



Council Chambers  
200 H Street  
Antioch, CA 94509  
Regular Meeting - 7:00 P.M.

# ANNOTATED AGENDA

for

## FEBRUARY 27, 2018

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 3<sup>rd</sup> 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.

**7:00 P.M.      ROLL CALL – REGULAR MEETING – for City /City Council Members acting as Housing Successor to the Antioch Development Agency – *Council Members Wilson, Tiscareno, Ogorchock and Mayor Pro Tem Thorpe (Mayor Wright – Absent)***

#### PLEDGE OF ALLEGIANCE

#### ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

#### ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

- *CONTRA COSTA TRANSIT AUTHORITY-CITIZEN ADVISORY COMMITTEE*
- *SALES TAX CITIZENS' OVERSIGHT COMMITTEE*
- *PARKS AND RECREATION COMMISSION*

**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

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

**A.      APPROVAL OF COUNCIL MINUTES FOR FEBRUARY 13, 2018**

***Approved, 4/0***

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

STAFF REPORT

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

- B.** APPROVAL OF COUNCIL SPECIAL MEETING MINUTES FOR FEBRUARY 15, 2018  
*Continued, 4/0*  
Recommended Action: It is recommended that the City Council continue the Special Meeting Minutes.  
STAFF REPORT
- C.** APPROVAL OF COUNCIL WARRANTS  
*Approved, 4/0*  
Recommended Action: It is recommended that the City Council approve the warrants.  
STAFF REPORT
- D.** APPROVAL OF TREASURER’S REPORT FOR DECEMBER 2017  
*Approved, 4/0*  
Recommended Action: It is recommended that the City Council approve the report.  
STAFF REPORT
- E.** SECOND READING – WILDFLOWER STATION PROJECT (*Introduced on 02/13/18*)  
*Ord. No. 2136-C-S adopted, 3/1(Tiscareno)*  
Recommended Action: It is recommended that the City Council adopt the ordinance approving a rezone from Planned Development District (PD) and Neighborhood/Community Commercial (C-2) to Planned Development District (PD-16-03).  
STAFF REPORT
- F.** STREET LIGHTING AND LANDSCAPING MAINTENANCE DISTRICT ASSISTANT CITY ENGINEER’S REPORT FOR FY 2018/2019  
*Reso No. 2018/23 adopted, 4/0*  
Recommended Action: It is recommended that the City Council adopt the resolution instructing the Assistant City Engineer to prepare a consolidated Engineer’s Report for FY 2018/2019 Lighting and Landscape District assessments.  
STAFF REPORT
- G.** ACCEPTING ALL OF VOLUME 1 AND THE CITY’S PORTION OF VOLUME 2 OF THE CONTRA COSTA COUNTY OPERATIONAL AREA HAZARD MITIGATION PLAN (PW 705)  
*Reso No. 2018/24 adopted, 4/0*  
Recommended Action: It is recommended that the City Council adopt a resolution accepting all of Volume 1 and the City’s portion of Volume 2 of the Contra Costa County Operational Area Hazard Mitigation Plan Update.  
STAFF REPORT
- H.** THIRD AMENDMENT TO THE CONSULTANT SERVICES AGREEMENT WITH JN ENGINEERING FOR ON-CALL INSPECTION SERVICES  
*Reso No. 2018/25 adopted, 4/0*  
Recommended Action: It is recommended that the City Council adopt a resolution authorizing the City Manager to execute the Third Amendment to the Consultant Services Agreement with JN Engineering to continue to provide on-call inspection services, bringing the total contract amount to \$275,000 and extend the term of the contract to June 30, 2018.  
STAFF REPORT

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

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

**I. APPROVAL OF HOUSING SUCCESSOR WARRANTS**

**Approved, 4/0**

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

STAFF REPORT

**PUBLIC HEARING**

**2. FORMATION OF THE PROPOSED CITY OF ANTIOCH COMMUNITY FACILITIES DISTRICT NO. 2018-01 (PUBLIC SERVICES) (Continued from 02/13/18)**

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

**Reso No. 2018/26 adopted, 4/0**

1) Adopt the Resolution Authorizing Formation of the City of Antioch Community Facilities District (“CFD”) No. 2018-01 (Public Services); and

**Reso No. 2018/27 adopted, 4/0**

2) Adopt the Resolution Calling Special Landowner Election; and

**7:31 P.M.** – Recess for the City Clerk to count the ballots.

**7:31 P.M.** - Reconvene – The City Clerk reported 151 YES votes and 0 NO votes.

**Reso No. 2018/28 adopted, 4/0**

3) Adopt the Resolution Declaring Results of Special Landowner Election and Directing Recording of Notice of Special Tax Lien; and

**To 03/13/18 for adoption, 4/0**

4) Introduce the Ordinance Levying Special Taxes within the City of Antioch Community Facilities District No. 2018-01 (Public Services) by title only.

STAFF REPORT

**3. INTRODUCE ORDINANCE AMENDING TITLE 9, CHAPTER 5 OF THE ANTIOCH MUNICIPAL CODE (ZONING ORDINANCE) REGARDING DONATION BINS AND GARAGE SALES**

**To 03/13/18 for adoption, 4/0**

Recommended Action: It is recommended that the City Council introduce an ordinance amending Title 9, Chapter 5 of the Antioch Municipal Code (Zoning Ordinance) regarding Donation Bins and Garage Sales.

STAFF REPORT

**4. AMENDMENT TO THE ANTIOCH MUNICIPAL CODE SECTION 1-5.06 TO CHANGE PROCEDURES RELATED TO THE ISSUANCE OF CITATIONS**

**To 03/13/18 for adoption, 4/0**

STAFF REPORT

Recommended Action: It is recommended that the City Council introduce the Ordinance amending Section 1-5.06-Fines: Amounts of Antioch Municipal Code Title 1: General Provisions, Chapter 5: Citation Procedure.

***PUBLIC HEARING – Continued***

**5. JOHNSON REZONE (Z-17-03)**

***To 03/13/18 for adoption, 3/1 (Ogorchock)***

Recommended Action: It is recommended that the City Council introduce the Ordinance for a zoning map amendment for the site at 1600 G Street (APN 067-202-014) from Single Family Residential (R-6) to Convenience Commercial (C-1).

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 – 8:51 p.m.**

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

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

**February 13, 2018**  
**Council Chambers**

**6:00 P.M. - CLOSED SESSION**

- 1. CONFERENCE WITH LEGAL COUNSEL ANTICIPATED LITIGATION** – Potential Litigation pursuant to Election Code 14025: California Voter Rights Act Demand Letter.

Interim City Attorney Cole reported the City Council had been in Closed Session and gave the following report: #1 **CONFERENCE WITH LEGAL COUNSEL ANTICIPATED LITIGATION**, Direction given to City Attorney.

Mayor Wright called the meeting to order at 7:01 P.M., and City Clerk Simonsen called the roll.

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

Mayor Wright announced he was opening the meeting in honor of Linda Frederickson, Senior Center President, and Black History Month.

**PLEDGE OF ALLEGIANCE**

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

**ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS** – None

**ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS**

City Clerk Simonsen announced the following Board and Commission openings:

- *Contra Costa Transit Authority-Citizen Advisory Committee: One (1) vacancy; deadline date is March 2, 2018*
- *Sales Tax Citizens' Oversight Committee: Four (4) 4-year term vacancies and Three (3) 2-year terms; deadline date is March 2, 2018*

He reported applications would be available online at the City's website and at the City Clerk's and Deputy City Clerks offices.

## **PUBLIC COMMENTS**

Frances Smith, speaking on behalf of the Contra Costa County Council on Aging, gave an update on their efforts to create a policy platform for the growing aging demographics. She provided a business card and a summary of their efforts to Council. She invited at least two members of Council to participate in a learning lab to be held in May. She wished everyone a Happy Valentine's Day.

Leslie May, Antioch resident, requested the City consider installing roundabouts from West 9<sup>th</sup> Street to the Waterfront from "A" to "H" Streets, in an effort to improve safety for pedestrians and bicyclists in the area. She stated she would submit her proposal in writing to staff and requested Council consider agendaing this item for discussion.

## **COUNCIL SUBCOMMITTEE REPORTS**

Councilmember Wilson reported on her attendance at the Tri Delta Transit committee meeting.

Councilmember Thorpe reported on his attendance at the Tri Delta Transit committee meeting.

Councilmember Tiscareno reported on his attendance the Golf Course subcommittee meeting.

Councilmember Ogorchock reported on her attendance at the League of California Cities committee meeting.

Mayor Wright reported on his attendance at the Mayor's Conference and announced he had been appointed to the Executive Committee for the Mayor's Conference.

## **MAYOR'S COMMENTS**

Mayor Wright reported on his attendance at the Black History exhibit at the Nick Rodriguez Center. He thanked the volunteers and City staff for organizing the event.

## **PRESENTATIONS**

*Public Finance Management (PFM) Investment Report presented by Izac O. Chyou, Senior Managing Consultant*

Izac O. Chyou, Senior Managing Consultant representing Public Finance Management (PFM) presented the Investment Report for the 4<sup>th</sup> Quarter Ended December 31, 2017.

*Deputy City Clerk Christina Garcia, Certified Municipal Clerk*

Mayor Wright stated it was a pleasure to work with, honor, and recognize Deputy City Clerk Christina Garcia for completing education to receive the designation of Certified Municipal Clerk.

Deputy City Clerk Garcia thanked the Council and staff for giving her the opportunity to obtain the education and reported that this was the first time there were two Certified Municipal Clerks in the City of Antioch. She thanked Administrative Services Director Mastay, Kitty Eiden and retired Senior Executive Assistant Sharon Daniels for covering the Clerk's office while they attended training. She thanked her family and dedicated her certificate in memory of her mother.

The City Council presented Deputy City Clerk Garcia with a plaque in recognition of her Certified Municipal Clerk certification.

*Presentation by the Economic Development Commission Chairperson Keith Archuleta – Cannabis Update*

Keith Archuleta, Tracy Nicks, and Tim McCall, representing the Economic Development Commission, gave a PowerPoint presentation of their Commercial Non-Medical Marijuana preliminary report and recommendations.

Councilmember Ogorchock expressed concern regarding criminal activity and health risks associated with marijuana use. She stated Antioch Police Department did not have the staff for policing this activity.

The City Council thanked the Economic Development Commission for the comprehensive report and their dedication to the City.

- 1. CONSENT CALENDAR for City /City Council Members acting as Housing Successor to the Antioch Development Agency/Antioch Public Financing Authority**
- A. APPROVAL OF COUNCIL MINUTES FOR JANUARY 9, 2018**
- B. APPROVAL OF COUNCIL SPECIAL MEETING/WORKSHOP MINUTES FOR JANUARY 20, 2018**
- C. APPROVAL OF COUNCIL MINUTES FOR JANUARY 23, 2017**
- D. APPROVAL OF COUNCIL WARRANTS**
- E. REJECTION OF APPLICATION FOR A LATE CLAIM: KEHINDE SOKOYA**
- F. ORDINANCE NO. 2135-C-S SECOND READING – ADOPTION OF THE DOWNTOWN SPECIFIC PLAN *(Introduced on 01/23/18)***



- G. SINGLE AUDIT REPORTS FOR THE FISCAL YEAR ENDED JUNE 30, 2017
- H. **RESOLUTION NO. 2018/17** OF THE CITY COUNCIL OF THE CITY OF ANTIOCH AUTHORIZING THE CITY MANAGER TO EXECUTE THE REIMBURSEMENT AGREEMENT FOR PREWETT RANCH DRIVE ACQUISITION BY EMINENT DOMAIN BETWEEN THE CITY OF ANTIOCH AND MISSION PEAKS HOMES, INC.

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

- I. APPROVAL OF HOUSING SUCCESSOR WARRANTS

**Antioch Public Financing Authority**

- J. ANTIOCH PUBLIC FINANCING AUTHORITY – BASIC FINANCIAL STATEMENTS AND INDEPENDENT AUDITORS’ REPORT FOR THE YEAR ENDED JUNE 30, 2017

City Clerk Simonsen announced the City received a letter regarding Consent Calendar Item 1F received late this afternoon from HansenBridgett and copies were provided to Council and available for the public in Council Chambers this evening.

