

369450 TELECOM LAW FIRM PC LEGAL SERVICES 6,808.70

369573 RANEY PLANNING & MANAGEMENT IN CONSULTING SERVICES 6,454.60

369664 FEDEX SHIPPING 33.12

CD Code Enforcement

369262 CONTRA COSTA COUNTY RECORDING FEES 306.00

369411 K2GC ABATEMENT SERVICE 501.24

369553 LOWES COMPANIES INC SUPPLIES 41.31

369599 WESTAMERICA BANK COPIER LEASE 175.26

369633 CALIF, STATE OF USE TAX 4.64

369695 LOPEZ, TAYLOR M SAFETY BOOTS REIMBURSEMENT 194.83

PW Engineer Land Development

369312 OFFICE MAX INC OFFICE SUPPLIES 33.90

369376 ARC ALTERNATIVES PROFESSIONAL SERVICES 2,530.00

369379 AT AND T MCI PHONE 37.41

369517 CALIF DEPARTMENT OF JUSTICE FINGERPRINTS 49.00

369582 SEFNCO INSPECTION FEE REFUND 150.00

369599 WESTAMERICA BANK COPIER LEASE 686.14

369633 CALIF, STATE OF USE TAX 0.22

369640 AT AND T MCI PHONE 75.04

369708 RED WING SHOE STORE SAFETY SHOES - KOLLER 96.61

929488 TESTING ENGINEERS INC CONSULTING SERVICES 884.50

929635 RAY MORGAN COMPANY COPIER LEASE 364.53

Community Development Building Inspection

369333 SEARS TECHNOLOGY FEE REFUND 400.76

369343 SUNRUN INSPECTION FEE REFUND 225.34

369431 OFFICE MAX INC OFFICE SUPPLIES 51.61

369565 PARCEL QUEST PQ LICENSES 1,100.00

369585 SOLAR CITY INSPECTION FEE REFUND 228.32

369633 CALIF, STATE OF USE TAX 6.68

369700 OFFICE MAX INC OFFICE SUPPLIES 186.91

Capital Imp. Administration

369599 WESTAMERICA BANK COPIER LEASE 108.50

Community Development Engineering Services

369312 OFFICE MAX INC OFFICE SUPPLIES 104.06

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369561 OFFICE MAX INC	OFFICE SUPPLIES	29.13
369599 WESTAMERICA BANK	COPIER LEASE	105.31
369633 CALIF, STATE OF	USE TAX	2.19
211 Delta Fair Property Fund		
Parks & Open Space		
369305 MIRACLE PLAY SYSTEMS INC	PLAYGROUND EQUIPMENT	249,496.19
212 CDBG Fund		
CDBG		
369264 CONTRA COSTA COUNTY	CDBG SERVICES	1,515.00
369387 CITY DATA SERVICES LLC	CONSULTING SERVICES	1,000.00
369452 TRB AND ASSOCIATES	CONSULTING SERVICES	15,360.00
369633 CALIF, STATE OF	USE TAX	0.04
213 Gas Tax Fund		
Streets		
369434 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	29,307.53
369702 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	376.32
214 Animal Control Fund		
Animal Control		
369276 EAST HILLS VETERINARY HOSPITAL	VETERINARY SERVICES	7,272.30
369434 PACIFIC GAS AND ELECTRIC CO	GAS	873.51
369512 BAYER HEALTH CARE	SUPPLIES	86.83
369532 EAST BAY VETERINARY EMERGENCY	VETERINARY SERVICES	1,116.85
369534 EAST HILLS VETERINARY HOSPITAL	VETERINARY SERVICES	7,602.41
369535 EAST HILLS VETERINARY HOSPITAL	VETERINARY SERVICES	206.00
369547 INTERVET INC	MICROCHIPS	3,062.63
369549 KOEFRAN SERVICES INC	ANIMAL DISPOSAL	1,850.00
369561 OFFICE MAX INC	OFFICE SUPPLIES	249.08
369599 WESTAMERICA BANK	COPIER LEASE	151.33
369633 CALIF, STATE OF	USE TAX	206.06
369659 EAST BAY VETERINARY EMERGENCY	VETERINARY SERVICES	2,305.44
369688 KOEFRAN SERVICES INC	ANIMAL DISPOSAL	3,700.00
369721 STARLINE SUPPLY COMPANY	SUPPLIES	2,398.49
929646 MOBILE MINI LLC	STORAGE RENTAL	572.53
215 Civic Arts Fund		
Civic Arts		
369438 REAL PROTECTION INC	MONITORING SERVICE	67.60
219 Recreation Fund		
Non Departmental		
369237 ANTIOCH CHARTER ACADEMY	FACILITY DEPOSIT REFUND	500.00
369238 ANTIOCH MIDDLE SCHOOL	FACILITY DEPOSIT REFUND	500.00

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369250 CALIFORNIA VIRTUAL ACADEMY	FACILITY DEPOSIT REFUND	500.00
369289 HUB INTERNATIONAL OF CA INSURA	MAY EVENT INSURANCE	385.08
369301 LOWE, ORNICIA	FACILITY DEPOSIT REFUND	500.00
369318 PALOMERA, LIZANDY	DEPOSIT REFUND	1,000.00
369325 RESTORE THE DELTA	FACILITY DEPOSIT REFUND	500.00
369506 ARCE, BERTHA	RENTAL DEPOSIT REFUNDS	1,000.00
369541 HONEYWELL INTERNATIONAL INC	HVAC SERVICES	15,336.50
369679 HUB INTERNATIONAL OF CA INSURA	JUNE EVENT INSURANCE	629.90
Recreation Admin		
369434 PACIFIC GAS AND ELECTRIC CO	GAS	1,664.99
369438 REAL PROTECTION INC	MONITORING SERVICE	499.64
369517 CALIF DEPARTMENT OF JUSTICE	FINGERPRINTS	49.00
369633 CALIF, STATE OF	USE TAX	1.58
929645 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	510.94
Senior Programs		
369379 AT AND T MCI	PHONE	824.64
369434 PACIFIC GAS AND ELECTRIC CO	GAS	1,109.99
369633 CALIF, STATE OF	USE TAX	0.69
369640 AT AND T MCI	PHONE	252.27
369243 BANK OF AMERICA	SUPPLIES	982.18
369269 COSTCO	CONCESSIONS SUPPLIES	478.08
369379 AT AND T MCI	PHONE	19.66
369401 GARDA CL WEST INC	ARMORED CAR SERVICE	77.40
369434 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	2,383.68
369456 US FOODSERVICE INC	CONCESSION SUPPLIES	2,394.14
369517 CALIF DEPARTMENT OF JUSTICE	FINGERPRINTS	32.00
369633 CALIF, STATE OF	USE TAX	10.76
369640 AT AND T MCI	PHONE	39.43
Recreation-New Comm Cntr		
369243 BANK OF AMERICA	ADOBE PHOTOSHOP SOFTWARE	1,706.02
369269 COSTCO	OPERATING SUPPLIES	158.41
369285 GARDA CL WEST INC	JUNE 2017 ARMORED CAR PICKUP	75.40
369316 PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	3,746.75
369379 AT AND T MCI	PHONE	21.93
369381 AWNING DETAILERS	REPAIR SERVICES	262.50
369401 GARDA CL WEST INC	ARMORED CAR SERVICE	77.40
369517 CALIF DEPARTMENT OF JUSTICE	FINGERPRINTS	64.00
369527 COSTCO	ANNUAL RENEWAL	240.00
369531 DUGAND, KARINA	CONTRACTOR PAYMENT	933.60
369540 GEDDES MUSIC BRENTWOOD	CONTRACTOR PAYMENT	496.80

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369550 KOVALICK, LUANNE	CONTRACTOR PAYMENT	793.80
369553 LOWES COMPANIES INC	SUPPLIES	25.30
369566 PARKINK	SUPPLIES	1,409.66
369593 TERRACARE ASSOCIATES	WEED ABATEMENT - OWL HABITAT	5,110.00
369594 SKYHAWKS SPORTS	CONTRACTOR PAYMENT	907.80
369599 WESTAMERICA BANK	COPIER LEASE	300.62
369633 CALIF, STATE OF	USE TAX	16.09
369640 AT AND T MCI	PHONE	44.82
369648 COMCAST	CONNECTION SERVICES	1,588.45
369700 OFFICE MAX INC	OFFICE SUPPLIES	26.10
369702 PACIFIC GAS AND ELECTRIC CO	GAS	9,543.12
369711 ROBERTS, NANCY	CONTRACTOR PAYMENT	294.00
221 Asset Forfeiture Fund		
Non Departmental		
369633 CALIF, STATE OF	USE TAX	1.15
225 Tidelands AB1900 Fund		
Parks & Open Space		
369382 BELLINGHAM MARINE INDUSTRIES I	REPAIR SERVICES	49,142.00
226 Solid Waste Reduction Fund		
Solid Waste		
369412 KATHY KRAMER CONSULTING	CONSULTING SERVICES	1,000.00
229 Pollution Elimination Fund		
Channel Maintenance Operation		
369317 PACIFIC COAST LANDSCAPE MGMT I	LANDSCAPE SERVICES	2,745.60
369327 RMC WATER AND ENVIRONMENT	CONSULTING SERVICES	52.50
369423 MJH EXCAVATING INC	LANDSCAPE SERVICES	3,320.00
369433 PACIFIC COAST LANDSCAPE MGMT I	LANDSCAPE SERVICES	2,745.60
369507 ATLANTIS DIVING AND SALVAGE CO	INSPECTION SERVICES	2,500.00
369526 CONTRA COSTA HEALTH SERVICES	INSPECTION SERVICES	522.00
369539 FURBER SAW INC	EQUIPMENT	1,792.29
369564 PACIFIC COAST LANDSCAPE MGMT I	LANDSCAPE SERVICES	2,745.60
369578 ROYAL BRASS INC	SUPPLIES	100.02
369633 CALIF, STATE OF	USE TAX	14.85
369733 WRECO	PROFESSIONAL SERVICES	1,984.34
236 CDBG Revolving Loan Fund		
CDBG		
369580 SATELLITE AFFORDABLE HOUSING	CDBG SERVICES	180,361.23
238 PEG Franchise Fee Fund		
Non Departmental		
929465 COMPUTERLAND	EQUIPMENT	36.37

Finance Accounting
 Prepared by: Lauren Posada

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251 Lone Tree SLLMD Fund

Lonetree Maintenance Zone 1

369345 TERRACARE ASSOCIATES	TURF MOWING	273.20
369379 AT AND T MCI	PHONE	78.64
369434 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	775.69
369564 PACIFIC COAST LANDSCAPE MGMT	LANDSCAPE SERVICES	1,098.24
369593 TERRACARE ASSOCIATES	TURF MOWING	136.60
369640 AT AND T MCI	PHONE	155.00

Lonetree Maintenance Zone 2

369379 AT AND T MCI	PHONE	133.81
369433 PACIFIC COAST LANDSCAPE MGMT	LANDSCAPE SERVICES	3,660.80
369434 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	694.82
369640 AT AND T MCI	PHONE	268.40

Lonetree Maintenance Zone 3

369379 AT AND T MCI	PHONE	58.98
369433 PACIFIC COAST LANDSCAPE MGMT	LANDSCAPE SERVICES	2,995.00
369564 PACIFIC COAST LANDSCAPE MGMT	LANDSCAPE SERVICES	3,893.50
369640 AT AND T MCI	PHONE	118.29

Lonetree Maintenance Zone 4

369345 TERRACARE ASSOCIATES	TURF MOWING	437.12
369593 TERRACARE ASSOCIATES	TURF MOWING	218.56

252 Downtown SLLMD Fund

Downtown Maintenance

369345 TERRACARE ASSOCIATES	TURF MOWING	273.20
369434 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	241.77
369593 TERRACARE ASSOCIATES	TURF MOWING	136.60
369633 CALIF, STATE OF	USE TAX	1.04

253 Almondridge SLLMD Fund

Almondridge Maintenance

369337 SILVA LANDSCAPE	LANDSCAPE SERVICES	3,420.00
369434 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	207.12
369447 SILVA LANDSCAPE	LANDSCAPE SERVICES	3,420.00

254 Hillcrest SLLMD Fund

Hillcrest Maintenance Zone 1

369345 TERRACARE ASSOCIATES	TURF MOWING	710.32
369379 AT AND T MCI	PHONE	39.32
369434 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	505.98
369593 TERRACARE ASSOCIATES	TURF MOWING	355.16
369640 AT AND T MCI	PHONE	78.86

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Hillcrest Maintenance Zone 2

369345	TERRACARE ASSOCIATES	TURF MOWING	972.60
369379	AT AND T MCI	PHONE	137.62
369433	PACIFIC COAST LANDSCAPE MGMT	LANDSCAPE SERVICES	4,576.00
369434	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	720.73
369564	PACIFIC COAST LANDSCAPE MGMT	LANDSCAPE SERVICES	6,223.36
369593	TERRACARE ASSOCIATES	TURF MOWING	486.30
369640	AT AND T MCI	PHONE	276.01
369723	STEWARTS TREE SERVICE INC	LANDSCAPE SERVICES	8,350.00

Hillcrest Maintenance Zone 4

369345	TERRACARE ASSOCIATES	TURF MOWING	546.40
369379	AT AND T MCI	PHONE	116.05
369434	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	619.72
369593	TERRACARE ASSOCIATES	TURF MOWING	273.20
369640	AT AND T MCI	PHONE	232.76

255 Park 1A Maintenance District Fund

Park 1A Maintenance District

369341	STEWARTS TREE SERVICE INC	LANDSCAPE SERVICES	850.00
369345	TERRACARE ASSOCIATES	TURF MOWING	710.32
369379	AT AND T MCI	PHONE	19.67
369434	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	86.32
369593	TERRACARE ASSOCIATES	TURF MOWING	355.16
369633	CALIF, STATE OF	USE TAX	1.18
369640	AT AND T MCI	PHONE	19.66
369702	PACIFIC GAS AND ELECTRIC CO	GAS	44.78

256 Citywide 2A Maintenance District Fund

Citywide 2A Maintenance Zone 3

369345	TERRACARE ASSOCIATES	TURF MOWING	10.92
369434	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	76.15
369593	TERRACARE ASSOCIATES	TURF MOWING	5.46

Citywide 2A Maintenance Zone 4

369434	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	289.93
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Citywide 2A Maintenance Zone 5

369434	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	389.19
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Citywide 2A Maintenance Zone 6

369345	TERRACARE ASSOCIATES	TURF MOWING	655.68
369434	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	219.36
369593	TERRACARE ASSOCIATES	TURF MOWING	327.84

Citywide 2A Maintenance Zone 8

369345	TERRACARE ASSOCIATES	TURF MOWING	54.64
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369593 TERRACARE ASSOCIATES	TURF MOWING	27.32
Citywide 2A Maintenance Zone 9		
369345 TERRACARE ASSOCIATES	TURF MOWING	163.92
369379 AT AND T MCI	PHONE	78.64
369434 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	472.50
369593 TERRACARE ASSOCIATES	TURF MOWING	81.96
369640 AT AND T MCI	PHONE	157.73
Citywide 2A Maintenance Zone10		
369329 ROBERTSON INDUSTRIES INC	PLAYGROUND RESURFACING	41,409.00
369337 SILVA LANDSCAPE	LANDSCAPE SERVICES	2,736.00
369434 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	125.19
369718 SILVA LANDSCAPE	LANDSCAPE SERVICES	2,700.00
257 SLLMD Administration Fund		
SLLMD Administration		
369345 TERRACARE ASSOCIATES	TURF MOWING	655.68
369399 FURBER SAW INC	EQUIPMENT	2,810.73
369593 TERRACARE ASSOCIATES	TURF MOWING	327.84
369633 CALIF, STATE OF	USE TAX	162.11
259 East Lone Tree SLLMD Fund		
Zone 1-District 10		
369584 SILVA LANDSCAPE	LANDSCAPE SERVICES	3,420.00
369590 STEWARTS TREE SERVICE INC	LANDSCAPE SERVICES	6,000.00
311 Capital Improvement Fund		
Parks & Open Space		
369327 RMC WATER AND ENVIRONMENT	CONSULTING SERVICES	7,861.35
Streets		
369372 ANCHOR CONCRETE CONSTRUCTION	SIDEWALK REPAIR PROJECT	25,992.95
Energy Efficiency		
369246 BAY AREA NEWS GROUP	LEGAL AD	114.30
Northeast Annexation		
369514 BKF ENGINEERS INC	CONSULTING SERVICES	1,837.38
312 Prewett Family Park Fund		
Non Departmental		
369432 OUTDOOR CREATIONS INC	PICNIC TABLES	4,115.95
369633 CALIF, STATE OF	USE TAX	9.46
376 Lone Diamond Fund		
Assessment District		
369647 CENTRAL SELF STORAGE ANTIOCH	JULY 2017 MONTHLY RENTAL	229.00

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569 Vehicle Replacement Fund

Equipment Maintenance

369370 ALL STAR FORD	NEW VEHICLE PURCHASE	26,272.65
369501 ALL STAR FORD	NEW VEHICLE PURCHASE	20,718.01
369581 SCELZI ENTERPRISES INC	REPAIR SERVICES	8,157.87

570 Equipment Maintenance Fund

Non Departmental

369406 HUNT AND SONS INC	FUEL	11,451.51
369542 HUNT AND SONS INC	FUEL	4,758.29
369680 HUNT AND SONS INC	FUEL	11,929.14

Equipment Maintenance

369235 ANTIOCH AUTO PARTS	AUTO PARTS	3,613.61
369239 ARROWHEAD 24 HOUR TOWING INC	TOWING SERVICES	295.00
369253 CHUCKS BRAKE AND WHEEL SERVICE	AUTO PARTS	6.52
369279 FASTENAL CO	SUPPLIES	6.14
369302 MAACO	VEHICLE PAINTING	1,000.00
369307 MUNICIPAL MAINT EQUIPMENT INC	SUPPLIES	252.15
369322 PURSUIT NORTH	AUTO PARTS	929.92
369352 WALNUT CREEK FORD	AUTO PARTS	16.98
369353 WESCO RECEIVABLES CORP	SUPPLIES	158.95
369367 ACE HARDWARE, ANTIOCH	SUPPLIES	17.56
369373 ANTIOCH AUTO PARTS	AUTO PARTS	914.13
369385 BILL BRANDT FORD	AUTO PARTS	193.36
369386 CHUCKS BRAKE AND WHEEL SERVICE	REPAIR SERVICES	456.75
369420 MAACO	REPAIR SERVICES	11,406.80
369427 MUNICIPAL MAINT EQUIPMENT INC	SUPPLIES	540.79
369434 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	544.57
369437 PURSUIT NORTH	EQUIPMENT	907.44
369440 RED WING SHOE STORE	SAFETY SHOES - PEREIRA	227.30
369448 SUPERIOR AUTO PARTS	AUTO PARTS	7.60
369459 WALNUT CREEK FORD	AUTO PARTS	902.35
369504 ANTIOCH AUTO PARTS	AUTO PARTS	4,409.22
369513 BILL BRANDT FORD	AUTO PARTS	431.56
369519 CHUCKS BRAKE AND WHEEL SERVICE	PARTS	630.95
369533 EAST BAY WELDING SUPPLY	SUPPLIES	42.55
369553 LOWES COMPANIES INC	SUPPLIES	23.75
369558 MUNICIPAL MAINT EQUIPMENT INC	SUPPLIES	2,150.11
369579 ROYAL BRASS INC	REPAIR SERVICES	168.11
369595 TRED SHED, THE	TIRES	7,415.91
369598 WALNUT CREEK FORD	AUTO PARTS	289.22

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369599 WESTAMERICA BANK	COPIER LEASE	27.50
369633 CALIF, STATE OF	USE TAX	204.71
369638 ANTIOCH AUTO PARTS	AUTO PARTS	121.76
369639 ANTIOCH GLASS	GLASS REPLACEMENT	339.25
369652 CROMER EQUIPMENT	AUTO PARTS	104.12
369663 FASTENAL CO	SUPPLIES	141.81
369666 FIRST CALL	AUTO PARTS	314.44
369699 OCONNELL JETTING	SUPPLIES	90.71
369701 ONE 800 RADIATOR	AUTO PARTS	107.66
369730 WALNUT CREEK CHRYSLER JEEP DODGE	AUTO PARTS	397.49
369731 WALNUT CREEK FORD	AUTO PARTS	364.79
929470 KIMBALL MIDWEST	SUPPLIES	671.63
929630 A1 TRANSMISSION	LABOR	2,255.78
929636 SC FUELS	SUPPLIES	2,564.45
929641 BIG SKY ENTERPRISES INC	REPAIR SERVICES	651.75

573 Information Services Fund

Information Services

369379 AT AND T MCI	PHONE	71.03
369517 CALIF DEPARTMENT OF JUSTICE	FINGERPRINTS	49.00
369633 CALIF, STATE OF	USE TAX	1.33
369640 AT AND T MCI	PHONE	142.50

Network Support & PCs

369256 COMCAST	CONNECTION SERVICES	195.40
369298 KIS	MAINTENANCE SERVICES	525.00
369355 WILSON, JENNIFER F	EXPENSE REIMBURSEMENT	19.07
369379 AT AND T MCI	PHONE	438.80
369413 KIS	MAINTENANCE SERVICES	300.00
369545 INSIGHT PUBLIC SECTOR INC	SOFTWARE	12,792.22
369599 WESTAMERICA BANK	COPIER LEASE	102.03
369640 AT AND T MCI	PHONE	85.95
369648 COMCAST	CONNECTION SERVICES	1,028.98
929647 ODIN SYSTEMS INC	REPLACEMENT CAMERA	2,750.00

Telephone System

369371 AMERICAN MESSAGING	PAGER SERVICE	75.32
369377 AT AND T MCI	PHONE	35.96
369379 AT AND T MCI	PHONE	1,628.04
369640 AT AND T MCI	PHONE	2,583.30

Office Equipment Replacement

369288 HEWLETT PACKARD COMPANY	PRINTER	360.18
369633 CALIF, STATE OF	USE TAX	49.54

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929463	CDW GOVERNMENT INC	PROJECTOR	1,128.50
929475	COMPUTERLAND	HARD DRIVES	671.65

577 Post Retirement Medical-Police Fund

Non Departmental

369462	RETIREE	MEDICAL AFTER RETIREMENT	1,139.00
369463	RETIREE	MEDICAL AFTER RETIREMENT	733.39
369464	RETIREE	MEDICAL AFTER RETIREMENT	1,778.81
369471	RETIREE	MEDICAL AFTER RETIREMENT	1,045.42
369474	RETIREE	MEDICAL AFTER RETIREMENT	1,338.78
369477	RETIREE	MEDICAL AFTER RETIREMENT	348.64
369480	RETIREE	MEDICAL AFTER RETIREMENT	905.87
369483	RETIREE	MEDICAL AFTER RETIREMENT	129.00
369484	RETIREE	MEDICAL AFTER RETIREMENT	1,229.46
369490	RETIREE	MEDICAL AFTER RETIREMENT	238.70
369492	RETIREE	MEDICAL AFTER RETIREMENT	1,338.78
369496	RETIREE	MEDICAL AFTER RETIREMENT	472.96
929491	RETIREE	MEDICAL AFTER RETIREMENT	905.87
929492	RETIREE	MEDICAL AFTER RETIREMENT	275.31
929494	RETIREE	MEDICAL AFTER RETIREMENT	1,253.12
929497	RETIREE	MEDICAL AFTER RETIREMENT	1,338.78
929498	RETIREE	MEDICAL AFTER RETIREMENT	1,253.12
929507	RETIREE	MEDICAL AFTER RETIREMENT	912.99
929509	RETIREE	MEDICAL AFTER RETIREMENT	796.00
929512	RETIREE	MEDICAL AFTER RETIREMENT	579.26
929515	RETIREE	MEDICAL AFTER RETIREMENT	1,338.78
929526	RETIREE	MEDICAL AFTER RETIREMENT	1,466.78
929531	RETIREE	MEDICAL AFTER RETIREMENT	1,338.78
929532	RETIREE	MEDICAL AFTER RETIREMENT	796.00
929533	RETIREE	MEDICAL AFTER RETIREMENT	172.48
929543	RETIREE	MEDICAL AFTER RETIREMENT	172.48
929546	RETIREE	MEDICAL AFTER RETIREMENT	238.65
929549	RETIREE	MEDICAL AFTER RETIREMENT	1,338.78
929550	RETIREE	MEDICAL AFTER RETIREMENT	1,338.78
929570	RETIREE	MEDICAL AFTER RETIREMENT	1,338.78
929572	RETIREE	MEDICAL AFTER RETIREMENT	605.39
929573	RETIREE	MEDICAL AFTER RETIREMENT	905.87
929583	RETIREE	MEDICAL AFTER RETIREMENT	1,338.78
929584	RETIREE	MEDICAL AFTER RETIREMENT	579.26
929585	RETIREE	MEDICAL AFTER RETIREMENT	1,338.78
929587	RETIREE	MEDICAL AFTER RETIREMENT	972.09

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929596 RETIREE	MEDICAL AFTER RETIREMENT	605.29
929606 RETIREE	MEDICAL AFTER RETIREMENT	1,338.78
929608 RETIREE	MEDICAL AFTER RETIREMENT	733.39
929612 RETIREE	MEDICAL AFTER RETIREMENT	472.96
929616 RETIREE	MEDICAL AFTER RETIREMENT	238.65
929626 RETIREE	MEDICAL AFTER RETIREMENT	605.39
929628 RETIREE	MEDICAL AFTER RETIREMENT	258.37
929629 RETIREE	MEDICAL AFTER RETIREMENT	605.29

578 Post Retirement Medical-Misc Fund

Non Departmental

369461 RETIREE	MEDICAL AFTER RETIREMENT	226.69
369465 RETIREE	MEDICAL AFTER RETIREMENT	375.57
369468 RETIREE	MEDICAL AFTER RETIREMENT	108.69
369469 RETIREE	MEDICAL AFTER RETIREMENT	473.38
369473 RETIREE	MEDICAL AFTER RETIREMENT	709.38
369478 RETIREE	MEDICAL AFTER RETIREMENT	226.69
369485 RETIREE	MEDICAL AFTER RETIREMENT	108.69
369487 RETIREE	MEDICAL AFTER RETIREMENT	108.69
369488 RETIREE	MEDICAL AFTER RETIREMENT	345.38
369489 RETIREE	MEDICAL AFTER RETIREMENT	108.69
369491 RETIREE	MEDICAL AFTER RETIREMENT	108.69
369494 RETIREE	MEDICAL AFTER RETIREMENT	100.00
369495 RETIREE	MEDICAL AFTER RETIREMENT	108.69
369497 RETIREE	MEDICAL AFTER RETIREMENT	581.38
929490 RETIREE	MEDICAL AFTER RETIREMENT	261.76
929493 RETIREE	MEDICAL AFTER RETIREMENT	581.38
929496 RETIREE	MEDICAL AFTER RETIREMENT	108.69
929501 RETIREE	MEDICAL AFTER RETIREMENT	226.69
929503 RETIREE	MEDICAL AFTER RETIREMENT	226.69
929504 RETIREE	MEDICAL AFTER RETIREMENT	581.38
929505 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929508 RETIREE	MEDICAL AFTER RETIREMENT	581.38
929514 RETIREE	MEDICAL AFTER RETIREMENT	108.69
929516 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929519 RETIREE	MEDICAL AFTER RETIREMENT	108.69
929520 RETIREE	MEDICAL AFTER RETIREMENT	226.69
929522 RETIREE	MEDICAL AFTER RETIREMENT	108.69
929525 RETIREE	MEDICAL AFTER RETIREMENT	108.69
929528 RETIREE	MEDICAL AFTER RETIREMENT	581.38
929529 RETIREE	MEDICAL AFTER RETIREMENT	581.38

Finance Accounting

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929530 RETIREE	MEDICAL AFTER RETIREMENT	172.48
929537 RETIREE	MEDICAL AFTER RETIREMENT	108.69
929538 RETIREE	MEDICAL AFTER RETIREMENT	108.69
929545 RETIREE	MEDICAL AFTER RETIREMENT	581.38
929548 RETIREE	MEDICAL AFTER RETIREMENT	108.69
929552 RETIREE	MEDICAL AFTER RETIREMENT	226.69
929553 RETIREE	MEDICAL AFTER RETIREMENT	226.69
929556 RETIREE	MEDICAL AFTER RETIREMENT	108.69
929558 RETIREE	MEDICAL AFTER RETIREMENT	108.69
929561 RETIREE	MEDICAL AFTER RETIREMENT	581.38
929564 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929565 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929569 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929579 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929580 RETIREE	MEDICAL AFTER RETIREMENT	108.69
929581 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929589 RETIREE	MEDICAL AFTER RETIREMENT	108.69
929592 RETIREE	MEDICAL AFTER RETIREMENT	108.69
929595 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929601 RETIREE	MEDICAL AFTER RETIREMENT	108.69
929611 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929614 RETIREE	MEDICAL AFTER RETIREMENT	73.38
929615 RETIREE	MEDICAL AFTER RETIREMENT	172.48
929617 RETIREE	MEDICAL AFTER RETIREMENT	581.38
929619 RETIREE	MEDICAL AFTER RETIREMENT	709.38
929625 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929627 RETIREE	MEDICAL AFTER RETIREMENT	108.69

579 Post Retirement Medical-Mgmt Fund

Non Departmental

369466 RETIREE	MEDICAL AFTER RETIREMENT	885.90
369467 RETIREE	MEDICAL AFTER RETIREMENT	166.69
369470 RETIREE	MEDICAL AFTER RETIREMENT	108.69
369472 RETIREE	MEDICAL AFTER RETIREMENT	226.69
369475 RETIREE	MEDICAL AFTER RETIREMENT	400.00
369476 RETIREE	MEDICAL AFTER RETIREMENT	581.38
369479 RETIREE	MEDICAL AFTER RETIREMENT	1,778.81
369481 RETIREE	MEDICAL AFTER RETIREMENT	345.38
369482 RETIREE	MEDICAL AFTER RETIREMENT	561.60
369486 RETIREE	MEDICAL AFTER RETIREMENT	746.38
369493 RETIREE	MEDICAL AFTER RETIREMENT	1,778.81

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929495 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929499 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929500 RETIREE	MEDICAL AFTER RETIREMENT	172.48
929502 RETIREE	MEDICAL AFTER RETIREMENT	166.70
929506 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929510 RETIREE	MEDICAL AFTER RETIREMENT	581.38
929511 RETIREE	MEDICAL AFTER RETIREMENT	581.38
929513 RETIREE	MEDICAL AFTER RETIREMENT	709.38
929517 RETIREE	MEDICAL AFTER RETIREMENT	651.52
929518 RETIREE	MEDICAL AFTER RETIREMENT	196.21
929521 RETIREE	MEDICAL AFTER RETIREMENT	581.38
929523 RETIREE	MEDICAL AFTER RETIREMENT	461.38
929524 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929527 RETIREE	MEDICAL AFTER RETIREMENT	261.76
929534 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929535 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929536 RETIREE	MEDICAL AFTER RETIREMENT	108.69
929539 RETIREE	MEDICAL AFTER RETIREMENT	579.26
929540 RETIREE	MEDICAL AFTER RETIREMENT	348.00
929541 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929542 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929544 RETIREE	MEDICAL AFTER RETIREMENT	472.96
929551 RETIREE	MEDICAL AFTER RETIREMENT	330.53
929554 RETIREE	MEDICAL AFTER RETIREMENT	711.38
929555 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929557 RETIREE	MEDICAL AFTER RETIREMENT	885.90
929559 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929560 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929562 RETIREE	MEDICAL AFTER RETIREMENT	1,338.78
929563 RETIREE	MEDICAL AFTER RETIREMENT	108.69
929566 RETIREE	MEDICAL AFTER RETIREMENT	40.79
929567 RETIREE	MEDICAL AFTER RETIREMENT	972.09
929568 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929571 RETIREE	MEDICAL AFTER RETIREMENT	547.61
929574 RETIREE	MEDICAL AFTER RETIREMENT	261.76
929575 RETIREE	MEDICAL AFTER RETIREMENT	166.69
929576 RETIREE	MEDICAL AFTER RETIREMENT	1,778.81
929577 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929578 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929582 RETIREE	MEDICAL AFTER RETIREMENT	108.69

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929586 RETIREE	MEDICAL AFTER RETIREMENT	605.39
929588 RETIREE	MEDICAL AFTER RETIREMENT	108.69
929590 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929591 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929593 RETIREE	MEDICAL AFTER RETIREMENT	226.69
929594 RETIREE	MEDICAL AFTER RETIREMENT	166.70
929597 RETIREE	MEDICAL AFTER RETIREMENT	885.90
929598 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929599 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929600 RETIREE	MEDICAL AFTER RETIREMENT	108.69
929602 RETIREE	MEDICAL AFTER RETIREMENT	261.76
929603 RETIREE	MEDICAL AFTER RETIREMENT	651.52
929604 RETIREE	MEDICAL AFTER RETIREMENT	108.69
929605 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929607 RETIREE	MEDICAL AFTER RETIREMENT	461.38
929609 RETIREE	MEDICAL AFTER RETIREMENT	201.11
929610 RETIREE	MEDICAL AFTER RETIREMENT	108.69
929613 RETIREE	MEDICAL AFTER RETIREMENT	709.38
929618 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929620 RETIREE	MEDICAL AFTER RETIREMENT	345.38
929621 RETIREE	MEDICAL AFTER RETIREMENT	226.69
929622 RETIREE	MEDICAL AFTER RETIREMENT	1,667.46
929623 RETIREE	MEDICAL AFTER RETIREMENT	108.69
929624 RETIREE	MEDICAL AFTER RETIREMENT	1,748.00

580 Loss Control Fund

Human Resources

369633 CALIF, STATE OF	USE TAX	7.12
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611 Water Fund

Non Departmental

369235 ANTIOCH AUTO PARTS	AUTO PARTS	1,216.80
369249 CALIFORNIA PRINTING CONSULTANT	PRINTING SERVICES	2,762.49
369398 FASTENAL CO	SUPPLIES	1,337.73
369443 ROBERTS AND BRUNE CO	PIPE FITTINGS	20,942.32
369454 TYLER TECHNOLOGIES	SOFTWARE MAINTENANCE	13,790.36
369504 ANTIOCH AUTO PARTS	SUPPLIES	2,987.91
369510 BAY AREA BARRICADE	SUPPLIES	3,034.13
369592 TELEWORKS INC	UTILITY BILLING	10,587.50
369633 CALIF, STATE OF	USE TAX	132.87
929466 HAMMONS SUPPLY COMPANY	SUPPLIES	342.59
929478 GRAINGER INC	SUPPLIES	573.66

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929479	HAMMONS SUPPLY COMPANY	SUPPLIES	2,000.64
929643	GRAINGER INC	SUPPLIES	566.21
929644	HAMMONS SUPPLY COMPANY	SUPPLIES	456.27
Water Supervision			
369242	BANK OF AMERICA	TRAINING	2,383.84
369517	CALIF DEPARTMENT OF JUSTICE	FINGERPRINTS	16.00
369633	CALIF, STATE OF	USE TAX	1.67
Water Production			
369266	CONTRA COSTA HEALTH SERVICES	PERMIT FEES	45,221.46
369267	CONTRA COSTA WATER DISTRICT	RAW WATER	497,644.80
369279	FASTENAL CO	SUPPLIES	238.04
369282	FISHER SCIENTIFIC COMPANY	LAB SUPPLIES	320.38
369306	MORGANS HOME AND GARDEN	SUPPLIES	142.47
369324	REINHOLDT ENGINEERING	FUEL TEST	280.00
369328	ROBERTS AND BRUNE CO	PIPE FITTINGS	1,295.11
369344	TELECOM LAW FIRM PC	LEGAL SERVICES	182.70
369349	VAULT ACCESS SOLUTIONS	VAULT COVER	4,775.00
369367	ACE HARDWARE, ANTIOCH	SUPPLIES	250.94
369378	AT AND T MCI	PHONE	66.86
369379	AT AND T MCI	PHONE	1,102.62
369390	CONNELLY, BRIAN K	EXPENSE REIMBURSEMENT	50.00
369397	ENVIRONMENTAL RESOURCE ASSOC INC	LAB SUPPLIES	1,124.74
369403	HACH CO	LAB SUPPLIES	896.96
369406	HUNT AND SONS INC	FUEL	8,912.47
369415	KORALEEN ENTERPRISES	SAMPLE STATIONS	1,759.14
369417	LEXISNEXIS	LEGAL RESEARCH	166.00
369419	LONE TREE TRUCKING INC	MATERIAL	1,722.77
369434	PACIFIC GAS AND ELECTRIC CO	GAS	153,989.35
369443	ROBERTS AND BRUNE CO	PIPE FITTINGS	372.98
369449	TAP MASTERS INC	SUPPLIES	1,291.00
369450	TELECOM LAW FIRM PC	LEGAL SERVICES	506.00
369451	TELECOM LAW FIRM PC	LEGAL SERVICES	406.00
369460	WALTER BISHOP CONSULTING	CONSULTING SERVICES	4,919.29
369499	ACE HARDWARE, ANTIOCH	SUPPLIES	127.49
369537	EXPONENT INC	PROFESSIONAL SERVICES	14,856.00
369538	FISHER SCIENTIFIC COMPANY	LAB SUPPLIES	504.83
369543	I KRUGER INC	SUPPLIES	5,308.03
369553	LOWES COMPANIES INC	SUPPLIES	352.39
369599	WESTAMERICA BANK	COPIER LEASE	51.42
369633	CALIF, STATE OF	USE TAX	610.78

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369640 AT AND T MCI	PHONE	1,318.71
369642 BANK OF AMERICA	RECRUITMENT ADVERTISING	1,104.00
369658 DUBLIN SAN RAMON SERVICES DIST	PARTICIPATION FEE	1,080.00
369663 FASTENAL CO	SUPPLIES	591.05
369674 HACH CO	LAB SUPPLIES	1,001.14
369675 HAGGARD, WILLIAM T	SAFETY BOOTS REIMBURSEMENT	229.99
369684 KARL NEEDHAM ENTERPRISES INC	EQUIPMENT RENTAL	20,220.10
369689 LAW OFFICE OF MATTHEW EMRICK	WATER RIGHTS	13,860.00
369702 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	229.59
369709 REINHOLDT ENGINEERING	INSPECTION SERVICES	750.00
369710 ROBERTS AND BRUNE CO	PIPE FITTINGS	580.95
369725 T AND T PAVEMENT MARKINGS	EQUIPMENT	1,394.39
369726 THATCHER COMPANY OF CALIFORNIA	CHEMICALS	8,732.74
929464 CHEMTRADE CHEMICALS US LLC	ALUM	10,028.82
929467 IDEXX LABORATORIES INC	SUPPLIES	2,203.15
929474 AIRGAS SPECIALTY PRODUCTS	AMMONIA	2,249.95
929476 CONSOLIDATED ELECTRICAL DIST	SUPPLIES	82.11
929477 EUROFINS EATON ANALYTICAL INC	MONITORING SERVICES	225.00
929478 GRAINGER INC	SUPPLIES	958.69
929480 HARDY DIAGNOSTICS	EQUIPMENT	198.58
929482 IDEXX LABORATORIES INC	CHEMICALS	614.09
929485 OLIN CHLOR ALKALI PRODUCTS	CAUSTIC	19,215.84
929486 SIERRA CHEMICAL CO	CHLORINE	8,805.10
929631 CHEMTRADE CHEMICALS US LLC	ALUM	7,609.88
929632 EUROFINS EATON ANALYTICAL INC	MONITORING SERVICES	1,980.00
929633 FRED'S WELDING	WELDING SERVICES	4,500.00
929639 AIRGAS SPECIALTY PRODUCTS	AMMONIA	3,196.00
929642 CHEMTRADE CHEMICALS US LLC	ALUM	10,268.56
929643 GRAINGER INC	SUPPLIES	2,098.88
929648 OLIN CHLOR ALKALI PRODUCTS	CAUSTIC	9,423.68
929649 SIERRA CHEMICAL CO	CHLORINE	4,402.55
Water Distribution		
369235 ANTIOCH AUTO PARTS	AUTO PARTS	9.78
369236 ANTIOCH BUILDING MATERIALS	ASPHALT	1,702.60
369242 BANK OF AMERICA	NCBPA DUES	1,195.97
369278 EXPRESS SERVICES	TEMP SERVICES	144.23
369286 HARLEY DAVIDSON	AUTO PARTS	60.57
369294 INFOSEND INC	POSTAGE COSTS	1,499.62
369330 RT LAWRENCE CORP	LOCKBOX FEES	557.95
369347 TYLER TECHNOLOGIES	INSITE FEES	340.00

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369367 ACE HARDWARE, ANTIOCH	SUPPLIES	43.39
369373 ANTIOCH AUTO PARTS	AUTO PARTS	34.46
369374 ANTIOCH BUILDING MATERIALS	ASPHALT	19,516.24
369379 AT AND T MCI	PHONE	19.66
369398 FASTENAL CO	SUPPLIES	113.49
369399 FURBER SAW INC	EQUIPMENT REPAIR	2,303.84
369400 G AND S PAVING INC	REPAIR SERVICES	4,882.99
369407 INFOSEND INC	POSTAGE FEES	1,905.16
369421 MCCAMPBELL ANALYTICAL INC	MONITORING SERVICES	70.20
369425 MORGANS HOME & GARDEN	SUPPLIES	45.68
369431 OFFICE MAX INC	OFFICE SUPPLIES	1,755.66
369441 RED WING SHOE STORE	SAFETY SHOES - VELAZQUEZ	223.23
369443 ROBERTS AND BRUNE CO	PIPE FITTINGS	10,518.38
369457 VAULT ACCESS AND SOLUTIONS	VAULT LID	3,400.00
369499 ACE HARDWARE, ANTIOCH	SUPPLIES	23.48
369508 BACKFLOW APPARATUS AND VALVE CO	PIPE FITTINGS	6,942.16
369515 BLUE SHIELD OF CALIFORNIA	VISION	13.31
369517 CALIF DEPARTMENT OF JUSTICE	FINGERPRINTS	98.00
369529 DELTA DENTAL	PAYROLL DEDUCTIONS	248.72
369544 INFOSEND INC	PRINTING SERVICES	1,819.74
369553 LOWES COMPANIES INC	SUPPLIES	229.52
369555 MCCAMPBELL ANALYTICAL INC	MONITORING SERVICES	105.30
369565 PARCEL QUEST	PQ LICENSES	1,100.00
369592 TELEWORKS INC	UTILITY BILLING	962.50
369599 WESTAMERICA BANK	COPIER LEASE	70.01
369633 CALIF, STATE OF	USE TAX	197.07
369636 ALL PRO PRINTING SOLUTIONS	PRINTING SERVICES	2,191.53
369640 AT AND T MCI	PHONE	39.43
369648 COMCAST	CONNECTION SERVICES	349.57
369665 FINTA ENTERPRISES INC	EQUIPMENT RENTAL	19,200.00
369705 PINPOINT PRODUCTS INC	SUPPLIES	253.84
369708 RED WING SHOE STORE	SAFETY SHOES - WILSON	227.30
369710 ROBERTS AND BRUNE CO	PIPE FITTINGS	5,422.33
369727 TYLER TECHNOLOGIES	MONTHLY INSITE FEES	340.00
929463 CDW GOVERNMENT INC	EQUIPMENT	534.15
929478 GRAINGER INC	SUPPLIES	489.62
Water Meter Reading		
369633 CALIF, STATE OF	USE TAX	88.70
369698 NATIONAL METER & AUTOMATION INC	METER PARTS	40,888.92

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Public Buildings & Facilities

369248 BROWN AND CALDWELL INC	CONSULTING SERVICES	1,469.75
369252 CAROLLO ENGINEERS INC	CONSULTING SERVICES	11,267.29
369326 RJ GORDON CONSTRUCTION INC	ZONE 1 PIPELINE PROJECT	257,561.63
369354 WEST YOST ASSOCIATES INC	CONSULTING SERVICES	546.00
369442 RMC WATER AND ENVIRONMENT	CONSULTING SERVICES	1,418.00
369576 RJ GORDON CONSTRUCTION INC	ZONE 1 PIPELINE PROJECT	39,089.45
369664 FEDEX	SHIPPING	26.86
929469 TRANSDYN INC	PROFESSIONAL SERVICES	14,800.00

Warehouse & Central Stores

369599 WESTAMERICA BANK	COPIER LEASE	151.33
369633 CALIF, STATE OF	USE TAX	0.03
369728 UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	15.00

621 Sewer Fund

Non Departmental

369249 CALIFORNIA PRINTING CONSULTANT	BILLING FORMS	2,762.50
369454 TYLER TECHNOLOGIES	SOFTWARE MAINTENANCE	13,790.36
369592 TELEWORKS INC	UTILITY BILLING	10,587.50
929637 SCOTTO, CHARLES W AND DONNA F	PROPERTY LEASE	4,750.00

Sewer-Wastewater Supervision

369330 RT LAWRENCE CORP	LOCKBOX FEES	557.94
369592 TELEWORKS INC	UTILITY BILLING	962.50
369599 WESTAMERICA BANK	COPIER LEASE	212.85
369633 CALIF, STATE OF	USE TAX	1.73

Sewer-Wastewater Collection

369236 ANTIOCH BUILDING MATERIALS	ASPHALT	2,916.76
369242 BANK OF AMERICA	CONSULTING SERVICES	1,955.38
369272 CWEA SFBS	SEMINAR FEE	195.00
369278 EXPRESS SERVICES	TEMP SERVICES	144.22
369280 FINTA ENTERPRISES INC	EQUIPMENT RENTAL	6,902.91
369294 INFOSEND INC	POSTAGE COSTS	1,499.61
369321 PUMP REPAIR SERVICE CO	EQUIPMENT	4,522.58
369347 TYLER TECHNOLOGIES	INSITE FEES	340.00
369374 ANTIOCH BUILDING MATERIALS	ASPHALT	19,516.24
369379 AT AND T MCI	PHONE	77.27
369400 G AND S PAVING INC	ASPHALT REPAIR	4,883.00
369407 INFOSEND INC	POSTAGE FEES	1,585.67
369431 OFFICE MAX INC	OFFICE SUPPLIES	87.11
369517 CALIF DEPARTMENT OF JUSTICE	FINGERPRINTS	65.00
369544 INFOSEND INC	WATER BILL INSERT	1,819.74

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369553	LOWES COMPANIES INC	SUPPLIES	1,248.44
369557	MT DIABLO LANDSCAPE CENTERS INC	CONCRETE MIX	1,951.08
369560	OCCUPATIONAL HEALTH CENTERS	MEDICAL SERVICES	107.50
369565	PARCEL QUEST	PQ LICENSES	2,200.00
369633	CALIF, STATE OF	USE TAX	132.99
369636	ALL PRO PRINTING SOLUTIONS	PRINTING SERVICES	2,191.53
369640	AT AND T MCI	PHONE	155.04
369648	COMCAST	CONNECTION SERVICES	349.57
369708	RED WING SHOE STORE	SAFETY SHOES - ROMANO	227.93
369720	SMARTCOVER SYSTEMS	RENEWAL FEE	5,308.00
369727	TYLER TECHNOLOGIES	MONTHLY INSITE FEES	340.00
369728	UNITED PARCEL SERVICE	SHIPPING	80.10
929463	CDW GOVERNMENT INC	SCANNER	534.15
929478	GRAINGER INC	SUPPLIES	216.79
929643	GRAINGER INC	SUPPLIES	89.39
Wastewater Collection			
369498	A S PIPELINES INC	SANITARY SEWER PROJECT	261,958.70
622 Sewer System Improvement Fund			
Major Projects			
369395	CONTRA COSTA TRANSPORTATION	SEWER MAIN PROJECT	518,155.83
631 Marina Fund			
Non Departmental			
369559	MURRIETTA, CHARLENE	BERTH DEPOSIT REFUND	40.00
Marina Administration			
369434	PACIFIC GAS AND ELECTRIC CO	GAS	2,953.69
369438	REAL PROTECTION INC	MONITORING SERVICE	65.62
369521	COMCAST	CONNECTION SERVICES	398.87
369574	RECREATION PUBLICATIONS	ADVERTISEMENT SERVICES	2,250.00
369599	WESTAMERICA BANK	COPIER LEASE	51.42
369633	CALIF, STATE OF	USE TAX	0.33
369704	PFLUEGER, MATTHEW JAMES	EXPENSE REIMBURSEMENT	9.20
369722	STATE OF CALIFORNIA	LOAN PAYMENT	261,846.88
Marina Maintenance			
369553	LOWES COMPANIES INC	SUPPLIES	122.19
369633	CALIF, STATE OF	USE TAX	3.55
369704	PFLUEGER, MATTHEW JAMES	EXPENSE REIMBURSEMENT	266.42
Marina Boat Launch			
369633	CALIF, STATE OF	USE TAX	0.77
Major Projects			
369244	BANK OF AMERICA	SUPPLIES	962.03

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369366	ACCUDOCK	SUPPLY AND DELIVER HARDWARE	23,098.00
641 Prewett Water Park Fund			
Non Departmental			
369541	HONEYWELL INTERNATIONAL INC	HVAC SERVICES	2,389.00
369679	HUB INTERNATIONAL OF CA INSURANCE	EVENT INSURANCE	724.68
369724	SUTTER ELEMENTARY PTA	DEPOSIT REFUND	500.00
Recreation Water Park			
369243	BANK OF AMERICA	SUPPLIES	3,049.35
369254	COLE SUPPLY CO INC	SUPPLIES	77.76
369269	COSTCO	CONCESSIONS SUPPLIES	38.97
369285	GARDA CL WEST INC	JUNE 2017 ARMORED CAR PICKUP	75.41
369315	ORIGINAL WATERMAN	SUPPLIES	535.71
369316	PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	2,596.25
369348	US FOODSERVICE INC	SUPPLIES	1,593.14
369375	ANTIOCH GLASS	GLASS INSTALLATION LABOR	237.00
369379	AT AND T MCI	PHONE	112.30
369388	COLE SUPPLY CO INC	SUPPLIES	809.05
369401	GARDA CL WEST INC	ARMORED CAR SERVICE	77.40
369404	HEINZ DISPENSING SOLUTIONS	CONCESSIONS DISPENSER	493.11
369414	KNORR SYSTEMS INC	CHEMICALS	181.48
369418	LINCOLN EQUIPMENT INC	SUPPLIES	394.22
369431	OFFICE MAX INC	OFFICE SUPPLIES	566.26
369434	PACIFIC GAS AND ELECTRIC CO	GAS	11,320.47
369438	REAL PROTECTION INC	MONITORING SERVICE	196.87
369439	REAL PROTECTION INC	MONITORING SERVICE	377.80
369453	TYLER SHAW DOORS	DOOR SERVICE	400.00
369455	UNIVAR USA INC	CHEMICALS	2,516.64
369456	US FOODSERVICE INC	CONCESSION SUPPLIES	4,306.82
369511	BAY BUILDING MAINTENANCE INC	JANITORIAL SERVICE	1,365.00
369517	CALIF DEPARTMENT OF JUSTICE	FINGERPRINTING	753.00
369520	COLE SUPPLY CO INC	SUPPLIES	2,922.69
369522	COMMERCIAL POOL SYSTEMS INC	CHEMICALS	464.36
369553	LOWES COMPANIES INC	SUPPLIES	1,530.23
369568	PEPSI COLA COMPANY	CONCESSION SUPPLIES	519.95
369596	UNIVAR USA INC	CHEMICALS	552.25
369597	US FOODSERVICE INC	CONCESSION SUPPLIES	4,017.00
369599	WESTAMERICA BANK	COPIER LEASE	250.02
369633	CALIF, STATE OF	USE TAX	177.91
369640	AT AND T MCI	PHONE	225.21
369649	COMMERCIAL POOL SYSTEMS INC	CHEMICALS	52.20

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369662 FAST SIGNS	ADVERTISING SIGNS	726.98
369683 ITOKAZU, ERIC	CLASS REFUND	220.00
369686 KELLY MOORE PAINT CO	SUPPLIES	6,617.01
369692 LINCOLN EQUIPMENT INC	SUPPLIES	2,124.54
369715 SAUCEDO, RODOLFO	CLASS REFUND	220.00
369729 UNIVAR USA INC	CHEMICALS	410.24
929476 CONSOLIDATED ELECTRICAL DIST	SUPPLIES	937.13
929478 GRAINGER INC	SUPPLIES	62.73

721 Employee Benefits Fund

Non Departmental

369229 24 HOUR FITNESS SPORT	PAYROLL DEDUCTIONS	74.98
369255 COLONIAL LIFE	PAYROLL DEDUCTIONS	624.24
369265 CONTRA COSTA COUNTY	PAYROLL DEDUCTIONS	400.00
369273 DIAMOND HILLS SPORT CLUB	PAYROLL DEDUCTIONS	238.00
369275 EAST COUNTY STRENGTH & CONDITION	PAYROLL DEDUCTIONS	85.00
369283 FITNESS 19	PAYROLL DEDUCTIONS	6.00
369292 IN SHAPE HEALTH CLUBS	PAYROLL DEDUCTIONS	270.00
369293 IN SHAPE HEALTH CLUBS	PAYROLL DEDUCTIONS	539.99
369295 INTERNAL REVENUE SERVICE	PAYROLL DEDUCTIONS	60.00
369297 IRVIN DEUTSCHER YMCA	PAYROLL DEDUCTIONS	27.00
369300 LINA	PAYROLL DEDUCTIONS	6,071.62
369308 MUNICIPAL POOLING AUTHORITY	PAYROLL DEDUCTIONS	3,295.86
369313 OPERATING ENGINEERS LOCAL NO 3	PAYROLL DEDUCTIONS	2,912.00
369314 OPERATING ENGINEERS TRUST FUND	PAYROLL DEDUCTIONS	15,035.27
369319 PARS	PAYROLL DEDUCTIONS	5,516.42
369339 STANDARD LIFE INSURANCE	PAYROLL DEDUCTIONS	649.00
369369 AFLAC	PAYROLL DEDUCTIONS	6,667.35
369383 EMPLOYEE	CHECK REPLACEMENT	130.90
369402 EMPLOYEE	CHECK REPLACEMENT	92.35
369515 BLUE SHIELD OF CALIFORNIA	PAYROLL DEDUCTIONS	3,005.91
369525 CONTRA COSTA COUNTY	PAYROLL DEDUCTIONS	400.00
369529 DELTA DENTAL	PAYROLL DEDUCTIONS	35,726.78
369546 INTERNAL REVENUE SERVICE	PAYROLL DEDUCTIONS	60.00
369562 OPERATING ENGINEERS TRUST FUND	PAYROLL DEDUCTIONS	15,058.55
369567 PARS	PAYROLL DEDUCTIONS	6,236.10
369589 STATE OF CALIFORNIA	PAYROLL DEDUCTIONS	1,719.39
369654 CSAC EXCESS INSURANCE AUTHORIT	PAYROLL DEDUCTIONS	3,360.00
929460 ANTIOCH PD SWORN MGMT ASSOC	PAYROLL DEDUCTIONS	648.55
929461 ANTIOCH POLICE OFFICERS ASSOCI	PAYROLL DEDUCTIONS	19,835.16
929462 ANTIOCH PUBLIC WORKS EMPLOYEE	PAYROLL DEDUCTIONS	7,062.11

Finance Accounting

Prepared by: Lauren Posada

CITY OF ANTIOCH
CLAIMS BY FUND REPORT
FOR THE PERIOD OF
JUNE 16 - JULY 13, 2017
FUND/CHECK#

929472 NATIONWIDE RETIREMENT SOLUTION	PAYROLL DEDUCTIONS	60,840.52
929473 VANTAGEPOINT TRANSFER AGENTS 3	PAYROLL DEDUCTIONS	5,501.71



STAFF REPORT TO THE CITY COUNCIL
FOR CONSIDERATION AT THE COUNCIL MEETING OF JULY 25, 2017

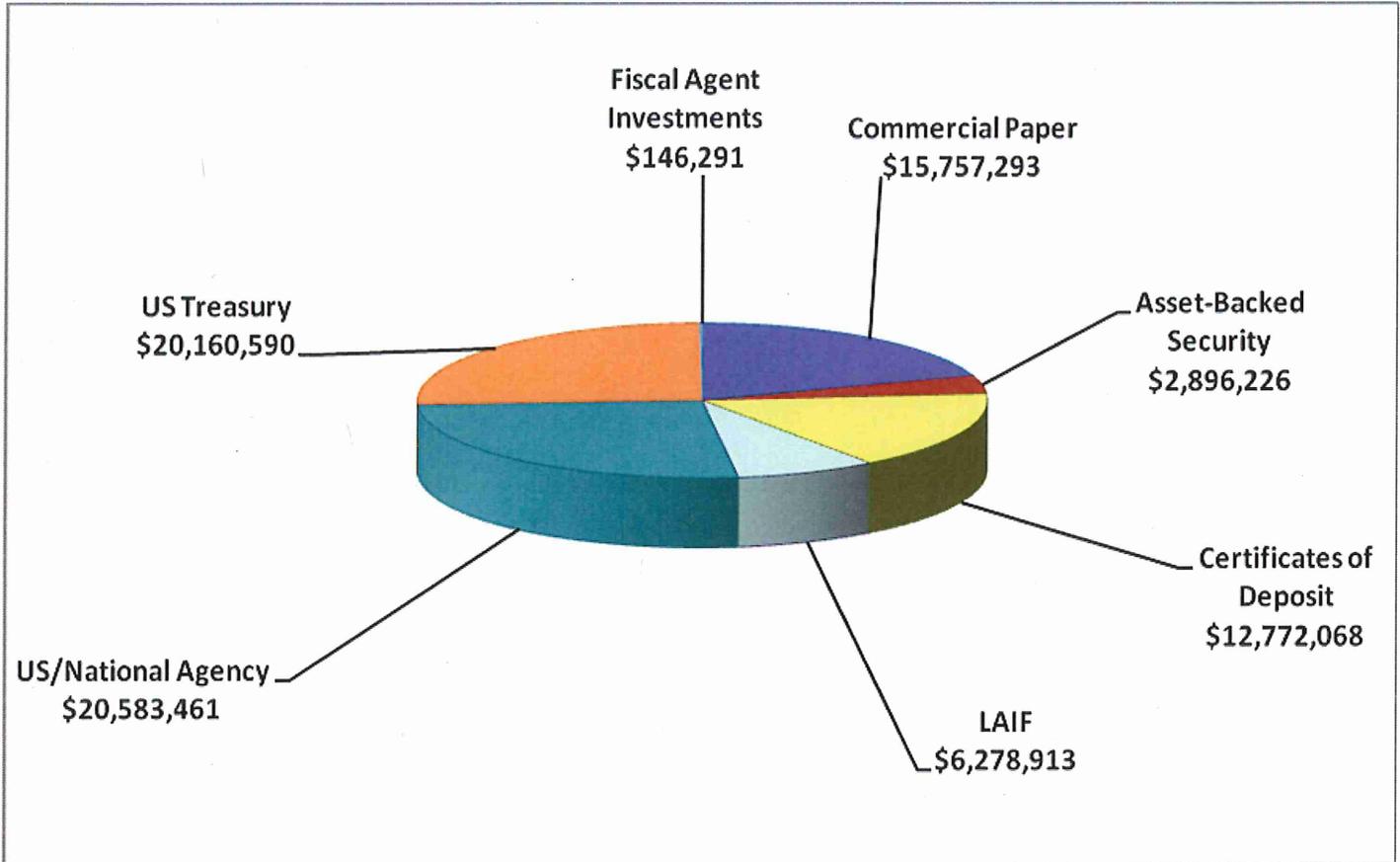
SUBMITTED BY: Donna Conley, City Treasurer 
DATE: July 19, 2017
SUBJECT: Treasurer's Report: JUNE 2017

RECOMMENDATION: Review and file.

BACKGROUND: City of Antioch's portfolio as of June 2017 is in Compliance with The City's current Investment Policy.
Based on the Portfolio as of June 2017, City of Antioch is able to meet its expenditure requirements for the next six months.

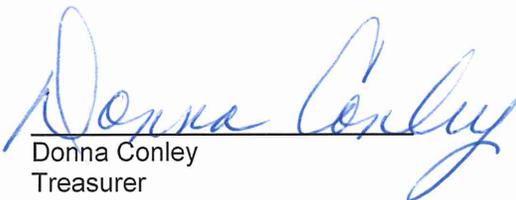
CITY OF ANTIOCH
SUMMARY REPORT ON THE CITY'S INVESTMENTS

JUNE 30, 2017



Total of City and Fiscal Agent Investments = \$78,594,842

All City investments are shown above and conform to the City Investment Policy. All investment transactions during this period are included in this report. As Treasurer of the City of Antioch and Finance Director of the City of Antioch, we hereby certify that sufficient investment liquidity and anticipated revenue are available to meet the next six (6) months' estimated expenditures.


