



Council Chambers
200 H Street
Antioch, CA 94509

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

ANNOTATED AGENDA

for

OCTOBER 24, 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, CMC, 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.

6:00 P.M. ROLL CALL – CLOSED SESSIONS – for Council Members – *All Present*

PUBLIC COMMENTS for Closed Sessions – *None*

CLOSED SESSIONS:

1) **CONFERENCE WITH REAL PROPERTY NEGOTIATORS** pursuant to California Government Code section 54956.8; Property – Humphrey's Restaurant: City Negotiator; City Manager. Under negotiation: price and terms.

Direction given to City Manager

2) **PUBLIC EMPLOYEE PERFORMANCE EVALUATION: City Manager.** This closed session is authorized pursuant to Government Code section 54957.

No reportable action

7:02 P.M. ROLL CALL – REGULAR MEETING – for City /City Council Members acting as Housing Successor to the Antioch Development Agency – *All Present*

PLEDGE OF ALLEGIANCE

1. PROCLAMATIONS

- Red Ribbon Week, October 23 – 31, 2017
- Extra Mile Day, November 1, 2017

STAFF REPORT

STAFF REPORT

Approved, 5/0

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

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

- *BOARD OF ADMINISTRATIVE APPEALS, ALTERNATE (Deadline date: 11/09/17)*

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 OCTOBER 10, 2017

Approved, 5/0

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

STAFF REPORT

B. APPROVAL OF COUNCIL WARRANTS

Approved, 5/0

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

STAFF REPORT

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

C. APPROVAL OF HOUSING SUCCESSOR WARRANTS

Approved, 5/0

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

STAFF REPORT

PUBLIC HEARING

3. ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ADDING SECTION 5 TO CHAPTER 7 OF TITLE 5 OF THE ANTIOCH MUNICIPAL CODE PROHIBITING THE HOURLY RENTALS OF LODGING UNITS WITHIN CITY LIMITS

To 11/14/17 for adoption, 5/0

Recommended Action: It is recommended that the City Council introduce an Ordinance adding Section 5 to Chapter 7 of Title 5 of the Antioch Municipal Code Prohibiting the Hourly Rentals of Lodging Units within City Limits.

STAFF REPORT

4. REQUESTED MODIFICATIONS TO THE PROJECT APPROVAL FOR THE PROMENADE – VINEYARDS AT SAND CREEK PROJECT

Continue Public Hearing to 11/28/17, 5/0

Recommended Action: Staff recommends that the City Council open the public hearing and continue the item to the November 28, 2017 City Council meeting.

STAFF REPORT

PUBLIC HEARING – Continued

5. GENERAL PLAN LAND USE ELEMENT: SAND CREEK FOCUS AREA

Tabled, 5/0

Recommended Action: It is recommended that the City Council table the current General Plan Land Use Element update affecting the Sand Creek Focus Area.

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 @ 9:22 p.m. In Memory of Dave Sanderson



RED RIBBON WEEK

WHEREAS, the City of Antioch values the health and safety of our citizens and our community; and

WHEREAS, many of people in the United States are unaware of the harmful effects of alcohol use on the developing teen brain and the relationship between availability and teen use; and

WHEREAS, locally, the rate of alcohol use reported by 9th grade students use in Antioch in the past month is 15% according to the 2015-2016 California Healthy Kids Survey Data; and

WHEREAS, 13% of the 9th graders in the Antioch Unified School District report having consumed alcohol 4 or more times in their lifetime; and

WHEREAS, It is imperative that visible, unified prevention education efforts by community members be launched to prevent youth access to alcohol; and

WHEREAS, The National Red Ribbon Week Campaign offers citizens the opportunity for youth and parents to demonstrate their commitment to drug-free lifestyles (no use of illegal drugs, no illegal use of legal drugs); and

WHEREAS, business, Government, parents, law enforcement, media, medical institutions, religious institutions, schools, senior citizens, service organizations, and youth will demonstrate their commitment to healthy, drug-free lifestyles by wearing and displaying red ribbons during this week-long campaign; and

NOW, THEREFORE, I, Sean Wright, Mayor of Antioch do hereby proclaim October 23 - 31, as

RED RIBBON WEEK

and encourage its residents to participate in drug prevention education activities, not only during Red Ribbon Week, but all year long, making a visible statement that we are strongly committed to a drug-free Antioch.

OCTOBER 24, 2017

SEAN WRIGHT, Mayor



EXTRA MILE DAY

November 1, 2017

WHEREAS, Antioch is a community which acknowledges that a special vibrancy exists within the entire community when its individual citizens collectively “go the extra mile” in personal effort, volunteerism, and service; and

WHEREAS, Antioch is a community which encourages its citizens to maximize their personal contribution to the community by giving of themselves wholeheartedly and with total effort, commitment, and conviction to their individual ambitions, family, friends, and community; and

WHEREAS, Antioch is a community which chooses to shine a light on and celebrate individuals and organizations within its community who “go the extra mile” in order to make a difference and lift up fellow members of their community; and

WHEREAS, Antioch acknowledges the mission of Extra Mile America to create 575 Extra Mile cities in America and is proud to support “Extra Mile Day” on November 1, 2017; and,

NOW THEREFORE, I, Sean Wright, Mayor of Antioch, do hereby proclaim November 1, 2017, to be

Extra Mile Day

*I particularly want to recognize Antioch residents **Sandra Kelly, Michael Pohl, Beverly Knight and Denise Cantrell** for their individual efforts; and urge each individual in the community to take time on this day to not only “go the extra mile” in his or her own life, but to also acknowledge all those who are inspirational in their efforts and commitment to make their organizations, families, community, country, or world a better place.*

OCTOBER 24, 2017

SEAN WRIGHT, Mayor

1.02
10-24-17

CITY COUNCIL MEETING

Regular Meeting
7:00 P.M.

October 10, 2017
Council Chambers

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

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

Mayor Wright announced Council Member's Thorpe and Wilson were attending the Tri Delta Conference on behalf of the City of Antioch, in Atlanta.

PLEDGE OF ALLEGIANCE

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

PROCLAMATION

Bicentenary of the Birth of Baha'u'llah, October 22, 2017

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

Mayor Wright presented the proclamation to members of the Baha'i faith who thanked Council for the recognition.

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

Mayor Wright read written comment from Jennifer Faddis, East County Alcohol Policy Coordinator for the Center of Human Development, announced that Reach Project and ECAP were hosting a forum regarding underage alcohol and drug use at 5:30 P.M. on October 12, 2017, at the Antioch Police Department Community Room.

Nancy Kaiser announced the following events:

- Halloween Rocks 4:00 P.M. – 6:00 P.M. October 13, 2017, Antioch Community Center
- Free Kids Fishing Derby - 9:00 A.M. October 14, 2017, Antioch Marina

She also announced the Antioch Council of Teens were accepting nominations for the Teen Friendly Business Award.

JR Wilson recognized Council for their support of Stand Down on the Delta and presented them with certificates from Senator Desaulnier, Congressman McNerney, Supervisor Burgis, Supervisor Mitchoff, Assemblyman Frazier, Assemblyman Grayson and the Delta Veterans Group.

City Clerk Simonsen announced October 13, 2017 was U.S. Navy's birthday.

ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

City Clerk Simonsen announced the following Board and Commission openings:

- *Police Crime Prevention Commission: Three Full-term (3) vacancies and One Partial-term vacancy; deadline date is October 13, 2017*
- *Planning Commission: One Partial-term (1) vacancy; deadline date is October 13, 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 Clerks offices.

PUBLIC COMMENTS

Marty Fernandez, Antioch resident, presented photos of blighted areas in his neighborhood and requested City staff address the issue.

Merle Whitburn, President of Friends of the Antioch Library, discussed their fundraising efforts and requested Council allow them to relocate their book sales to the Prewett Park Community Center.

Beverly Knight, expressed concern regarding her efforts to contact Republic Waste to schedule a large garbage pickup. She requested Council intervene and create a process that would be less complicated.

Marian Ferrante, Friend of the Antioch Library and Delta Wordweavers, reported several organizations would be displaced when the Antioch Library Community room was converted for a Warming Center Program for the homeless. She requested that they be allowed to move their book sales to the Prewett Park Community Center. She suggested the County and City consider alternative locations for the program.

COUNCIL SUBCOMMITTEE REPORTS

Councilmember Tiscareno stated that since his neighborhood was addressed, he would comment and share Mr. Fernandez's concerns regarding neighborhood blight. He clarified one area of concern was Balboa Court and he assured Mr. Fernandez that issues would be addressed by City staff.

Mayor Wright reported on his attendance at the Mayor's Conference.

MAYOR'S COMMENTS

Mayor Wright discussed fires occurring in the North Bay and on behalf of the City, offered his prayers and condolences to the victims.

PRESENTATION

Liz Fuller, Senior Community Library Manager, Contra Costa County Library gave an Antioch Library Update PowerPoint presentation. She announced free monthly music concerts would be held at the library and Ruth Boyer had been hired as the permanent full-time Library Manager in Antioch.

In response to Councilmember Ogorchock, Ms. Fuller, County Librarian, discussed their outreach efforts to the Hispanic Community and The Warming Center Program.

2. COUNCIL CONSENT CALENDAR

A. APPROVAL OF COUNCIL MINUTES FOR SEPTEMBER 26, 2017

B. APPROVAL OF COUNCIL WARRANTS

C. REJECTION OF CLAIM: TROY KING

D. APPROVAL OF TREASURER'S REPORT FOR AUGUST 2017

E. RESOLUTION NO. 2017/118 CONSIDERATION OF BIDS FOR CITY WIDE JANITORIAL SUPPLIES (BID 485-0913-18A)

On motion by Councilmember Ogorchock, seconded by Councilmember Tiscareno, the City Council unanimously approved the Council Consent Calendar.

COUNCIL REGULAR AGENDA

3. BOARD OF ADMINISTRATIVE APPEAL APPOINTMENT FOR ONE (1) PARTIAL-TERM VACANCY EXPIRING MARCH 2020

Mayor Wright nominated Farideh Faraji for one (1) partial-term vacancy on the Board of Administrative Appeals expiring March 2020.

In response to Councilmember Ogorchock, City Clerk Simonsen clarified that a resume was suggested to enhance the application.

RESOLUTION NO. 2017/119

On motion by Councilmember Tiscareno, seconded by Councilmember Ogorchock, the Council appointed by resolution, Farideh Faraji, to one (1) partial-term vacancy on the Board of Administrative Appeals expiring March 2020.

4. ECONOMIC DEVELOPMENT COMMISSION APPOINTMENT FOR ONE (1) PARTIAL-TERM VACANCY EXPIRING JUNE 2019

Mayor Wright nominated Tracey Nicks for one (1) partial-term vacancy on the Economic Development Commission expiring June 2019.

RESOLUTION NO. 2017/120

On motion by Councilmember Ogorchock, seconded by Councilmember Tiscareno, the Council appointed by resolution, Tracey Nicks, to one (1) partial-term vacancy to the Economic Development Commission expiring June 2019.

5. PLANNING COMMISSION APPOINTMENT FOR THREE (3) FULL-TERM VACANCIES EXPIRING OCTOBER 2021

Mayor Wright nominated Janet Zacharatos, Martha Parsons, and Bob Martin to three (3) full-term vacancies on the Planning Commission expiring October 2021.

In response to Councilmember Tiscareno, Mayor Wright explained that he had a great interview with former Councilmember Rocha; however, Janet Zacharatos and Martha Parsons asked to be reappointed to a second term and he chose Mr. Martin for the vacancy because in discussing the applicants with staff, they indicated when he had previously served on the Commission he was thorough in his examination of all the materials provided.

RESOLUTION NO. 2017/121

On motion by Councilmember Ogorchock, seconded by Councilmember Tiscareno, Council appointed by resolution, Janet Zacharatos, Martha Parsons and Bob Martin, to (3) three full-term vacancies to the Planning Commission for expiring October 2021.

6. 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 Regular Agenda Item #6.

Interim City Attorney Cole explained the manner in which the quasi-judicial hearing would be conducted.