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

**PUBLIC HEARING**

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

City Manager Bernal introduced Public Hearing Item #2.

Director of Community Development Ebbs presented the staff report dated February 13, 2018 recommending the City Council continue the public hearing to the March 13, 2018 meeting.

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

A motion was made by Councilmember Ogorchock, seconded by Councilmember Thorpe to continue the public hearing.

Following discussion, the motion was amended as follows:

On motion by Councilmember Ogorchock, seconded by Councilmember Thorpe, the City Council continued the public hearing to the March 13, 2018 meeting.

**3. WILDFLOWER STATION (GP-16-01, PD-16-03, PW 460-4, UP-16-08, AR-16-04)**

City Manager Bernal introduced Public Hearing Item #3.

Mayor Wright reported he owned property in the area of this project and therefore he recused himself from Public Hearing Item #3. He turned the gavel over to Mayor Pro Tem Thorpe and left Council Chambers.

Planning Manager Morris introduced Contract Planner Junker to present the staff report.

City Clerk Simonsen announced the City had received a letter from HansenBridgett and copies were provided to Council and available for the public in Council Chambers this evening.

Contract Planner Junker presented the staff report dated February 13, 2018 recommending the City Council take the following actions: 1) Adopt the resolution approving the Wildflower Station Initial Study and Mitigated Negative Declaration. 2) Adopt the resolution approving the Wildflower Station General Plan Amendment (GP-16-01) changing the land use designation from Neighborhood Community Commercial to Mixed Use. 3) Introduce the ordinance for a zoning map amendment from Planned Development District (PD) and Neighborhood/Community Commercial (C-2) to Planned Development District (PD-16-03). 4) Adopt the resolution approving a Vesting Tentative Map/Final Development Plan, Use Permit, and Design Review subject to conditions of approval (PW 460-4, UP-16-08, AR-16-04).

In response to Councilmember Tiscareno, Contract Planner Junker clarified that there was not a development agreement associated with the project.

Interim City Attorney Ebbs added that the applicant had not requested a development agreement and the City could not require them to do so.

Mayor Pro Tem Thorpe opened the Public Hearing.

Trent Sansen, DeNova Homes, stated they concurred with the staff report and the recommendations from staff and the Planning Commission. He provided a PowerPoint presentation which included a history of their company and an overview of the project. He thanked the City Council for considering their application and stated he was available to answer any questions this evening.

Mayor Pro Tem Thorpe closed the Public Hearing.

Councilmember Tiscareno thanked the applicant for the presentation and stated that while he believed it was a quality project, he could not support it moving forward without a Project Labor Agreement (PLA).

Ms. Sansen stated that he agreed local job creation was important; however, they struggled to keep smaller projects with a PLA staffed because the trades and unions would typically choose to go to larger projects. He noted it was their policy and preference to utilize union labor and they paid a premium to do so; however, they would not sign a PLA for this project.

Councilmember Tiscareno responded that a PLA was structured to set parameters and everyone would have the opportunity to bid on the project. He noted he would like language added to the conditions of approval that indicated the applicant would look to hire locally through a PLA.

Councilmember Ogorchock thanked Mr. Sansen for the presentation. She stated that she understood a PLA was not always feasible and she did not want this issue to prevent the project from moving forward. She requested the applicant hire a minimum of 50 percent local labor and Veterans. She requested the applicant improve the bicycle and pedestrian path in the area.

Councilmember Wilson spoke in support of the project and she looked forward to it coming to fruition.

In response to Councilmember Ogorchock, Mr. Sansen stated he would work with staff to determine if a gated entrance would be feasible.

Councilmember Thorpe spoke in support of the project and noted that while he supported PLA's, he believed the project needed to move forward as quickly as possible. He stated he trusted that the applicant would prioritize local hire and labor.

Mr. Sansen clarified that this project would be condominiums.

**RESOLUTION NO. 2018/18**  
**RESOLUTION NO. 2018/19**  
**RESOLUTION NO. 2018/20**

On motion by Councilmember Ogorchock, seconded by Councilmember Wilson, the City Council  
1) Adopted the resolution approving the Wildflower Station Initial Study and Mitigated Negative Declaration. 2) Adopted the resolution approving the Wildflower Station General Plan Amendment (GP-16-01) changing the land use designation from Neighborhood Community Commercial to Mixed Use. 3) Introduced the ordinance for a zoning map amendment from Planned Development District (PD) and Neighborhood/Community Commercial (C-2) to Planned Development District (PD-16-03). 4) Adopted the resolution approving a Vesting Tentative Map/Final Development Plan, Use Permit, and Design Review subject to conditions of approval (PW 460-4, UP-16-08, AR-16-04). The motion carried the following vote:

*Ayes: Wilson, Ogorchock, Thorpe*

*Noes: Tiscareno*

Mayor Wright returned to the dais.

**4. AMENDMENT TO FY17/18 MASTER FEE SCHEDULE REGARDING RECORDATION AND RELEASE OF LIENS**

City Manager Bernal introduced Public Hearing Item #4.

Director of Community Development Ebbs presented the staff report dated February 13, 2018 recommending the City Council adopt the resolution amending the FY17/18 Master Fee Schedule regarding recordation and release of liens.

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

**RESOLUTION NO. 2018/21**

On motion by Councilmember Ogorchock, seconded by Councilmember Wilson, the City Council unanimously adopted the resolution amending the FY17/18 Master Fee Schedule regarding recordation and release of liens.

**5. FORMATION OF THE PROPOSED CITY OF ANTIOCH COMMUNITY FACILITIES DISTRICT NO. 2018-01 (PUBLIC SERVICES)**

City Manager Bernal introduced Public Hearing Item #5.

Assistant City Engineer Filson recommended the City Council continue the Public Hearing to February 27, 2018.

On motion by Councilmember Thorpe, seconded by Councilmember Ogorchock, the City Council continued Public Hearing Item #5 to February 27, 2018.

**6. RECEIPT OF PUBLIC INPUT REGARDING THE DRAFTING OF A PROPOSED MAP OR MAPS AND THE SEQUENCE OF ELECTIONS FOR A DISTRICT-BASED SYSTEM OF ELECTING ANTIOCH CITY COUNCIL MEMBERS**

City Manager Bernal introduced Public Hearing Item #6.

Interim City Attorney Cole presented the staff report dated February 13, 2018 recommending the City Council receive public input regarding the drafting of a proposed map or maps and the sequence of elections for a district-based system of electing Antioch City Council members.

Interim City Attorney Cole introduced Karin MacDonald of Q2 Data & Research LLC, who gave the "Districting in Antioch: The Process and How to participate" presentation.

Interim City Attorney Cole suggested the City Council take a 10-15 minute break to allow the Council and public to interact with the consultants.

Mayor Wright declared a recess at 9:23 P.M. The meeting reconvened at 9:36 P.M. with all Councilmembers present.

Mayor Wright opened the public hearing.

Nancy Fernandez, Antioch resident, spoke against district-based elections noting that they resulted in Councilmembers attempting to please their voting constituents rather than representing the entire City.

Marty Fernandez, Antioch resident, stated the City was well represented with the current Council and suggested the City Council not move forward with the process.

James Conley, Antioch resident, stated the community and City Council were diverse. He spoke against district-based elections noting that it would result in Councilmembers seeking the support of their district and not the entire City. He suggested the City form a task force with other communities that do not support this and lobby for change at the State level.

Kerry Motts, Antioch resident, spoke in support of the district-based elections because he believed they had a history of being successful in other cities and he felt it would solve under representation for the northern Antioch region. He noted the process should be implemented for the 2018 election so as to correct the representational imbalance. He suggested utilizing existing precincts in accordance with population and geographic boundaries. He noted this process would also negate the appearance of conflict of interest concerns for incumbents and would avoid the costs associated with impending litigation.

Yerenia Zerate, Antioch resident representing East County Regional Group First 5 Contra Costa County, voiced her support for district-based elections noting they valued a process in which everyone was represented equitably. She noted it would also make running for office more accessible and create opportunities for increased participation in the electoral process. She requested the City Council consider the following criteria for forming the districts: the number of low income residents especially families with young children, the number of immigrants or people of color; and, home prices. She requested a district be formed for the area above Highway 4.

Allen Payton, Antioch resident, stated he believed representation closest to home would provide a better chance for people to have contact with their representative. He suggested the districts be compact and the population differential stay within one (1) percent. He supported a Highway 4 boundary with the possible exception of the Almond Ridge neighborhood, because it was built in the same timeframe of southeast Antioch. He suggested major thoroughfares and schools be considered as reasonable boundaries. He commented that the City should develop criteria prior to gathering input on how to draw the district boundaries.

Joy Motts, Rivertown Preservation Society and Rivertown residents, spoke to the advantage of representatives having a personal perspective from where they live to bring a broader knowledge to the entire Council. She stated they did not feel the needs or perspective from north Antioch communities had been heard. She voiced her support for district-based elections that required Councilmembers to collaborate for a common purpose with representation from all citizens. She urged the Council to move forward on redistricting expeditiously using existing precincts and developing boundaries that supported Antioch's unique and historic community.

Dr. Jeffrey Klingler, Antioch resident, expressed concern that the process was not transparent and the majority of citizens were unaware that this issue was being considered. He suggested this process go before the voters prior to the maps being drawn.

Rhea Elina Laughlin, First 5 Contra Costa East County Regional Group, stated they felt district-based elections would make Antioch more democratic and equitable. She suggested when this item is discussed in the future, that the City provide translation service and place the item earlier on the agenda so that residents with small children could provide their input. She offered their partnership to assist the City in providing simultaneous interpretation.

Larry Harrison, Antioch resident, stated he was opposed to district-based elections. He suggested the City postpone action and attempt to lobby the State to change the law.

City Clerk Simonsen added that if the Council decided to proceed with district elections, they would also have to consider recodification of the Antioch Municipal Code regarding the process for selection of the Mayor Pro Tem.

Councilmember Thorpe clarified that Council would be making their final decision on whether to move forward with district-based elections after the public hearing process was completed.

Councilmember Tiscareno stated he appreciated the presentation and noted he was concerned that the City was using outdated data to draw equal districts.

Ms. MacDonald stated that they were aware that the 2010 census data was outdated; however, if the City decided to accept the districts, they would have the opportunity to adjust them. She noted public input was important to supplement the data and develop the best possible districts.

In response to Councilmember Thorpe, Interim City Attorney Cole stated racially polarized voting did not have to exist for the body for which the change in selection was sought. He noted if the City went to litigation, they would be looking at all voting in Antioch, for any office.

Councilmember Thorpe clarified the issue was an inclusive process and was not limited to racially polarize voting.

Mayor Wright stated that there was confusion because the lawsuit threatened the City due to the fact that they believed Antioch was racially polarized; however, now they were being told that the issue was based on the law.

Councilmember Ogorchock urged residents to participate in the process. She announced there was a Saturday meeting scheduled and the City could provide translation services.

Mayor Wright announced the next Public Hearing would be held on February 15, 2018 at 7:00 P.M. and this would be the only item agendaized.

Councilmember Thorpe commented that this process had created more competitive Assembly and Senate Districts.

## **COUNCIL REGULAR AGENDA**

### **7. CITY OF ANTIOCH COMPREHENSIVE ANNUAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2017**

City Manager Bernal introduced Regular Agenda Item #7.

Finance Director Merchant presented the staff report dated February 13, 2018 recommending the City Council receive and file the City of Antioch Comprehensive Annual Report for the Fiscal Year Ended June 30, 2017.

Ahmed Badawi, CPA, gave a PowerPoint presentation of the Badawi & Associates 2017 Audit of the City of Antioch.

On motion by Councilmember Thorpe, seconded by Councilmember Ogorchock, the City Council unanimously received and filed the report.

### **8. CONSIDERATION OF BIDS FOR THE PREWETT PARK CONCRETE IMPROVEMENTS (PW 567-6)**

City Manager Bernal introduced Regular Agenda Item #8.