Donna Conley
Treasurer


Dawn Merchant
Finance Director

**Summary of Fiscal Agent Balances by
Debt Issue**

	<u>Amount</u>
Antioch Public Financing Authority 2015 Bonds	131
Antioch Development Agency 2000 Tax Allocation Bonds	1
Antioch Development Agency 2009 Tax Allocation Bonds	146,159
	<u><u>\$146,291</u></u>



Managed Account Issuer Summary

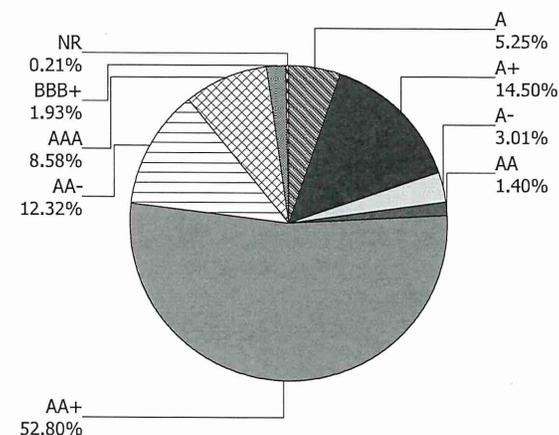
For the Month Ending **June 30, 2017**

CITY OF ANTIOCH, CA - 04380500

Issuer Summary

Issuer	Market Value of Holdings	Percent
ALLY AUTO RECEIVABLES TRUST	419,521.89	0.58
AMERICAN EXPRESS CO	702,155.84	0.98
AMERICAN HONDA FINANCE	340,744.94	0.47
APPLE INC	717,254.10	1.00
BANK OF AMERICA CO	700,928.90	0.98
BANK OF AMERICA CREDIT CARD TRUST	494,612.91	0.69
BANK OF MONTREAL	1,433,283.53	2.00
BANK OF NOVA SCOTIA	1,424,160.68	1.98
BB&T CORPORATION	733,098.98	1.02
BERKSHIRE HATHAWAY INC	279,620.64	0.39
CA EARTHQUAKE AUTH TXBL REV BOND	150,000.00	0.21
CANADIAN IMPERIAL BANK OF COMMERCE	1,456,074.05	2.03
CARMAX AUTO OWNER TRUST	398,612.23	0.56
CHEVRON CORPORATION	722,888.08	1.01
CISCO SYSTEMS INC	1,207,391.93	1.68
CITIBANK CREDIT CARD ISSUANCE	375,414.45	0.52
CITIGROUP INC	280,180.88	0.39
DEERE & COMPANY	593,009.58	0.83
FANNIE MAE	12,241,551.33	17.05
FEDERAL HOME LOAN BANKS	1,447,050.70	2.02
FORD CREDIT AUTO OWNER TRUST	340,652.41	0.47
FREDDIE MAC	3,371,360.61	4.70
GLAXOSMITHKLINE PLC	543,330.90	0.76
GOLDMAN SACHS GROUP INC	724,685.35	1.01
HOME DEPOT INC	345,157.67	0.48
HYUNDAI AUTO RECEIVABLES	139,947.30	0.19
INTEL CORPORATION	475,131.10	0.66
INTER-AMERICAN DEVELOPMENT BANK	1,004,200.40	1.40
INTL BANK OF RECONSTRUCTION AND DEV	1,435,745.78	2.00
JP MORGAN CHASE & CO	727,248.95	1.01
MICROSOFT CORP	825,203.19	1.15
MORGAN STANLEY	378,954.38	0.53

Credit Quality (S&P Ratings)





Managed Account Issuer Summary

For the Month Ending **June 30, 2017**

CITY OF ANTIOCH, CA - 04380500

Issuer	Market Value of Holdings	Percent
NORDEA BANK AB	1,456,074.05	2.03
PEPSICO INC	518,466.24	0.72
PFIZER INC	722,137.70	1.01
ROYAL BANK OF CANADA	1,452,634.65	2.02
SKANDINAVISKA ENSKILDA BANKEN AB	1,399,391.00	1.95
STATE OF CONNECTICUT	782,558.25	1.09
SUMITOMO MITSUI FINANCIAL GROUP INC	1,427,166.00	1.99
SVENSKA HANDELSBANKEN AB	1,396,197.60	1.95
TEXAS INSTRUMENTS INC	99,578.80	0.14
THE BANK OF NEW YORK MELLON CORPORATION	675,354.38	0.94
THE WALT DISNEY CORPORATION	1,059,301.76	1.48
TOYOTA AUTO RECEIVABLES	725,451.24	1.01
TOYOTA MOTOR CORP	1,482,161.34	2.07
UNILEVER PLC	174,677.30	0.24
UNITED STATES TREASURY	20,114,846.71	28.02
US BANCORP	1,125,105.75	1.57
WELLS FARGO & COMPANY	728,777.98	1.02
Total	\$71,769,054.43	100.00%



Managed Account Detail of Securities Held

For the Month Ending **June 30, 2017**

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY NOTES DTD 12/02/2013 1.250% 11/30/2018	912828A34	95,000.00	AA+	Aaa	11/05/15	11/09/15	95,192.97	1.18	100.58	95,090.26	94,873.84
US TREASURY NOTES DTD 12/02/2013 1.250% 11/30/2018	912828A34	875,000.00	AA+	Aaa	05/02/16	05/02/16	883,134.77	0.88	926.40	879,487.11	873,838.00
US TREASURY NOTES DTD 12/02/2013 1.250% 11/30/2018	912828A34	1,375,000.00	AA+	Aaa	05/03/16	05/06/16	1,389,501.95	0.83	1,455.77	1,383,030.18	1,373,174.00
US TREASURY NOTES DTD 12/31/2013 1.500% 12/31/2018	912828A75	2,435,000.00	AA+	Aaa	12/01/15	12/04/15	2,455,640.43	1.22	99.25	2,445,155.19	2,440,327.78
US TREASURY NOTES DTD 03/31/2014 1.625% 03/31/2019	912828C65	2,690,000.00	AA+	Aaa	03/02/16	03/04/16	2,736,654.69	1.05	10,987.84	2,716,724.53	2,702,083.48
US TREASURY NOTES DTD 04/30/2014 1.625% 04/30/2019	912828D23	1,480,000.00	AA+	Aaa	11/10/16	11/14/16	1,500,234.37	1.06	4,051.90	1,495,106.14	1,486,417.28
US TREASURY NOTES DTD 12/01/2014 1.500% 11/30/2019	912828G61	1,950,000.00	AA+	Aaa	12/20/16	12/23/16	1,947,791.02	1.54	2,477.46	1,948,181.35	1,951,829.10
US TREASURY NOTES DTD 12/01/2014 1.500% 11/30/2019	912828G61	3,350,000.00	AA+	Aaa	12/01/16	12/05/16	3,355,234.38	1.45	4,256.15	3,354,252.46	3,353,142.30
US TREASURY NOTES DTD 02/02/2015 1.250% 01/31/2020	912828H52	875,000.00	AA+	Aaa	01/03/17	01/05/17	868,027.34	1.52	4,562.33	869,116.17	869,633.63
US TREASURY NOTES DTD 04/30/2015 1.375% 04/30/2020	912828K58	1,025,000.00	AA+	Aaa	04/03/17	04/05/17	1,020,395.51	1.53	2,374.49	1,020,747.84	1,020,395.70
US TREASURY NOTES DTD 04/30/2015 1.375% 04/30/2020	912828K58	1,250,000.00	AA+	Aaa	04/07/17	04/10/17	1,243,554.69	1.55	2,895.72	1,244,020.34	1,244,385.00
US TREASURY NOTES DTD 06/30/2015 1.625% 06/30/2020	912828XH8	2,700,000.00	AA+	Aaa	06/26/17	06/28/17	2,709,703.13	1.50	119.23	2,709,677.96	2,704,746.60
Security Type Sub-Total		20,100,000.00					20,205,065.25	1.30	34,307.12	20,160,589.53	20,114,846.71
Supra-National Agency Bond / Note											
INTL BANK OF RECON AND DEV SN NOTES DTD 04/19/2016 0.875% 07/19/2018	459058FE8	725,000.00	AAA	Aaa	04/12/16	04/19/16	723,716.75	0.95	2,854.69	724,396.90	721,071.23



Managed Account Detail of Securities Held

For the Month Ending **June 30, 2017**

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Supra-National Agency Bond / Note											
INTER-AMERICAN DEVELOPMENT BANK DTD 04/12/2016 1.000% 05/13/2019	458182DX7	1,015,000.00	AAA	Aaa	04/05/16	04/12/16	1,011,955.00	1.10	1,353.33	1,013,144.97	1,004,200.40
INTL BANK OF RECON AND DEV SN NOTE DTD 07/13/2016 0.875% 08/15/2019	459058FK4	725,000.00	AAA	Aaa	07/06/16	07/13/16	724,847.75	0.88	2,396.53	724,894.26	714,674.55
Security Type Sub-Total		2,465,000.00					2,460,519.50	0.99	6,604.55	2,462,436.13	2,439,946.18
Municipal Bond / Note											
CA EARTHQUAKE AUTH TXBL REV BONDS DTD 11/06/2014 1.824% 07/01/2017	13017HAD8	150,000.00	NR	A3	10/29/14	11/06/14	150,000.00	1.82	1,368.00	150,000.00	150,000.00
CT ST TXBL GO BONDS DTD 08/17/2016 1.300% 08/15/2019	20772J3D2	795,000.00	A+	A1	08/03/16	08/17/16	796,717.20	1.23	3,904.33	796,223.20	782,558.25
Security Type Sub-Total		945,000.00					946,717.20	1.32	5,272.33	946,223.20	932,558.25
Federal Agency Collateralized Mortgage Obligation											
FNMA SERIES 2015-M1 ASQ2 DTD 01/15/2015 1.626% 02/01/2018	3136AMKW8	237,874.93	AA+	Aaa	01/15/15	01/30/15	240,251.90	1.26	322.32	238,083.12	237,768.36
FNMA SERIES 2015-M7 ASQ2 DTD 04/01/2015 1.550% 04/01/2018	3136ANJY4	302,198.65	AA+	Aaa	04/15/15	04/30/15	305,219.54	0.83	390.34	302,663.48	301,875.42
FNMA SERIES 2015-M15 ASQ2 DTD 11/01/2015 1.898% 01/01/2019	3136AOSW1	295,000.00	AA+	Aaa	11/06/15	11/30/15	297,949.97	1.20	466.61	296,165.80	295,157.59
FNMA SERIES 2016-M9 ASQ2 DTD 06/01/2016 1.785% 06/01/2019	3136ASPX8	395,374.55	AA+	Aaa	06/09/16	06/30/16	399,328.10	1.05	588.12	397,743.51	395,798.98
FANNIE MAE SERIES 2015-M13 ASQ2 DTD 10/01/2015 1.646% 09/01/2019	3136AODQ0	573,914.87	AA+	Aaa	10/07/15	10/30/15	579,662.00	1.08	787.22	576,806.55	573,794.23
Security Type Sub-Total		1,804,363.00					1,822,411.51	1.08	2,554.61	1,811,462.46	1,804,394.58
Federal Agency Bond / Note											



Managed Account Detail of Securities Held

For the Month Ending **June 30, 2017**

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Bond / Note											
FHLB NOTES DTD 12/08/2016 1.250% 01/16/2019	3130AAE46	1,450,000.00	AA+	Aaa	12/07/16	12/08/16	1,449,942.00	1.25	8,307.29	1,449,953.93	1,447,050.70
FNMA BENCHMARK NOTE DTD 02/23/2016 1.000% 02/26/2019	3135G0J53	1,800,000.00	AA+	Aaa	02/19/16	02/23/16	1,795,752.00	1.08	6,250.00	1,797,649.31	1,787,985.00
FNMA BENCHMARK NOTE DTD 02/23/2016 1.000% 02/26/2019	3135G0J53	2,000,000.00	AA+	Aaa	05/26/16	05/31/16	1,996,060.00	1.07	6,944.44	1,997,610.68	1,986,650.00
FREDDIE MAC NOTES DTD 03/21/2016 1.125% 04/15/2019	3137EADZ9	375,000.00	AA+	Aaa	08/12/16	08/15/16	377,317.50	0.89	890.63	376,561.17	373,315.13
FREDDIE MAC NOTES DTD 03/21/2016 1.125% 04/15/2019	3137EADZ9	1,225,000.00	AA+	Aaa	05/26/16	05/31/16	1,225,943.25	1.10	2,909.38	1,225,593.10	1,219,496.08
FHLMC REFERENCE NOTE DTD 07/20/2016 0.875% 07/19/2019	3137EAEB1	1,800,000.00	AA+	Aaa	07/19/16	07/20/16	1,795,644.00	0.96	7,087.50	1,797,007.28	1,778,549.40
FNMA BENCHMARK NOTE DTD 08/02/2016 0.875% 08/02/2019	3135G0N33	1,425,000.00	AA+	Aaa	07/29/16	08/02/16	1,422,606.00	0.93	5,160.68	1,423,328.36	1,407,868.65
FNMA NOTES DTD 09/02/2016 1.000% 08/28/2019	3135G0P49	1,650,000.00	AA+	Aaa	10/03/16	10/05/16	1,649,010.00	1.02	5,545.83	1,649,261.21	1,633,879.50
FNMA NOTES DTD 09/02/2016 1.000% 08/28/2019	3135G0P49	2,750,000.00	AA+	Aaa	08/31/16	09/02/16	2,745,710.00	1.05	9,243.06	2,746,885.93	2,723,132.50
FNMA NOTES DTD 02/28/2017 1.500% 02/28/2020	3135G0T29	900,000.00	AA+	Aaa	02/24/17	02/28/17	899,424.00	1.52	4,612.50	899,488.36	897,641.10
Security Type Sub-Total		15,375,000.00					15,357,408.75	1.08	56,951.31	15,363,339.33	15,255,568.06
Corporate Note											
TEXAS INSTRUMENTS CORP NOTE DTD 05/08/2013 1.000% 05/01/2018	882508AV6	100,000.00	A+	A1	04/02/15	04/08/15	99,461.00	1.18	166.67	99,851.58	99,578.80
GLAXOSMITHKLINE CAP INC NOTES DTD 05/13/2008 5.650% 05/15/2018	377372AD9	525,000.00	A+	A2	04/01/15	04/07/15	594,368.25	1.30	3,790.21	544,759.66	543,330.90



Managed Account Detail of Securities Held

For the Month Ending **June 30, 2017**

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
BANK OF NEW YORK MELLON CORP (CALLABLE) DTD 05/29/2015 1.600% 05/22/2018	06406HDB2	675,000.00	A	A1	05/22/15	05/29/15	674,939.25	1.60	1,170.00	674,981.29	675,354.38
BANK OF AMERICA BANK NOTES DTD 06/05/2015 1.750% 06/05/2018	06050TMC3	700,000.00	A+	A1	10/06/15	10/09/15	701,442.00	1.67	884.72	700,512.84	700,928.90
CISCO SYSTEMS INC CORP NOTE DTD 06/17/2015 1.650% 06/15/2018	17275RAU6	1,205,000.00	AA-	A1	06/10/15	06/17/15	1,204,795.15	1.66	883.67	1,204,933.40	1,207,391.93
TOYOTA MOTOR CREDIT CORP DTD 07/13/2015 1.550% 07/13/2018	89236TCP8	725,000.00	AA-	Aa3	07/08/15	07/13/15	724,383.75	1.58	5,244.17	724,784.47	726,264.40
AMERICAN EXPRESS CRD CRP NT (CALLABLE) DTD 07/31/2015 1.800% 07/31/2018	0258M0DV8	260,000.00	A-	A2	10/05/15	10/08/15	261,006.20	1.66	1,963.00	260,374.68	260,061.88
BERKSHIRE HATHAWAY INC GLOBAL NOTES DTD 08/15/2016 1.150% 08/15/2018	084670BX5	175,000.00	AA	Aa2	08/08/16	08/15/16	174,979.00	1.16	760.28	174,988.16	174,371.05
JOHN DEERE CAPITAL CORP DTD 01/06/2017 1.650% 10/15/2018	24422ETM1	135,000.00	A	A2	01/03/17	01/06/17	134,912.25	1.69	470.25	134,935.21	135,062.78
THE WALT DISNEY CORPORATION DTD 01/08/2016 1.650% 01/08/2019	25468PDH6	195,000.00	A+	A2	01/05/16	01/08/16	194,738.70	1.70	1,546.19	194,866.01	195,427.05
TOYOTA MOTOR CREDIT CORP DTD 02/19/2016 1.700% 02/19/2019	89236TCU7	755,000.00	AA-	Aa3	02/16/16	02/19/16	754,909.40	1.70	4,706.17	754,950.12	755,896.94
BERKSHIRE HATHAWAY INC NOTES DTD 03/15/2016 1.700% 03/15/2019	084664CG4	105,000.00	AA	Aa2	03/08/16	03/15/16	104,920.20	1.73	525.58	104,954.14	105,249.59
WELLS FARGO & COMPANY DTD 04/22/2014 2.125% 04/22/2019	94974BFU9	725,000.00	A	A2	03/10/16	03/15/16	727,965.25	1.99	2,952.86	726,753.39	728,777.98
GOLDMAN SACHS GRP INC CORP NT (CALLABLE) DTD 04/25/2016 2.000% 04/25/2019	38141GVT8	100,000.00	BBB+	A3	04/20/16	04/25/16	99,722.00	2.10	366.67	99,829.64	99,956.60
GOLDMAN SACHS GRP INC CORP NT (CALLABLE) DTD 04/25/2016 2.000% 04/25/2019	38141GVT8	625,000.00	BBB+	A3	04/21/16	04/26/16	624,600.00	2.02	2,291.67	624,754.86	624,728.75



Managed Account Detail of Securities Held

For the Month Ending **June 30, 2017**

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
PEPSICO INC DTD 05/02/2017 1.550% 05/02/2019	713448DR6	360,000.00	A+	A1	04/27/17	05/02/17	359,730.00	1.59	914.50	359,751.86	359,879.04
CHEVRON CORP NOTES DTD 05/16/2016 1.561% 05/16/2019	166764BH2	725,000.00	AA-	Aa2	05/09/16	05/16/16	725,000.00	1.56	1,414.66	725,000.00	722,888.08
PFIZER INC CORP NOTES DTD 06/03/2016 1.450% 06/03/2019	717081DU4	725,000.00	AA	A1	05/31/16	06/03/16	724,173.50	1.49	817.64	724,466.27	722,137.70
CITIGROUP INC CORP NOTES DTD 06/09/2016 2.050% 06/07/2019	172967KS9	280,000.00	BBB+	Baa1	06/02/16	06/09/16	279,854.40	2.07	382.67	279,904.88	280,180.88
APPLE INC CORP NOTES DTD 08/04/2016 1.100% 08/02/2019	037833CB4	725,000.00	AA+	Aa1	07/28/16	08/04/16	724,275.00	1.13	3,256.46	724,492.42	717,254.10
MICROSOFT CORP NOTES DTD 08/08/2016 1.100% 08/08/2019	594918BN3	480,000.00	AAA	Aaa	08/01/16	08/08/16	479,505.60	1.14	2,097.33	479,651.75	474,311.04
PEPSICO, INC CORP NOTES DTD 10/06/2016 1.350% 10/04/2019	713448DJ4	160,000.00	A+	A1	10/03/16	10/06/16	159,976.00	1.36	522.00	159,981.78	158,587.20
BB&T CORP NOTE DTD 12/08/2014 2.450% 01/15/2020	05531FAS2	725,000.00	A-	A2	01/31/17	02/03/17	732,227.53	2.10	8,190.49	731,249.65	733,098.98
JPMORGAN CHASE & CO (CALLABLE) DTD 01/23/2015 2.250% 01/23/2020	46625HKA7	725,000.00	A-	A3	05/10/17	05/15/17	726,935.75	2.15	7,159.38	726,849.96	727,248.95
MORGAN STANLEY CORP BONDS DTD 01/27/2015 2.650% 01/27/2020	61747YDW2	375,000.00	BBB+	A3	01/31/17	02/03/17	378,243.75	2.35	4,251.04	377,810.36	378,954.38
MICROSOFT CORP DTD 02/06/2017 1.850% 02/06/2020	594918BV5	350,000.00	AAA	Aaa	01/30/17	02/06/17	349,765.50	1.87	2,607.99	349,796.25	350,892.15
AMERICAN HONDA FINANCE DTD 02/16/2017 2.000% 02/14/2020	02665WBM2	340,000.00	A+	A1	02/13/17	02/16/17	339,517.20	2.05	2,550.00	339,576.01	340,744.94
AMERICAN EXPRESS CREDIT CORP NOTES DTD 03/03/2017 2.200% 03/03/2020	0258M0EE5	440,000.00	A-	A2	02/28/17	03/03/17	439,542.40	2.24	3,172.89	439,591.02	442,093.96
WALT DISNEY COMPANY CORP NOTES DTD 03/06/2017 1.950% 03/04/2020	25468PDP8	140,000.00	A+	A2	03/01/17	03/06/17	139,963.60	1.96	872.08	139,967.35	140,437.08



Managed Account Detail of Securities Held

For the Month Ending **June 30, 2017**

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
JOHN DEERE CAPITAL CORP CORP NOTES DTD 03/15/2017 2.200% 03/13/2020	24422ETQ2	305,000.00	A	A2	03/10/17	03/15/17	304,762.10	2.23	1,975.72	304,784.75	307,555.90
UNILEVER CAPITAL CORP BONDS DTD 05/05/2017 1.800% 05/05/2020	904764AV9	175,000.00	A+	A1	05/02/17	05/05/17	174,441.75	1.91	490.00	174,470.01	174,677.30
INTEL CORP NOTES DTD 05/11/2017 1.850% 05/11/2020	458140AZ3	475,000.00	A+	A1	05/08/17	05/11/17	474,819.50	1.86	1,220.49	474,827.67	475,131.10
HOME DEPOT INC CORP NOTES DTD 06/05/2017 1.800% 06/05/2020	437076BQ4	345,000.00	A	A2	05/24/17	06/05/17	344,799.90	1.82	448.50	344,804.61	345,157.67
WALT DISNEY COMPANY CORP NOTES DTD 06/06/2017 1.800% 06/05/2020	25468PDU7	725,000.00	A+	A2	06/01/17	06/06/17	724,159.00	1.84	906.25	724,178.02	723,437.63
JOHN DEERE CAPITAL CORP NOTES DTD 06/22/2017 1.950% 06/22/2020	24422ETS8	150,000.00	A	A2	06/19/17	06/22/17	149,908.50	1.97	73.13	149,909.24	150,390.90
Security Type Sub-Total		15,730,000.00					15,808,743.38	1.74	71,045.33	15,757,293.31	15,757,440.91
Certificate of Deposit											
US BANK NA CINCINNATI (CALLABLE) CD DTD 09/11/2014 1.375% 09/11/2017	90333VPF1	1,125,000.00	AA-	Aa1	09/09/14	09/11/14	1,123,188.75	1.41	4,726.56	1,124,881.01	1,125,105.75
SKANDINAVISKA ENSKILDA BANKEN NY CD DTD 11/17/2015 1.480% 11/16/2017	83050FBG5	1,400,000.00	A+	Aa3	11/16/15	11/17/15	1,400,000.00	1.48	13,065.11	1,400,000.00	1,399,391.00
ROYAL BANK OF CANADA NY CD DTD 03/15/2016 1.700% 03/09/2018	78009NZZ2	1,450,000.00	AA-	Aa3	03/11/16	03/15/16	1,450,000.00	1.69	7,668.89	1,450,000.00	1,452,634.65
CANADIAN IMPERIAL BANK NY CD DTD 12/05/2016 1.760% 11/30/2018	13606A5Z7	1,450,000.00	A+	Aa3	12/01/16	12/05/16	1,448,869.00	1.78	2,197.56	1,449,193.48	1,456,074.05
NORDEA BANK FINLAND NY CD DTD 12/05/2016 1.760% 11/30/2018	65558LWA6	1,450,000.00	AA-	Aa3	12/01/16	12/05/16	1,450,000.00	1.74	2,268.44	1,450,000.00	1,456,074.05
SVENSKA HANDELSBANKEN NY LT CD DTD 01/12/2017 1.890% 01/10/2019	86958JHB8	1,400,000.00	AA-	Aa2	01/10/17	01/12/17	1,400,000.00	1.91	12,495.00	1,400,000.00	1,396,197.60
BANK OF MONTREAL CHICAGO CERT DEPOS DTD 02/09/2017 1.880% 02/07/2019	06427KRC3	1,425,000.00	A+	Aa3	02/08/17	02/09/17	1,425,000.00	1.90	10,567.17	1,425,000.00	1,433,283.53



Managed Account Detail of Securities Held

For the Month Ending **June 30, 2017**

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Certificate of Deposit											
BANK OF NOVA SCOTIA HOUSTON LT CD DTD 04/06/2017 1.910% 04/05/2019	06417GUE6	1,425,000.00	A+	A1	04/05/17	04/06/17	1,425,000.00	1.91	6,501.96	1,425,000.00	1,424,160.68
SUMITOMO MITSUI BANK NY CD DTD 05/04/2017 2.050% 05/03/2019	86563YVNO	1,425,000.00	A	A1	05/03/17	05/04/17	1,425,000.00	2.05	4,625.31	1,425,000.00	1,427,166.00
Security Type Sub-Total		12,550,000.00					12,547,057.75	1.77	64,116.00	12,549,074.49	12,570,087.31
Asset-Backed Security / Collateralized Mortgage Obligation											
CARMAX ABS 2016-3 A2 DTD 07/20/2016 1.170% 08/15/2019	14314EAB7	399,124.07	AAA	NR	07/14/16	07/20/16	399,091.51	1.18	207.54	399,102.00	398,612.23
FORD ABS 2015-C A3 DTD 09/22/2015 1.410% 02/15/2020	34530YAD5	340,800.18	AAA	Aaa	09/15/15	09/22/15	340,733.86	1.42	213.57	340,763.46	340,652.41
ALLY ABS 2016-3 A3 DTD 05/31/2016 1.440% 08/15/2020	02007LAC6	255,000.00	AAA	Aaa	05/24/16	05/31/16	254,975.24	1.44	163.20	254,981.97	254,716.31
HYUNDAI ABS 2016-A A3 DTD 03/30/2016 1.560% 09/15/2020	44930UAD8	140,000.00	AAA	Aaa	03/22/16	03/30/16	139,972.84	1.57	97.07	139,981.21	139,947.30
BANK OF AMER CREDIT CARD TR 2015-A2 DTD 04/29/2015 1.360% 09/15/2020	05522RCU0	495,000.00	AAA	Aaa	10/28/15	10/29/15	495,715.43	1.30	299.20	495,479.71	494,612.91
TAOT 2017-B A3 DTD 05/17/2017 1.760% 07/15/2021	89190BAD0	725,000.00	AAA	Aaa	05/09/17	05/17/17	724,944.39	1.76	567.11	724,945.96	725,451.24
ALLYA 2017-3 A3 DTD 05/24/2017 1.740% 09/15/2021	02007EAE8	165,000.00	AAA	Aaa	05/16/17	05/24/17	164,982.79	1.96	127.60	164,983.13	164,805.58
CCCIT 2017-A3 A3 DTD 04/11/2017 1.920% 04/07/2022	17305EGB5	375,000.00	Aaa	Aaa	05/15/17	05/22/17	376,001.25	1.82	1,600.00	375,988.31	375,414.45
Security Type Sub-Total		2,894,924.25					2,896,417.31	1.54	3,275.29	2,896,225.75	2,894,212.43
Managed Account Sub-Total		71,864,287.25					72,044,340.65	1.43	244,126.54	71,946,644.20	71,769,054.43



Managed Account Detail of Securities Held

For the Month Ending **June 30, 2017**

CITY OF ANTIOCH, CA - 04380500

Securities Sub-Total	\$71,864,287.25	\$72,044,340.65	1.43%	\$244,126.54	\$71,946,644.20	\$71,769,054.43
Accrued Interest						\$244,126.54
Total Investments						\$72,013,180.97



Managed Account Security Transactions & Interest

For the Month Ending **June 30, 2017**

CITY OF ANTIOCH, CA - 04380500

Transaction Type	Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
BUY											
	05/24/17	06/05/17	HOME DEPOT INC CORP NOTES DTD 06/05/2017 1.800% 06/05/2020	437076BQ4	345,000.00	(344,799.90)	0.00	(344,799.90)			
	06/01/17	06/06/17	WALT DISNEY COMPANY CORP NOTES DTD 06/06/2017 1.800% 06/05/2020	25468PDU7	725,000.00	(724,159.00)	0.00	(724,159.00)			
	06/19/17	06/22/17	JOHN DEERE CAPITAL CORP NOTES DTD 06/22/2017 1.950% 06/22/2020	24422ETS8	150,000.00	(149,908.50)	0.00	(149,908.50)			
	06/26/17	06/28/17	US TREASURY NOTES DTD 06/30/2015 1.625% 06/30/2020	912828XH8	2,700,000.00	(2,709,703.13)	(21,695.10)	(2,731,398.23)			

Transaction Type Sub-Total **3,920,000.00** **(3,928,570.53)** **(21,695.10)** **(3,950,265.63)**

INTEREST											
	06/01/17	06/25/17	FANNIE MAE SERIES 2015-M13 ASQ2 DTD 10/01/2015 1.646% 09/01/2019	3136AQD00	591,382.03	0.00	811.18	811.18			
	06/01/17	06/25/17	FNMA SERIES 2015-M7 ASQ2 DTD 04/01/2015 1.550% 04/01/2018	3136ANJY4	313,414.30	0.00	404.83	404.83			
	06/01/17	06/25/17	FNMA SERIES 2015-M15 ASQ2 DTD 11/01/2015 1.898% 01/01/2019	3136AOSW1	295,000.00	0.00	466.61	466.61			
	06/01/17	06/25/17	FNMA SERIES 2015-M1 ASQ2 DTD 01/15/2015 1.626% 02/01/2018	3136AMKW8	260,722.17	0.00	353.28	353.28			
	06/01/17	06/25/17	FNMA SERIES 2016-M9 ASQ2 DTD 06/01/2016 1.785% 06/01/2019	3136ASPX8	405,170.81	0.00	602.69	602.69			
	06/03/17	06/03/17	PFIZER INC CORP NOTES DTD 06/03/2016 1.450% 06/03/2019	717081DU4	725,000.00	0.00	5,256.25	5,256.25			
	06/05/17	06/05/17	BANK OF AMERICA BANK NOTES DTD 06/05/2015 1.750% 06/05/2018	06050TMC3	700,000.00	0.00	6,125.00	6,125.00			
	06/07/17	06/07/17	CITIGROUP INC CORP NOTES DTD 06/09/2016 2.050% 06/07/2019	172967KS9	280,000.00	0.00	2,870.00	2,870.00			
	06/15/17	06/15/17	ALLY ABS 2016-3 A3 DTD 05/31/2016 1.440% 08/15/2020	02007LAC6	255,000.00	0.00	306.00	306.00			
	06/15/17	06/15/17	CARMAX ABS 2016-3 A2 DTD 07/20/2016 1.170% 08/15/2019	14314EAB7	441,538.42	0.00	430.50	430.50			
	06/15/17	06/15/17	BANK OF AMER CREDIT CARD TR 2015-A2 DTD 04/29/2015 1.360% 09/15/2020	05522RCU0	495,000.00	0.00	561.00	561.00			



Managed Account Security Transactions & Interest

For the Month Ending **June 30, 2017**

CITY OF ANTIOCH, CA - 04380500

Transaction Type	Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
INTEREST											
	06/15/17	06/15/17	CISCO SYSTEMS INC CORP NOTE DTD 06/17/2015 1.650% 06/15/2018	17275RAU6	1,205,000.00	0.00	9,941.25	9,941.25			
	06/15/17	06/15/17	HYUNDAI ABS 2016-A A3 DTD 03/30/2016 1.560% 09/15/2020	44930UAD8	140,000.00	0.00	182.00	182.00			
	06/15/17	06/15/17	FORD ABS 2015-C A3 DTD 09/22/2015 1.410% 02/15/2020	34530YAD5	360,000.00	0.00	423.00	423.00			
	06/15/17	06/15/17	TAOT 2017-B A3 DTD 05/17/2017 1.760% 07/15/2021	89190BAD0	725,000.00	0.00	992.44	992.44			
	06/15/17	06/15/17	ALLYA 2017-3 A3 DTD 05/24/2017 1.740% 09/15/2021	02007EAE8	165,000.00	0.00	167.48	167.48			
	06/30/17	06/30/17	US TREASURY NOTES DTD 06/30/2015 1.625% 06/30/2020	912828XH8	2,700,000.00	0.00	21,937.50	21,937.50			
	06/30/17	06/30/17	US TREASURY NOTES DTD 12/31/2013 1.500% 12/31/2018	912828A75	2,435,000.00	0.00	18,262.50	18,262.50			
Transaction Type Sub-Total					12,492,227.73	0.00	70,093.51	70,093.51			
PAYDOWNS											
	06/01/17	06/25/17	FANNIE MAE SERIES 2015-M13 ASQ2 DTD 10/01/2015 1.646% 09/01/2019	3136AOD00	17,467.16	17,467.16	0.00	17,467.16	(174.91)	0.00	
	06/01/17	06/25/17	FNMA SERIES 2016-M9 ASQ2 DTD 06/01/2016 1.785% 06/01/2019	3136ASPX8	9,796.26	9,796.26	0.00	9,796.26	(97.96)	0.00	
	06/01/17	06/25/17	FNMA SERIES 2015-M7 ASQ2 DTD 04/01/2015 1.550% 04/01/2018	3136ANJY4	11,215.65	11,215.65	0.00	11,215.65	(112.12)	0.00	
	06/01/17	06/25/17	FNMA SERIES 2015-M1 ASQ2 DTD 01/15/2015 1.626% 02/01/2018	3136AMKW8	22,847.24	22,847.24	0.00	22,847.24	(228.30)	0.00	
	06/15/17	06/15/17	CARMAX ABS 2016-3 A2 DTD 07/20/2016 1.170% 08/15/2019	14314EAB7	42,414.35	42,414.35	0.00	42,414.35	3.46	0.00	
	06/15/17	06/15/17	FORD ABS 2015-C A3 DTD 09/22/2015 1.410% 02/15/2020	34530YAD5	19,199.82	19,199.82	0.00	19,199.82	3.74	0.00	
Transaction Type Sub-Total					122,940.48	122,940.48	0.00	122,940.48	(606.09)	0.00	
SELL											



Managed Account Security Transactions & Interest

For the Month Ending **June 30, 2017**

CITY OF ANTIOCH, CA - 04380500

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
SELL										
05/30/17	06/05/17	TEXAS INSTRUMENTS CORP NOTE DTD 05/08/2013 1.000% 05/01/2018	882508AV6	100,000.00	99,695.00	94.44	99,789.44	234.00	(143.76)	FIFO
06/01/17	06/06/17	TEXAS INSTRUMENTS CORP NOTE DTD 05/08/2013 1.000% 05/01/2018	882508AV6	690,000.00	687,633.30	670.83	688,304.13	1,352.40	(1,257.53)	FIFO
06/19/17	06/22/17	JOHN DEERE CAPITAL CORP DTD 01/06/2017 1.650% 10/15/2018	24422ETM1	150,000.00	150,147.00	460.63	150,607.63	244.50	220.38	FIFO
06/26/17	06/28/17	FHLB NOTES DTD 07/08/2016 0.625% 08/07/2018	3130A8PK3	2,650,000.00	2,630,522.50	6,486.98	2,637,009.48	(9,990.50)	(14,165.71)	FIFO
Transaction Type Sub-Total				3,590,000.00	3,567,997.80	7,712.88	3,575,710.68	(8,159.60)	(15,346.62)	
Managed Account Sub-Total					(237,632.25)	56,111.29	(181,520.96)	(8,765.69)	(15,346.62)	
Total Security Transactions					(\$237,632.25)	\$56,111.29	(\$181,520.96)	(\$8,765.69)	(\$15,346.62)	



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of July 25, 2017

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Scott Buenting, Project Manager *SB*

APPROVED BY: Lynne B. Filson, Assistant City Engineer II *LBF*

SUBJECT: Final Acceptance of the Zone 1 Transmission Pipeline Rehabilitation at Highway 4 (P.W. 701)

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution accepting work and authorizing the Assistant City Engineer II to File a Notice of Completion for the Zone 1 Transmission Pipeline Rehabilitation at Highway 4 project and increase Water Enterprise funding of the existing contract with R.J. Gordon Construction, Inc. in the amount of \$18,639.29 for a total contract amount of \$420,939.29.

STRATEGIC PURPOSE

This item supports Strategy K-1 in the Strategic Plan by ensuring well maintained public facilities and rights-of-way and Strategy K-2 by enhancing the delivery of high quality water.

FISCAL IMPACT

This action increases the existing contract with R.J. Gordon Construction, Inc. by \$18,639.29 from \$402,300 to \$420,939.29, budgeted from the Water Enterprise fund. The final contract price varies from the amount awarded predominately due to extra work required to work around and remove portions of two unmarked PG&E gas pipelines. These facilities were in conflict with the construction of the access pits required to perform transmission pipeline rehabilitation. PG&E is currently processing the City's claim in the amount \$14,964.29 for reimbursement of these additional expenses.

DISCUSSION

On January 10, 2017, the City Council awarded a contract to R.J. Gordon Construction, Inc. in the amount of \$402,300 to rehabilitate an aging 24-inch diameter domestic water transmission pipeline on D Street beneath Highway 4. The rehabilitation included the construction of access pits at the intersection of 'D' and Drake Streets and near the intersection of 'D' Street and West Tregallas Road. The continuous slip-lining method was utilized to install a new 18-inch HDPE pipe with the existing pipeline.

On June 15, 2017, the contractor completed all work associated with this project.

ATTACHMENTS

- A: Resolution Accepting Work
- B: Notice of Completion

ATTACHMENT "A"

RESOLUTION NO. 2017/
RESOLUTION ACCEPTING WORK AND AUTHORIZING
THE ASSISTANT CITY ENGINEER II
TO FILE A NOTICE OF COMPLETION FOR THE
ZONE 1 TRANSMISSION PIPELINE REHABILITATION AT HIGHWAY 4
P.W. 701**

WHEREAS, the Assistant City Engineer II, has certified the completion of all work provided to be done under and pursuant to the contract between the City of Antioch and R.J. Gordon Construction, Inc.; and

WHEREAS, it appears to the satisfaction of this City Council that said work under said contract has been fully completed and done as provided in said contract and the plans and specifications therein referred to;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Antioch, that:

1. The above-described work is hereby accepted.
2. The Assistant City Engineer II is authorized to execute and file for record with the County Recorder, County of Contra Costa, a Notice of Completion thereof.
3. Increase Water Line Expansion funding of the existing contract with R.J. Gordon Construction, Inc. for this project in the amount of \$18,639.29.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof held on the 25th day of July, 2017 by the following vote:

AYES:

NOES:

ABSENT:

**ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH**

ATTACHMENT "B"

Recorded at the request
of and for the benefit
of the City of Antioch

When recorded, return
to City of Antioch
Capital Improvements Division
P.O. Box 5007
Antioch, CA 94531-5007

**NOTICE OF COMPLETION
FOR
ZONE 1 TRANSMISSION PIPELINE REHABILITATION
AT HIGHWAY 4
P.W. 701**

NOTICE IS HEREBY GIVEN that the work and improvements hereinafter described, the contract for which was entered into by and between the City of Antioch and R.J. Gordon Construction, Inc. was completed on June 15, 2017.

The surety for said project was Fidelity and Deposit Company of Maryland.

The subject project consisted of rehabilitating an existing 24-inch diameter domestic water transmission pipeline on D Street beneath Highway 4 between West Tregallas Road and Drake Street in Antioch, California.

**THE UNDERSIGNED STATES UNDER PENALTY OF
PERJURY THAT THE ABOVE IS TRUE AND CORRECT**

Date

LYNNE B. FILSON, P.E.
Assistant City Engineer II



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of July 25, 2017

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Scott Buenting, Project Manager *SB*

APPROVED BY: Lynne B. Filson, Assistant City Engineer II *LB*

SUBJECT: Application to the California Department of Water Resources to Obtain a Water Desalination Grant for the Brackish Water Desalination Project (P.W. 694)

RECOMMENDED ACTION

It is recommended that the City Council adopt the attached resolution and authorize the City Manager to submit a grant application, execute a funding agreement and certify funding disbursement to the California Department of Water Resources for grant funding up to \$10,000,000 from the Proposition 1 Water Desalination Grant Program for the Brackish Water Desalination Project.

STRATEGIC PURPOSE

This item supports Strategy K-1 in the Strategic Plan by ensuring well maintained public facilities and Strategy K-2 by delivering high quality water to our customers. By investigating and pursuing alternative potable water sources, especially in times of severe drought and to improve treated water reliability, this project is an important part of maintaining a highly functioning and reliable water system.

FISCAL IMPACT

This action will authorize the City to apply for \$10,000,000 in grant funding from the California Department of Water Resources' Proposition 1 Water Desalination Grant program. The cost of preparing this grant application is included in an existing contract with Carollo Engineers. This grant program requires the recipient to provide a funding match of at least a 50% of the total cost of the project. The total cost of environmental certification, design and construction of this project is estimated to be \$60,000,000. The City's funding match may be satisfied through various sources including local funds, grants, loans or bonds. Staff is also exploring regional and private partnerships to contribute to the financing of this project.

DISCUSSION

As the purveyor of the Antioch water system, the City treats and distributes raw water obtained from two sources; the San Joaquin River and the Contra Costa Canal. The City's ability to divert water from the San Joaquin River is dependent upon the concentration of chlorides in the water. There are times in every year when the salt concentration in the river water rises and the elevated chloride levels cause the water to be unusable by the City's existing water treatment facility. At these times, the City relies

solely upon the Contra Costa Water District through the Contra Costa Canal for our raw water.

With pre-1914 adjudicated water rights to divert water for the needs of Antioch from the San Joaquin River, the City is in a unique and fortunate position of being able to pursue alternative means for treating water with high chloride levels. Over the last three years the City has made significant progress developing a brackish water desalination project with a goal of continuing to provide a high quality and reliable water supply during times of fluctuating River water quality. This project includes modifications to the City's River intake and conveyance infrastructure, new reverse osmosis units and brine disposal facilities. The new facility would have a direct connection to the City's River intake and allow the City to treat River water when the chloride concentration is too high for conventional treatment and distribution to the public. The proposed facility would enable the City to withdraw water from the River year-round and provide protection during drought years and long-term changes to Delta water management.

On August 11, 2015 the City Council awarded a contract to Carollo Engineers to perform initial planning study of a brackish water treatment facility. This study identified grant opportunities, such as the State Water Resources Control Board (SWRCB) Low Interest Loan program and the Department of Water Resources (DWR) Proposition 1 Water Desalination Grant program. Earlier this year, the City obtained a \$1,000,000 low interest planning loan from the SWRCB Drinking Water State Revolving Fund Loan program. This loan is currently being utilized to fund ongoing planning, engineering, and environmental certification activities.

DWR has recently issued the Round 4 Proposal Solicitation Package for their Proposition 1 Water Desalination Grant Program. This program has allocated \$93,100,000 of grant funding to support brackish water and seawater desalination projects. The maximum funding that may be awarded for the design and construction of a single project is \$10,000,000. The City has not reviewed the Environmental Impact Report and selected a project, however Staff is recommending an application be made to DWR to obtain Water Desalination Grant funding in the amount of up to \$10,000,000 for the design and construction of the Brackish Water Desalination project. Applications for this grant are due September 1st and this action allows the City to continue to explore this funding opportunity.

ATTACHMENTS

A: Authorizing Resolution

ATTACHMENT "A"

RESOLUTION NO. 2017/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
AUTHORIZING THE FILING OF A FINANCIAL ASSISTANCE APPLICATION WITH THE
CALIFORNIA DEPARTMENT OF WATER RESOURCES FOR A GRANT UP TO
\$10,000,000 FROM THE WATER DESALINATION GRANT PROGRAM FOR THE
BRACKISH WATER DESALINATION PROJECT
(P.W. 694)**

WHEREAS, pursuant and subject to all of the terms and provisions of the Water Quality, Supply and Infrastructure Improvement Act of 2014 (Proposition 1, California Water Code Section 79700 et seq.) the California Department of Water Resources is sponsoring Round 4 funding of the Water Desalination Grant Program; and

WHEREAS, the City Council of the City of Antioch seeks financial assistance from the California Department of Water Resources up to \$10,000,000 from the Water Desalination Grant Program for the Brackish Water Desalination Project (Project); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Antioch that the City Manager or his/her designee is hereby authorized and directed to sign and file, for and on behalf of the City of Antioch, an application for funding from the Department of Water Resources for an amount not to exceed \$10,000,000, for the project titled Brackish Water Desalination, under the terms and provisions of the Water Desalination Grant Program; and

BE IT RESOLVED that the City of Antioch hereby agrees and further does authorize the aforementioned representative or his/her designee to certify that the City of Antioch has and will comply with all applicable state and federal statutory and regulatory requirements related to any federal and state funds received; and

BE IT RESOLVED that the City Manager or his/her designee of the City of Antioch is hereby authorized to negotiate and execute a funding agreement and any amendments or change orders thereto, and to certify funding disbursement on behalf of the City of Antioch.

* * * * *

I DO HEREBY CERTIFY that the foregoing is a full, true and correct copy of a resolution duly and regularly adopted by the City Council of the City of Antioch at a regular meeting thereof held on the 25th day of July, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of July 25, 2017

TO: Honorable Mayor and Members of the City Council

PREPARED BY: Scott Buenting, Project Manager *SB*

APPROVED BY: Lynne B. Filson, Assistant City Engineer II *LBF*

SUBJECT: Consideration of Bids for the Curb, Gutter, and Sidewalk Repair Including Tree Removal and Stump Grinding and Installation of Concrete Curb Ramps at Miscellaneous Locations (2017-2018) (P.W. 507-16)

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution awarding the Curb, Gutter, and Sidewalk Repair contract to the lowest responsive and responsible bidder, Anchor Concrete Construction, Inc., and authorize the City Manager to execute an agreement in the amount of \$258,900.

STRATEGIC PURPOSE

This item supports Strategy K-1 in the Strategic Plan by ensuring well maintained public facilities and rights-of-way.

FISCAL IMPACT

The 2017-2018 Capital Improvement Budget includes \$300,000 for this project funded from the Water Enterprise, Sewer Enterprise and Gas Tax funds.

DISCUSSION

On July 11, 2017, four (4) bids were received and opened, as shown on the attached tabulation. The low bid was submitted by Anchor Concrete Construction, Inc. of Antioch in the amount of \$258,900. The bids have been checked and found to be without any errors or omissions.

This project will consist of removing and replacing existing uneven, damaged and/or deteriorated concrete curb, gutter, sidewalk, driveway and valley gutter sections and other miscellaneous concrete work, including the installation of texture colored concrete, constructing concrete curb ramps and modifying existing storm drain catch basins. Tree removal, stump grinding and root pruning will also be performed on an as needed basis.

ATTACHMENTS

- A: Resolution
- B: Bid Tabulation

ATTACHMENT "A"
RESOLUTION NO. 2017/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
AWARDING CURB, GUTTER, AND SIDEWALK REPAIR INCLUDING TREE
REMOVAL AND STUMP GRINDING AND INSTALLATION OF CONCRETE CURB
RAMPS AT MISCELLANEOUS LOCATIONS PROJECT CONTRACT AND
EXECUTION OF A CONSTRUCTION AGREEMENT
WITH ANCHOR CONCRETE CONSTRUCTION, INC.
P.W. 507-16**

WHEREAS, the City Council has considered awarding the Curb, Gutter, and Sidewalk Repair Including Tree Removal and Stump Grinding and Installation of Concrete Curb Ramps at Miscellaneous Locations project construction contract to the lowest, responsive and responsible bidder, Anchor Concrete Construction, Inc. in the amount of \$258,900; and

WHEREAS, the City desires to execute a construction agreement with Anchor Concrete Construction, Inc., in the amount of \$258,900 for the Curb, Gutter, and Sidewalk Repair Including Tree Removal and Stump Grinding and Installation of Concrete Curb Ramps at Miscellaneous Locations project;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby awards the construction contract to the lowest, responsive and responsible bidder, Anchor Concrete Construction, Inc., and authorizes the City Manager to execute a construction agreement with Anchor Concrete Construction, Inc. in the amount of \$258,900, in a form approved by the City Attorney.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 25th day of July 2017, by the following vote:

AYES:

ABSENT:

NOES:

ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH

CITY OF ANTIOCH
TABULATION OF BIDS

JOB TITLE: Curb, Gutter & Sidewalk Repair Program 2017-2018
(P.W. 507-16)

BIDS OPENED: July 11, 2017 ~ 2:00 p.m.
City Council Chambers

	Engineer's Estimate	Anchor Concrete Construction, Inc. Antioch	JD Partners Concrete Pleasanton	Rosas Brothers Construction Oakland	Victor Concrete Inc. Riverside	
TOTAL BID PRICE	\$280,000.00	\$258,900.00	\$299,800.00	\$372,500.00	\$423,200.00	

<i>Anchor Concrete Construction, Inc.</i>	<i>JD Partners Concrete</i>	<i>Rosas Brothers Construction</i>	<i>Victor Concrete Inc.</i>	
<u>None</u>	<u>None</u>	<u>None</u>	<u>Tree Removal & Grinding</u> Llamas Tree Service	

ATTACHMENT "B"



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of July 25, 2017

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Arne Simonsen, City Clerk *AS*

APPROVED BY: Nickie Mastay, Administrative Services Director *NM*

SUBJECT: City Clerks Workshop and League of California Cities Annual Conference & Expo

RECOMMENDED ACTION

It is recommended that the City Council authorize associated expenditures for the City Clerk to attend the City Clerks Workshop and League of California Cities Annual Conference, September 13-15, 2017 in Sacramento.

STRATEGIC PURPOSE

The recommended action supports the following strategic priorities that are duties of the City Clerk's office:

Strategy L-1: Improve community communications and trust in City government and keep the community well informed as to the activities of the City Departments.

Strategy L-5: Effectively and efficiently manage City Council agenda preparation, noticing and records.

Strategy L-7: Manage the City's Component of Municipal Elections.

Strategy L-8: Coordinate City Boards and Commissions administrative requirements.

FISCAL IMPACT

The FY 2017/18 City Clerk's budget included the 2017 City Clerks Workshop and League of California Cities Annual Conference. Registration \$675.00, Lodging \$345.00 (obtained at one-half the \$779.00 Conference Rate).

DISCUSSION

City Clerk Simonsen is on the Annual Conference Planning Committee for the 2017 League of California Cities Annual Conference. This is his third year on the committee assisting with the development of the Breakout Sessions and City Talks for newer officials and those with several years serving their cities.

The 2017-2018 City Clerks Association of California Board will be installed during the Business Meeting on Wednesday morning September 13th.

The City of Antioch Travel and Expense Policy for Elected and Appointed (non-employee) Officials is attached as Attachment B. contained therein, the Authorization

Process states: "Overnight travel by Elected Official shall be pre-approved by placing the item on the City Council Consent Calendar."

ATTACHMENTS

- A. City Clerks Workshop and 2017 Annual Conference schedule
- B. Travel and Expense Policy.

ATTACHMENT A

TENTATIVE SCHEDULE OF EVENTS	
As of May 26, 2017 (subject to change)	
Wednesday, September 13	
8:00 a.m. - 6:00 p.m.	Registration Open
9:00 - 11:00 a.m.	Policy Committees
9:00 - 11:00 a.m.	AB 1234 Ethics Training
8:30 a.m. - 1:00 p.m.	City Clerks Workshop
11:00 a.m. - 12:00 p.m.	Department Business Meetings
12:00 p.m. - 1:15 p.m.	Regional Division Lunches
12:45 - 1:15 p.m.	First Time Attendee Orientation
1:30 - 3:30 p.m.	Opening General Session - Keynote Address
3:45 - 5:00 p.m.	Education
5:00 - 7:00 p.m.	Grand Opening Expo Hall & Host City Reception (exhibitor exclusive; no competing events)
7:00 - 10:00 p.m.	CitiPAC Leadership Reception
Thursday, September 14	
7:00 a.m. - 4:00 p.m.	Registration Open
8:15 - 9:30 a.m.	Education
9:00 a.m. - 4:00 p.m.	Expo Open
9:45 - 11:45 a.m.	General Session - Keynote Address
11:30 a.m. - 1:00 p.m.	Attendee Lunch in Expo Hall
1:00 - 2:15 p.m.	General Resolutions Committee
1:00 - 2:15 p.m.	Education
2:15 - 2:45 p.m.	Caucus Board Meetings
2:45 - 4:00 p.m.	Education
4:00 - 5:30 p.m.	Board of Directors Meeting
4:15 - 5:30 p.m.	Education
5:30 - Evening	Networking Receptions
Friday, September 15	
7:30 a.m. - 12:00 p.m.	Registration Open
7:30 - 9:15 a.m.	Regional Division Breakfasts
8:00 - 9:15 a.m.	Education
9:30 - 10:45 a.m.	Education
11:00 a.m. - 12:15 p.m.	Education
12:30 - 2:30 p.m.	Closing Luncheon with Voting Delegates & General Assembly
NOTE: Conference Registration is required to attend Department meetings, Division Meetings, and General Assembly/Annual Business Meeting as an attendee and/or Voting Delegate.	

**CITY OF ANTIOCH
TRAVEL AND EXPENSE POLICY
ELECTED AND APPOINTED OFFICIALS**

PURPOSE

This document establishes the expense and reimbursement policy for all Elected and Appointed (non-employee) Officials of the City of Antioch. As Elected Officials, individuals may incur expenses related to the execution of their duties and responsibilities. These expenses may include the following: personal vehicle use, communication needs (cell phones, internet, and personal phone lines, newspaper subscriptions), and conferences and meetings related to the City's interests. As to Appointed Officials on the Administrative Appeals Board, Design Review Board, Economic Development Commission, Parks and Recreation Commission, Planning Commission, Police Crime Prevention Commission and Investment Committee, there may be opportunities for individuals to attend educational seminars or meetings related to the City's interests as approved by the City Council. Therefore, this policy establishes procedures for requesting and receiving payment for expenses incurred while representing the City on official business.

ADOPTION AND IMPLEMENTATION

The Council is responsible for adopting the expense and reimbursement policy for Elected and Appointed Officials and for approving any subsequent policy revisions.

EXCEPTIONS

The City Council may approve exceptions to this policy on a case-by-case basis for special or unique circumstances.

I. PERSONAL VEHICLE USE

In recognition of the fact that Elected Officials may use their private vehicles while performing their duties, a monthly vehicle allowance will be provided, as allowed pursuant to California Government Code section 1223. In addition to expenses associated with direct use of a private vehicle, this allowance shall also cover related expenses such as bridge tolls and routine parking fees. In order to be eligible for the reimbursement allowance, Elected Officials shall annually provide proof of liability insurance to the City Clerk. The monthly cap on reimbursement of automobile expenses for personal vehicle usage shall be as follows: Mayor: \$450; Council Members: \$350; City Clerk: \$350; City Treasurer: \$350.

**CITY OF ANTIOCH
TRAVEL AND EXPENSE POLICY
ELECTED AND APPOINTED OFFICIALS**

II. COMMUNICATION EQUIPMENT AND SERVICES

In recognition of the fact that City Council members have a significant responsibility to stay in touch with their constituents and City management employees, reimbursement of communication equipment shall be allowed for cell phone service and equipment, internet service and equipment, local and long distance telephone and fax line service and equipment. Individual council members will be responsible for establishing their own communication service providers and all bills for such service will be paid by the individual. Expense reports shall be submitted on the City's form within 30 days of an expense being incurred. The monthly cap on reimbursement of communication equipment and services shall be as follows: Mayor \$100; Council Members \$50. Any communication service expenditures beyond that amount will be borne by the individual elected official.

III. MEMBERSHIPS

The City Council shall decide which groups to join as an entity, such as the League of California Cities or the Antioch Chamber of Commerce, through City Council action including the budget process. Individual memberships in groups by Elected or Appointed Officials shall be the personal expense of those individuals unless otherwise approved in advance by the City Council.

IV. LOCAL CITY EVENTS

Elected City Officials may be reimbursed for the cost of attending local events related to the City's business upon completion of an expense report and documentation of expenses. City funds shall not be used to purchase alcohol or reimburse Elected Officials for alcohol related costs, unless as part of a set price for the event that happens to include alcohol. If a guest accompanies an Elected Official, only the cost of the Elected Official will be reimbursed.

V. TRAVEL

In recognition of the fact that Elected Officials may need to represent the City at conferences and meetings and may incur expenses in the course of their travel, this policy establishes procedures for requesting and receiving payment for travel and travel-related expenditures. Appointed Officials must be specifically authorized by the City Council to attend educational seminars or other meetings in order to seek reimbursement.

**CITY OF ANTIOCH
TRAVEL AND EXPENSE POLICY
ELECTED AND APPOINTED OFFICIALS**

(A) PROCEDURE

The key document in the administrative process is the Travel Authorization/Warrant Request (TA/WR). Besides ensuring that travel by Elected and Appointed Officials is conducted within this policy, the TA/WR summarizes the total cost of attending conferences, meetings, and seminars and provides documentation for cash advances, vendor payments and credit card purchases. General instructions for completing and processing this form are provided in a separate document.

(B) AUTHORIZATION PROCESS

All travel by an Appointed Official shall be pre-approved by having the item placed on the City Council Consent Calendar. Overnight travel by an Elected Official, shall be pre-approved by having the item placed on the City Council Consent Calendar.

After travel, the Travel Authorization report must be finalized. Finance will review for receipts and policy compliance.

(C) METHODS OF REIMBURSEMENT

There are three ways to request and receive payment for travel and travel-related expenditures: (1) advance payment, (2) reimbursement for actual expenditures, and (3) credit card usage.

(1) Advance payments: Elected Officials may request a cash advance for meals. The advance will be within the IRS approved per diem rates for meals and incidental expenses (M&IE) for the location/area visited as listed in Publication 1542. The value of meals provided at conferences, training, or other travel programs will be deducted from the cash advance at the following rate:

Breakfast - 20% Lunch - 30% Dinner - 50%

Other items, such as conference registration, lodging, and air fare may be paid directly to the vendor in advance of travel.

Upon return from travel, all cash advances must be documented with original itemized receipts.

(2) Reimbursement: Elected and Appointed Officials shall be reimbursed for all eligible expenditures upon return from travel for items that have original receipts. A Travel Authorization/Warrant Request with original receipts will be paid by Finance within the regular accounts payable time

**CITY OF ANTIOCH
TRAVEL AND EXPENSE POLICY
ELECTED AND APPOINTED OFFICIALS**

schedule. Reimbursement claims should be submitted within 30 days from the return from travel, and no reimbursements may be made that cross over fiscal years.

(3) Credit Card Usage: Elected and Appointed Officials may use personal credit cards to pay for travel expenses. Original receipts must be included with the Travel Authorization/Warrant Request to be eligible for reimbursement.

(D) ELIGIBLE EXPENDITURES

Meals and Incidental Expenses (M & IE)

- **Meals:** City funds shall not be used to purchase alcohol or reimburse Elected or Appointed Officials for alcohol related costs. Meal costs will be reimbursed as supported by original itemized receipts.

- **Personal Meals:** All expenditures must be documented and reimbursement will not exceed the meal schedule listed above.

- **Business Meals:** To qualify as a business meal, the identity of the participants and the business purpose of the discussion must be substantiated.

- **Incidental Expenses:** Those related to City business will be reimbursed at cost as supported by original receipts (e.g., tolls and taxi cabs).

In no event shall the reimbursement for meals and incidental expenses exceed the IRS approved per diem rates for the location visited as listed in Publication 1542.

- **Lodging:** The City will pay lodging expenses for Elected or Appointed Officials during official travel requiring one or more overnight stays. The City will pay for lodging for the evening preceding or subsequent to a meeting or business event when the Elected or Appointed Official would have to travel at unreasonably early or late hours to reach his or her destination.

Elected or Appointed Officials shall make an effort to obtain lodging at or near the facility where official City business is to take place to minimize travel time and transportation costs. The City will pay only for standard single rooms for individual Elected Officials. If lodging is in connection with a conference, lodging expenses must not exceed the group rate published by the conference sponsor. If conference rates are not available, government rates must be requested. A

**CITY OF ANTIOCH
TRAVEL AND EXPENSE POLICY
ELECTED AND APPOINTED OFFICIALS**

list of hotels offering government rates in different areas of the country is available in the Finance Department. Lodging rates that are equal to or less than the government rates are presumed to be reasonable and hence reimbursable for purposes of this policy.

If a double room is requested by an Elected or Appointed Official because he or she is accompanied by a spouse or other person, the difference between the single and double room rate shall be considered the Elected or Appointed Official's personal expense.

Elected or Appointed Officials shall cancel any reservations for lodging they will not use. Any charge for an unused reservation shall be considered the Elected or Appointed Official's personal expense unless failure to cancel the reservation was due to circumstances beyond the Elected Official's control.

- **Personal Entertainment:** No reimbursement will be made for personal entertainment.

- **Guests:** If a guest accompanies an Elected or Appointed Official, only the cost of the Elected or Appointed Official will be reimbursed. All costs above a single person will be borne by the Elected or Appointed Official.

- **Discounts:** If offered early registrations should be obtained whenever possible.

- **Telephone/Internet:** The City will pay for all City-related business telephone calls or internet use by an Elected or Appointed Official while traveling on authorized City business. If approved prior to travel, the City may pay for personal internet use up to \$5.00 per day for authorized overnight business travel within California and up to \$10.00 per day for all other authorized overnight business travel.

- **Transportation:** All travel will be made by the method most cost effective for the City. Considerations such as time, distance traveled and cost of transportation should be factors in arriving at the lowest cost. Elected and Appointed Officials shall endeavor to book air travel to take advantage of discounts and nonrefundable ticket fares where practical. All flights shall be booked at coach class or equivalent level. Any additional costs incurred due to personal travel added on before or after the trip will be paid by the Elected or Appointed Official.

Elected and Appointed Officials are encouraged to use their personal vehicles as transportation to and from airports. The cost of traveling from home to the

**CITY OF ANTIOCH
TRAVEL AND EXPENSE POLICY
ELECTED AND APPOINTED OFFICIALS**

airport will be paid for from monthly stipend. If a personal vehicle is left at the airport for more than one day, parking will be reimbursed per day based on long term parking rates or other transportation to and from the airport, whichever is less. Parking will not be reimbursed at the short term parking rate.

The use of rental vehicles is discouraged and shall be authorized only when no other mode of transportation is available or when alternate transportation would be more expensive or impractical. Elected or Appointed Officials must understand that the City's vehicle insurance coverage does not cover the individual driver of a rental car. Therefore, the City Official shall confirm personal coverage under their personal insurance or purchase additional insurance from the rental agency at their own expense. Rental vehicles shall be driven only by Elected or Appointed Officials included on the car rental agreement. Elected or Appointed Officials shall be reimbursed for reasonable taxi fare, airport van, or other public transportation in order to travel from their destination airport to their hotel.

VI. REPORTING OF EXPENDITURES

If the City reimburses an Elected or Appointed Official for attending a "meeting" as defined under the Brown Act¹, the Official shall provide a brief written or oral report regarding the "meeting" at the next regular meeting of the Council or applicable commission, board or committee to which the Official belongs. For other educational seminars or events for which expenses were reimbursed by the City, the Official may provide a brief written or oral report at the next regularly scheduled meeting of the Council or applicable commission, board or committee to which the Official belongs.

VII. ACKNOWLEDGEMENT

After being sworn in, Elected or Appointed Officials will be required to sign a statement formally acknowledging receipt and acceptance of this policy.