Director of Community Development Ebbs presented the staff report dated October 10, 2017 recommending the City Council uphold the Board of Administrative Appeals decision regarding the Notice of Violation issued to Joseph Bosman for violations of the Antioch Municipal Code.

City Clerk Simonsen reported that staff received a letter from David Larson representing Mr. Bosman dated October 10, 2017. He noted copies were sent to Council, staff and were also available in Council Chambers this evening.

Mayor Wright opened the floor to public comment.

David Larsen, representing Joe Bosman, requested staff incorporate by reference Mr. Bosman's written presentation to the Board of Administrative Appeals, the attachments as well as the oral

comments and written responses. He questioned if this process would open a new statute of limitations. He reported his client had great rapport with tenants and the site was safe, sanitary and secure. He stated each unit was code compliant and a considerable amount of time and money had been on improvements. He gave a brief history of the property and their efforts to resolve the issues with City staff. Additionally, he discussed their conceptual plans for potential future development of the site. He requested Council direct staff to work with the Mr. Bosman on a mutually beneficial solution and allow tenants to remain on site until June 1, 2018. He noted if a project did not move forward by that time, the City could consider adopting a residential vehicle overlay zone for the property. He requested the City incorporate by references pages #3 and #4 of his letter which were issues they would litigate if it became necessary.

Joe Bosman, read written comment regarding his property and discussed the importance of having his tenants remain on site until HUD approved financing for the project or an alternative site was located for residents. He commented that a previous developer for the site backed out due to the Community Facilities District (CFD) fees associated with the project.

Jimmy Gordon, on behalf of Joe Bosman, stated he was a tenant on the property and it was a secure and well maintained property. He expressed concern regarding his ability to find another location to move his recreational vehicle to, should the City require him to do so.

Rick Story agreed with Mr. Gordon and reported that he had been a tenant for many years. He stated other facilities would not accept his recreational vehicle due to its age.

Mayor Wright closed the floor to public comment.

Interim City Attorney Cole clarified Council could only address whether there were violations of the Antioch Municipal Code as outlined in exhibits C3 and D1 in the staff report. He added that applications for development of the property could be filed by and processed by staff. He explained that if the Board of Administrative Appeals decision was affirmed, staff would not initiate evictions immediately. He stated that whatever the decision was this evening, staff would continue to work with the property owner to resolve the issues.

In response to Councilmember Tiscareno, Mr. Bosman clarified all tenants had been made aware of a potential housing project for the site and that it may be necessary for them to relocate in the future.

In response to Councilmember Tiscareno, Director of Community Development Ebbs stated this site had not received approval from the City or the State to operate as a recreational vehicle park and none of the units were approved for permanent habitation. He added that the owner had not paid development impact fees.

Councilmember Ogorchock clarified that she had brought this item forward because she had received a call from a mutual friend of Mr. Bosman who requested Council review the decision of the Board of Administrative Appeals. She stated she had visited the property and she sympathized with the residents; however there were violations on the site. She expressed concern that Mr. Bosman had not provided the residents with information on how to proceed with

vacating the site, should they be required to do so. She voiced her support for staff working with the property owner on an effort to resolve the issues.

Interim City Attorney Cole stated it was acceptable for Council to express sympathy or a desire for staff to work with the property owner; however, legally their decision was to affirm or deny the appeal.

Mayor Wright reported he had visited the property and when the notice was issued there were violations on the property. He stated he was happy to hear that if Council affirmed the violations immediate eviction would not occur. He directed staff to work with the property owner's Attorney to see if a future project could be developed on the site.

In response to Mayor Wright, Interim City Attorney Cole clarified enforcement actions would be lengthy and require Council approval. He noted that he did not want the City to get into that process unless it became absolutely necessary. He stated that he hoped the property owner understood that something needed to occur quickly and the onus was on staff to work with him. He explained that if the City exhausted all possibilities, staff would come to Council in an appropriate litigation setting.

Director of Community Development Ebbs added that he anticipated the issues could be resolved short of litigation, with a common sense approach, in cooperation with the property owner.

Councilmember Tiscareno stated it was clear there were violations on the property. He voiced his support for staff and the applicant attempting to resolve the issues on the property.

On motion by Councilmember Ogorchock, seconded by Councilmember Tiscareno, the City Council members present unanimously upheld the Board of Administrative Appeals decision regarding the Notice of Violation issued to Joseph Bosman for violations of the Antioch Municipal Code.

PUBLIC COMMENTS

Bob Martin thanked the City Council for appointing him to the Planning Commission and stated it was a privilege and honor to have been chosen.

STAFF COMMUNICATIONS

City Manager Bernal stated that he believed Bob Martin was an excellent choice for the Planning Commission. He reminded Council and the community of the following upcoming events:

- Halloween Rocks 4:00 P.M. – 6:00 P.M. October 13, 2017, Antioch Community Center
- Free Kids Fishing Derby - 9:00 A.M. October 14, 2017, Antioch Marina
- Food Truck Thursdays – 5:00 P.M. – 9:00 P.M. extended through October 26, 2017, Prewett Park
- Red Sand Project - 4:00 P.M. – 7:30 P.M. October 19, 2017, Antioch Community Center

COUNCIL COMMUNICATIONS

Councilmember Ogorchock stated she would be hosting a Senior Walk at the Somersville Towne Center on November 3, 2017 to provide resources to seniors and raise awareness on Alzheimer's.

ADJOURNMENT

With no further business, Mayor Wright adjourned the meeting at 8:43 P.M. to the next regular Council meeting on October 24, 2017.

Respectfully submitted:

Kitty Eiden

KITTY EIDEN, Minutes Clerk

CITY OF ANTIOCH
 CLAIMS BY FUND REPORT
 FOR THE PERIOD OF
 SEPTEMBER 28 - OCTOBER 12, 2017
 FUND/CHECK#

100 General Fund		
Non Departmental		
371154 CALIFORNIA TRENCHLESS INC	DEPOSIT REFUND	2,000.00
371164 DELTA DENTAL	PAYROLL DEDUCTIONS	124.36
371182 HOME DEPOT, THE	REFUND SMIP FEE	6.22
371237 SINGH, AMANDEEP	REFUND DEPOSIT	2,000.00
371241 SUNRUN	REFUND CBSC FEE	8.04
371266 BELCHER, STEPHEN	SB 1186	1.00
371292 DIVISION OF STATE ARCHITECT	SB1186 ALLOCATION	673.80
371356 UNITED STATES POSTAL SERVICE	POSTAGE	11,000.00
City Attorney		
371234 SHRED IT INC	SHRED SERVICES	111.84
371357 WESTAMERICA BANK	COPIER LEASE	78.95
City Manager		
371175 FEDEX	SHIPPING	48.71
371248 VERIZON WIRELESS	DATA USAGE	38.01
371297 FEDERAL ADVOCATES INC	ADVOCACY SERVICES	4,166.67
371357 WESTAMERICA BANK	COPIER LEASE	78.95
City Clerk		
371172 EIDEN, KITTY J	MINUTES CLERK	763.00
371177 GARCIA, CHRISTINA L	EXPENSE REIMBURSEMENT	342.29
371357 WESTAMERICA BANK	COPIER LEASE	78.95
Human Resources		
371175 FEDEX	SHIPPING	17.50
371213 OFFICE MAX INC	OFFICE SUPPLIES	369.03
371234 SHRED IT INC	SHRED SERVICES	111.84
371357 WESTAMERICA BANK	COPIER LEASE	250.02
Economic Development		
371320 MUNICIPAL RESOURCE GROUP LLC	CONSULTING SERVICES	4,311.00
371357 WESTAMERICA BANK	COPIER LEASE	78.95
Finance Administration		
371357 WESTAMERICA BANK	COPIER LEASE	250.02
Finance Accounting		
371205 MEEK, GEORGINA A	EXPENSE REIMBURSEMENT	26.54
371234 SHRED IT INC	SHRED SERVICES	111.84
930239 SUPERION LLC	ASP SERVICES	20,607.90
Finance Operations		
371210 NEOPOST	EQUIPMENT LEASE	1,022.23
371245 UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	6.00
371264 BANK OF AMERICA	CSR TRAINING-COLLINS/CAVINESS	220.00

Prepared by: Georgina Meek

Finance Accounting

10/19/2017

2B

October 24, 2017

CITY OF ANTIOCH
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371355 UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	15.90
371357 WESTAMERICA BANK	COPIER LEASE	350.36
Non Departmental		
371266 BELCHER, STEPHEN	BUSINESS LICENSE FEE REFUND	280.00
371314 LEW EDGARDS GROUP, THE	CONSULTING SERVICES	4,950.00
930166 RETIREE	MEDICAL AFTER RETIREMENT	1,709.04
Public Works Maintenance Administration		
371248 VERIZON WIRELESS	DATA USAGE	38.01
371357 WESTAMERICA BANK	COPIER LEASE	22.50
Public Works General Maintenance Services		
371357 WESTAMERICA BANK	COPIER LEASE	60.00
Public Works Street Maintenance		
371137 ALTA FENCE	FENCING	325.00
371140 ACE HARDWARE, ANTIOCH	SUPPLIES	3.50
371211 NEXTEL SPRINT	CELL PHONE	57.44
371213 OFFICE MAX INC	OFFICE SUPPLIES	426.23
371240 SUBURBAN PROPANE	PROPANE	86.61
371248 VERIZON WIRELESS	DATA USAGE	38.01
930154 GRAINGER INC	SUPPLIES	242.34
Public Works-Signal/Street Lights		
371144 AT AND T MCI	PHONE	645.95
371215 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	378.36
371251 WESCO RECEIVABLES CORP	SUPPLIES	4,463.57
371275 CONTRA COSTA COUNTY	TRAFFIC SIGNAL MAINTENANCE	7,905.87
371330 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	296.66
930172 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	1,195.06
Public Works-Striping/Signing		
371140 ACE HARDWARE, ANTIOCH	SUPPLIES	4.88
371141 ANTIOCH AUTO PARTS	AUTO PARTS	165.57
371171 EAST BAY WELDING SUPPLY	SUPPLIES	86.13
371187 INTERSTATE SALES	SUPPLIES	372.13
371194 KELLY MOORE PAINT CO	SUPPLIES	114.72
371211 NEXTEL SPRINT	CELL PHONE	57.44
371233 SHERWIN WILLIAMS CO	SUPPLIES	65.23
371240 SUBURBAN PROPANE	PROPANE	86.63
371248 VERIZON WIRELESS	DATA USAGE	38.01
Public Works-Facilities Maintenance		
371211 NEXTEL SPRINT	CELL PHONE	57.44
371248 VERIZON WIRELESS	DATA USAGE	38.01
371251 WESCO RECEIVABLES CORP	SUPPLIES	294.28