Assistant City Engineer Filson presented the staff report dated February 13, 2018 recommending the City Council adopt a resolution: 1) Authorizing an amendment increasing the Capital Improvement Budget for the Prewett Park Concrete Improvements project in the amount of \$200,000 from General Fund one time revenues at June 30, 2017; and 2) Awarding a contract to the lowest responsive and responsible bidder, TNB Construction and authorize the City Manager to execute an agreement in the amount of \$173,000.

Councilmember Ogorchock expressed concern that Council was considering this item prior to their discussions regarding whether or not to utilize more than 50 percent of the onetime revenues to pay down the City's unfunded liabilities. Additionally, she noted that she would have preferred to see a list of all of the projects for consideration of these funds prior to taking action on this item.

In response to Council, Assistant City Engineer Filson explained that concrete improvements needed to be completed as soon as possible to address safety and liability concerns so that the park could be opened in time.

City Manager Bernal added that he would be bringing a list of projects for Council to prioritize at the March 13, 2018 City Council meeting; however, this item was on the top of the project list because the City needed to complete the work prior to the Water Park opening. He noted if Council did not want to fund the project with one-time revenues, he would ask that the expenditure come out of the General Fund. He further noted staff would be bringing the Cost Allocation and Fee Study to Council for consideration in the March/April timeframe and it would include the establishment of new fees for the Water Park to help offset subsidies given through the General Fund.

Councilmember Tiscareno suggested staff look for grants as well as other methods to try to recoup the funds.

Mayor Wright thanked staff for bringing the project forward for discussion.

In response to Councilmember Ogorchock, Assistant City Engineer Filson stated they were as confident in the bid as possible since they were conservative in the plans and specs.

**RESOLUTION NO. 2018/22**

On motion by Councilmember Tiscareno, seconded by Councilmember Thorpe, the City Council Adopted a resolution: 1) Authorizing an amendment increasing the Capital Improvement Budget for the Prewett Park Concrete Improvements project in the amount of \$200,000 from General Fund one time revenues at June 30, 2017; and 2) Awarding a contract to the lowest responsive and responsible bidder, TNB Construction and authorize the City Manager to execute an agreement in the amount of \$173,000.

**PUBLIC COMMENTS**

Carol Kuhns, Antioch resident, expressed concern regarding noise pollution caused by scooters, motorcycles, and cars in her neighborhood. She suggested the City consider building a community garden/composting project on a vacant lot in Antioch.



**STAFF COMMUNICATIONS**

City Manager Bernal announced a Special Meeting would be held at 7:00 P.M. on February 15, 2018 at the Antioch Community Center where Council would be considering district-based elections.

**COUNCIL COMMUNICATIONS**

Mayor Wright requested the City agendaize a Senior Active Adult fee schedule for new developments.

**ADJOURNMENT**

With no further business, Mayor Wright adjourned the meeting at 11:02 P.M. to the next regular Council meeting on February 27, 2018.

Respectfully submitted:

*Kitty Eiden*

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KITTY EIDEN, Minutes Clerk



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of February 27, 2018

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Christina Garcia, CMC, Deputy City Clerk *Cg*

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

**SUBJECT:** City Council Special Meeting Minutes of February 15, 2018

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### **RECOMMENDED ACTION**

It is recommended that the City Council continue the Special Meeting Minutes of February 15, 2018 to the next meeting.

### **STRATEGIC PURPOSE**

N/A

### **FISCAL IMPACT**

None

### **DISCUSSION**

N/A

### **ATTACHMENT**

None.

CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD OF  
 FEBRUARY 2 - FEBRUARY 15, 2018  
 FUND/CHECK#

**100 General Fund**

**Non Departmental**

373102 AMERICAN TOWERS LLC	DEPOSIT REFUND	1,142.00
373178 PAULSON, DONALD	DEPOSIT REFUND	1,500.00
373191 SNYDER, KATHLEEN	DEPOSIT REFUND	334.10
373192 SOLARCITY CORPORATION	FEE REFUND	2.42
373204 VIVINT SOLAR DEVELOPER LLC	FEE REFUND	6.80
373220 AMERICAN TOWERS LLC	DEPOSIT REFUND	3,356.75
373250 CROWN CASTLE WTA PROPERTY	DEPOSIT REFUND	830.00
373280 ISLAND ELECTRIC	FEE REFUND	1.50
373314 RANEY PLANNING & MANAGEMENT IN	CONSULTING SERVICES	86,780.15
373320 SEARS	CBSC FEE REFUND	5.83
373333 UNITED STATES POSTAL SERVICE	POSTAGE FEES	11,000.00
373340 VINCULUMS SERVICES INC	DEPOSIT REFUND	1,146.50

**City Council**

373106 BAGEL STREET CAFE	TRAINING EXPENSE	677.89
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**City Attorney**

373147 JACKSON LEWIS LLP	LEGAL SERVICES RENDERED	396.00
373304 OLD REPUBLIC TITLE CO	LICENSE AGREEMENT	928.00
931047 RAY MORGAN COMPANY	COPIER USAGE	200.09

**City Manager**

373109 BEST BEST AND KRIEGER LLP	LEGAL SERVICES	3,295.34
373231 BANK OF AMERICA	SURVEY FEES	408.00
373303 OFFICE MAX INC	OFFICE SUPPLIES	210.75
373338 VERIZON WIRELESS	PHONE	38.01
931047 RAY MORGAN COMPANY	COPIER USAGE	200.09

**City Clerk**

373116 CCAC	CONFERENCE FEE	660.00
373155 MARTIN AND CHAPMAN	2018 ELECTION MATERIALS	170.86
373211 BAY AREA NEWS GROUP	LEGAL AD	484.20
373216 AMERICAN LEGAL PUBLISHING	MUNICIPAL CODE UPDATES	500.00
373231 BANK OF AMERICA	PROFESSIONAL SERVICES	410.00
373260 EIDEN, KITTY J	MINUTES CLERK	476.00
373303 OFFICE MAX INC	OFFICE SUPPLIES	324.83
931047 RAY MORGAN COMPANY	COPIER USAGE	200.09

**City Treasurer**

373138 GARDA CL WEST INC	ARMORED CAR PICK UP	263.92
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Prepared By: Lauren Posada

Finance Accounting

2/22/2018

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CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD OF  
 FEBRUARY 2 - FEBRUARY 15, 2018  
 FUND/CHECK#

373267 GARDA CL WEST INC	ARMORED CAR PICKUP	252.07
<b>Human Resources</b>		
373136 FEDEX	SHIPPING	50.01
373222 RETIREE	RETIREMENT AWARD CHECK	350.00
373231 BANK OF AMERICA	LABOR LAW UPDATES	637.33
373264 FEDEX	SHIPPING	48.84
373269 RETIREE	RETIREMENT AWARD CHECK	250.00
373275 IEDA INC	PROFESSIONAL SERVICES	4,191.59
373281 JACKSON LEWIS LLP	PROFESSIONAL SERVICES	33.00
373345 WORXTIME LLC	PROFESSIONAL SERVICES	767.50
931047 RAY MORGAN COMPANY	COPIER USAGE	443.77
931054 RETIREE	RETIREMENT AWARD CHECK	350.00
<b>Economic Development</b>		
373177 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	15.37
931047 RAY MORGAN COMPANY	COPIER USAGE	200.09
<b>Finance Administration</b>		
373107 BANK OF AMERICA	SUBSCRIPTION	50.00
373170 OFFICE MAX INC	OFFICE SUPPLIES	5.01
931047 RAY MORGAN COMPANY	COPIER USAGE	489.33
<b>Finance Accounting</b>		
373158 MEEK, GEORGINA A	EXPENSE REIMBURSEMENT	130.43
373170 OFFICE MAX INC	OFFICE SUPPLIES	205.81
373197 THALES CONSULTING INC	SCO REPORT	4,000.00
373303 OFFICE MAX INC	OFFICE SUPPLIES	149.66
931050 SUPERION LLC	ASP SERVICE	20,607.90
<b>Finance Operations</b>		
373145 INTEGRITY BUSINESS SOLUTIONS	PRINTING SERVICES	580.72
373170 OFFICE MAX INC	OFFICE SUPPLIES	62.34
373180 PITNEY BOWES INC	SERVICE CONTRACT	604.50
373202 UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE	69.00
931047 RAY MORGAN COMPANY	COPIER USAGE	596.07
<b>Non Departmental</b>		
373150 KRAUCYK, RONNIE	OVERPAYMENT REFUND	500.00
373164 MUNISERVICES LLC	DISCOVERY SERVICES	1,054.26
373166 NBS LOCAL GOVERNMENT SOLUTIONS	AD 27 SERVICES	83.68

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Finance Accounting

2/22/2018

CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD OF  
 FEBRUARY 2 - FEBRUARY 15, 2018  
 FUND/CHECK#

**Public Works Maintenance Administration**

373335 VERIZON WIRELESS	PHONE	38.01
931047 RAY MORGAN COMPANY	COPIER USAGE	52.89

**Public Works General Maintenance Services**

931047 RAY MORGAN COMPANY	COPIER USAGE	141.03
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**Public Works Street Maintenance**

373231 BANK OF AMERICA	ADVERTISEMENTS	252.50
373232 BANK OF AMERICA	SUPPLIES	37.45
373253 DELTA GRINDING CO INC	PROFESSIONAL SERVICES	3,175.00
373279 INTERSTATE SALES	SUPPLIES	2,074.95
373285 L SERPA TRUCKING INC	TRUCKING SERVICES	5,760.00
373290 LOWES COMPANIES INC	SUPPLIES	41.31
373335 VERIZON WIRELESS	PHONE	38.01
931051 CONSOLIDATED ELECTRICAL DIST I	SUPPLIES	4,946.22

**Public Works-Signal/Street Lights**

373101 AMERICAN GREENPOWER USA INC	INDUCTION LIGHTING	7,815.92
373125 CONTRA COSTA COUNTY	SIGNAL MAINTENANCE	16,486.89
373176 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	5,993.95
373177 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	5,554.49
373206 WESCO RECEIVABLES CORP	SUPPLIES	23,828.54
373210 AT AND T MCI	PHONE	3,076.80
931057 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	8,933.81

**Public Works-Striping/Signing**

373135 FASTENAL CO	SUPPLIES	1,093.44
373224 ACE HARDWARE, ANTIOCH	SUPPLIES	21.11
373232 BANK OF AMERICA	MEDICAL EXAM	75.00
373263 FASTENAL CO	SUPPLIES	154.74
373279 INTERSTATE SALES	EQUIPMENT	2,996.01
373290 LOWES COMPANIES INC	SUPPLIES	323.67
373322 SHERWIN WILLIAMS CO	SUPPLIES	56.33
373335 VERIZON WIRELESS	PHONE	38.01

**Public Works-Facilities Maintenance**

373135 FASTENAL CO	SUPPLIES	27.70
373151 LENHART ALARM AND SECURITY	ALARM SERVICES	735.00
373177 PACIFIC GAS AND ELECTRIC CO	GAS	10,105.21
373210 AT AND T MCI	PHONE	289.71
373217 AMERICAN PLUMBING INC	PLUMBING SERVICES	185.00

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Finance Accounting

2/22/2018

CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD OF  
 FEBRUARY 2 - FEBRUARY 15, 2018  
 FUND/CHECK#

373229	AUTOMATIC DOOR SYSTEMS INC	DOOR SERVICE	225.00
373230	BANK OF AMERICA	CITY HALL PROJECT	4,285.26
373231	BANK OF AMERICA	ADVERTISEMENTS	110.00
373232	BANK OF AMERICA	EQUIPMENT	718.73
373255	DREAM RIDE ELEVATOR	ELEVATOR SERVICE	240.00
373274	HONEYWELL INTERNATIONAL INC	HVAC SERVICES	1,773.42
373287	LOWES COMPANIES INC	SUPPLIES	57.79
373290	LOWES COMPANIES INC	SUPPLIES	1,266.66
373302	OAKLEYS PEST CONTROL	PEST CONTROL	165.00
373311	PETERSON	MAINTENANCE SERVICES	4,810.58
373318	ROCHESTER MIDLAND CORP	JANITORIAL SERVICES	226.13
373335	VERIZON WIRELESS	PHONE	38.01
931058	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	3,611.85