¹ The Brown Act (California Government Code section 54952.2) defines a meeting as including "any congregation of majority of the members of a legislative body at the same time and place to hear, discuss, or deliberate upon any item that is within the subject matter jurisdiction of the legislative body or the local agency to which it pertains."



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of July 25, 2017

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Nickie Mastay, Administrative Services Director 

SUBJECT: Resolution Approving the Class Specification Updates with no Salary Changes

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution approving class specification updates with no salary changes for the Confidential Unit and Operating Engineers Union Local No. 3 Bargaining Units.

STRATEGIC PURPOSE

Strategy L-10: Effective and efficient management of all aspects of Human Resources Management, including Employer/Employee Relations, labor negotiations, classification and compensation, recruitment and selection, benefits administration, and staff development.

FISCAL IMPACT

Approving the updates to the class specifications has no financial impact.

DISCUSSION

The update for the Recreation Programs Coordinator class specification is located under FLSA status. This is a non-exempt position, not an exempt position. This class specification is part of the Operating Engineers Local No. 3 Bargaining Unit.

The primary updates for GIS Technician are located under Summary Description adding "...and the Computerized Maintenance and Management Software (CMMS) programs; responsible for maintenance, troubleshooting and support of hardware and software used and update physical GIS maps". There is also an update to the Education and Experience Guidelines, Education/Training section to include: An Associate's Degree is highly desirable. Please see Exhibit 2 for all updates to the GIS Technician class specification.

The update for GIS Specialist is located under the Education and Experience Guidelines, Education/Training section to include: "An Associate's Degree from an accredited college, with major coursework in geography, information systems/technology, planning, computer science, environmental science, public

administration, or business administration”. Please see Exhibit 3 for all updates to the GIS Specialist class specification.

The GIS Technician and GIS Specialist class specification is part of the Operating Engineers Local No. 3 Bargaining Unit.

The updates to the Administrative Analyst I class specification are located in the Education and Experience Guidelines, Education/Training section, the update is: “A Bachelor’s degree from an accredited college or university with major course work in public administration, business administration, or a field related to area of assignment or four years of experience in a municipal government setting with relatable experience to the City of Antioch Administrative Assistant III or Senior Administrative Assistant class specifications”. With this update, the City will be able to attract more candidates and offer this opportunity to individuals who have relatable experience to the City of Antioch Administrative Assistant III and Senior Administrative Assistant class specifications.

The Administrative Analyst I class specification is part of the Confidential Bargaining Unit and Operating Engineers Local No. 3 Bargaining Unit.

ATTACHMENTS

A. Resolution

- Exhibit 1 to Resolution: Recreation Programs Coordinator Class Specification
- Exhibit 2 to Resolution: GIS Technician Class Specification
- Exhibit 3 to Resolution: GIS Specialist Class Specification
- Exhibit 4 to Resolution: Administrative Analyst I Class Specification

RESOLUTION NO. 2017/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
APPROVING CLASS SPECIFICATION UPDATES FOR THE CONFIDENTIAL UNIT
AND OPERATING ENGINEERS LOCAL UNION NO. 3 BARGAINING UNITS
WITHOUT ANY SALARY CHANGES**

WHEREAS, the City has an interest in updating the class specifications for classifications; and

WHEREAS, Council has considered updated class specifications on a case-by-case basis as needed for recruitments; and

WHEREAS, department management have reviewed and updated the descriptions to reflect current organizational structure and operational needs.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Antioch as follows:

Section 1. That the class specification updates for Operating Engineers Union Local No. 3 Bargaining Unit, which are attached hereto as Exhibit 1 through Exhibit 4; Recreation Programs Coordinator, GIS Technician, GIS Specialist, Administrative Analyst I; and

Section 2. That the class specification updates for the Confidential Bargaining Unit, which are attached hereto as Exhibit 4; Administrative Analyst I; and

Section 3. That there is no adjustment to the established salary ranges; and

Section 4. That copies of this resolution be certified to all holders of the City of Antioch Employees' Classification System.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 25th day of July, 2017, by the following vote:

AYES:

NOES:

ABSENT:

**ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH**

RECREATION PROGRAMS COORDINATOR

*Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are **not** intended to reflect all duties performed within the job.*

SUMMARY DESCRIPTION

Under general supervision, to plan, organize, promote, facilitate and coordinate various recreation, social and cultural activities. May exercise technical/functional supervision of subordinate and volunteer staff. Perform related work as required.

REPRESENTATIVE DUTIES

The following duties are typical for this classification. Incumbents may not perform all of the listed duties and/or may be required to perform additional or different duties from those set forth below to address business needs and changing business practices.

1. Plan, organize, promote, facilitate and coordinate regularly scheduled activities, special events and services.
2. Train and provide technical/functional supervision for subordinate and volunteer staff.
3. Prepare and maintain records and reports on activities.
4. Evaluate program effectiveness and provides recommendations for improvement or modification.
5. Assist in the development and implementation of the Division's goals and objectives, policies, procedures and work standards.
6. Act as City staff liaison to outside boards, groups and committees, and the public regarding program offerings and coordination of services.
7. Promote and coordinate specific activities within a recreation programs; prepare program event and facility marketing material including news releases, flyers, schedules of events, pamphlets and brochures.
8. Promote, facilitate, and oversee the rentals of recreation facilities.
9. Participate in the preparation and administration of the recreation program budget for assigned area; submit budget recommendations; monitor expenditures; oversee program deposits, refunds and billings.
10. Participate in the selection of recreation staff for assigned area; provide or coordinate staff training; work with employees to correct deficiencies; implement discipline procedures.
11. Respond to inquiries and concerns regarding recreation activities; research and resolve conflicts as required.
12. Maintain records and develop reports concerning new or ongoing programs and program effectiveness; maintain and file recreation records and reports; prepare statistical reports as required.

13. Perform related duties as required.

QUALIFICATIONS

The following generally describes the knowledge and ability required to enter the job and/or be learned within a short period of time in order to successfully perform the assigned duties.

Knowledge of:

- Basic operations, services and activities of recreation programs.
- Principles of supervision, training and performance evaluation.
- Principles and practices of recreation program development and implementation.
- Basic procedures, methods and techniques of budget preparation and control.
- Marketing theories, principles and practices and their application to recreation activities and facilities.
- Modern office equipment including computers.
- Basic principles of municipal budget preparation and control.
- Methods and techniques of special events planning and coordination.
- Principles and practices of coordinating, maintaining and scheduling facilities.
- Program content for specialized community activities.
- Techniques used in public relations and customer service practices.
- Rules and equipment used in recreation programs.
- Office procedures, methods, and equipment including computers and applicable software applications such as word processing, spreadsheets, and databases.
- Principles and procedures of record keeping.
- Principles of business letter writing and basic report preparation.
- Basic principles and practices of fiscal, statistical, and administrative research and report preparation.
- Appropriate safety precautions and procedures within the area of assignment.
- Pertinent federal, state and local laws, codes and regulations.

Ability to:

- Coordinate and direct assigned recreation programs suited to the community.
- Elicit community and organizational support for recreation programs.
- Interpret and explain City policies and procedures.
- Allocate limited resources in a cost-effective manner.
- Develop, coordinate, organize, and promote recreation programs, activities, and events.
- Recruit, select, train, and evaluate a variety of personnel and volunteers.
- Understand community needs in recreational areas and evaluate activities according to those needs.
- Develop, recommend, and implement goals and objectives for providing recreation services.
- Respond to requests and inquiries from the general public.
- Prepare and administer assigned program budgets.
- Operate office equipment including computers and supporting word processing, spreadsheet, and database applications.
- Maintain program related records, statistics, and documents.
- Prepare clear and concise schedules and reports.
- Communicate clearly and concisely, both orally and in writing.
- Establish and maintain effective working relationships with those contacted in the course of work.

Education and Experience Guidelines

Education/Training:

A Bachelor's degree from an accredited college or university with major course work in recreation, business or public administration, or a related field.

Experience:

One year in a leadership or coordination capacity in an organization responsible for planning and organizing recreation and/or related activities.

License or Certificate:

Possession of an appropriate, valid driver's license.

Possession of, or ability to obtain within three months of employment, appropriate, valid CPR and First Aid certificates.

Possession of, or ability to obtain within three months, appropriate, valid certification in Lifeguard Training, Lifeguard Instruction, Lifeguard Instructor Trainer, Water Safety Instruction, and Water Safety Instructor Trainer when assigned to water programs or facilities deemed by the City to require such certification.

PHYSICAL DEMANDS AND WORKING ENVIRONMENT

The conditions herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential job functions.

Environment: Work is performed in a standard office environment and at indoor and outdoor recreational facilities with travel to different locations; incumbents may be exposed to inclement weather conditions and may have some contact with chemical agents used in pool maintenance; work and/or walk on various types of surfaces including slippery or uneven surfaces; extensive public contact; incumbents may be required to work extended hours including evenings and weekends.

Physical: Primary functions require sufficient physical ability and mobility to work in an office and recreation facility setting; to stand or sit for prolonged periods of time; to occasionally stoop, bend, kneel, crouch, reach, and twist; to lift, carry, push, and/or pull light to moderate amounts of weight; to operate office equipment requiring repetitive hand movement and fine coordination including use of a computer keyboard; to travel to other locations using various modes of transportation; and to verbally communicate to exchange information.

FLSA: ~~Exempt~~ Non-Exempt

Created: July 1999

Revised: June 2014, June 2017

This class specification identifies the essential functions typically assigned to positions in this class. Other duties not described may be assigned to employees in order to meet changing business needs or staffing levels but will be reasonably related to an employee's position and qualifications. Other duties outside of an individual's skill level may also be assigned on a short term basis in order to provide job enrichment opportunities or to address emergency situations.

GIS TECHNICIAN

*Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are **not** intended to reflect all duties performed within the job.*

SUMMARY DESCRIPTION

Under general supervision, performs a variety of responsible, technical, sub-professional office and field tasks in support of the City's Geographical Information System (GIS) and the Computerized Maintenance and Management Software (CMMS) programs; responsible for maintenance, troubleshooting and support of hardware and software used; collects GIS data, updates physical GIS maps and maintains the GIS database for the mapping of City and public works infrastructure.

REPRESENTATIVE DUTIES

The following duties are typical for this classification. Incumbents may not perform all of the listed duties and/or may be required to perform additional or different duties from those set forth below to address business needs and changing business practices.

1. Perform the design, development, implementation, and maintenance of the City's GIS/CMMS systems; compile, store, inventory, and analyze data.
2. Create and maintain GIS data to support enterprise GIS efforts for the City.
3. Design and develop various GIS analysis maps for different City departments to accommodate their GIS needs.
4. Interpret engineering plans, future developments, annexations, Capital Improvement projects, and model interpretations for GIS layer and database development.
5. Conduct GPS data collection and data post-processing for GIS layer development efforts.
6. Assist in the progress of enhancing the City's GIS services to aid in the development of various City departments.
7. Ensure the integrity, quality, and accuracy of a variety of GIS information and data; field check data by driving to locations, verifying features and recording changes.
8. Operate a variety of GIS input and output devices including GPS receivers, scanners, printers, and plotters.
9. Capture data using GPS equipment; export data into shapefile format and import data into the existing GIS database.
10. Research geographic and tabular data from various sources for integration into the City's GIS database; provide updated information to external agencies as necessary.
11. Stay abreast of new and emerging trends and changing technologies in the field of GIS; read pertinent industry publications; attend meetings and training as required.
12. Gather all base data sources including improvement plans and other resources in field.
13. Prepare and print a variety of routine and special request maps.

CITY OF ANTIOCH
GIS TECHNICIAN (CONTINUED)

14. Maintain all project data updates by adding subdivision improvement plans, capital improvement plans, public works project plans, maintenance field work and pipe inspection feature changes to GIS database.
15. Manipulate developed GIS data into Public Works Computerized Maintenance and Management Systems (CMMS).
16. Provide services for Public Works CMMS, including GIS implementation and maintenance of CMMS database.
17. Ensure the maintenance of CMMS data and data input for users to withdraw and extract information for citizen requests.
- ~~18. Maintain reports, work history, and asset information to streamline Utility Divisions master plan and state mandated requirements.~~
19. May provide oversight and limited direction to intern or part time staff.
20. Perform related duties as required.

QUALIFICATIONS

The following generally describes the knowledge and ability required to enter the job and/or be learned within a short period of time in order to successfully perform the assigned duties.

Knowledge of:

- Operations, services and activities of a GIS/CMMS program.
- Principles and techniques of GIS/CMMS.
- Methods and techniques of developing maps.
- Methods and techniques of assembling and compiling geographic data.
- Personal computer hardware and software.
- Uses, capabilities, and operational characteristics of GIS equipment and specialized hardware and software.
- Office procedures, methods, and equipment including computers and applicable software applications such as word processing, spreadsheets, and databases.
- Pertinent federal, state, and local codes, laws, and regulations.

Ability to:

- Provide technical support to GIS/CMMS programs.
- Compile and analyze GIS/CMMS data.
- Read and interpret maps and data.
- Prepare accurate maps; scan maps and photographs.
- Create, edit and plot GIS data and graphics in specialized software programs.
- Adapt to changing technologies and learn functionality of new equipment and systems.
- Identify necessary changes and update and/or post data.
- Implement, maintain and operate GIS database systems, including related hardware and software.
- Make complete, logical and accurate mathematical calculations.
- Operate office equipment including computers, plotter, and supporting word processing, spreadsheet, and database applications.
- Communicate clearly and concisely, both orally and in writing.

- Take coaching, instruction, and feedback with a cooperative and positive attitude.
- Establish and maintain effective working relationships with those contacted in the course of work.

Education and Experience Guidelines

Education/Training:

Equivalent to the completion of the twelfth grade supplemented by specialized training in GIS, engineering, design, land surveying, computer science, or a related field. An Associates Degree is highly desirable.

Experience:

Two years experience in GIS, CMMS, mapping, or related field.

License or Certificate:

Possession of an appropriate valid driver's license.

PHYSICAL DEMANDS AND WORKING ENVIRONMENT

The conditions herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential job functions.

Environment: Work is performed primarily in a standard office setting with occasional travel from site to site and exposure to all types of weather and temperature conditions.

Physical: Primary functions require sufficient physical ability and mobility to work in an office setting; to stand or sit for prolonged periods of time; to occasionally stoop, bend, kneel, crouch, reach, and twist; to lift, carry, push, and/or pull light to moderate amounts of weight; to operate office equipment requiring repetitive hand movement and fine coordination including use of a computer keyboard; and to verbally communicate to exchange information.

FLSA: Non-Exempt

Created: March 1987

Revised: February 1997, December 2003; March 2010; June 2014, June 2017

This class specification identifies the essential functions typically assigned to positions in this class. Other duties not described may be assigned to employees in order to meet changing business needs or staffing levels but will be reasonably related to an employee's position and qualifications. Other duties outside of an individual's skill level may also be assigned on a short term basis in order to provide job enrichment opportunities or to address emergency situations.

GIS SPECIALIST

*Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are **not** intended to reflect all duties performed within the job.*

SUMMARY DESCRIPTION

With limited supervision, install and maintain a variety of computer-based software and hardware including but not limited to Geographical Information Systems software (GIS), and Computerized Maintenance and Management Software (CMMS); perform system administration, system integration, system maintenance, project management, training, evaluate system hardware and software requirements; perform other tasks related to system development and implementation of a comprehensive GIS and CMMS; responsible for recommendations, installation, maintenance, troubleshooting and support of hardware and software used; expected to take ownership of, and complete implementation of the City's GIS and CMMS asset management and reporting system; and perform other duties as assigned. This is a skilled, journey-level position serving as the technical expert; may supervise Technicians or Interns.

REPRESENTATIVE DUTIES

The following duties are typical for this classification. Incumbents may not perform all of the listed duties and/or may be required to perform additional or different duties from those set forth below to address business needs and changing business practices.

1. In a leading capacity, provides design, development, implementation, integration, installation, and maintenance of the City's GIS/CMMS system.
2. Recommend, purchase, install and support GIS/CMMS software.
3. Make equipment recommendations; troubleshoot hardware, software and peripheral problems.
4. Interpret base maps; monitor and maintain parcel/land use maps and databases; assign, verify and coordinate boundaries.
5. Interact with technical service teams on system solutions related to GIS/CMMS, including Information Systems Department, application developers, and consultants.
6. Prepare and maintain written records and reports.
7. Coordinate contract work and projects with City departments and external agencies.
8. Develops reporting data from existing GIS/CMMS databases.
9. May supervise subordinate staff, such as the GIS Technician, part-time assistant, or Interns.
10. Maintain safe working areas and conditions.
11. Performs manipulation of developed GIS data into Public Works Computerized Maintenance and Management Systems (CMMS).

**CITY OF ANTIOCH
GIS SPECIALIST (CONTINUED)**

12. Provides services for Public Works CMMS, including GIS implementation, maintenance of CMMS database.
13. Provides reporting to Public Works Divisions on work history, asset history, and state mandated requirements.
14. Performs continued development of CMMS to help enhance Public Works services, customer relationships, and asset management.
15. Ensures the maintenance of CMMS data and data input for users to withdraw and extract information for citizen requests.
16. Maintain reports, work history, and asset information to streamline Utility Divisions master plan and state mandated requirements.
17. Interpret engineering plans, future developments, annexations, Capital Improvements projects, and model interpretations for GIS layer and database development.
18. Coordinate system development to serve GIS/CMMS users, including special projects and work with contractors, consultants, and external agencies.
19. Provides administration for integrated software as it ties into the City's GIS/CMMS.
20. Provides training and instruction to users of GIS/CMMS software.
21. Perform a variety of other duties as assigned.

QUALIFICATIONS

The following generally describes the knowledge and ability required to enter the job and/or be learned within a short period of time in order to successfully perform the assigned duties.

Knowledge of:

- Operations, services, and activities of a GIS program.
- Principles and practices of land-based mapping application theory.
- Methods and techniques of implementing and deploying GIS-related applications and solutions using a variety of technologies.
- Principles of supervision, training, and performance evaluation.
- Principles and procedures of record keeping.
- Principles of business letter writing, business arithmetic, and basic report preparation.
- GIS hardware, software, server-based applications, and web-based applications.
- A range of software tools for GIS map creation and maintenance, data analysis, and Internet-enabled GIS, City standard software, database and operating systems.
- Global Positioning System (GPS) hardware and software.
- Office procedures, methods, and equipment including computers and applicable software applications such as word processing, spreadsheets, and databases.
- Pertinent federal, state, and local laws, codes, and regulations.

Ability to:

- Coordinate and direct a GIS program.
- Supervise, organize, and review the work of assigned staff involved in City infrastructure mapping and a variety of GIS services.
- Select, train, and evaluate staff.
- Recommend and implement goals, objectives, policies and procedures for providing

- GIS mapping services.
- Understand the organization and operation of the organization and of outside agencies as necessary to assume assigned responsibilities.
 - Understand, interpret, and apply general and specific administrative and departmental policies and procedures as well as applicable federal, state, and local policies, laws, and regulations.
 - Prepare clear and concise reports.
 - Participate in the preparation and administration of assigned budgets.
 - Exercise independent judgment within procedural guidelines.
 - Work independently in the absence of supervision.
 - Take coaching, instruction, and feedback with a cooperative and positive attitude.
 - Identify and conceptualize information needs, work flow sequences, and data acquisition problems.
 - Develop economical and feasible presentations, making the best use of available GIS applications and design constraints.
 - Effectively participate in GIS application programming and testing activities.
 - Reason logically and clearly with symbolic information.
 - Perform effectively under the conditions associated with the work.
 - Develop and maintain appropriate documentation.
 - Exercise good judgment and maintain confidentiality regarding critical and sensitive information, records, and reports.
 - Analyze problems, identify alternative solutions, project consequences of proposed actions and implement recommendations in support of goals.
 - Provide technical advice, staff training, and consultation to ensure efficient GIS systems utilization.
 - Adapt to changing technologies and learn functionality of new equipment and systems.
 - Plan and organize work to meet changing priorities and deadlines.
 - Effectively represent the GIS program to outside individuals and agencies to accomplish the goals and objectives of the unit.
 - Work cooperatively with other departments, City officials, and outside agencies.
 - Respond tactfully, clearly, concisely, and appropriately to inquiries from the public, City staff, or other agencies on sensitive issues in area of responsibility.
 - Communicate clearly and concisely, both orally and in writing.
 - Establish and maintain effective working relationships with those contacted in the course of work.

Education and Experience Guidelines

Education/Training:

An Associates Degree from an accredited college, with major coursework in geography, information systems/technology, planning, computerscience, environmental science, public administration, or business administration. ~~Sixty (60) units of coursework from an accredited college with major course work in planning, computer science, geography (GIS), engineering, or related field.~~

Experience:

Four years of responsible experience related system design and analysis, application development, project management, automated mapping or GIS.

License or Certificate:

Possession of an appropriate, valid driver's license.

PHYSICAL DEMANDS AND WORKING ENVIRONMENT

The conditions herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential job functions.

Environment: Work is performed primarily in a standard office setting with occasional travel from site to site and exposure to all types of weather and temperature conditions.

Physical: Primary functions require sufficient physical ability and mobility to work in an office setting; to stand or sit for prolonged periods of time; to occasionally stoop, bend, kneel, crouch, reach, and twist; to lift, carry, push, and/or pull light to moderate amounts of weight; to operate office equipment requiring repetitive hand movement and fine coordination including use of a computer keyboard; and to verbally communicate to exchange information.

FLSA: Non-exempt

Created: February 2000

Modified: June 2014, June 2017

This class specification identifies the essential functions typically assigned to positions in this class. Other duties not described may be assigned to employees in order to meet changing business needs or staffing levels but will be reasonably related to an employee's position and qualifications. Other duties outside of an individual's skill level may also be assigned on a short term basis in order to provide job enrichment opportunities or to address emergency situations.

ADMINISTRATIVE ANALYST I

*Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are **not** intended to reflect all duties performed within the job.*

SUMMARY DESCRIPTION

Under direction, performs a variety of para-professional and general professional, routine analytical, programmatic, and administrative duties in support of various administrative and programmatic operations and activities and in providing responsible staff support to a City department, office, and/or program area; coordinates assigned activities with other divisions, outside agencies, and the general public; and may supervise, train, and oversee the work of assigned administrative support staff.

DISTINGUISHING CHARACTERISTICS

The Administrative Analyst I is typically utilized as an entry level classification into the Administrative Analyst II classification or as a position providing advanced journey level para-professional administrative support within a department with responsibility for planning, coordinating, and implementing office support functions for an assigned department.

When utilized as the entry level into the Administrative Analyst II, this classification enables positions to acquire the competencies to perform at the full journey level. Initially under closer supervision, incumbents at this level perform the more routine administrative and programmatic support and analytical duties while learning City policies, procedures, and specific techniques related to area of assignment and management analysis. As experience is gained, assignments become more diversified and incumbents work with greater independence. Job assignments are in specific departments and/or programs, where incumbents are expected to assist the department head, senior management staff, and/or higher-level analysts with program, operational, and administrative functions.

When utilized as a position providing advanced journey level para-professional administrative support, the classification is often utilized for positions that function as an office manager with responsibility for planning, coordinating, and implementing office support functions for an assigned department. In this capacity, positions in this class contribute to the overall management of the assigned department by participating in the development of policies and procedures, coordinating with internal and external parties to improve delivery of service, providing guidance on all facets of customer communications, and participating in the development, monitoring, and administration of budgets.

REPRESENTATIVE DUTIES

The following duties are typical for this classification. Incumbents may not perform all of the listed duties and/or may be required to perform additional or different duties from those set forth below to address business needs and changing business practices.

1. Perform a variety of programmatic, administrative, and routine staff and analytical duties requiring the application of administrative skills and specific program knowledge in support of a City department, division, program, or function; assume responsibility for specific program area duties; provide assistance in administrative and operating programs as assigned.
2. Conduct research; prepare, revise, and implement various administrative policies, procedures, rules, and regulations in accordance with sound organizational practices; develop and revise office forms and report formats.

CITY OF ANTIOCH
ADMINISTRATIVE ANALYST I (CONTINUED)

3. Conduct administrative and/or management studies relating to the activities and operation of the assigned department, office, or program area; conduct the more routine surveys, research, and statistical analysis on administrative, fiscal, and operational issues; collect, compile, and analyze information from various sources on a variety of specialized topics related to programs administered by the position or by management staff; write reports that present and interpret data, identify alternatives, and make and justify recommendations.
4. Provide staff assistance to management staff; participate on and provide staff support to a variety of committees and boards; prepare and present staff reports and other correspondence as appropriate and necessary; relieve management staff of administrative work including investigating and answering complaints and providing assistance in resolving operational and administrative problems.
5. Participate in planning, coordinating, implementing, promoting, and overseeing assigned programs, projects, and initiatives; participate in the development and implementation of program goals, objectives, policies, procedures, and priorities; participate in the development and implementation of strategies for the achievement of these goals.
6. Participate in the identification, planning, development, and implementation of new and/or modified programs that would promote and enhance the mission, goals, and objectives of the City; perform the necessary research and analysis to justify the appropriateness of implementing the proposed program/project; prepare presentation materials and background documentation; participate in monitoring project success using appropriate tracking and feedback systems.
7. Assist in researching, negotiating, and monitoring assigned contracts and agreements with outside suppliers, service providers, leasing agents, and others; ensure work is performed in compliance with contracts and agreements.
8. Independently plan, administer, and coordinate administrative support functions and services for assigned department.
9. Plan, direct, coordinate, and review assigned activities and operations of the department including assigned administrative support, technical, and/or programmatic service areas; assign work activities, projects, and programs; review and evaluate work products, methods, and procedures; meet with staff to identify and resolve problems; recommend improvements in work flow, procedures, and use of equipment and forms; implement improvements as approved.
10. Participate in the selection, training, and evaluation of assigned administrative support personnel; provide or coordinate staff training; work with employees to correct deficiencies; recommend discipline and termination procedures.
11. Serve as primary contact and liaison for assigned functions and programs with other City departments and staff, the general public, and outside agencies and organizations; negotiate and resolve sensitive and controversial issues; explain, justify, and defend programs, policies, and activities.
12. Coordinate assigned services and program/project activities with those of other City programs, functions, departments, and staff, boards, committees, and task forces as well as external agencies, groups, and the general public to ensure effective cooperation consistent with optimal efficiency, effectiveness, and economy; coordinate data, resources, and work products as necessary and upon request in support of a productive and positive working environment; participate in representing the assigned area to public and private groups, organizations, and other City groups.

**CITY OF ANTIOCH
ADMINISTRATIVE ANALYST I (CONTINUED)**

13. Assist with the budget development process and budget monitoring activities; provide assistance in the development of assigned budget; collect and analyze financial data; review and analyze budget requests and budget changes; make recommendations and obtain final approval for changes; create data tracking and reporting systems; monitor monthly status.
14. Perform related duties as required.

QUALIFICATIONS

The following generally describes the knowledge and ability required to enter the job and/or be learned within a short period of time in order to successfully perform the assigned duties.

Knowledge of:

- Organization and operation of municipal government.
- Municipal government functions specifically related to program area/project assignments.
- Operational characteristics, services, and activities of assigned program.
- Work organization and office management principles and practices.
- Basic techniques and formulae for administrative, financial, and comparative analyses.
- Methods and techniques of effective technical, administrative, and financial record keeping, report preparation, and presentation.
- Principles and applications of critical thinking and analysis.
- Recent developments, research methods, current literature, and sources of information related to assigned programs and service areas.
- Basic principles and practices of public administration.
- Finance and accounting systems.
- Basic principles and practices of program development and administration.
- Basic principles and practices of budget preparation and administration and grant application and administration principles and practices.
- Principles of business letter writing.
- Federal, state, and local government organizations.
- Basic principles of supervision, training, and performance evaluation may be required for some positions.
- Modern office procedures, methods, and equipment including computers and applicable software applications such as word processing, spreadsheets and databases.
- Methods and techniques used in customer service and public relations.
- English usage, spelling, grammar, and punctuation.
- Pertinent federal, state, and local laws, codes, and regulations.

Ability to:

- Perform assigned duties using independent judgment and personal initiative.
- Oversee, direct, coordinate, and participate in the management of a comprehensive administrative support division or other assigned program area.
- Understand the organization and operation of the City and of outside agencies as necessary to assume assigned responsibilities.
- Understand, interpret, and apply administrative and departmental policies and procedures as well as pertinent laws, regulations, and ordinances.
- Select, train, and evaluate assigned staff may be required for some positions.
- Participate in the development and administration of program goals, objectives and procedures.
- Supervise, organize and review the work of lower level staff may be required for some positions.
- Participate in the preparation and administration of assigned budgets.
- Conduct basic to moderately complex research and compile, analyze, and interpret data.

**CITY OF ANTIOCH
ADMINISTRATIVE ANALYST I (CONTINUED)**

- Prepare clear, accurate and concise tables, schedules, summaries and other materials in statistical and narrative form.
- Develop skill to analyze problems, identify alternative solutions, project consequences of proposed actions and implement recommendations in support of goals.
- Plan, coordinate and conduct operational analyses, administrative studies, and special projects.
- Respond to requests and inquiries from the general public.
- Establish and maintain various data collection, record keeping, tracking, filing, and reporting systems.
- Manage multiple projects simultaneously.
- Plan and organize work to meet schedules and time lines.
- Operate and use modern office equipment including a computer and various software packages.
- Participate in planning, organizing, directing, coordinating, and evaluating assigned programs, projects, events, or technical area.
- Properly interpret and make recommendations in accordance with laws, regulations and policies.
- Work under steady pressure with frequent interruptions and a high degree of public contact by phone or in person.
- Exercise good judgment and maintain confidentiality in maintaining critical and sensitive information, records, and reports.
- Communicate clearly and concisely, both orally and in writing.
- Establish and maintain effective working relationships with those contacted in the course of work.

Education and Experience Guidelines

Education/Training:

A Bachelor's degree in business administration, public administration, or a related field. A Bachelor's degree from an accredited college or university with major course work in public administration, business administration, or a field related to area of assignment; or four years of experience in a municipal government setting with relatable experience to the City of Antioch Administrative Assistant III or Sr. Administrative Assistant classification.

Experience:

Two years of responsible administrative and/or programmatic support experience related to assigned area. One year of research or analytical experience, preferably in public administration, is desirable.

PHYSICAL DEMANDS AND WORKING ENVIRONMENT

The conditions herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential job functions.

Environment: Work is performed primarily in a standard office setting; regular interaction with City employees and the general public.

Physical: Primary functions require sufficient physical ability and mobility to work in an office setting; to stand or sit for prolonged periods of time; to occasionally stoop, bend, kneel, crouch, reach, and twist; to lift, carry, push, and/or pull light to moderate amounts of weight; to operate office equipment requiring repetitive hand movement and fine coordination including use of a computer keyboard; and to verbally communicate to exchange information.

CITY OF ANTIOCH
ADMINISTRATIVE ANALYST I (CONTINUED)

FLSA: Non-Exempt

Created October 1987

Revised February 2003; December 2003; November 2006; November 2007; June 2014, July 2017

This class specification identifies the essential functions typically assigned to positions in this class. Other duties not described may be assigned to employees in order to meet changing business needs or staffing levels but will be reasonably related to an employee's position and qualifications. Other duties outside of an individual's skill level may also be assigned on a short term basis in order to provide job enrichment opportunities or to address emergency situations.

CITY OF ANTIOCH AS HOUSING SUCCESSOR TO
THE ANTIOCH DEVELOPMENT AGENCY
CLAIMS BY FUND REPORT
FOR THE PERIOD OF
JUNE 16 - JULY 13, 2017
FUND/CHECK#

227 Housing Fund

Non Departmental

369336 SIERRA CORPORATE MANAGEMENT	JUL-SEP 2017 RENT SUBSIDY	17,850.84
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Housing - CIP

369335 SHELTER INC	3RD Q REIMB 1/1-3/31/17	1,114.98
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369387 CITY DATA SERVICES LLC	CONSULTING SERVICES	1,700.00
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369393 CONTRA COSTA HEALTH SERVICES	2ND Q REIMB 9/1-11/30/16	6,480.88
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STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of July 25, 2017

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Derek Cole, Interim City Attorney

SUBJECT: Urgency Ordinance of the City Council of the City of Antioch Imposing a Moratorium on the Conversion of Mobile Home Parks from Senior-Only to All-Ages Housing

RECOMMENDED ACTION

It is recommended that the City Council enact an Urgency Ordinance of the City Council of the City of Antioch Imposing a Moratorium on the Conversion of Mobile Home Parks from Senior-Only to All-Ages Housing. ***(A 4/5 vote is required for adoption.)***

STRATEGIC PURPOSE

The proposed action is consistent with Strategy H-5: Grow Antioch's economy through additional annexation, as well as residential and commercial development.

FISCAL IMPACT

Should the Council ultimately approve the senior mobile home overlay zoning district, it could incur expenses associated with enforcing the ordinance against any noncompliant mobile home parks, although some of those expenses could be recovered following successful enforcement. Otherwise, no fiscal impacts are anticipated.

DISCUSSION

At its June 13, 2017 meeting, the City Council received a report from this ordinance regarding the potential for creating a senior housing mobile-home park overlay zoning district. Several members residing at the Vista Diablo Estates mobile home park addressed the Council as part of that item. At the conclusion of the item, the Council directed the Interim City Attorney to bring back a proposed moratorium on the conversion of mobile-home parks from senior housing to all-ages housing.

Attached is a proposed moratorium that responds to the Council's directive. If enacted, the moratorium would take effect immediately and would prohibit any mobile home park that currently is senior-only (defined as a mobile home park in which 80% or more of units are occupied by persons 55 or older) from converting to "all ages" housing (i.e., a park where 20.1% or more of occupied units belong to people 55 or younger).

As initially enacted, the moratorium would expire 45 days from enactment. As that date would fall on September 8, 2017, the Council would, as a practical matter, need to take

action to extend the moratorium at a meeting in August 2017. The extension could be in effect for an additional one year and 10 ½ months (effectively, through July 24, 2019).

Under California law, the purpose of a moratorium, which is governed by a special statute (Government Code section 65858), is to give an agency breathing room to consider the adoption of permanent regulations regarding the subject of the moratorium. Thus, during the moratorium period, Staff would be required to study the issue, develop proposed permanent regulations, and bring the same to the Planning Commission and then the Council.

ATTACHMENT

- A. Urgency Ordinance of the City Council of the City of Antioch Imposing a Moratorium on the Conversion of Mobile Home Parks from Senior-Only to All-Ages Housing

ORDINANCE NO. _____-C-S

**AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
IMPOSING A MORATORIUM ON THE CONVERSION OF MOBILE HOME PARKS
FROM SENIOR-ONLY TO ALL-AGES HOUSING**

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

Section 1. Findings of Fact.

A. Mobile home parks represent one of a few affordable housing options left to senior citizens that permit exclusive residence in a detached dwelling by those individuals over the age of 55 years.

B. Mobile home parks afford seniors the ability to live in their own homes rather than in apartments and provide a senior living community in low-rise setting that typically provides a clubhouse for community events and socializing as well as recreation facilities inside the park so that the residents can easily walk to these facilities and event. Many of the seniors living in senior mobile home parks enjoy having their grandchildren visit them in the parks, but they, like the seniors without grandchildren, purchased mobile homes in a senior park in order to live in a quieter community with others in their own age group and purchased their homes in these parks because they were senior parks that only accepted prospective purchasers of homes in the park if at least one occupant of the mobile home being purchased was 55 years or older.

C. Residents of senior mobile home parks relied upon the representation of the park management and park owners that only seniors could purchase homes in those parks and obtain tenancies in those parks. These representations were set forth in the leases or rental agreements they were required to sign upon purchasing a mobile home in the parks and moving into the parks and in the rules of those parks, which the residents were also required to sign and acknowledge. Now some owners of senior mobile home parks have indicated that they can, and are already attempting to, change their parks from senior parks to family parks, over the objections of their senior residents, simply by changing park rules using the procedure in Civil Code Section 798.25.

D. While the seniors now living in senior mobile home parks could remain in a park that changed to an all ages park, those seniors would no longer enjoy the quiet and companionship of a senior community and the limited supply of senior parks that now exist could be greatly diminished or even eliminated. Since mobile homes are not mobile in any practical sense due to the high cost of moving a home, the risk of damage to the home in moving, the loss of improvements such as porches, patios, carports, and

landscaping, which cannot be moved, and the lack of available rental spaces in senior parks, or in any mobile home park in the City or surrounding areas that will accept re-locating homes, senior residents of a park that becomes an all ages park would have to sell the homes in which they have lived for many years and in which they have invested both financial and personal resources in order to move to another senior facility. After selling their mobile homes, these seniors may no longer have sufficient funds to purchase a mobile home in another senior park or senior facility.

E. Article XI, Section 7 of the California Constitution authorizes cities to adopt local police, sanitary, and other ordinances not in conflict with general laws.

F. The California Legislature has authorized cities to provide zoning for senior-only mobile home parks pursuant to Health and Safety Code section 18300.

G. In 2012, the Ninth Circuit Court of Appeals issued a ruling in *Putnam Family Partnership v. City of Yucaipa* (2012) 673 F.3d 920, in which it determined that a senior mobile home housing overlay district did not discriminate in housing on the basis of familial status in violation of federal Fair Housing Amendments Act ("FHAA") under the federal senior housing exemption, since the FHAA's ban on familial status discrimination does not apply to "housing for older persons." The *Putnam* case has confirmed previous California Attorney General opinion that such senior-only zoning does not conflict with the general prohibition against discrimination based upon age contained in California Government Code section 65008. (87 Cal. Ops. Atty. Gen. 148 (Oct. 20, 2004).)

H. In 2007, the City and a mobile home park operator, the Vista Diablo Estates, entered into a Settlement Agreement in which, under the threat of litigation, the mobile home park operator agreed to continue to operate as a senior community (as it had done since 1978) for at least ten more years. The ten-year period expires on October 9, 2017 of this year. The operator of this mobile home park has expressed its intention to convert to an all-ages facility, threatening to cause the substantial diminishment of the opportunities for affordable, senior-owner housing within City limits.

I. The City currently does not have a senior-only mobile home park zoning ordinance in place, but such a zoning ordinance may be needed in the immediate future to preserve affordable housing options left to the City's senior citizens.

J. The City requires time to study and decide: (a) If an ordinance is necessary to protect the public health, safety, and welfare, and provide adequate local senior housing for the community's aging population; and (b) If such an ordinance would have any adverse effects upon the general housing market and particularly the senior and low-income housing market in the City.

K. Government Code sections 36937 and 65858 authorize the adoption of an urgency ordinance to protect the public health, safety, and welfare, and to prohibit certain land uses that may conflict with land-use regulations that the City's legislative bodies are considering or intend to study within a reasonable time. Accordingly, the City Council has determined that an urgency ordinance is necessary to protect the public health, safety, and welfare of the citizens of the City, and upon that basis has determined that an urgency ordinance is necessary to prohibit such mobile home park conversions within the City.

Section 2. Applicability.

This ordinance shall not apply to any undeveloped parcels of land or to any mobile home parks currently operating within the City where the number of full-time residents younger than 55 years of age comprises 20.1% or more of the total number of residents in the mobile home park.

Section 3. Moratorium.

In order to protect the public health, safety, and welfare, and pursuant to the provisions of Government Code section 65858, the City adopts a moratorium prohibiting the conversion of any mobile home park currently in existence in the City, from a park where at least 80% of the full-time residents are individuals aged 55 years of age and older to a mobile home park accepting all ages of residents.

Section 4. Report.

Staff is directed to provide a written report to the City Council at least 10 days prior to the expiration of this ordinance describing the study conducted of the local housing conditions that led to the adoption of this ordinance in accordance with State law.

Section 5. CEQA Finding.

This project is exempt from environmental analysis under the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3), because it can be seen with certainty that the proposed amendments will not have a significant effect on the environment.

Section 6. Severability.

In the event any section or portion of this ordinance shall be determined to be invalid or unconstitutional, such section or portions shall be deemed severable and all other sections or portions hereof shall remain in force and effect.

Section 7. Effective Date and Duration.

This ordinance is an urgency ordinance enacted under California Government Code section 65858(a). This urgency ordinance is effective upon adoption by a four-fifths vote of the City Council and will extend for a period of 45 days from the date of adoption, at which time it will automatically expire unless extended by the City Council in accordance with California Government Code section 65858.

* * * * *

I HEREBY CERTIFY that the foregoing ordinance was Urgency Ordinance was introduced and adopted at a regular meeting of the City Council of the City of Antioch, held on the 25th day of July 2017, by the following vote:

AYES:

NOES:

ABSENT:

Sean Wright, Mayor of the City of Antioch

ATTEST:

Arne Simonsen, City Clerk of the City of Antioch



STAFF REPORT TO THE CITY COUNCIL AND HOUSING SUCCESSOR

DATE: Regular Meeting of July 25, 2017

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Teri House, CDBG/Housing Consultant *TH*

APPROVED BY: Forrest Ebbs, Community Development Director *FE*

SUBJECT: Consideration of Funding Recommendations which Comprise the 2017-18 Action Plan Funded with Community Development Block Grant (CDBG) and Housing Successor Agency (Agency) funds; Draft 2016-20 Contra Costa Consortium Analysis of Impediments to Fair Housing Choice (AI) and revisions to the City's Citizen's Participation Plan, Language Assistance Plan, and Residential Anti-Displacement & Relocation Assistance Plan.

RECOMMENDED ACTION

- 1) It is recommended that the City Council adopt the Resolution amending the 2017-18 budget and approving the funding recommendations of the CDBG Subcommittee and the draft fiscal year (FY) 2017-18 Action Plan. (Attachment "A")
- 2) It is recommended that the Housing Successor to the Antioch Development Agency adopt the Resolution approving an amendment to the 2017-18 budget and funding recommendations of the CDBG subcommittee and the Housing Successor funding for homeless services and first time homebuyers outlined in the 2017-18 Action Plan. (Attachment "B")
- 3) It is recommended the City Council adopt the Resolution approving the Contra Costa Consortium 2016-2020 Analysis of Impediments to Fair Housing Choice. (Attachment "C")
- 4) It is recommended that the City Council adopt the Resolution approving the City's CDBG City's Citizen's Participation Plan, Language Assistance Plan, and Residential Anti-Displacement & Relocation Assistance Plan. (Attachment "D")

STRATEGIC PURPOSE

These actions are essential to achieve continued compliance with HUD regulations and to fulfill the 2015-20 Community Development Block Grant (CDBG) Consolidated Plan (Strategy I-1 in the Strategic Plan), with the needs analysis, homeless strategy, priority

needs and goals that comprise the framework of the Consolidated Plan; and the funding recommendations which comprise the Action Plan to implement the Consolidated Plan in the first year of FY 2015-16.

FISCAL IMPACT

Action #1: The recommended action has no impact to the General Fund, but commits a total of \$1,273,029 in CDBG funds to address identified high priority needs of the City in: senior and youth services; fair housing and tenant/landlord services; economic development; infrastructure development; housing (code enforcement and low income homeowner housing rehabilitation); and CDBG administration. Committed funds are comprised of: \$743,029 in 2017-18 CDBG entitlement funds; \$250,000 prior year CDBG funds; and \$280,000 Housing Revolving Loan funds.

Action #2: The recommended action has no impact to the General Fund, but commits a total of \$162,600 in Housing Successor funds to address identified high priority needs of the City in homeless services and housing (homeownership) services.

Action #3: The recommended action has no impact to the General Fund, as development of the draft Analysis of Impediments was funded with CDBG Administration funds from 2016-17.

Action #4: The recommended action has no impact to the General Fund.

DISCUSSION

2017-18 Action Plan Background - (Recommended Actions #1 and #2)

The City of Antioch belongs to the Contra Costa County HOME Consortium (Consortium), comprised of the cities of Antioch, Concord, Walnut Creek, Pittsburg, and the County on behalf of Richmond and the urban county cities. Each jurisdiction within the Consortium receives funds from the federal government for housing and community development activities. To receive federal funds, the Consortium members must submit a strategic plan of three or five years, known as the Consolidated Plan. The Consolidated Plan outlines the existing and future housing and community development needs and sets forth the strategies the Consortium will undertake and prioritize for using federal funds to address those needs. The Contra Costa Consortium operates with a five-year Consolidated Plan timeframe, and the 2015-20 Consolidated Plan was approved by HUD in June 2015.

The Action Plan describes the specific strategies the City will undertake during each program year of the Consolidated Plan to address priority needs by achieving the Priority Goals identified in the Consolidated Plan. The Action Plan identifies the use of grant funds and program income, including Redevelopment Agency and other funding sources, and the proposed accomplishments of each activity.

2017-20 Grant Cycle

The Consortium held a Grant Kickoff meeting on October 6, 2016 which was widely advertised through a Contra Costa Times display advertisement, and through emailing

over 500 nonprofit agencies and interested parties. The meeting was attended by more than 200 persons. Grant applications were filed electronically via the City Data Services system and due on December 12, 2016. Thirty-two (32) applications totaling \$1,659,800 were received. One application for \$22,000 was rejected as substantially incomplete, leaving 31 applications totaling \$1,637,800.

Council members Lori Ogorchock and Toni Tiscareno comprised the CDBG Subcommittee this grant cycle. Agencies were invited to speak and answer questions of the Subcommittee for 15 minutes and these presentations occurred on April 7th and 21st, 2017. Deliberations were conducted and concluded on June 21, 2017, after receiving HUD's announcement of Antioch's allocation.

Careful consideration was given to all applications. Emphasis was placed on funding high priority senior, youth, homeless, and tenant/landlord public services. No funding was recommended outside of these areas although there were fine projects that would certainly have been recommended if the City had more funding. The Council subcommittee is recommending funding for 27 of the 31 programs that applied (87%) with total funding recommended at \$1,426,029 of the \$1,637,800 that was requested (also 87%).

Funding Available

	17-18 Grant CDBG-EN*	Prior Years Residual Funds	CDBG-RLF**	Housing Successor Funds
Funds Available	\$743,029	\$250,000	\$283,501	
Funds Recommended	\$743,029	\$250,000	\$280,000	\$162,600
Balance	\$0	\$0	\$3,501	

*EN = Entitlement

**RLF = Revolving Loan Fund, balance as of 6/20/17

The City of Antioch's federal CDBG allocation for 2017-18 is \$743,029. This is a \$5,000 decrease from the FY 2016-17 allocation of \$743,029. All of these funds are recommended for allocation, as well as \$250,000 in CDBG carry-over or residual funds from prior years and \$280,000 in CDBG Housing Revolving Loan Funds. The total amount of CDBG funds recommended for allocation is \$1,273,029. Also recommended is \$153,000 in Housing Successor (former Antioch Redevelopment Agency) funds to be used for homeless prevention and services and the new Antioch Homeownership Program.

CDBG Public Services are capped by HUD at 15% of the 17-18 total grant amount of \$743,029 plus 15% of the prior year (FY 2016-17) program income of \$93,647. The Public Services calculation is: $\$743,029 + \$93,647 = \$836,676 * 15\% = \$125,501.40$. Public Service activities are being recommended at \$125,000.

Homeless Public Services activities are being recommended at \$108,000 from the Housing Successor Funds. Homeless Services and Administration of the Housing Successor cannot exceed \$250,000 annually, and the City is well under this amount.

Administration of the CDBG program is capped by HUD at 20% of the 2017-18 total grant amount plus 20% of the current year (FY 2017-18) program income, estimated to be \$50,000. The Administration calculation is: $\$743,029 + \$50,000 = \$793,029 * 20\% = \$158,605.80$. The Subcommittee recommends that Fair Housing Counseling and activities, a HUD requirement, be funded from Administration funds in the amount of \$25,000, and \$128,029 to Administration, for a total of \$153,029. Administration funds the City Data Services contract for the CDBG and Housing grant administration software, consultant fees for the upcoming Analysis of Fair Housing (spread over two years) as well as any other CDBG-related planning documents and tasks, consultant fees as needed for the Neighborhood Stabilization Program and for the CDBG program administration.

The remainder of the available CDBG funds of \$1,273,029 is \$995,000. This sum is recommended for a variety of activities that include Housing, Infrastructure, and Economic Development, as detailed below and in the 2017-18 Draft Action Plan Strategies and Funding, Exhibit 1 to Attachment "A", the Resolution Adopting the one-year CDBG 2017-18 Action Plan.

Housing Successor to the Antioch Redevelopment Agency Administration funds are used to support homeless prevention, outreach, crisis, and emergency housing services. All homeless services are provided in support of the County Homeless Strategic Plan to prevent homelessness and provide access to permanent housing for persons who are homeless. The proposed actions are also detailed below and in Exhibit 1 to Attachment "A" and the resolution adopting the one-year Housing Successor funding for 2017-18 is Attachment "B."

Public comment is invited and will be included in the final Action Plan document that is submitted to HUD on or before August 1, 2017.

Priority Goals and Annual 2015-16 Strategies

All stated goals of households or persons to be served refer to Antioch residents only. The 2015-20 Priority Needs, Goals and Strategies to address priority needs in 2017-18 are as follows:

Affordable Housing Goals and Strategies (AH-1 – AH-3)

AH-3: Maintain and Preserve Affordable Housing. Maintain and preserve the existing affordable housing stock, including single family residences owned and occupied by lower-income households, multi-family units at risk of loss to the market, and housing in deteriorating or deteriorated lower income neighborhoods.

AH-3.1 2017-18 Strategy – Code Enforcement in Lower Income Areas, City of Antioch (\$140,000 CDBG-EN). Program helps to sustain suitable living environments and safe, decent, affordable housing in lower income areas, and helps protect the health, welfare and safety of lower income

residents in these areas as well as promoting the maintenance of real property to improve the livability, appearance, social, and economic conditions in these areas. 125 households to be served.

AH-3.3 2017-18 Strategy – Minor Home Repair Grants, Community Energy Services (\$25,000 CDBG-RLF). Project provides minor home repairs at no charge to homeowners to promote health and safety to qualifying low-income households. These repairs may include plumbing, grab bar installation, broken window replacement, repairs of hazardous conditions, and other improvements, averaging \$2,000 per household, that enable residents to have better access to their home. 10 senior/disabled (primarily) households to be served.

AH-3.4 2017-18 Strategy – Homeowner Housing Rehabilitation (NPP Program), Habitat for Humanity East Bay (\$255,000 CDBG-RLF). Project helps lower income single-family homeowners to rehabilitate their homes and improve accessibility and livability, especially for elderly and disabled homeowners. Rehabilitation supports Code Enforcement Program in identified lower income areas. 3-4 housing loans, 7-10 Mobile Home Grants for a total of 10-14 households to be served.

AH-3.5 2017-18 Strategy – Antioch Homeownership Program, Bay Area Affordable Homeownership Alliance (\$50,000 Housing Successor funds). Project helps lower income Antioch workers and residents to purchase a home in the City by providing first time homebuyer training, credit counseling resources, assistance to identify down payment subsidies and connection with lenders. 10 households to be served.

Homeless Goals and Strategies (H-1 and H-2)

H-1: Permanent Housing for Homeless. Further “Housing First” approach to ending homelessness by supporting homeless outreach efforts, emergency shelter, transitional housing, and permanent housing with supportive services to help homeless persons achieve housing stability.

H-1.1 2017-18 Strategy – Adult Continuum of Services, Contra Costa County Behavioral Health Services, Homeless Program (\$10,000 Housing Successor Fund). Program provides 24-hour emergency shelter with wrap-around services to assist homeless persons in finding appropriate long-term housing, in addition to providing shelter, case management, housing and benefits assistance, meals, laundry facilities, healthcare, mental health services, substance abuse treatment for up to 120-days. 80 homeless persons to be served.

H-1.2 2017-18 Strategy – Runaway Youth Shelter Services, Northern California Family Center (\$5,000 Housing Successor Fund). Program provides homeless youth under age 18 with 24-hour telephone consultation, emergency shelter, food, clothing, and mediation services.

2 homeless youth to be served.

H-1.3 2017-18 Strategy – Emergency Shelter for Battered Women and their Children, STAND! For Families Free of Violence (\$8,000 Housing Successor Fund). Program provides emergency shelter for up to 24 women and their children fleeing domestic violence, as well as comprehensive supportive services, including food, clothing, social and legal advocacy, vocational assistance, child care, housing referrals, and counseling. 10 battered women and their children to be served.

H-1.4 2017-18 Strategy – Winter Nights Emergency Family Shelter, Interfaith Council of Contra Costa County (\$13,000 Housing Successor Fund). Program provides emergency shelter, food, tutoring, transportation, case management, housing placement assistance, etc. to homeless families through a rotating shelter which operates from October through June each year, with a maximum capacity of 30 persons/night. 13 members of homeless families to be served.

H-1.5 2017-18 Strategy – Coordinated Outreach, Referral and Engagement (CORE) Homeless Outreach Teams, Contra Costa Health, Housing and Homeless Services Division, Contra Costa Health Services. (\$30,000 Housing Successor Fund). Program will serve as an entry point into the coordinated entry system for unsheltered persons and work to identify, engage, stabilize and house chronically homeless individuals and families. The outreach teams will contact homeless individuals to provide basic needs, supplies, counseling, benefits, assistance, linkages to healthcare, shelter placement, and referrals and transportation to C.A.R.E. Centers. 270 homeless persons to be served.

H-2: Prevention of Homelessness. Expand existing prevention services including emergency rental assistance, case management, housing search assistance, legal assistance, landlord mediation, money management and credit counseling.

H-2.1 2017-18 Strategy – Nourishing Lives – Feeding Homeless and At-Risk Households, Loaves and Fishes (\$5,000 CDBG-EN). Program provides hot, nutritious meals Monday through Friday in Antioch dining room, located at 403 West 6th Street, in the surrounding lower income areas census tracts of 3050.00, 3060.03, 3071.02, and 3072.02. Partnering with other agencies, clients are also offered safety net services such as medical, shelter, and registration for Cal Fresh. 100 persons to be served.

H-2.2 2017-18 Strategy – Homeless Prevention & Rapid Rehousing, SHELTER Inc. (\$25,000 Housing Successor Fund). Program helps people in a housing crisis by rapidly re-housing homeless households and prevention of homelessness for households at immediate risk of

homelessness. Services include case management and financial assistance (e.g., rental assistance such as move-in costs, and rental subsidies). 160 persons to be served.

H-2.3 2017-18 Strategy – Crisis and 211 Homeless Services, Contra Costa Crisis Center (\$10,000). Program provides linkage of homeless residents to a wide variety of services, including the CORE Outreach Teams, and CARE centers, in addition to a 24 hour mental health crisis intervention service and a 211 information and referral service. 1,000 persons to be served.

Non-Housing Community Development Goals and Strategies (CD-1 – CD-8)

Public Services (CD-1 – CD-5)

CD-1: General Public Services. Ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons, and ensure access to programs that promote prevention and early intervention related to a variety of social concerns.

CD-2: Non-Homeless Special Needs. Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as elderly and frail elderly, victims of domestic violence, persons with HIV/AIDS, persons with mental, physical and developmental disabilities, abused children, illiterate adults and migrant farm workers.

CD-2.1 2017-18 Strategy – Seniors: Senior Center Administration and Programs, City of Antioch (\$35,000 CDBG-EN). Program provides lower income Antioch seniors with access to a wide variety of activities and services at the Antioch Senior Center, including hot lunches M-F. Center serves as the hub of senior service delivery, providing space for Contra Costa Senior Legal Services, Lion's Center screening events, Senior Outreach Services Care Management, as well as providing health seminars, computer classes, insurance counseling, educational and recreational opportunities, and much more. 1,000 seniors to be served.

CD-2.2 2017-18 Strategy – Seniors: Legal Services for Older Americans, Contra Costa Senior Legal Services (\$10,000 CDBG-EN). Program provides free legal counseling, advice, representation and litigation services to seniors in connection with their housing, income maintenance, consumer and individual rights, and other elder law issues. 75 seniors to be served.

CD-2.3 2017-18 Strategy – Seniors/Disabled: Independent Living Skills, Lions Center for the Visually Impaired (\$5,000 CDBG-EN). Program provides in-home independent living skills instruction and training to visually impaired adults so they will maintain their independence and avoid institutionalization. 14 disabled persons to be served.

CD-2.4 2017-18 Strategy – Seniors/Disabled: Meals on Wheels, Senior Outreach Services (\$10,000 CDBG-EN). Program delivers seven nutritious meals each week to frail, home bound seniors and disabled adults to help them live at home in safety, comfort, and with dignity for as long as they can. Seniors also benefit from daily health and wellness checks from volunteer drivers, and ongoing client monitoring through in-home visits by outreach workers. 160 seniors to be served.

CD-2.5 2017-18 Strategy – Seniors: Care Management, Senior Outreach Services (\$10,000 CDBG-EN). Program provides an array of services to help older adults and their families meet long-term care needs. Care managers assist seniors in resolving critical issues affecting their health and wellness, to help them live as independently as possible. Bilingual professionals are trained in gerontology, social work or counseling. 80 seniors to be served.

CD-2.6 2017-18 Strategy – Advocacy in Care Facilities, Ombudsman Services of CCC (\$10,000 CDBG-EN). Program provides dependent adults and elderly residing in long-term care facilities with access to safe and secure environments through the advocacy of trained and certified Ombudsman who investigate abuse and ensure compliance of facilities with Title 22 California Code of Regulations. 65 elderly/disabled persons to be served.

CD-3: Youth. Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.

CD-3.1 2017-18 Strategy – Youth: Youth Recreational Program Scholarships, City of Antioch (\$15,000 CDBG-EN). Program provides scholarships to 120 youth from lower income Antioch families, allowing them to participate free in healthy sports, fitness, recreation, swimming, and other classes. 120 youth to be served.

CD-3.2 2017-18 Strategy – Youth: Child Sexual Assault Intervention, Community Violence Solutions (\$5,000 CDBG-EN). Program serves child and developmentally disabled individuals who are victims of sexual assault with forensic interviews, advocacy, case management, and mental health services. 20 youth to be served.

CD-3.3 2017-18 Strategy – Youth: Advocacy for Children At Risk, Court Appointed Special Advocates (\$5,000). Program provides advocacy, mentoring and representation services to abused and neglected children who are wards of the County Juvenile Dependency Court to improve access to social services, health care, therapeutic services, and a safe permanent living situation. 15 youth to be served.

CD-4: Fair Housing. Continue to promote fair housing activities and affirmatively further fair housing to eliminate discrimination in housing choice in the City of Antioch.

D-4.2 2017-18 Strategy – Fair Housing Services, ECHO Housing (\$25,000 CDBG-EN Admin). Program affirmatively furthers fair housing by investigating allegations of discrimination; conducting audits to uncover discrimination, providing training to housing providers. ECHO Housing is a HUD-approved housing counseling agency, and satisfies HUD's definition of Fair Housing Enforcement Organization and Qualified Fair Housing Enforcement Organization. 100 persons to be served.

CD-5: Tenant/Landlord Counseling. Support the investigation and resolution of disagreements between tenants and landlords and to educate both as to their rights and responsibilities, so as to help prevent people from becoming homeless and to ensure fair housing opportunity.

CD-5.1 2017-18 Strategy – Tenant/Landlord Counseling Services Collaborative, Bay Area Legal Aid (\$15,000 CDBG-EN). Program provides landlord/tenant counseling services and legal services to Antioch tenants and landlords on their rights and responsibilities under federal, state and local housing laws. 150 persons to be served.

Economic Development (CD-6)

CD-6: Economic Development. Reduce the number of persons with incomes below the poverty level, expand economic opportunities for very low- and low-income residents, and increase the viability of neighborhood commercial areas.

CD-6.1 2017-18 Strategy – Road to Success for Childcare Businesses, Contra Costa Child Care Council (\$10,000 CDBG-EN). Program benefits lower income residents by providing microenterprise assistance for those who want to maintain or start stable small businesses as licensed home-based family child care providers. 15 businesses to be served.

CD-6.2 2017-18 Strategy – Future Build Pre-Apprenticeship Training, Open Opportunities (\$15,000 CDBG-EN). Program provides 16-weeks of Pre-Apprenticeship training at the Pittsburg Adult Education Center, 1151 Stoneman Ave, for persons ages 18 and older in solar, energy, and construction trades. Core curriculum is developed by the Home Builders Institute and Building Trades Council. Training includes community service benefit projects in city and county parks and facilities, as well as placement services after graduation. 12 persons to be served.

CD-6.3 2017-18 Strategy – Job Training and Placement Program, Opportunity Junction (\$50,000 CDBG-EN). Program integrates computer training with life skills, paid experience, case management and psychological counseling, career counseling and job placement, and long-

term ongoing support. Participants enter administrative careers that enable them to become self-sufficient. 12 persons to be served.

Infrastructure (CD-7)

CD-7: Infrastructure and Accessibility: Maintain adequate infrastructure in lower income areas, and ensure access for the mobility-impaired by addressing physical access barriers to goods, services, and public facilities in such areas.

CD-7.1 2017-18 Strategy – Downtown Roadway Rehabilitation and Ramps, City of Antioch (\$250,000 CDBG-EN, \$250,000 Prior Year funds, total \$500,000.) Project will improve access for the physically handicapped in the older, lower income downtown areas of Antioch, improving drainage facilities to reduce flooding, rehabilitating roadways and sidewalks and installing handicap ramps in the area. Work for this grant application cycle is expected to occur on 7th and 8th Streets between A and G Streets and B, C, D, E and F Streets between 6th and 9th Streets. 4,708 persons in area to benefit.

Administration (CD-8)

CD-8: Administration. Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector, and administer federal grant programs in a fiscally prudent manner.

CD-8.1 2017-18 Strategy – Administration of CDBG Program, City of Antioch (\$128,029 CDBG-EN). Program supports the development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector, and administering federal grant programs in a fiscally prudent manner.

Analysis of Impediments (AI) Background (Recommended Action Item #3)

Members of the Consortium are required by HUD to conduct an Analysis of Impediments to Fair Housing Choice (AI). This plan is reviewed and updated with each Consolidated Plan. Because HUD was in the middle of releasing new "Affirmatively Furthering Fair Housing (AFFH) rules during the 2015-20 Consolidated Plan preparation, the Consortium deferred the update to the AI until it received instruction from HUD, hoping to transition to the new format. However, the local HUD office confirmed that preparation of a new AI was necessary as an interim measure.

In 2019, the Analysis of Impediments to Fair Housing Choice document will be replaced by the Assessment of Fair Housing document, per HUD's Affirmatively Furthering Fair Housing Final Rule that was completed and disseminated by HUD in July 2015. The Consortium has begun planning for the preparation of the Assessment of Fair Housing document to ensure completion by October 2019.