Prepared by: Georgina Meek
 Finance Accounting

10/19/2017

CITY OF ANTIOCH
 CLAIMS BY FUND REPORT
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930103	ALTURA COMMUNICATION SOLUTIONS	COMPUTER SUPPLIES	1,592.85
930154	GRAINGER INC	SUPPLIES	42.94
930265	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	3,316.85
Public Works-Parks Maint			
371138	AMERICAN PLUMBING INC	PLUMBING SERVICES	470.00
371140	ACE HARDWARE, ANTIOCH	SUPPLIES	16.13
371165	DELTA FENCE CO	REPAIR SERVICES	882.00
371239	STEWARTS TREE SERVICE INC	LANDSCAPE SERVICES	5,200.00
371328	PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	59,656.58
930232	JOHN DEERE LANDSCAPES PACHECO	REPAIR SERVICES	2,501.51
Public Works-Median/General Land			
371215	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	25.40
371242	TARGET SPECIALTY PRODUCTS	CHEMICALS	2,241.55
371329	PACIFIC COAST LANDSCAPE MGMT I	LANDSCAPE SERVICES	933.50
930270	JOHN DEERE LANDSCAPES PACHECO	IRRIGATION VALVES	1,143.65
Public Works-Work Alternative			
371211	NEXTEL SPRINT	CELL PHONE	50.51
Police Administration			
371152	CALIFORNIA HOMICIDE INVESTIGAT	TRAINING J.COLLEY	325.00
371153	CALIFORNIA HOMICIDE INVESTIGAT	TRAINING J.VANDERPOOL	325.00
371168	DIRECT GOV SOURCE	EQUIPMENT	4,721.24
371173	FAIRFIELD INN AND SUITES SAN B	LODGING E.JOHNSEN	333.89
371191	JOHNSEN, ERIC Y	TRAINING PER DIEM	108.00
371200	LOWTHER, GARY M	TRAINING PER DIEM	46.00
371202	MCDONALD, RYAN J	TRAINING PER DIEM	46.00
371219	PSYCHOLOGICAL SERVICES GROUP,	TRAINING J.COLLEY	300.00
371220	PSYCHOLOGICAL SERVICES GROUP,	TRAINING P.COLLEY	300.00
371221	PSYCHOLOGICAL SERVICES GROUP,	TRAINING Z.MATIS	300.00
371230	SAFESTORE INC	EVIDENCE STORAGE	3,097.25
371261	ARROWHEAD 24 HOUR TOWING INC	TOWING SERVICES	52.50
371262	ATKINSON ANDELSON LOYA RUUD AN	LEGAL FEES	1,195.95
371268	CHALK, STEPHANIE A	TRAINING PER DIEM	128.00
371269	COLLEY, JAMES M	TRAINING PER DIEM	46.00
371270	MCDONALD, PAMELA A	TRAINING PER DIEM	46.00
371272	CONTRA COSTA COUNTY	TRAINING J.WISECARVER	295.00
371273	CONTRA COSTA COUNTY	TRAINING M.SUMMERS	295.00
371274	CONTRA COSTA COUNTY	TRAINING T.SMITH	295.00
371279	COURTYARD BY MARRIOTT	LODGING S.PETERSON	205.55
371280	COURTYARD BY MARRIOTT	LODGING S.CHALK	205.55
371281	COURTYARD BY MARRIOTT	LODGING A.GRAHAM	205.55

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371282	COURTYARD BY MARRIOTT	LODGING G.JOHNSON	205.55
371283	COURTYARD BY MARRIOTT	LODGING R.KATHAIN	205.55
371284	COURTYARD BY MARRIOTT	LODGING S.MOORE	205.55
371285	CRIME SCENE CLEANERS INC	CRIME SCENE CLEANUP	100.00
371287	CROWNE PLAZA	LODGING B.PADILLA	622.65
371289	CSI FORENSIC SUPPLY FORNERLY K	SUPPLIES	606.98
371302	GRAHAM, AUSTIN JONATHAN	TRAINING PER DIEM	128.00
371309	JOHNSON, GABRIELLE M	TRAINING PER DIEM	128.00
371311	KATHAIN, RILEY JACOB	TRAINING PER DIEM	128.00
371315	MATIS, ZECHARIAH DANIEL	TRAINING PER DIEM	46.00
371318	MOORE, SHANNON L	TRAINING PER DIEM	128.00
371323	NET TRANSCRIPTS	TRANSCRIPTION SERVICES	548.79
371332	PADILLA, BEN C	TRAINING PER DIEM	320.00
371334	PETERSON, SAMANTHA GENOVEVA	TRAINING PER DIEM	128.00
371335	PUBLIC SAFETY TRAINING INSTITU	TRAINING S.CHALK	185.00
371336	PUBLIC SAFETY TRAINING INSTITU	TRAINING S.MOORE	185.00
371337	PUBLIC SAFETY TRAINING INSTITU	TRAINING A.GRAHAM	185.00
371338	PUBLIC SAFETY TRAINING INSTITU	TRAINING G.JOHNSON	185.00
371339	PUBLIC SAFETY TRAINING INSTITU	TRAINING R.KATHAIN	185.00
371342	REACH PROJECT INC	JUVENILE DIVERSION	34,166.00
371346	SACRAMENTO REGIONAL PUBLIC SAF	TRAINING B.PADILLA	187.00
371349	SMITH, THOMAS S	TRAINING PER DIEM	34.50
371352	SUMMERS, MATHEW V	TRAINING PER DIEM	34.50
371357	WESTAMERICA BANK	COPIER LEASE	1,642.05
371359	WISECARVER, JIMMY R	TRAINING PER DIEM	34.50
930154	GRAINGER INC	SUPPLIES	42.56
930173	IMAGE SALES INC	ID CARDS	20.56
930193	MOBILE MINI LLC	EVIDENCE STORAGE	108.10
930266	MOBILE MINI LLC	EVIDENCE STORAGE	108.10
930268	PRO FORCE LAW ENFORCEMENT	TASER CABLE	837.63
Police Prisoner Custody			
371357	WESTAMERICA BANK	COPIER LEASE	151.33
Police Community Policing			
371159	CONCORD UNIFORMS LLC	UNIFORMS	310.81
371163	CRIME SCENE CLEANERS INC	CRIME SCENE CLEANUP	250.00
371164	DELTA DENTAL	PAYROLL DEDUCTIONS	373.08
371290	DELTA ANIMAL CLINIC	VETERINARY SERVICES	78.00
371350	SP PLUS CORPORATION	PARKING ENFORCEMENT	12,875.00
Police Investigations			
371135	ADVANTAGE SENTRY AND PROTECTIO	TRANSPORTATION SERVICES	850.00

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371175 FEDEX	SHIPPING	25.93
371198 LEXISNEXIS	INTEL SERVICES	255.00
371238 SMITH JR, RICHARD A	REIMBURSEMENT	110.00
371301 GLOBALSTAR	SATELLITE PHONE	100.01
371354 TRANSUNION RISK AND ALTERNATIV	INTEL SERVICES	39.40
371357 WESTAMERICA BANK	COPIER LEASE	607.78
Police Special Operations Unit		
371353 TOYOTA FINANCIAL SERVICES	REPAIR SERVICE	373.62
Police Communications		
371144 AT AND T MCI	PHONE	1,299.53
371149 BMS	HARDWARE	10,262.74
371257 AMERICAN TOWER CORPORATION	TOWER RENTAL	232.22
371331 PACIFIC TELEMAGEMENT SERVICE	LOBBY PAY PHONE	78.00
Office Of Emergency Management		
371144 AT AND T MCI	PHONE	166.46
Police Facilities Maintenance		
371211 NEXTEL SPRINT	CELL PHONE	3,346.20
371231 SAN JOAQUIN CANVAS	CHAIR REPAIR	3,653.12
371325 OAKLEYS PEST CONTROL	PEST CONTROL	200.00
930261 CLUB CARE INC	MAINTENANCE SERVICE	225.00
930265 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	3,880.20
Community Development Land Planning Services		
371248 VERIZON WIRELESS	DATA USAGE	38.01
371357 WESTAMERICA BANK	COPIER LEASE	113.69
CD Code Enforcement		
371150 BRIDGEHEAD SELF STORAGE	STORAGE FEE	225.00
371160 CONTRA COSTA COUNTY	RECORDING FEES AUG 2017	80.00
371211 NEXTEL SPRINT	CELL PHONE	238.03
371235 SIDIE, JUSTINE NICOLE	SAFETY BOOTS REIMBURSEMENT	242.23
371248 VERIZON WIRELESS	DATA USAGE	152.04
371357 WESTAMERICA BANK	COPIER LEASE	175.26
930260 ALTURA COMMUNICATION SOLUTIONS	EQUIPMENT	250.67
PW Engineer Land Development		
371142 ARC IMAGING RESOURCES	PAPER SUPPLY	286.40
371211 NEXTEL SPRINT	CELL PHONE	170.22
371248 VERIZON WIRELESS	DATA USAGE	76.02
371357 WESTAMERICA BANK	COPIER LEASE	686.14
930269 RAY MORGAN COMPANY	COPIER USAGE	364.53
Community Development Building Inspection		
371182 HOME DEPOT, THE	REFUND ENERGY INSP FEE	624.55

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371211 NEXTEL SPRINT	CELL PHONE	114.11
371241 SUNRUN	DEPOSIT REFUND	226.52
371357 WESTAMERICA BANK	COPIER LEASE	113.69
930133 CRYSTAL CLEAR LOGOS INC	UNIFORM	523.61
930260 ALTURA COMMUNICATION SOLUTIONS	EQUIPMENT	250.67
Capital Imp. Administration		
371248 VERIZON WIRELESS	DATA USAGE	38.01
371357 WESTAMERICA BANK	COPIER LEASE	108.50
Community Development Engineering Services		
371211 NEXTEL SPRINT	CELL PHONE	68.44
371357 WESTAMERICA BANK	COPIER LEASE	105.31
213 Gas Tax Fund		
Streets		
371215 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	301.33
214 Animal Control Fund		
Animal Control		
371211 NEXTEL SPRINT	CELL PHONE	269.11
371293 EAST BAY VETERINARY EMERGENCY	VETERINARY SERVICES	371.62
371300 GATEWAY PET HOSPITAL	VETERINARY SERVICES	615.00
371304 HILLS PET NUTRITION	ANIMAL FOOD	657.98
371312 KOEFRAN SERVICES INC	ANIMAL DISPOSAL	1,850.00
371321 MWI VETERINARY SUPPLY CO	VETERINARY SUPPLIES	651.84
371351 STARLINE SUPPLY COMPANY	SUPPLIES	366.85
371357 WESTAMERICA BANK	COPIER LEASE	151.33
930265 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	579.80
219 Recreation Fund		
Non Departmental		
371134 ACUPAN, CHRISTINE	DEPOSIT REFUND PERMIT	500.00
371169 DOMINGUEZ JR, RAFAEL	FACILITY DEPOSIT REFUND	765.00
371305 HUB INTERNATIONAL	INSURANCE PREMIUM	524.56
Senior Programs		
371144 AT AND T MCI	PHONE	82.79
930265 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	388.00
Recreation Sports Programs		
371271 CONCORD SOFTBALL UMPIRES	UMPIRE FEES	2,016.00
371360 YUEN, IOSEFA LAM	DEPOSIT REFUND	420.00
Recreation-New Comm Cntr		
371204 MEDINA, AFRICA	DEPOSIT REFUND	107.00
371215 PACIFIC GAS AND ELECTRIC CO	GAS	12,560.90
371216 PARKINK	CONTRACTOR PAYMENT	741.42

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371248	VERIZON WIRELESS	DATA USAGE	38.01
371267	BLACK DIAMOND KIDS CENTER	CONTRACTOR PAYMENT	617.40
371291	DELTA KAYAK ADVENTURES	CONTRACTOR PAYMENT	162.00
371328	PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	3,821.75
371357	WESTAMERICA BANK	COPIER LEASE	300.62
	220 Traffic Signalization Fund		
	Traffic Signals		
371316	MIKE BROWN ELECTRIC CO	TRAFFIC SIGNAL PROJECT	18,762.50
	226 Solid Waste Reduction Fund		
	Solid Waste		
371182	HOME DEPOT, THE	REFUND WASTE MGMT FEE	35.00
	229 Pollution Elimination Fund		
	Channel Maintenance Operation		
371207	MJH EXCAVATING INC	EQUIPMENT RENTAL	3,540.00
371211	NEXTEL SPRINT	CELL PHONE	50.51
371213	OFFICE MAX INC	OFFICE SUPPLIES	27.33
371214	PACIFIC COAST LANDSCAPE MGMT I	LANDSCAPE SERVICES	2,800.50
371253	WRECO	PROFESSIONAL SERVICES	2,400.00
371317	MJH EXCAVATING INC	LANDSCAPE SERVICES	4,975.00
371329	PACIFIC COAST LANDSCAPE MGMT I	LANDSCAPE SERVICES	2,800.50
	Storm Drain Administration		
371341	RAIN FOR RENT INC	ENVIRONMENTAL SERVICES	8,232.63
	251 Lone Tree SLLMD Fund		
	Lonetree Maintenance Zone 1		
371243	TERRACARE ASSOCIATES	TURF MOWING	273.20
	Lonetree Maintenance Zone 4		
371243	TERRACARE ASSOCIATES	TURF MOWING	437.12
	252 Downtown SLLMD Fund		
	Downtown Maintenance		
371243	TERRACARE ASSOCIATES	TURF MOWING	273.20
	254 Hillcrest SLLMD Fund		
	Hillcrest Maintenance Zone 1		
371214	PACIFIC COAST LANDSCAPE MGMT I	LANDSCAPE SERVICES	4,644.16
371236	SILVA LANDSCAPE	LANDSCAPE SERVICES	3,982.40
371243	TERRACARE ASSOCIATES	TURF MOWING	710.32
371329	PACIFIC COAST LANDSCAPE MGMT I	LANDSCAPE SERVICES	3,734.00
	Hillcrest Maintenance Zone 2		
371165	DELTA FENCE CO	LANDSCAPE SERVICES	1,165.00
371214	PACIFIC COAST LANDSCAPE MGMT I	LANDSCAPE SERVICES	2,800.50
371243	TERRACARE ASSOCIATES	TURF MOWING	972.60