**Public Works-Parks Maint**

373176	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	327.40
373177	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	912.77
373210	AT AND T MCI	PHONE	489.43
373224	ACE HARDWARE, ANTIOCH	SUPPLIES	8.41
373240	BSN SPORTS	EQUIPMENT	754.48
373290	LOWES COMPANIES INC	SUPPLIES	11.35

**Public Works-Median/General Land**

373176	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	47.90
373177	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	1,626.85
373210	AT AND T MCI	PHONE	1,043.99
373223	ACE HARDWARE, ANTIOCH	SUPPLIES	17.88
373224	ACE HARDWARE, ANTIOCH	SUPPLIES	37.79
373254	DIABLO LIVE SCAN	FINGERPRINTING	20.00
373290	LOWES COMPANIES INC	SUPPLIES	116.51
373328	STEWARTS TREE SERVICE INC	LANDSCAPE SERVICES	500.00

**Police Administration**

373128	COSTCO	ADMIN SUPPLIES	215.34
373136	FEDEX	SHIPPING	69.87
373160	MONTES, LAUREN ASHLEY	TRAINING PER DIEM	34.50
373161	MOORE, CARRIE J	TRAINING PER DIEM	34.50
373169	OFFICE MAX INC	OFFICE SUPPLIES	1,039.20
373186	SAFESTORE INC	EVIDENCE STORAGE	1,771.15
373196	TEAM LEGAL INC	DEPOSIT REFUND	544.00
373198	TRAINING FOR SAFETY INCORPORAT	TRAINING - C MOORE	296.00
373199	TRAINING FOR SAFETY INCORPORAT	TRAINING - L MONTES	296.00

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Finance Accounting

2/22/2018

CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD OF  
 FEBRUARY 2 - FEBRUARY 15, 2018  
 FUND/CHECK#

373202 UNITED PARCEL SERVICE	SHIPPING	18.93
373203 UNITED STATES POSTAL SERVICE	POSTAGE FEES	2,000.00
373230 BANK OF AMERICA	MEETING EXPENSE	619.26
373231 BANK OF AMERICA	ADVERTISEMENTS	934.00
373235 BANK OF AMERICA	TRAINING - T BROOKS	3,374.61
373247 CONTRA COSTA HEALTH SERVICES	PERMIT FEES	621.00
373248 CORTEZ, ANA E	EXPENSE REIMBURSEMENT	99.00
373270 HAMILTON, JUSTIN MATTHEW	TRAINING PER DIEM	128.00
373273 HOLIDAY INN	LODGING - J HAMILTON	322.70
373296 MORTIMER, MICHAEL P	MILEAGE REIMBURSEMENT	386.95
373301 NET TRANSCRIPTS	TRANSCRIPT SERVICES	4,216.91
373303 OFFICE MAX INC	OFFICE SUPPLIES	143.98
373307 PAIN BEHIND THE BADGE, THE	TRAINING	7,500.00
373319 ROSE CITY LABEL	SUPPLIES	156.00
373327 STATE OF CALIFORNIA	DOJ FEES	454.00
931043 IMAGE SALES INC	ID CARDS	87.22
931047 RAY MORGAN COMPANY	COPIER USAGE	2,569.47
931059 MOBILE MINI LLC	EVIDENCE STORAGE	270.28
<b>Police Prisoner Custody</b>		
931047 RAY MORGAN COMPANY	COPIER USAGE	75.43
<b>Police Community Policing</b>		
373128 COSTCO	SUPPLIES	37.69
373144 INFOSEND INC	PRINTING SERVICES	2,174.85
373272 HERNANDEZ, JOSE L.	MILEAGE REIMBURSEMENT	281.22
<b>Police Investigations</b>		
373124 CONTRA COSTA COUNTY	TRANSPORTATION SERVICES	700.00
373128 COSTCO	INVESTIGATIONS SUPPLIES	1,046.69
373235 BANK OF AMERICA	CABLES	95.24
373243 CONTRA COSTA COUNTY	TRANSPORTATION SERVICES	350.00
373246 CONTRA COSTA COUNTY	CRIME LAB FEES	17,103.75
373310 PERKINSON, JAMES A	TRAINING PER DIEM	148.00
373332 TRANSUNION RISK AND ALTERNATIV	DATA SERVICES	56.90
931047 RAY MORGAN COMPANY	COPIER USAGE	904.46
<b>Police Special Operations Unit</b>		
373128 COSTCO	SUPPLIES	598.12
373235 BANK OF AMERICA	SUPPLIES	528.98

CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD OF  
 FEBRUARY 2 - FEBRUARY 15, 2018  
 FUND/CHECK#

**Police Communications**

373120 COMCAST	CONNECTION SERVICES	358.96
373140 GLOBALSTAR	SATELLITE PHONE	376.73
373210 AT AND T MCI	PHONE	6,120.91
373235 BANK OF AMERICA	SUPPLIES	106.22

**Office Of Emergency Management**

373210 AT AND T MCI	PHONE	1,269.20
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**Police Community Volunteers**

373213 ALL PRO PRINTING SOLUTIONS	ADVERTISEMENTS	1,466.48
373235 BANK OF AMERICA	PRINTING SERVICES	968.28
931044 LONE TREE GOLF COURSE	EVENT EXPENSE	3,124.17

**Police Facilities Maintenance**

373151 LENHART ALARM AND SECURITY	ALARM SERVICES	120.00
373177 PACIFIC GAS AND ELECTRIC CO	GAS	10,482.58
373210 AT AND T MCI	PHONE	1,529.10
373217 AMERICAN PLUMBING INC	PLUMBING SERVICES	155.00
373238 BMS	DISPOSAL SERVICES	110.00
373255 DREAM RIDE ELEVATOR	ELEVATOR SERVICES	80.00
373290 LOWES COMPANIES INC	SUPPLIES	1,071.16
373302 OAKLEYS PEST CONTROL	PEST CONTROL	200.00
931058 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	4,080.20

**Community Development Land Planning Services**

373136 FEDEX	SHIPPING	91.51
373211 BAY AREA NEWS GROUP	LEGAL AD	271.80
373264 FEDEX	SHIPPING	139.02
373339 VERIZON WIRELESS	PHONE	38.01
931047 RAY MORGAN COMPANY	COPIER USAGE	483.30

**CD Code Enforcement**

373233 BANK OF AMERICA	TRAINING	621.35
373242 CITY OF WALNUT CREEK	MEMBERSHIP RENEWAL	1,050.00
373282 K2GC	PROFESSIONAL SERVICES	389.68
373286 LEACH, TAMARA L	EXPENSE REIMBURSEMENT	217.46
373290 LOWES COMPANIES INC	SUPPLIES	15.50
373339 VERIZON WIRELESS	PHONE	152.04
931047 RAY MORGAN COMPANY	COPIER USAGE	130.14



CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD OF  
 FEBRUARY 2 - FEBRUARY 15, 2018  
 FUND/CHECK#

**PW Engineer Land Development**

373148 JN ENGINEERING	INSPECTION SERVICES	14,600.00
373170 OFFICE MAX INC	OFFICE SUPPLIES	79.28
373210 AT AND T MCI	PHONE	192.30
373211 BAY AREA NEWS GROUP	LEGAL AD	128.70
931047 RAY MORGAN COMPANY	COPIER USAGE	483.65

**Community Development Building Inspection**

373170 OFFICE MAX INC	OFFICE SUPPLIES	160.45
373192 SOLARCITY CORPORATION	FEE REFUND	1,424.63
373204 VIVINT SOLAR DEVELOPER LLC	FEE REFUND	267.10
373233 BANK OF AMERICA	STAFF MEETING	20.55
373256 EAGLE BUSINESS FORMS INC	BUILDING PERMITS	412.11
373280 ISLAND ELECTRIC	FEE REFUND	137.28
373303 OFFICE MAX INC	OFFICE SUPPLIES	172.86
373320 SEARS	FEE REFUND	400.76
931047 RAY MORGAN COMPANY	COPIER USAGE	483.30

**Capital Imp. Administration**

931047 RAY MORGAN COMPANY	COPIER USAGE	111.01
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**Community Development Engineering Services**

931047 RAY MORGAN COMPANY	COPIER USAGE	107.75
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**212 CDBG Fund**

**CDBG**

373121 COMMUNITY ENERGY SERVICES	CDBG SERVICES	4,783.79
373122 COMMUNITY VIOLENCE SOLUTIONS	CDBG SERVICES	1,178.44
373123 CONTRA COSTA CHILD CARE	CDBG SERVICES	2,392.65
373127 CONTRA COSTA SENIOR LEGAL SERV	CDBG SERVICES	3,692.30
373129 COURT APPOINTED SPECIAL ADVO.	CDBG SERVICES	1,366.47
373152 LIONS CENTER FOR THE VISUALLY	CDBG SERVICES	1,015.12
373153 LOAVES AND FISHED OF CONTRA CO	CDBG SERVICES	1,249.95
373171 OMBUDSMAN SERVICES OF CCC	CDBG SERVICES	4,052.24
373172 OPPORTUNITY JUNCTION	CDBG SERVICES	15,164.39
373187 SENIOR OUTREACH SERVICES	CDBG SERVICES	5,014.35
373233 BANK OF AMERICA	TRAINING	525.00
373259 ECHO HOUSING	CDBG SERVICES	10,338.39
931056 HOUSE, TERI	CONSULTING SERVICES	6,110.00

CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD OF  
 FEBRUARY 2 - FEBRUARY 15, 2018  
 FUND/CHECK#

**213 Gas Tax Fund**

**Streets**

373176 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	2,969.79
373177 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	29,369.47

**214 Animal Control Fund**

**Animal Control**

373177 PACIFIC GAS AND ELECTRIC CO	GAS	551.71
373236 BAYER HEALTH CARE	SUPPLIES	260.48
373257 EAST BAY VETERINARY EMERGENCY	VETERINARY SERVICES	3,699.48
373266 FIX OUR FERALS	VETERINARY SERVICES	575.00
373284 KOEFRAN SERVICES INC	DISPOSAL SERVICES	1,850.00
373299 MWI VETERINARY SUPPLY CO	SUPPLIES	1,362.70
373326 STARLINE SUPPLY COMPANY	SUPPLIES	328.44
931047 RAY MORGAN COMPANY	COPIER USAGE	424.11
931058 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	579.80

**219 Recreation Fund**

**Non Departmental**

373142 HUB INTERNATIONAL OF CA INSURA	INSURANCE SERVICES	128.04
373181 PUBLICO, MIRAZOL	DEPOSIT REFUND	465.00
373228 ANTIOCH UNIFIED SCHOOL DIST	DEPOSIT REFUND	450.00
373252 DEER VALLEY HIGH SCHOOL	DEPOSIT REFUND	500.00

**Recreation Admin**

373151 LENHART ALARM AND SECURITY	ALARM SERVICES	315.00
373177 PACIFIC GAS AND ELECTRIC CO	GAS	498.91

**Senior Programs**

373177 PACIFIC GAS AND ELECTRIC CO	GAS	332.59
373210 AT AND T MCI	PHONE	472.82
931058 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	388.00

**Recreation Sports Programs**

373168 OAKLEYS PEST CONTROL	PEST CONTROL	150.00
373177 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	2,110.80
373194 STAR SPORTS	SUPPLIES	2,033.19
373210 AT AND T MCI	PHONE	98.60
373291 LUCAS, YOLANDA	DEPOSIT REFUND	109.00

CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD OF  
 FEBRUARY 2 - FEBRUARY 15, 2018  
 FUND/CHECK#

**Recreation-New Comm Cntr**

373120 COMCAST	CONNECTION SERVICES	1,588.45
373154 LSA ASSOCIATES INC	OWL MONITORING	990.00
373168 OAKLEYS PEST CONTROL	PEST CONTROL	250.00
373176 PACIFIC GAS AND ELECTRIC CO	GAS	6,033.53
373208 AT AND T MCI	PHONE	67.81
373210 AT AND T MCI	PHONE	109.92
373212 ACME SECURITY SYSTEMS	SERVICE CALL	261.25
373234 BANK OF AMERICA	SUPPLIES	59.95
373254 DIABLO LIVE SCAN	FINGERPRINTING	20.00
373267 GARDA CL WEST INC	ARMORED CAR SERVICE	117.50
373290 LOWES COMPANIES INC	SUPPLIES	198.36
373331 THOMPSON, RANDALL	PROFESSIONAL SERVICES	84.00
373339 VERIZON WIRELESS	PHONE	38.01
931038 CONSOLIDATED ELECTRICAL DIST I	SUPPLIES	1,005.25
931047 RAY MORGAN COMPANY	COPIER USAGE	299.22