For the draft AI, members of the Consortium, including Richmond, collaborated to jointly plan for the housing and community development needs of the County. This AI accompanies the 2015-20 Contra Costa Consortium Consolidated Plan, and achievements will be reported in each jurisdiction's Consolidated Annual Performance Evaluation Report (CAPER). The Analysis of Impediments is available for review Monday through Friday between the hours of 8:00 AM and 11:30 AM, and between the hours of 1:00 PM and 5:00 PM by appointment only, at the City of Antioch City Hall, Community Development Department, 200 H Street, and online at: <http://www.contracosta.ca.gov/6675/Analysis-of-Impediments-to-Fair-Housing-Public-comment-is-invited-and-will-be-included-in-the-final-document-The-Resolution-adopting-the-2016-20-AI-is-Attachment-C>. Public comment is invited and will be included in the final document. The Resolution adopting the 2016-20 AI is Attachment "C."

The purpose of an AI is to review conditions in the jurisdictions that may impact the ability of households to freely choose housing and to be treated without regard to race, ethnicity, religion, gender, national origin, source of income, age, disability, or other protected status. The AI reviews the general state of fair housing, the enforcement of fair housing law, efforts to promote fair housing, access to credit for the purpose of housing, and general constraints to the availability of a full range of housing types. An AI also examines the affordability of housing in the jurisdiction with an emphasis on housing affordable to households with annual incomes classified as low income and less. (Low income is defined as equal to or less than 80 percent of the adjusted Area Median Income as most recently published by HUD.)

To gain pertinent information on fair housing needs and activities in Contra Costa County, the County collected and analyzed demographic and housing data; conducted and analyzed Fair Housing Surveys completed by community residents, jurisdictions, and stakeholder organizations across the County and interviewed key stakeholders including advocacy organizations and government officials; and conducted a literature review.

Findings, Impediments, and Recommendations – The consultant conducting the Analysis of Impediments to fair housing choice found the following five impediments to be addressed by Consortium members. Recommendations to address the impediments were made by the Consultant, and Action Steps with their deliverables were developed by Consortium members. Following is a summary of Impediments, Recommendations, Action Steps, and Deliverables for the 2015-20 Consolidated Plan period.

Impediment #1 - Education and public perception. Inadequate information on fair housing issues and a lack of understanding about the potential extent of housing discrimination exists.

- **Recommendation # 1: Increase Public Awareness of Fair Housing Rights** - The Contra Costa County Consortium could strengthen efforts to make the public aware of fair housing rights and further emphasize how reporting fair housing violations can have positive outcomes. This would include providing communities information on fair housing laws and policies, model zoning ordinances, and advice from other communities that have succeeded in overcoming regulatory impediments to fair housing choice

- **Action Step 1.1** - Contract with Fair Housing Services or consultant(s) to educate County residents, tenants, and owners and agents of rental properties regarding their fair housing rights and responsibilities. 2017 Deliverable: Execute service contracts with each jurisdiction of the Consortium; standardize public information materials Countywide.
- **Action Step 1.2** - Update existing guidance on fair housing rights to include recent changes in protected classes and equal access. 2017 Deliverable: Update content for website and brochures with consistent message and inclusive delivery
- **Action Step 1.3** - Promote and coordinate expansion of outreach to the community regarding fair housing rights. 2018 Deliverable: Campaign to highlight the single toll-free telephone number for fair housing services; strategies to jurisdictions and pre-prepared content for trade publications
- **Action Step 1.4** - Diversify form and content of outreach. 2019 Deliverable: Alternatives to traditional fair housing outreach that reach different populations or present a fresh way of sharing information; also, develop a new Language Assistance Plan (LAP).

Impediment #2 - Housing affordability. The high cost of housing and the extreme burden of those costs, particularly for renters, present a barrier to fair housing choice. Also, low vacancies and lack of affordable housing options contribute to these issues. Concentration of the limited affordable housing supply is also a fair housing concern.

- **Recommendation #2: Improve Financial Assistance for Housing** - High housing costs and cost burden to both buyers and renters may be reduced through direct and indirect financial assistance programs. There is a variety and volume of programs available to low/moderate-income people. Real estate professionals, lenders and rental property owners often do not know what is available and what qualifications are for the various programs. All could benefit from more information on the availability of home finance and rental subsidy programs (including both tenant-based and project-based subsidies). In order to increase the number of households who are served by these programs, there needs to be additional funding and increased efficiencies in program delivery. Members of the Contra Costa County Consortium could support efforts to increase funding through local, State and federal initiatives; lower development costs of new affordable housing; and allow for innovative housing options such as tiny homes and accessory dwelling units.
 - **Action Step 2.1** - Continue to support and expand development of new affordable housing and preservation of existing affordable housing, which include the CDBG, HOME, and HOPWA Programs. 2017 Deliverable: Action Plan budget allocation percentages maintained with minimum reduction; project selection criteria that relate to new State resources, e.g. Housing Trust Fund and Rapid Rehousing. (Coordinate funding levels from within the Consortium and CCD Lead report performance in CAPER; also improve efficiencies through innovative housing options, e.g., tiny homes and accessory dwelling units.)
 - **Action Step 2.2** - Publicize information about housing assistance programs, especially rental assistance with referral feature for available housing. 2017

Deliverable: Annual update/distribution of material; update County website list of subsidized rental housing; maintain interactive map of affordable rental units. (Include information rental assistance programs; create list of realtors, brokers, banks, credit unions etc.)

- **Action Step 2.3** - Continue to fund agencies that facilitate tenant/landlord dispute resolution or other dispute resolution services. 2017 Deliverable: Reduced evictions and greater lease renewals. (Collect and monitor data on tenant rent increases; promote rights of protected classes and equal access.)
- **Action Step 2.4** - Diversify information on the availability of home financing and rental subsidy programs. 2018 Deliverable: Expanded multi-lingual services and outreach to special needs population and the organizations that serve these populations (Ensure website and social media has all materials in Spanish that serve these populations, as it will be necessary to establish best modes of outreach and coordination.)

Impediment #3 - Home purchase loan denials. Significant disparity between races and ethnicities in loan denial rates exists. Minorities are more likely to be denied loans than whites, even in high income categories.

- **Recommendation # 3: Review Home Purchase Loan Denial Figures with Local Lenders** - Significant disparity between races and ethnicities in loan denial rates exists. Minorities are more likely to be denied loans than Whites, even in high income categories. The Contra Costa County Consortium should further research the extent of these issues and review this information with Fair Housing Organizations and local lenders. Both members of the Consortium and the Fair Housing Organizations should report the disparate impact to lenders, encourage them to examine loan approval policies and procedures within that context and indicate what affirmative steps, as appropriate, that they might take to address this apparent issue. Members of the Consortium have some established networks such as the Home Equity Preservation Alliance and lists of preferred lenders that may be able to serve as a base for growing outreach on these issues.
 - **Action Step 3.1** - Require respective fair housing consultant(s) to review and monitor HMDA data in regards to loan denial rates among racial/ethnic minorities. 2017 Deliverable: Reports of any disparate impacts between racial and ethnic minorities to the Consortium members and possible enforcement action (refer cases as appropriate to State and Federal complaint centers).
 - **Action Step 3.2** - Support consumer credit and homebuyer education programs to educate borrowers about perils of subprime lending. 2019 Deliverable: Expanded course curriculum (in addition to current counseling agencies, interest other agencies in these deliveries).
 - **Action Step 3.3** - Utilize preapproved lenders and encourage them to examine loan approval policies and procedures. 2017 Deliverable: Documentation of review by lenders (include established networks such as the Home Equity Preservation Alliance; (indicate what affirmative steps lenders might take to address this apparent issue).

- **Action Step 3.4** - Prefer lenders with Community Reinvestment Act (CRA) rating of "Outstanding" when selecting new participants of first time homebuyer programs. 2018 Deliverable: Review of CRA rating reports (in addition, review lenders most recent HMDA reporting published by Federal Financial Institutions Examination Council (FFIEC).

Impediment #4. Disability and elder care issues. Availability and access to housing for individuals with physical and mental disabilities is a rapidly emerging impediment to fair housing. Further, insufficient education and enforcement around issues of reasonable accommodations results in discrimination against individuals with disabilities.

- **Recommendation # 4:** Increase Access to Special Needs Housing - The Contra Costa County Consortium should gather more information of this emerging impediment and determine the extent to which the available supply of supportive housing is limited particularly for individuals with physical and mental disabilities. Members of the Consortium should examine and develop more formal policies and procedures regarding reasonable accommodation and better inform landlords, especially small rental property owners. Promoting best practices for alternative types of special needs/elderly housing and considering policy changes may be in order. Shaping community attitudes as described in the first recommendation may also be necessary to confront this barrier.
 - **Action Step 4.1** - Adopt formal policies and procedures, in jurisdictions that have none, for persons with disabilities to request reasonable accommodations to local planning and development standards. 2017 Deliverable: New appeals process within jurisdictions that presently do not offer such protection. (Gather more information to determine extent to which the available supply of supportive housing is limited particularly for individuals with physical and mental disabilities; use County policy as model for other jurisdictions.)
 - **Action Step 4.2** – Promote best practices for alternative types of special needs/elderly housing and considering policy changes. 2017 Deliverable: Prototypes of housing designs that permit vulnerable populations to gain access, receive services/age in place (this includes development of accessory dwelling units by reducing fees for new units), placement services for seniors, and expanded use of VASH vouchers. (Reflect changes in plans, program descriptions and funding requests for CoC, PHA, etc. Also, follow new State legislation to further encourage accessory dwelling units.)
 - **Action Step 4.3** - Educate tenants, and owners and agents of rental properties. 2018 Deliverable: Targeted outreach to property owners and representatives that have not received past notification. (Include landlords and small property owners with scattered site units.)

5. Local Building Approvals. Lengthy, complex and extensive local review and approval processes discourage construction of affordable housing. Local governments sometimes require separate approvals for every aspect of the development process and

sometimes stipulate public hearings that invite community opposition, which can have the same effect as exclusionary zoning.

- **Recommendation #5: Review Municipalities Planning Code and Offer Incentives** - The Contra Costa County Consortium should encourage local governments to examine the review and approval processes that discourage construction of affordable housing with respect to elements that have the unintended consequence of impeding such development. As observed in the findings, local governments sometimes require separate approvals for every aspect of the development process and sometimes stipulate public hearings that result in community opposition, which can have the same effect as exclusionary zoning. Local building and zoning codes could be modified to simplify local processes for building approvals and more effectively encourage construction of affordable housing as well as special needs housing.
 - **Action Step 5.1** - Examine the review and approval process to identify opportunities to streamline and simplify action on affordable projects. 2018 Deliverable: Report recommending possible changes in zoning, land use and building permit issuance (confer with planners, developers and builders).
 - **Action Step 5.2** - Publicize the density bonus ordinance and encourage developers to utilize the ordinance in order to create affordable housing. 2018 Deliverable: Media campaign to draw attention to recent successes in the region (e.g. as a 25% parking reduction permitted with the inclusion of very low Income rental housing units); updates of promotional material and outreach strategies. (Track progress to determine whether further changes are necessary in other jurisdictions and promote consideration of similar incentives.)
 - **Action Step 5.3** - Develop policy for priority review to affordable housing projects as needed. 2019 Deliverable: Model development codes, including one adopted recently in the region which streamlines the review process for many types of development; facilitate information sharing and networking among municipalities. (Compile best practices from other states; ask APA and ICMA for best practices.)

Updates to Citizen's Participation Plan, Language Assistance Plan, and Residential Anti-Displacement & Relocation Assistance Plan (Recommended Action Item #4)

These four HUD-required plans are contained within one document and included as Attachment "E" and the Resolution adopting the plans is Attachment "D." The Citizen Participation Plan was updated to:

- include new HUD requirements;
- include flexibility when HUD issues a waiver to citizen participation requirements (as it did this year);
- standardize the format for Consortium cities to include all applicable County language since the County acts as the Consortium lead in most planning endeavors, and
- ensure that Antioch residents are adequately and promptly informed about the activities undertaken by the CDBG and other HUD-funded programs, especially

encouraging lower income residents, persons with disabilities, minorities, and non-English speaking residents to participate and add their voices to the rest of the community regarding affordable housing and community development activities.

The Language Assistance Plan (LAP) outlines the free language assistance for the CDBG program provided to residents who have difficulty speaking or understanding English, in order to encourage their involvement and participation. The LAP was updated to:

- include the 2011-2015 American Survey (ACS) 5-year estimates of population and English speaking proficiency, replacing the 2010 Census data;
- include findings that Spanish speaking persons have increased to 21.1% of the population, up from 13% in 2010; Tagalog speaking persons have increased to 4.3%, up from 2%, and Chinese speaking persons have increased to 2%, up from less than 1%; and
- reaffirm that the only language that is identified as “frequently encountered” is Spanish for the provision of oral and written translation services for critical programs.

The Residential Anti-Displacement and Relocation Assistance Plan (RADRAP) is written to state the City’s compliance with the Uniform Relocation Act in HUD-assisted projects carried out with City CDBG, NSP or other federal HUD funds. It affirms the City’s commitment to minimize displacement, provide relocation assistance, and provide one-for-one replacement for all low/moderate income dwelling units that are demolished or converted to another use. The City currently has no plans to conduct activities with CDBG funds which require displacement or relocation assistance. No changes were made in this document. The Resolution to adopt the CPP, LAP, and RADRAP is Attachment “F.”

ATTACHMENTS

- A. Resolution Amending the 2017-2018 Budget and Adopting the one-year Community Development Block Grant 2017-18 Annual Action Plan
- B. Resolution Adopting the one-year Housing Successor Funding for the 2017-18 Annual Action Plan
- C. Resolution Adopting the 2016-20 Contra Costa Consortium Analysis of Impediments to Fair Housing Choice
- D. Resolution Adopting the Citizen Participation Plan, Language Assistance Plan and Residential Anti-Displacement and Relocation Assistance Plan.
- E. Revised Citizen Participation, Language Assistance, and Residential Anti-Displacement & Relocation Assistance Plans

ATTACHMENT "A"

RESOLUTION NO. 2017/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH AMENDING THE 2017-18 BUDGET AND ADOPTING THE ONE-YEAR COMMUNITY DEVELOPMENT BLOCK GRANT 2017-18 ANNUAL ACTION PLAN

WHEREAS, the City of Antioch, an entitlement community, has expressed its intention of receiving Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development; and

WHEREAS, the U. S. Department of Housing and Urban Development had notified the City of Antioch that it will receive \$743,029 in CDBG entitlement funds for FY 2017-18; and

WHEREAS, the City has \$250,000 in prior year funds and \$283,501 in CDBG Housing Revolving Loan Funds available to grant in FY 2017-18; and

WHEREAS, FY 2017-18 is the third year of the 2015-20 Consolidated Plan, and the first year of the FY 2017-20 three-year funding cycle, and proposals to provide a wide array of services and programs to benefit lower income persons and areas were solicited by the Contra Costa HOME Consortium according to HUD procurement regulations; and

WHEREAS, the City of Antioch has solicited public comments from June 23 to July 25, 2017 on the draft Action Plan funding recommendations of the Council CDBG Subcommittee; and

WHEREAS, the City Council conducted a Public Hearing on July 25 to receive and consider public comments on the proposed FY 2017-18 Annual Action Plan; and

WHEREAS, the adoption of the funding recommendations requires an amendment to the FY 2017-2018 budget.

NOW THEREFORE BE IT RESOLVED, that the City Council hereby approves and adopts the funding recommendations of the Council CDBG Subcommittee comprising the draft 2017-18 Action Plan of the 2015-2020 Consolidated Plan, herein referred to and on file in the Office of the City Clerk.

BE IT FUTHER RESOLVED, that the City Council hereby amends the FY 2017-2018 budget to implement the funding recommendations of the Council CDBG Subcommittee comprising the draft 2017-18 Action Plan of the 2015-2020 Consolidated Plan; and

BE IT FURTHER RESOLVED, that, as all CDBG projects are subject to the National Environmental Policy Act (NEPA) and 24 CFR Part 58 review, the NEPA review for each project will be completed prior to entering into project agreements or other legal documents for the project;

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July 25, 2017

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BE IT FURTHER RESOLVED, that the City Manager, or his designee, is designated as the City representative to submit the draft FY 2017-2018 Annual Action Plan (Exhibit 1) and all understandings and assurances contained therein, and directs and authorizes said representative to act in connection with the submission and to provide such additional information as may be required.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 25th day of July 2017, by the following vote:

AYES:

NOES:

ABSENT:

ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH

**EXHIBIT 1 - FY 2015-20 Consolidated Plan Priority Goals and
2017-18 City of Antioch Strategies and Funding**

Applicant	Project Name	Amount of Request	Amount Awarded 2016-17	Funds Available as of 6/20/17				TOTAL
				743,029	250,000	283,501	162,600	1,439,130
				CDBG-EN	Prior Yr \$	CDBG Hsg RLF	Housing Successr	ALL SOURCES
Homeless Goals and Strategies (H-1 and H-2)								
H-1: Permanent Housing for Homeless. Further "Housing First" approach to ending homelessness by supporting homeless outreach efforts, emergency shelter, transitional housing, and permanent housing with supportive services to help homeless persons achieve housing stability.								
H-1.1	CCC BHS Homeless Prog	Adult Continuum of Services	10,000	10,000			10,000	10,000
H-1.1	CCC BHS Homeless Prog	Adult Continuum of Services (15-16 not paid by Finance closing date)					5,212	5,212
H-1.2	N California Family Center	Runaway Youth Shelter Services	10,000	5,000			5,000	5,000
H-1.3	STAND!	Emergency Domestic Violence Shelter	10,000	8,000			10,000	10,000
H-1.4	Interfaith Council of CCC	Winter Nights Emergency Family Shelter	13,000	NEW			13,000	13,000
H-1.5	CCC Health, Housing, Homeless Dpt	CORE Homeless Outreach	30,000	17,000			30,000	30,000
Subtotal Homeless Shelter Strategies:			73,000	40,000	0	0	73,212	73,212
H-2: Prevention of Homelessness. Expand existing prevention services including emergency rental assistance, case management, housing search assistance, legal assistance,								
H-2.1	Loaves & Fishes of CC	Nourishing Lives	5,000	5,000	5,000			5,000
H-2.2	SHELTER, Inc. (CDBG)	Homeless Prevention/Rapid Rehsg	25,000	10,000			25,000	25,000
H-2.2	SHELTER, Inc. (CDBG)	Homeless Prevention/Rapid Rehsg (15-16 not paid by Finance closing date)					4,388	4,388
H-2.3	Contra Costa Crisis Center	Crisis/211 Homeless Services	10,000	NEW			10,000	10,000
Subtotal Homeless Prevention Strategies:			40,000	15,000	5,000	0	39,388	44,388
Subtotal Homeless Strategies:			113,000	55,000	5,000	0	112,600	117,600
Non-Housing Community Development Goals and Strategies (CD-1 – CD-8)								
Public Services (CD-1 – CD-5)								
CD-1: General Public Services. Ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons, and ensure access to programs that promote prevention and early intervention related to a variety of social concerns.								
CD-2: Non-Homeless Special Needs. Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as elderly and frail elderly, victims of domestic violence, persons with HIV/AIDS, persons with mental, physical and developmental disabilities, abused children, illiterate adults and migrant farm workers.								
CD-2.1	City of Antioch	Senior Center Administration & Programs	35,000	35,000	35,000			35,000
CD-2.2	CC Senior Legal Services	Legal Services for older Americans	10,000	10,000	10,000			10,000
CD-2.3	Lions Center	Independent Living Skills	10,000	5,000	5,000			5,000
CD-2.4	Senior Outreach Services	Meals on Wheels (MOW)	19,000	10,000	10,000			10,000
CD-2.5	Senior Outreach Services	Care Management	15,000	10,000	10,000			10,000
CD-2.6	Ombudsman Services CC	Advocacy in Care Facilities	11,000	10,000	10,000			10,000
Subtotal Non-Homeless Special Needs Strategies:			100,000	80,000	80,000	0	0	80,000
CD-3: Youth. Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.								
CD-3.1	City of Antioch	Youth Recreational Programs	15,000	15,000	15,000			15,000
CD-3.2	Community Violence Solutions	CIC Child sexual assault intervention	5,000	5,000	5,000			5,000
CD-3.3	Court Appointed Special Advocates	Children At Risk	14,000	NEW	5,000			5,000
	Biotech Partners	Academy at Antioch High School	30,000	NEW	0			0
Subtotal Youth Strategies:			64,000	20,000	25,000	0	0	25,000
CD-4: Fair Housing. Continue to promote fair housing activities and affirmatively further fair housing to eliminate discrimination in housing choice in the City of Antioch.								
CD-4.2	ECHO Housing	Fair Housing Services	25,000	25,000	25,000			25,000
Subtotal Fair Housing Strategies (Funded from CDBG Administration):			25,000	25,000	25,000	0	0	25,000
CD-5: Tenant/Landlord Counseling. Support the investigation and resolution of disagreements between tenants and landlords and to educate both as to their rights and responsibilities, so as to help prevent people from becoming homeless and to ensure fair housing opportunity.								
CD-5.1	Bay Area Legal Aid (BayLegal)	Tenant Landlord Housing Services Collab	30,000	15,000	15,000			15,000
Subtotal Tenant/Landlord Counseling Strategies:			30,000	15,000	15,000	0	0	15,000
CD-6: Economic Development. Reduce the number of persons with incomes below the poverty level, expand economic opportunities for very low- and low-income residents, and increase the viability of neighborhood commercial areas.								
CD-6.1	CC Child Care Council	Road to Success	15,000	10,000	10,000			10,000
CD-6.2	Open Opportunities, Inc	Future Build Pre-Apprenticeship Trng	15,000	15,000	15,000			15,000
CD-6.3	Opportunity Junction	Job Training and Placement Program	60,000	50,000	50,000			50,000
	Opportunity Junction	Technology Center	20,000	NEW	0			0
	St. Vincent de Paul of CCC	Workforce Development Program	15,000	NEW	0			0
	Workforce Development Board CCC	Small Business Development Center	15,000	NEW	0			0
Subtotal Economic Development Strategies:			140,000	75,000	75,000	0	0	75,000
CD-7: Infrastructure and Accessibility. Maintain adequate infrastructure in lower income areas, and ensure access for the mobility-impaired by addressing physical access barriers to goods, services, and public facilities in such areas.								
CD-7.1	City of Antioch	Downtown Roadway Rehab & Ramps	300,000	600,000	250,000	250,000		500,000
Subtotal Infrastructure and Accessibility Strategies:			300,000	600,000	250,000	250,000	0	500,000
CD-8: Administration. Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector, and administer federal grant programs in a fiscally prudent manner.								
CD-8.1	City of Antioch	Administration of CDBG Prog	130,000	124,000	128,029			128,029
Subtotal Administration Strategies:			130,000	124,000	128,029	0	0	128,029
Subtotal Non-Housing Community Development Strategies:			902,000	994,000	603,029	250,000	0	853,029
Affordable Housing Goals and Strategies (AH-1 – AH-3)								
AH-1: Increase Affordable Rental Housing Supply. Expand housing opportunities for extremely low-income, very low-income, and low-income households by increasing the supply of decent, safe, and affordable rental housing.								
AH-2: Increase Affordable Supportive Housing. Expand housing opportunities for persons with special needs, including seniors, persons with disabilities, persons with HIV/AIDS, veterans, and the homeless, by increasing appropriate and supportive housing.								
AH-3: Maintain and Preserve Affordable Housing. Maintain and preserve the existing affordable housing stock, including single family residences owned and occupied by lower-income households, multi-family units at risk of loss to the market, and housing in deteriorating or deteriorated lower income neighborhoods.								
AH-3.1	City of Antioch	Code Enforcement Lower Income Areas	140,000	140,000	140,000			140,000
AH-3.3	Community Energy Services Corp	Antioch Minor Home Repair	50,000	40,000			25,000	25,000
AH-3.4	Habitat for Humanity East Bay, Inc.	Homeowner Housing Rehabilitation Program	255,000	NEW			255,000	255,000
AH-3.5	Bay Area Affordable Homeownership Alliance	Antioch Homeownership Program	50,000	17,000			50,000	50,000
Subtotal Maintain & Preserve Housing Strategies:			495,000	197,000	140,000	0	280,000	470,000
Subtotal Affordable Housing Strategies:			495,000	197,000	140,000	0	280,000	470,000
Total Each Funding Source:					743,029	250,000	280,000	162,600
Balance All Funding Sources:					0	0	3,501	1,435,629

ATTACHMENT "B"

RESOLUTION NO. 2017/**

RESOLUTION OF THE HOUSING SUCCESSOR TO THE ANTIOCH DEVELOPMENT AGENCY AMENDING THE 2017-18 BUDGET AND APPROVING THE ALLOCATION OF \$162,600 FOR HOMELESS PROGRAMS AND FIRST TIME HOMEBUYER PROGRAM DURING THE FISCAL YEAR 2017-2018

WHEREAS, SB 341 (Chapter 796, Statutes of 2013) modifies expenditure and accounting rules for Housing Successor agencies that have taken over housing functions for former redevelopment agencies, and permits the expenditure of up to \$250,000 per fiscal year on homelessness prevention and rapid rehousing services if the housing successor has fulfilled all replacement, affordable housing production, and monitoring, database compilation and web site publication requirements; and

WHEREAS, the City of Antioch has fulfilled the aforementioned requirements and wishes to help prevent and address the issues of homelessness and homeownership in the City; and

WHEREAS, FY 2015-16 is the third year of the 2015-20 Consolidated Plan, and the first year of the FY 2017-20 three-year funding cycle, and proposals to provide a wide array of services and programs to benefit lower income persons and areas were solicited by the Contra Costa HOME Consortium according to HUD procurement regulations; and

WHEREAS, the Council Subcommittee carefully considered all proposals, and made recommendations for funding which constitute the draft Action Plan, and

WHEREAS, the City of Antioch has solicited public comments from June 23 to July 25, 2017 on the draft Action Plan funding recommendations of the Council CDBG Subcommittee; and

WHEREAS, the Subcommittee recommends funding in the amount of \$103,000 from the Housing Asset Fund be used for Homeless services; as follows: Adult Shelter Continuum of Services, Contra Costa County Health, Housing and Homeless Services (\$10,000 plus \$5,212 from 2015-16 not paid by Finance closing date); Shelter for Runaway Youth, Northern California Family Center (\$5,000); Emergency Shelter for Battered Women and their Children, STAND! For Families Free of Violence (\$10,000); Winter Nights Family Shelter, Interfaith Council of Contra Costa County (\$13,000); CORE Homeless Outreach, Contra Costa County Health, Housing and Homeless Services (\$30,000); Emergency Rapid Re-housing and Homeless Prevention Services, SHELTER Inc., (\$25,000 plus \$4,388 from 2015-16 not paid by Finance closing date), and Homeless Crisis Hotline/211 Services, Contra Costa Crisis Center (\$10,000); and

WHEREAS, the Subcommittee recommends funding in the amount of \$50,000 from the Housing Asset Fund to support homebuyer assistance for households earning 80% or less than the area median income through the Antioch Homeownership Program, delivered by Bay Area Affordable Homeownership Alliance; and

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July 25, 2017

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WHEREAS, the Housing Successor met on July 25, 2017, to consider the Subcommittee's recommendations and solicit public input on the proposed FY 2017-18 Annual Action Plan; and

WHEREAS, the Director of Finance has confirmed that there are sufficient, unencumbered funds to take this action.

NOW THEREFORE IT BE RESOLVED that the Housing Successor to the Antioch Development Agency does hereby designate \$162,600.00 in Housing Asset funds for Homeless housing and prevention programs indicated above; and

BE IT FUTHER RESOLVED, that the Housing Successor hereby amends the FY 2017-2018 Antioch Development Agency budget to implement the funding recommendations of the Council CDBG Subcommittee comprising the draft 2017-18 Action Plan of the 2015-2020 Consolidated Plan.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Housing Successor to the Antioch Development Agency of the City of Antioch at a regular meeting thereof, held on the 25th day of July 2017, by the following vote:

AYES:

NOES:

ABSENT:

ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH

ATTACHMENT "C"

RESOLUTION NO. 2017/**

RESOLUTION OF THE CITY COUNCIL APPROVING AND ADOPTING THE CONTRA COSTA CONSORTIUM ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE DURING THE 2015-20 CONSOLIDATED PLAN PERIOD

WHEREAS, to receive federal CDBG funds from the U. S. Department of Housing and Urban Development, the cities that comprise the Contra Costa HOME Consortium must periodically submit an Analysis of Impediments to Fair Housing Choice to HUD; and

WHEREAS, the draft Analysis of Impediments to Fair Housing Choice for Contra Costa County constitutes the Consortium's effort to identify impediments to fair housing and provides recommended actions to overcome the effects of identified impediments; and

WHEREAS, the City supports equal access to housing as fundamental to each person in meeting essential needs and pursuing personal, education, employment, or other goals; and

WHEREAS, the City works to address impediments to fair housing choice, which is defined as "Any actions, omissions, or decisions taken because of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, or any other arbitrary factor which restrict housing choices or the availability of housing choices; or any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, or any other arbitrary factor" and

WHEREAS, through the annual planning process, each annual Action Plan will identify specific actions to be undertaken during the fiscal year to remove impediments and to further fair housing choice; and

WHEREAS, each annual Consolidated Annual Performance Evaluation Report (CAPER) will detail the activities undertaken throughout the year and accomplishments in removing impediments and furthering fair housing choice.

NOW THEREFORE BE IT RESOLVED that the City Council does hereby approve and adopt the draft Analysis of Impediments to Fair Housing Choice.

RESOLUTION NO. 2017/**

July 25, 2017

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I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 25th day of July 2017, by the following vote:

AYES:

NOES:

ABSENT:

ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH

CZ

ATTACHMENT "D"

RESOLUTION NO. 2017/**

RESOLUTION OF THE CITY COUNCIL APPROVING AND ADOPTING THE CITIZEN PARTICIPATION PLAN, LANGUAGE ASSISTANCE PLAN, AND RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

WHEREAS, the Department Housing and Urban Development (HUD) requires all jurisdictions receiving CDBG and other HUD funding to develop and maintain such plans consistence with HUD regulations; and

WHEREAS, these plans have been updated to incorporate new HUD requirements, current demographic data, and standardize Consortium format.

NOW THEREFORE IT BE RESOLVED that the City Council adopts and approves the Citizen Participation Plan, Language Assistance Plan, and Residential Anti-Displacement and Relocation Assistance Plan.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 25th day of July 2017, by the following vote:

AYES:

NOES:

ABSENT:

ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH



**CITIZEN PARTICIPATION PLAN,
LANGUAGE ASSISTANCE PLAN AND
RESIDENTIAL ANTI-DISPLACEMENT &
RELOCATION ASSISTANCE PLAN**

FOR THE

2015-20 CONSOLIDATED PLAN PERIOD

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

AND

NEIGHBORHOOD STABILIZATION PROGRAM (NSP-1)

Revised and Adopted by City Council 7/25/17

CITIZEN PARTICIPATION PLAN

GENERAL INFORMATION

A. Purpose of the Citizen Participation Plan (CPP): The City of Antioch's CPP is intended to provide for and encourage participation of all residents of Antioch, particularly lower- and moderate-income persons, minorities, non-English speaking persons, and persons with disabilities. Through the Plan, the City hopes to obtain a broad perspective of housing and community development needs from citizens and organizations involved in affordable housing and community development activities.

B. Requirements of the U.S. Department of Housing and Urban Development (HUD): HUD requires all jurisdictions receiving HUD funding to develop and maintain a Citizen Participation Plan consistent with HUD Consolidated Plan rules 24 CFR Parts 91 and 570. The City of Antioch receives an annual formula grant allocation of Community Development Block Grant (CDBG) funds from HUD.

Before utilizing these federal funds to address community needs, HUD requires that the City develop a three- to five-year Consolidated Plan (ConPlan). The ConPlan establishes a unified vision for community development actions, sets forth Antioch's policy for allocating investment of various resources among housing needs activities, is a statement of specific long-term and short-term community development objectives and priority non-housing community development needs, and is a strategy to be followed in carrying out HUD programs.

In order to more effectively and cooperatively plan for the housing and community development needs of the entire County, and reduce the cost of HUD compliance, all of the cities in the County that receive HUD CDBG funds created the Contra Costa HOME/CDBG Consortium. The Consortium consists of the cities of Antioch, Concord, Pittsburg, and Walnut Creek and the County of Contra Costa on behalf of all other cities and jurisdictions. The Consortium consults with a wide variety of public and private concerns during the development of various HUD planning documents. These include: public and private agencies that provide emergency housing for homeless, transitional and permanent supportive housing services; the Housing Authorities of Contra Costa County, Pittsburg and Richmond; nonprofit owners, developers and manager of low income and assisted housing for special needs populations; nonprofit organizations and faith-based communities, providers of health and social services; and developers that address infrastructure needs. The City of Antioch also consults with participating Urban County and other Consortium Cities, particularly concerning problems and solutions that go beyond a single jurisdiction.

The County acts as the lead agency for preparation of the five-year Consolidated Plan, AI and its replacement, the Assessment of Fair Housing (AFH). As these are co-created and shared Consortium documents, the City of Antioch's Citizen Participation process is guided by and harmonious with the County's CPP, while ensuring that all Antioch stakeholders receive access to information and public meetings that are detailed in the Antioch CPP.

Beginning with the 2015-20 Consolidated Plan, Consortium members submit the Consolidated Plan and year one Annual Action Plan using the Consortium Consolidated Plan template in IDIS OnLine. The County is lead agency and members agree upon the date of the County's submission of all Action Plans and the ConPlan. However, Consortium jurisdictions still prepare the annual Consolidated Annual Performance and Evaluation Report (CAPER) independently and submit to HUD electronically through IDIS.

In addition to working collaboratively on the Consolidated Plan and AI/AFH, Consortium members also jointly issue a request for proposals and conduct a unified grant process twice per ConPlan period. The grant cycles for the 2015-20 ConPlan are FY 2015-16 and 16-17 (initial two year cycle) and the three-year cycle of FY 2017-18, 18-19, and 19-20. The Antioch CPP is valid through these cycles and until modified.

- C. Oversight of the CDBG and other HUD-funded programs:** The City's Community Development Department staff have the responsibility for administration of the CDBG program, Consolidated Plan and Fair Housing planning processes, which includes all activities related to development and dissemination of ConPlan, AI, AFH, Annual Action Plans, Consolidated Annual Performance Evaluation Reports (CAPER), as well as the CPP, Language Assistance Plan, Residential Anti-Displacement and Relocation Assistance Plan, and any other plans that HUD may require.

Additional information may be obtained from the following:

Teri House
CDBG/Housing Consultant
200 H Street
Antioch, CA 94509
(925) 779-7037
CDBG@ci.antioch.ca.us

Forrest Ebbs
Director, Community Development
200 H Street
Antioch, CA 94509
(925) 779-7038
FEbbs@ci.antioch.ca.us

I. CITIZEN PARTICIPATION PLAN GOALS

The five major goals of the City citizen participation process are as follows:

1. To provide citizens with adequate and timely information about the range of activities that may be undertaken through its CDBG and NSP programs ("Programs"), the kinds of activities previously funded in the City, the level of funding available to carry out these activities, and the estimated amount of funds that will benefit very low- and low-income persons;
2. To provide and encourage an appropriate means to ensure public participation, especially the involvement of very low and low-income residents most likely to be affected by the Programs and to provide reasonable efforts to ensure continuity of involvement of citizens or citizen organizations throughout all stages of the Programs.
3. To provide citizens with an adequate opportunity to articulate needs, express preferences about proposed activities, assist in the selection of priorities, and the development of the Programs, the AFH, the 5-Year Consolidated Plan (ConPlan), the Annual Action Plan, and the CAPER;
4. To provide citizens with the opportunity to assess and submit comments on all aspects of program performance; and
5. To conduct meetings and respond to information requests in a manner consistent with the Ralph M. Brown Act and California Public Records Act.

II. PROCESS

The City, in its citizen participation process, has instituted a variety of activities to accomplish the above-stated goals:

A. Assessment of Fair Housing (AFH)

The City will partner with the Consortium members to prepare a proposed five-year AFH, and present it in a public hearing held by the Antioch City Council. This AFH will assist the City through incorporation of the purposes and policies of the Fair Housing Act in its planning processes. The Fair Housing Act prohibits discrimination and mandates that HUD funded programs and participants "take significant actions to overcome historic patterns of segregation, achieve truly balanced and integrated living patterns, promote fair housing choice and foster inclusive communities that are free from discrimination," per Affirmatively Furthering Fair Housing rules and regulations.

The following general steps will be followed in developing the AFH:

1. At least one citizen/community and/or focus group meetings will be held in the City, and other meetings held throughout the County where Antioch residents work. The citizen/community/focus group meetings may be held in conjunction with the 5-Year Consolidated Plan process described below in Section II.B.

At these citizen/community/focus group meetings, citizens are encouraged to participate in the development and any revisions to the AFH. Particularly, participation by low- and moderate-income persons and by residents of predominately very-low and low-income neighborhoods, as may be defined by HUD and/or County DCD. City staff shall take appropriate action to encourage all its citizens, including minorities and non-English speaking persons, as well as persons with disabilities, to participate.

2. City shall encourage the participation of local and regional institutions, Continuums of Care, and other organizations (including businesses, developers, nonprofits, philanthropic organizations and communities-based and faith-based organizations) during the development and implementation of the AFH.
3. City, through Consortium members which have public housing agencies (PHAs), shall encourage participation with PHA and residents of public housing and assisted housing developments, resident advisory boards, resident councils and resident management corporations, along with other low-income residents of targeted revitalization areas in which the developments are located, during the development of the AFH. City shall make an effort to provide information regarding the AFH, Affirmatively Furthering Fair Housing strategy activities related to its developments and any surrounding communities so that the PHA may make this information available at the annual public hearing(s) for the PHA Plan.
4. City shall take reasonable steps to provide language assistance to ensure meaningful access to participation by non-English speaking residents of the community. The City assesses language needs through its Language Access Plan (LAP) and its four-factor analysis, which considers: a) the number of or proportion of LEP persons served or encountered in the eligible service population; b) the frequency with which LEP persons come into contact with the program; c) the nature and importance of the program; and, d) the resources available and costs to the City.
5. As soon as feasible following the start of the public participation process, City shall make the HUD-provided data available and any other supplemental information

City plans to incorporate into its AFH available to its residents, public agencies and other interested parties. City may make the HUD-provided data available to the public by cross-referencing to the data on HUD's web site.

6. A notice of the Draft AFH and summary of the contents shall be published by the Consortium lead in a newspaper of general circulation and posted to County DCD's website and the City of Antioch website at least thirty (30) days prior to the date of the public hearing of the City Council. The notice will also announce the dates of the public hearing, and the date, time and address to send written public comments on the Draft AFH and the locations where a reasonable number of free copies of the proposed AFH may be obtained. The summary shall describe the content and purpose of AFH and include a list of libraries, government offices and public places where copies of the entire Draft AFH may be examined.
7. After a 30-day public comment period, Consortium members and City staff will consider any comments received in writing, or orally at the public hearing, and if necessary, make appropriate changes to the proposed AFH. A summary of these comments or views and a summary of any comments or views not accepted and the reasons why, shall be attached to the final AFH.
8. The final AFH is sent to the U.S. Department of Housing and Urban Development. Copies of the final AFH are published on County DCD's web site, City's website, and a reasonable number of free copies are available to the public and in a form accessible to persons with disabilities, upon request.

B. 5-Year Consolidated Plan (ConPlan)

The City, in conjunction with the Consortium lead agency (County DCD), will develop a proposed Consortium ConPlan every five years (FY 2015-20, FY 2020-25, etc.) The City will present a proposed Consortium ConPlan for the allocation of the City's CDBG and other HUD resources at a public hearing of the City Council, where it will be considered for approval. The ConPlan must be completed in a timely manner for submission to HUD. The following steps will be followed in developing the ConPlan:

1. The first stage of ConPlan development is the analysis of the AFH and the determination of needs based upon input from the general public, neighborhood associations, and other interested parties. City staff will work with the Consortium lead to set a timetable with benchmarks to ensure that work on the ConPlan is accomplished in a timely manner.
2. During this process at least three citizen/community and/or focus group meetings will be held throughout the County, including at least one in East County at a site

easily accessible by Antioch residents. Citizens are encouraged to discuss community needs in various areas such as affordable housing, economic development, infrastructure/public facilities, and public services. The discussions are structured to identify unmet needs of very low- and low-income households that can be addressed through the Programs, and to identify appropriate projects and programs to meet those needs.

- a. Citizens are encouraged to participate in the development and any revisions to the ConPlan. Particularly, participation by low- and moderate-income persons, especially those persons living in predominately very-low and low-income neighborhoods, as may be defined by HUD and/or the City. City staff shall take appropriate action to encourage all its citizens, including minorities and non-English speaking persons, as well as persons with disabilities, to participate.
 - b. City staff shall encourage the participation of local and regional institutions, Continuum of Care, and other organizations (including businesses, developers, nonprofits, philanthropic organizations and communities-based and faith-based organizations) during the development and implementation of the ConPlan.
 - c. City staff shall work with Consortium members that have PHAs to encourage participation with PHAs and residents of public housing and assisted housing developments, resident advisory boards, resident councils and resident management corporations, along with other low-income residents of targeted revitalization areas in which the developments are located, during the development of the Plan. City shall make an effort to provide information regarding the ConPlan activities related to its developments and any surrounding communities so that the PHA may this information available at the annual public hearing(s) for the PHA Plan.
3. The second stage of ConPlan development is the review of all input. Consortium members will conduct a preliminary review to assess feasibility and eligibility. City staff shall then prepare a listing of the priority needs based on all input. City staff will use this listing to recommend a broad range of strategies by category based upon identified needs and input at public meetings, hearing(s) and other forums.
 4. During the third stage of ConPlan development, City staff uses the data gathered from the second stage, plus historical funding data, to recommend the range of subprograms and the appropriate percentage of the estimated total funds to be allocated to each eligible subprogram (for example, public facilities and improvements, housing, public services, and economic development). This document becomes the Draft ConPlan. A notice announcing the availability of the

Draft ConPlan for public review will be posted in a newspaper of general circulation at least thirty (30) days prior to the proposed City Council public hearing to consider the Draft ConPlan for approval. The Draft ConPlan will be available for review and public comment for at least thirty (30) days prior to the proposed City Council meeting to consider the Draft ConPlan for approval.

5. Staff will consider any written comments received during the comment period or oral comments received during the City Council public hearing, and if necessary, make appropriate changes to the Draft ConPlan.
6. The final ConPlan is sent to HUD for approval. Copies of the final ConPlan are published on City's web site and a reasonable number of free copies are available to the public and in a form accessible to persons with disabilities, upon request.

C. Annual Action Plan

As mentioned on page 2 of this document, the Contra Costa Consortium conducts a unified grant process twice per five-year ConPlan period. The first grant process cycle is for two years, and the second three year grant cycle concludes the 5-year Consolidated Plan period. The Annual Action Plan process outlined here (Steps 1 through 7) is for the first year of both multi-year grant cycles. In all subsequent years, the City of Antioch typically does not release a Notice of Funding Availability (NOFA). In these years, agencies which were selected and funded during the NOFA year, and which performed satisfactorily, are invited to submit a renewal application and the process starts with Step 4 below.

1. The Annual Action Plan process begins with a Consortium-wide Notice of Funding Availability (NOFA) for CDBG, HOME, ESG, and HOPWA funds¹. The NOFA is posted on County DCD's website, City website, distributed to County's interested parties list (which includes interested parties from all other jurisdictions), and published in the non-legal section of a newspaper of general circulation. The NOFA announces a annual public "Kickoff" meeting for the CDBG, HOME, ESG, and HOPWA funds. This meeting is designed to encourage very low- and low-income persons, members of minority groups, members of non-English speaking groups, and other residents to express their views and ideas of what they perceive as community development and housing needs in all areas of the County. The widely-publicized public meeting is held to advise residents and nonprofit organizations of program requirements and processes to be followed in developing and approving applications. Information about the amount of program funds to be available for housing and community development activities, and for planning and

¹ Other funding from HUD or other sources may be included as it comes available.

administrative activities is provided, if that information is available at that time. In addition, the range of activities that may be undertaken with these funds and the kinds of projects and programs previously funded are explained. The application, evaluation and approval process are also explained as well as the process timeline to facilitate citizen participation.

2. To facilitate the involvement of very low- and low-income persons, non-English speaking persons, and residents in areas most likely to be affected by the Programs, staff provides technical assistance in developing project proposals, upon request. Information and technical assistance is also provided to community organizations so they may adequately develop project proposals and participate in planning and assessing the Programs.
3. Additional public meetings may be held at various stages of the Annual Action Plan funding process. Meetings are scheduled at times and locations that permit broad participation by very low- and low-income persons. When needed or upon request, translators are made available for non-English speaking attendees and the hearing-impaired.
4. Once applications are received, they are reviewed by City personnel and the CDBG SubCommittee, which is composed of two City Council members. Staff then utilizes the Antioch Eligibility and Evaluation Criteria form to determine eligibility of all applications. Staff and the Subcommittee then utilize the form to evaluate applications according to the established criteria, using a 100 maximum point matrix. The Antioch Eligibility and Evaluation Criteria is attached at **Appendix C**, and summarized as follows:
 - (a) Eligibility Criteria - Ability to meet the following: ConPlan Priority, Goal, National Objective, Eligible Activity Citation, Preliminary NEPA Determination. Data is collected on whether agency is a CBDO, new or existing subrecipient, the type of activity, whether services are delivered in the city, by phone or in another manner, and whether the agency has a facility in the city.
 - (b) Evaluation Criteria – Application is evaluated in four different areas, utilizing 17 different criteria: Community Needs and Priorities (40 points), Benefits to Target Population (30 points); Organizational/Administrative Capacity (20 points); and Financial Analysis (10 points)

Recommendations of the Council Subcommittee become the draft Action Plan prior to consideration of the Action Plan by City Council. Agencies who applied for funding are notified of the draft Action Plan, and their comment is invited.

5. A notice for the Draft Action Plan and summary of the available funding is then published in a newspaper of general circulation and posted to the City's website at least thirty (30) days prior to the City Council public hearing date to consider the Action Plan². The notice outlines the dates of the public comment period and the date, time and address of the Council public hearing on the proposed Action Plan and the location where a reasonable number of free copies of the Draft Action Plan may be obtained. The Draft Action Plan is available for review and public comment for at least 30 days prior to the proposed City Council public hearing to consider the Draft Action Plan for approval, or for the amount of time specified in any HUD waiver that may reduce the public comment period.
6. Staff will consider any written comments received during the comment period or oral comments received during the City Council public hearing, and if necessary, make appropriate changes to the Draft Action Plan.
7. The final Action Plan is submitted to HUD for approval. Copies of the final Action Plan are published on City's web site and a reasonable number of free copies are available to the public and in a form accessible to persons with disabilities, upon request.

D. Consolidated Annual Performance and Evaluation Report (CAPER)

Every year, the City must submit to HUD the CAPER within 90 days of the close of the program year, by September 30th. In general, the CAPER describes how funds were actually spent and the extent to which these funds were used for activities that benefited very-low and low-income people. The purpose of the CAPER is to account for each CDBG and other HUD funded activity in each program year, until the project is "closed-out" in accordance with program requirements.

1. The CAPER will be made available for review and comment. Notice, public review, and public comments will be made in accordance with the following procedures:
 - a. City staff shall provide at least fifteen (15) days advance notice of and availability of a Draft CAPER before there is a public hearing regarding the CAPER. The CAPER notice will be published in a non-legal section of an area newspaper of general circulation in addition to being posted on County DCD's website.

² HUD may issue a Waiver to reduce the public comment period associated with various plans. This CPP will then be presumed to comply with any Waiver authority that HUD issues.

- b. A complete copy of the Draft CAPER will be made available to the public. Copies will also be made available at locations as indicated in this Citizen Participation Plan under Accessibility of Information.
- c. A City Council public hearing will be held to consider accepting the CAPER. Public comments will be accepted during a fifteen (15) day comment period prior to the City Council public hearing as described in the public notice.
- d. In preparing the CAPER for submission to HUD, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing. The Annual Performance Report sent to HUD will have a "public comment" section that presents all comments and staff explanations. [24 CFR 91.105(d)(2)]
- e. The final CAPER is submitted to HUD for approval.

III. ACCESSIBILITY OF INFORMATION

The following information will be available to the public at Antioch City Hall, 2nd floor, 200 H. Street Antioch, during normal working hours:

- a. All mailing and promotional materials.
- b. Records of public meetings.
- c. All key documents, including applications, letters of approval, performance reports, and any other reports required by HUD.
- d. Copies of the regulations and issuances governing the Programs.
- e. Explanation of important Program requirements, such as contracting and operations procedures, environmental policies, fair housing, and other equal opportunity requirements, and relocation provisions.
- f. A copy of the Citizen Participation Plan.
- g. Copies of each written comment or complaint about the Programs' performance, and a description of any actions taken and/or written response.

Copies of the ConPlan, Action Plan, and any Substantial Amendments shall also be made available at the Antioch library. A summary of the public meetings, noticing, and publishing schedule is attached in **Appendix A**. A sample calendar is attached in **Appendix B**.

IV. SUBSTANTIAL AMENDMENTS TO THE CONSOLIDATED PLAN OR ACTION PLAN

If after the Consolidated Plan, AFH, or Action Plan has been submitted to HUD, changes are proposed in the use of Program funds (provided the proposed change in funding is greater than \$10,000 or 10 percent of a project's total allocation, whichever is greater) from one eligible activity to another, this shall constitute a Substantial Amendment. A change in project/program scope, location and/or beneficiaries will be considered a change in eligible activity. Citizens will be given reasonable notice and an opportunity to comment on Substantial Amendments made to the ConPlan, AFH, or Action Plan.

There will be a public review period of thirty (30) days during which written or verbal comments on the Substantial Amendment may be made before the City Council takes action on the amendment. A public notice will be published in the non-legal section of at least one local newspaper, and posted at City Hall, 200 H. Street, Antioch CA thirty (30) days prior to the meeting. The notice shall describe the proposed amendment and provide the date for City Council action on the amendment. The notice will be made available in formats accessible to persons with disabilities, upon request. Any comments received will be presented to the City Council prior to their taking action. A summary of the comments will be attached to the Substantial amendment upon submission to HUD.

V. ELIGIBLE ACTIVITIES WITHIN CONPLAN

For the 2015-20 Consolidated Plan, the Antioch City Council has established the following Priority Goals and Strategies for programs and projects funded with CDBG, NSP, and Housing Successor to the Antioch Redevelopment Agency (State, not Federal) funds.

Homelessness

H-1 – Permanent Housing for Homeless: Further “Housing First” approach to ending homelessness by supporting homeless outreach efforts, emergency shelter, transitional housing, and permanent housing with supportive services to help homeless persons achieve housing stability.

H-2 – Prevention of Homelessness: Expand existing prevention services including emergency rental assistance, case management, housing search assistance, legal assistance, landlord mediation, money management and credit counseling.

Non-housing Community Development

CD-1 - General Public Services: Ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons, and ensure access to programs that promote prevention and early intervention related to a variety of social concerns.

CD-2 - Non-Homeless Special Needs Population: Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as elderly and frail elderly, persons with disabilities, battered spouses, abused children, persons with HIV/AIDS, illiterate adults, and migrant farmworkers.

CD-3 - Youth: Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.

CD-4 - Fair Housing: Continue to promote fair housing activities and affirmatively further fair housing.

CD-5 - Tenant/Landlord Counseling: Support the investigation and resolution of disagreements between tenants and landlords and to educate both as to their rights and responsibilities, so as to help prevent people from becoming homeless and to ensure fair housing opportunity.

CD-6 - Economic Development: Reduce the number of persons with incomes below the poverty level, expand economic opportunities for very low- and low- income residents, and increase the viability of neighborhood commercial areas.

CD-7 - Infrastructure and Accessibility: Maintain adequate infrastructure in lower income areas, and ensure access for the mobility-impaired by addressing physical access barriers to goods, services, and public facilities in such areas.

CD-8 - Administration/Planning: Support development of viable urban communities through extending and strengthening partnership among all levels of government and the private sector, and administer federal grant programs in a fiscally prudent manner.

Affordable Housing

The Consolidated Plan establishes the following priorities for affordable housing programs and projects funded with Program funds:

AH-1 - Increase Affordable Rental Housing Supply: Expand housing opportunities for extremely low-income, very low-income, low-income, and moderate-income households through an increase in the supply of decent, safe, and affordable rental housing.

AH-2 – Increase Affordable Supportive Housing: Expand housing opportunities for persons with special needs, including seniors, persons with disabilities, persons with HIV/AIDS, veterans, and the homeless, by increasing appropriate and supportive housing.

AH-3 - Maintain and Preserve Affordable Housing: Maintain and preserve the existing affordable housing stock, including single family residences owned and occupied by

lower-income households, multi-family units at risk of loss to the market, and housing in deteriorating or deteriorated lower income neighborhoods.

VI. RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

The City of Antioch has established the Residential Anti-displacement and Relocation Assistance Plan to minimize displacement of persons or businesses as a result of projects funded with Program funds. This plan can be found on page 25 of this document.

VII. COMPLAINT PROCESS

Citizens have an opportunity to register complaints by letter, telephone, email, or in person directly to City staff at the following address: City of Antioch, Department of Community Development, 200 H. Street, Antioch CA 94509, by calling (925) 779-7037, or by emailing CDBG@ci.antioch.ca.us

All written complaints will be answered in writing within 15 working days. Citizens are encouraged to initially register complaints by telephone, directly to the program staff involved in the relevant program, since oftentimes complaints can be resolved satisfactorily at this level. Staff will investigate complaints and respond as quickly as possible. Staff will respond in writing to all written citizen complaints within fifteen (15) working days of their receipt, where practicable.

Any citizen not satisfied by the response of City staff may request further review of their complaint by the Director of Community Development. The Director will respond in writing to all written complaints within thirty (30) working days of their receipt, where practicable.

Citizens may also file complaints directly to HUD. Per HUD procedures, HUD will forward the complaint to the Antioch City Manager's Office. A copy of the letter accompanying the complaint will be sent to complainant. The City Manager's Office has fifteen (15) working days from the date of the HUD letter to respond directly to the complainant and must forward a copy of the response to HUD for their review.

All documentation including final disposition of the complaint will be retained by the City for a period of no less than three years from the date of disposition.

1. 5-Year Consolidated Plan for Contra Costa Consortium (countywide)

- (a) At least three citizen/community and/or focus group meetings throughout the County, one in the City of Antioch.

Noticing: By invitation and published in non-legal section of at least one local newspaper of general circulation at least thirty (30) days prior to the first meeting.
Website: The notice is also posted on County DCD's website and the City of Antioch website at: <http://www.ci.antioch.ca.us/CitySvc/CDBG.htm>

- (b) At least two public meetings in the City of Antioch.

i. During development

Noticing: Published in the non-legal section of at least one local newspaper and posted at City offices, located at 200 H. Street, Antioch, CA at least fifteen (15) days prior to the date of the meeting.

Website: The notice is also posted on City's website, at <http://www.ci.antioch.ca.us/CitySvc/CDBG.htm>

ii. City Council Meeting to approve Consolidated Plan

Noticing: Published in the non-legal section of at least one local newspaper and posted at City offices, located at 200 H. Street, Antioch, CA at least thirty (30) days prior to the date of the meeting. The notice includes a summary of the proposed plan.

Website: The notice is also posted on City's website, at <http://www.ci.antioch.ca.us/CitySvc/CDBG.htm>

- (c) Publishing: A copy of the Consolidated Plan will be made available at the Antioch Public Library, located at 501 W. 18th Street, Antioch, at the City Community Development office, located at 200 H. Street, 2nd Floor, Antioch, as well as on the City's website, at <http://www.ci.antioch.ca.us/CitySvc/CDBG.htm>

2. Annual Action Plan – 1st Year of Two-Year and Three-Year Funding Cycles

- (a) Notice of funding availability (NOFA)

Noticing: Letters (regular U.S mail and/or email) are sent to interested party mailing list, maintained by the County as Consortium Lead Agency, and published in non-legal section of at least one local newspaper at least thirty (30) days prior to application due date.

- (b) At least two public meetings

i. During development

Noticing: Letters (regular U.S mail and/or email) are sent to all CDBG applicants and meeting notice posted on the City's website and at Antioch City Hall, 200 H Street, Antioch CA at least ninety-six (96) hours prior to the date of the meeting.

APPENDIX A – SUMMARY OF PUBLIC MEETINGS, NOTICING, AND PUBLISHING

ii. City Council Meeting to approve Action Plan

Noticing: A notice is published in the non-legal section of at least one local newspaper at least thirty (30) days prior to the date of the meeting, and the notice is also posted at Antioch City Hall, 200 H Street, Antioch CA.

Website: The notice is also posted on City's website.

(c) Publishing: A copy of the Action Plan will be made available at the Antioch Public Library, located at 501 W. 18th Street, Antioch, at the City Community Development office, located at 200 H. Street, 2nd Floor, Antioch, as well as on the City's website, at <http://www.ci.antioch.ca.us/CitySvcs/CDBG.htm>

3. **Substantial Amendment**

(a) At least one public meeting

i. City Council Meeting to approve Amendment

Noticing: Published in the non-legal section of at least one local newspaper and posted at City offices, located at 200 H. Street, Antioch, CA at least thirty (30) days prior to the date of the meeting.

Website: The notice is also posted on City's website, at

<http://www.ci.antioch.ca.us/CitySvcs/CDBG.htm>

(b) Publishing: A copy of the CAPER will be made available at the Antioch Public Library, located at 501 W. 18th Street, Antioch, at the City Community Development office, located at 200 H. Street, 2nd Floor, Antioch, as well as on the City's website, at <http://www.ci.antioch.ca.us/CitySvcs/CDBG.htm>

4. **Consolidated Annual Performance and Evaluation Report (CAPER)**

(a) City Council Meeting to approve CAPER

Noticing: Published in the non-legal section of at least one local newspaper and posted at City offices, located at 200 H. Street, Antioch, CA at least fifteen (15) days prior to the date of the meeting.

Website: The notice is also posted on City's website, at

<http://www.ci.antioch.ca.us/CitySvcs/CDBG.htm>

(b) Publishing: A copy of the CAPER will be made available at the Antioch Public Library, located at 501 W. 18th Street, Antioch, at the City Community Development office, located at 200 H. Street, 2nd Floor, Antioch, as well as on the City's website, at <http://www.ci.antioch.ca.us/CitySvcs/CDBG.htm>

APPENDIX B – SAMPLE CALENDAR

September	Issue Request for Proposals (Funding Availability)
October/November	Conduct Funding Kickoff Meeting
December	Applications due
February/March	Applicant Interviews
March/April	Applications / Staff Recommendations considered by Committees
May	City Council review and approval of Action Plan Submit Action Plan to HUD
June	Subrecipient Meeting, and Contract Negotiations
July	Start of new Fiscal Year
August	Program monitoring (ongoing through May) Public Notice of CAPER
September	CAPER submitted to HUD
October	Semi-annual labor standards report MBE/WBE Report

APPENDIX C: APPLICATION ELIGIBILITY & EVALUATION CRITERIA

FY 20__ - __ Antioch Eligibility & Evaluation Criteria					
Agency & Program:		New/Existing	Type of Activity	Services in City	Facility in City
Eligibility Criteria					
CBDO: Yes/No ConPlan Priority: Yes/No Goal:					
National Objective:					
Eligible Activity Citation:					
NEPA Determination:					
#	Evaluation Criteria - 100 Points Maximum	Max Points	Staff	Council L.O.	Council T.T.
1	COMMUNITY NEEDS AND PRIORITIES	40	0	0	0
1.1	The need is identified as a Consolidated Plan HIGH or MEDIUM priority, High Priority = 10 pts, Medium Priority = 5 pts, Low Priority = 0	10			
1.2	The proposal meets the most urgent needs as expressed by the City Council (Senior & Youth for Public Services.)	15			
1.3	The need for this service has been clearly identified.	8			
1.4	The data or information supplied by applicant clearly shows how this service or activity will satisfactorily address the need.	7			
2	BENEFITS TO TARGET POPULATION	30	0	0	0
2.1	Applicant has experience and ability to successfully carry out the proposed services or project (Includes past program performance, meeting goals and objectives, satisfactory monitoring results, contract compliance, quality of the application, review of resumes of key staff, community reputation, and communication with funders.	12			
2.2	The service or activity benefits primarily lower income residents and agency shows understanding & ability to document eligibility.	5			
2.3	Clear measurements of the effectiveness of the service have been outlined in application.	5			
2.4	Outreach to clients and services are culturally and linguistically appropriate, and effective to clientele.	4			
2.5	Services are physically accessible to persons with disabilities.	4			
3	ORGANIZATIONAL / ADMIN CAPACITY	20	0	0	0
3.1	Applicant's Mission is consistent with this service or project.	5			
3.2	Applicant has established ability to effectively administer grants - past performance includes timely submission of reports and invoices, satisfactory monitoring results and annual audits and internal financial controls. For new applicants, includes application, review of audit, proposed and current program budget, resumes of key staff, and communication with funders who may have experience with applicant.	12			
3.3	Applicant has stable Executive Director, Program Manager and Financial Officer (tenure 1+ years).	3			
4	FINANCIAL ANALYSIS	10	0	0	0
4.1	The cost per beneficiary is reasonable compared to services provided, and the activity is cost effective.	3			
4.2	Applicant demonstrates balance & diversity of fund sources other than City/Consortium CDBG (prior/letters of funding commitment).	2			
4.3	The percentage of funds requested to serve Antioch residents is proportional to the program budget and total persons served, and the agency demonstrates a need for Antioch funding.	2			
4.4	The agency shows sound fiscal management ability (inc. most recent audit.)	2			
4.5	Applicant spends less than 20% of budget on administration.	1			
TOTAL POINTS AWARDED		100	0	0	0

LANGUAGE ASSISTANCE PLAN (LAP)

In order to better serve Antioch limited-English proficient (LEP) residents, the City of Antioch has developed a Language Assistance Plan (LAP). The implementation of the LAP is consistent with the U.S. Department of Housing and Urban Development's (HUD) Final Guidance (Federal Register/ Vol. 72, No. 13, January 22, 2007) and Executive Order 13166 (August 11, 2000) to ensure that programs receiving federal financial assistance provide meaningful access to LEP persons. Failure to ensure that LEP persons can effectively participate in, or benefit from federally assisted programs may violate Title VI of the Civil Rights Act of 1964 that prohibits discrimination based on national origin.