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Hillcrest Maintenance Zone 4		
371243 TERRACARE ASSOCIATES	TURF MOWING	546.40
255 Park 1A Maintenance District Fund		
Park 1A Maintenance District		
371144 AT AND T MCI	PHONE	21.28
371243 TERRACARE ASSOCIATES	TURF MOWING	710.32
371330 PACIFIC GAS AND ELECTRIC CO	GAS	50.00
256 Citywide 2A Maintenance District Fund		
Citywide 2A Maintenance Zone 3		
371243 TERRACARE ASSOCIATES	TURF MOWING	10.92
Citywide 2A Maintenance Zone 6		
371243 TERRACARE ASSOCIATES	TURF MOWING	655.68
Citywide 2A Maintenance Zone 8		
371243 TERRACARE ASSOCIATES	TURF MOWING	54.64
Citywide 2A Maintenance Zone 9		
371243 TERRACARE ASSOCIATES	TURF MOWING	163.92
Citywide 2A Maintenance Zone10		
371236 SILVA LANDSCAPE	LANDSCAPE SERVICES	3,420.00
371348 SILVA LANDSCAPE	LANDSCAPE SERVICES	3,420.00
257 SLLMD Administration Fund		
SLLMD Administration		
371211 NEXTEL SPRINT	CELL PHONE	172.60
371213 OFFICE MAX INC	OFFICE SUPPLIES	4.99
371243 TERRACARE ASSOCIATES	TURF MOWING	655.68
371248 VERIZON WIRELESS	DATA USAGE	76.02
311 Capital Improvement Fund		
Streets		
371139 ANCHOR CONCRETE CONSTRUCTION	REPAIR PROJECT	13,246.80
371259 ANCHOR CONCRETE CONSTRUCTION	SIDEWALK REPAIR PROJECT	12,405.64
416 Honeywell Capital Lease Fund		
Non Departmental		
371146 BANK OF AMERICA	LOAN PAYMENT	44,942.88
569 Vehicle Replacement Fund		
Equipment Maintenance		
371167 DIAMOND TRUCK BODY MFG CO INC	VEHICLE UPFIT	14,202.70
570 Equipment Maintenance Fund		
Non Departmental		
371184 HUNT AND SONS INC	FUEL	20,633.96
Equipment Maintenance		
371141 ANTIOCH AUTO PARTS	AUTO PARTS	407.72

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371229 ROYAL BRASS INC	PARTS	91.18
371248 VERIZON WIRELESS	DATA USAGE	38.01
371250 WALNUT CREEK FORD	AUTO PARTS	479.97
371255 ALL STAR FORD	AUTO REPAIR	3,074.90
371295 FAST UNDERCAR	AUTO PARTS	146.31
371299 FIRST CHOICE UPHOLSTERY	AUTO SERVICE	320.00
371303 HARLEY DAVIDSON	MOTORCYCLE SERVICE	320.66
371340 PURSUIT NORTH	AUTO PARTS	1,636.94
371345 ROYAL BRASS INC	SUPPLIES	24.04
371357 WESTAMERICA BANK	COPIER LEASE	27.50
371358 WINTER CHEVROLET CO	AUTO PARTS	66.29
930154 GRAINGER INC	SUPPLIES	480.23
573 Information Services Fund		
Non Departmental		
371264 BANK OF AMERICA	EE COMP PURCHASE-J PERKINSON	872.83
Information Services		
371248 VERIZON WIRELESS	DATA USAGE	338.99
Network Support & PCs		
371144 AT AND T MCI	PHONE	438.80
371195 KIS	PROFESSIONAL SERVICES	225.00
371258 AMS DOT NET INC	SMART NET RENEWAL	989.86
371357 WESTAMERICA BANK	COPIER LEASE	102.03
930262 DIGITAL SERVICES	WEBSITE MAINTENANCE	3,120.00
Telephone System		
371143 AT AND T MCI	PHONE	16.04
371144 AT AND T MCI	PHONE	2,218.35
Office Equipment Replacement		
371258 AMS DOT NET INC	PROFESSIONAL SERVICES	2,500.00
577 Post Retirement Medical-Police Fund		
Non Departmental		
371148 RETIREE	MEDICAL AFTER RETIREMENT	1,139.00
371151 RETIREE	MEDICAL AFTER RETIREMENT	733.39
371155 RETIREE	MEDICAL AFTER RETIREMENT	1,778.81
371178 RETIREE	MEDICAL AFTER RETIREMENT	1,045.42
371183 RETIREE	MEDICAL AFTER RETIREMENT	1,338.78
371190 RETIREE	MEDICAL AFTER RETIREMENT	348.64
371196 RETIREE	MEDICAL AFTER RETIREMENT	905.87
371201 RETIREE	MEDICAL AFTER RETIREMENT	129.00
371203 RETIREE	MEDICAL AFTER RETIREMENT	1,229.46
371228 RETIREE	MEDICAL AFTER RETIREMENT	238.70

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371244 RETIREE	MEDICAL AFTER RETIREMENT	1,338.78
371252 RETIREE	MEDICAL AFTER RETIREMENT	472.96
930101 RETIREE	MEDICAL AFTER RETIREMENT	905.87
930104 RETIREE	MEDICAL AFTER RETIREMENT	905.87
930105 RETIREE	MEDICAL AFTER RETIREMENT	275.31
930107 RETIREE	MEDICAL AFTER RETIREMENT	1,253.12
930110 RETIREE	MEDICAL AFTER RETIREMENT	1,338.78
930111 RETIREE	MEDICAL AFTER RETIREMENT	1,253.12
930120 RETIREE	MEDICAL AFTER RETIREMENT	912.99
930122 RETIREE	MEDICAL AFTER RETIREMENT	796.00
930126 RETIREE	MEDICAL AFTER RETIREMENT	579.26
930129 RETIREE	MEDICAL AFTER RETIREMENT	1,338.78
930141 RETIREE	MEDICAL AFTER RETIREMENT	1,466.78
930147 RETIREE	MEDICAL AFTER RETIREMENT	1,338.78
930148 RETIREE	MEDICAL AFTER RETIREMENT	796.00
930149 RETIREE	MEDICAL AFTER RETIREMENT	172.48
930162 RETIREE	MEDICAL AFTER RETIREMENT	172.48
930165 RETIREE	MEDICAL AFTER RETIREMENT	238.65
930168 RETIREE	MEDICAL AFTER RETIREMENT	1,338.78
930169 RETIREE	MEDICAL AFTER RETIREMENT	1,338.78
930170 RETIREE	MEDICAL AFTER RETIREMENT	262.02
930192 RETIREE	MEDICAL AFTER RETIREMENT	1,338.78
930195 RETIREE	MEDICAL AFTER RETIREMENT	605.39
930196 RETIREE	MEDICAL AFTER RETIREMENT	905.87
930209 RETIREE	MEDICAL AFTER RETIREMENT	1,338.78
930210 RETIREE	MEDICAL AFTER RETIREMENT	579.26
930211 RETIREE	MEDICAL AFTER RETIREMENT	1,338.78
930213 RETIREE	MEDICAL AFTER RETIREMENT	972.09
930222 RETIREE	MEDICAL AFTER RETIREMENT	605.29
930234 RETIREE	MEDICAL AFTER RETIREMENT	1,338.78
930237 RETIREE	MEDICAL AFTER RETIREMENT	733.39
930242 RETIREE	MEDICAL AFTER RETIREMENT	472.96
930246 RETIREE	MEDICAL AFTER RETIREMENT	238.65
930256 RETIREE	MEDICAL AFTER RETIREMENT	605.39
930258 RETIREE	MEDICAL AFTER RETIREMENT	38.44
930259 RETIREE	MEDICAL AFTER RETIREMENT	605.29
578 Post Retirement Medical-Misc Fund		
Non Departmental		
371147 RETIREE	MEDICAL AFTER RETIREMENT	226.69
371157 RETIREE	MEDICAL AFTER RETIREMENT	375.57

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371166 RETIREE	MEDICAL AFTER RETIREMENT	108.69
371170 RETIREE	MEDICAL AFTER RETIREMENT	473.38
371181 RETIREE	MEDICAL AFTER RETIREMENT	709.38
371192 RETIREE	MEDICAL AFTER RETIREMENT	226.69
371206 RETIREE	MEDICAL AFTER RETIREMENT	108.69
371222 RETIREE	MEDICAL AFTER RETIREMENT	108.69
371225 RETIREE	MEDICAL AFTER RETIREMENT	345.38
371227 RETIREE	MEDICAL AFTER RETIREMENT	108.69
371232 RETIREE	MEDICAL AFTER RETIREMENT	108.69
371247 RETIREE	MEDICAL AFTER RETIREMENT	100.00
371249 RETIREE	MEDICAL AFTER RETIREMENT	108.69
371254 RETIREE	MEDICAL AFTER RETIREMENT	581.38
930102 RETIREE	MEDICAL AFTER RETIREMENT	261.76
930106 RETIREE	MEDICAL AFTER RETIREMENT	581.38
930109 RETIREE	MEDICAL AFTER RETIREMENT	108.69
930114 RETIREE	MEDICAL AFTER RETIREMENT	226.69
930116 RETIREE	MEDICAL AFTER RETIREMENT	226.69
930117 RETIREE	MEDICAL AFTER RETIREMENT	581.38
930118 RETIREE	MEDICAL AFTER RETIREMENT	345.38
930121 RETIREE	MEDICAL AFTER RETIREMENT	581.38
930128 RETIREE	MEDICAL AFTER RETIREMENT	108.69
930130 RETIREE	MEDICAL AFTER RETIREMENT	345.38
930134 RETIREE	MEDICAL AFTER RETIREMENT	108.69
930135 RETIREE	MEDICAL AFTER RETIREMENT	226.69
930137 RETIREE	MEDICAL AFTER RETIREMENT	108.69
930140 RETIREE	MEDICAL AFTER RETIREMENT	108.69
930143 RETIREE	MEDICAL AFTER RETIREMENT	581.38
930144 RETIREE	MEDICAL AFTER RETIREMENT	581.38
930145 RETIREE	MEDICAL AFTER RETIREMENT	172.48
930146 RETIREE	MEDICAL AFTER RETIREMENT	196.21
930153 RETIREE	MEDICAL AFTER RETIREMENT	108.69
930155 RETIREE	MEDICAL AFTER RETIREMENT	108.69
930157 RETIREE	MEDICAL AFTER RETIREMENT	91.42
930164 RETIREE	MEDICAL AFTER RETIREMENT	581.38
930167 RETIREE	MEDICAL AFTER RETIREMENT	108.69
930174 RETIREE	MEDICAL AFTER RETIREMENT	226.69
930175 RETIREE	MEDICAL AFTER RETIREMENT	226.69
930178 RETIREE	MEDICAL AFTER RETIREMENT	108.69
930180 RETIREE	MEDICAL AFTER RETIREMENT	108.69
930183 RETIREE	MEDICAL AFTER RETIREMENT	581.38