**220 Traffic Signalization Fund**

**Traffic Signals**

373294 MIKE BROWN ELECTRIC CO	TRAFFIC SIGNAL PROJECT	159,692.89
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**221 Asset Forfeiture Fund**

**Non Departmental**

373162 MORGAN, KARRELL DEVEICE	RETURN OF FUNDS	378.00
373189 SHANKLES, ARMANI ANTHONY	RETURN OF FUNDS	129.00

**226 Solid Waste Reduction Fund**

**Solid Waste**

373130 CRRA	MEMBERSHIP FEE	200.00
373192 SOLARCITY CORPORATION	FEE REFUND	70.00
373283 KATHY KRAMER CONSULTING	SPONSORSHIP	1,000.00

**229 Pollution Elimination Fund**

**Channel Maintenance Operation**

373173 PACIFIC COAST LANDSCAPE MGMT I	LANDSCAPE SERVICES	1,890.34
373306 PACIFIC COAST LANDSCAPE MGMT I	LANDSCAPE SERVICES	5,484.31

**251 Lone Tree SLLMD Fund**

**Lonetree Maintenance Zone 1**

373177 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	703.85
373190 SILVA LANDSCAPE	LANDSCAPE SERVICES	7,402.40

Prepared By: Lauren Posada

Finance Accounting

2/22/2018

CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD OF  
 FEBRUARY 2 - FEBRUARY 15, 2018  
 FUND/CHECK#

373210 AT AND T MCI	PHONE	394.40
373330 TERRACARE ASSOCIATES	TURF MOWING	136.60
<b>Lonetree Maintenance Zone 2</b>		
373177 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	687.95
373210 AT AND T MCI	PHONE	674.59
373323 SILVA LANDSCAPE	LANDSCAPE SERVICES	6,840.00
<b>Lonetree Maintenance Zone 3</b>		
373210 AT AND T MCI	PHONE	292.23
<b>Lonetree Maintenance Zone 4</b>		
373330 TERRACARE ASSOCIATES	TURF MOWING	218.56
<b>252 Downtown SLLMD Fund</b>		
<b>Downtown Maintenance</b>		
373177 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	227.42
373328 STEWARTS TREE SERVICE INC	LANDSCAPE SERVICES	1,100.00
373330 TERRACARE ASSOCIATES	TURF MOWING	136.60
<b>253 Almondridge SLLMD Fund</b>		
<b>Almondridge Maintenance</b>		
373177 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	198.28
<b>254 Hillcrest SLLMD Fund</b>		
<b>Hillcrest Maintenance Zone 1</b>		
373177 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	558.91
373210 AT AND T MCI	PHONE	197.20
373330 TERRACARE ASSOCIATES	TURF MOWING	355.16
<b>Hillcrest Maintenance Zone 2</b>		
373177 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	689.35
373210 AT AND T MCI	PHONE	685.44
373312 PRINTEX CONCRETE PRODUCTS INC	REPAIR SERVICES	13,700.00
373330 TERRACARE ASSOCIATES	TURF MOWING	486.30
<b>Hillcrest Maintenance Zone 4</b>		
373177 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	616.63
373210 AT AND T MCI	PHONE	581.93
373330 TERRACARE ASSOCIATES	TURF MOWING	273.20

CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD OF  
 FEBRUARY 2 - FEBRUARY 15, 2018  
 FUND/CHECK#

**255 Park 1A Maintenance District Fund**

**Park 1A Maintenance District**

373176	PACIFIC GAS AND ELECTRIC CO	GAS	106.44
373177	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	111.10
373210	AT AND T MCI	PHONE	77.33
373330	TERRACARE ASSOCIATES	TURF MOWING	355.16

**256 Citywide 2A Maintenance District Fund**

**Citywide 2A Maintenance Zone 3**

373177	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	72.21
373330	TERRACARE ASSOCIATES	TURF MOWING	5.46

**Citywide 2A Maintenance Zone 4**

373177	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	290.83
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**Citywide 2A Maintenance Zone 5**

373177	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	430.48
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**Citywide 2A Maintenance Zone 6**

373177	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	210.57
373330	TERRACARE ASSOCIATES	TURF MOWING	327.84

**Citywide 2A Maintenance Zone 8**

373330	TERRACARE ASSOCIATES	TURF MOWING	27.32
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**Citywide 2A Maintenance Zone 9**

373177	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	451.24
373210	AT AND T MCI	PHONE	392.10
373330	TERRACARE ASSOCIATES	TURF MOWING	81.96

**Citywide 2A Maintenance Zone10**

373177	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	150.10
373323	SILVA LANDSCAPE	LANDSCAPE SERVICES	1,368.00
373328	STEWARTS TREE SERVICE INC	LANDSCAPE SERVICES	500.00

**257 SLLMD Administration Fund**

**SLLMD Administration**

373104	ANTIOCH AUTO PARTS	AUTO PARTS	9.98
373170	OFFICE MAX INC	OFFICE SUPPLIES	46.70
373232	BANK OF AMERICA	SUPPLIES	37.45
373258	EBMUD	LICENSE FEE	1,125.60

Prepared By: Lauren Posada

Finance Accounting

2/22/2018

CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD OF  
 FEBRUARY 2 - FEBRUARY 15, 2018  
 FUND/CHECK#

373290	LOWES COMPANIES INC	SUPPLIES	125.92
373330	TERRACARE ASSOCIATES	TURF MOWING	327.84
373335	VERIZON WIRELESS	PHONE	76.02
<b>259 East Lone Tree SLLMD Fund</b>			
<b>Zone 1-District 10</b>			
373323	SILVA LANDSCAPE	LANDSCAPE SERVICES	2,052.00
<b>311 Capital Improvement Fund</b>			
<b>Northeast Annexation</b>			
373112	BNSF RAILWAY COMPANY	PIPELINE PROJECT	3,700.00
373239	BNSF RAILWAY COMPANY	PIPELINE PROJECT	1,266.00
<b>312 Prewett Family Park Fund</b>			
<b>Parks &amp; Open Space</b>			
373305	OUTDOOR CREATIONS INC	PING PONG TABLE	7,845.00
<b>319 Residential Dev Alloc Fund</b>			
<b>Non Departmental</b>			
373205	WALLACE ROBERTS AND TODD LLC	DESIGN SERVICES	5,197.50
<b>376 Lone Diamond Fund</b>			
<b>Assessment District</b>			
373317	RMC WATER AND ENVIRONMENT	PROFESSIONAL SERVICES	7,168.75
<b>570 Equipment Maintenance Fund</b>			
<b>Non Departmental</b>			
373143	HUNT AND SONS INC	FUEL	14,926.16
<b>Equipment Maintenance</b>			
373104	ANTIOCH AUTO PARTS	AUTO PARTS	1,747.19
373110	BILL BRANDT FORD	AUTO PARTS	808.40
373151	LENHART ALARM AND SECURITY	ALARM SERVICES	120.00
373177	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	485.06
373184	ROYAL BRASS INC	AUTO PARTS	100.14
373223	ACE HARDWARE, ANTIOCH	SUPPLIES	4.88
373226	ANTIOCH GLASS	REPAIR SERVICES	235.94
373227	ANTIOCH NAPA AUTO CARE	SMOG SERVICE	59.75
373232	BANK OF AMERICA	MEDICAL EXAM	503.79
373262	FAST UNDERCAR	AUTO PARTS	59.38

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Finance Accounting

2/22/2018

CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD OF  
 FEBRUARY 2 - FEBRUARY 15, 2018  
 FUND/CHECK#

373263 FASTENAL CO	SUPPLIES	3.26
373268 GOLDEN GATE TRUCK CENTER	EQUIPMENT PARTS	136.05
373271 HARLEY DAVIDSON	MOTORCYCLE PARTS	919.10
373290 LOWES COMPANIES INC	SUPPLIES	5.36
373292 MAACO	REPAIR SERVICES	1,704.13
373295 MISSION VALLEY FORD TRUCK	EQUIPMENT PARTS	19.82
373298 MUNICIPAL MAINT EQUIPMENT INC	PARTS	2,674.22
373303 OFFICE MAX INC	OFFICE SUPPLIES	18.68
373308 PAPE MACHINERY	EQUIPMENT PARTS	168.98
373311 PETERSON	PARTS	216.76
373313 PURSUIT NORTH	SUPPLIES	274.05
373321 SGS TESTCOM	SMOG TEST FEES	6.65
373335 VERIZON WIRELESS	PHONE	38.01
373341 WALNUT CREEK FORD	AUTO PARTS	667.22
931047 RAY MORGAN COMPANY	COPIER USAGE	64.64
931061 NIXON EGLI EQUIPMENT CO	EQUIPMENT PARTS	307.31

**573 Information Services Fund**

**Non Departmental**

373107 BANK OF AMERICA	COMPUTER EQUIPMENT	1,219.10
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**Information Services**

373210 AT AND T MCI	PHONE	374.95
373336 VERIZON WIRELESS	PHONE	339.75
373337 VERIZON WIRELESS	PHONE	339.39

**Network Support & PCs**

373119 COMCAST	CONNECTION SERVICES	111.49
373120 COMCAST	CONNECTION SERVICES	1,028.98
373149 KIS	SUPPORT SERVICES	24,036.00
373210 AT AND T MCI	PHONE	1,755.20
373290 LOWES COMPANIES INC	SUPPLIES	360.56
373336 VERIZON WIRELESS	PHONE	203.53
931037 COMPUTERLAND	COMPUTER EQUIPMENT	162.25
931047 RAY MORGAN COMPANY	COPIER USAGE	15.37
931052 DIGITAL SERVICES	WEBSITE MAINTENANCE	3,445.00

**Telephone System**

373207 AT AND T MCI	PHONE	18.56
373208 AT AND T MCI	PHONE	367.65
373210 AT AND T MCI	PHONE	8,758.23
931036 ALTURA COMMUNICATION SOLUTIONS	SUPPORT SERVICES	47,041.96

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Finance Accounting

2/22/2018

CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD OF  
 FEBRUARY 2 - FEBRUARY 15, 2018  
 FUND/CHECK#

**GIS Support Services**

373114 CALIFORNIA SURVEYING AND DRAFT	SUPPLIES	647.47
373115 CALIFORNIA SURVEYING AND DRAFT	SUPPLIES	1,914.31
373254 DIABLO LIVE SCAN	FINGERPRINTING FEE	20.00

**Office Equipment Replacement**

373277 INSIGHT PUBLIC SECTOR INC	SOFTWARE	1,925.00
931037 COMPUTERLAND	COMPUTER EQUIPMENT	2,719.42

**578 Post Retirement Medical-Misc Fund**

**Non Departmental**

931046 RETIREE	MEDICAL AFTER RETIREMENT	680.76
931048 RETIREE	MEDICAL AFTER RETIREMENT	207.38
931063 RETIREE	MEDICAL AFTER RETIREMENT	172.96

**611 Water Fund**

**Non Departmental**

373104 ANTIOCH AUTO PARTS	AUTO PARTS	1,469.18
373219 AMERICAN TEXTILE AND SUPPLY INC	SUPPLIES	739.50
373237 BISHOP CO	SUPPLIES	1,524.03
373263 FASTENAL CO	SUPPLIES	1,444.49
373303 OFFICE MAX INC	OFFICE SUPPLIES	239.95
931042 GRAINGER INC	SUPPLIES	754.80