Implementation of the LAP enables Antioch to better serve its beneficiaries by ensuring access to language assistance for its community development program funded with federal funds. Although Antioch may have limited resources at a given time, the LAP ensures that access to language assistance for LEP residents will be provided in some form.

I. GOALS OF THE LAP

The three major goals of the Antioch LAP are as follows:

1. To provide meaningful access for Antioch's LEP residents through the provision of free language assistance for the CDBG program;
2. To provide an appropriate means to ensure the involvement of LEP residents that are most likely to be affected by the programs and to ensure the continuity of their involvement;
3. To ensure that the City's CDBG staff will assist the City's LEP population in obtaining the necessary services and/or assistance requested.

II. IDENTIFICATION OF LEP POPULATIONS

According to the 2011-2015 American Community Survey (ACS) 5-Year estimates, the City of Antioch had a population of 101,269. Language data was projected for 97,138, presumably because of margins of error in projecting averages in the ACS. Of the 97,138 persons, 66,878 persons (66%) age 5 and older speak English as their only language. This is down from the 2010 Census, which showed that 77% of Antioch's population age 5 and older spoke English as their only language, meaning that the City is more linguistically diverse than in the previous decade.

The major languages spoken by the remaining 34% (34,391 persons) of the City's population, and those that speak English less than "very well" can be found in **Appendix D**, and are:

- Spanish - 21.1% (21,323 persons), up from 13% (11,299 persons) in 2010
 - 8.3% or 8,400 persons speak English less than "very well"
- Tagalog - 4.3% (4,371 persons), up from 2% (2,146 persons) in 2010
 - 1.2% or 1,252 persons speak English less than "very well"
- Chinese - 2% (2,000 persons), up from <1% (755 persons)
 - 1.3% or 1,278 persons speak English less than "very well"

- All remaining languages have 2,565 speakers. These include: African languages 1% with 990 persons; Persian at almost 1% with 881 persons; Other Pacific Island languages at .4% with 371 persons; Arabic at 0.2% with 250 persons; Hebrew at 0% with 46 persons; Navajo at 0% with 13 speakers; and other and unspecified languages at 0% with 14 persons.
 - Among this group, only 923 persons or report speaking English less than “very well.”

For the purpose of this LAP, **the only language that will be labeled as “frequently encountered” is Spanish.** However, the City will also provide access to language assistance for an LEP resident that is not part of the “frequently encountered” language groups.

III. LANGUAGE ASSISTANCE MEASURES

A. Types of Language Assistance

Antioch must provide access to language assistance at no charge to the LEP resident. Depending on the language and nature or importance of a program, service, or activity, the City shall provide access to oral interpretation, written translation, or in some cases, access to both. The City will ensure that access is provided but not limited to the following ways:

- Hiring or providing bilingual staff;
- Contracting with language assistance agencies;
- Accessing language assistance telephone lines; and
- Utilizing community volunteers from community-based organizations.

B. Critical programs: Provision of Oral Interpretation and Written Translation

Certain programs, services, or activities deemed “critical” warrant the need to provide **both** oral interpretation and written translation. In most cases, housing and housing related complementary services, including services to homeless populations are viewed as critical programs as they are essential to maintaining quality of life.

All of Antioch’s CDBG subrecipients provide non-housing related programs, services, or activities, as housing activities are funded with Antioch Development Agency (ADA) funds. In most of these cases, subrecipients providing non-housing related programs will not be required to provide the same level of interpretive services as housing or housing-related programs. At the very least, subrecipients of non-housing related programs must provide access to language assistance in some form. The subrecipients’ access to LEP services will be monitored as part of the Consortium’s overall monitoring program of a fiscal year.

C. Oral Interpretation Assistance: Face-to-Face and Telephone Communication

Face-to-face contact or telephone contact is the most frequent mode of contact with the public or beneficiaries of a program. In most of these cases oral interpretation will be the mode most likely to take place to assist an LEP resident.

In face-to-face contact, staff should follow the following steps to ensure access to language assistance:

- Staff shall notify the LEP resident, to the best of their ability, that language assistance is available to them free of charge and can be arranged for them. A notice stating that free language assistance is available from the City will be posted in the lobby of the Community Development department division lobby in the most “frequently encountered” language of Spanish.
- If the LEP resident is not in any of the “frequently encountered” language groups, the provision of “I Speak” cards shall be presented to the LEP resident to determine what language is appropriate.
- Once the language is determined, staff will arrange language assistance for the LEP person with bilingual staff, language assistance telephone lines, language assistance agencies, or community staff, depending on the nature of assistance needed.

The assistance from a family member or friend is discouraged; however, if the LEP person has a family member or friend that they would like to utilize and they have been notified that there is free assistance available to them, staff must document that free language assistance was offered but the LEP resident elected to utilize a family member or friend.

In situations where precise, complete, and accurate translations of information are critical (i.e. lease agreements, loan documents, legal documents, etc.), the City reserves the right to use a professional interpreter, regardless of whether the LEP individual provides his/her interpreter.

To respond to LEP telephone calls, staff should follow these steps to ensure access to language assistance:

- Staff must, to the best of their ability, try to ascertain the language of the LEP caller. At the very least, staff must ask a “do you speak...” question. Staff should start with the most frequently encountered languages (e.g. “Do you speak Spanish?”).
- If the language can be determined and there is bilingual staff available to assist the caller, staff must inform the LEP caller that there will be an attempt to transfer the call to the bilingual staff and also give the phone number of the bilingual staff member to the LEP resident. If there is knowledge that the bilingual staff member is on leave/vacation, staff shall try to obtain the phone number of the LEP person for the bilingual staff member to call back, or get assistance from an outside interpreter (i.e. language assistance line, existing contract with a language assistance agency, etc.) to assist the LEP caller.
- If there is no bilingual person on staff that can assist the LEP person, staff shall contact an outside language assistance interpreter that the City may have available (i.e. language assistance phone line, interpreter from a language assistance agency on retainer, etc.) and work with the outside interpreter and assist the LEP caller.

D. Oral Interpretation Assistance: Public Meetings/Hearings

If a significant number of LEP residents are expected to attend a public meeting/hearing, the City shall provide oral interpretation assistance for the meeting. To determine if written

translated materials (if any) are also required for the meeting, see section on "Safe Harbor" Threshold below.

E. Written Translation Assistance of Vital Documents

The City shall provide access to written translation of vital documents in programs that are funded with CDBG. A vital document is any document that is critical for ensuring meaningful access to the City's major activities and programs by beneficiaries generally and LEP persons specifically. Depending on the nature and importance of the document, it is encouraged that vital documents be translated by a highly competent professional translator as many vital documents contain legal and/or technical concepts. Vital documents include but not limited to:

- Legal or binding documents that participants must execute (i.e. loan documents for homeownership, housing applications, rental agreements);
- Information and Outreach materials for housing and housing-related programs;
- Public Notices of public meetings/hearings.*

Note: Not all public notices may warrant written translation. The City's notice for the Action Plan hearing or Consolidated Annual Performance and Evaluation Report (CAPER) usually would not warrant written translation; however, a non-English notice for a substantial amendment to the Action Plan may be warranted if the substantial amendment is regarding a specific program/project that has a large non-English speaking clientele. In addition, notices requesting resident input or participation (i.e. 5-year Consolidated Plan meetings) should be translated in the most frequently encountered languages, and the notice should also state that if a resident requires language assistance in the form of oral interpretation, the resident shall notify the City within 72 hours of the meeting/hearing.

F. "Safe Harbor" Threshold and Written Translation Assistance

In any case in which a language population exceeds 5% of a target population for a program or exceeds 1,000 persons for one language involved in a program, the City shall provide written translation of program materials regardless of the type or nature of the program. These materials also include public notices of public hearings/ meetings in regards to the specific program, service, or activity.

G. Training Staff to Provide Access to LEP residents

City CDBG-funded staff shall be trained and knowledgeable of the resources available to LEP residents of Antioch. As part of an orientation, new staff shall be instructed of all the necessary steps of providing meaningful access to LEP residents.

Staff shall be re-trained on the necessary steps at a minimum of every two years. If there are new requirements or new procedures, staff shall be informed and trained on the new requirements or procedures as soon as possible, but no later than 14 days of the receipt of the new requirements or procedures. All staff having contact with the public shall be trained effectively to work with in-person and/or telephone interpreters.

H. Providing Notice to LEP Persons

The City's Community Development department, under which the CDBG program operates, shall post signs stating that free language assistance is available from the City in the lobby of that department on the 2nd floor at 3rd and H Streets in Antioch, as this is the common area where the public is frequently encountered. The signs shall be translated in the most frequently encountered language of Spanish. All outreach materials of the CDBG program shall state that free language assistance services are available. The statement shall be translated in the most frequently encountered language of Spanish.

Depending on the nature and/or importance of the notice and the population of the target audience, notices in local non-English newspapers shall be posted. The City's notices for the public hearings on the Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER) usually would not warrant the necessity of posting in non-English newspapers; however, a non-English notice for a substantial amendment to the Action Plan may be warranted if the substantial amendment is regarding a specific program/project that has a large non-English speaking clientele. Notices regarding the 5-year Consolidated Plan should be posted in non-English newspapers, especially if it is a notice asking for resident input or participation on determining the City's priorities, goals, and needs. Notices requesting resident input or participation shall also state that if a resident requires language assistance in the form of oral interpretation, the resident shall notify the City within 72 hours of the meeting/hearing.

Any notice or information televised on local access television shall also state that free language assistance is available in the frequently encountered languages of Spanish. A notice requesting resident input shall be translated in the most frequently encountered language of Spanish and the notice shall also state that if a resident requires language assistance in the form of oral interpretation, the resident shall notify the City within 72 hours of the meeting/hearing.

I. Monitoring and Updating the LAP

Given that the demographics and the needs of Antioch residents change, the City will periodically monitor and update the LAP. In order to consider changes to demographics, types of services, or other needs, the evaluation of the LAP shall be conducted annually in conjunction with the development of the City's Consolidated Annual Performance and Evaluation Report (CAPER) of the CDBG program. In addition, the LAP shall be reevaluated in conjunction with the development of the Contra Costa County Consortium's 5-year Consolidated Plan.

Areas that shall be considered during the evaluation and assessment of the LAP shall include:

- Current LEP populations in the geographic area or population affected/encountered;
- Frequency of encounters with LEP language groups;
- The nature and importance of activities/services/programs to LEP persons;
- The availability of resources, including technological advances and sources of additional resources, and the costs imposed;
- Whether existing assistance is meeting the needs of LEP persons;
- Whether staff knows and understands the LAP and how to implement it; and
- Whether identified sources for assistance are still available and viable.

B16001: LANGUAGE SPOKEN AT HOME BY ABILITY TO SPEAK ENGLISH FOR THE POPULATION 5 YEARS & OVER			
Universe: Population 5 years and over			
<i>2011-2015 American Community Survey 5-Year Estimates</i>			
	Antioch city, California		
	Estimate	% of Total	Margin of Error
Total:	101,269	100.0%	+/-647
Speak only English	66,878	66.0%	+/-1,959
Spanish or Spanish Creole:	21,324	21.1%	+/-1,611
Speak English "very well"	12,924	12.8%	+/-1,096
Speak English less than "very well"	8,400	8.3%	+/-917
Persian:	881	0.9%	+/-641
Speak English "very well"	492	0.5%	+/-396
Speak English less than "very well"	389	0.4%	+/-264
Chinese:	2,000	2.0%	+/-615
Speak English "very well"	722	0.7%	+/-316
Speak English less than "very well"	1,278	1.3%	+/-396
Tagalog:	4,371	4.3%	+/-702
Speak English "very well"	3,119	3.1%	+/-531
Speak English less than "very well"	1,252	1.2%	+/-289
Other Pacific Island languages:	371	0.4%	+/-265
Speak English "very well"	268	0.3%	+/-205
Speak English less than "very well"	103	0.1%	+/-98
Navajo:	13	0.0%	+/-22
Speak English "very well"	13	0.0%	+/-22
Speak English less than "very well"	0	0.0%	+/-28
Arabic:	250	0.2%	+/-210
Speak English "very well"	123	0.1%	+/-143
Speak English less than "very well"	127	0.1%	+/-128
Hebrew:	46	0.0%	+/-36
Speak English "very well"	46	0.0%	+/-36
Speak English less than "very well"	0	0.0%	+/-28
African languages:	990	1.0%	+/-549
Speak English "very well"	686	0.7%	+/-351
Speak English less than "very well"	304	0.3%	+/-243
Other and unspecified languages:	14	0.0%	+/-21
Speak English "very well"	14	0.0%	+/-21
Speak English less than "very well"	0	0.0%	+/-28

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.
Methodological changes to data collection in 2013 may have affected language data for 2013. Users should be aware of these changes when using multi-year data containing data from 2013. For more information, see: Language User Note.
While the 2011-2015 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.
Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization. Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '**' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

All jurisdictions receiving CDBG and other sources of federal funding are subject to the Uniform Relocation Act (URA) and must comply with its requirements. The purpose of the URA is to provide displaced persons with fair, equitable treatment and protection from disproportionate injury by projects designed to benefit the public as a whole. This includes displacement that results from acquisition, demolition, or rehabilitation for HUD-assisted projects carried out with Antioch CDBG, NSP, and any other federal HUD funds funds, and real property acquisition for HUD-assisted projects, whether publicly or privately undertaken. The URA protects all persons who are displaced by a federally assisted project, regardless of their income.

The City of Antioch has developed this Residential Anti-displacement and Relocation Assistance Plan ("Plan") in Under Section 104(d) of the Housing and Community Development Act of 1974, as Amended, and in accordance 24 CFR part 42, subpart B, to certify that the City is following a Plan that will minimize the displacement of persons as a result of assisted activities.

A COMMITMENT TO MINIMIZE DISPLACEMENT

Consistent with the goals and objectives of activities assisted under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 ("URA") as amended, the City of Antioch will minimize the displacement of persons from their homes by:

1. Evaluating projects submitted for Community Development Block Grant, NSP or other HUD funding that might involve displacement of low/moderate-income households and advising the sponsor/developer of the relocation and replacement housing obligations.
2. Encouraging the funding of projects that will not involve the displacement of low/moderate-income households.
3. Encouraging sponsors/developers of projects that will involve the displacement of low/moderate-income households to seek alternative sites for development.
4. Requiring the sponsor/developer of low/moderate-income housing to give preference to displaced low/moderate-income households in the new projects, if the person or family qualifies for the project.

A COMMITMENT TO PROVIDE RELOCATION ASSISTANCE

The City shall provide relocation assistance as described in 24 CFR 570.606, to each low/moderate-income household displaced by the demolition of housing or by the conversion of a low/moderate-income dwelling to another use as a direct result of assisted activities. This includes the levels of assistance outlined in Section 104(d) of the Housing and Community Development Act of 1974 and further defined in 24 CFR 42.350 which provide for rental assistance over a 60 month period.

The City shall provide each household with the option of receiving assistance as described in 49 CFR 24 which provides for rental assistance over a 42 month period if it is determined that such assistance is in the household's best interest.

Temporarily displaced households shall be provided with assistance to cover reasonable out-of-pocket expenses during displacement. This can include advisory assistance and monetary assistance for increased rent, moving costs, security deposits and increased utility costs. In rare cases, a per-diem may be provided for food costs if comparable housing is not available.

Displaced persons shall be relocated into comparable, decent, safe and sanitary dwellings that are adequate in size to accommodate the dwelling occupants. Replacement dwellings shall be functionally equivalent to the acquired dwellings and shall not be subject to unreasonably adverse environmental conditions.

Displaced persons shall have the right to appeal a claim that is denied by the City or its grantee.

Distribution of relocation assistance payments shall be made on a timely basis in a minimum of two installments. A displaced household may elect to receive a lump-sum payment equal to the capitalized value of the relocation assistance payment to allow for the purchase of replacement housing in accordance with program restrictions.

A COMMITMENT TO PROVIDE ONE-FOR-ONE REPLACEMENT

The City shall replace all occupied and vacant occupiable low/moderate-income dwelling units demolished or converted to a use other than as low/moderate-income housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.606(b)(1) and 24 CFR 42.375. Dwellings shall be provided within Antioch and shall be designed to remain affordable to persons of low and moderate income for ten years from the date of initial occupancy.

All replacement housing will be provided within three years of the commencement of the demolition and rehabilitation relating to conversion. Before obligating or expending funds that will directly result in such demolition or conversion, the City will make public and submit to the HUD Field Office the following information in writing:

1. A description of the proposed assisted activity;
2. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low/moderate-income dwelling units as a direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
5. The source of funding and a time schedule for the provision of replacement dwelling units; and
6. The basis for concluding that each replacement dwelling unit will remain a low/moderate-income dwelling unit for at least 10 years from the date of the initial occupancy.



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of July 25, 2017

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Forrest Ebbs, Community Development Director *FE*

SUBJECT: Ordinance Amending Tobacco and Paraphernalia Retailer Regulations by Repealing Antioch City Code Sections 5-16.01 and 6-8.14, and Repealing and Replacing Sections 9-5.203 and 9-5.3843 (First Reading).

RECOMMENDED ACTION

It is recommended that the City Council introduce the Ordinance amending City regulations regarding tobacco and paraphernalia retailers by prohibiting new tobacco and paraphernalia retailer businesses, subject to certain exceptions, and establishing legal non-conforming use procedures for established tobacco and paraphernalia retailer businesses.

STRATEGIC PURPOSE

Strategy D-1: Improve existing community partnerships and realize new partnerships to help improve neighborhoods and reduce blight.

Strategy D-2: Create a multifaceted team of resources that can assemble to address areas that habitually experience any combination of criminal, illegal, blighting, and nuisance activities and/or conditions.

FISCAL IMPACT

The proposed ordinance will affect a small number of existing businesses and is not anticipated to have any significant impact on sales or business license taxes.

DISCUSSION

The City Council previously expressed an interest in seeing a more comprehensive ordinance that addressed existing and future tobacco retailers. The proposed ordinance is in response to these comments.

This item was initially considered by the City Council at its June 27, 2017 meeting. The public hearing was opened and continued to the July 25, 2017 meeting so that staff might improve the ordinance based on comments received from the Contra Costa

Tobacco Prevention Project. In addition, staff was asked to explore additional options for restricting the sale of tobacco products and smoking, in general.

At this point, staff recommends that the City Council move forward with the proposed Ordinance, which affects zoning and land use and will be housed in the Zoning Ordinance. The additional smoking restrictions that were presented to the City Council would then be pursued in a separate effort through a more comprehensive amendment of existing Title 6, Chapter 9 (Smoking) of the Antioch Municipal Code. This approach will allow for more immediate implementation of the prohibition on new tobacco retailers and the amortization of existing tobacco retailers. It will also recognize that the two efforts, though complementary and of similar spirit, address two distinct functions of the Municipal Code – *Zoning* (Title 9) and *Sanitation and Health* (Title 6).

Background

On May 17, 2017, the Planning Commission conducted a public hearing and considered the subject amendments to the City tobacco regulations. The Planning Commission voted 5-1 to recommend approval of the amendments. The resolution and the minutes from the May 17, 2017 meeting are attached (Attachments “B” and “C”).

The proposed ordinance (Attachment “A”) would create new definitions in Antioch Municipal Code (AMC) Section 9-5.3843 (Tobacco and Paraphernalia Retailers) for the following terms: “Drug Paraphernalia”, “Drug Paraphernalia Retailer”, “Person”, “Sold or Transferred”, “Tobacco Product”, and “Tobacco Retailer”.

In addition, the ordinance would make the following substantive changes to existing regulations:

Current City regulations codify the State laws regarding display and sales of drug paraphernalia (see AMC § 5-16.01; Cal. Health and Safety Code § 11364.5), including State regulations limiting the display of drug paraphernalia to separate rooms in which persons under the age of 18 not accompanied by a parent or guardian are excluded.

- AMC Title 5, Chapter 16, which codifies State laws regarding drug paraphernalia retailers, would be repealed so that the Municipal Code relies entirely on the State laws as they may be amended.
- AMC section Title 6, Chapter 8, section 6-8.14, which requires tobacco retailers to possess tobacco retailer licenses, would be repealed and replaced by a Use Permit requirement in AMC section 9-5.3843(E)(2).
- AMC section 9-5.3843 would set forth the City’s regulations for tobacco and paraphernalia retailers. The new regulations would do the following:
 - Completely prohibit the creation and operation of any new tobacco and/or paraphernalia retailer businesses subject to certain exceptions described below.
 - The prohibition on tobacco and paraphernalia retailers would not apply to the following businesses:

- Pharmacists, physicians, dentists, podiatrists, or veterinarians who furnish or prescribe drug paraphernalia as permitted by law.
- Any manufacturer, wholesaler, or retailer licensed by the Board of Pharmacy to sell or transfer drug paraphernalia.
- Any tobacco retailer or drug paraphernalia retailer operating with a valid Use Permit issued by the City.
- The following businesses would be permitted to obtain a Use Permit to begin operating as tobacco retailers:
 - Convenience stores that are ancillary to a gas station and having less than 20% of their sales area devoted to tobacco products.
 - Retail businesses larger than 5,000 square feet with less than 5% of their sales area devoted to tobacco products.
- The above businesses would be prohibited from selling tobacco unless these additional conditions are met:
 - Convenience stores would not be able sell drug paraphernalia.
 - The business is not located within 500' of any school, public park, playground, recreational center, or child care center.
- Existing tobacco and paraphernalia retailers that do not have Use Permits would be considered legal non-conforming uses that could continue to operate subject to the following conditions:
 - A tobacco retailer or drug paraphernalia retailer may be sold and transferred at any point prior to January 1, 2023.
 - From January 1, 2023 onward, a tobacco retailer or drug paraphernalia retailer may not be sold or transferred.

The City conducted a basic analysis of the projected impacts of the 2023 prohibition on sales and transfer of existing stores without Use Permits. The analysis concluded that existing tobacco and paraphernalia retailers would not be detrimentally impacted by the 2023 prohibition. Tobacco and paraphernalia retailers typically operate within existing retail spaces and do not require special equipment, plumbing or electrical upgrades, or other substantial start-up costs. In 2016, all eleven of the existing tobacco and/or paraphernalia retailers in the City reported to the Finance Department average gross receipts of \$189,170. Over a period of five years, an average tobacco and/or paraphernalia retailer would generate \$945,000 in gross receipts. As such, a typical retailer would realize profits even if the retailer only operated as a tobacco and/or paraphernalia retailer for five years. The proposed Ordinance finds that the prohibition on transfer or sale of retailers will eventually reduce the number of tobacco and paraphernalia retailers in Antioch thereby serving significant public health and welfare benefits while ensuring no detrimental impacts to established retailers who may continue operating indefinitely. The amendments allow established retailers the opportunity to generate profits for as long as they continue to operate.

The proposed amendments balance the rights of business operators while also addressing the City's long term goals of reducing the presence and impacts of such operations.

ATTACHMENTS

- A. Draft Ordinance
- B. Resolution from Planning Commission dated May 17, 2017
- C. Minutes from May 17, 2017 Planning Commission Meeting

ATTACHMENT "A"

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH DEFINING AND ESTABLISHING ZONING REGULATIONS FOR TOBACCO AND PARAPHERNALIA RETAILERS

SECTION 1. Findings. The Antioch City Council hereby finds, determines and declares as follows:

A. The City of Antioch holds the right to make and enforce all laws and regulations not in conflict with general laws, and the City holds all rights and powers established by state law.

B. On April 22, 2014, the City Council adopted Ordinance No. 2086-C-S extending a moratorium on Tobacco and Paraphernalia Retailers pursuant to findings regarding a current and immediate threat to the public health, safety and welfare from the effects and impacts of Tobacco and Paraphernalia Retailers, including but not limited to incidents involving burglary and attempted burglary, armed robbery, fights and disturbances including those involving juveniles, petty theft, assault, threats, loitering, panhandling, harassment, stolen vehicles, and passing counterfeit bills. The findings in Ordinance No. 2086-C-S are incorporated into this ordinance.

C. The Planning Commission conducted a duly noticed public hearing on May 17, 2017 at which time a resolution was approved to initiate and recommend to the City Council that this ordinance be adopted. The City Council held duly noticed public hearings on June 27, 2017 and July 25, 2017 at which time all interested persons were allowed to address the Council regarding adoption of this ordinance.

D. The City Council finds that the public necessity, convenience, and general welfare require a prohibition on the establishment and operation of any new tobacco and/or paraphernalia retailers, and require regulations providing that established tobacco and/or paraphernalia retailers may continue as legal nonconforming uses, and that legal nonconforming tobacco and/or paraphernalia retailers may not sell or transfer the business after January 1, 2023. These amendments are not detrimental to properties within Antioch because potential financial impacts to existing tobacco and paraphernalia retailers would be nominal due to the minimal initial investment required to establish a tobacco or paraphernalia retailer, and because existing businesses may continue to operate indefinitely. Tobacco and paraphernalia retailers typically operate within existing retail spaces and do not require special equipment, plumbing or electrical upgrades, or other substantial start-up costs. In 2016, all eleven of the existing tobacco and/or paraphernalia retailers in the City reported to the Finance Department average gross receipts of \$189,170. Over a period of five years, a typical tobacco and/or paraphernalia retailer would generate \$945,000 in gross receipts. As such, a typical retailer would realize profits even if the retailer only operated as a tobacco and/or paraphernalia retailer for five years. The City Council finds that the prohibition on transfer or sale of retailers will eventually reduce the number of tobacco and paraphernalia retailers in Antioch thereby serving significant public health and welfare

benefits while ensuring no detrimental impacts to established retailers who may continue operating indefinitely. The amendments allow established retailers the opportunity to generate profits for as long as they continue to operate.

E. The City Council finds that the Municipal Code amendments are in conformance with the Antioch General Plan.

SECTION 2. Title 5, Chapter 16 is hereby repealed.

SECTION 3. Title 6, Chapter 8, Section 6-8.14 is hereby repealed.

SECTION 4. Section 9-5.203 is hereby amended to repeal the definitions of *TOBACCO AND PARAPHERNALIA RETAILER*.

SECTION 5. Title 9, Chapter 5, Section 9-5.203, definition of *TOBACCO PRODUCT* is hereby repealed and replaced with the following language:

TOBACCO PRODUCT

(A) A product containing, made, or derived from tobacco or nicotine that is intended for human consumption, whether smoked, heated, chewed, absorbed, dissolved, inhaled, snorted, sniffed, or ingested by any other means, including, but not limited to, cigarettes, cigars, little cigars, chewing tobacco, pipe tobacco, or snuff.

(B) Any device that delivers nicotine or other vaporized liquids to the person inhaling from the device, including, but not limited to, an electronic cigarette, cigar, pipe, vaporizer pen, or hookah.

(C) Any component, part, or accessory of a tobacco product, whether or not sold separately. *TOBACCO PRODUCT* does not include any product that has been approved by the United States Food and Drug Administration for sale as a tobacco cessation product or for other therapeutic purposes where such product is marketed and sold solely for such an approved purpose.

SECTION 6. Title 9, Chapter 5, Article 38, Section 9-5.3843 is hereby repealed in its entirety and replaced with the following language, with no other amendments to this Section:

9-5.3843 TOBACCO AND PARAPHERNALIA RETAILERS

(A) DEFINITIONS

DRUG PARAPHERNALIA. Drug paraphernalia shall have that definition set forth in California Health and Safety Code section 11364.5, as it may be amended.

DRUG PARAPHERNALIA RETAILER. Any establishment that sells drug paraphernalia as defined herein.

PERSON. Any natural person, partnership, cooperative association, corporation,

personal representative, receiver, trustee, assignee, or any other legal entity.

SOLD OR TRANSFERRED. Any assignment, delegation, designation, sale, or transfer of real property or interests in real property, including but not limited to (1) A change to the name of the operator on the City of Antioch business license; (2) A change in the leaseholder of the commercial space; (3) A change to the name listed on any other official government document related to the business.

TOBACCO PRODUCT.

(A) A product containing, made, or derived from tobacco or nicotine that is intended for human consumption, whether smoked, heated, chewed, absorbed, dissolved, inhaled, snorted, sniffed, or ingested by any other means, including, but not limited to, cigarettes, cigars, little cigars, chewing tobacco, pipe tobacco, or snuff.

(B) Any device that delivers nicotine or other vaporized liquids to the person inhaling from the device, including, but not limited to, an electronic cigarette, cigar, pipe, vaporizer pen, or hookah.

(C) Any component, part, or accessory of a tobacco product, whether or not sold separately. TOBACCO PRODUCT does not include any product that has been approved by the United States Food and Drug Administration for sale as a tobacco cessation product or for other therapeutic purposes where such product is marketed and sold solely for such an approved purpose.

TOBACCO RETAILER. Any establishment that sells tobacco products as defined herein.

(B) TOBACCO RETAILERS PROHIBITED.

It is unlawful for any person to cause or permit the creation of, or operation of, a tobacco retailer. The operation of a tobacco retailer shall constitute a public nuisance subject to abatement under this Code.

(C) DRUG PARAPHERNALIA RETAILERS PROHIBITED.

It is unlawful for any person to cause or permit the creation of, or operation of, a drug paraphernalia retailer business. The operation of a drug paraphernalia retail business shall constitute a public nuisance subject to abatement under this Code.

(D) NONCONFORMING USES.

(1) Tobacco retailers or drug paraphernalia retailers lawfully established and operating prior to the effective date of this ordinance may continue to operate as non-conforming uses, provided that the retailer complies with the following provisions:

(a) A tobacco retailer or drug paraphernalia retailer may be sold and transferred at any point prior to January 1, 2023.

(b) From January 1, 2023 onward, a tobacco retailer or drug paraphernalia retailer may not be sold or transferred.

(c) All nonconforming tobacco retailers and drug paraphernalia retailers shall comply with State regulations regarding the sale of tobacco products

and drug paraphernalia, as these laws may be amended from time to time.

(E) EXCEPTIONS.

(1) The prohibition described in 9-5.3843 subdivision (B) shall not apply to the following:

(a) Any pharmacist or other authorized person who sells or furnishes drug paraphernalia upon the prescription of a physician, dentist, podiatrist, or veterinarian as permitted by law.

(b) Any physician, dentist, podiatrist, or veterinarian who furnishes or prescribes drug paraphernalia to his or her patients as permitted by law.

(c) Any manufacturer, wholesaler, or retailer licensed by the Board of Pharmacy to sell or transfer drug paraphernalia.

(d) Any tobacco retailer or drug paraphernalia retailer operating with a valid Use Permit issued by the City.

(2) The following business types shall be permitted to sell tobacco products subject to approval of a Use Permit in zoning districts where such business types are allowed under the Zoning Code:

(a) Convenience stores when ancillary to a gas station and having less than 20% of their sales area devoted to tobacco products.

(i) The sale of drug paraphernalia is prohibited.

(b) Retail businesses larger than 5,000 square feet with less than 5% of their sales area devoted to tobacco products.

(c) A Use Permit shall not be issued for a business that is located within 500 feet of any school, public park, playground, recreational center, or child care center.

SECTION 7. CEQA.

This Ordinance will not have a significant effect on the environment pursuant to CEQA Guidelines sections 15060(c)(2) and 15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance will result in a physical change in the environment or a significant effect on the environment. The Ordinance will not expand the range of uses permitting in the Zoning Code nor will it increase the development intensity of uses authorized in the Zoning Code.

SECTION 8. Publication; Effective Date.

This Ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption by the City Council at a second reading and shall be posted and published in accordance with the California Government Code.

SECTION 9. Severability.

Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance and, to that end, the provisions hereof are severable.

* * * * *

I **HEREBY CERTIFY** that the foregoing ordinance was introduced at a regular meeting of the City Council of the City of Antioch held on the 25th day of July and passed and introduced at a regular meeting thereof, held on the ___ day of _____, by the following vote:

AYES:

NOES:

ABSENT:

Sean Wright, Mayor, City of Antioch

ATTEST:

Arne Simonsen, City Clerk of the City of Antioch

ATTACHMENT "B"

RESOLUTION NO. 2017-11

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE
REPEALING, REPLACING AND AMENDING ZONING REGULATIONS FOR
TOBACCO AND PARAPHERNALIA RETAILERS**

WHEREAS, the Planning Commission of the City of Antioch did receive an application from the **City of Antioch** requesting approval of amendments to the Zoning Ordinance of the Antioch Municipal Code; and,

WHEREAS, Pursuant to CEQA Guidelines sections 15060(c)(2) and 15061(b)(3), the proposed amendments to the Antioch Municipal Code are exempt from CEQA because it can be seen with certainty to have no possibility of a physical change to the environment or a significant impact on the environment; and,

WHEREAS, the Planning Commission provided notice of public hearing as required by law; and,

WHEREAS, on May 17, 2017, the Planning Commission held a public hearing on the matter, and received and considered evidence, both oral and documentary.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission, after reviewing the staff report and considering testimony offered, does hereby recommend that the City Council **ADOPT** the attached ordinance amending regulations for Tobacco and Paraphernalia Retailers.

* * * * *

I HEREBY CERTIFY the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch, County of Contra Costa, State of California, at a regular meeting of said Planning Commission held on the 17th day of May, 2017, by the following vote:

AYES: *Husary, Motts, Mason, Conley and Zacharatos*

NOES: *Turnage*

ABSTAIN: *None*

ABSENT: *Parsons*

Forrest Ebbs, Secretary to the
Planning Commission

ATTACHMENT "C"

CITY OF ANTIOCH PLANNING COMMISSION

Regular Meeting
6:30 p.m.

May 17, 2017
City Council Chambers

Chair Zacharatos called the meeting to order at 6:30 P.M. on Wednesday, May 17, 2017 in the City Council Chambers. She stated that all items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 P.M. on Wednesday, May 24, 2017.

ROLL CALL

Present: Commissioners Husary, Motts, Mason, Turnage, Conley and Chair Zacharatos

Absent: Vice Chair Parsons

Staff: Director of Community Development, Forrest Ebbs
Assistant City Engineer, Lynne Filson
Associate Planner, Kevin Scudero
Interim City Attorney, Samantha Chen
Acting Captain, Tony Morefield
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: April 5, 2017

On motion by Commissioner Conley, seconded by Commissioner Turnage, the Planning Commission approved the minutes of April 5, 2017, as presented. The motion carried the following vote:

AYES: Mason, Turnage, Conley and Zacharatos
NOES: None
ABSTAIN: Husary, Motts
ABSENT: Parsons

CONTINUED PUBLIC HEARING

2. **Z-17-01 – Tobacco Ordinance Amendment** – The City of Antioch is proposing text amendments to Chapter 16: Drug Paraphernalia, Section 6-8.14-Tobacco Retailer License, Section 9-5.203-Definitions and Section 9-5.3843 Tobacco and Paraphernalia Retailers of the Antioch Municipal Code. The amendments include, but are not limited to, changes to definitions related to tobacco and paraphernalia retailers, the display of tobacco paraphernalia, licenses required for retail tobacco sales, and the prohibition of tobacco and paraphernalia retailers. The proposed ordinance would be applicable city-wide. This project is exempt from the California Environmental Quality Act.

Director of Community Development Ebbs presented the staff report dated May 12, 2017, recommending that the Planning Commission approve the attached resolution recommending that the City Council adopt the ordinance amending City regulations regarding tobacco and paraphernalia retailers by prohibiting new tobacco and paraphernalia retailer businesses, subject to certain exceptions, and establishing legal non-conforming use procedures for established Tobacco and Paraphernalia Retailer businesses.

Commissioner Turnage questioned if an individual would be prohibited from selling their business after 2023 even if they owned it prior to the ordinance being passed and if so would that create an ex post facto issue.

In response to Commissioner Turnage, Director of Community Development Ebbs stated the ordinance would prevent owners from selling their business after 2023 and explained the entire ordinance was developed in partnership with a land use attorney who was careful it would not expose the City to litigation.

Commissioner Turnage expressed concern for applying an ordinance to an existing business noting that their intent may be to sell the business as part of their retirement.

In response to Commissioner Conley, Director of Community Development Ebbs added that if the intent was for the business owner to pass the business to successors, they had 5 years to add them to the corporation or create a trust.

In response to Commissioner Mason, Director of Community Development Ebbs reported notification of this evening's meeting was sent to all the current Tobacco and Paraphernalia Retail operators in the City.

In response to Chair Zacharatos, Director of Community Development Ebbs explained Council directed staff to develop an ordinance that addressed existing tobacco retailers and they felt the ordinance before the Planning Commission this evening was a reasonable solution.

Chair Zacharatos opened the closed the public hearing with no speakers requesting to speak.

RESOLUTION NO. 2017-11

On motion by Commissioner Conley, seconded by Commissioner Motts, the Planning Commission members present unanimously approved the resolution recommending that the City Council adopt the ordinance amending tobacco and paraphernalia retailer regulations by repealing Antioch City Code Sections 5-16.01 and 6-8.14 and repealing and replacing sections 9-5.203 and 9-5.3843. The motion carried the following vote:

AYES:	<i>Husary, Motts, Mason, Conley and Zacharatos</i>
NOES:	<i>Turnage</i>
ABSTAIN:	<i>None</i>
ABSENT:	<i>Parsons</i>



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of July 25, 2017

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Kevin Valente, Contract Planner

APPROVED BY: Alexis Morris, Planning Manager 

SUBJECT: Almond Knolls (GP-16-03, Z-16-02, UP-16-19, V-17-02, AR-16-14)

RECOMMENDED ACTION

It is recommended that the City Council take the following actions:

1. Adopt the Resolution adopting the Almond Knolls Project Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project (Attachment "A").
2. Adopt the Resolution approving a General Plan Amendment amending the land use designation for the project site from Neighborhood Commercial and Medium Low Density Residential to High Density Residential (Attachment "B").
3. Introduce the Ordinance approving a rezone of the project site from R-6, R-20, and C-2 to R-20 only (Attachment "C").
4. Adopt the Resolution approving a tentative parcel map for condominium purposes to allow the potential future sale of the proposed residential units, a variance to allow a six-foot tall view fence and vehicle gates along Worrell Road, a use permit for multi-family development, and design review, subject to conditions of approval (Attachment "D").

STRATEGIC PURPOSE

This action will grow Antioch's economy through residential development (Strategy F-3 in the Strategic Plan), in that it will create more residential units and necessary infrastructure.

FISCAL IMPACT

All improvements and infrastructure necessary to facilitate the development will be funded by the applicant and maintained by the property owner or an HOA if one is established. The project is required to annex into a CFD for the purposes of financing police services, which will contribute at least \$25,810 annually to the Police Department. As long as the project is a rental project, rather than a condominium project, it will contribute \$8,700 in business license tax to the General Fund annually.

DISCUSSION

The applicant, Kyle Masters from the Grupe Group, requests approval of an Initial Study/Mitigated Negative Declaration, a General Plan Amendment to change the land use designation for the project site from Medium Low Density Residential and Neighborhood Commercial to High Density Residential, a rezone from Single Family Residential (R-6), Medium Density Residential (R-20), and Neighborhood/Community Commercial (C-2) to R-20 only, a Tentative Parcel Map for condominium purposes to allow potential future sale of proposed residential units, a Variance to allow a six-foot tall view fence and vehicle gate along Worrell Road, and a Use Permit and Design Review approval for the development of a multi-family residential project in a R-20 zoning district. The project is located on Worrell Road, southeast of the intersection of Worrell Road and Lone Tree Way (APN 071-072-015) (see Attachment "E" – Vicinity Map).

Environmental

In accordance with CEQA, an Initial Study / Mitigated Negative Declaration IS/MND was prepared and determined all significant environmental impacts would be mitigated to a less-than-significant level with incorporation of mitigation. The Mitigation Monitoring and Reporting Program (MMRP) is provided as an Exhibit A to the attached Resolution. The Mitigated Negative Declaration is available for review Monday through Friday between the hours of 8:00 AM and 11:30 AM, and between the hours of 1:00 PM and 5:00 PM by appointment only, at the City of Antioch City Hall, Community Development Department, 200 H Street, and online at:

<http://ci.antioch.ca.us/CityGov/CommDev/PlanningDivision/Environmental-docs.htm>.

Potentially significant impacts to air quality, biological resources, cultural resources, geology and soils, hydrology, noise, and tribal cultural resources were identified in the IS/MND. All impacts would be reduced to a less than significant level with the implementation of mitigation measures.

The Mitigated Negative Declaration was released for public review from April 17, 2017 to May 16, 2017 and no comments on the CEQA document were received during the comment period.

Background Information

The proposed project site consists of an approximately 2.9-acre property located southeast of the intersection of Worrell Road and Lone Tree Way and approximately 0.3 miles south of State Route (SR) 4 (APN 071-072-015).

The proposed project site is currently vacant and consists primarily of non-native grasses interspersed with scattered trees and shrubs. The topography of the site is moderately sloped, with an elevation ranging from approximately 132 feet in the southeast portion of the site to low of approximately 96 feet along the western boundary of the site. The site was historically used for agricultural purposes; however, such uses have long since ceased. The site is primarily surrounded by existing single-family residential development with a Valero gas station and a church (New Life Free Will Baptist Church) located north of the site across Worrell Road, and an office adjacent to

the site's western boundary. The single-family residences to the west of the project site are located within an area zoned for R-20 and C-2. Therefore, the existing residences located to the west of the project site constitute legal nonconforming developments.

Project Design

The proposed project would include the construction of a gated residential community comprised of five two- to three-story apartment buildings with 58 units organized around a looped private drive aisle, with two gated access points along Worrell Road. The proposed apartment buildings would be composed of a mix of 31 one-bedroom units and 27 two-bedroom units averaging 625 and 985 square feet, respectively. In addition, the project would include multiple open-space areas and various landscape features. The northern portion of the site would be separated from Worrell Road by a six-foot-tall, decorative black steel fence with two pedestrian gates and two vehicle gates (see Attachment "F").

It should be noted that in order to assist the City in meeting a police force level within a range of 1.2 to 1.5 officers per 1,000 residents as set forth in Performance Standard 3.5.3.1 of the General Plan, city staff has included condition of approval A.17 requiring the developer to annex into CFD 2016-01 (Police Protection), prior to the issuance of the first building permit for the project.

General Plan Amendment and Rezone

In order to allow development of the proposed project site at the proposed density of 20 dwelling units per acre, the project would require a General Plan Amendment to change the land use designation to High Density Residential, the proposed project also would require a rezone to R-20.

The site is a transitional parcel between the commercial and multi-family zoned properties to the west along Lone Tree Way and the single-family parcels to the east. Because the project site is relatively small and the topography is quite steep and varied, providing roads, stormwater treatment areas, and enough useable yard space for single-family development would be very difficult. A development with clustered buildings, such as a multi-family development, is more compatible with the topography of the site and provides more flexibility for locating stormwater basins and treatment areas. Furthermore, the existing topography provides a natural separation between the project site and the single-family development to the west.

Tentative Map, Use Permit, and Variance

The project applicant is requesting a Tentative Parcel Map approval for condominium purposes. The proposed project is intended to consist of multi-family rental units; however, dependent on market indicators, the applicant would like to reserve the future flexibility for the project to be owner-occupied. In addition, according to Section 9-5.3803 of the AMC, multi-family development within R-20 zoning districts requires the approval of a use permit.

According to Section 9-5.1602 of the AMC, current development standards do not allow for a fence, wall or hedge that exceeds three-feet in the required front yard setback. Therefore, the proposed project requests a variance to allow a six-foot tall view fence and vehicle gates along Worrell Road. Staff determined the proposed project is consistent with the findings required for approval of a variance.

Fencing and Retaining Walls

Due to the topography of the area, the existing fencing for the properties located on Hillside Drive to the south are generally not located on the property lines and are up to ten feet away from the property line at some locations (see Attachment "G"). Therefore, retaining walls and/or fencing constructed on the southern boundary for the proposed project could create a gap (up to eight feet in certain locations) preventing access to allow weed abatement and maintenance of the slope. The applicant has met with many of the adjacent property owners but does not have permission from all adjacent property owners to build a new fence on their properties. Therefore, the applicant has expressed willingness to provide access through the project's new fence so adjacent property owners can maintain their slopes, or to conduct seasonal weed abatement on the slope provided they are given permission from the adjacent property owners. Because the fencing issue can only be resolved with the participation and cooperation of the adjacent property owners, staff has included condition of approval J.5 requiring the applicant to continue to work with the adjacent property owners and provide a maintenance plan for the slope for City Engineer approval prior to issuance of building permits for the project.

Neighbor Concerns

City staff received several comment letters from the neighbors surrounding the project site (see Attachment "H"). Staff received four (4) opposition letters, one of the letters being a group opposition letter signed by nine (9) residents. Staff also received a support letter from a resident that wished to remain anonymous.

According to the comment letters received, some neighbors are concerned about the change in land use designation from single-family residential to multi-family residential, and the potential noise, traffic, and parking impacts the change in land use could bring. The anonymous support letter agreed with the project and stated development of multi-family residential would be a significant improvement to the vacant lot that currently experiences problems with the homeless population, which results in an eyesore for the community. Each of these issues is addressed below:

- **Impacts of apartments on single-family neighborhood:** The project would introduce higher density than a single-family development would. The majority of the proposed buildings are separated from adjacent single-family residences as the site will allow. The buildings are clustered in the center of the parcel and are separated from adjacent parcels by a drive aisle, parking, and landscaping, which are approximately a minimum distance of 30 feet from the nearest residences. Building #5 is the closest building to adjacent residences and it is a minimum of 50 feet from the nearest homes. The sections of Building #5 that are

closest to adjacent residences are two stories in height, which is consistent with the height that would be allowed of a single-family home in the same area.

The proposed project would be a market-rate rental project initially with the possibility of becoming a condominium project in the future. If the project converts to a condominium project, a homeowner's association (HOA) would be required. The project's conditions of approval require the property owner, whether it is the apartment complex owner or an HOA, to comply with the City's landscape and property maintenance regulations or face enforcement actions. The applicant has stated that the apartment complex would have a professional management company that neighbors would be able to contact if they have immediate concerns.

- **Noise:** The project's environmental analysis determined there would be no significant noise impacts as a result of the project, nevertheless new sources of noise would be introduced where there is currently vacant land. As stated above, the majority of the project's buildings would be located a significant distance from adjacent residences, which provides some separation from any noise generating activities. Staff has included a condition in the attached resolution requiring "quiet hours" in the development to be enforced by the apartment complex manager or an HOA if one is established. In addition, the City has a noise ordinance that is applicable to all properties in the City (AMC §5-17.01). Violations of the ordinance are a misdemeanor. Furthermore, solid concrete or masonry walls will be constructed where parking spaces abut residential properties.
- **Traffic and safety on Worrell Rd.:** Residents in the vicinity of the project site have expressed concerns of the existing traffic conditions on Worrell Road and the effect the proposed project would have on the existing roadways. According to the IS/MND prepared for the proposed project, the project would be expected to result in 382 average daily trips (ADT), with 27 trips occurring during the AM peak hour and 34 trips during the PM peak hour. According to the Contra Costa Transportation Authority (CCTA) Congestion Management Plan, projects anticipated to generate fewer than 100 peak hour trips are not subject to review by the CCTA. In addition, per the City of Antioch General Plan Policy 7.3.2h, projects anticipated to generate 50 peak hour trips or less are not required to prepare a traffic impact study. Therefore, because the project would generate fewer than 50 trips for both the AM and PM peak hours, preparation of a traffic impact study for the proposed project was not required and the project is not subject to review by the CCTA.

The proposed project includes vehicle entry and exit gates that would control vehicles entering and exiting the project site onto Worrell Road. In addition, the curved portion of Worrell Road is located to the east of the project site and would not be impacted by vehicles coming and going from the project site to Lone Tree Way. Furthermore, the IS/MND prepared for the proposed project determined the project would not substantially increase hazards due to design features or incompatible uses, and emergency access to the site would be adequate.

The project proponent has met with neighbors to review the plans and discuss neighbors' concerns and can provide Council with a summary of discussions in those meetings.

In addition, several residents and neighbors of the proposed project spoke at the podium during the June 7, 2017 Planning Commission meeting. The comments received during the public comment period further discussed neighbors' concerns regarding the change in land use designation from single-family residential to multi-family residential, and the potential noise, traffic, and parking impacts the change in land use could bring. Comments in support of the proposed project were also given, which described the current problems with the homeless population on this vacant site. The current problems with the homeless population was confirmed by Captain Morefield of the Antioch Police Department, who was present.

Planning Commission Recommendation

On June 7, 2017, the Planning Commission recommended the project be approved by City Council, by a vote of 4-1 for all entitlements. The primary discussion focused on the requested General Plan Amendment and rezone, and the concern with traffic, noise, and crime impacts associated with multi-family development. In addition, the Planning Commission discussed the southern property line and existing neighbor fencing.

The Draft Planning Commission minutes are included as Attachment "I" to this staff report.

In addition, the Parks and Recreation Commission held a meeting on May 18, 2017 and determined the proposed project be assessed Park in Lieu fees at \$950 per unit which would total \$55,100 in lieu of park land dedication.

ATTACHMENTS

- A: Resolution adopting the Initial Study/Mitigated Negative Declaration
- B: Resolution approving General Plan Amendment
- C: Ordinance approving rezone of the project site
- D: Resolution approving tentative parcel map, variance, use permit, and design review
- E: Vicinity Map
- F: Almond Knolls Project Plans (dated May 17, 2017)
- G: Fence Exhibits
- H: Almond Knolls Comment Letters
- I: City of Antioch June 7, 2017 Planning Commission Minutes

ATTACHMENT "A"

RESOLUTION NO. 2017/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ADOPTING THE MITIGATED NEGATIVE DECLARATION FOR THE ALMOND KOLLS MULTI-FAMILY PROJECT AS ADEQUATE FOR ADDRESSING THE ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT

WHEREAS, the City received an application from Kyle Masters, Grupe Group, for approval of an Initial Study / Mitigated Negative Declaration, a General Plan Amendment, rezone to Medium Density Residential (R-20), a Tentative parcel map, a Variance, a Use Permit, and Design Review for the development of a 58-unit multi-family residential cluster development on 2.9 acres. The project site is located southeast of the intersection of Worrell Road and Lone Tree Way (APN 071-072-015); and,

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

WHEREAS, a draft Initial Study and Mitigated Negative Declaration ("IS/MND") was circulated for a 30-day review period, with the public review period commencing on April 17, 2017 and ending on May 16, 2017; and,

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

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

WHEREAS, on June 7, 2017, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary and recommended adoption to the City Council of the Final IS/MND and Mitigation Monitoring and Reporting Program (MMRP); and,

WHEREAS, the custodian of the Final IS/MND is the Community Development Department and the Final IS/MND is available for public review on the second floor of City Hall in the Community Development Department, Monday - Friday 8:00 am - 11:30 am and the MMRP is attached as Exhibit A to this Resolution.

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

WHEREAS, on July 25, 2017, the City Council duly held a public hearing on the matter, and received and considered evidence, both oral and documentary, adopting the mitigated negative declaration.

RESOLUTION NO. 2017/**

July 25, 2017

Page 2

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

1. The foregoing recitals are true and correct.
2. The City Council 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 Initial Study and Mitigated Negative Declaration, and independently reviewed the Final IS/MND and MMRP; and,
 - 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 Zoning Ordinance amendment; and,
 - c. The Final IS/MND and MMRP reflect the City's independent judgment and analysis.
3. The City Council hereby APPROVES AND ADOPTS the Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Report Program for the Project (Exhibit A).

* * * * *

I **HEREBY CERTIFY** that the foregoing resolution was adopted by the City Council of the City of Antioch at a regular meeting thereof held on the 25th day of July, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

**ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH**

AZ

**Almond Knolls Project
Mitigation Monitoring and Reporting Program**

April 2017

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 Almond Knolls 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

**MITIGATION MONITORING AND REPORTING PROGRAM
ALMOND KNOLLS PROJECT**

Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p><i>III-1. Prior to approval of any grading plans, the project applicant shall show on the plans via notation that the contractor shall ensure that all heavy-duty diesel-powered equipment (e.g., rubber-tired dozers, scrapers, cranes, etc.) to be used in the construction of the project (including owned, leased, and subcontractor vehicles) shall, at a minimum, meet United States Environmental Protection Agency emissions standards for Tier 2 engines or equivalent. The plans shall be submitted to the Community Development Department for review and approval.</i></p>	<p>Prior to approval of grading plans</p>	<p>City of Antioch Community Development Department</p>	
<p><i>IV-1(a). A qualified biologist shall conduct a pre-construction clearance survey to visually inspect for roosting bats immediately prior to trimming or tree removal activities. If the pre-construction survey is conducted during the overwintering season (October 15th to February 29th), another method such as visual observation from a man-lift may be necessary to ensure that inactive bats are accounted for. The pre-construction survey shall be submitted to the City of Antioch Community Development Department within three days of survey completion. If western red bats are not detected during the pre-construction survey, further mitigation is not required. If any active western red bats are discovered in or near proposed construction zones, suitable construction-free buffers around such areas shall be determined by the surveying biologist. The buffers shall be identified on the ground with flagging or fencing, and shall be maintained until the biologist has determined that the individuals have fledged/dispersed.</i></p>	<p>Prior to trimming or tree removal activities</p>	<p>City of Antioch Community Development Department</p>	
<p><i>IV-1(b). If avoidance of trees, including hollow or dead trees, is not feasible, any roosting bats identified in the pre-construction surveys shall be passively relocated by a qualified biologist or professional pest control specialist during the non-breeding season (September 1st to April 14th). Relocation shall not occur during the breeding season, or if the young are not yet volant (flying). Passive relocation would entail installing one-way doors at the roost entrance and leaving such devices in place for at least 48 hours to ensure bats have vacated the tree, or utilizing other humane exclusion methods. Once the bats have left, the tree may be removed.</i></p>	<p>Prior to trimming or tree removal activities</p>	<p>City of Antioch Community Development Department</p>	

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**MITIGATION MONITORING AND REPORTING PROGRAM
ALMOND KNOLLS PROJECT**

Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p><i>N-2. Prior to any project-related ground disturbance that occurs during the nesting season (March 15th to September 15th), a qualified biologist shall conduct a preconstruction survey no more than one month prior to construction to establish whether Swainson's hawk nests within 1,000 feet of the project site are occupied. If potentially occupied nests within 1,000 feet are off the project site, occupancy of the nests shall be determined by observation from public roads or by observations of Swainson's hawk activity near the project site. A written summary of the survey results shall be submitted to the City of Antioch Community Development Department. If occupied nests are not detected during the survey, further mitigation is not required.</i></p> <p><i>If nests are occupied, project-related activities within 1,000 feet of occupied nests or nests under construction shall be prohibited to prevent nest abandonment. If site-specific conditions or the nature of the covered activity (e.g. steep topography, dense vegetation, limited activities) indicate that a smaller buffer could be used, the qualified biologist shall coordinate with the CDFW and the USFWS to determine the appropriate buffer size. If young fledge prior to September 15th, project-related activities may proceed normally. If the active nest site is shielded from view and noise from the project site by other development, topography, or other features, the project proponent may propose an alternative to this avoidance measure. Any alternative must also be approved by the USFWS and CDFW. While the nest is occupied, project-related activities outside the buffer may take place. Alternatively, the project applicant could comply with one of the following:</i></p> <p><i>1) Comply with the applicable terms and conditions of the ECCCHCP/NCCP, as determined in written "Conditions of Coverage" by the East Contra Costa County Habitat Conservancy (Conservancy), provided that the City has first entered into an agreement with the Conservancy for coverage of impacts to ECCCHCP/NCCP Covered Species; or</i></p>	<p>Prior to any ground disturbance that occurs during the nesting season (March 15th – Sept 15th) and no more than one month prior to construction</p>	<p>City of Antioch Community Development Department CDFW USFWS</p>	

MITIGATION MONITORING AND REPORTING PROGRAM ALMOND KNOLLS PROJECT			
Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p>2) Comply with a habitat conservation plan and/or natural community conservation plan developed and adopted by the City, including payment of applicable fees, provided that CDFW and FWS have approved the conservation plan.</p> <p>1) Comply with the applicable terms and conditions of the ECCCHCP/NCCP, as determined in written "Conditions of Coverage" by the East Contra Costa County Habitat Conservancy (Conservancy), provided that the City has first entered into an agreement with the Conservancy for coverage of impacts to ECCCHCP/NCCP Covered Species; or</p> <p>2) Comply with a habitat conservation plan and/or natural community conservation plan developed and adopted by the City, including payment of applicable fees, provided</p>	<p>Not more than two weeks prior to site disturbance during the breeding season (February 1st to August 31st)</p>	<p>City of Antioch Community Development Department CDFW USFWS</p>	
<p>1) Pre-construction surveys for nesting birds shall be conducted by a qualified biologist not more than two weeks prior to site disturbance during the breeding season (February 1st to August 31st). If site disturbance commences outside the breeding season, pre-construction surveys for nesting birds are not required. If active nests of migratory birds are not detected within approximately 250 feet of the project site, further mitigation is not required.</p> <p>If nesting raptors or other migratory birds are detected on or adjacent to the site during the survey, a suitable construction-free buffer shall be established around all active nests. The dimensions of the buffer (typically 75 feet for passerine birds, up to 250 feet for raptors) shall be determined at that time and may vary depending on location and species. The buffer areas shall be enclosed with temporary fencing, and construction equipment and workers shall not enter the enclosed setback areas. Buffers shall remain in place for the duration of the breeding season or until a qualified biologist has confirmed that all chicks have fledged and are independent of their parents. Alternatively, the project applicant could comply with one of the following:</p> <p>1) Comply with the applicable terms and conditions of the ECCCHCP/NCCP, as determined in written "Conditions of Coverage" by the East Contra Costa County Habitat Conservancy (Conservancy), provided that the City has first entered into an agreement with the Conservancy for coverage of impacts to ECCCHCP/NCCP Covered Species; or</p> <p>2) Comply with a habitat conservation plan and/or natural community conservation plan developed and adopted by the City, including payment of applicable fees, provided</p>			

**MITIGATION MONITORING AND REPORTING PROGRAM
ALMOND KNOLLS PROJECT**

Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p>IV-4. Prior to approval of a grading permit, the applicant shall comply with all requirements set forth in Title 9, Chapter 5, Article 12 of the Antioch Municipal Code related to preservation of protected trees, including avoidance of grading within the drip line of such trees and the applicable penalties if grading within the drip line cannot be avoided. Compliance with the requirements shall be ensured by the Community Development Department.</p>	<p>Prior to approval of a grading permit</p>	<p>City of Antioch Community Development Department</p>	
<p>IV-5. Throughout implementation of the proposed project, the applicant shall adhere to the Tree Preservation Guidelines stipulated in the Arborist Report prepared for the proposed project. The Guidelines include design recommendations, pre-construction treatments and recommendations, recommendations for tree protection during construction, and recommendations for maintenance of impacted trees. Compliance with the Guidelines shall be reviewed by the Community Development Department prior to building permit approval.</p>	<p>Prior to building permit approval</p>	<p>City of Antioch Community Development Department</p>	
<p>V-1. In the event of the accidental discovery or recognition of any 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 make a recommendation within 24 hours after notification by the Native American Heritage Commission, or the landowner or his</p>	<p>During ground disturbance activities</p>	<p>City of Antioch Community Development Department County Coroner Native American Heritage Commission</p>	

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**MITIGATION MONITORING AND REPORTING PROGRAM
ALMOND KNOLLS PROJECT**

Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p>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.</p>			
<p>V-2. If any prehistoric or historic artifacts, or other indications of cultural deposits, such as historic privy pits or trash deposits, are found once ground disturbing activities are underway, all work within the vicinity of the find(s) shall cease and the find(s) shall be immediately evaluated by a qualified archaeologist. If the find is determined to be a historical or unique archaeological resource, contingency funding and a time allotment to allow for implementation of avoidance measures or appropriate mitigation shall be made available (CEQA Guidelines Section 15064.5). Work may continue on other parts of the project site while historical or unique archaeological resource mitigation takes place (Public Resources Code Sections 21083 and 21087).</p>	<p>During ground disturbance activities</p>	<p>City of Antioch Community Development Department</p>	
<p>V-3. The applicant shall retain the services of a professional paleontologist to educate the construction crew that will be conducting grading and excavation at the project site. The education shall consist of an introduction to the geology of the project site and the kinds of fossils that may be encountered, as well as what to do in case of a discovery. Should any vertebrate fossils (e.g., teeth, bones), an unusually large or dense accumulation of intact invertebrates, or well-preserved plant material (e.g., leaves) be unearthed by the construction crew, then ground-disturbing activity shall be diverted to another part of the project site and the paleontologist shall be called on-site to assess the find and, if significant, recover the find in a timely matter. Finds determined significant by the paleontologist shall then be conserved and deposited with a recognized repository.</p>	<p>Prior to any ground disturbance</p>	<p>City of Antioch Community Development Department</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM
ALMOND KNOLLS PROJECT**

Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p>such as the University of California Museum of Paleontology. The alternative mitigation would be to leave the significant finds in place, determine the extent of significant deposit, and avoid further disturbance of the significant deposit. Proof of the construction crew awareness training shall be submitted to the City's Community Development Department in the form of a copy of training materials and the completed training attendance roster.</p>			
<p>VI-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 Planning Level Geology and Geotechnical Engineering Study prepared for the proposed project are properly incorporated and utilized in the project design.</p>	<p>Prior to issuance of grading and building permits</p>	<p>City of Antioch Community Development Department</p>	
<p>VI-2. Prior to final map approval, the project applicant shall submit, for the review and approval by the City Engineer, an erosion control plan that utilizes standard construction practices to limit the erosion effects during construction of the proposed project. Measures shall include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Hydro-seeding; • Placement of erosion control measures within drainage ways and ahead of drop inlets; • The temporary lining (during construction activities) of drop inlets with "filter fabric" (a specific type of geotextile fabric); • The placement of straw wattles along slope contours; • Directing subcontractors to a single designation "wash-out" location (as opposed to allowing them to wash-out in any location they desire); • The use of siltation fences; and • The use of sediment basins and dust palliatives. 	<p>Prior to final map approval</p>	<p>City of Antioch City Engineer</p>	

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**MITIGATION MONITORING AND REPORTING PROGRAM
ALMOND KNOLLS PROJECT**

Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p>IX-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.</p>	<p>Prior to issuance of grading permits</p>	<p>City of Antioch Director of Public Works/City Engineer</p>	
<p>XII-1. Prior to the approval of improvement plans, and subject to the review and approval of the Community Development Department, the improvement plans shall include the location of signage restricting use for the proposed Bocce Ball court and picnic area to the daytime hours of 7:00 AM to 10:00 PM.</p>	<p>Prior to approval of improvement plans</p>	<p>City of Antioch Community Development Department</p>	
<p>XII-2. During construction activities and subject to the City of Antioch Building Division, the use of heavy construction equipment shall adhere to Section 5-17.04 of the City's Municipal Code, which includes the following regulations:</p> <p>It shall be unlawful for any person to operate heavy construction equipment during the hours specified below:</p> <ol style="list-style-type: none"> 1) On weekdays prior to 7:00 AM and after 6:00 PM. 2) On weekdays within 300 feet of occupied dwelling space, prior to 8:00 AM and after 5:00 PM. 3) On weekends and holidays, prior to 9:00 AM and after 5:00 PM, irrespective of the distance from the occupied dwelling. 	<p>During construction activities</p>	<p>City of Antioch Building Division</p>	
<p>XII-3. Prior to the approval of improvement plans, subject to the review and approval of the City Engineer, the following notes shall be included on the improvement plans:</p>	<p>Prior to the approval of improvement plans</p>	<p>City of Antioch City Engineer</p>	

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**MITIGATION MONITORING AND REPORTING PROGRAM
ALMOND KNOLLS PROJECT**

Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<ul style="list-style-type: none"> • Equip all equipment driven by internal combustion engines with intake and exhaust mufflers that are in good condition and appropriate to the equipment. Unnecessary idling of internal combustion engines should be strictly prohibited; • Stationary noise-generating equipment, such as air compressors or portable power generators, shall be located as far as is feasible from sensitive receptors; • Utilize "quiet" air compressors and other stationary noise sources where technology exists; • All impact tools shall be shrouded or shielded; • Intake and exhaust ports on all power construction equipment shall be shrouded or shielded; and • The construction contractor shall designate a "noise disturbance coordinator" who shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and institute reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site. 	During ground disturbance activities	<p>City of Antioch Community Development Department</p> <p>County Coroner</p> <p>Native American Heritage Commission</p>	
<p>XVII-1. In the event of the accidental discovery or recognition of any 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</p>			

All

**MITIGATION MONITORING AND REPORTING PROGRAM
ALMOND KNOLLS PROJECT**

Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p>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 make a recommendation within 24 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.</p>			
<p>XVII-2. If any prehistoric or historic artifacts, or other indications of cultural deposits, such as historic privy pits or trash deposits, are found once ground disturbing activities are underway, all work within the vicinity of the find(s) shall cease and the find(s) shall be immediately evaluated by a qualified archaeologist. If the find is determined to be a historical or unique archaeological resource, contingency funding and a time allotment to allow for implementation of avoidance measures or appropriate mitigation shall be made available (CEQA Guidelines Section 15064.5). Work may continue on other parts of the project site while historical or unique archaeological resource mitigation takes place (Public Resources Code Sections 21083 and 21087).</p>	<p>During ground disturbance activities</p>	<p>City of Antioch Community Development Department</p>	
<p>XVII-3. The applicant shall retain the services of a professional paleontologist to educate the construction crew that will be conducting grading and excavation at the project site. The education shall consist of an introduction to the geology of the project site and the kinds of fossils that may be encountered, as well as what to do in case of a discovery. Should any vertebrate fossils (e.g., teeth, bones), an unusually large or dense accumulation of intact invertebrates, or well-preserved plant</p>	<p>Prior to any ground disturbance activities</p>	<p>City of Antioch Community Development Department</p>	

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MITIGATION MONITORING AND REPORTING PROGRAM
ALMOND KNOLLS PROJECT

Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p>material (e.g., leaves) be unearthed by the construction crew, then ground-disturbing activity shall be diverted to another part of the project site and the paleontologist shall be called on-site to assess the find and, if significant, recover the find in a timely matter. Finds determined significant by the paleontologist shall then be conserved and deposited with a recognized repository, such as the University of California Museum of Paleontology. The alternative mitigation would be to leave the significant finds in place, determine the extent of significant deposit, and avoid further disturbance of the significant deposit. Proof of the construction crew awareness training shall be submitted to the City's Community Development Department in the form of a copy of training materials and the completed training attendance roster.</p>			

ATTACHMENT "B"

RESOLUTION NO. 2017/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROVING THE GENERAL PLAN AMENDMENT AMENDING THE LAND USE DESIGNATION FOR THE PROJECT SITE FROM NEIGHBORHOOD COMMERCIAL AND MEDIUM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL

WHEREAS, the City received an application from Kyle Masters, Grupe Group, for approval of an Initial Study / Mitigated Negative Declaration, a General Plan Amendment, rezone to Medium Density Residential (R-20), a Tentative parcel map, a Variance, a Use Permit, and Design Review for the development of a 58-unit multi-family residential cluster development on 2.9 acres. The project site is located southeast of the intersection of Worrell Road and Lone Tree Way (APN 071-072-015); and,

WHEREAS, an Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162, and considered by the City Council on July 25, 2017; and,

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

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

WHEREAS, the proposal to allow multi-family residential development on the project site promotes the City's ability to provide diverse housing types to satisfy the Regional Housing Needs Allocation and fulfill City objectives as expressed in the Housing Element; and,

WHEREAS, the proposed project site is of adequate size to accommodate the proposed multi-family residential development; and,

WHEREAS, the proposed project will provide adequate infrastructure to accommodate the proposed multi-family residential development; and,

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

WHEREAS, on June 7, 2017, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary and recommended adoption of the Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program to the City Council; and,

RESOLUTION NO. 2017/**

July 25, 2017

Page 2

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

WHEREAS, on July 25, 2017, the City Council duly held a public hearing on the matter, and received and considered evidence, both oral and documentary and adopted the Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

NOW THEREFORE BE IT RESOLVED, that the City Council makes the following findings required for approval of the proposed General Plan Amendment:

1. The proposed project conforms to the provisions and standards of the General Plan in that 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; and,
2. The proposed Amendment is necessary to implement the goals and objectives of the General Plan in that it will further implement the City of Antioch Housing Element; and,
3. The proposed Amendment will not be detrimental to the public interest, convenience, and general welfare of the City in that the Amendment will result in a logical placement of land uses consistent with the overall intent of the General Plan; and,
4. The proposed project will not cause environmental damage in that the project prepared the Almond Knolls Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program which concluded that the project does not result in any significant or unavoidable impacts; and,
5. The Proposed General Plan Amendment will not require changes to or modifications of any other plans that the City Council adopted before the date of this resolution.