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930186	RETIREE	MEDICAL AFTER RETIREMENT	345.38
930187	RETIREE	MEDICAL AFTER RETIREMENT	345.38
930191	RETIREE	MEDICAL AFTER RETIREMENT	345.38
930204	RETIREE	MEDICAL AFTER RETIREMENT	345.38
930205	RETIREE	MEDICAL AFTER RETIREMENT	108.69
930206	RETIREE	MEDICAL AFTER RETIREMENT	345.38
930215	RETIREE	MEDICAL AFTER RETIREMENT	108.69
930218	RETIREE	MEDICAL AFTER RETIREMENT	108.69
930221	RETIREE	MEDICAL AFTER RETIREMENT	345.38
930227	RETIREE	MEDICAL AFTER RETIREMENT	108.69
930241	RETIREE	MEDICAL AFTER RETIREMENT	345.38
930244	RETIREE	MEDICAL AFTER RETIREMENT	73.38
930245	RETIREE	MEDICAL AFTER RETIREMENT	172.48
930247	RETIREE	MEDICAL AFTER RETIREMENT	581.38
930249	RETIREE	MEDICAL AFTER RETIREMENT	709.38
930255	RETIREE	MEDICAL AFTER RETIREMENT	345.38
930257	RETIREE	MEDICAL AFTER RETIREMENT	108.69
579 Post Retirement Medical-Mgmt Fund			
Non Departmental			
371158	RETIREE	MEDICAL AFTER RETIREMENT	885.90
371161	RETIREE	MEDICAL AFTER RETIREMENT	166.69
371176	RETIREE	MEDICAL AFTER RETIREMENT	108.69
371179	RETIREE	MEDICAL AFTER RETIREMENT	226.69
371185	RETIREE	MEDICAL AFTER RETIREMENT	400.00
371189	RETIREE	MEDICAL AFTER RETIREMENT	581.38
371193	RETIREE	MEDICAL AFTER RETIREMENT	1,778.81
371197	RETIREE	MEDICAL AFTER RETIREMENT	345.38
371199	RETIREE	MEDICAL AFTER RETIREMENT	561.60
371208	RETIREE	MEDICAL AFTER RETIREMENT	746.38
371246	RETIREE	MEDICAL AFTER RETIREMENT	1,778.81
930108	RETIREE	MEDICAL AFTER RETIREMENT	345.38
930112	RETIREE	MEDICAL AFTER RETIREMENT	345.38
930113	RETIREE	MEDICAL AFTER RETIREMENT	172.48
930115	RETIREE	MEDICAL AFTER RETIREMENT	166.70
930119	RETIREE	MEDICAL AFTER RETIREMENT	345.38
930123	RETIREE	MEDICAL AFTER RETIREMENT	581.38
930124	RETIREE	MEDICAL AFTER RETIREMENT	581.38
930127	RETIREE	MEDICAL AFTER RETIREMENT	709.38
930131	RETIREE	MEDICAL AFTER RETIREMENT	651.52
930132	RETIREE	MEDICAL AFTER RETIREMENT	196.21

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930136 RETIREE	MEDICAL AFTER RETIREMENT	581.38
930138 RETIREE	MEDICAL AFTER RETIREMENT	461.38
930139 RETIREE	MEDICAL AFTER RETIREMENT	345.38
930142 RETIREE	MEDICAL AFTER RETIREMENT	261.76
930150 RETIREE	MEDICAL AFTER RETIREMENT	345.38
930151 RETIREE	MEDICAL AFTER RETIREMENT	345.38
930152 RETIREE	MEDICAL AFTER RETIREMENT	345.38
930156 RETIREE	MEDICAL AFTER RETIREMENT	579.26
930159 RETIREE	MEDICAL AFTER RETIREMENT	348.00
930160 RETIREE	MEDICAL AFTER RETIREMENT	345.38
930161 RETIREE	MEDICAL AFTER RETIREMENT	345.38
930163 RETIREE	MEDICAL AFTER RETIREMENT	472.96
930171 RETIREE	MEDICAL AFTER RETIREMENT	330.53
930176 RETIREE	MEDICAL AFTER RETIREMENT	711.38
930177 RETIREE	MEDICAL AFTER RETIREMENT	345.38
930179 RETIREE	MEDICAL AFTER RETIREMENT	885.90
930181 RETIREE	MEDICAL AFTER RETIREMENT	345.38
930182 RETIREE	MEDICAL AFTER RETIREMENT	345.38
930184 RETIREE	MEDICAL AFTER RETIREMENT	1,338.78
930185 RETIREE	MEDICAL AFTER RETIREMENT	108.69
930188 RETIREE	MEDICAL AFTER RETIREMENT	40.79
930189 RETIREE	MEDICAL AFTER RETIREMENT	972.09
930190 RETIREE	MEDICAL AFTER RETIREMENT	345.38
930194 RETIREE	MEDICAL AFTER RETIREMENT	547.61
930197 RETIREE	MEDICAL AFTER RETIREMENT	261.76
930200 RETIREE	MEDICAL AFTER RETIREMENT	166.69
930201 RETIREE	MEDICAL AFTER RETIREMENT	1,778.81
930202 RETIREE	MEDICAL AFTER RETIREMENT	581.38
930203 RETIREE	MEDICAL AFTER RETIREMENT	345.38
930207 RETIREE	MEDICAL AFTER RETIREMENT	108.69
930208 RETIREE	MEDICAL AFTER RETIREMENT	1,086.90
930212 RETIREE	MEDICAL AFTER RETIREMENT	605.39
930214 RETIREE	MEDICAL AFTER RETIREMENT	108.69
930216 RETIREE	MEDICAL AFTER RETIREMENT	345.38
930217 RETIREE	MEDICAL AFTER RETIREMENT	345.38
930219 RETIREE	MEDICAL AFTER RETIREMENT	226.69
930220 RETIREE	MEDICAL AFTER RETIREMENT	166.70
930223 RETIREE	MEDICAL AFTER RETIREMENT	885.90
930224 RETIREE	MEDICAL AFTER RETIREMENT	345.38
930225 RETIREE	MEDICAL AFTER RETIREMENT	345.38

Prepared by: Georgina Meek
 Finance Accounting

10/19/2017

CITY OF ANTIOCH
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930226 RETIREE	MEDICAL AFTER RETIREMENT	108.69
930228 RETIREE	MEDICAL AFTER RETIREMENT	261.76
930229 RETIREE	MEDICAL AFTER RETIREMENT	651.52
930231 RETIREE	MEDICAL AFTER RETIREMENT	108.69
930233 RETIREE	MEDICAL AFTER RETIREMENT	345.38
930235 RETIREE	MEDICAL AFTER RETIREMENT	461.38
930238 RETIREE	MEDICAL AFTER RETIREMENT	201.11
930240 RETIREE	MEDICAL AFTER RETIREMENT	108.69
930243 RETIREE	MEDICAL AFTER RETIREMENT	709.38
930248 RETIREE	MEDICAL AFTER RETIREMENT	345.38
930250 RETIREE	MEDICAL AFTER RETIREMENT	345.38
930251 RETIREE	MEDICAL AFTER RETIREMENT	226.69
930252 RETIREE	MEDICAL AFTER RETIREMENT	1,667.46
930253 RETIREE	MEDICAL AFTER RETIREMENT	108.69
930254 RETIREE	MEDICAL AFTER RETIREMENT	1,748.00
580 Loss Control Fund		
Human Resources		
371256 ALLIED 100	AED CONSUMABLE REPLACEMENT	393.68
611 Water Fund		
Non Departmental		
371141 ANTIOCH AUTO PARTS	AUTO PARTS	1,075.65
371174 FASTENAL CO	SUPPLIES	309.00
371251 WESCO RECEIVABLES CORP	SUPPLIES	109.62
930154 GRAINGER INC	SUPPLIES	439.34
930158 HAMMONS SUPPLY COMPANY	SUPPLIES	396.37
Water Supervision		
371211 NEXTEL SPRINT	CELL PHONE	277.60
371248 VERIZON WIRELESS	DATA USAGE	76.02
371286 CRISMAN, ROBERT	REPLACEMENT CHECK	94.13
Water Production		
371140 ACE HARDWARE, ANTIOCH	SUPPLIES	414.64
371141 ANTIOCH AUTO PARTS	AUTO PARTS	628.77
371144 AT AND T MCI	PHONE	1,084.17
371162 COULTER GRADALL INC	SLUDGE	29,091.30
371180 HACH CO	LAB SUPPLIES	308.79
371217 PETERSON	REPAIR SERVICES	4,834.01
371218 POLYDYNE INC	POLYMER	5,060.00
371224 REINHOLDT ENGINEERING CONSTR	FUEL TEST	900.00
371245 UNITED PARCEL SERVICE	SHIPPING	85.92
371248 VERIZON WIRELESS	DATA USAGE	38.01

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371308	JENSEN INSTRUMENT CO	SUPPLIES	891.20
371310	KARL NEEDHAM ENTERPRISES INC	EQUIPMENT RENTAL	23,948.03
371344	RED WING SHOE STORE	SAFETY SHOES-JOHNSON, G	245.42
371357	WESTAMERICA BANK	COPIER LEASE	51.42
930125	CHEMTRADE CHEMICALS US LLC	ALUM	2,739.55
930154	GRAINGER INC	SUPPLIES	412.20
930198	NTU TECHNOLOGIES INC	POLYMER	5,759.00
930199	OLIN CHLOR ALKALI PRODUCTS	CAUSTIC	7,196.64
930230	SIERRA CHEMICAL CO	CHLORINE	5,045.78
930236	SOLVAY CHEMICALS INC	FLUORIDE	7,600.58
930263	EUROFINS EATON ANALYTICAL INC	SAMPLE TESTING	270.00
930264	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	643.22
930265	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	338.00
Water Distribution			
371141	ANTIOCH AUTO PARTS	AUTO PARTS	54.36
371174	FASTENAL CO	SUPPLIES	97.23
371186	INFOSEND INC	POSTAGE FEES	4,334.16
371211	NEXTEL SPRINT	CELL PHONE	453.98
371212	OFFICE MAX INC	OFFICE SUPPLIES	161.29
371213	OFFICE MAX INC	OFFICE SUPPLIES	598.93
371226	ROBERTS AND BRUNE CO	PIPE FITTINGS	10,049.02
371248	VERIZON WIRELESS	DATA USAGE	380.10
371260	ANTIOCH AUTO PARTS	SUPPLIES	134.46
371263	BACKFLOW DISTRIBUTORS INC	SUPPLIES	707.59
371307	JACK DOHENY SUPPLIES INC	SUPPLIES	230.55
371357	WESTAMERICA BANK	COPIER LEASE	70.01
Water Meter Reading			
371211	NEXTEL SPRINT	CELL PHONE	53.21
371248	VERIZON WIRELESS	DATA USAGE	38.01
Public Buildings & Facilities			
371156	CAROLLO ENGINEERS INC	PROFESSIONAL SERVICES	57,172.46
371209	MUNICIPAL FINANCIAL SERVICES	CONSULTING SERVICES	3,430.00
930264	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	18,442.87
Warehouse & Central Stores			
371211	NEXTEL SPRINT	CELL PHONE	71.59
371245	UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	6.00
371355	UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	15.90
371357	WESTAMERICA BANK	COPIER LEASE	151.33

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621 Sewer Fund		
Sewer-Wastewater Supervision		
371248	VERIZON WIRELESS	DATA USAGE 76.02
371357	WESTAMERICA BANK	COPIER LEASE 212.85
Sewer-Wastewater Collection		
371145	ATLANTIS DIVING AND SALVAGE CO	INPSECTION SERVICES 2,500.00
371186	INFOSEND INC	POSTAGE FEES 4,334.12
371188	JACK DOHENY SUPPLIES INC	REPAIR SERVICES 138.59
371209	MUNICIPAL FINANCIAL SERVICES	CONSULTING SERVICES 3,430.00
371211	NEXTEL SPRINT	CELL PHONE 371.93
371212	OFFICE MAX INC	OFFICE SUPPLIES 161.30
371213	OFFICE MAX INC	OFFICE SUPPLIES 281.57
371223	RED WING SHOE STORE	SAFETY SHOES - COOK 198.56
371226	ROBERTS AND BRUNE CO	PIPE FITTINGS 676.97
371248	VERIZON WIRELESS	DATA USAGE 228.06
371298	FINTA ENTERPRISES INC	EQUIPMENT RENTAL 3,220.00
371319	MT DIABLO LANDSCAPE CENTERS IN	CONCRETE MIX 387.57
631 Marina Fund		
Marina Administration		
371184	HUNT AND SONS INC	FUEL 12,176.06
371211	NEXTEL SPRINT	CELL PHONE 57.44
371265	BAY AREA AIR QUALITY MANAGEMEN	PERMIT FEE 215.00
371278	CONTRA COSTA HEALTH SERVICES	PERMIT FEE 3,810.00
371343	RECREATION PUBLICATIONS	ADVERTISING 1,340.00
371347	SCRIBBLE SOFTWARE INC	SUPPORT SERVICE 1,242.00
371357	WESTAMERICA BANK	COPIER LEASE 51.42
Marina Maintenance		
371296	FASTENAL CO	SUPPLIES 260.98
930265	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES 1,375.00
641 Prewett Water Park Fund		
Non Departmental		
371305	HUB INTERNATIONAL OF CA INSURA	INSURANCE PREMIUM 324.20
371313	LAUREL ELEMENTARY PTS	DEPOSIT REFUND 500.00
371324	NORTH CREEK CHURCH	DEPOSIT REFUND 500.00
371327	ORTHOWORKS	DEPOSIT REFUND 500.00
Recreation Water Park		
371211	NEXTEL SPRINT	CELL PHONE 33.01
371278	CONTRA COSTA HEALTH SERVICES	PERMIT FEE 261.00
371294	FAST SIGNS	WATER PARK SIGNS 191.13
371322	NATIONAL SWIMMING POOL	CONFERENCE REG -PITCHER 495.00