**Water Supervision**

373335 VERIZON WIRELESS	PHONE	76.02
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**Water Production**

373100 ALAMEDA ELECTRICAL DISTRIBUTOR	PARTS	929.33
373103 ACE HARDWARE, ANTIOCH	SUPPLIES	146.55
373104 ANTIOCH AUTO PARTS	AUTO PARTS	70.32
373108 BAY AREA AIR COMPRESSOR	REPAIR SERVICES	1,611.46
373113 BORGES AND MAHONEY	SUPPLIES	1,019.35
373117 CITY OF BRENTWOOD	PROFESSIONAL SERVICES	747.00
373134 ENVIRONMENTAL RESOURCE ASSO.	SUPPLIES	325.15
373137 FISHER SCIENTIFIC COMPANY	LAB SUPPLIES	482.77
373141 GUALCO GROUP INC, THE	PROFESSIONAL SERVICES	10,001.05
373143 HUNT AND SONS INC	FUEL	190.42
373151 LENHART ALARM AND SECURITY	ALARM SERVICES	360.00
373156 MASSONE MECHANICAL INC	REPAIR SERVICES	598.56
373157 MCCAMPBELL ANALYTICAL INC	TESTING	39.00
373170 OFFICE MAX INC	OFFICE SUPPLIES	60.64

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Finance Accounting

2/22/2018



CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD OF  
 FEBRUARY 2 - FEBRUARY 15, 2018  
 FUND/CHECK#

373176	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	201.93
373177	PACIFIC GAS AND ELECTRIC CO	GAS	71,621.62
373179	PETERSON	SUPPLIES	2,691.59
373182	REINHOLDT ENGINEERING CONST.	INSPECTION SERVICES	535.00
373183	ROBERTS AND BRUNE CO	SUPPLIES	604.92
373202	UNITED PARCEL SERVICE	SHIPPING	39.27
373208	AT AND T MCI	PHONE	101.70
373210	AT AND T MCI	PHONE	4,470.92
373211	BAY AREA NEWS GROUP	LEGAL AD	106.20
373214	ALL SERVICE CONTRACTING CORP	SUPPLIES	4,953.06
373215	AMERICAN CRANE RENTAL INC	EQUIPMENT RENTAL	4,194.25
373223	ACE HARDWARE, ANTIOCH	SUPPLIES	45.48
373232	BANK OF AMERICA	SUPPLIES	149.80
373251	CRWA	CONFERENCE FEES	425.00
373263	FASTENAL CO	SUPPLIES	262.61
373290	LOWES COMPANIES INC	SUPPLIES	1,063.73
373324	SOLVAY CHEMICALS INC	FLUORIDE	7,855.86
373335	VERIZON WIRELESS	PHONE	38.01
931035	AIRGAS SPECIALTY PRODUCTS	AMMONIA	2,761.65
931039	CRYSTAL CLEAR LOGOS INC	UNIFORMS	364.92
931040	EUROFINS EATON ANALYTICAL INC	TESTING	80.00
931041	EVOQUA WATER TECHNOLOGIES	MAINTENANCE SERVICES	2,523.00
931042	GRAINGER INC	SUPPLIES	2,256.28
931045	NTU TECHNOLOGIES INC	POLYMER	6,118.00
931047	RAY MORGAN COMPANY	COPIER USAGE	50.21
931049	SIERRA CHEMICAL CO	CHLORINE	5,045.78
931057	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	127.11
931058	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	338.00

**Water Distribution**

373104	ANTIOCH AUTO PARTS	AUTO PARTS	1,117.84
373105	ANTIOCH BUILDING MATERIALS	ASPHALT	6,380.43
373120	COMCAST	CONNECTION SERVICES	358.96
373132	DELTA FENCE CO	REPAIR SERVICES	586.00
373144	INFOSEND INC	POSTAGE FEES	7,979.50
373146	JACK DOHENY SUPPLIES INC	SUPPLIES	461.10
373170	OFFICE MAX INC	OFFICE SUPPLIES	74.53
373185	RT LAWRENCE CORP	LOCKBOX PROCESSING	927.83
373195	SYAR INDUSTRIES INC	ASPHALT	4,023.00
373200	TRENCH PLATE RENTAL CO INC	EQUIPMENT RENTAL	456.75
373201	TYLER TECHNOLOGIES	INSITE FEES	680.00

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Finance Accounting

2/22/2018

CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD OF  
 FEBRUARY 2 - FEBRUARY 15, 2018  
 FUND/CHECK#

373202 UNITED PARCEL SERVICE	SHIPPING	7.58
373210 AT AND T MCI	PHONE	98.60
373223 ACE HARDWARE, ANTIOCH	SUPPLIES	333.10
373225 ANTIOCH BUILDING MATERIALS	ASPHALT	4,298.18
373231 BANK OF AMERICA	ADVERTISEMENTS	252.50
373232 BANK OF AMERICA	MEMBERSHIP RENEWAL	793.28
373249 CRESCO EQUIPMENT RENTALS	EQUIPMENT RENTAL	7,926.74
373261 EXPRESS SERVICES	TEMP SERVICES	375.00
373263 FASTENAL CO	SUPPLIES	244.69
373276 INFOSEND INC	POSTAGE FEES	2,785.13
373279 INTERSTATE SALES	SUPPLIES	195.00
373290 LOWES COMPANIES INC	SUPPLIES	1,562.48
373300 NCBPA	CERTIFICATION RENEWAL	3,285.00
373334 USA BLUE BOOK	SUPPLIES	436.26
373335 VERIZON WIRELESS	PHONE	380.10
373346 WQI	TRAINING COURSE	1,400.00
931039 CRYSTAL CLEAR LOGOS INC	SUPPLIES	288.59
931047 RAY MORGAN COMPANY	COPIER USAGE	164.53
931053 FREDS WELDING	PROFESSIONAL SERVICES	116.23

**Water Meter Reading**

373104 ANTIOCH AUTO PARTS	AUTO PARTS	92.52
373165 NATIONAL METER & AUTOMATION	WATER METERS	36,679.17
373232 BANK OF AMERICA	SUPPLIES	97.38
373290 LOWES COMPANIES INC	SUPPLIES	65.44
373335 VERIZON WIRELESS	PHONE	38.01

**Public Buildings & Facilities**

373221 ANDERSON PACIFIC ENGINEERING	WTP PROJECT	287,950.23
373293 MCMILLEN JACOBS ASSOCIATES	PROFESSIONAL SERVICES	5,109.00
373297 MUNICIPAL FINANCIAL SERVICES	RATE STUDY PROJECT	2,660.00

**Warehouse & Central Stores**

373151 LENHART ALARM AND SECURITY	ALARM SERVICES	180.00
373202 UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE	52.50
931047 RAY MORGAN COMPANY	COPIER USAGE	14.60

**621 Sewer Fund**

**Sewer-Wastewater Supervision**

373185 RT LAWRENCE CORP	LOCKBOX PROCESSING	927.84
373335 VERIZON WIRELESS	PHONE	76.02
931047 RAY MORGAN COMPANY	COPIER USAGE	270.90

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Finance Accounting

2/22/2018

CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD OF  
 FEBRUARY 2 - FEBRUARY 15, 2018  
 FUND/CHECK#

**Sewer-Wastewater Collection**

373105	ANTIOCH BUILDING MATERIALS	ASPHALT	6,983.53
373120	COMCAST	CONNECTION SERVICES	358.97
373133	DKF SOLUTIONS GROUP LLC	PROFESSIONAL SERVICES	3,350.88
373144	INFOSEND INC	POSTAGE FEES	7,979.50
373151	LENHART ALARM AND SECURITY	ALARM SERVICES	540.00
373163	MT DIABLO LANDSCAPE CENTERS	SUPPLIES	1,905.35
373167	NOR CAL PIPELINE SERVICES	PROFESSIONAL SERVICES	192,370.00
373170	OFFICE MAX INC	OFFICE SUPPLIES	71.08
373183	ROBERTS AND BRUNE CO	SUPPLIES	238.15
373195	SYAR INDUSTRIES INC	ASPHALT	4,022.99
373201	TYLER TECHNOLOGIES	INSITE FEES	680.00
373210	AT AND T MCI	PHONE	391.80
373223	ACE HARDWARE, ANTIOCH	SUPPLIES	13.69
373225	ANTIOCH BUILDING MATERIALS	ASPHALT	4,298.18
373231	BANK OF AMERICA	ADVERTISEMENTS	285.00
373232	BANK OF AMERICA	CERTIFICATION RENEWAL	506.09
373249	CRESO EQUIPMENT RENTALS	EQUIPMENT RENTAL	3,963.37
373261	EXPRESS SERVICES	TEMP SERVICES	375.00
373263	FASTENAL CO	SUPPLIES	403.14
373265	FINTA ENTERPRISES INC	PROFESSIONAL SERVICES	8,872.09
373276	INFOSEND INC	POSTAGE FEES	2,785.12
373290	LOWES COMPANIES INC	SUPPLIES	589.83
373297	MUNICIPAL FINANCIAL SERVICES	RATE STUDY PROJECT	2,660.00
373329	TELSTAR INSTRUMENTS INC	REPAIR SERVICES	500.00
373335	VERIZON WIRELESS	PHONE	228.06
931039	CRYSTAL CLEAR LOGOS INC	SUPPLIES	288.60

**631 Marina Fund**

**Non Departmental**

373139	GLENN, RONALD	DEPOSIT REFUND	329.02
373316	RENTSCHLER, MARK	DEPOSIT REFUND	917.63

**Marina Administration**

373151	LENHART ALARM AND SECURITY	ALARM SERVICES	120.00
373170	OFFICE MAX INC	OFFICE SUPPLIES	74.61
373177	PACIFIC GAS AND ELECTRIC CO	GAS	3,972.38
373211	BAY AREA NEWS GROUP	LEGAL AD	147.60
373232	BANK OF AMERICA	ADVERTISEMENTS	740.00
373241	CHEYENNE MANUFACTURING INC	SUPPLIES	2,719.00
373315	RECREATION PUBLICATIONS	ADVERTISEMENTS	2,720.00
931047	RAY MORGAN COMPANY	COPIER USAGE	42.25

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Finance Accounting

2/22/2018

CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD OF  
 FEBRUARY 2 - FEBRUARY 15, 2018  
 FUND/CHECK#

**Marina Maintenance**

373135 FASTENAL CO	SUPPLIES	27.19
373290 LOWES COMPANIES INC	SUPPLIES	241.48
373343 WAUBAUSHENE MACHINE & WELDIN	PROFESSIONAL SERVICES	208.67
931058 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	1,375.00

**Marina Boat Launch**

373241 CHEYENNE MANUFACTURING INC	SUPPLIES	144.00
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**641 Prewett Water Park Fund**

**Non Departmental**

373142 HUB INTERNATIONAL OF CA	INSURANCE SERVICES	593.69
373159 MIXON, SHALONDA	DEPOSIT REFUND	1,000.00
373325 ST PAULS EPISCOPAL	DEPOSIT REFUND	500.00

**Recreation Water Park**

373135 FASTENAL CO	SUPPLIES	362.77
373151 LENHART ALARM AND SECURITY	ALARM SERVICES	690.00
373177 PACIFIC GAS AND ELECTRIC CO	GAS	6,989.89
373188 SHADE STRUCTURES	SUPPLIES	8,705.21
373210 AT AND T MCI	PHONE	571.13
373218 AMERICAN RED CROSS	CERTIFICATION FEES	122.50
373234 BANK OF AMERICA	MANUALS	617.14
373254 DIABLO LIVE SCAN	FINGERPRINTING	980.00
373267 GARDA CL WEST INC	ARMORED CAR SERVICE	58.75
373290 LOWES COMPANIES INC	SUPPLIES	1,035.39
373342 WATERLINE TECHNOLOGIES INC	SUPPLIES	631.70
373344 WHEN TO WORK INC	RENEWAL	550.00
931038 CONSOLIDATED ELECTRICAL DIST	SUPPLIES	3,640.97
931042 GRAINGER INC	SUPPLIES	893.10
931047 RAY MORGAN COMPANY	COPIER USAGE	118.43
931055 GRAINGER INC	SUPPLIES	446.54