BE IT FURTHER RESOLVED that the City Council does hereby **APPROVE** the General Plan Amendment to amend the 2.9-acre project site southeast of the intersection of Worrell Road and Lone Tree Way (APN 071-072-015).

RESOLUTION NO. 2017/**

July 25, 2017

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* * * * *

I **HEREBY CERTIFY** that the foregoing approval was passed and adopted by the City Council of the City of Antioch, at a regular meeting thereof, held on the 25th day of June, 2017 by following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH

ATTACHMENT "C"

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO REZONE 2.9 ACRES TO MEDIUM DENSITY RESIDENTIAL DISTRICT (R-20) FOR THE ALMOND KNOLLS PROJECT (APN 071-072-015)

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

SECTION 1: The City Council determined on July 25, 2017, that, pursuant to Section 15070 of the Guidelines of the California Environmental Quality Act, that the appropriate environmental document for the project is an Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

SECTION 2: At its regular meeting of June 7, 2017, the Planning Commission recommended that the City Council approve the resolution adopting the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the proposed project and recommended that the City Council adopt the ordinance to rezone the subject property to Medium Density Residential (R20).

SECTION 3: At its regular meeting of July 25, 2017, the City Council approved the resolution adopting the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the proposed project.

SECTION 4: The real property described in Exhibit A, attached hereto, is hereby rezoned to Medium Density Residential (R-20) for the Almond Knolls Project.

SECTION 5: The City Council finds that the public necessity requires the proposed zone change, that the subject property is suitable to the use permitted in the proposed zone change, that said permitted use is not detrimental to the surrounding property, and that the proposed zone change is in conformance with the Antioch General Plan.

SECTION 6: 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 foregoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Antioch, held on the 25th day of July, and passed and adopted at a regular meeting thereof, held on the ____ day of _____, by the following vote:

AYES:

NOES:

ABSENT:

Sean Wright, Mayor of the City of Antioch

ATTEST:

Arne Simonsen, City Clerk of the City of Antioch

EXHIBIT A

EXHIBIT "A" LEGAL DESCRIPTION ALMOND KNOLLS

REAL PROPERTY IN THE CITY OF ANTIOCH, CONTRA COSTA COUNTY, AND STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERN LINE OF THE PARCEL OF LAND DESCRIBED IN THE QUITCLAIM DEED FROM THE CITY OF ANTIOCH TO ALFRED BARBAGALLO, ET UX, RECORDED NOVEMBER 2, 1955, IN BOOK 2641 OF OFFICIAL RECORDS OF CONTRA COSTA, PAGE 346, WITH THE EASTERN LINE OF THE PARCEL OF LAND DESCRIBED AS PARCEL 3 IN THE DEED FROM ALFRED BARBAGALLO, ET UX, TO PLEASANT HOMES, INC., RECORDED NOVEMBER 9, 1955, IN BOOK 2646 OF OFFICIAL RECORDS OF CONTRA COSTA COUNTY, PAGE 418;

THENCE SOUTH 3° 15' 55" EAST A DISTANCE OF 161.35 FEET, ALONG THE EASTERN LINE OF SAID PARCEL 3, AND OF PARCELS 2 AND 1, AS DESCRIBED IN SAID DEED TO PLEASANT HOMES, INC., (2646 OR 418), TO THE NORTHERN LINE OF ANTIOCH HEIGHTS SUBDIVISION UNIT NO. 1, FILED SEPTEMBER 2, 1949, IN BOOK 38 OF MAPS, PAGES 11 AND 12, CONTRA COSTA COUNTY RECORDS;

THENCE ALONG THE NORTHERN AND NORTHEASTERN LINES OF SAID SUBDIVISION (38 M 11 & 12), THE FOLLOWING COURSES AND DISTANCES:

NORTH 87° 53' 00" EAST, 136.84 FEET AND SOUTH 54° 23' 00" EAST, 329.99 FEET TO THE INTERSECTION THEREOF, WITH THE EASTERN LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED FROM NELLIE NICHOLLS, ET AL, TO ALFRED BARBAGALLO, ET UX, RECORDED SEPTEMBER 3, 1942, IN BOOK 674 OF OFFICIAL RECORDS OF CONTRA COSTA COUNTY, PAGE 277;

THENCE NORTH 0° 52' 00" WEST ALONG SAID EASTERN LINE (674 OR 277), A DISTANCE OF 533.15 FEET TO THE NORTHERN LINE OF SAID BARBAGALLO PARCEL (2641 OR 346) AND THE SOUTH LINE OF WORRELL ROAD AS SHOWN ON THE RECORD OF SURVEY FILED MARCH 11, 1980 IN BOOK 66 OF LSM AT PAGE 38;

THENCE ALONG SAID SOUTH LINE OF WORRELL ROAD, SOUTH 68° 01' 00" WEST, 238.40 FEET;

THENCE FROM A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 330 FEET, THROUGH A CENTRAL ANGLE OF 13° 50' 03", AN ARC DISTANCE OF 79.68 FEET;

THENCE, SOUTH 06° 26' 21" EAST, 77.82 FEET;

THENCE, SOUTH 88° 51' 05" EAST, 117.07 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2.90 ACRES MORE OR LESS.

CD

THIS DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

RYAN M. SEXTON / PLS 9177



ATTACHMENT "D"

RESOLUTION NO. 2017/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROVING A TENTATIVE PARCEL MAP, A VARIANCE TO ALLOW A SIX-FOOT TALL VIEW FENCE AND VEHICLE GATES ALONG WORRELL ROAD, AND A USE PERMIT AND DESIGN REVIEW FOR THE ALMOND KNOLLS PROJECT

WHEREAS, the City received an application from Kyle Masters, Grupe Group, for approval of an Initial Study / Mitigated Negative Declaration, a General Plan Amendment, rezone to Medium Density Residential (R-20), a Tentative parcel map, a Variance, a Use Permit, and Design Review for the development of a 58-unit multi-family residential cluster development on 2.9 acres. The project site is located southeast of the intersection of Worrell Road and Lone Tree Way (APN 071-072-015); and,

WHEREAS, an Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162; and,

WHEREAS, on June 7, 2017, the Planning Commission held a duly noticed public hearing on the matter, and received and considered evidence, both oral and documentary and recommended adoption of the Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program to the City Council; and,

WHEREAS, on June 7, 2017, the Planning Commission recommended approval of a General Plan Amendment to amend 2.9 acres of Medium Low Density Residential and Neighborhood Commercial to High Density Residential to the City Council; and,

WHEREAS, on June 7, 2017, the Planning Commission recommended approval of a rezone to Medium Density Residential District (R-20) to the City Council; and,

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

WHEREAS, on July 25, 2017, the City Council duly held a public hearing on the matter, and received and considered evidence, both oral and documentary.

WHEREAS, on July 25, 2017, the City Council approved a General Plan Amendment; and,

WHEREAS, on July 25, 2017, the City Council introduced an ordinance to rezone the subject property to Medium Density Residential (Z-16-02); and,

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

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WHEREAS, on July 25, 2017, the City Council duly held a public hearing on the matter, and received and considered evidence, both oral and documentary.

NOW THEREFORE BE IT RESOLVED, that the City Council does hereby make the following findings for approval of a Tentative Parcel Map:

1. That the parcel map, design and improvements are consistent with the General Plan, as required by Section 66473.5 of the Subdivision Map Act and the City's Subdivision Regulations. The site has a proposed General Plan Designation of High Density Residential and proposed Medium Density Residential zoning and the Tentative Parcel Map will accommodate uses that are consistent with the proposed General Plan designation.
2. That the Tentative Parcel Map complies with the rules, regulations, standards and criteria of the City's Subdivision Regulations. The proposed Parcel Map meets the City's criteria for the map. The City's Planning and Engineering staff have reviewed the Tentative Parcel Map and evaluated the effects of the map proposed and have determined that the Tentative Parcel Map as conditioned complies with and conforms to all the applicable rules, regulations, standards, and criteria of the City's Subdivision Regulations.
3. 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, that the City Council does hereby make the following required findings for approval of the requested variance:

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity.

The project site is located approximately 200' east of existing Lone Tree Way, a divided four-lane arterial, providing direct access to State Route 4. This arterial roadway conveys considerable vehicular and pedestrian traffic. The six-foot tall view fence and vehicle access gates will insure the safety of project residents, their belongings and of community amenities. The City's current development standards do not allow for a "fence, wall or hedge that exceeds three feet in the required front yard setback" (9-5.1602, Walls and Fences: Height Restrictions).

2. The granting of such variances will not be materially detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

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The granting of the six-foot tall view fence and vehicle gates would not be detrimental to the public health and welfare, as the fence and gates are intended to ensure the safety of the multi-family development. The design and location of the six-foot tall view fence has been considered as to not obstruct the line of sight for vehicles entering or exiting the community. Stacking distance is proposed at both entries so residents and visitors would not obstruct vehicle circulation on Worrell Road while queuing for the gate to open. In addition, the proposed six-foot tall view fence is intended to reduce nuisance crimes such as car break-ins and other types of vandalism. Therefore, the granting of a variance for the six-foot tall view fence and vehicle gates would not affect public health or welfare.

3. That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning provisions is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under the identical zone classifications.

The project site consists of a sloped topography which restricts the development potential. Therefore, the proposed project is a residential cluster development locating the majority of the development and site access to the northern portion of the site. Because of the cluster development allowing sufficient amount of area for open space, parking, circulation, and storm water detention, the six-foot view fence and vehicle gates are located within the front yard setback of the property.

4. That the granting of such Variance will not adversely affect the comprehensive General Plan.

The granting of the six-foot tall view fence and vehicle gates would not change the allowed uses of the site and would not adversely affect the comprehensive General Plan.

NOW THEREFORE BE IT RESOLVED, that the City Council does hereby make the following required 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 AMC requirements.
2. The use applied at the location indicated is properly one for which a use permit is authorized because the City of Antioch Zoning Ordinance requires a use permit for all multi-family development applications.

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3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all yards, fences, parking, loading, landscaping, and other features required, to other uses in the neighborhood. The site plan complies with the City of Antioch's High Density Residential Development standards.
4. That the site abuts streets adequate in width and pavement type to carry the kind of traffic generated by the proposed use. The project site will construct street improvements, which are designed to meet City standards for adequate width and pavement.
5. That the granting of such use permit will not adversely affect the comprehensive General Plan because the proposed uses and design are consistent with the City of Antioch General Plan and Citywide Design Guidelines. The proposed General Plan land use designation for the project site is High Density Residential, which conditionally allows for the type of use being developed 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 that the City Council of the City of Antioch does hereby **APPROVE** a tentative parcel map, a variance, a use permit, and design review for the development of a 58-unit multi-family residential cluster development on a 2.9-acre project site located southeast of the intersection of Worrell Road and Lone Tree Way (APN 071-072-015) subject to the following conditions:

A. GENERAL CONDITIONS

1. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
2. Approval of this tentative parcel map for condominium purposes ("tentative map") is subject to the time lines established in the State of California Subdivision Map Act.
3. Approval of this tentative map shall not constitute approval of any improvements shown on the tentative map.
4. Approval of this tentative map shall not be construed as a guarantee of future extension or re-approvals of this or similar maps, nor is it an

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indication of future availability of water or sewer facilities or permission to develop beyond the capacities of these facilities.

5. The project shall be implemented as indicated on the application form and accompanying materials provided to the City and in compliance with the AMC, or as amended by the City Council.
6. No building permit will be issued unless the plan conforms to the site plan as approved by the City Council and the standards of the City.
7. This approval expires two years from the date of approval (expires June 7, 2019), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one one-year extension shall be granted.
8. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.
9. All required easements or rights-of-way for improvements shall be obtained by the developer at no cost to the City of Antioch. Advance permission shall be obtained from all pertinent property owners and easement holders, if applicable, for any work done within such property or easements.
10. All existing easements shall be identified on the site plan and all plans that encroach into existing easements shall be submitted to the easement holder for review and approval, and advance written permission shall be obtained from any property or easement holders for any work done within such property or easements.
11. The development and all proposed improvements shall comply with the City of AMC and City Standards unless a specific exception is granted thereto or as approved by the City Engineer.
12. The developer shall obtain an encroachment permit for all work to be done within the public right-of-way or easements, and peak commute-hour traffic shall not be impeded by construction related activity.
13. All units within the project shall be identified by a decorative addressing method easily visible to emergency responders and modified as deemed necessary by the Antioch Police Department.

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14. The property owner shall install and maintain parking lot and pathway lights and landscaping within the project area at no cost to the City.
15. The property owner agrees to participate in Streetlight and Landscape District 2A Zone 4 and accept a level of annual assessments sufficient to maintain the public streetlights and landscaping in the vicinity of the project area at no cost to the City.
16. The property owner shall pay the AUSD developer fee in effect at the time the building permit is issued, in lieu of participation in AUSD CFD 2004-1.
17. In order to assist the City in meeting a police force level within a range of 1.2 to 1.5 officers per 1,000 residents as set forth in Performance Standard 3.5.3.1 of the General Plan, the developer shall annex into CFD 2016-01 (Police Protection), prior to the issuance of the first building permit for the project.
18. The City engineering, planning and clean water staff will inspect the site and adjacent right-of-way for compliance with conditions of approval and the project shall conform to all conditions of approval prior to final certificate of occupancy.
19. City of Antioch "No Dumping – Drains to River" decal buttons shall be installed on new and existing storm drain inlets to alert the public to the destination of storm water and to prevent direct discharge of pollutants into the storm drain system.
20. Masonry trash enclosures shall be provided to screen dumpsters from public view. Trash enclosures shall have a pitched metal roof and accommodate recycling containers. The interior floor shall be sloped to a centralized floor drain and plumbed to the sanitary sewer system. The location and design of trash enclosures shall be subject to Planning staff approval prior to issuance of building permits for the project. The trash enclosures shall not be located within any easement areas. Submit architectural designs (roof, drain, elevations, color, and materials) for the trash enclosures, including residential composting bins, for review and approval by the City of Antioch Planning Division.
21. All access drive aisles shall be constructed to current ADA and City Standards, subject to review and approval by the City Engineer.
22. All parking spaces shall be double-striped and all parking lot dimensions shall meet minimum City policies and AMC requirements.

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23. All cracked, broken or damaged concrete curb, gutter, and sidewalk in the public right-of-way along the project frontage shall be removed and replaced as required by the City Engineer. Where existing or proposed fire hydrants or other utilities create a narrower passageway, sidewalks shall be replaced bowing out around the utility to provide a five-foot (5') wide path of travel.
24. All buildings, parking and access shall meet ADA/Title 24 requirements as determined by the Chief Building Official.
25. Prior to the approval of the grading plan(s), the City Engineer shall determine if it is necessary to engage soils and structural engineers, as well as any other professionals, deemed necessary to review and verify the adequacy of the building plans submitted for this project. If deemed necessary by the City Engineer, this condition may include field inspections by such professionals to verify implementation of the plans. Costs for these services shall be borne by the developer.
26. Prior to final map approval, the applicant shall submit a detailed plan of the entry gates for review and approval of the City Engineer. The design shall allow for adequate vehicle storage and turnaround.
27. A truck-turning template shall be shown on the site plan confirming that trucks can successfully ingress, egress, and safely maneuver through the site, as approved by the City Engineer.
28. Sight distance triangles shall be maintained per Antioch Code of Ordinances § 9-5.1101, Site Obstructions at Intersections, or as approved by the City Engineer.
29. The developer or property owner shall maintain all undeveloped areas within this project in an attractive manner, which shall also ensure fire safety.

B. CONSTRUCTION CONDITIONS

1. The use of construction equipment shall be as outlined in the AMC. Construction is restricted to weekdays between the hours of 8:00 AM and 5:00 PM. Requests for alternative days/times may be submitted in writing to the City Engineer for consideration.
2. The project shall be in compliance with and supply all the necessary documentation for AMC 6-3.2: Construction and Demolition Debris Recycling.

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3. 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 Bay Area Air Quality Management District.

C. FIRE REQUIREMENTS

1. Emergency apparatus access shall have a paved driving surface of not less than 20 feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet and must be capable of supporting the imposed fire apparatus loading of 37 tons. (503) CFC
2. All exposed curbs along the access roadways around the buildings shall have signs posted or curbs painted red with the words NO PARKING-FIRE LANE clearly marked. (503.3) CFC
3. Electrically operated vehicle access gates shall be equipped with a Knox Company key-operated switch. Contact the Fire District for information on ordering the key-operated switch. (D103.5) CFC
4. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1,500 GPM. Required flow must be delivered from not more than one (1) hydrant flowing for duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC
5. The developer shall provide hydrants of the East Bay type. Hydrants shall be located such that there is a minimum clearance of 3 feet around the perimeter of the hydrant barrel. (C103.1) CFC
6. The developer shall submit a minimum of two (2) copies of site improvement plans indicating proposed hydrant locations and fire apparatus access for review and approval prior to obtaining a building permit. (501.3) CFC
7. Paved emergency apparatus access throughout the site and new hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site. (501.4) CFC

Note: The first lift of asphalt concrete paving must be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 37 tons.

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8. The buildings as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2013 edition of NFPA 13R. Submit a minimum of two (2) sets of plans for each building type to the Fire District for review and approval prior to installation. (903.2) CFC
9. The developer shall submit a minimum of two (2) complete sets of construction plans for each building model, including plans for the following required deferred submittals, to the Fire District for review and approval prior to construction to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC
 - Private underground fire service
 - Fire sprinklers
 - Fire alarm

D. FEES

1. That the developer shall pay all required fees prior to filing of the parcel map for condominium purposes, including the Contra Costa County map maintenance fee.
2. The developer shall pay all City fees which have been established by the City Council and as required by the AMC.
3. The developer shall pay all pass-through fees. Fees include but are not limited to:
 - East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.
 - Contra Costa County Fire Protection District Fire Development Fee in effect at the time of building permit issuance.
 - Contra Costa County Flood Control District Fee in effect at the time of building permit issuance.
 - School Impact Fees.
 - Delta Diablo Sewer Fees.
 - Contra Costa Water District Fees.
4. Per Section 9-4.1007 of the AMC, the developer shall pay all park in lieu of land dedication fees at building permit issuance. The Parks and Recreation Commission held a meeting on May 18, 2017 and determined the proposed project be assessed Park in Lieu fees at \$950 per multi-

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family unit, which would total \$55,100 in lieu of park land dedication pursuant to Section 9-4.1011 of the AMC.

E. PROPERTY MAINTENANCE

1. A parking lot sweeping program shall be implemented that, at a minimum, provides for sweeping immediately prior to, and once during, the storm season.
2. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

F. GRADING

1. The grading operation shall take place at a time and in a manner so as not to allow erosion and sedimentation. The slopes shall be landscaped and reseeded as soon as possible after the grading operation ceases. Erosion measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.
2. All lots and slopes shall drain to approved drainage facilities as approved by the City Engineer.
3. Wall and fence locations and elevations shall be included on the grading plan.
4. Any existing wells or septic systems on the property shall be properly abandoned under permit from the Contra Costa County Environmental Health Department.
5. The grading for slopes shall be contoured to provide as natural an appearance as possible as required by the City Engineer.
6. All grading shall be accomplished in a manner that precludes surface water drainage across any property line.
7. Asphalt paving shall be designed for a minimum traffic index (TI) of 4.5 and shall have a minimum slope of 2%, concrete paving shall have a minimum slope of 0.75%, and asphalt paving for identified accessible parking stalls and access routes may have a minimum slope of 1.5% and a maximum 2% slope, or as approved by the City Engineer.
8. Swales adjacent to structures shall have a minimum of a 1% slope or as directed by the City Engineer.

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9. All off-site grading is subject to the coordination and approval of the affected property owners and the City Engineer. The developer shall submit written authorization to "access, enter, or grade" adjacent properties prior to performing any work.
10. The grading plan for this development shall be approved by the City Engineer.
11. All elevations shown on the plans shall be on the USGS 1929 sea level datum or NAVD 88 with conversion information, as approved by the City Engineer.
12. Retaining walls shall be of masonry construction and shall not be constructed in City right-of-way or other City maintained parcels unless approved by the City Engineer.
13. All retaining walls shall be reduced in height to the maximum extent practicable and the walls shall meet the height requirements in the setback and sight distance triangles as required by the City Engineer.
14. The grading transitions from parcel to parcel or parcel to lot shall have a maximum slope of 2:1, and shall be accommodated entirely on the lower lot or as approved by the City Engineer.

G. CONSERVATION/NPDES

1. Water conservation measures, including low volume toilets, flow restrictors in showers and the use of drought tolerant landscaping, shall be used.
2. The Project shall meet or exceed Tier 1 of the CALGreen Building Code.
3. That 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 Discretionary Approval.) Under NPDES regulations, the project is subject to provision C.3: New development and redevelopment regulations for storm water treatment. Provision C.3 requires that the project include storm water treatment and source control measures, as well run-off flow controls, so that post-project runoff does not exceed estimated pre-project runoff. C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates how compliance will be achieved. The SWCP shall be submitted simultaneously with the project plans. For the treatment and flow-controls identified in the approved SWCP, a separate Operation and Maintenance Plan (O&M) shall be submitted and approved before the Building

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Department will issue Certificate of Occupancy permits. Both the approved SWCP and O&M plans shall be included in the project CC&Rs. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.

4. The following requirements of the federally mandated NPDES program (National Pollutant Discharge Elimination System) shall be complied with as appropriate, or as required by the City Engineer:
 - a. Prior to issuance of permits for building, site improvements, or landscaping, the 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. The Storm Water Control Plan shall be certified by a registered civil engineer, and by a registered architect or landscape architect as applicable. Professionals certifying the Storm Water Control Plan shall be registered in the State of California and submit verification of training, on design of treatment measures for water quality, not more than three years prior to the signature date by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).
 - c. Prior to building permit final and issuance of a Certificate of Occupancy, the 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.
 - d. 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

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pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.

- e. Prevent site drainage from draining across sidewalks and drive aisles in a concentrated manner.
- f. 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. Prior to issuance of the grading permit, submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.
- h. Submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to issuance of a building and/or grading permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP's. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order.
- i. Install appropriate clean water devices at all private storm drain locations immediately prior to entering the public storm drain system. Implement Best Management Practices (BMP's) at all times.
- j. Install "No Dumping, Drains to River" decal buttons on all catch basins.
- k. If sidewalks are pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer District.
- l. Include erosion control/storm water quality measures in the final grading plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures

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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.

- m. Sweep or vacuum the parking lot(s) a minimum of once a month and prevent the accumulation of litter and debris on the site. Corners and hard to reach areas shall be swept manually.
 - n. Ensure that the area surrounding the project such as the streets stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way related to project construction. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All trucks shall be covered.
 - o. Clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by City Inspectors and/or City Engineer.
5. All impervious surfaces to be constructed as part of the project, including off-site roadways, are subject to C.3 requirements per State Regulations.

H. UTILITIES

- 1. The developer shall install all infrastructure necessary to serve the site in the first phase of development.
- 2. All onsite utilities shall be privately maintained and connected to public facilities in accordance with City Standards, or as approved by the City Engineer.
- 3. All existing and proposed public utilities (e.g. transformers) shall be placed underground (subsurface installation) in accordance with the AMC, unless otherwise approved in writing by the City Engineer.
- 4. A reduced backflow prevention device shall be installed on all City water meter services.

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5. Reduced pressure backflows, water meters, and double detector check backflows shall be enclosed within an easement granted to the City at no cost to the City.
6. A double detector check backflow shall be installed for fire lines to the buildings and reduced pressure backflows shall be installed for domestic water and irrigation per the City's standards.
7. All sewage shall flow by gravity to the intersecting street sewer main or as approved by the City Engineer.
8. All proposed drainage facilities, including open ditches, shall be constructed of Portland Concrete Cement or as approved by the City Engineer.
9. The developer shall comply with all conditions stipulated in Contra Costa County Flood Control District letter dated March 16, 2017, inclusive of the following:
 - a. Submit hydrology and hydraulic analyses that prove the adequacy of the in-tract drainage system and the downstream drainage system, with a Storm Water Control Plan, to the City for review and approval, and submit same to the Contra Costa County Flood Control District for review at no cost to the City if directed by the City Engineer.
 - b. Analyze the storm drain system and mitigate any impacts caused by the change from single-family (medium) residential to multi-family residential land use.
10. The developer shall provide adequate water pressure and volume to serve this development. This will include a minimum residual pressure of 20 psi with all losses included at the highest point of water service and a minimum static pressure of 50 psi or as approved by the City Engineer. See Fire Requirements for additional water flow conditions.
11. The units shall contain rain gutters and downspouts that direct water away from the foundation as approved by the City Engineer.

I. LANDSCAPING

1. Landscaping, grading and signage shall not create a sight distance problem.

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2. Detailed landscaping and irrigation plans for the entire site (including C.3 basins) shall be as approved by the City Council on plans dated December 19, 2016. Final landscape and irrigation plans shall be submitted to the City for review and approval. All landscaping and irrigation shall be installed in accordance with approved plans prior to the issuance of certificates of occupancy.
3. All trees shall be a minimum 15-gallon size and all shrubs shall be a minimum 5-gallon size.
4. Landscape shall show immediate results and be permanently maintained in good condition.
5. Based on drought conditions, the City Engineer has the authority to delay some or all of the landscape Conditions of Approval.
6. Landscaping for the project shall be designed to comply with the applicable requirements of the 2015 California State Model Water Efficient Landscape Ordinance (MWELo). Prior to issuance of a building permit, the applicant shall demonstrate compliance with the applicable requirements of the MWELo in the landscape and irrigation plans submitted to the City.

J. PROJECT SPECIFIC CONDITIONS

1. This design review approval applies to the construction of 58 multi-family units, landscaping, fencing, soundwalls and other associated improvements as depicted on the plans entitled "Almond Knolls City of Antioch, California", dated January 5, 2017.
2. Development shall be substantially in accordance with the plans entitled "Almond Knolls City of Antioch, California", dated January 5, 2017, except as modified by the following conditions.
3. The applicant shall prepare and record a condominium plan in accordance with California Civil Code § 1351(f), having no more units than that specified on the tentative parcel map for condominium purposes per California Government Code § 66427 (e)(1).
4. The applicant shall prepare and record Declaration of Covenants, Conditions, and Restrictions (CC&R's) subject to the approval of the City Attorney and Community Development Director. The CC&R's shall be recorded concurrently or prior to the recording of the parcel map. The CC&R's shall contain the following requirements which shall be the responsibility of the property owner or HOA:

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- a. Implementation of a parking lot sweeping program.
 - b. Maintenance of the storm water detention basin.
 - c. Compliance with all City Codes regarding property maintenance.
 - d. Maintenance of all slopes to property line.
 - e. Maintenance of all onsite landscaping, with the landscaping between the parking lot and the homes on Hillside Drive kept in a condition to screen headlights.
5. All masonry walls and wood fencing shall be placed so as to not create an empty void space between the existing fence and new fence without providing access to maintain the slopes adjacent to project fencing. Fence and wall locations shall be identified on the plans submitted with the building permit submittal. All fencing shall be installed in accordance with AMC Section 9-5.1602. The applicant shall submit a Maintenance Plan for review and approval of the City Engineer for the slopes adjacent to project fencing on the southern property boundary providing confirmation that the applicant contacted property owners on the southern property boundary regarding an offer of slope maintenance or providing access for slope maintenance and indicating which affected properties' slope will be maintained by the project applicant or maintained by the owner of the slope.
 6. Lot line adjustment(s), if needed, shall be reviewed and approved by the City Engineer and Community Development Director prior to the issuance of building permits.
 7. Per AMC section 9-5.1714, the applicant shall provide a solid decorative concrete or masonry wall six feet in height on the southern and eastern boundary of the project site to screen the parking areas from the adjacent residential properties.
 8. The portion of the project between the parking lot and the existing homes on Hillside Road shall be designed to screen headlights, to the satisfaction of City staff.
 9. Storm drain pipe centerline along Worrell Road shall be located 0.67' from the face-of-curb.
 10. All drive aisles shall be perpendicular to the Worrell Road centerline a minimum distance of twenty feet (20') from the property line, or as approved by the City Engineer.
 11. A solid decorative concrete or masonry wall, six feet (6') in height, shall be constructed to separate the project from the adjacent commercial use.

RESOLUTION NO. 2017/**

July 25, 2017

Page 18

The existing wall may be utilized; however, the wall must be six feet (6') in height on the residential side. Staff shall review wall height for sight distance constraints next to Worrell Road and the developer shall rebuild the wall if necessary.

12. The developer shall notify neighbors at least one week prior to commencement of grading or construction operations on the site.
13. The lighting plan shall be per the plans approved by the City Council dated January 5, 2017. Final plans shall be submitted for staff review and approval prior to the issuance of any building permits for this project. Lighting shall not spill over onto adjacent properties.
14. The density of landscaping in the unlit areas behind Building #5 should be increased to reduce crime and blight.
15. Bicycle parking shall be added to serve the proposed project per the requirements of Section 9-5.1707 of the AMC.
16. Submit elevations for retaining walls including overall design, color and materials for review and approval by the City of Antioch Planning Division prior to issuance of building permit.
17. All mechanical equipment shall be screened from public view per the requirements of Section 9-5.1301 of the AMC.
18. Submit location and design of mailboxes for review and approval by the City of Antioch Planning Division prior to issuance of building permit.
19. The project shall not cause an increase in background ambient noise which will exceed 60 CNEL adjacent to outdoor living areas (e.g., backyards for single-family homes and patios for multi-family units) of adjacent properties. The property owner, or HOA if one is established, shall establish and enforce through lease agreements or CC&Rs, "quiet hours" for project residents between the hours of 10 P.M. and 7 A.M. seven days a week.

RESOLUTION NO. 2017/**

July 25, 2017

Page 19

* * * * *

I **HEREBY CERTIFY** that the foregoing recommendation was passed and adopted by the City Council of the City of Antioch, at a regular meeting thereof, held on the 25th day of July, 2017 by following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH

ATTACHMENT "E"



Figure 2
Project Vicinity Map

Almond Knolls Project
Initial Study/Mitigated Negative Declaration

13

ATTACHMENT "F"

PROJECT TEAM

APPLICANT
 THE GRUPE COMPANY
 3255 WEST MARCH LANE, 4TH FLOOR
 STOCKTON, CA 95219
 CONTACT: KYLE MASTERS
 PHONE: 209 473-6066

CIVIL ENGINEER
 WOOD RODGERS INC.
 4670 WILLOW ROAD
 PLEASANTON, CA 94588
 CONTACT: KARRIE MOSCA/PAUL MEUSER
 PHONE: 925 847-1547

ARCHITECT/LANDSCAPE ARCHITECT
 S2 ARCHITECTURE INC.
 530 DOLLIVER STREET
 PISMO BEACH, CA 93449
 CONTACT: JEFF SCHNEIDERET
 PHONE: 805 773-8333

SHEET INDEX

TITLE SHEET

CIVIL PLANS

- C01 TENTATIVE MAP
- C02 SITE PLAN
- C03 EXISTING CONDITIONS
- C04 PRELIMINARY GRADING & UTILITY PLAN
- C05 PRELIMINARY GRADING SECTIONS
- C06 STORMWATER CONTROL PLAN

LANDSCAPE PLANS

- L01 LANDSCAPE PLAN
- L02 SITE LIGHTING PLAN
- L03 PHOTOMETRIC PLAN

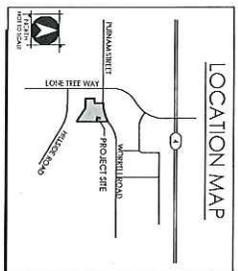
ARCHITECTURE PLANS

- A01 BUILDING 1 FLOOR PLAN & ROOF PLAN
- A02 BUILDING 2 FLOOR PLAN & ROOF PLAN
- A03 BUILDING 3 FLOOR PLANS & ROOF PLAN
- A04 BUILDING 4 FLOOR PLANS & ROOF PLAN
- A05 BUILDING 5 FLOOR PLANS & ROOF PLAN
- A06 BUILDING 1 ELEVATIONS
- A07 BUILDING 2 ELEVATIONS
- A08 BUILDING 3 ELEVATIONS
- A09 BUILDING 4 ELEVATIONS
- A10 BUILDING 5 ELEVATIONS
- A11 1 BEDROOM UNIT FLOOR PLANS (DETAILED)
- A12 2 BEDROOM UNIT FLOOR PLANS (DETAILED)
- A13 MONUMENT SIGN PLAN & DETAILS

GRUPE S² Architecture Inc.

ALMOND KNOLLS

CITY OF ANTIOCH, CALIFORNIA
 MAY 17, 2017



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 4670 WILLOW ROAD, STE 125 TEL 925.847.1556
 PLEASANTON, CA 94588 FAX 925.847.1557

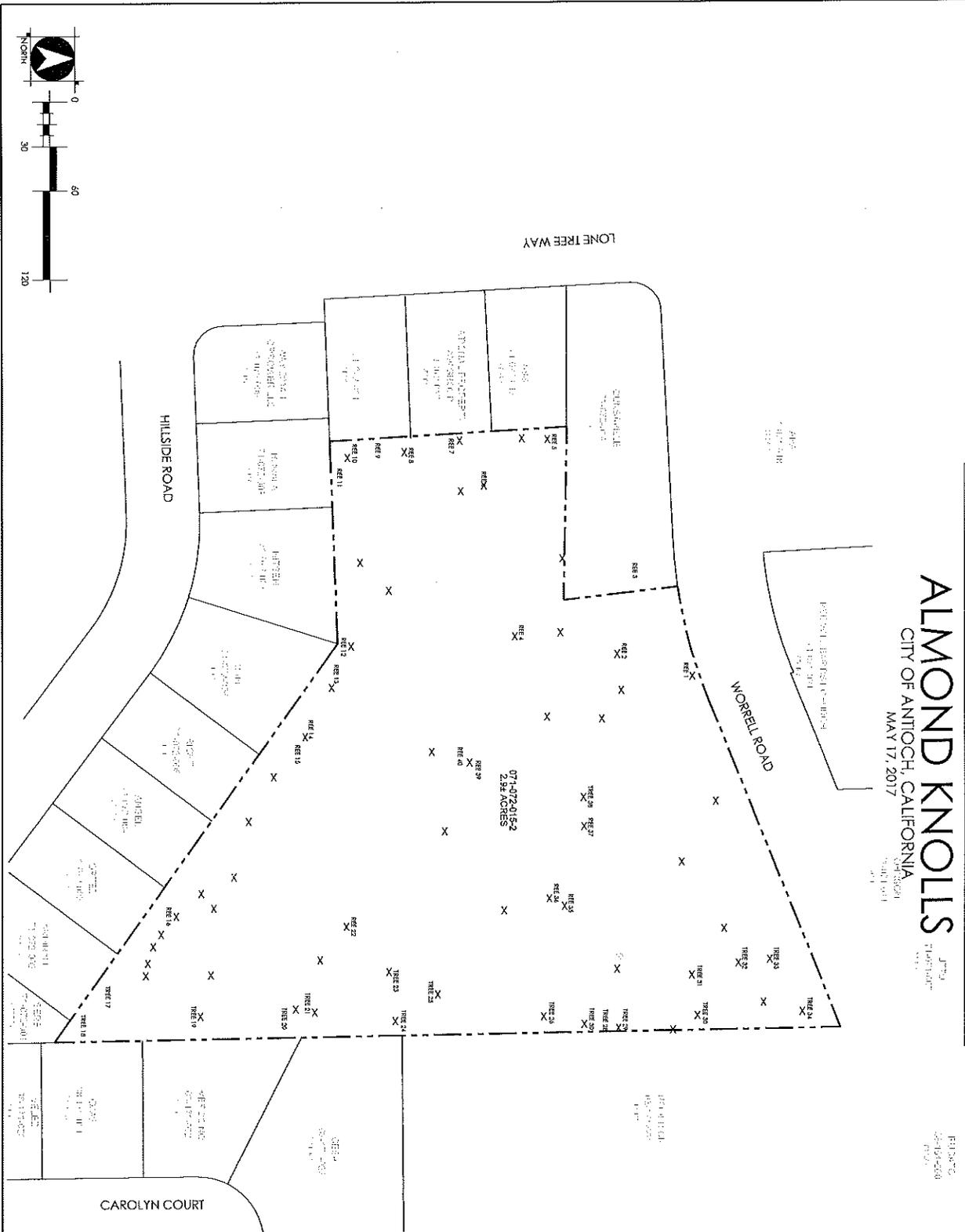
ALMOND KNOLLS - TITLE SHEET

FI

EXISTING CONDITIONS AND DEMOLITION PLAN

ALMOND KNOLLS

CITY OF ANTIPOCH, CALIFORNIA
MAY 17, 2017



FILE NO. 07-19-4508
DATE: 05/17/17

TREE NUMBER	DESCRIPTION	DISPOSITION
1	F7ALMOND	REMOVE
2	F7ALMOND	REMOVE
3	F7ALMOND	REMOVE
4	F7ALMOND	REMOVE
5	F7ALMOND	REMOVE
6	F7ALMOND	REMOVE
7	F7ALMOND	REMOVE
8	F7ALMOND	REMOVE
9	F7ALMOND	REMOVE
10	F7ALMOND	REMOVE
11	F7ALMOND	REMOVE
12	F7ALMOND	REMOVE
13	F7ALMOND	REMOVE
14	F7ALMOND	REMOVE
15	F7ALMOND	REMOVE
16	F7ALMOND	REMOVE
17	F7ALMOND	REMOVE
18	F7ALMOND	REMOVE
19	F7ALMOND	REMOVE
20	F7ALMOND	REMOVE
21	F7ALMOND	REMOVE
22	F7ALMOND	REMOVE
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25	F7ALMOND	REMOVE
26	F7ALMOND	REMOVE
27	F7ALMOND	REMOVE
28	F7ALMOND	REMOVE
29	F7ALMOND	REMOVE
30	F7ALMOND	REMOVE
31	F7ALMOND	REMOVE
32	F7ALMOND	REMOVE
33	F7ALMOND	REMOVE
34	F7ALMOND	REMOVE
35	F7ALMOND	REMOVE
36	F7ALMOND	REMOVE
37	F7ALMOND	REMOVE
38	F7ALMOND	REMOVE
39	F7ALMOND	REMOVE
40	F7ALMOND	REMOVE

GENERAL NOTE:
1. ALL EXISTING IMPROVEMENTS (STRUCTURES, UTILITIES, ETC.) SHALL BE DEMOLISHED AND REMOVED FROM THE SITE PRIOR TO THE START OF CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.

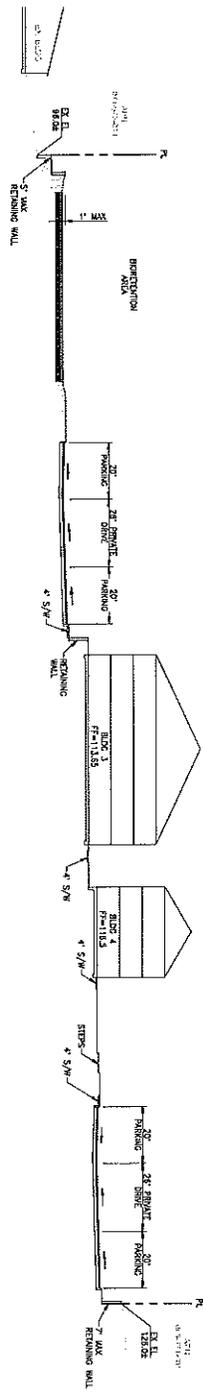
X DEMOLITION OF TREE TO BE REMOVED
X TREE TO BE REMOVED

WOOD ROGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
4670 WILLOW ROAD, SUITE 129 PLEASANTON, CA 94588
TEL: 925.847.1556 FAX: 925.847.1557

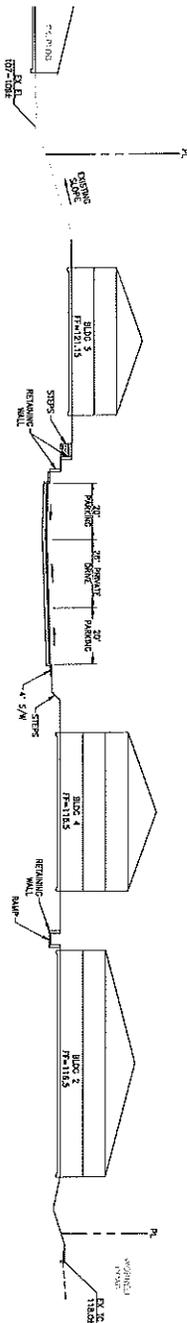
HEB 003

FU

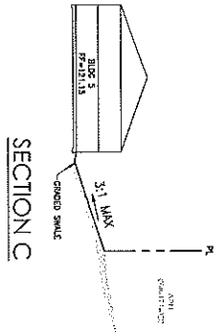
PRELIMINARY GRADING SECTIONS
ALMOND KNOLLS
 CITY OF ANTIOCH, CALIFORNIA
 MAY 17, 2017



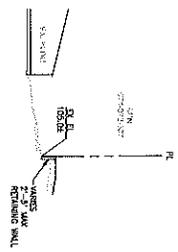
SECTION A



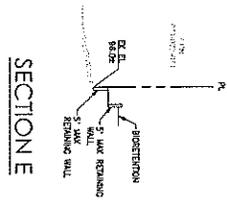
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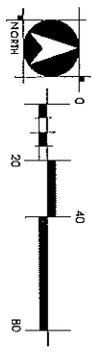
SECTION C



SECTION D



SECTION E



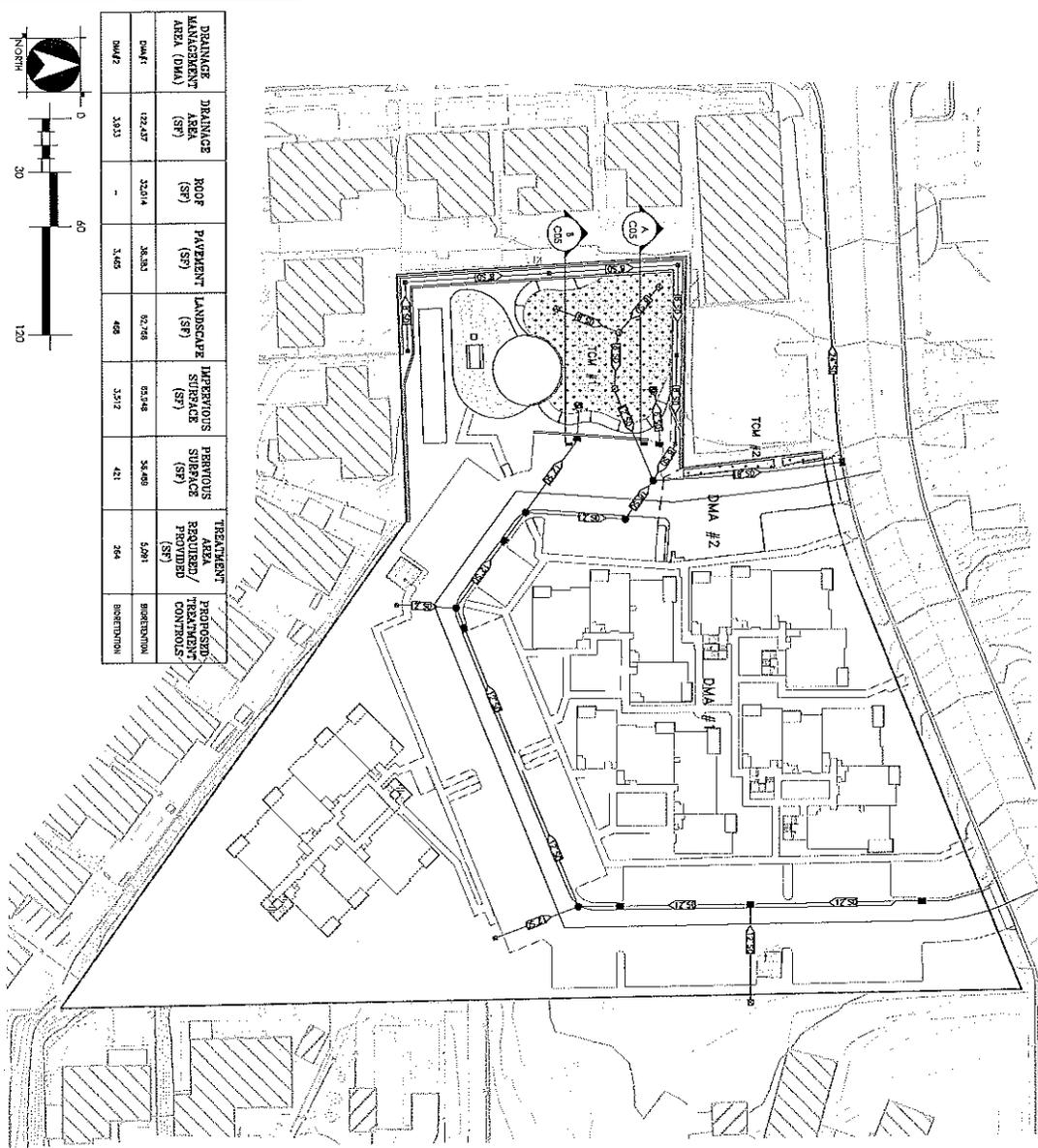
NOTE:
 ALL STORM DRAIN, BASIN, RETAINING WALLS,
 LANDSCAPE, HARDSCAPE, CURBS, PAVING, ETC. TO BE
 PRIVATELY OWNED AND MAINTAINED; PRIVATE ENTRY
 MAY BE AN ESTABLISHED HOME OWNERS ASSOCIATION
 OR THE OWNER OF THE APARTMENT COMPLEX.



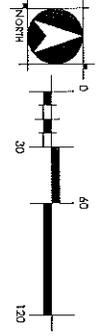
WOOD ROBBERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 4670 WILLOW ROAD STE 125 TEL 925.847.1556
 PLEASANTON, CA 94589 FAX 925.847.1537

76

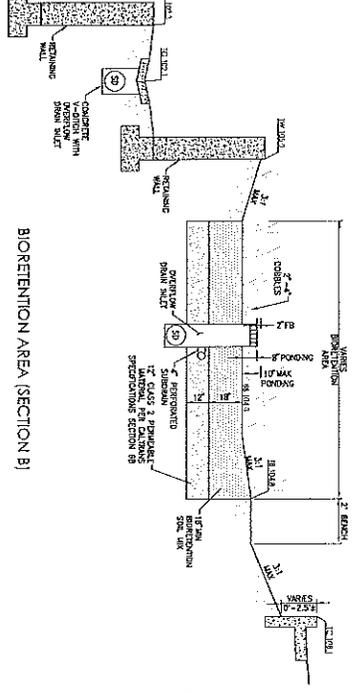
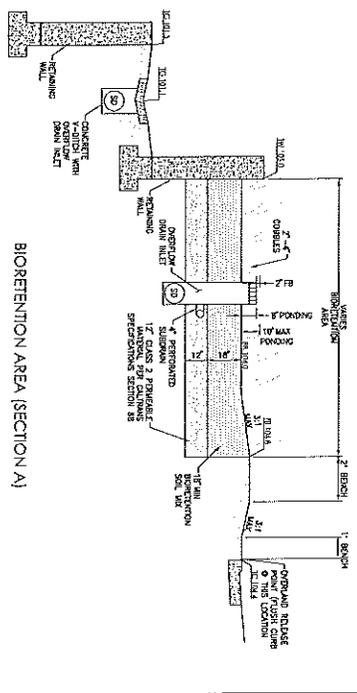
PRELIMINARY STORMWATER CONTROL PLAN
ALMOND KNOLLS
 CITY OF ANTOCH, CALIFORNIA
 MAY 17, 2017



DRAINAGE MANAGEMENT AREA (DMA)	DRAINAGE AREA (SF)	ROOF PAYMENT (SF)	LANDSCAPE (SF)	IMPERVIOUS SURFACE (SF)	PERVIOUS SURFACE (SF)	TREATMENT REQUIRED/ PROVIDED (SF)	PERCENTAGE TREATMENT CONTROLS
DMA #1	122,437	32,914	38,383	62,298	63,948	54,489	52%
DMA #2	3,833	-	3,463	468	3,512	421	24%



- LEGEND**
- STORMWATER MANAGEMENT AREA (DMA)
 - TREATMENT CONTROL MEASURE (TCM)
 - TOP OF BASIN
 - BOTTOM OF BASIN
 - TOP OF CURB
 - FREE BOARD
 - TOP OF CHASE
 - TOP OF WALL

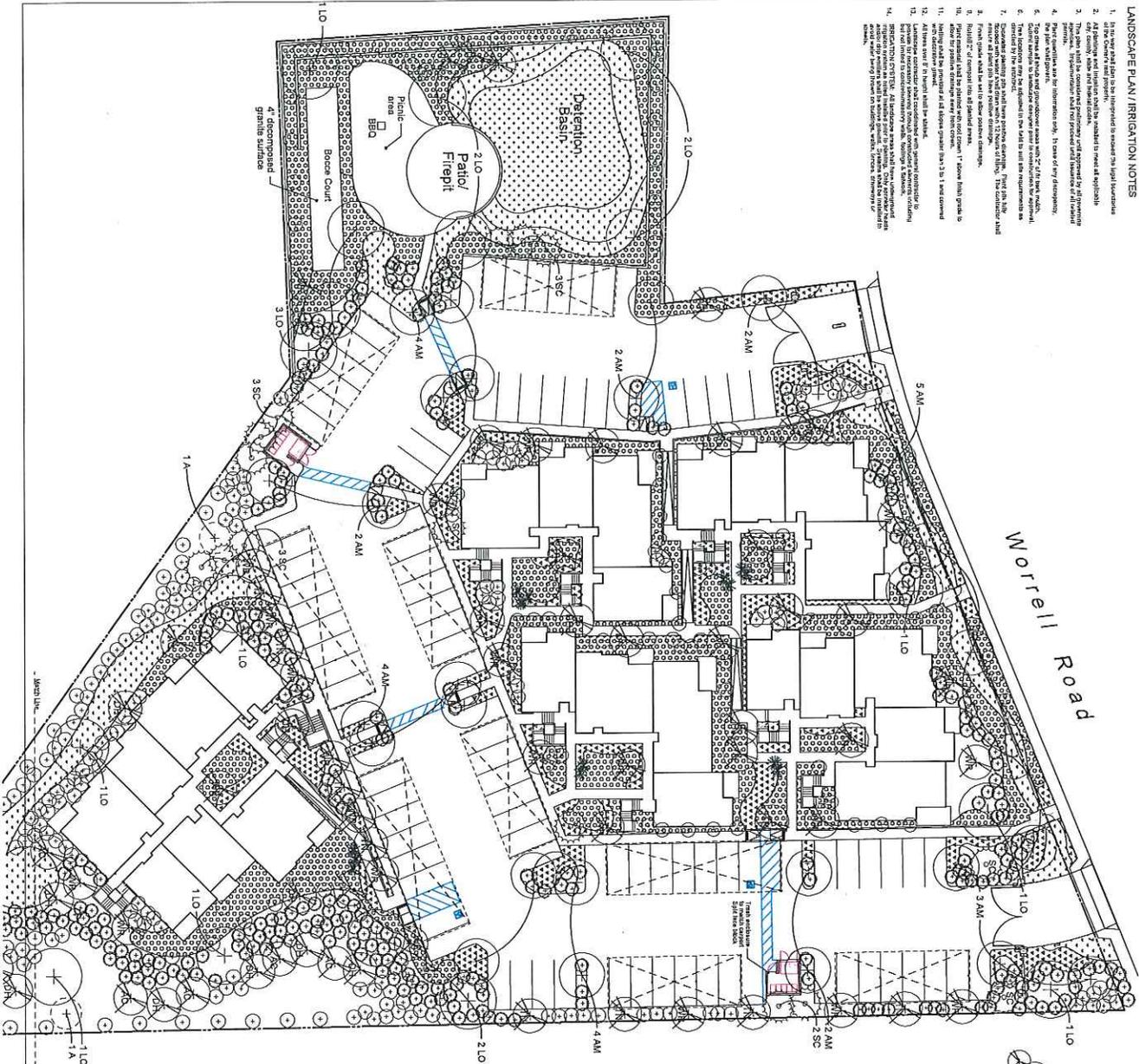


WOOD ROBBERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 4670 WILLOW ROAD, SUITE 125 TEL: 925.847.1559
 PLEASANTON, CA 94588 FAX: 925.847.1557

LF

LANDSCAPE PLAN / IRRIGATION NOTES

- In the event that the plan is to be interpreted as a legal instrument, the provisions of this plan shall prevail over any other provisions.
- The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
- The contractor shall be responsible for providing all materials and labor for the completion of the project.
- The contractor shall be responsible for maintaining the site during the construction period.
- The contractor shall be responsible for the removal of all debris and materials from the site.
- The contractor shall be responsible for the installation of all irrigation equipment and systems.
- The contractor shall be responsible for the maintenance of the irrigation system during the warranty period.
- The contractor shall be responsible for the replacement of any damaged or defective materials.
- The contractor shall be responsible for the completion of the project within the specified time frame.
- The contractor shall be responsible for the payment of all bills and invoices.
- The contractor shall be responsible for the safety of all workers and the public.
- The contractor shall be responsible for the protection of all existing structures and utilities.
- The contractor shall be responsible for the preservation of all natural resources and the environment.
- The contractor shall be responsible for the compliance with all applicable laws and regulations.