Prepared by: Georgina Meek
 Finance Accounting

10/19/2017

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371328	PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	2,649.00
371357	WESTAMERICA BANK	COPIER LEASE	250.02
	721 Employee Benefits Fund		
Non Departmental			
371136	AFLAC	INSURANCE PREMIUM	6,592.43
371164	DELTA DENTAL	PAYROLL DEDUCTIONS	35,113.65
371276	CONTRA COSTA COUNTY	PAYROLL DEDUCTIONS	400.00
371277	CONTRA COSTA COUNTY	PAYROLL DEDUCTIONS	50.00
371288	CSAC EXCESS INSURANCE AUTHORITY	PAYROLL DEDUCTIONS	3,300.00
371306	INTERNAL REVENUE SERVICE	PAYROLL DEDUCTIONS	60.00
371326	OPERATING ENGINEERS TRUST FUND	PAYROLL DEDUCTIONS	15,272.20
371333	PARS	PAYROLL DEDUCTIONS	2,939.31
930267	NATIONWIDE RETIREMENT SOLUTION	PAYROLL DEDUCTIONS	29,908.60
930271	VANTAGEPOINT TRANSFER AGENTS	PAYROLL DEDUCTIONS	2,877.47

CITY OF ANTIOCH AS HOUSING SUCCESSOR TO
THE ANTIOCH DEVELOPMENT AGENCY
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227 Housing Fund			
Housing - CIP			
930076 HOUSE, TERI	CONSULTING SERVICES		3,705.00



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of October 24, 2017

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Derek Cole, Interim City Attorney 

SUBJECT: Ordinance of the City Council of the City of Antioch Adding Section 5 to Chapter 7 of Title 5 of the Antioch Municipal Code Prohibiting the Hourly Rentals of Lodging Units Within City Limits (*Continued from 09/26/17*)

RECOMMENDED ACTION

It is recommended that the City Council introduce an Ordinance Adding Section 5 to Chapter 7 of Title 5 of the Antioch Municipal Code Prohibiting the Hourly Rentals of Lodging Units Within City Limits.

STRATEGIC PURPOSE

The proposed action is consistent with Strategy D-2 of the Strategic Management Plan, Create a multifaceted team of resources that can assemble to address areas that habitually experience any combination of criminal, illegal, blighted, and nuisance activities and/or conditions.

FISCAL IMPACT

Should the Council adopt the proposed ordinance, it could incur expenses associated with enforcing the ordinance against any noncompliant lodging establishments, although some of those expenses could be recovered following successful enforcement. Otherwise, no fiscal impacts are anticipated.

DISCUSSION

A number of cities within California prohibit the rental of motels on an hourly basis. The ordinances are usually called "hourly" rental prohibitions, but they usually are more specifically defined to prohibit multiple rentals of the same hotel room within a single day. (For example, rentals for two- and three-hour periods are prohibited as well as rentals for one-hour periods).

The purpose of these ordinances is to prohibit the usage of lodging accommodations for prostitution and related criminal activity. Although Antioch does not currently have any motels or hotels that rent on an hourly basis, it is believed that an hourly prohibition should be put in place now to avoid the practice of hourly rentals from occurring in the future. This would be a preventative measure that would avoid the creation of blighted conditions and associated code enforcement issues in the future.

The proposed ordinance would enact an hourly rental ban for any hotels, motels, or lodging establishments within city limits. Again, the ordinance technically does not just prohibit rental periods that are truly for one hour (no more than 60 minutes). It prohibits rentals that last fewer than 12 hours. And it prohibits the same room from being rented for more than two times in any 24-hour period.

This drafting has been selected to avoid imposing unintended consequences on hotel operators. The wording of the proposed ordinance is intended to avoid a situation in which a hotel is not allowed to rent a room on a particular day because a person had checked in to that same room very late, for instance at 12:30 a.m., and left before the usual departure time (e.g., 11:00 a.m.). Technically, if the hotel were to rent the same room out later that day (e.g., at 5:00 p.m.), there would be two rentals on the same calendar day. The wording of the proposed ordinance makes clear this would not constitute an hourly rental.

ATTACHMENT

- A. Ordinance of the City Council of the City of Antioch Adding Section 5 to Chapter 7 of Title 5 of the Antioch Municipal Code Prohibiting the Hourly Rentals of Lodging Units Within City Limits

ORDINANCE NO. _____-C-S

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ADDING SECTION 5 TO CHAPTER 7 OF TITLE 5 OF THE ANTIOCH MUNICIPAL CODE PROHIBITING THE HOURLY RENTALS OF LODGING UNITS WITHIN CITY LIMITS

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

Section 1. Section 5 is hereby added to Chapter 7 of Title 5 of the Antioch Municipal Code, to read as follows:

§ 5-7.05 Hourly Room Rates Prohibited.

No person conducting or owning any establishment described in Section 5-7.01 and no person in charge, management, or control of such an establishment shall let or cause to be let any room or area of the establishment for a period of fewer than twelve hours, nor shall any such person let or cause to be rented any room or area of the establishment more than twice in any 24-hour period commencing at 12:01 a.m.

Section 2. CEQA Findings.

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 3. 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 4. Effective Date and Publication.

This ordinance shall take effect and be in force thirty (30) days from and after the date of its passage. The City Clerk shall cause the ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation or by publishing a summary of the proposed ordinance and posting a certified copy of the proposed ordinance in the City Clerk’s Office at least five (5) days prior to the City Council meeting at which the ordinance is to be adopted and within fifteen (15) days after its adopting, publishing a summary of the ordinance with the names of the Council members voting for and against the ordinance.

* * * * *

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 24th day of October 2017 and passed and adopted at a regular meeting thereof, held on the 14th day of November 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sean Wright, Mayor of the City of Antioch

ATTEST:

Arne Simonsen, CMC, City Clerk of the City of Antioch



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular/Special Meeting of October 24, 2017

TO: Honorable Mayor and Members of the City Council

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

SUBJECT: Requested Modifications to the Project Approval for the Promenade
– Vineyards at Sand Creek Project.

RECOMMENDED ACTION

Staff recommends that the City Council open the public hearing and continue the item to the November 28, 2017 City Council meeting.

DISCUSSION

On September 20, 2017, the Planning Commission considered a broad request from the applicant for, among other things, amendments to the Development Agreement to reduce payments for the Water Capacity Charge and Sewer Connection Fee. The combined value of these reductions was approximately \$3.1 million. The Planning Commission unanimously voted to make a neutral recommendation to the City Council on this and the remaining requests.

Since that time, the applicant has elected to modify the extent and details of the request. As these changes are substantial, staff has not had adequate time to evaluate their implications in order to make an informed recommendation to the City Council or to engage in meaningful discussion and negotiations with the applicant. For these reasons, staff recommends that the City Council open the public hearing and then continue the item to the November 28, 2017 City Council meeting.



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular/Special Meeting of October 24, 2017
TO: Honorable Mayor and Members of the City Council
SUBMITTED BY: Forrest Ebbs, Community Development Director *FE*
SUBJECT: General Plan Land Use Element: Sand Creek Focus Area.

RECOMMENDED ACTION

Staff recommends that the City Council table the current General Plan Land Use Element update affecting the Sand Creek Focus Area.

The Planning Commission recommends that the City Council direct staff to develop an Environmental Impact Report and continue the policy update.

STRATEGIC PURPOSE

Long Term Goal H: Planning, Entitlements and Permitting: Provide consistent and efficient entitlement, permitting, and development services to the public.

Strategy H-2: Update long range planning documents

Short Term Objectives:

- Update the Land Use Element of the General Plan

FISCAL IMPACT

Staff's recommended action will not have any fiscal impacts on the City. The Planning Commission recommendation would cost approximately \$40,000-\$60,000.

DISCUSSION

In late 2014, the City of Antioch initiated an update to the General Plan Land Use Element concurrent with the development of a Downtown Specific Plan. By late-2015, issues in the Sand Creek Focus Area began to emerge in response to the City's approval of the Aviano project and Vineyards at Sand Creek project and the hearing for the Preliminary Development Plan for The Ranch. The two project approvals required amendments to the General Plan and the proposal for The Ranch was dissimilar to the Plan. In response, staff initiated a separate effort to focus on the policies relating to the Sand Creek Focus Area in an effort to update the policies to reflect current market realities (especially in regards to the golf course), to refine hillside protection policies for greater clarity, and to produce an updated document that provides improved transparency and predictability for the City, the public, and the development community.

On January 20, 2016, the City hosted a public workshop on the Sand Creek Focus Area policy update, followed by hearings at the Planning Commission on March 16, May 18 and November 16, 2016, as well as January 18, 2017. The Administrative Draft of the Sand Creek Focus Area policies was presented to the City Council on February 14, 2017 and again on April 11, 2017.

At its July 19, 2017 meeting, the Planning Commission opened the Public Hearing for formal consideration of the updates to the General Plan Land Use Element regarding the Sand Creek Focus Area. The day of the meeting, staff received multiple letters critical of the project and staff's recommendation that an Addendum to the 2003 General Plan Environmental Impact Report (EIR) be used. The letters suggested, among other things, that a Supplemental Environmental Impact Report (SEIR) be developed.

The Public Hearing was continued from the July 19, 2017 meeting to the August 2, 2017 and then to the September 20, 2017 meeting. Since the July 19, 2017 meeting, the development application for The Ranch, a 1,337-unit project in the Sand Creek Focus Area, was deemed complete and a scoping session for the Environmental Impact Report (EIR) was held on September 6, 2017 before the Planning Commission. In addition, a Preliminary Development Plan hearing was held for the Albers Ranch project, a 301-unit senior housing project, also in the Sand Creek Focus Area.

On September 20, 2017, the Planning Commission considered the Sand Creek Focus Area policy update. Staff provided resolutions to recommend that the City Council either a) approve the update with the Addendum, b) table the item, or c) direct staff to develop an Environmental Impact Report. The Planning Commission recommended that the City Council direct staff to draft the Environmental Impact Report and continue with the policy update. The Resolution and minutes from the September 20, 2017 meeting are included as Attachments "A" and "B".

ANALYSIS

Many important circumstances have changed since initiation of the Land Use Element update in late 2014. When the effort was initiated, only the Aviano project had been approved, and it was a 100% senior project. As of today, 1,174 market-rate units have been approved and an additional 1,337 are formally proposed in a development application. In addition, the City initiated the development of a Habitat Conservation Plan. These circumstances are further described below:

Habitat Conservation Plan

In 2015, the City was offered a grant for the development of a Habitat Conservation Plan (HCP) and Natural Community Conservation Plan (NCCP) for the City of Antioch. When a broader HCP/NCCP was developed for much of East Contra Costa County from 2003-2006, the City of Antioch ultimately elected not to participate. This recent grant gave the City the opportunity to produce a similar HCP/NCCP and derive many of the benefits from this approach to mitigating habitat and biological impacts. An HCP, the State version of the NCCP, provides a comprehensive program to address project

impacts on biological resources or habitat. An HCP creates certainty during the mitigation process and fosters improved local conservation efforts.