**721 Employee Benefits Fund**

**Non Departmental**

373099 AFLAC	PAYROLL DEDUCTIONS	5,959.54
373111 BLUE SHIELD OF CALIFORNIA	PAYROLL DEDUCTIONS	3,097.10
373118 COLONIAL LIFE	PAYROLL DEDUCTIONS	426.28
373131 DELTA DENTAL	PAYROLL DEDUCTIONS	36,089.39
373244 CONTRA COSTA COUNTY	PAYROLL DEDUCTIONS	50.00
373245 CONTRA COSTA COUNTY	PAYROLL DEDUCTIONS	400.00
373278 INTERNAL REVENUE SERVICE	PAYROLL DEDUCTIONS	60.00

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2/22/2018

CITY OF ANTIOCH  
CLAIMS BY FUND REPORT  
FOR THE PERIOD OF  
FEBRUARY 2 - FEBRUARY 15, 2018  
FUND/CHECK#

373309 PARS	PAYROLL DEDUCTIONS	2,478.80
931060 NATIONWIDE RETIREMENT SOLUTION	PAYROLL DEDUCTIONS	49,046.29
931062 VANTAGEPOINT TRANSFER AGENTS 3	PAYROLL DEDUCTIONS	19,141.40



STAFF REPORT TO THE CITY COUNCIL  
FOR CONSIDERATION AT THE COUNCIL MEETING OF FEBRUARY 27, 2018

SUBMITTED BY: Donna Conley, City Treasurer *DC*  
DATE: February 7, 2018  
SUBJECT: Treasurer's Report: DECEMBER 2017

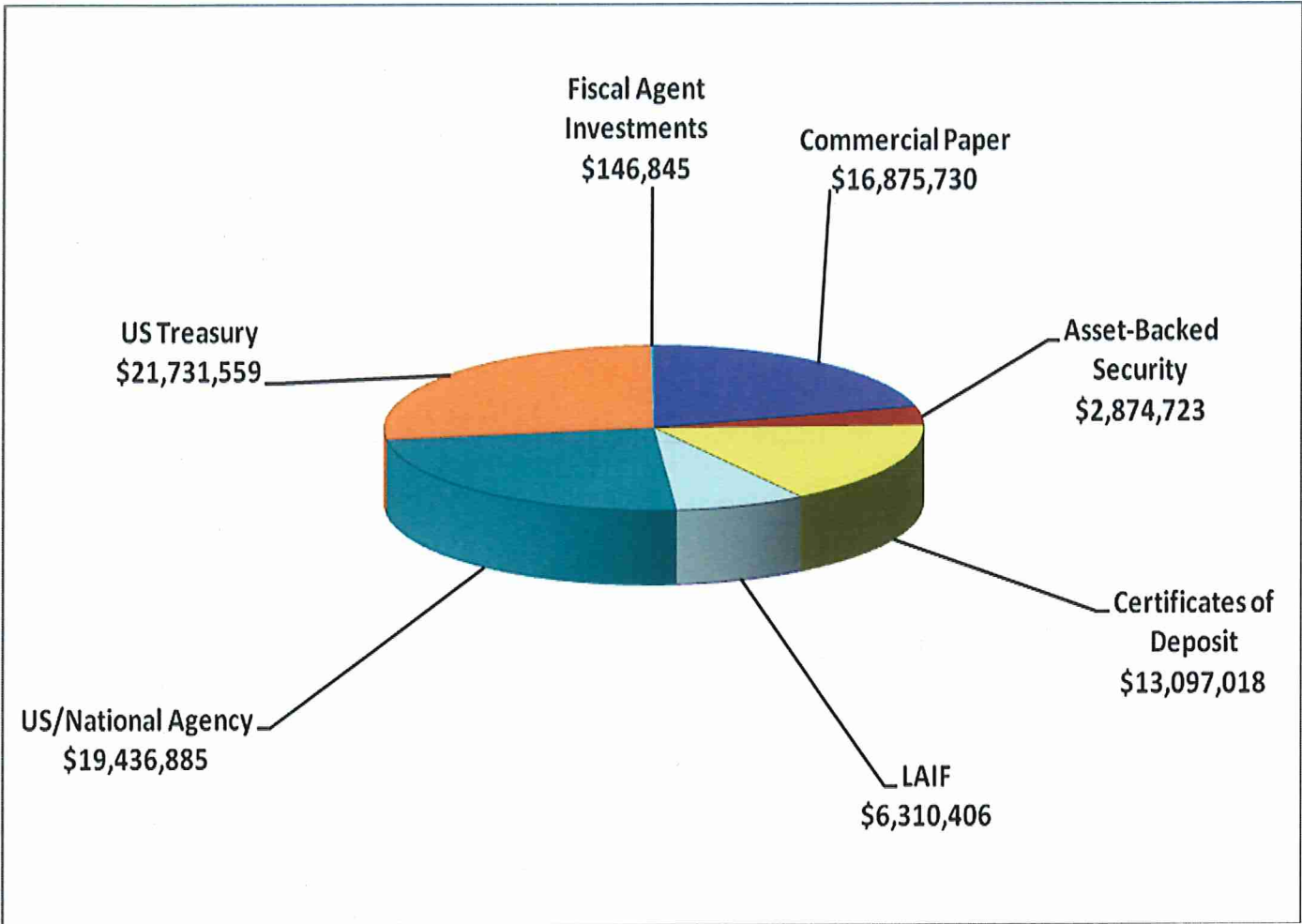
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RECOMMENDATION: Review and file.

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

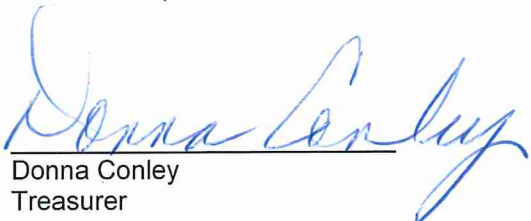
CITY OF ANTIOCH  
SUMMARY REPORT ON THE CITY'S INVESTMENTS

DECEMBER 31, 2017



**Total of City and Fiscal Agent Investments = \$80,473,166**

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

  
Donna Conley  
Treasurer

  
Dawn Merchant  
Finance Director

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

	<u>Amount</u>
Antioch Public Financing Authority 2015 Bonds	165
Antioch Development Agency 2009 Tax Allocation Bonds	146,680
	<u><u>\$146,845</u></u>





**Managed Account Issuer Summary**

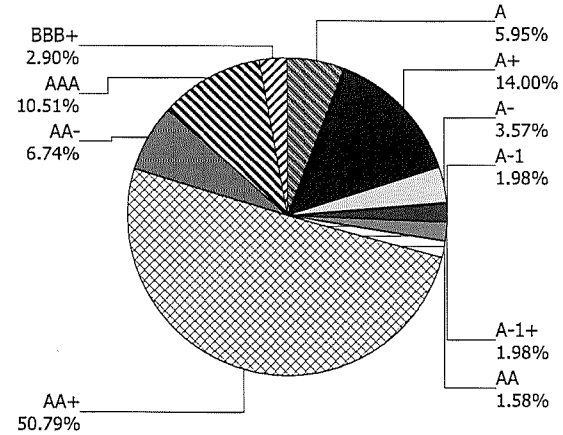
For the Month Ending **December 31, 2017**

CITY OF ANTIOCH, CA - 04380500

**Issuer Summary**

<b>Issuer</b>	<b>Market Value of Holdings</b>	<b>Percent</b>
ALLY AUTO RECEIVABLES TRUST	402,757.52	0.55
AMERICAN EXPRESS CO	761,001.82	1.04
AMERICAN HONDA FINANCE	746,142.82	1.02
APPLE INC	715,027.63	0.98
BANK OF AMERICA CO	1,217,421.83	1.66
BANK OF MONTREAL	1,426,762.73	1.95
BANK OF NOVA SCOTIA	1,419,841.50	1.94
BB&T CORPORATION	727,399.75	0.99
BERKSHIRE HATHAWAY INC	104,660.43	0.14
CANADIAN IMPERIAL BANK OF COMMERCE	1,446,939.05	1.98
CARMAX AUTO OWNER TRUST	159,853.08	0.22
CATERPILLAR INC	538,637.67	0.74
CHEVRON CORPORATION	720,857.35	0.98
CITIGROUP INC	1,451,352.64	1.98
DEERE & COMPANY	453,615.65	0.62
EXXON MOBIL CORP	373,060.13	0.51
FANNIE MAE	11,896,576.96	16.24
FORD CREDIT AUTO OWNER TRUST	198,809.30	0.27
FREDDIE MAC	2,663,617.51	3.64
GOLDMAN SACHS GROUP INC	722,814.13	0.99
HOME DEPOT INC	342,256.56	0.47
HONEYWELL INTERNATIONAL	198,942.80	0.27
HYUNDAI AUTO RECEIVABLES	139,592.14	0.19
INTEL CORPORATION	472,818.80	0.65
INTER-AMERICAN DEVELOPMENT BANK	1,722,752.41	2.35
INTERNATIONAL BUSINESS MACHINES	620,780.63	0.85
INTL BANK OF RECONSTRUCTION AND DEV	2,137,167.33	2.92
JOHNSON & JOHNSON	154,266.08	0.21
JP MORGAN CHASE & CO	724,514.98	0.99
MICROSOFT CORP	822,546.49	1.12
MITSUBISHI UFJ FINANCIAL GROUP INC	746,490.75	1.02
MORGAN STANLEY	376,693.13	0.51

**Credit Quality (S&P Ratings)**





## Managed Account Issuer Summary

For the Month Ending December 31, 2017

CITY OF ANTIOCH, CA - 04380500

<b>Issuer</b>	<b>Market Value of Holdings</b>	<b>Percent</b>
NORDEA BANK AB	1,450,899.00	1.98
PACCAR FINANCIAL CORP	198,477.20	0.27
PEPSICO INC	516,113.04	0.70
PFIZER INC	719,279.03	0.98
SKANDINAVISKA ENSKILDA BANKEN AB	1,456,060.35	1.99
STATE OF CONNECTICUT	782,669.55	1.07
SUMITOMO MITSUI FINANCIAL GROUP INC	1,424,025.30	1.94
SVENSKA HANDELSBANKEN AB	1,393,810.60	1.90
SWEDBANK AB	745,948.50	1.02
THE BANK OF NEW YORK MELLON CORPORATION	674,388.45	0.92
THE WALT DISNEY CORPORATION	1,052,962.66	1.44
TOYOTA MOTOR CORP	1,471,859.90	2.01
UNILEVER PLC	173,710.95	0.24
UNITED PARCEL SERVICE INC	437,672.84	0.60
UNITED STATES TREASURY	21,552,567.47	29.42
VISA INC	199,842.40	0.27
WAL-MART STORES INC	333,810.08	0.46
WELLS FARGO & COMPANY	724,886.18	0.99
WESTPAC BANKING CORP	1,322,800.50	1.81
<b>Total</b>	<b>\$73,237,755.60</b>	<b>100.00%</b>