Plant Schedule

Existing Trees

ID	Tree Type	Size	Quantity	Location	Notes
1	Redwood	12" DBH	1	1.10	Preserve
2	Redwood	12" DBH	1	1.10	Preserve
3	Redwood	12" DBH	1	1.10	Preserve
4	Redwood	12" DBH	1	1.10	Preserve
5	Redwood	12" DBH	1	1.10	Preserve
6	Redwood	12" DBH	1	1.10	Preserve
7	Redwood	12" DBH	1	1.10	Preserve
8	Redwood	12" DBH	1	1.10	Preserve
9	Redwood	12" DBH	1	1.10	Preserve
10	Redwood	12" DBH	1	1.10	Preserve

Shrubs

ID	Shrub Name	Size	Quantity	Location	Notes
1	Redwood	12" DBH	1	1.10	Preserve
2	Redwood	12" DBH	1	1.10	Preserve
3	Redwood	12" DBH	1	1.10	Preserve
4	Redwood	12" DBH	1	1.10	Preserve
5	Redwood	12" DBH	1	1.10	Preserve
6	Redwood	12" DBH	1	1.10	Preserve
7	Redwood	12" DBH	1	1.10	Preserve
8	Redwood	12" DBH	1	1.10	Preserve
9	Redwood	12" DBH	1	1.10	Preserve
10	Redwood	12" DBH	1	1.10	Preserve

Ground Cover

ID	Ground Cover Name	Quantity	Location	Notes	
1	Redwood	12" DBH	1	1.10	Preserve
2	Redwood	12" DBH	1	1.10	Preserve
3	Redwood	12" DBH	1	1.10	Preserve
4	Redwood	12" DBH	1	1.10	Preserve
5	Redwood	12" DBH	1	1.10	Preserve
6	Redwood	12" DBH	1	1.10	Preserve
7	Redwood	12" DBH	1	1.10	Preserve
8	Redwood	12" DBH	1	1.10	Preserve
9	Redwood	12" DBH	1	1.10	Preserve
10	Redwood	12" DBH	1	1.10	Preserve

Perennial Flowers

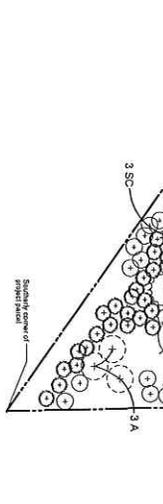
ID	Flower Name	Quantity	Location	Notes	
1	Redwood	12" DBH	1	1.10	Preserve
2	Redwood	12" DBH	1	1.10	Preserve
3	Redwood	12" DBH	1	1.10	Preserve
4	Redwood	12" DBH	1	1.10	Preserve
5	Redwood	12" DBH	1	1.10	Preserve
6	Redwood	12" DBH	1	1.10	Preserve
7	Redwood	12" DBH	1	1.10	Preserve
8	Redwood	12" DBH	1	1.10	Preserve
9	Redwood	12" DBH	1	1.10	Preserve
10	Redwood	12" DBH	1	1.10	Preserve

Ornamental Grasses

ID	Grass Name	Quantity	Location	Notes	
1	Redwood	12" DBH	1	1.10	Preserve
2	Redwood	12" DBH	1	1.10	Preserve
3	Redwood	12" DBH	1	1.10	Preserve
4	Redwood	12" DBH	1	1.10	Preserve
5	Redwood	12" DBH	1	1.10	Preserve
6	Redwood	12" DBH	1	1.10	Preserve
7	Redwood	12" DBH	1	1.10	Preserve
8	Redwood	12" DBH	1	1.10	Preserve
9	Redwood	12" DBH	1	1.10	Preserve
10	Redwood	12" DBH	1	1.10	Preserve

Turf (orange) Grass

ID	Grass Name	Quantity	Location	Notes	
1	Redwood	12" DBH	1	1.10	Preserve
2	Redwood	12" DBH	1	1.10	Preserve
3	Redwood	12" DBH	1	1.10	Preserve
4	Redwood	12" DBH	1	1.10	Preserve
5	Redwood	12" DBH	1	1.10	Preserve
6	Redwood	12" DBH	1	1.10	Preserve
7	Redwood	12" DBH	1	1.10	Preserve
8	Redwood	12" DBH	1	1.10	Preserve
9	Redwood	12" DBH	1	1.10	Preserve
10	Redwood	12" DBH	1	1.10	Preserve



S2 Architecture Inc.
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 Phone: 310.277.0000
 Fax: 310.277.0000
 www.s2arch.com

Client/Contractor:
 2020 Wilshire Blvd, Suite 400
 Beverly Hills, CA 90210
 Phone: 310.277.0000
 Fax: 310.277.0000

NO.	Description	DATE
1	Issue for Review	10/1/20
2	Issue for Construction	10/1/20

Almond Knolls
 10 Worrell Road
 Antioch, CA

Landscape Plan

Project Number: 18-024ATX
 Project Name: 10 Worrell Road
 Designer: S2 Architecture
 Date: 10/1/2020

LO1

Scale: 1"=20'-0"

FB

THIS LIGHTING APPLICATION REQUIRES SPECIFIC LIGHTING CONTROL DEVICES OR SYSTEMS PER CALIFORNIA TITLE 24 PART 6.
Therefore, this proposal includes:

- SOLUTION: This proposal includes a complete lighting and control system based on the information provided, subject to your review and approval.
- SUPPLEMENT: This proposal includes lighting as requested and/or approved. However, the applicable lighting system is your review and approval.
- ALERT: This proposal includes each lighting and control device to meet the following criteria. We are happy to provide a lighting control proposal at your request.
 - Automatic time switch (photometric)
 - Occupancy Sensor(s)
 - Photometric(s) / daylight sensor(s)
 - Demand response / load shedding
 - Centralized Monitoring(s)
 - Medium Sensing(s) - Outdoor

Note:
 Reflectances: 30/30/20 Standard
 Luminaire Mounting Height: Indicated in the Plan Drawing
 Calculation Grid Height: 0'-0" Above Finished Ground
 All objects except buildings and garbage enclosure is built flat
 Parking canopy height: 10' Above Finished Ground

Luminaire illuminance values provided in this report, whether for normal, critical, or emergency applications, are for product application assistance only. These values were developed in collaboration with, and are subject to approval by, the design professional of record (architect/engineer/LC), and are NOT intended for construction. Because these values are approximate and based on limited application information provided to 16500, Inc. at the time of calculation, 16500, Inc. does not warrant the installed performance of the luminaire(s) or the accuracy of the report. Please verify all data and conditions for the accuracy of the report. 16500 shall not be liable for design approval, or results of emergency lighting under any circumstances.

Statistics	Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site All			2.0 fc	8.7 fc	0.0 fc	N/A	N/A

Luminaire Schedule	Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Finish	Mounting Height	Beam Spread	Light Output (lm)	Beam Diameter (ft)	Beam Width (ft)
CM1		CM1	30	Uphoma	UPLD12 008	CONTOUR SERIES LED 60 60X60 LED 1200mA AND PRECISION MOUNTED ACQUATIC TYPE III LENS	CONTOUR SERIES LED 60 60X60 LED 1200mA AND PRECISION MOUNTED ACQUATIC TYPE III LENS	LED	CSL LED 60C_1000 40K_73M	1042	0.85	18.6
PC		PC	3	Uphoma	CSQ LED 60C_1000 40K_73M	CONTOUR SERIES LED 60 60X60 LED 1200mA AND PRECISION MOUNTED ACQUATIC TYPE III LENS	CONTOUR SERIES LED 60 60X60 LED 1200mA AND PRECISION MOUNTED ACQUATIC TYPE III LENS	LED	CSQ LED 60C_1000 40K_73M	2227	0.85	20.9
PS		PS	9	Uphoma	CSQ LED 60C_1000 40K_73M	CONTOUR SERIES LED 60 60X60 LED 1200mA AND PRECISION MOUNTED ACQUATIC TYPE III LENS	CONTOUR SERIES LED 60 60X60 LED 1200mA AND PRECISION MOUNTED ACQUATIC TYPE III LENS	LED	CSQ LED 60C_1000 40K_73M	2227	0.85	20.9
W1		W1	2	Uphoma	WQ LED 1 100W/240VDC S12 MOUNT	WQ LED WITH 1 100W DRIVER, 4000K CCT, 2 TEMPERATURE TUNE 2 LENS	WQ LED WITH 1 100W DRIVER, 4000K CCT, 2 TEMPERATURE TUNE 2 LENS	LED	WQ LED 1, 100W/240VDC 40K_240VDC	2087	0.85	24.1
W1.2		W1.2	16	Uphoma	WQ LED 1 100W/240VDC S12 MOUNT	WQ LED WITH 1 100W DRIVER, 4000K CCT, 2 TEMPERATURE TUNE 2 LENS	WQ LED WITH 1 100W DRIVER, 4000K CCT, 2 TEMPERATURE TUNE 2 LENS	LED	WQ LED 1, 100W/240VDC 40K_240VDC	2087	0.85	24.1
W2		W2	14	Uphoma	WQ LED 2 100W/240VDC S12 MOUNT	WQ LED WITH 2 100W DRIVER, 4000K CCT, 2 TEMPERATURE TUNE 2 LENS	WQ LED WITH 2 100W DRIVER, 4000K CCT, 2 TEMPERATURE TUNE 2 LENS	LED	WQ LED 2, 100W/240VDC 40K_240VDC	3975.735	0.85	46.9



F13



S Squared Architecture Inc.
 580 Dulles Street
 Suite 200
 Fairfax, VA 22031
 Phone: 703.773.2222
 Fax: 703.773.2222
 info@squaredarch.com
 www.squaredarch.com

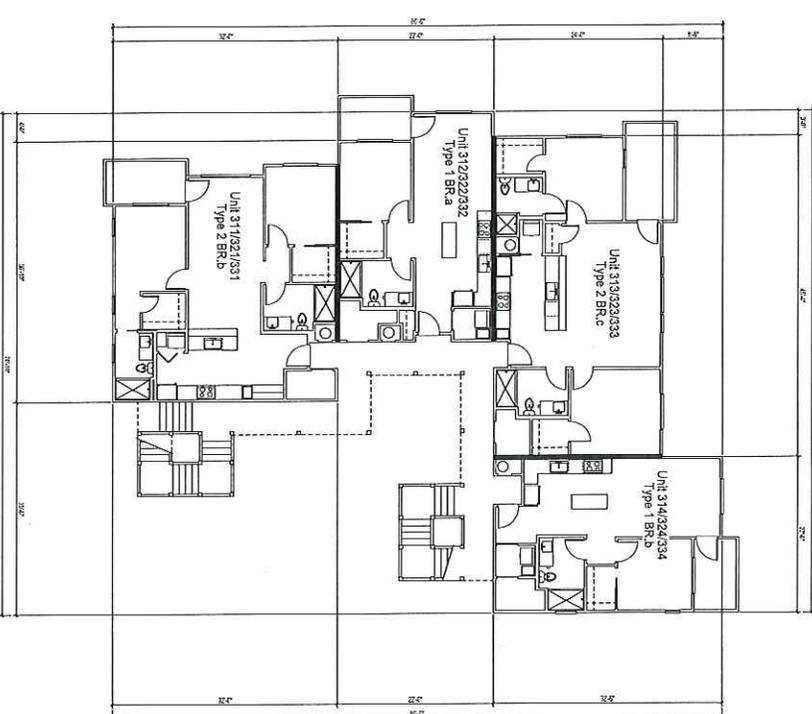
Owner/Client:
 2205 West Market Lane, Suite 400
 Irvine, CA 92614
 Phone: 949.271.2000
 Fax: 949.271.2000

No.	Description	Date
1	Issue for Review	11/20/14
2	Issue for Review	11/20/14
3	Issue for Review	11/20/14
4	Issue for Review	11/20/14
5	Issue for Review	11/20/14
6	Issue for Review	11/20/14
7	Issue for Review	11/20/14
8	Issue for Review	11/20/14
9	Issue for Review	11/20/14
10	Issue for Review	11/20/14

Almond Knolls
 10 Morrell Road
 Athol, CA

Building 3
 Floor &
 Roof Plan

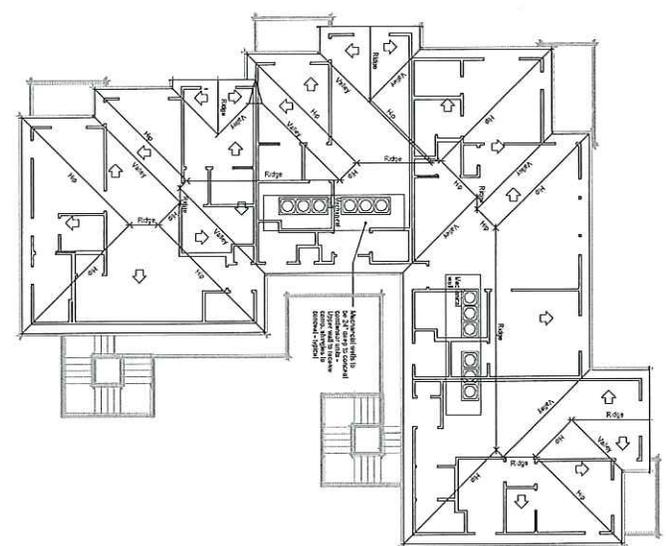
Project Number: 13-24-ATX
 Drawn Date: 12/20/14
 Drawn by: SWS
 Checked by: GSK
 Scale: 1/8"=1'-0"
 A03



General Floor Shows. Building is made up of clustered units.
 Other floors similar - see detailed plans on sheets A11 - A12

Floor Plan

Roof Plan



By: [Signature]

114



S Squared Architecture, Inc.
 4001 4th Street
 San Francisco, CA 94114
 Phone: 415.774.4332
 Fax: 415.774.4333
 info@squaredarch.com
 www.s2arch.us

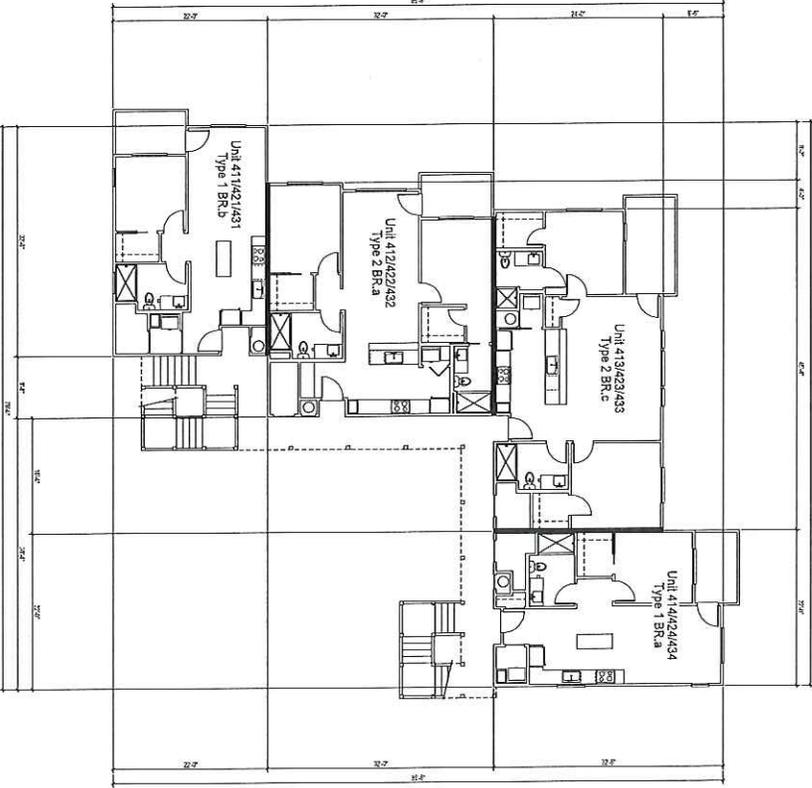
Prepared by:
 Tom O'Connell
 2001 4th Street, Suite 400
 San Francisco, CA 94114
 Phone: 415.774.4332
 Fax: 415.774.4333

No.	DESCRIPTION	DATE

Almond Knolls
 10 Wornell Road
 Antioch, CA

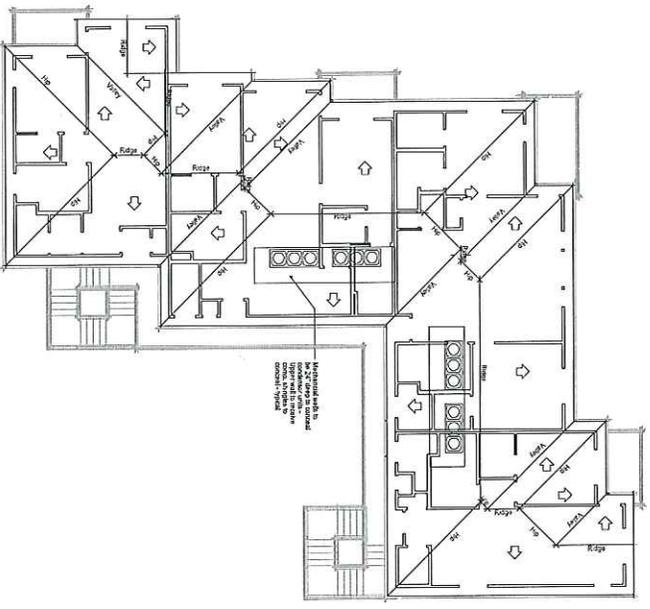
Building 4
 Floor &
 Roof Plan

Project number: 18-2241X
 Project name: 18-2241X
 Designer: SJS
 Checked by: CHK
 Scale: 1/8"=1'-0"



Ground Floor Shown - Building is made up of stacked units.
 Other floors similar - see detailed plans on sheets A11 - A12

Roof Plan



See separate sheets for



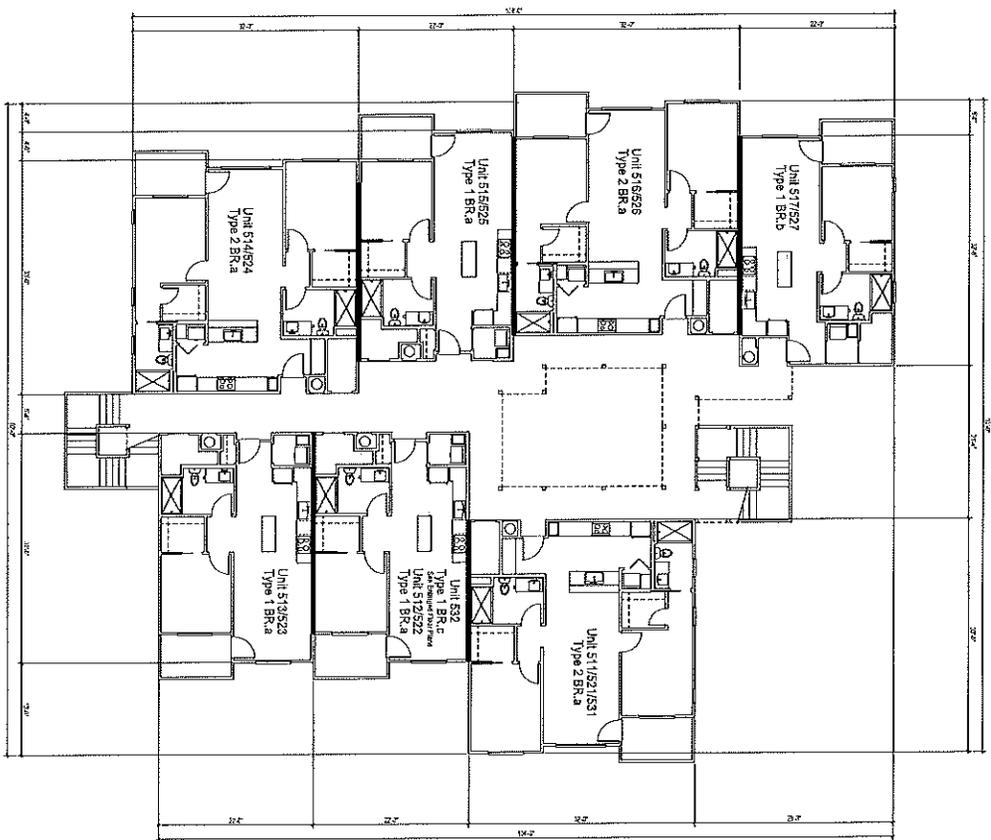
S Squared Architecture, Inc.
 2015 South Main Street, Suite 400
 San Jose, CA 95128
 Phone: (408) 261-1100
 Fax: (408) 261-1100
 Email: info@squaredarch.com
 Website: www.squaredarch.com

On the right side of the sheet, there is a table with columns for 'NO.', 'DESCRIPTION', and 'DATE'. The table is mostly empty, with only a few rows containing numbers and dates.

Almond Knolls
 10 Wornell Road
 Antioch, CA

**Building 5
 Floor &
 Roof Plan**

A05
 Scale: 1/8" = 1'-0"



Roof Plan

Floor Plan

Ground Floor Shows - Building is made up of attached units.
 Other floor's similar - see detailed plans on sheets A11 - A12

15



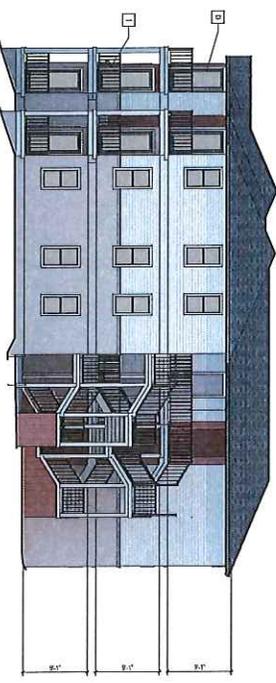
Perspective View From Picnic Area



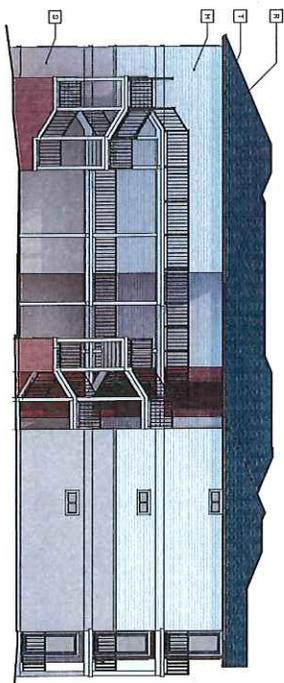
West Elevation



North Elevation



South Elevation



East Elevation

Color and Material Schedule

ITEM	DESCRIPTION	COLOR
A	Asph/Flt Shingles - 30 Year	Dark Grey
B	Paint - Exterior	White
C	Paint - Interior	White
D	Paint - Trim	White
E	Paint - Balcony	White
F	Paint - Deck	White
G	Paint - Staircase	White
H	Paint - Garage	White
I	Paint - Siding	Light Grey
J	Paint - Siding	Dark Grey
K	Paint - Siding	Red
L	Paint - Siding	Dark Grey
M	Paint - Siding	White
N	Paint - Siding	White
O	Paint - Siding	White
P	Paint - Siding	White
Q	Paint - Siding	White
R	Paint - Siding	White
S	Paint - Siding	White
T	Paint - Siding	White
U	Paint - Siding	White
V	Paint - Siding	White
W	Paint - Siding	White
X	Paint - Siding	White
Y	Paint - Siding	White
Z	Paint - Siding	White

Architecture
S²

118

Project Information

Project Name: 16-2244TX
 Project Date: 10/28/2016
 Drawn By: SJS
 Checked By: CHK

A08

Scale: 1/8" = 1'-0"

Client Information

Almond Knolls
 10 Worrall Road
 Antioch, CA

**Building 3
 Exterior Elevations**

Owner/Architect

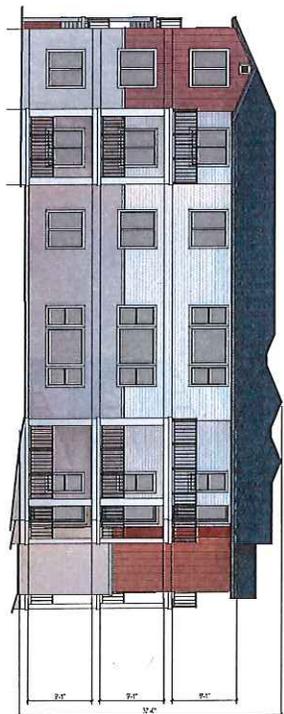
S Squared Architecture Inc.
 5400 DeWitt Street
 Suite 200
 Antioch, CA 94509
 Phone: 925-773-2525
 Fax: 925-773-2525
 Email: info@squaredarch.com
 Website: www.squaredarch.com



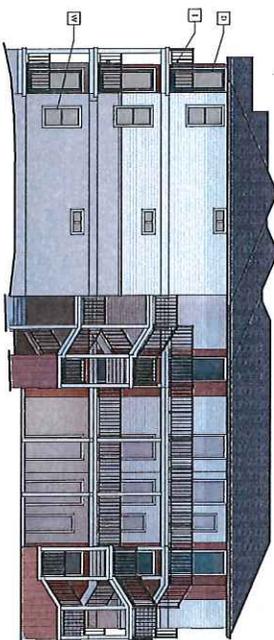
Perspective View From Driveway



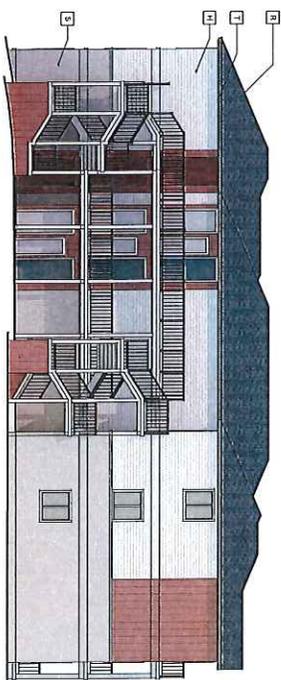
West Elevation



North Elevation



South Elevation



East Elevation

Color and Material Schedule

ITEM NUMBER	DESCRIPTION	FINISH	COLOR
1	Painted Siding	SF / wood	White / tan
2	Painted Siding	Red	Dark Red
3	Painted Siding	Blue	Blue
4	Painted Siding	Green	Green
5	Painted Siding	Grey	Grey
6	Painted Siding	Black	Black
7	Painted Siding	White	White
8	Painted Siding	Dark Grey	Dark Grey
9	Painted Siding	Light Grey	Light Grey
10	Painted Siding	Dark Blue	Dark Blue
11	Painted Siding	Dark Green	Dark Green
12	Painted Siding	Dark Red	Dark Red
13	Painted Siding	Dark Blue	Dark Blue
14	Painted Siding	Dark Green	Dark Green
15	Painted Siding	Dark Red	Dark Red
16	Painted Siding	Dark Blue	Dark Blue
17	Painted Siding	Dark Green	Dark Green
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90	Painted Siding	Dark Red	Dark Red
91	Painted Siding	Dark Blue	Dark Blue
92	Painted Siding	Dark Green	Dark Green
93	Painted Siding	Dark Red	Dark Red
94	Painted Siding	Dark Blue	Dark Blue
95	Painted Siding	Dark Green	Dark Green
96	Painted Siding	Dark Red	Dark Red
97	Painted Siding	Dark Blue	Dark Blue
98	Painted Siding	Dark Green	Dark Green
99	Painted Siding	Dark Red	Dark Red
100	Painted Siding	Dark Blue	Dark Blue

Almond Knolls
10 Morrell Road
Athol, CA

**Building 4
Exterior
Elevations**

Project Number: 18-264-ATX
Drawn by: SSK
Checked by: SSK
Scale: 3/8" = 1'-0"

Architecture
S²

S Squared Architecture Inc.
520 Collins Street, Suite 200
Folsom, CA 95630
Phone: 916.777.8233
info@squaredarch.com

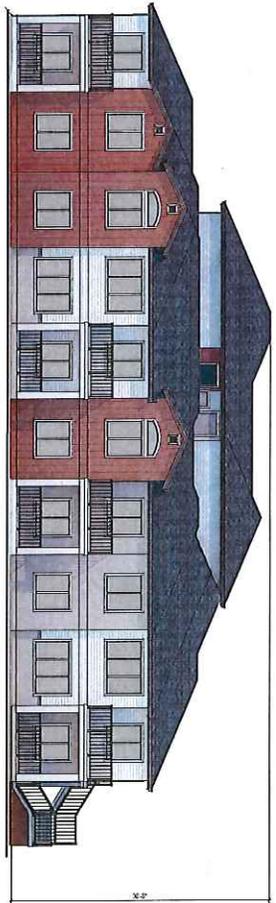
www.s2arch.com

Contractor: Neph
3255 N.W. Market Lane, Suite 400
Folsom, CA 95630
Phone: 916.777.8233
www.neph.com

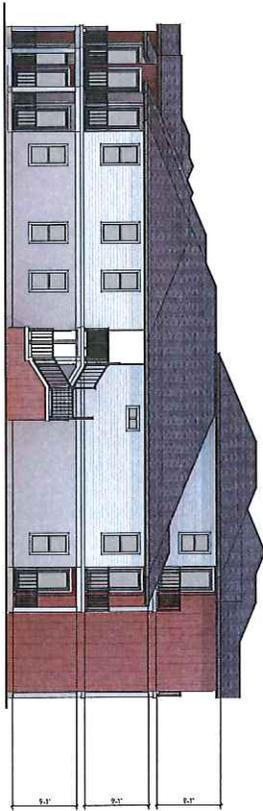
Fig



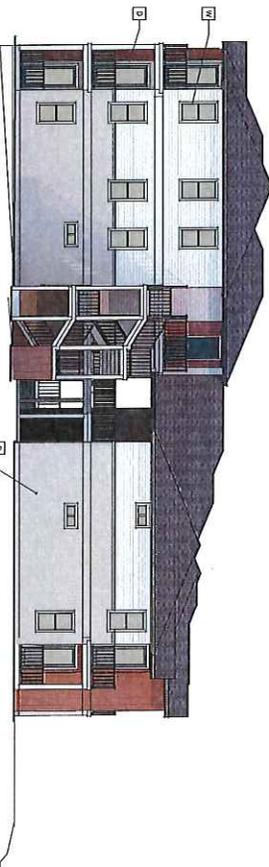
Perspective View From Picnic Area



Southwest Elevation



Southeast Elevation



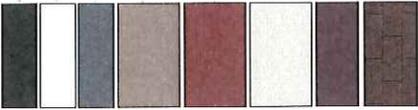
Northwest Elevation



Northeast Elevation

Color and Material Schedule

1	Asph/Flt Shingles	Gravel	Red/Orange	Asph/Flt
2	Embossed	Iron	Dark	Hardwood
3	Smooth	Asphalt	Red	Hardwood
4	Horizontal	Aluminum	White	Hardwood
5	Vertical	Aluminum	White	Hardwood
6	Horizontal	Aluminum	White	Hardwood
7	Vertical	Aluminum	White	Hardwood
8	Horizontal	Aluminum	White	Hardwood
9	Vertical	Aluminum	White	Hardwood
10	Horizontal	Aluminum	White	Hardwood
11	Vertical	Aluminum	White	Hardwood



S2
Architecture
3155 West Almond Lane, Suite 400
Antioch, CA 94509
Phone: 925-772-8888
Fax: 925-772-8888
www.s2arch.com

Project Name: Almond Knolls
Project Location: 10 Worrall Road, Antioch, CA
Project Number: A10
Scale: 1/8"=1'-0"

NO.	DESCRIPTION	DATE

Almond Knolls
10 Worrall Road
Antioch, CA
Building 5
Exterior
Elevations
1/8"=1'-0"

027

121



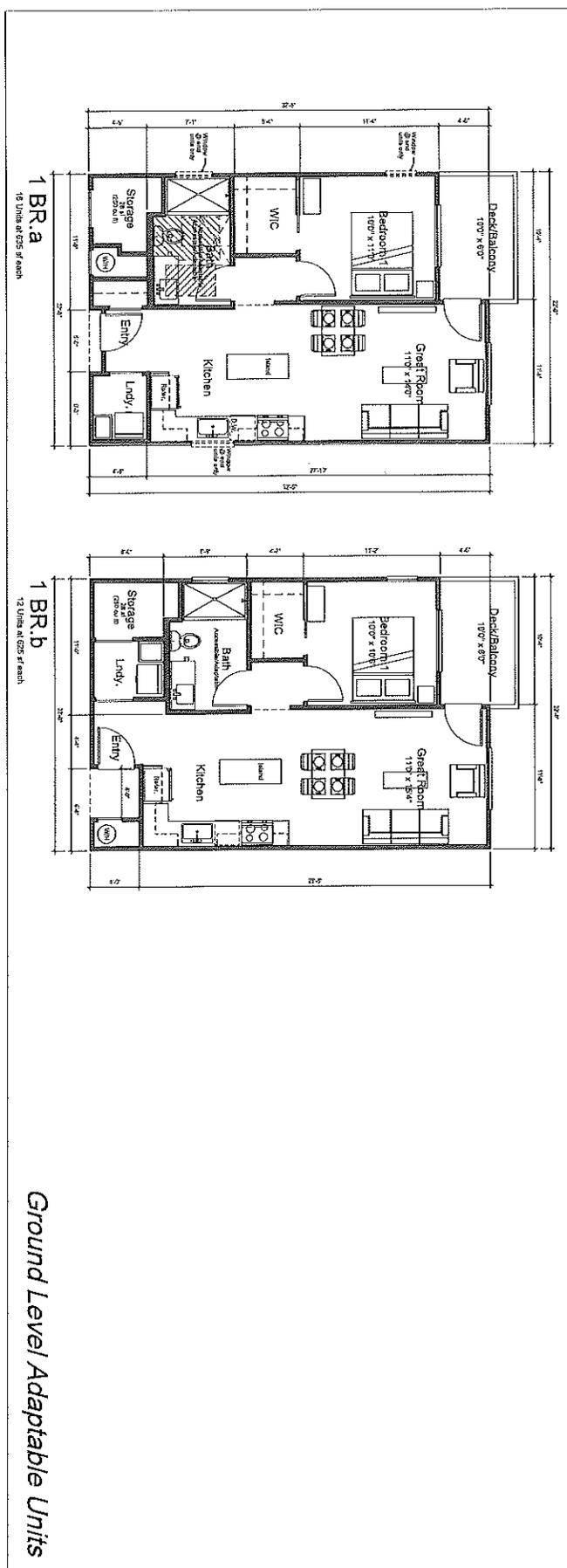
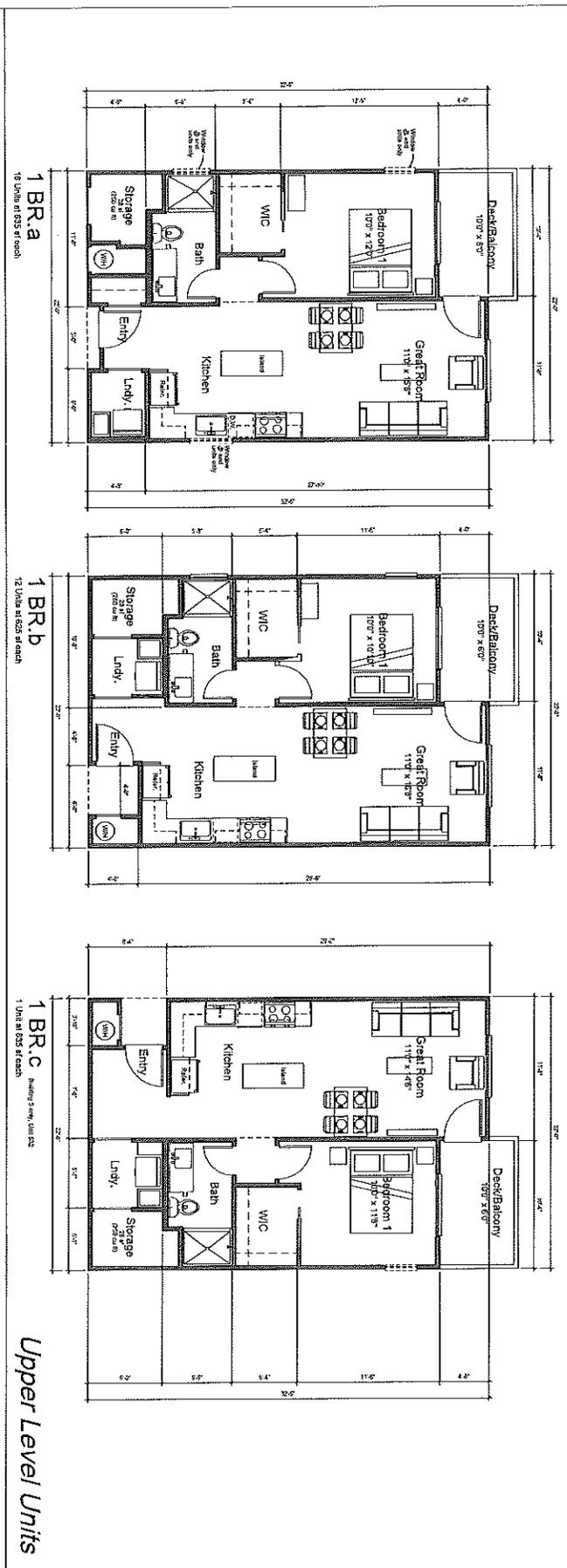
S Square Architecture, Inc.
 4001 Hillside Avenue
 Suite 100
 San Diego, CA 92116
 Phone: 619.451.1234
 Fax: 619.451.1235
 www.s2arch.com

The Client/Contractor:
 The Knolls Community
 10 Worrell Road
 Antioch, CA 94509
 Phone: 925.436.0000

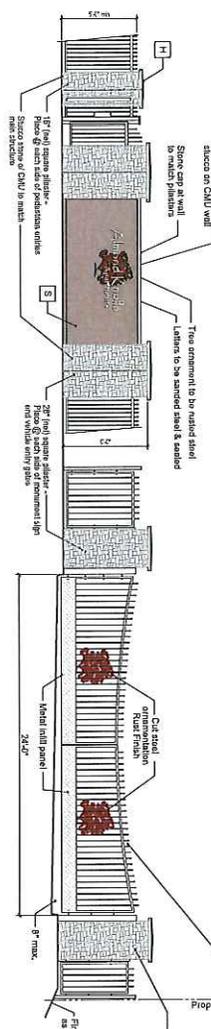
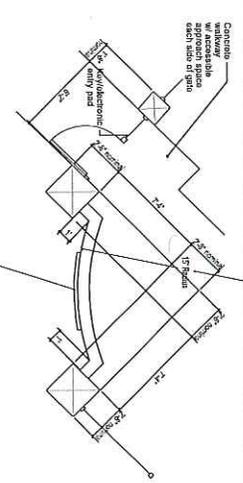
NO.	DATE	DESCRIPTION

Almond Knolls
 10 Worrell Road
 Antioch, CA
 Unit
 Floor Plans
 Ground Floors

48-244-ATX
 10/20/06
 10/20/06
 SMS
 CHK
 A11
 11/01/07

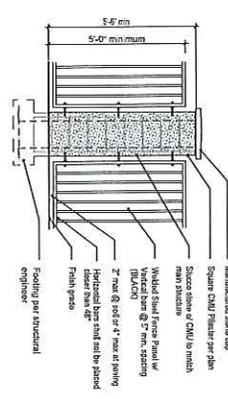


Ground Level Adaptable Units



1 Monument Sign with Pedestrian Gate (Gate shown angled)
 Main Entry Drive
 12'-0" x 24'-0" x 5'-0"
 1/4" = 1'-0"

2 Vehicle Gate Main Entry Drive
 1/4" = 1'-0"

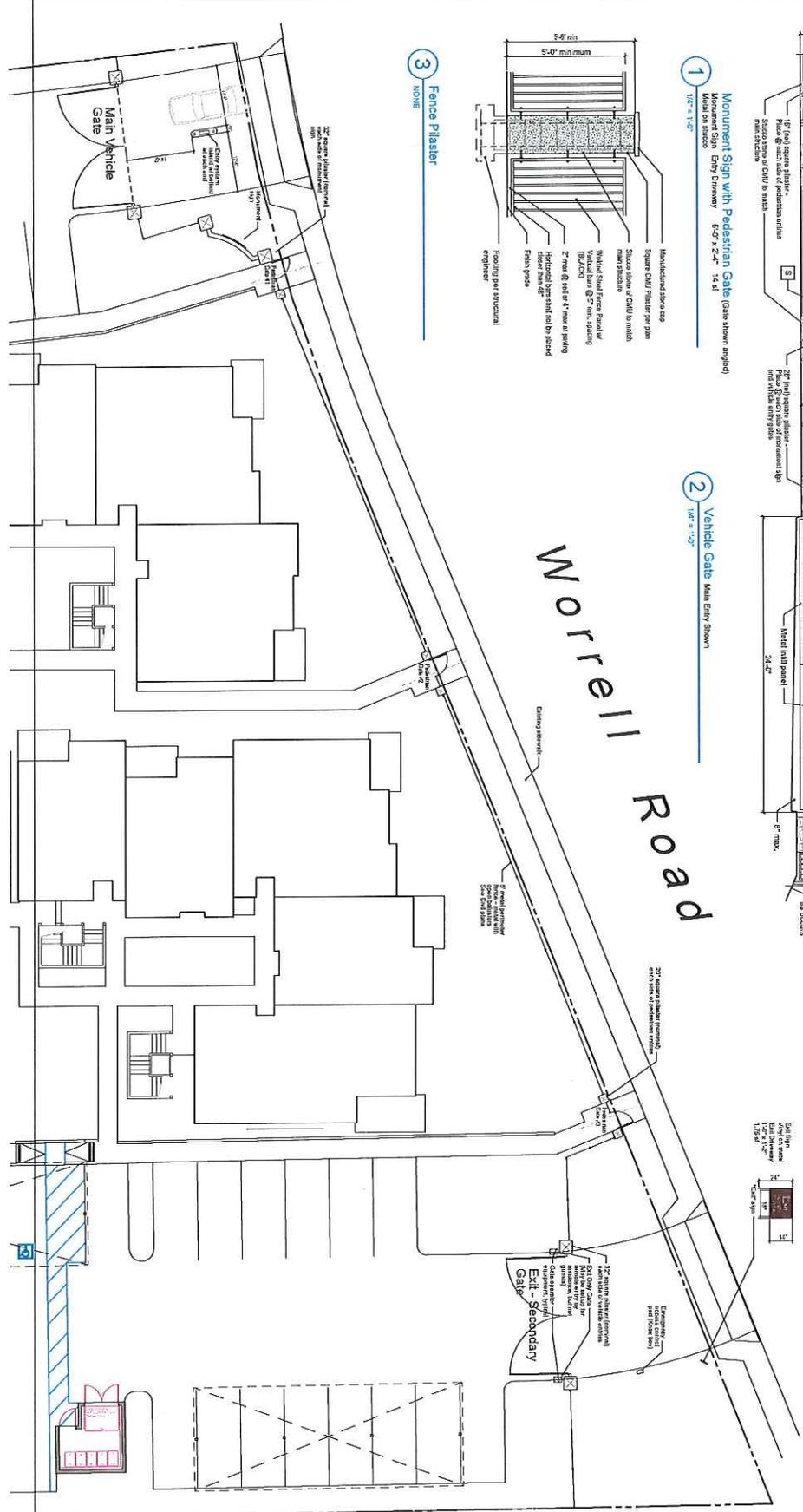


3 Fence Plaster
 1/4" = 1'-0"

- H** Stucco Cap - Main Stone
 1/4" = 1'-0" Standard
 Pearl Stone Finish
 (See Detail)
- S** Stucco Wall - Main Stone
 P-119 2005 Stone
 "Moccasin Stone"
 D-1000 Pearl Stone
 "Tandberg Stone"
- P** Face Plaster - Stone
 Dry Stack Finish
 (See Detail)
- I** Fence Panels - Metal
 Pearl
 D-25117
 2005



Worrell Road



Almond Knolls
 10 Worrell Road
 Antioch, CA

**Monument Sign
 Worrell Rd Fence
 & Gate Plan
 (Partial Site)**

A13

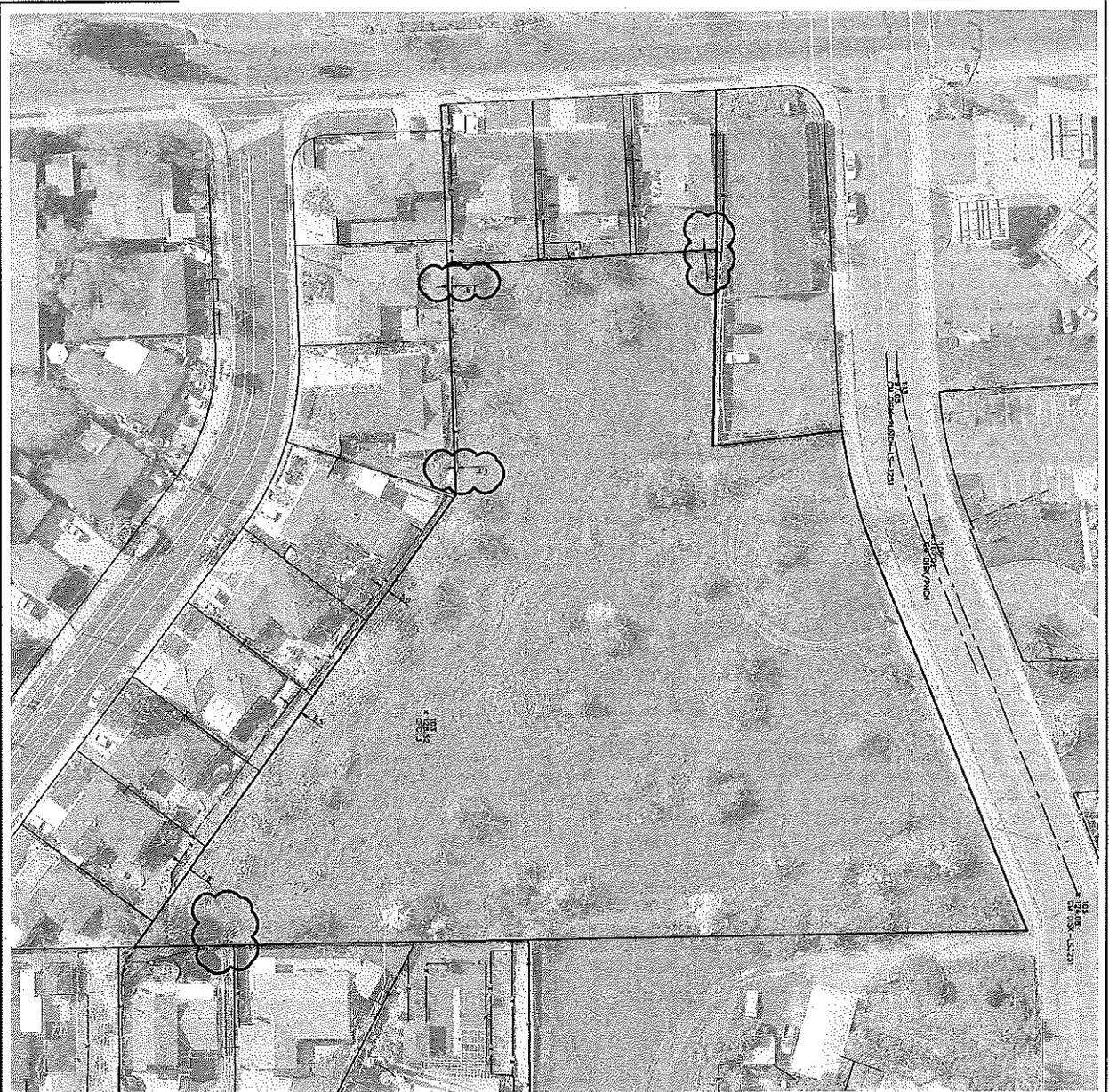
1"-10'-0"

Project Number: 15-24-1X
 Project Date: 12/2015
 Designer: SWS
 Checker: CHK

Squared Architecture Inc.
 2224 West Lakeside Lane, Suite 403
 Walnut Creek, CA 94598
 Phone: 925.937.4200
 Fax: 925.937.4202
 info@squaredarch.com
 www.squaredarch.com

F23

ATTACHMENT "G"



ENCROACHMENT EXHIBIT
WORRELL ROAD
 ANTIOCH, CA
 MARCH 2017

Point Table

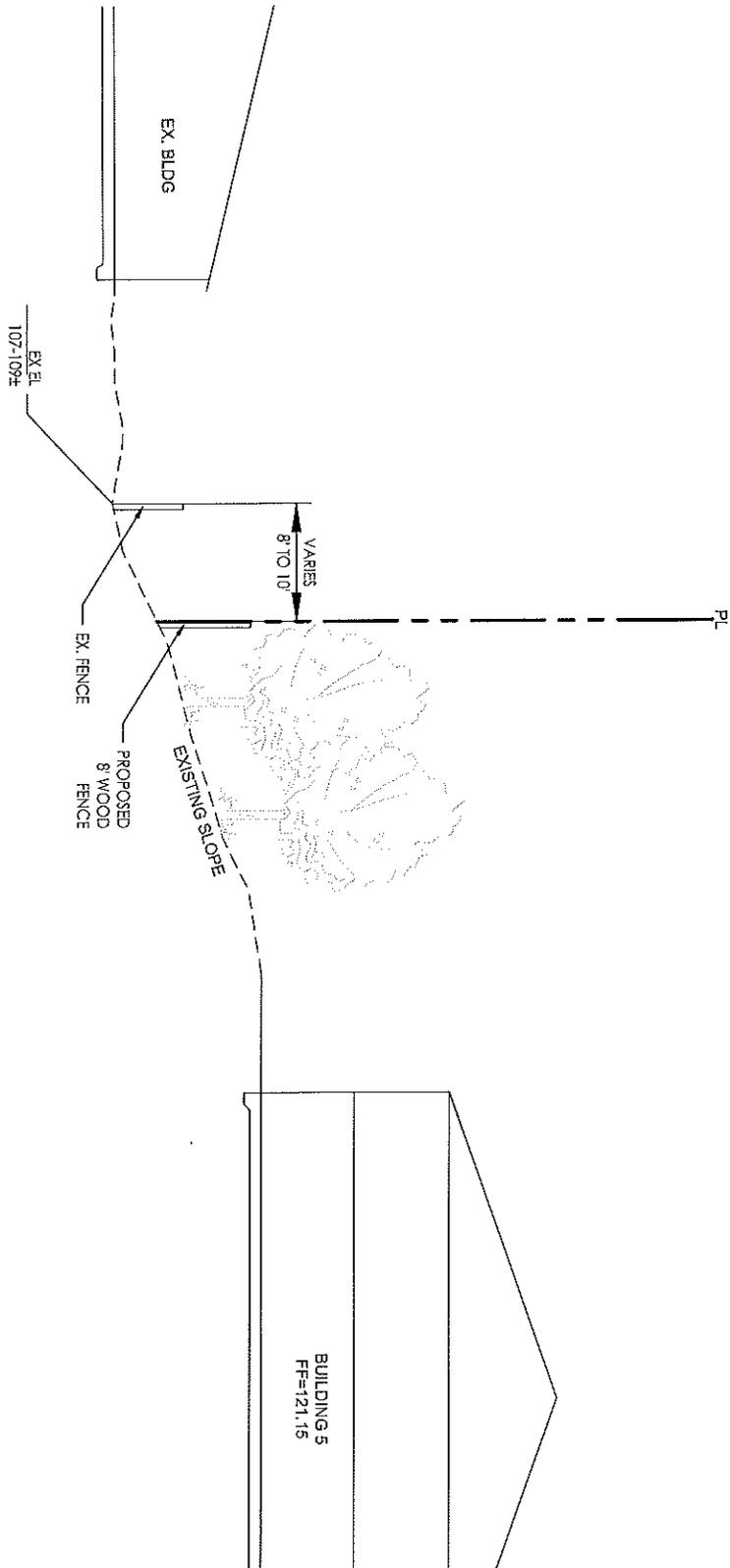
Pt#	Elev	Northing	Eastng	Description
102	125.94	2187047.34	6185472.63	CFC 2
103	128.52	2186648.35	6185228.23	CFC 3
105	124.08	2187037.42	6185338.29	CM DISK-LS3251
106	107.02	2186951.40	6185124.93	CM DISK/PVCH
107	82.90	2187082.20	6184735.51	CFC 1
113	97.05	2186630.45	6185029.24	CM DISK-PUNCH-LS-3251
117	104.79	2186217.67	6184735.89	CFC 4
119	101.47	2186318.60	6185511.09	CFC 5
120	101.06	2186325.96	6185494.99	CM DISK PUNCH



WOOD ROGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 4670 WILLOW ROAD, SUITE 125
 PLEASANTON, CA 94588
 TEL 925.847.1556

G1

SECTION B DETAIL
ALMOND KNOLLS
 CITY OF ANTIOCH, CALIFORNIA
 MAY 22, 2017



WOOD ROGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 4670 WILLOW ROAD STE 125 TEL 925.847.1556
 PLEASANTON, CA 94588 FAX 925.847.1557

G2

ATTACHMENT "H"

April 20, 2017

I am a homeowner whose property is in direct contact with the property on Worrell Rd, that is being called Almond Knolls Luxury Apartments.

Some of my concerns are-

1. That it will be apartments and not single family homes. The last time there was a proposal for this site, it was for single family homes. People tend to take more pride in ownership. There is less concern for property and value if there is not ownership.
2. Please, Please Please DO NOT allow Section 8 or any other subsidies for housing.
3. Privacy. Since my home is on Hillside Rd, the property is above me. Even with the proposed grading, those on Hillside Rd will be losing privacy. Depending on where the buildings are place some will be losing more.
4. Traffic. What do the traffic studies show? With a minimum of 2 cars per unit, that make 110 extra cars on residual streets in the area. First on Worrell Rd especially in the mornings. With people rushing to get to school and work, the congestion and wait times to cross Lone Tree Way can be long. And pedestrian traffic can and has been harrowing. Also of note is the cut through traffic on Hillside Rd. Many people are too impatient to wait at the signal light, instead **race** down Hillside Rd and around the corner. Having lived there since 1988, I have watched it through the years.
5. It is being called 'Luxury Apartments'. What makes it Luxury? Or is it just a term to attract a greater number of prospective tenants but still not homeowners?

Understanding that some building may happen on the lot. As homeowners I/we are trying to- preserve our way of life, the safety and security in our neighborhood, limit the congestion in our already over crowded streets, maintain our property values and privacy.

Thank you for you time,

Rose Cardinale

Sheila Broderick
24 Worrell Road
Antioch, CA 94509
925-757-3911
408-930-8660

RECEIVED

MAY 16 2017

CITY OF ANTIOCH
COMMUNITY DEVELOPMENT

May 14, 2017

To: Alexis Morris, Planning Manager, City of Antioch

Re: Proposed Almond Knolls Apartments, Worrell Road

I am opposed to the construction of this 58 unit, high-density apartment complex for several reasons.

The proposed apartment complex does not fit the character of the neighborhood. It has been a neighborhood of single family residences since the hill was developed in the early 1950s, characterized by large deep lots. The high-density use is obviously incompatible.

I foresee this development, if completed, bringing several problems to the neighborhood. I've worked in law enforcement for a Bay Area city for over 30 years, and high density apartments- no matter how nice- have always had the following complaints: parking, vehicle thefts/ burglaries and excessive noise.

The proposed development has 58 units and 85 bedrooms. The development allotted a single parking space per bedroom. This is California, the land of the auto. Most couples own two cars, even those just starting out in a one bedroom apartment. Second bedrooms are often sublet (despite what the lease allows), children reach driving age, and residents may have work vehicles that they must bring home at night - all factors that cause overflow parking onto neighborhood streets. Worrell Road has a blind curve at the crest of the hill. When vehicles are parked along the curb, the road is narrow. Parked vehicles further block the view of residents exiting their driveways. Red curbing out front only moves the problem farther into the neighborhood - it doesn't make the overflow cars go away.

Worrell Road was not designed to be a portal to the neighborhood. Access to the neighborhood was originally via East Tregallas, using Sunset, Lincoln and Roosevelt Lanes. Worrell Road was a dead end running west off Sunset Lane, and didn't have sidewalks until the mid 1960s. The connection to Lone Tree Way was not completed until the late 70s. Vehicles do not observe the 25 mph speed limit, especially when headed westbound toward Lone Tree Way.

HZ

S. Broderick – Almond Knolls Apartments - page 2

The proposed apartment complex also has no garages - only some covered parking and open stalls, so there is no way to adequately secure a vehicle. This creates a target-rich environment for auto burglars and car thieves. While the plan for the complex includes wrought iron gates and front fence, the remainder of the property will have only a flimsy wooden fence. It's quite easy to boot out a board or two to either gain access to or leave from the property. We do not need an increase in crime in the neighborhood by creating these targets of opportunity.

I think it goes without saying that 58 families and 88 vehicles would generate a lot more noise than 12 single family homes and their accompanying vehicles would on this property. Loud music, loud vehicles, loud parties and domestic violence complaints are the norm for apartment complexes, due to the high-density environment. This noise spills over into the adjoining neighborhood, especially when an apartment complex does not have sound walls to help dampen the problem.

Just as an aside regarding the trees on the property, none of the trees were present before the 1970s, with the possible exception of trees #17 and #18 at the very south-east corner of the property. Tree #24 on the east property line sprouted in the 70s, and was probably, like all the other trees, from seeds dropped by birds. The only original vegetation (pre 1963- my first year of personal reference) on the main portion of the property is a large shrub out in the center of the lot.

Thank you for taking my concerns into consideration.

Yours truly,



Sheila Broderick

A3

RECEIVED

MAY 16 2017

Tim Broderick
24 Worrell Road
Antioch, CA 94509
925-757-3911
925-634-3508

CITY OF ANTIOCH
COMMUNITY DEVELOPMENT

May 14, 2017

To: Alexis Morris, Planning Manager, City of Antioch

Re: Proposed Almond Knolls Apartments, 58 units, on Worrell Road

The Broderick family is opposed to the above referenced 58 unit apartment complex.

Clearly, high density apartments are an inappropriate, non-conforming and incompatible land use in a long-established low-density single family residential neighborhood.

A blind curve (originally a dead-end street) exists bordering the project at the crest of Worrell Road. Significantly increased traffic creates dangerous egress and ingress to existing residents, as does concentrated off-site overflow parking from the proposed high-density development. Pedestrian safety, especially of school children, is also a monumental concern.

The introduction of 58 families packed on less than 3 acres is clearly inconsistent with the character of the existing neighborhood.

High concentrations of apartments and traffic will create and promote an adverse impact affecting quiet enjoyment and tranquility of an existing single family residential neighborhood. With respect to all adjacent properties, a more intensive use (i.e. the proposed apartments) should be required to provide effective masonry sound walls, with regard to both material and height.

Additionally, natural topography indicates drainage flows to the west. The adjacent Broderick property drains toward the proposed project; any development must address this issue.

H4

T. Broderick - Almond Knolls Apartments -- p.2

Any high-density proposal would require re-zoning plus a General Plan Amendment.

We would be in favor of single family residential development, consistent with the established general neighborhood.

The Broderick family has resided at 24 Worrell Road since 1956. I am a licensed real estate broker and have been active in the east Contra Costa real estate industry since 1976, and my late father before me, since 1949.

Your consideration is sincerely appreciated. Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read "Tim Broderick", with a long horizontal flourish extending to the right.

Tim Broderick
925-634-3508 (office)

cc: Sean Wright, Mayor
Antioch City Council

H5

March 2017

Dear city Counsel of Antioch.

I am sending you this letter; because in the next month or so.. you will be asked to make changes in zoning. We are presently zoned single resident housing. This will be from The Grupe Company 209-473-6066.

Location is on Worrell Road. The parcel of land is Across the street from 11 Worrell Rd. They have called this Almond Knolls.

Our community wants single resident housing as zoned. They want to put 3 story apartments. across the street a home just sold for 600,000. Apartments are not suited for this land or this neighborhood. also the traffic is congested as is. children going to Park JR high, riding bikes walking to and from school and parents driving make a lot of congestion and make it difficult for residents coming out of their driveways. you will discover this being in the area around 8am and again at 3pm. 16 homes are presently backed up to this parcel.

The Residents in surrounding area is strongly apposed to this intended construction! please consider us Tax paying and voter residents!

Carl Sellers 38 Zoward Rd 757-5588

Edith May Schrader 56 Worrell Rd. 757-1513

Maria McClain 43 Worrell Rd. 757-7383

ALLAN WILSON 15 WORRELL RD

SHEILA BRODERICK 24 WORRELL RD 757-3911

TIM BRODERICK 24 WORRELL RD. 757. 3911

PHYLLIS BRODERICK 24 WORRELL RD. 757-3911

Michelle Louisey 19 Worrell Rd 925-848-9911
Howard Givins

DALE MANNING 132 Hillside Rd 925 628-4670

RECEIVED

MAY 16 2017

CITY OF ANTIOCH
COMMUNITY DEVELOPMENT

H6

May 16, 2017

City of Antioch
Planning Commission
Community Development Department
P.O. Box 5007
Antioch, CA 94509



Outstanding Agents.
Outstanding Results.®

Re: Notice April 7, 2017
58 Units / Worrell Road, Antioch

Commission / City of Antioch,

I own the property at 2830 Lone Tree Way, Antioch. I was noticed concerning the proposed project. I/we would not object to the project subject to the following:

1. That the use be Condominium Only, application for Apartments be denied
2. That all new construction only be sold to owner occupants
3. That there be a Home Owners Association
4. That no more than 15% of the units could be rentals at any one time (9) maximum forever, first come first allowed to rent
5. That any unit converted to a rental be registered with the HOA and the City of Antioch
6. That the units all have Tile Roofs
7. That all units be 75% stucco finish with not less than 25% stone or artificial stone
8. That the security gate have a number control for access
9. That there be not less than 2 covered parking spaces per unit, carport or garage
10. That there be not less than 20 visitor parking spaces
11. That no RV's, Boats, or other vehicles be allowed in the complex
12. That there be a limitation of one animal per unit with a weight not to exceed 35lbs
13. That the landscaping include not less than 50 trees

We strongly object to an Apartment construction Application.

Sincerely,

Mark Jordan, Broker

Mark Jordan, ABR, CRS, GRI, CDPE, SRES®
Broker-Owner, REALTOR®, DRE#00676018

RE/MAX Preferred Properties

2830 Lone Tree Way • Antioch, CA 94509 • 6680 Alhambra Ave #184 • Martinez, CA 94553

Office (925) 757-8080 • Fax (925) 757-8582
mark@markcynthia.com • www.markcynthia.com

RECEIVED

APR 21 2017

CITY OF ANTIOCH
COMMUNITY DEVELOPMENT

To City of Antioch

April 19 2017

Att Alexis Morris
Planning Officer

Ref Almond Knolls Project

From Nearby Neighbor
#1 Terranova Drive
Antioch Ca 94509

Dear Alexis,

I am in receipt of the notice of potential development of the Almond Knolls project and strongly support the development of a fenced 58 unit apartment project. I am a nearby neighbor to the site at which has remained undeveloped for years and is a constant problem with homeless person habitating the property and building temporary structures at which is constant eyesore and has lowered our property values not only on Worrel road but also nearby Lone tree way. I support the project 100% but wish to remain anonymous due to personal reasons. The City of Antioch would be insane not to approve this project.

Sincerely,

Anon

H8



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of July 25, 2017

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Arne Simonsen, City Clerk *AS*
Christina Garcia, Deputy City Clerk *CG*

APPROVED BY: Nickie Mastay, Administrative Services Director *NM*

SUBJECT: Board of Administrative Appeals Appointment for one (1) Alternate Member vacancy, 2-year term, expiring July 2019

RECOMMENDED ACTION

It is recommended that the Mayor nominate and Council appoint by resolution one Alternate Member to the Board of Administrative Appeals for a 2-year term which will expire July 2019.

STRATEGIC PURPOSE

Long Term Goal L: City Administration. Provide exemplary City administration.
Strategy L-7: Coordinate City Boards and Commissions administrative requirements.

FISCAL IMPACT

There is no fiscal impact to the City as this position is voluntary.

DISCUSSION

The Board of Administrative Appeals consists of five members and one alternate to be appointed by the Mayor and confirmed by a majority of the Council. The Alternate Member shall serve a term of two years. The Board hears appeals regarding administrative decisions by any official of the City dealing with Municipal Code interpretations. These administrative citations are typically issued by a Code Enforcement Officer, Police Officer, or Animal Control Officer.

Three of the Board Members shall have experience in the building construction trades and/or training in the California Code of Regulations, or such training and experience necessary to hear appeals on Building, Housing, and Technical Codes. All appointed members of the Board shall be Antioch residents. Meetings are held the first Thursday of every month at 3:00 p.m. in the City Council Chambers; or on other dates as needed.

The City of Antioch advertised to fill the vacancy in the usual manner. The Clerk's Office received one application from the following resident to be considered for appointment to the Alternate Member, 2-year term vacancy: Farideh Faraji.