The development of the HCP is expected to continue through 2017 and 2018. During this time, undeveloped areas will continue to be evaluated for their habitat value and there may be implications on the HCP process if the development context changes. The HCP may identify certain lands within the Sand Creek Focus Area as having high habitat value, which would complicate their development. The proposed policies do not provide this level of detail and may conflict with developing science and study related to the HCP. As part of the HCP development process, the City is contractually obligated to gain wildlife agency support for all discretionary actions. It would be very difficult to receive the required support from State and Federal agencies during the environmental review process for any form of update while concurrently pursuing an HCP.

The Ranch

The Ranch is a development project consisting of 1,337 units on approximately 551.5 acres in the central portion of the Sand Creek Focus Area. The General Plan presently anticipates 4,000 units in the Sand Creek Focus Area. To date, 1,174 units have been approved in the Vineyards and Aviano projects, leaving 2,826 units remaining. The 1,337 units associated with The Ranch would consume approximately 47% of the remaining units, leaving just 1,489 units, which is 37% of the total 4,000 units for the entire Sand Creek Focus Area.

The Ranch is required to undergo extensive environmental review, including the development of an Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA). This EIR will address a broad series of environmental criteria and will evaluate the project's impacts. These criteria include, but are not limited to, biology, geology, greenhouse gas emissions, traffic, air quality, water quality/supply, and cultural resources.

If the City were to pursue the Sand Creek Focus Area policy update concurrently with The Ranch, it is possible that the two efforts would be confused and conflated in the eyes of the public. While it is clear that the policy update was not modeled after The Ranch or designed specifically to accommodate it, the close timing between the plan and the project that is supposed to implement it may create confusion.

Further, the environmental review for the Sand Creek Focus Area policy update may need to consider the nearness of The Ranch and consider, at some level, its environmental impacts, which would become better known as The Ranch EIR proceeds. It is possible that the Sand Creek Focus Area policy update environmental review process could be expected to consider impacts beyond its simple policy changes, due to the nature of CEQA and supportive case law. While the SCFA policy update was not designed for The Ranch, it is arguably more conducive for the project when compared to the current policies. This closeness may complicate the environmental review of the SCFA policy update and complicate an otherwise straight-forward update. In the end,

the City may find that these marginal benefits to the public do not outweigh the strain, expended goodwill, and possible expense required to make these policy updates.

In addition, the development of an Environmental Impact Report and further pursuit of the policy update at this time would not likely produce meaningful results that could be applied to The Ranch. A new Environmental Impact Report and the subsequent public review and comment period would likely take over one year to complete. The Environmental Impact Report process has already been initiated for The Ranch and the project will likely be before the City Council prior to the Sand Creek Focus Area policy update. Further, The Ranch has been deemed complete and is entitled to be analyzed against the current General Plan. Any meaningful changes to the General Plan would not apply to The Ranch unless the applicant consents. Since The Ranch occupies the largest development site in the Sand Creek Focus Area, the applicability of the policy update would be minimal, affecting only those smaller remaining development areas.

General Plan Update – 2023

Staff is planning to undertake a comprehensive update to the General Plan with a target adoption goal of 2023, when the current General Plan is twenty years old. Although staff is currently completing a basic update to the Land Use Element, the remaining elements have not been considerably updated since their adoption. In addition, State laws have changed, requiring whole new considerations for General Plans. By 2023, The Ranch project will have been before the City Council and the outcome will resolve many of the ongoing questions and concerns about the Sand Creek Focus Area. This would be a more appropriate time to address the few remaining development sites in the Focus Area.

In addition, updates to the General Plan and the accompanying environmental documents, are funded by the General Plan Maintenance Fee, which currently has a balance of approximately \$80,000. An Environmental Impact Report (EIR) for this policy update would deplete this fund to a balance of approximately \$20,000-\$40,000. The 2023 General Plan will likely cost upwards of \$800,000 and staff will need every last dollar to fund this effort without impacting the General Fund. The relative costs of undertaking an EIR at this point would be a major setback to funding of the broader General Plan update goal.

RECOMMENDATIONS

Staff recommends that the City Council table the Sand Creek Focus Area at this time. The broader basic General Plan Land Use Element update will continue to proceed, but the policies for the Sand Creek Focus Area would remain unchanged, as proposed by staff. The Ranch would continue through its ordinary development review and environmental review process and the City would continue to pursue the HCP/NCCP without confusion or resistance from the wildlife agencies.

The Planning Commission recommended development of an Environmental Impact Report and the continued pursuit of the Sand Creek Focus Area policy update. The minutes from the September 20, 2017 Planning Commission meeting are attached.

ATTACHMENTS

- A. Planning Commission Minutes from September 20, 2017
- B. Draft Planning Commission Resolution Recommending Development of an Environmental Impact Report

ATTACHMENT "A"
CITY OF ANTIOCH
PLANNING COMMISSION

Regular Meeting
6:30 p.m.

September 20, 2017
City Council Chambers

Chair Zacharatos called the meeting to order at 6:30 P.M. on Wednesday, September 20, 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, September 27, 2017.

ROLL CALL

Present: Commissioners Husary, Motts, Turnage, Vice Chair Parsons and Chair Zacharatos

Absent: Commissioner Conley

Staff: Director of Community Development, Forrest Ebbs
Planning Manager, Alexis Morris
Associate Planner, Kevin Scudero
Captain, Tony Morefield
Assistant City Engineer, Lynne Filson
Interim City Attorney, Derek Cole
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. **Approval of Minutes:** None

CONTINUED PUBLIC HEARING

2. General Plan Land Use Element Update: Sand Creek Focus Area - The City of Antioch is proposing amendments to the Land Use Element of the General Plan affecting the Sand Creek Focus Area. The amendments include, but are not limited to, changes to land use designations, density allowances, conceptual circulation, land use policies, hillside protection policies, and open space designations. An addendum to the original 2003 General Plan Environmental Impact Report (EIR) has been prepared. The proposed changes ultimately require City Council approval and the Planning Commission will serve as an advisory board, providing a recommendation to the City Council on the matter.

Director of Community Development Ebbs gave a PowerPoint presentation of the Sand Creek Focus Area Policy Update and presented the staff report dated September 12, 2017 recommending the Planning Commission take one of the following actions: 1) Recommend that the City Council table the item, 2) Recommend that the City Council direct staff to develop a Supplemental Environmental Report; or, 3) Recommend that the City Council Adopt the Amendment to the Land Use Element with the Addendum to the 2003 General Plan EIR.

Chair Zacharatos opened the public hearing.

Ben Foley spoke to the value of maintaining open space and urged the Planning Commission to minimize the amount of development in the Sand Creek Focus Area.

Karen Whitestone, Conservation Analyst for the East Bay California Native Plant Society, recommended the City perform a supplemental EIR with updated information on the current physical setting.

Jeff Carman, Contra Costa Fire Chief, reported the new Sand Creek EIR did not reflect the agreement made for the 2003 EIR and requested the Commission confirm that initial funding was in place for the land, fire station, fire apparatus and equipment. Additionally, he requested a funding mechanism be put in place to offset the delta from property tax revenues for sustaining ongoing operations for the fire department.

Joel Develcourt, Greenbelt Alliance, reiterated the addendum had not addressed the increase of 71 acres to the project area, elimination of the office park and commercial development, the Deer Valley Regional Preserve, discovery of special status species and development of The Ranch project. He recommended the plan be tabled indefinitely or the City perform a developer funded supplemental EIR.

Kathy Griffin, Brentwood resident, expressed concern regarding the impacts of the Sand Creek Focus Area on the surrounding community and stated she opposed development of the area as currently planned. She recommended tabling the item indefinitely or conducting a supplemental EIR that evaluated the current impacts.

Matt Franscois, Rutan and Tucker on behalf of the Zeka Group, presented and reviewed a letter indicating their concerns that the development yield, as well as access and infrastructure planning, were lacking in the addendum to the EIR. He requested the Planning Commission recommend that the City Council table the item.

Lucas Stuart-Chilcote, speaking on behalf of himself and his extended family stated they supported maintaining the open space and noted the area west of Kaiser Permanente was in his family's heritage. He urged the Planning Commission to keep the area undeveloped and natural land.

Beverly Knight, Antioch resident, provided written comment against this item.

Mark Maguire, Antioch resident, stated he opposed the City adopting the amendment to the Land Use Element with the Addendum to the 2003 General Plan EIR. He noted that he felt it could be legally challenged. He stated impacts from development proposed for

the area were a concern. He suggested the City conduct a supplemental EIR to better understand the impacts.

Chair Zacharatos closed the public hearing.

In response to Commissioner Turnage, Director of Community Development Ebbs explained that the benefit of a supplemental EIR would be that it would address areas not covered by a project level EIR and it would also allow the City to have policies in place.

Interim City Attorney Cole added that from a CEQA standpoint, the City could not assume projects would come to fruition.

In response to Vice Chair Parsons, Director of Community Development Ebbs explained the development of the Habitat Conservation Plan (HCP) would be simplified if a significant land use element update was not taking place concurrently for an undeveloped area.

In response to Chair Zacharatos, Director of Community Development Ebbs explained the City had a General Plan that anticipated development in the area and any projects coming forward would be held to that standard.

Commissioner Motts stated he was not in support of tabling this item because it would relegate the project back to the 2003 General Plan and would also relegate projects to amend the General Plan. He reported the EIR addendum stated a supplemental EIR was required if substantial changes had occurred and he submitted that substantial changes existed such as fire and police services, potential conflict and litigation over lands to the west of Empire Mine Road, parks no longer undertaken by the City and native plants that needed to be designated under biological resources. He noted these items and more led to the conclusion that an addendum to the 2003 General Plan EIR was inadequate. He expressed concern that the General Plan Land Use Element Update did not reflect feedback provided by the Planning Commission and public such as:

- Exclusions to the development yield calculations
- Creek buffer calculations
- Density discussions
- Development yield not required within the land use designation
- Hillside Transfer Policy
- Land use designations
- Density bonus on senior housing
- Increased Density
- Conflict with the current HCP
- Justification for altering protected hillsides and hilltops

He stated he could support a supplemental EIR; however, he would prefer sending the General Plan Land Use Element Update back to staff to include the items mentioned above and when the information was brought back to the Planning Commission they could then choose the appropriate level of EIR.

In response to Commissioner Husary, Director of Community Development Ebbs stated the development of a new EIR would be a 6-12 month process.

Commissioner Husary stated she supported development of a supplemental or new EIR.

Commissioner Parsons recommended tabling the item noting it was not financially feasible to conduct a supplemental EIR when The Ranch was developing their EIR and the Habitat Conservation Plan (HCP) was conducting their review.

Commissioner Motts responded that he did not believe the Sand Creek Focus Area EIR would conflict with the HCP. He stated he understood financial concerns; however, the City had expended \$30,000 on a poll for the Downtown Specific Plan and he did not feel an EIR was an inappropriate expenditure.

Commissioner Turnage disagreed and stated funding an EIR because the City had spent money on a poll was not fiscally responsible. He noted the General Plan was valid for 20 years and he supported tabling the item and moving forward with what was set forth in the 2003 General Plan.

Chair Zacharatos stated she was against tabling the item; however, she was undecided regarding the remaining options.

In response to Vice Chair Parsons, Interim City Attorney Cole stated that if the item were tabled, decisions in this area would be made pursuant to the existing General Plan and Urban Limit Line.

Commissioner Motts reiterated that he did not believe a supplemental or higher EIR was an unnecessary expenditure because circumstances had changed since the General Plan was adopted. He stated the update was an effort to streamline the process and require fewer amendments to the General Plan. Additionally, he noted the addendum process to the General Plan met qualifications necessary for an EIR.

Commissioner Husary agreed that moving forward with the process in the correct way would be financially feasible and streamline the process. She questioned if a supplemental or new EIR, would affect existing projects with completed applications.

Director of Community Development Ebbs explained that if the City moved forward with a supplemental EIR, in most likelihood it would not apply to The Ranch project. He stated that if the item were tabled, it would allow the City to develop an EIR for the remaining area. He explained that it was not possible to predict the approvals for The Ranch project so when developing new policies and an EIR, it would be impossible to account for the status of 550 acres.

On motion by Commissioner Motts, seconded by Chair Zacharatos, the Planning Commission recommended that the City Council direct staff to develop a Supplemental Environmental Report. The motion carried the following vote:

AL1

Ayes: Motts, Husary, Zacharatos
Noes: Parsons, Turnage
Absent: Conley

In response to Commissioner Motts, Interim City Attorney Cole confirmed that on this matter a majority of the quorum of Planning Commissioners was required for the motion to pass.

Director of Community Development Ebbs reported this item would most likely be going before Council in October.

NEW PUBLIC HEARING

3. PD-17-01 – Vineyards at Sand Creek Residential Subdivision –GBN Partners, LLC, requests approval of: a Planned Development rezone (PD-17-01); a Final Development Plan and Vesting Tentative Map; an amended and reinstated Development Agreement (Ordinance 2112-C-S); and, an Addendum to the Vineyards at Sand Creek project EIR. The Vineyards at Sand Creek project was originally approved by the City Council in 2016 and consists of the development of a gated residential community on 141.6 total acres; including up to 641 single-family residential units, private streets, two parks, a segment of the Sand Creek Regional Trail, two storm water detention basins, and landscaped and open space areas. The applicant is proposing to revise conditions of approval (Resolution No. 2016/13) and revise a final development plan/vesting tentative map (Subdivision 9390) in order to reduce infrastructure requirements related to Sand Creek Road and Heidorn Ranch Road. The applicant is also requesting credits of sewer connection and water capacity fees of up to \$4,900 per unit. The project site is bounded by a residential subdivision to the north, the future extension of Sand Creek to the south, Heidorn Ranch Road, the City of Brentwood city limits to the east, and future Hillcrest Avenue extension and vacant residential land to the west (APNs 057-030-003 and 057-050-007).

Director of Community Development Ebbs gave a PowerPoint presentation and presented the staff report dated September 14, 2017 recommending the Planning Commission consider the request and make the appropriate recommendation to the City Council.

Chair Zacharatos declared a recess at 8:09 P.M. The meeting reconvened at 8:18 P.M. with all Commissioners present with the exception of Commissioner Mason who was previously noted as absent.

Chair Zacharatos opened the public hearing.

Matt Beinke, GBN Partners LLC, applicant for Vineyards at Sand Creek, gave a history of their project. He noted they informed staff that their infrastructure obligation was exceeding their fair share of nexus related requirements and cautioned that if the project was overburdened it may not be possible for them to proceed with construction. He reported several members of Council and the Commission approached them with regards to how to move the project forward because City leaders were concerned that

without it, development in the area would not occur. He stated they revisited infrastructure to determine how it could be rightly sized for the project and the amendments proposed provided more than their fair share. He commented that improvements included two lanes on Heidorn Ranch Road, Hillcrest Avenue and Sand Creek Road, as well as underground infrastructure to serve 4000 units. He reported they had been working with the Mayor Wright, City Manager Bernal and other City leaders for most of the year to create solutions in order to begin The Vineyards community and option #1 before the Commission was a result of those efforts. He stated they would not discuss or answer any questions with regards to staff's recommended option #2 as the report was published without any knowledge or input from their team and it did not resolve the challenges they were attempting to address.

Cecily Barkley, Land Use and Development Attorney, gave a brief history of her legal expertise. She stated they had worked with City staff on the conditions of approval and drafts of development agreements to accomplish their goals. She noted if approved, this project would be legally defensible. She clarified that they were requesting credits for oversizing and providing offsite infrastructure. She suggested staff develop traffic and park fee programs to assist in the reimbursement of the sewer and water fees. She stated that they would be participating in a CFD; however, the amount of community facilities needing to be built would require an assessment that would not be accepted by homeowners. With respect to traffic impacts, she reported they would not modify the roadway to change the Level of Service to E. She stated their traffic report explained that a legally binding development agreement would prohibit Hillcrest Avenue from being extended until the third and fourth lanes were built. She also noted the traffic report indicated that at buildout a two lane road for Heidorn Ranch and Hillcrest Avenue would be adequate. She stated if they could execute agreements with the City of Brentwood and Aviano to build a two lane road, the four lane road would not be necessary. She explained that their goal was to right size infrastructure for the project.

In response to Commissioner Motts, Director of Community Development Ebbs explained that he was not surprised the applicant had no interest in discussing the alternatives proposed by staff as they would not achieve their goals.

In response to Vice Chair Parsons, Ms. Barclay explained they were asking for the fee credit subsidy program, establishment of a traffic impact fee program, and roadway reductions for Heidorn Ranch Road, Hillcrest Avenue and Sand Creek Road. She stated if they could get these items resolved, the project would be ready to move forward.

Commissioner Turnage questioned how a traffic impact fee could be assessed against projects that had already been approved or were in the process of approval.

Ms. Barclay reported The Ranch was not approved and the traffic impact fee program would apply to all new development. She clarified at the request of the City they narrowed the fees to sewer and water, reduced it to \$3M and added a provision that the fee credit subsidy program would be limited to seven years. She explained that ten years of the police services fee would offset the sewer and water. She agreed that what had been proposed by staff would not have led to a productive discussion because it was not enough to allow the project to move forward.

Mr. Beinke added that many of the improvements were off of their parcel and some may be built by others so they would not be receiving the credit for them.

In response to Vice Chair Parsons, Ms. Barclay stated that they understood it was necessary to build the infrastructure around the project; however, they did not want to build more than what was necessary.

Vice Chair Parsons stated that infrastructure improvements were essential for development in the area.

Ms. Barclay stated they believed if the City approved their request and Aviano moved forward, it would resolve the long term sewer and traffic issues for the high school and hospital.

In response to Commissioner Motts, Ms. Barclay reported the Fehr & Peers report was reviewed by the City's consultant and comments as well as the responses to those comments were in the packet. She noted their final report was not included in the packet; however, it conclusively stated that Lone Tree Way as proposed did not go below Level of Service D.

In response to Commissioner Motts, Ms. Barclay stated the Development Agreement protected the City against having any level of service E issues on Lone Tree Way.

In response to Commissioner Turnage, Ms. Barclay reiterated that they were asking for a fee credit of \$3.1M, construction of two lanes on Sand Creek Road and keeping Heidorn Ranch Road and Hillcrest Avenue two lanes. She noted the mitigation fee act allowed for the lending of fees collected in one area to cover fees in another area and accounted for as being borrowed with an obligation being due.

Interim City Attorney Cole stated he was concerned about making up for impacts associated with projects that existed today in that part of the Sand Creek Focus Area. Additionally, he stated if the applicant's request were approved, he was concerned regarding the City's ability to demand full rates from other applicants particularly those currently in the process.

In response to Vice Chair Parsons, Ms. Barclay stated the police services impact fee would be paid at the beginning of the project and then annually once the project was completed.

Mark Jordan, Antioch resident, discussed his lawsuit regarding the water and sewer enterprise funds. He expressed concern regarding the applicant's request noting the City could not afford credits to jumpstart development. He urged the Planning Commission to deny the requests.

Dan Torres, Sprinkler Fitters Local 483, spoke in support of the project noting it may be the first opportunity for his members to work in a community where they lived. He urged the Planning Commission to approve the applicant's request.

Jeff Carman, Fire Chief Contra Costa Fire Department, stated this project would impact fire and emergency services. He reported that they did not have enough capacity to provide service now and any development would impact that further. He reported that there was a difference in the amount of money it took to run a fire station and the amount of money realized through property tax revenue. He expressed concern that there were no actionable items to assure that any of the development would have sustainable fire service. He requested the Planning Commission make sure that all future development takes into consideration the impacts to the fire district. He stated the General Plan directed the City to provide support for the cost of ongoing operations of the fire district as a result of new development and that had not been addressed. He reported that they could not service this area with any fire or emergency service without more sustainable funding and funding should be in place prior to approval of the development. He noted that even though this project was 2.1 miles from a fire station, it had no more additional capacity.

Chair Zacharatos closed the public hearing.

In response to Chair Zacharatos, Director of Community Development Ebbs reported there had been no steps taken to create a CFD for fire service.

Chair Zacharatos stated that she believed landscaping and bike lanes needed to be provided for the community and the fee needed to remain.

Commissioner Motts stated he understood the applicant's concerns regarding their obligations for infrastructure; however, his overriding concern was the impact to the General Fund given the financial state of the City.

Vice Chair Parsons stated she liked the project because it would be the City's first gated community and it would be part of the solution for infrastructure needed for the high school and hospital. She stated this project would also bring in residents to generate sales tax revenue.

In response to Commissioner Turnage, Director of Community Development Ebbs reviewed the proposed fee credit subsidy program.

Chair Zacharatos reopened the public hearing.

Ms. Barclay explained improvements could be made by other property owners. She noted if the park was added to the public park program, then the City could recover the money over time. She clarified that the proposed credit was to be given over a 7 year period and there was opportunity for the City to replenish it through the collection of the fees and if not then it could come out of the general fund. She reported they would be building their own sewer and paying \$2M and there was the opportunity for the City to recover the additional fees from future development.

Director of Community Development Ebbs commented that there were very limited areas of development in the City that they could collect fees and he did not envision the City attempting to create new fees.

Chair Zacharatos closed public hearing.

Commissioner Turnage stated he wanted the project to move forward. He explained that no matter what the direction was of the Planning Commission, Council had the final decision; therefore, he suggests furthering the item to Council without a recommendation.

Interim City Attorney Cole stated if it was the pleasure of the Commission, the motion would be to adopt a neutral position on all of the requested actions and then the matter would go to Council with the neutral recommendation.

Director of Community Development Ebbs clarified with the above action, the Planning Commission would be taking a neutral position on the approval of the EIR addendum, approval of the vesting tentative map, approval of the amended development agreement and approval of the rezone.

On motion by Commissioner Turnage, seconded by Commissioner Parsons, the Planning Commission unanimously adopted a neutral position on approval of the EIR addendum, approval of the vesting tentative map, approval of the amended development agreement and approval of the rezone. The motion carried the following vote:

Ayes: Husary, Motts, Parsons, Turnage, Zacharatos

Noes: None

Absent: Conley

ORAL COMMUNICATIONS

Director of Community Development Ebbs announced Brown Act training would be held at 3:00 P.M. on October 3, 2017.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Motts reported on his attendance at the TRANSPLAN meeting.

ADJOURNMENT

Chair Zacharatos adjourned the Planning Commission at 9:24 P.M. to the next regularly scheduled meeting to be held on October 18, 2017.

Respectfully Submitted,
Kitty Eiden

ATTACHMENT "B"
PLANNING COMMISSION
RESOLUTION NO. 2017- **

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING THAT THE CITY COUNCIL DIRECT STAFF TO DEVELOP A
SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED
UPDATES TO THE GENERAL PLAN LAND USE ELEMENT AFFECTING THE SAND
CREEK FOCUS AREA**

WHEREAS, the Planning Commission, on July 19, 2017, opened the Public Hearing for updates to the General Plan Land Use Element for policies affecting the Sand Creek Focus Area; and

WHEREAS, the Public Hearing was continued to August 2, 2017 and then to September 20, 2017; and

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

WHEREAS, the Planning Commission on September 20, 2017 duly held a public hearing, received and considered evidence, both oral and documentary; and

WHEREAS, the Planning Commission received an Addendum to the 2003 General Plan Environmental Impact Report to support approval of the General Plan Land Use Element Update; and

WHEREAS, the Planning Commission also received multiple letters identifying the benefits of developing a Supplemental Environmental Impact Report (SEIR).

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Antioch does hereby recommend that the City Council direct Staff to develop a Supplemental Environmental Impact Report for the proposed General Plan Land Use Element Update for policies affecting the Sand Creek Focus Area

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 20th day of September, 2017.

AYES:

NOES:

ABSTAIN:

ABSENT:

FORREST EBBS,
Secretary to the Planning Commission