The applicant was interviewed by Mayor Wright.

ATTACHMENTS

- A. Resolution
- B. Application

RESOLUTION NO. 2017/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
APPOINTING [INSERT NAME OF APPOINTEE AFTER APPOINTMENT] TO THE
BOARD OF ADMINISTRATIVE APPEALS FOR THE ALTERNATE MEMBER
VACANCY, TWO-YEAR TERM ENDING IN JULY 2019**

WHEREAS, there is currently a vacancy on the Board of Administrative Appeals for an Alternate Member vacancy, two-year term, ending in July 2019; and

WHEREAS, the City Clerk made announcement of the vacancy and solicited applications for the vacancy; and

WHEREAS, Mayor Sean Wright considered one application received and interviewed the interested applicant; and

WHEREAS, Antioch Municipal Code Section 2-5.201 requires that the Mayor nominate candidates for membership on all boards and commissions and requires that the City Council approve, by a majority vote, the appointment of said nominee; and

WHEREAS, Mayor Sean Wright has nominated [insert name of appointee after appointment] to the Board of Administrative Appeals; and

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Antioch hereby approves the Mayor's nomination of [insert name of appointee after appointment] and appoint him/her to serve on the Board of Administrative Appeals as an Alternate Member, two-year term, ending in July 2019.

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 25th day of July 2017, by the following vote:

AYES:

ABSENT:

NOES:

ABSTAIN:

**ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH**



RECEIVED

JUN 22 2017

CITY OF ANTIOCH
CITY CLERK

APPLICATION DEADLINE: 4:30 p.m. Friday, June 30, 2017

APPLICATION FOR COMMUNITY SERVICE

BOARD OF ADMINISTRATIVE APPEALS

Alternate Board Member (2-year term)

Print your name: FARIDEH FARAJI

Address: Dewlap ct. City: Antioch

ZIP Code: 94531 Phone (H)W: _____ (C) _____

e-mail address: _____

Employer: Retired Civil Engineer

Address: _____ City: _____

Occupation: Civil Engineer

Years lived in the City of Antioch: 24

List the three (3) main reasons for your interest in this appointment: _____

- 1. Serving Community
- 2. helping people
- 3. Keeping busy

Have you attended any meeting of this board? I will in July

Have you had any previous city community service on this board? (If yes, please explain)

Park & Rec Commissioner 1994 - 2004

What skills/knowledge do you have that would be helpful in serving on the Board of Administrative Appeals? I worked at Mountain House

for 10 years as a Construction Inspector and last 5-years I was Code enforcement officer for the city plus my inspection duty

Please indicate any further information or comments you wish to make that would be helpful in reviewing your application.

I practiced Civil Engineering since 1977 when I graduated with masters degree from Texas A & M university. Worked for several Engineering offices in Bay area. Volunteered for city of Antioch as plan checker when Joe Brandt was city engineer. Park Commissioner for 10 years. I care for Antioch and the Community I live in. I enjoy being useful in my community.

Can you attend meetings at the designated time and date? yes

PLEASE ATTACH YOUR RESUME (REQUIRED TO BE CONSIDERED FOR APPOINTMENT).

PLEASE NOTE THIS COMPLETED APPLICATION IS AVAILABLE FOR PUBLIC REVIEW.

Board members are required to file an annual FPPC Form 700 (Statement of Economic Interest) with the City Clerk and complete a 2-hour online AB 1234 Ethics course.

DELIVER OR MAIL TO: CITY CLERK'S OFFICE
City of Antioch
200 "H" Street
P.O. Box 5007
Antioch, CA 94531-5007

Farideh Faraji

Signature

6-20-17

Date



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of July 25, 2017

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Nancy Kaiser, Parks and Recreation Director *Nancy Kaiser*

SUBJECT: **RESOLUTION AMENDING THE 2017 MASTER FEE SCHEDULE TO INCLUDE DISCOUNTED PROMOTIONAL FEES OF A LIMITED DURATION FOR RECREATION AND COMMUNITY SERVICES**

RECOMMENDED ACTION

It is recommended that the City Council adopt the resolution amending the 2017 Master Fee Schedule to include discounted promotional fees for a limited duration for recreation and community services.

STRATEGIC PURPOSE

Long Term Goal J: Parks and Recreation. Provide outstanding facilities and programs for the community.

- **Strategy J-1:** Increase the use of the City's recreation facilities

FISCAL IMPACT

Marketing and promotional opportunities for a limited duration increases the volume of participation in programs and activities, which increases the revenue generated for recreation. Promotional programs also increase the number of first time participants and encourages repeat and regular participation.

DISCUSSION

Throughout the last year residents have inquired about the opportunity for promotional discounts for recreational experiences and have contributed several ideas for increasing participation, generating revenue, and growing community support for quality of life activities. For example, "customer appreciation days" at Antioch Water Park will increase attendance and demonstrate the City's thanks for supporting a key community asset. Staff believes this suggestion is well-suited for the last day of the season when attendance is traditionally low. A discount for admission on the last day of the season will increase attendance.

Currently, the Master Fee Schedule provides for discounted promotional fees of a limited duration at the Antioch Marina by approval of the Public Works Director. Discounted promotional fees of a limited duration for recreation will require approval by the Parks and Recreation Director.

ATTACHMENT A
Resolution

ATTACHMENT A

RESOLUTION NO. 2017/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
AMENDING THE 2017 MASTER FEE SCHEDULE TO INCLUDE
DISCOUNTED PROMOTIONAL FEES OF A LIMITED DURATION FOR
RECREATION AND COMMUNITY SERVICES**

WHEREAS, the City supports community-wide recreational experiences to enhance the quality of life for all residents; and

WHEREAS, the Recreation Department has opportunities to offer discounted fees of a limited duration; and

WHEREAS, discounted fees promote increased participation and generates additional revenue.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby amends the 2017 Master Fee Schedule to include discounted promotional fees of a limited duration for recreation and community services as approved by the Parks and Recreation Director.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 25th day of July, 2017 by the following vote:

AYES:

ABSENT:

NOES:

**ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH**



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of July 25, 2017

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Nickie Mastay, Administrative Services Director 

SUBJECT: Resolution for an Exception to the 180-Day Wait Period for Post-Retirement Employment.

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution for an exception to the 180-day wait period for post-retirement employment regarding the Water Quality Analyst position.

STRATEGIC PURPOSE

Strategy L-10: Effective and efficient management of all aspects of Human Resources Management, including Employer/Employee Relations, labor negotiations, classification and compensation, recruitment and selection, benefits administration, and staff development.

FISCAL IMPACT

The City's only Water Quality Analyst, Lori Sarti, announced her retirement effective August 5, 2017. As a retired annuitant, Ms. Sarti can work up to a maximum of 960 hours in the fiscal year ending June 30, 2018. Ms. Sarti will receive an hourly salary but will not be receiving other benefits as a retired annuitant. Pursuant to State law, as a PERS annuitant, she cannot be paid an hourly rate less than the minimum or more than the maximum monthly base salary paid for that position, divided by 173.333 hours per month.

DISCUSSION

The City's only Water Quality Analyst, Lori Sarti, announced her retirement with her last day of employment being August 4, 2017. The City is currently recruiting for this position and started the recruitment on June 7, 2017. Since it will take some time to recruit for this critically needed position and some time to train the future employee, Ms. Sarti has agreed to assist the City part-time as a retired annuitant until a successful recruitment is completed.

The City Council adopted Resolution No. 2017/84 on June 27, 2017. After submitting the resolution, employment agreement, and status of recruitment to CalPERS; CalPERS wants a revised resolution to state "...an interim appointment retired annuitant to the vacant position of Water Quality Analyst...". Resolution No. 2017/84 stated "...an

extra help retired annuitant to perform the duties of the Water Quality Analyst...”. Since we are currently recruiting for this position and Lori Sarti will help transition the new hire into the Water Quality Analyst position, an interim appointment stated in the resolution is requested by CalPERS.

The Water Quality Analyst oversees and supervises the overall operations of the water laboratory and performs the most complex chemical, bacteriological, and physical analyses of water using a variety of laboratory instruments, equipment and techniques to assure the City’s compliance with water quality standards. The position ensures that the Water Quality Laboratory (WQL) maintains WQL Certification under the Environmental Laboratory Accreditation Program (ELAP). This position also submits required reports to the State and Environmental Protection Agencies.

The Water Quality Analyst position is vital for public health reasons and critical to the City’s Water Treatment Plant Operation functioning up to regulatory standards.

ATTACHMENTS

A. Resolution

Exhibit 1 to Resolution – Employment Agreement

RESOLUTION NO. 2017/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
FOR EXCEPTION TO THE 180-DAY WAIT PERIOD FOR POST-RETIREMENT
EMPLOYMENT (GOVERNMENT CODE SECTIONS 7522.56 & 21221(h))**

WHEREAS, in accordance with Government Code section 7522.56 the City Council of the City of Antioch must provide CalPERS this certification resolution when hiring a retiree before 180 days has passed since his or her retirement date; and

WHEREAS, Lori Sarti is retiring from the City of Antioch in the position of Water Quality Analyst, effective August 5, 2017; and

WHEREAS, Government Code section 7522.56 requires that post-retirement employment commence no earlier than 180 days after the retirement date, which is February 1, 2018 without this certification resolution; and

WHEREAS, Government Code section 7522.26 provides that this exception to the 180 day wait period shall not apply if the retiree accepts any retirement-related incentive; and

WHEREAS, the City Council, the City of Antioch and Lori Sarti certify that Lori Sarti has not and will not receive a Golden Handshake or any other retirement-related incentive; and

WHEREAS, the City Council of the City of Antioch hereby appoints Lori Sarti as an interim appointment retired annuitant to the vacant position of Water Quality Analyst for the City of Antioch under Government Code section 21221(h), effective August 5, 2017; and

WHEREAS, an appointment under Government Code section 21221(h) requires an active, publicly posted recruitment for a permanent replacement; and

WHEREAS, the current status of the recruitment is the recruitment for Water Quality Analyst was opened on June 7, 2017, oral board interviews were held on July 11, 2017, and department interviews will be scheduled after July 15, 2017; and

WHEREAS, the entire employment agreement, contract or appointment document between Lori Sarti and the City of Antioch has been reviewed by this body and is attached herein; and

WHEREAS, no matters, issues, terms or conditions related to this employment and appointment have been or will be placed on a consent calendar; and

WHEREAS, the employment shall be limited to 960 hours per fiscal year; and

RESOLUTION NO. 2017/**

July 25, 2017

Page 2

WHEREAS, the compensation paid to retirees cannot be less than the minimum nor exceed the maximum monthly base salary paid to other employees performing comparable duties, divided by 173.333 to equal the hourly rate; and

WHEREAS, the maximum base salary for this position is \$9,229 per month and the hourly equivalent is \$53.24, and the minimum base salary for this position is \$7,592 per month and the hourly equivalent is \$43.80; and

WHEREAS, the hourly rate paid to Lori Sarti will be \$53.24; and

WHEREAS, Lori Sarti has not and will not receive any other benefit, incentive, compensation in lieu of benefit or other form of compensation in addition to this hourly pay rate; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Antioch as follows:

Section 1. Hereby certifies the nature of the appointment of Lori Sarti as described herein and detailed in the attached employment agreement and that this appointment is necessary to fill the critically needed position of Water Quality Analyst for the City of Antioch by August 5, 2017 because the Water Quality Analyst is retiring August 5, 2017, because the City is actively recruiting for a permanent appointment to fill the vacancy, because the City needs a Water Quality Analyst with sufficient City knowledge and expertise to oversee the Water Quality Laboratory and ensure upcoming deadlines are met and because the City cannot temporarily appoint any employee as a Water Quality Analyst without impairing City operations.

Section 2. The City Clerk shall certify to the adoption of this resolution.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 27th day of June, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH

**EMPLOYMENT AGREEMENT
FOR PART-TIME EMPLOYMENT WITH
CITY OF ANTIOCH**

This Employment Agreement ("AGREEMENT") is made and entered into by and between the CITY OF ANTIOCH, State of California ("CITY"), and Lori Sarti ("SARTI"), an individual, on the following terms and conditions:

RECITALS

- A. CITY is in need of an individual with the knowledge, skills and abilities to work part-time performing Water Quality Analyst duties while the City engages in recruitment to fill the position of the Water Quality Analyst;
- B. SARTI, by virtue of having previously served as the City's only Water Quality Analyst is uniquely qualified and has the requisite specialized skills, training and experience to serve part-time and train the future Water Quality Analyst;
- C. CITY desires to employ the specialized services of SARTI on a part-time basis for CITY in consideration of and subject to the terms, conditions, and benefits set forth in the AGREEMENT;
- D. SARTI desires to accept part-time employment performing duties as Water Quality Analyst in consideration of and subject to the terms, conditions, and benefits set forth in this AGREEMENT;
- E. SARTI represents that she is a retired annuitant of the California Public Employees' Retirement System ("CalPERS") within the meaning of the Government Code 21221 (h) as of the August 5, 2017. SARTI acknowledges that she is restricted to working no more than a combined 960 hours for CITY, a state agency, or other CalPERS contracting agencies (collectively "CalPERS Agencies") during CITY'S 2017-2018 fiscal year. SARTI represents that she has not received any unemployment compensation from any CalPERS Agencies during the 12-month period preceding the effective date of this Agreement, that she has not received a retirement incentive upon retirement within the meaning of Government Code 7522.26(g), and that she has attained normal retirement age within the meaning of Government Code 21220.5; and
- F. CITY has determined that the appointment of SARTI by no later than August 6, 2017 is necessary to fill a critically needed position and will submit to CalPERS a resolution of such certification.

OPERATIVE PROVISIONS

THEREFORE, in consideration of the above recitals and promises and conditions herein, CITY and SARTI mutually agree as follows:

1. Position and Duties.

1.1 **Position.** SARTI accepts part-time employment with CITY to perform the duties of Water Quality Analyst and shall perform all functions, duties and services set forth in Section 1.4 [Duties] of this AGREEMENT.

1.2 **Term.** This AGREEMENT commences and is effective on August 5, 2017 ("COMMENCEMENT DATE") after being executed both by SARTI and the City's City Manager. Subject to the provisions set forth in Section 3 [Termination], SARTI shall be employed part-time in the position of Water Quality Analyst for a term commencing on the COMMENCEMENT DATE. This AGREEMENT shall expire as of the first of the following to occur: (i) 5:00pm on June 30, 2018; (ii) upon SARTI working his 960 hours for the CITY in any fiscal year, including hours worked for other CalPERS Agencies during such fiscal year; or (iii) upon termination of the AGREEMENT by either SARTI or CITY as provided in Section 3 [Termination] of this AGREEMENT.

1.3 **At-Will.** SARTI acknowledges that she is an at-will employee of the CITY who shall serve at the pleasure of the City at all times during the period of her service hereunder and that her employment may be terminated at any time for any reason or no reason with or without cause as provided in Section 3 [Termination] of this AGREEMENT and/or by operation of California or federal law. Nothing in this AGREEMENT is intended to, or does, confer upon SARTI any right to any property interest in continued employment, or any due process right to a hearing before or after a decision by CITY to terminate her employment, except as is expressly provided in Section 3 [Termination] of this AGREEMENT and/or by operation of California or federal law. Nothing contained in this AGREEMENT shall in any way prevent, limit or otherwise interfere with the right of CITY to terminate the services of SARTI as provided in Section 3 [Termination]. Nothing in the AGREEMENT shall prevent, limit or otherwise interfere with the right of SARTI to resign at any time from the position with CITY, subject only to the provisions set forth in Section 3 [Termination] of this AGREEMENT. The terms of the CITY's personnel rules, policies, procedures, ordinances, resolutions, Municipal Code (collectively "PERSONNEL POLICIES") shall not apply to SARTI to the extent such PERSONNEL POLICIES conflict with this AGREEMENT.

1.4 **Duties.** SARTI agrees to perform all Water Quality Analyst duties which include, but are not limited to the following duties:

Oversee and supervise the overall operations of the water laboratory and perform the most complex chemical, bacteriological, and physical analyses of water using a variety of laboratory instruments, equipment and techniques to assure the City's compliance with water quality standards.

Ensure that the Water Quality Laboratory maintains certification under the Environmental Laboratory Accreditation Program.

Participate in the selection, hiring and training of Water Quality Analyst.

Supervise, prioritize, schedule and/or perform the collection and analysis of source water, potable water, and wastewater; approve new water mains for connection with the City system.

Compile and prepare a variety of reports and correspondence; submit required reports to the State and EPA regulatory agencies; maintain all lab records and use computer to store, retrieve and analyze data.

Collect, analyze, and summarize data produced by the laboratory and the operations Supervisory Control and Data Acquisition (SCADA) system; recognize potential and actual problems which may occur in analytical procedures and take proper corrective action; recommend changes in treatment process to ensure highest quality water and regulatory compliance.

Coordinate assigned laboratory activities with those of other divisions and outside agencies and organizations; represent the City in meetings with other water agencies; regulatory agencies and the public.

SARTI will also perform all other legally permissible and proper duties and functions consistent with the Water Quality Analyst position.

1.5 Hours of Work. SARTI shall devote the time necessary to adequately perform her duties as Water Quality Analyst. The parties anticipated that SARTI will work approximately 20 – 40 hours per week allocated between regular business hours and hours outside of regular business hours including, without limitation, attendance at regular and special meetings and attendance at such municipal organizations, and community events and City functions. Toward that end, SARTI shall be allowed reasonable flexibility in setting her own office hours, provided the schedule of such hours provides a significant presence at the Water Treatment Plant, reasonable availability to the City Manager, the City staff and members of the community during regular City business hours and for the performance of her duties and of City business. In no event shall SARTI be required to work in excess of 960 hours per fiscal year for CITY as a part-time Water Quality Analyst, including hours worked for other CalPERS Agencies during such fiscal years. The part-time position of Water Quality Analyst shall be deemed an exempt position under California wage and hour law.

1.6 Other Activity. In accordance with Government Code Section 1126, during the period of his employment, SARTI shall not accept, without the express prior written consent of the City Council, any other employment or engage, directly or indirectly, in any other business, commercial, or professional activity, whether or not for pecuniary advantage, that is or may be competitive with CITY, that might cause a conflict-of-interest with CITY, or that otherwise might interfere with the business or operation of CITY or the satisfactory performance of SARTI's duties as Water Quality Analyst.

1.7 Vehicle Operation. SARTI shall operate any vehicle used in connection with the performance of her duties as Water Quality Analyst in a safe manner and otherwise in observance of all established traffic safety laws and ordinances and shall maintain a valid California automobile driver's license during the period of employment.

2. Compensation.

2.1 Rate of Pay. For all services performed by SARTI a Water Quality Analyst under this AGREEMENT, CITY shall pay SARTI compensation at the rate of Fifty Three Dollars

and Twenty Four Cents (\$53.24) per hour. Such compensation shall be payable according to the scheduled paydays for CITY personnel.

2.1.1 Compliance with CalPERS requirements. It is the intent of the parties to compensate SARTI only to the extent permitted under Government Code 21221(h) and corresponding CalPERS regulations and policy statements. The Rate of Pay set forth above is based on the salary limitations established by CalPERS and is calculated by taking the monthly base salary paid to the Water Quality Analyst as listed on a publicly available pay schedule. SARTI, as the most recent prior Water Quality Analyst, was paid a base salary of \$9,229 per month, which is divided by 173.333 to equal an hourly rate of \$53.24. SARTI, under this AGREEMENT, will be compensated at the equivalent hourly rate of \$53.24. SARTI, as the prior Water Quality Analyst, was also paid benefits, to which SARTI shall not be entitled under this AGREEMENT.

2.1.2 Recordation and Reporting of Hours Worked. SARTI will comply with all applicable CalPERS rules and regulations governing employment after retirement, including the recordation and reporting of all hours worked for the CITY to CalPERS as may be required. CITY shall assist in any such reporting obligation to CalPERS.

2.2 **Benefits.** Pursuant to Government Code 21221(h) and related CalPERS regulations and policy statements, SARTI shall not receive from CITY any benefits CITY commonly provides to its employees including, without limitation, medical, dental, vision, long term disability, life insurance, deferred compensation, or any paid personal time off such as vacation, sick leave, administrative leave, paid holidays or similar leave benefits.

3. Termination.

3.1 **By City.** CITY may terminate SARTI for any reason, and at any time, with or without cause, during the term of the AGREEMENT, by providing SARTI with written notice thereof. CITY'S only obligation in the event of such termination will be payment to SARTI of all compensation then due and owing as set forth in Section 2.1 [Rate of Pay] up to and including the effective date of termination.

3.2 **By Employee.** SARTI may terminate her employment for any reason, and at any time, with or without cause, during the term of the AGREEMENT, by providing the City Manager and City Council thirty (30) days advance written notice. CITY shall have the option, in its complete discretion, to make SARTI's termination effective at any time prior to the end of such period, provided CITY pay SARTI all compensation as set forth in Section 2.1 [Rate of Pay] due and owing her through the last day actually worked. SARTI shall not be entitled to any severance under the AGREEMENT. It is understood and agreed that any notice of termination should be given as soon as practicable and in the best interest of the CITY.

3.3 **No Notice for Expiration.** Nothing in Section 3 [Termination] shall be construed to require either SARTI or CITY to give advance written notice in order of the AGREEMENT to expire as set for in Section 1.2 [Term].

3.4 **Effect of Conviction on Termination.** If SARTI is convicted of a crime involving an abuse of her position, as defined in Government Code section 53243.4, the following restriction will apply: (i) any paid leave given to SARTI pending an investigation shall be fully reimbursed to CITY, (ii) any fund expended by CITY for the legal criminal defense of SARTI shall be fully reimbursed to CITY, (iii) any cash settlement paid to SARTI shall be

fully reimbursed. Upon conviction of a covered felony under Government Code section 7522.72 or 7522.74, SARTI may forfeit the benefits in accordance with those sections.

- 3.5 Benefits Upon Termination.** All benefits to which SARTI is entitled under this AGREEMENT shall cease upon the termination of SARTI's employment, unless expressly continued either under this AGREEMENT, under any specific written policy or benefit plan applicable to SARTI, or unless otherwise required by law.
- 3.6 Termination Obligations.** SARTI agrees that all property, including, without limitation, all equipment, tangible Proprietary Information (as defined below), documents, records, notes, contracts, and computer-generated materials furnished to or prepared by her incident to her employment belongs to CITY and shall be returned promptly to CITY upon termination of her employment and the expiration of this AGREEMENT.

4. Proprietary Information.

"Proprietary Information" is all non-public information pertaining in any manner to the business of CITY (or any CITY affiliate), its employees, clients, consultants, or business associates, which was produced by any employee of CITY in the course of his or her employment or otherwise produced or acquired by or on behalf of CITY. Proprietary Information shall include, without limitation, trade secrets, confidential financial data and formulae, attorney client-privileged information, confidential licensing information, software and other computer programs, copyrightable material, and other information exempt from production under the California Public Records Act and or the Federal Freedom of Information Act. All Proprietary Information not generally known outside of CITY's organization, and all Proprietary Information so known only through improper means, shall be deemed "Confidential Information." During her employment by CITY, SARTI shall use Proprietary Information, and shall disclose Confidential Information, only for the benefit of CITY and as is or may be necessary to perform her job responsibilities under this AGREEMENT. Following termination, SARTI shall not use any Proprietary information and shall not disclose any Confidential Information, except with the express written consent of CITY. SARTI's obligations under this Section shall survive the termination of her employment and the expiration of this AGREEMENT. A disclosure of Proprietary Information or Confidential Information by SARTI in response to an order by a court of competent jurisdiction or in response to a subpoena by a Grand Jury or any state, federal or local law enforcement agency shall not be deemed a breach of this AGREEMENT.

5. Conflict of Interest.

SARTI represents and warrants to CITY that to the best of her knowledge, she presently has no interest, and represents that she will not acquire any interest, direct or indirect, financial or otherwise, which would conflict in any manner or interfere in any way with performance of her services under this AGREEMENT.

6. General Provisions.

- 6.1 Recitals.** The recitals, inclusive of all facts and representation, are incorporated into this AGREEMENT as if set forth in the Operative Provisions.

6.2 **Notices.** All notices, requests, demands, and other communications under this AGREEMENT shall be in writing and shall be effective upon delivery by hand or three (3) business days after deposit in the United States mail, postage prepaid, certified or registered, and addressed to CITY at the address below, and/or to the last known address maintained in SARTI's personnel file. SARTI agrees to notify CITY in writing of any change in her address during her employment with CITY. Notice of change of address shall be effective only when accomplished in accordance with this Section.

CITY's Notice Address:

City of Antioch,
City Hall, Attn: City Manager
Third and "H" Street
Antioch, CA 94531 – 5007

SARTI'S Notice Address: [Deliver to last updated address in personnel file].

6.3 **Indemnification.** In accordance with and to the extent provided by the California's Tort Claims Act (Government Code Section 825 et seq.) and Government Code Section 995-996.5, CITY shall defend and indemnify SARTI against and for all losses sustained by SARTI in direct consequences of the discharge of SARTI's duties on the CITY's behalf for the period of SARTI's employment under this AGREEMENT. CITY hereby guarantees the performance of this indemnity obligation by the CITY-related legal entity, and shall indemnify and hold SARTI harmless against any failure or refusal by such CITY-related legal entity to perform its obligations under this Section. CITY, on behalf of itself and all parties claiming under or through it, hereby waives all rights of subrogation and contribution against SARTI, while acting within the scope of SARTI's duties, from all claims, losses and liabilities arising out of or incident to activities or operation performed by or on behalf of CITY or any party affiliated with or otherwise claiming under or through it, regardless of any prior, concurrent, or subsequent active or passive negligence by SARTI.

6.4 **Merger, Integration and Modification.** This AGREEMENT is intended to be the final, complete, and exclusive statement of the terms of SARTI's employment by CITY under this AGREEMENT. This AGREEMENT supersedes all other prior and contemporaneous agreements and statements, whether written or oral, express or implied, pertaining in any manner to the employment of SARTI, and it may not be contradicted by evidence of any prior or contemporaneous statements or agreements. To the extent that the practices, policies, or procedures of CITY, now or in the future, apply to SARTI and are inconsistent with the terms of this AGREEMENT, the provisions of this AGREEMENT shall control. This AGREEMENT may be modified only in a writing approved by the City Council and signed by all the parties.

6.5 **Waiver.** Either party's failure to exercise any right under this AGREEMENT shall not constitute a waiver of such right. Waiver by any party hereto of any term, condition, or covenant of this AGREEMENT shall not constitute the waiver of any other term, condition, or covenant hereof.

6.6 **Assignment.** Neither this AGREEMENT, nor any interest in it, may be assigned or transferred by any party without the prior written consent of all the parties. Any such assignment will be subject to such terms and conditions as CITY may choose to impose.

- 6.7 **Severability.** In the event any portion of this AGREEMENT is declared void, such portion shall be severed from this AGREEMENT and the remaining provisions shall remain in effect, unless the result of such severance would be to substantially alter this AGREEMENT or the obligations of the parties, in which case this AGREEMENT shall be immediately terminated.
- 6.8 **Attorney's Fees.** In any legal action, arbitration, or other proceeding brought to enforce or interpret the terms of this AGREEMENT, the prevailing party shall be entitled to recover reasonable attorney's fees and costs.
- 6.9 **Governing Law.** This AGREEMENT shall be governed by and construed in accordance with the laws of the State of California, and any action in connection with or arising out of this AGREEMENT or any dispute between the parties shall be commenced and maintained in the Superior Court of the State of California for the County of Contra Costa or the United States District Court for the Central District of California.
- 6.10 **Interpretation.** This AGREEMENT shall be construed as a whole, according to its fair meaning, and not in favor of or against any party. By way of example and not in limitation, this AGREEMENT shall not be construed in favor of the party receiving a benefit no against the party responsible for any particular language in this AGREEMENT. Captions are used for reference purposes only and should be ignored in the interpretation of the AGREEMENT. This AGREEMENT may be altered, amended, or modified only by an instrument in writing, executed by the parties to this AGREEMENT and by no other means. Each party waives their future right to claim, contest or assert that this AGREEMENT was modified, cancelled superseded or changed by any oral agreement, course of conduct, waiver or estoppel.
- 6.11 **Binding Effect.** The rights and obligations of this AGREEMENT shall inure to the benefit of, and be binding upon, the parties to the contract and their heirs, administrators, executors, personal representatives, successors and assigns, and whenever the context so requires, the masculine gender and includes the feminine and neuter, and the singular number includes the plural. This AGREEMENT may be executed in any number of counterparts, each of which shall be considered as an original and be effective as such.
- 6.12 **Further Assurances.** Each party shall execute and deliver such papers, documents, and instruments, and perform such acts as are necessary or appropriate, to implement the terms of this AGREEMENT and the intent of the parties to this AGREEMENT.
- 6.13 **Acknowledgement.** SARTI acknowledges that he has had the opportunity to consult legal counsel in regard to this AGREEMENT, that he has read and understands this AGREEMENT, that he is fully aware of its legal effect, and that he has entered into it freely and voluntarily and based on his own judgment and not on any representations or promises other than those contained in this AGREEMENT.

IN WITNESS WHEREOF, CITY has caused this AGREEMENT to be signed and executed on its behalf by its City Manager and duly attested to by its City Clerk, and SARTI has signed and executed this AGREEMENT.

DATE: 7/3/17

CITY:

Ron Bernal
Ron Bernal, City Manager

DATE: 7-3-17

SARTI:

Lori Sarti
Lori Sarti

ATTEST

Arne Simonsen
Arne Simonsen, City Clerk

APPROVED AS TO FORM:

Elizabeth Perez

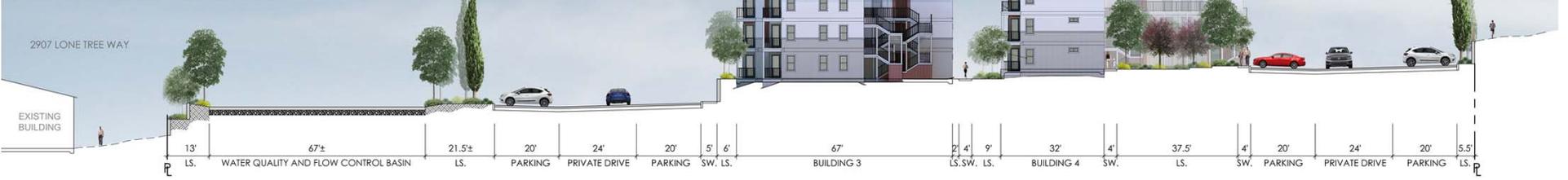
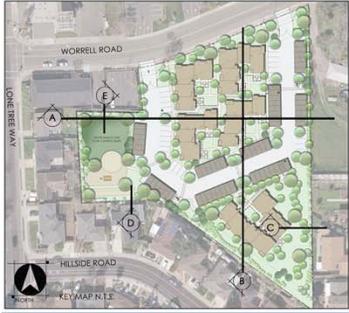


City of Antioch City Council
July 25, 2017





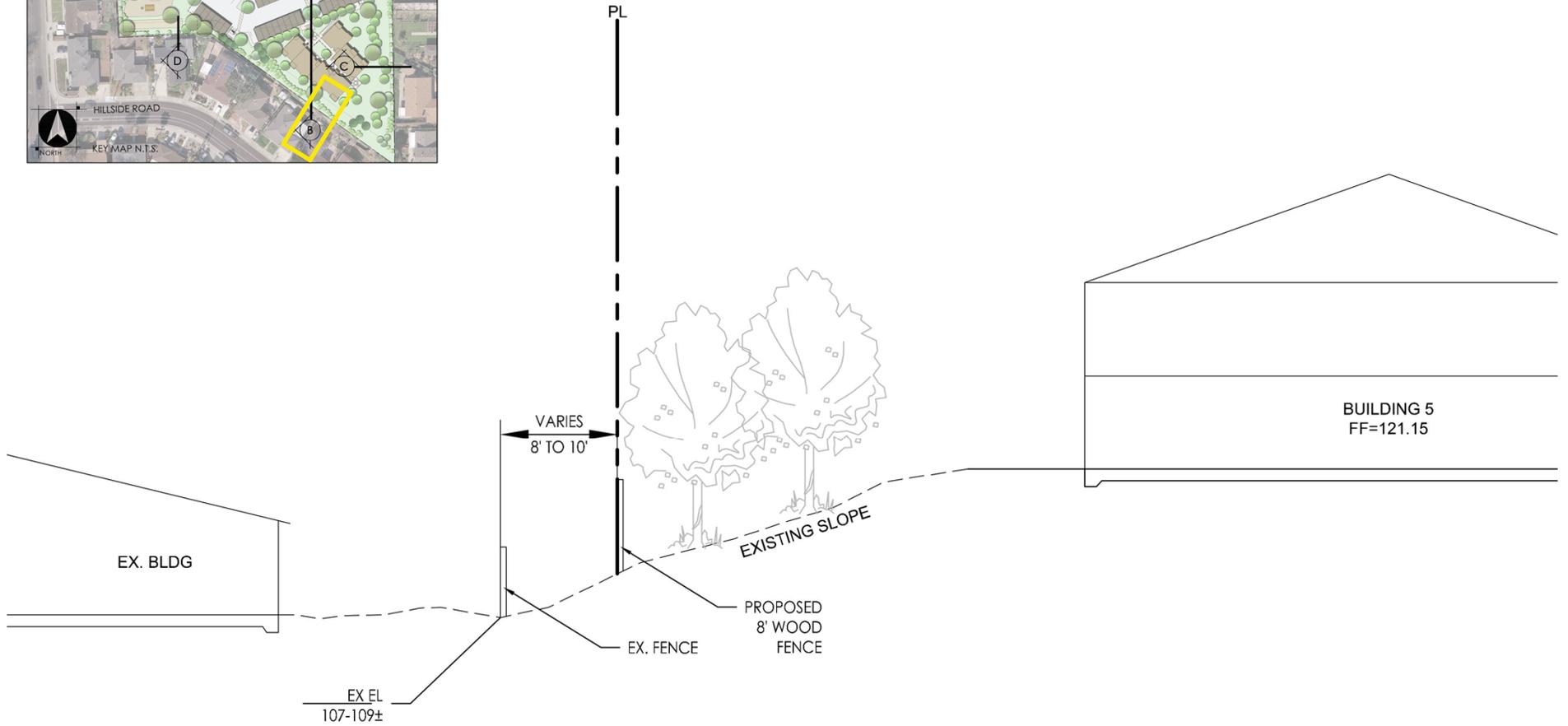
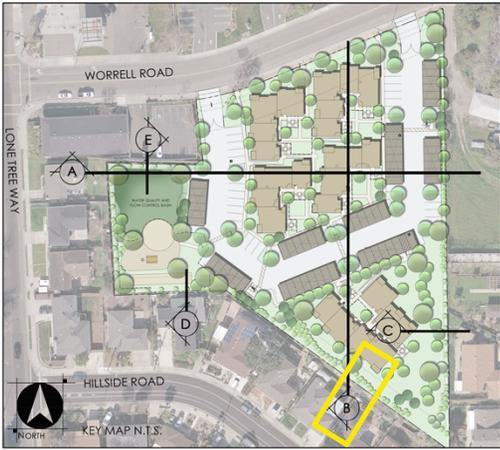
Illustrative Site Plan



A SECTION A
NOT TO SCALE



B SECTION B
NOT TO SCALE



Section B Detail



The Grupe Company

APARTMENTS

STANDARD APPLICATION CRITERIA

All applicants must submit a fully completed application. Incomplete applications may result in denial. No guarantors, co-signers or 3rd party payments will be accepted.

INCOME:

- Combined monthly gross income must be at least 3x the rent amount.
- If employed, applicants must provide their 2 **most recent** paystubs. Out of date income documentation and/or income documentation that is not verifiable with the employer will not be accepted.
- If self-employed, the previous year's tax return may be used as proof of income.
- Other proof of income that will be accepted: Social Security Award Letters, Court Ordered Alimony and Child Support, Unemployment/Disability Benefit Award Letters, and/or Bank Statements showing a total of 2.5x the rent for 12 months in an account.

RENTAL HISTORY:

- 2 Years of verifiable positive rental history and/or positive mortgage history is required.
- Evictions and/or Property Collections will result in an immediate denial.

CREDIT:

- Less than 25% of total accounts may be listed in collections.
- Bankruptcies will be accepted only if they have been discharged for more than 12 months.

NO discrimination on the basis of race, color, religion, sex, familial status, handicap or national origin with regard to housing is the comprehensive policy of this community and this company.

The applicant hereby authorizes the Grupe Company Management and its Agents permission to obtain credit reports and utilize provided information to approve or disapprove this application for residency and accepts all conditions stated on this application for residency.

Applicant Date

Grupe Management Company Agent Date





Bird's Eye Perspective



Streetviews

Almond Knolls
Apartments



Courtyard 1, View of Building 1



Courtyard 2, View of Buildings 2 & 4



High Quality Material Samples



Key Map



Perspective View from Worrell Road

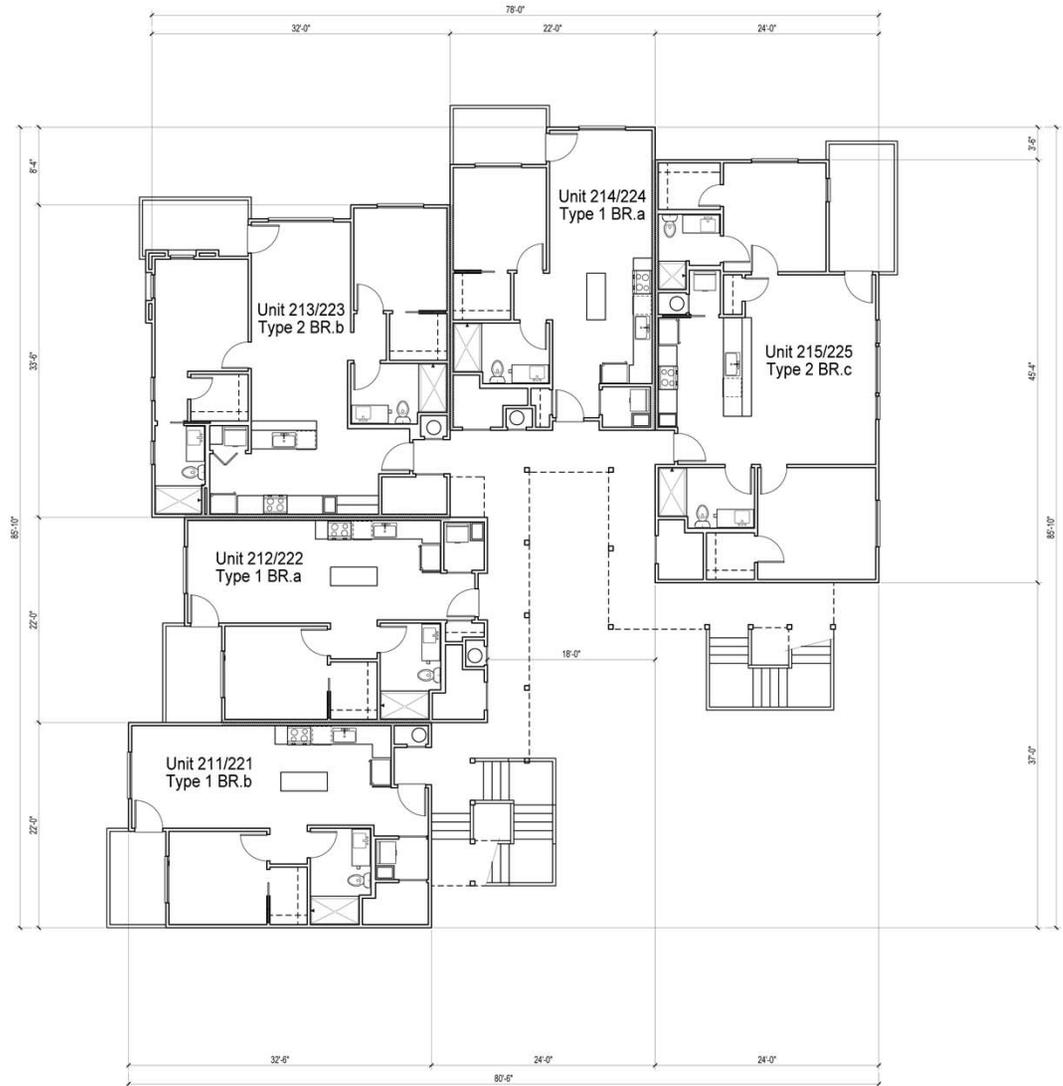




Key Map



Perspective View from Worrell Road

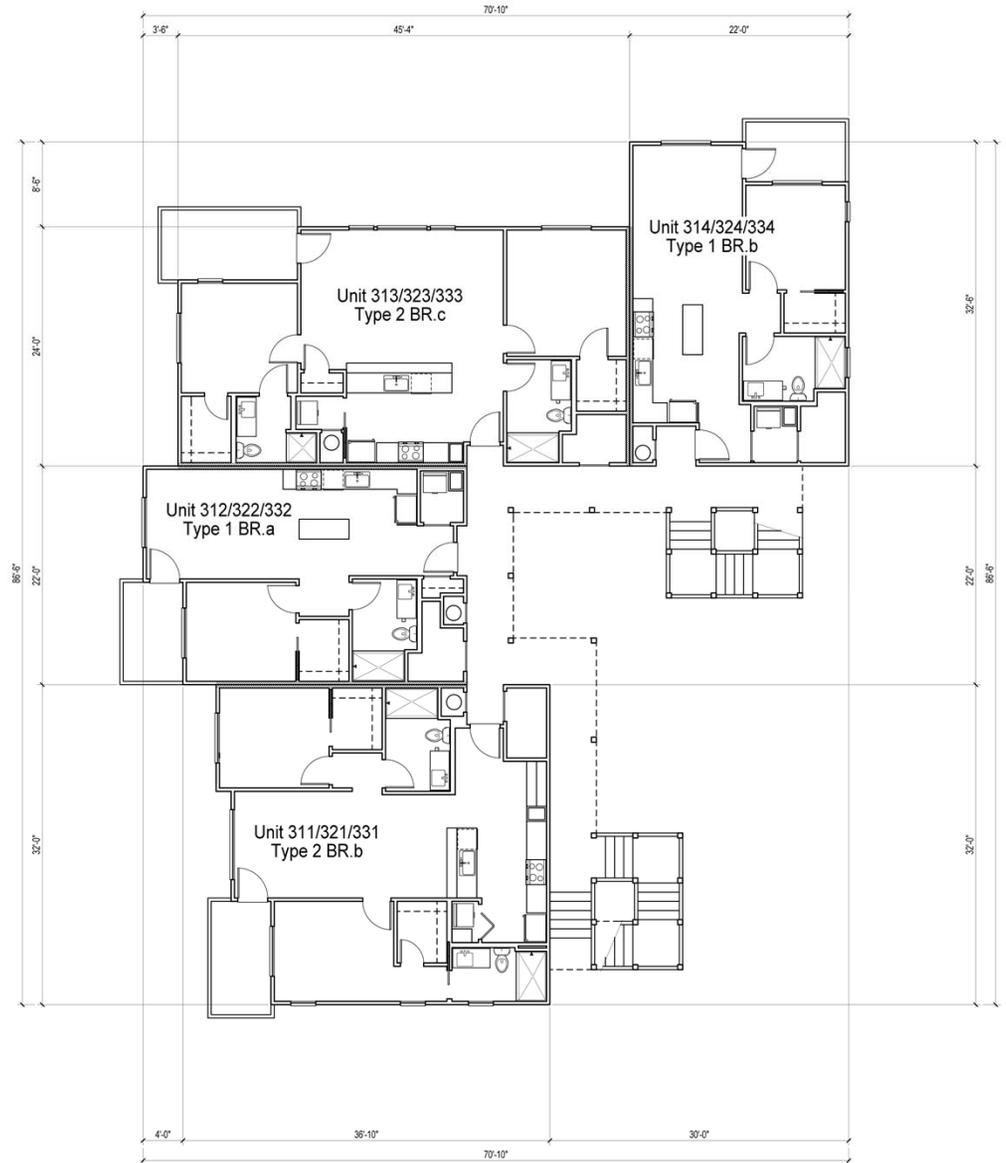




Key Map



Perspective View from Picnic Area

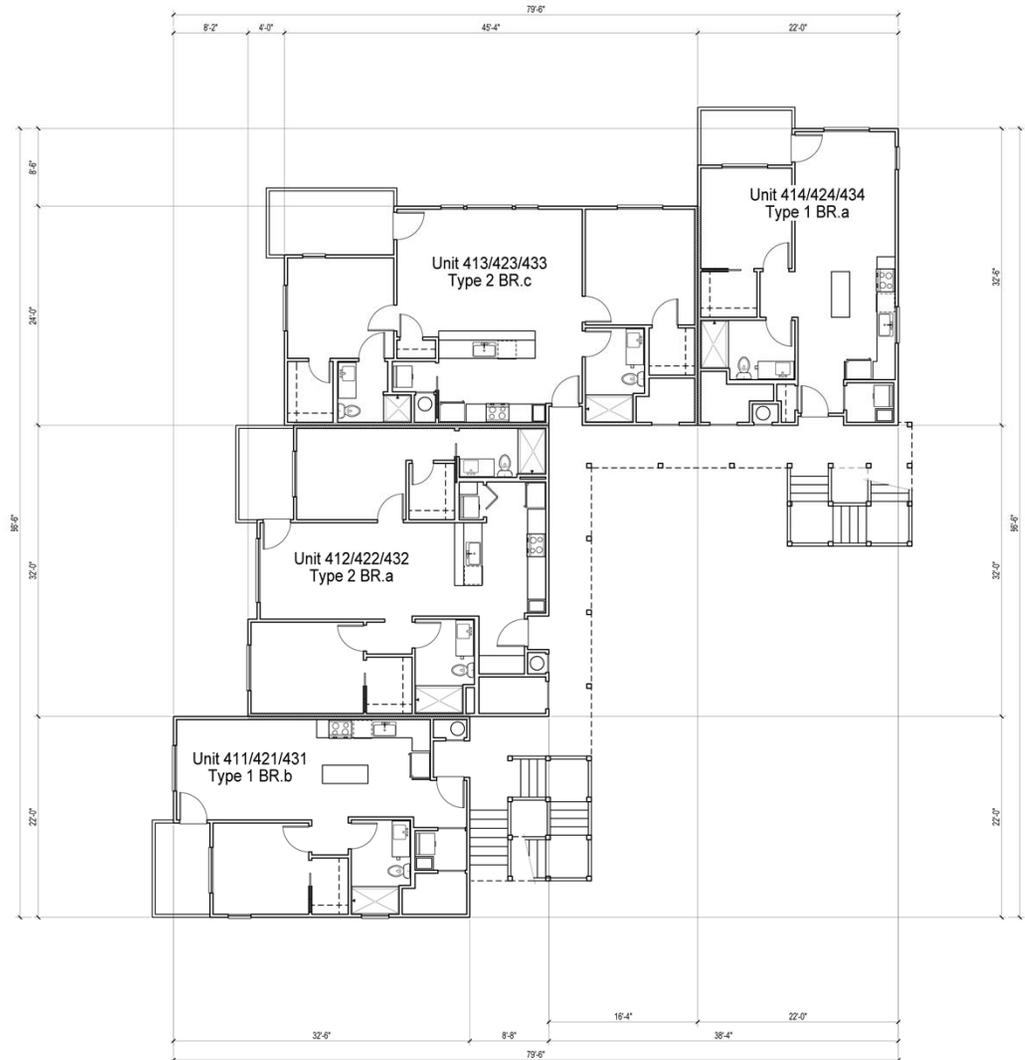




Key Map



Perspective View from Driveway

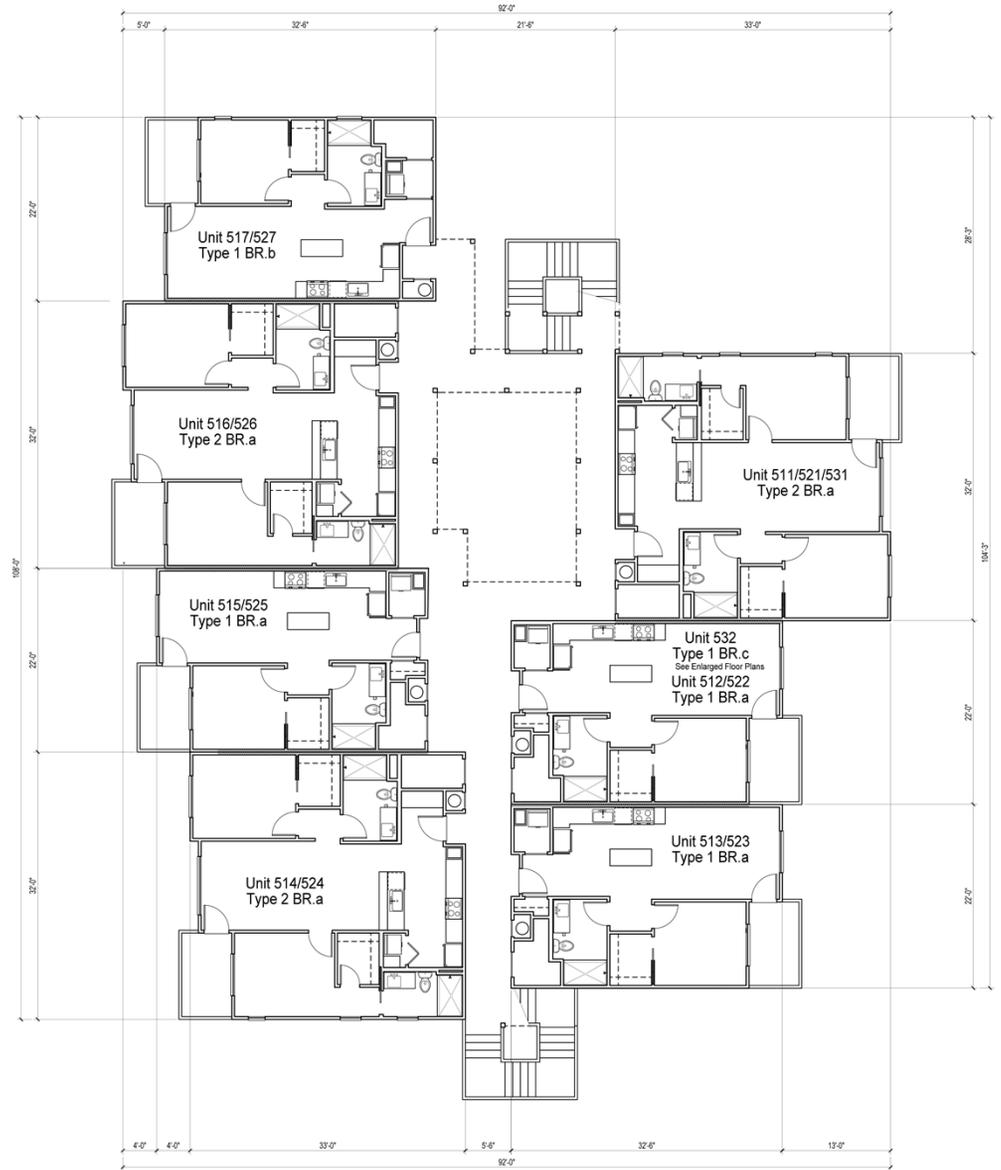


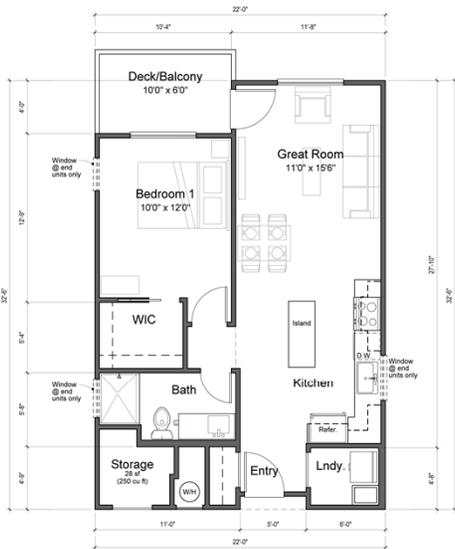


Key Map

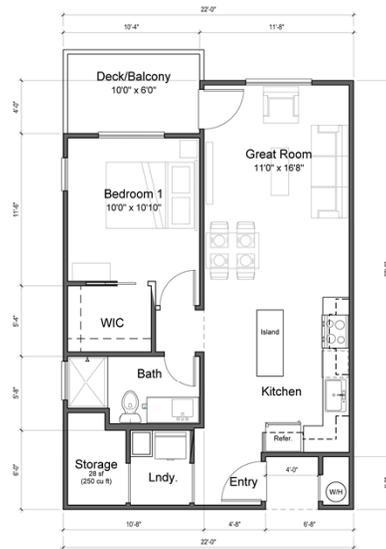


Perspective View from Picnic Area





1 BR.a
16 Units at 635 of each

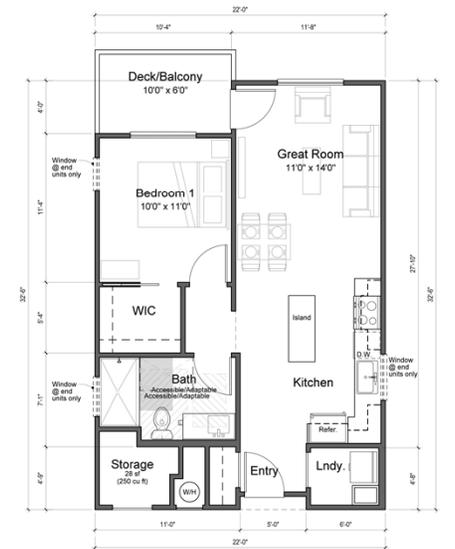


1 BR.b
12 Units at 625 of each



1 BR.c Building 5 only, Unit 532
1 Unit at 635 of each

Upper Level Units



1 BR.a
16 Units at 635 of each

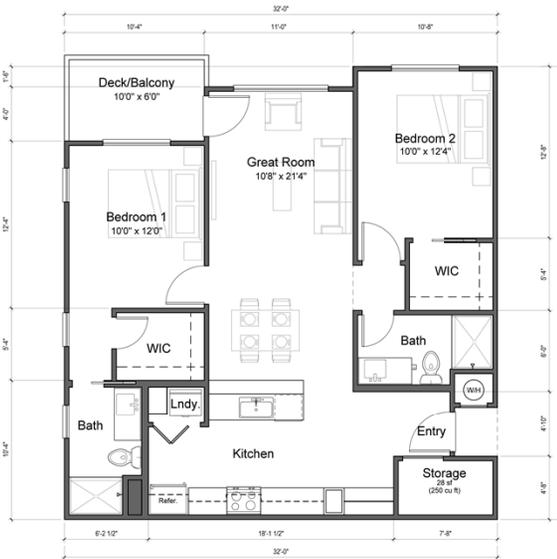


1 BR.b
12 Units at 625 of each

Ground Level Adaptable Units



2 BR.a
12 Units at 952 sf each



2 BR.b
7 Units at 945 sf each

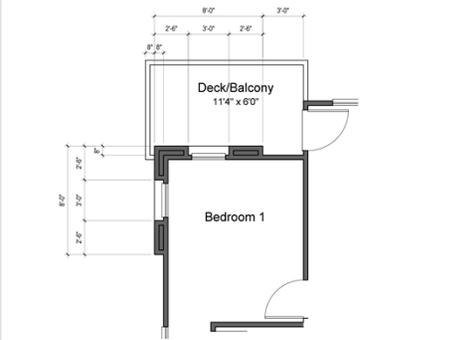
Upper Level Units



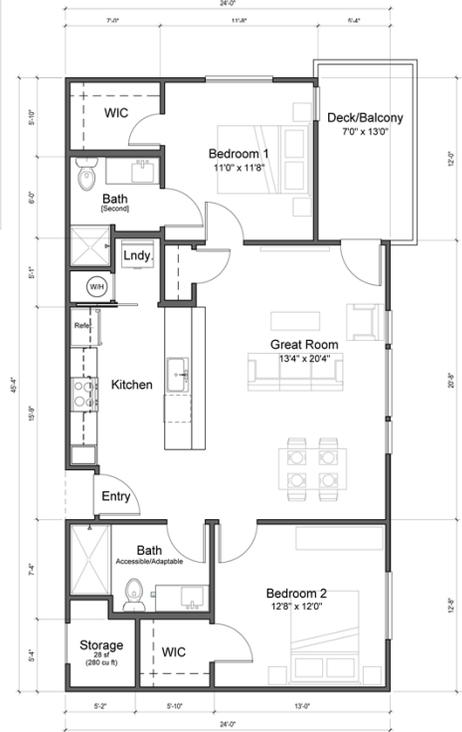
2 BR.a
12 Units at 952 sf each



2 BR.b
7 Units at 945 sf each

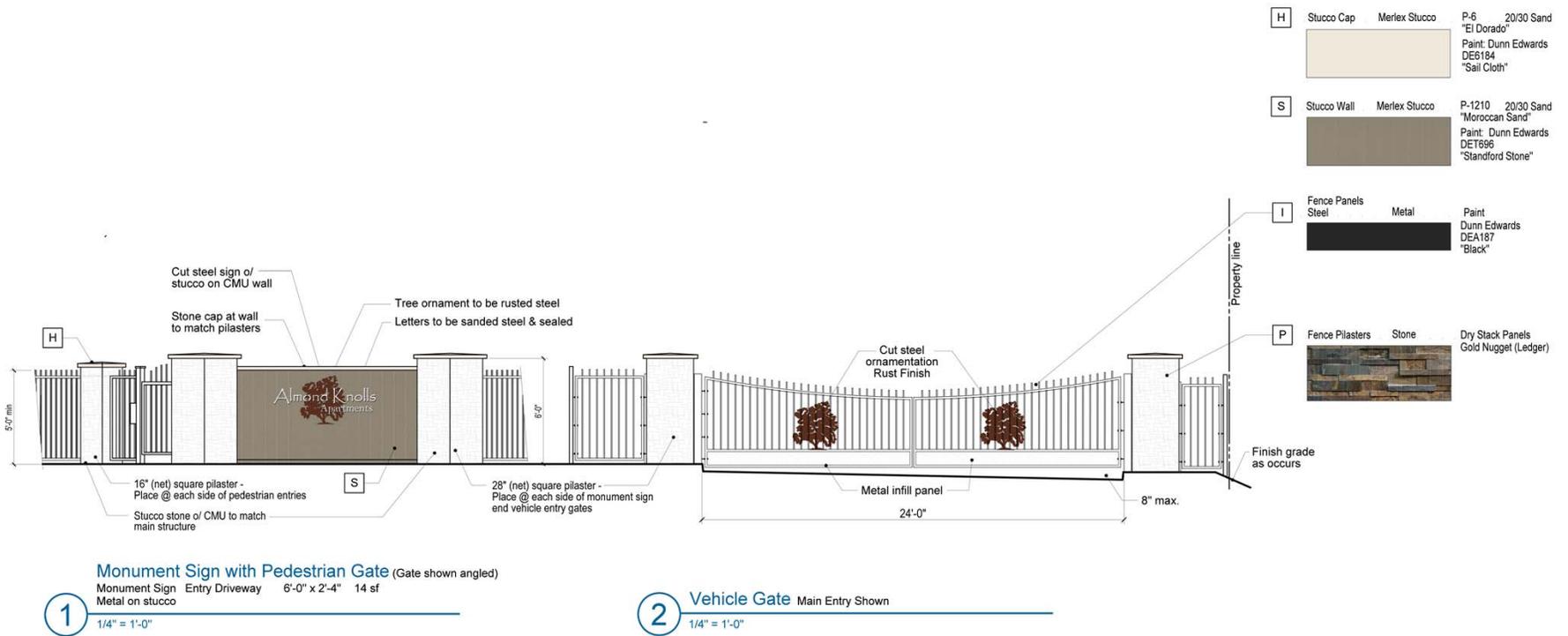


2 BR.b: Corner element occurrence @
Units: 113, 123, 133, 213, 223, & 233



2 BR.c
8 Units at 985 sf each

Ground Level Adaptable Units



Fence Detail



BUILDING/UNIT SUMMARY

BUILDING NO.	UNIT TYPE	BEDROOMS	UNIT COUNT	FLOOR AREA (S.F.)	DECK (S.F.)
ONE	1 BR.a	1	2	625	65
	1 BR.b	1	2	635	66
	2 BR.a	2	2	952	66
	2 BR.b	2	2	945	74
				8	
TWO	1 BR.a	1	4	625	65
	1 BR.b	1	2	635	66
	2 BR.b	2	2	945	74
	2 BR.c	2	2	985	100
				10	
THREE	1 BR.a	1	3	625	65
	1 BR.b	1	3	635	66
	2 BR.b	2	3	945	74
	2 BR.c	2	3	985	100
				12	
FOUR	1 BR.a	1	3	625	65
	1 BR.b	1	3	635	66
	2 BR.a	2	3	952	66
	2 BR.c	2	3	985	100
				12	
FIVE	1 BR.a	1	4	625	65
	1 BR.b	1	3	635	66
	1 BR.c	1	1	625	66
	2 BR.a	2	7	952	66
				16	
TOTAL			58		

NOTE: ALL UNITS HAVE 250 CUBIC FEET OF STORAGE SPACE, PER ANTIOCH ZONING CODE.

PARKING SUMMARY

PARKING	REQUIRED	PROVIDED
1 & 2 BEDROOM		
COVERED	58	58
UNCOVERED	29	30
GUEST	12	12
		100
		99

OPEN SPACE SUMMARY

COMMON OPEN SPACE	REQUIRED SIZE (S.F.)	PROPOSED SIZE (S.F.)
COURTYARD 1		1,204
COURTYARD 2		1,517
COURTYARD 3	200 S.F./UNIT	1,056
COURTYARD 4		1,296
COURTYARD 5		456
RECREATION AREA		7,675
TOTAL		13,204 S.F. 228 S.F./UNIT

NOTES:

- PRIVATE OPEN SPACE IS PROVIDED BY BALCONIES OR DECKS WITH A MINIMUM SIZE OF 60 S.F. PER UNIT; SEE UNIT SUMMARY.
- APPROXIMATELY 50% OF THE LOT AREA IS DEVOTED TO LANDSCAPING, COMMON AND PRIVATE OPEN SPACE AREA.