**Managed Account Detail of Securities Held**

For the Month Ending **December 31, 2017**

**CITY OF ANTIOCH, CA - 04380500**

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>U.S. Treasury Bond / Note</b>											
US TREASURY NOTES DTD 03/31/2014 1.625% 03/31/2019	912828C65	2,065,000.00	AA+	Aaa	03/02/16	03/04/16	2,100,814.85	1.05	8,573.44	2,079,638.17	2,058,949.55
US TREASURY NOTES DTD 04/30/2014 1.625% 04/30/2019	912828D23	1,480,000.00	AA+	Aaa	11/10/16	11/14/16	1,500,234.37	1.06	4,119.06	1,490,987.59	1,475,432.72
US TREASURY NOTES DTD 12/01/2014 1.500% 11/30/2019	912828G61	1,950,000.00	AA+	Aaa	12/20/16	12/23/16	1,947,791.02	1.54	2,571.43	1,948,554.78	1,935,907.35
US TREASURY NOTES DTD 12/01/2014 1.500% 11/30/2019	912828G61	2,725,000.00	AA+	Aaa	12/01/16	12/05/16	2,729,257.81	1.45	3,593.41	2,727,748.22	2,705,306.43
US TREASURY NOTES DTD 02/02/2015 1.250% 01/31/2020	912828H52	500,000.00	AA+	Aaa	01/03/17	01/05/17	496,015.62	1.52	2,615.49	497,280.28	493,379.00
US TREASURY NOTES DTD 03/02/2015 1.375% 02/29/2020	912828J50	1,450,000.00	AA+	Aaa	08/31/17	09/01/17	1,449,943.36	1.38	6,774.34	1,449,951.00	1,433,630.95
US TREASURY NOTES DTD 04/30/2015 1.375% 04/30/2020	912828K58	1,025,000.00	AA+	Aaa	04/03/17	04/05/17	1,020,395.51	1.53	2,413.85	1,021,489.72	1,012,307.43
US TREASURY NOTES DTD 04/30/2015 1.375% 04/30/2020	912828K58	1,250,000.00	AA+	Aaa	04/07/17	04/10/17	1,243,554.69	1.55	2,943.72	1,245,063.34	1,234,521.25
US TREASURY NOTES DTD 04/30/2015 1.375% 04/30/2020	912828K58	2,000,000.00	AA+	Aaa	07/19/17	07/19/17	1,994,140.63	1.48	4,709.94	1,995,091.34	1,975,234.00
US TREASURY NOTES DTD 06/30/2015 1.625% 06/30/2020	912828XH8	2,700,000.00	AA+	Aaa	06/26/17	06/28/17	2,709,703.13	1.50	121.20	2,708,093.39	2,680,065.90
US TREASURY NOTES DTD 07/31/2015 1.625% 07/31/2020	912828XM7	1,075,000.00	AA+	Aaa	07/05/17	07/07/17	1,075,671.87	1.60	7,310.29	1,075,571.17	1,066,727.88
US TREASURY NOTES DTD 10/31/2015 1.375% 10/31/2020	912828L99	200,000.00	AA+	Aaa	10/17/17	10/17/17	198,031.25	1.71	470.99	198,164.34	196,773.40
US TREASURY NOTES DTD 11/30/2015 1.625% 11/30/2020	912828M98	860,000.00	AA+	Aaa	11/01/17	11/03/17	856,271.09	1.77	1,228.57	856,466.30	851,366.46
US TREASURY N/B DTD 12/31/2015 1.750% 12/31/2020	912828N48	750,000.00	AA+	Aaa	12/04/17	12/06/17	745,253.91	1.96	36.26	745,363.81	744,785.25



**Managed Account Detail of Securities Held**

For the Month Ending **December 31, 2017**

**CITY OF ANTIOCH, CA - 04380500**

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>U.S. Treasury Bond / Note</b>											
US TREASURY N/B DTD 12/31/2015 1.750% 12/31/2020	912828N48	1,700,000.00	AA+	Aaa	12/01/17	12/05/17	1,691,898.44	1.91	82.18	1,692,095.09	1,688,179.90
<b>Security Type Sub-Total</b>		<b>21,730,000.00</b>					<b>21,758,977.55</b>	<b>1.48</b>	<b>47,564.17</b>	<b>21,731,558.54</b>	<b>21,552,567.47</b>
<b>Supra-National Agency Bond / Note</b>											
INTER-AMERICAN DEVELOPMENT BANK DTD 04/12/2016 1.000% 05/13/2019	458182DX7	1,015,000.00	AAA	Aaa	04/05/16	04/12/16	1,011,955.00	1.10	1,353.33	1,013,638.20	1,002,144.01
INTL BANK OF RECON AND DEV SN NOTE DTD 07/13/2016 0.875% 08/15/2019	459058FK4	725,000.00	AAA	Aaa	07/06/16	07/13/16	724,847.75	0.88	2,396.53	724,919.00	712,193.60
INTL BANK OF RECON AND DEV GLOBAL NOTES DTD 10/27/2016 1.125% 11/27/2019	459058FS7	725,000.00	AAA	Aaa	08/28/17	08/30/17	718,815.75	1.51	770.31	719,733.80	712,900.48
INTL BANK OF RECONSTRUCTION AND DEV NOTE DTD 09/19/2017 1.561% 09/12/2020	45905UP32	725,000.00	AAA	Aaa	09/12/17	09/19/17	723,260.00	1.64	3,206.55	723,421.61	712,073.25
INTER-AMERICAN DEVELOPMENT BANK DTD 11/08/2013 2.125% 11/09/2020	4581X0CD8	720,000.00	AAA	Aaa	10/02/17	10/10/17	726,673.75	1.81	2,210.00	726,202.14	720,608.40
<b>Security Type Sub-Total</b>		<b>3,910,000.00</b>					<b>3,905,552.25</b>	<b>1.37</b>	<b>9,936.72</b>	<b>3,907,914.75</b>	<b>3,859,919.74</b>
<b>Municipal Bond / Note</b>											
CT ST TXBL GO BONDS DTD 08/17/2016 1.300% 08/15/2019	20772J3D2	795,000.00	A+	A1	08/03/16	08/17/16	796,717.20	1.23	3,904.33	795,937.83	782,669.55
<b>Security Type Sub-Total</b>		<b>795,000.00</b>					<b>796,717.20</b>	<b>1.23</b>	<b>3,904.33</b>	<b>795,937.83</b>	<b>782,669.55</b>
<b>Federal Agency Collateralized Mortgage Obligation</b>											
FNMA SERIES 2015-M1 ASQ2 DTD 01/15/2015 1.626% 02/01/2018	3136AMKW8	23,083.16	AA+	Aaa	01/15/15	01/30/15	23,313.82	1.26	31.28	23,083.16	23,055.26
FNMA SERIES 2015-M7 ASQ2 DTD 04/01/2015 1.550% 04/01/2018	3136ANJY4	118,735.52	AA+	Aaa	04/15/15	04/30/15	119,922.45	0.83	153.37	118,735.52	118,581.18



**Managed Account Detail of Securities Held**

For the Month Ending **December 31, 2017**

**CITY OF ANTIOCH, CA - 04380500**

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<b>Federal Agency Collateralized Mortgage Obligation</b>											
FNMA SERIES 2015-M15 ASQ2 DTD 11/01/2015 1.898% 01/01/2019	3136AOSW1	106,345.69	AA+	Aaa	11/06/15	11/30/15	107,409.14	1.20	168.21	106,568.26	106,247.59
FNMA SERIES 2016-M9 ASQ2 DTD 06/01/2016 1.785% 06/01/2019	3136ASPX8	197,020.22	AA+	Aaa	06/09/16	06/30/16	198,990.32	1.05	293.07	197,806.51	196,643.79
FANNIE MAE SERIES 2015-M13 ASQ2 DTD 10/01/2015 1.646% 09/01/2019	3136AQDQ0	318,665.33	AA+	Aaa	10/07/15	10/30/15	321,856.42	1.08	437.10	319,791.33	317,603.98
<b>Security Type Sub-Total</b>		<b>763,849.92</b>					<b>771,492.15</b>	<b>1.06</b>	<b>1,083.03</b>	<b>765,984.78</b>	<b>762,131.80</b>
<b>Federal Agency Bond / Note</b>											
FNMA BENCHMARK NOTE DTD 02/23/2016 1.000% 02/26/2019	3135G0J53	1,800,000.00	AA+	Aaa	02/19/16	02/23/16	1,795,752.00	1.08	6,250.00	1,798,356.15	1,782,984.60
FNMA BENCHMARK NOTE DTD 02/23/2016 1.000% 02/26/2019	3135G0J53	2,000,000.00	AA+	Aaa	05/26/16	05/31/16	1,996,060.00	1.07	6,944.44	1,998,329.16	1,981,094.00
FREDDIE MAC NOTES DTD 03/21/2016 1.125% 04/15/2019	3137EADZ9	375,000.00	AA+	Aaa	08/12/16	08/15/16	377,317.50	0.89	890.63	376,127.25	371,567.63
FREDDIE MAC NOTES DTD 03/21/2016 1.125% 04/15/2019	3137EADZ9	525,000.00	AA+	Aaa	05/26/16	05/31/16	525,404.25	1.10	1,246.88	525,183.62	520,194.68
FHLMC REFERENCE NOTE DTD 07/20/2016 0.875% 07/19/2019	3137EAEB1	1,800,000.00	AA+	Aaa	07/19/16	07/20/16	1,795,644.00	0.96	7,087.50	1,797,731.86	1,771,855.20
FNMA BENCHMARK NOTE DTD 08/02/2016 0.875% 08/02/2019	3135G0N33	1,425,000.00	AA+	Aaa	07/29/16	08/02/16	1,422,606.00	0.93	5,160.68	1,423,726.09	1,402,161.53
FNMA NOTES DTD 09/02/2016 1.000% 08/28/2019	3135G0P49	1,650,000.00	AA+	Aaa	10/03/16	10/05/16	1,649,010.00	1.02	5,637.50	1,649,431.41	1,625,660.85
FNMA NOTES DTD 09/02/2016 1.000% 08/28/2019	3135G0P49	2,025,000.00	AA+	Aaa	08/31/16	09/02/16	2,021,841.00	1.05	6,918.75	2,023,235.03	1,995,129.23
FNMA NOTES DTD 02/28/2017 1.500% 02/28/2020	3135G0T29	900,000.00	AA+	Aaa	02/24/17	02/28/17	899,424.00	1.52	4,612.50	899,583.04	890,660.70
FNMA NOTES DTD 08/01/2017 1.500% 07/30/2020	3135G0T60	1,475,000.00	AA+	Aaa	08/31/17	09/01/17	1,475,383.50	1.49	9,218.75	1,475,344.24	1,456,754.25



**Managed Account Detail of Securities Held**

For the Month Ending **December 31, 2017**

**CITY OF ANTIOCH, CA - 04380500**

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	S&P Par Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value		
<b>Federal Agency Bond / Note</b>												
<b>Security Type Sub-Total</b>						<b>13,975,000.00</b>		<b>13,958,442.25</b>	<b>1.10</b>	<b>53,967.63</b>	<b>13,967,047.85</b>	<b>13,798,062.67</b>
<b>Corporate Note</b>												
BANK OF NEW YORK MELLON CORP (CALLABLE) DTD 05/29/2015 1.600% 05/22/2018	06406HDB2	675,000.00	A	A1	05/22/15	05/29/15	674,939.25	1.60	1,170.00	674,991.75	674,388.45	
THE WALT DISNEY CORPORATION DTD 01/08/2016 1.650% 01/08/2019	25468PDH6	195,000.00	A+	A2	01/05/16	01/08/16	194,738.70	1.70	1,546.19	194,909.72	194,420.66	
TOYOTA MOTOR CREDIT CORP DTD 02/19/2016 1.700% 02/19/2019	89236TCU7	755,000.00	AA-	Aa3	02/16/16	02/19/16	754,909.40	1.70	4,706.17	754,965.25	751,638.74	
BERKSHIRE HATHAWAY INC NOTES DTD 03/15/2016 1.700% 03/15/2019	084664CG4	105,000.00	AA	Aa2	03/08/16	03/15/16	104,920.20	1.73	525.58	104,967.45	104,660.43	
WELLS FARGO & COMPANY CORP NOTE DTD 04/22/2014 2.125% 04/22/2019	94974BFU9	725,000.00	A	A2	03/10/16	03/15/16	727,965.25	1.99	2,952.86	726,274.68	724,886.18	
GOLDMAN SACHS GRP INC CORP NT (CALLABLE) DTD 04/25/2016 2.000% 04/25/2019	38141GVT8	100,000.00	BBB+	A3	04/20/16	04/25/16	99,722.00	2.10	366.67	99,875.90	99,698.50	
GOLDMAN SACHS GRP INC CORP NT (CALLABLE) DTD 04/25/2016 2.000% 04/25/2019	38141GVT8	625,000.00	BBB+	A3	04/21/16	04/26/16	624,600.00	2.02	2,291.67	624,821.46	623,115.63	
PEPSICO INC CORP NOTE DTD 05/02/2017 1.550% 05/02/2019	713448DR6	360,000.00	A+	A1	04/27/17	05/02/17	359,730.00	1.59	914.50	359,818.74	358,016.40	
CHEVRON CORP NOTES DTD 05/16/2016 1.561% 05/16/2019	166764BH2	725,000.00	AA-	Aa2	05/09/16	05/16/16	725,000.00	1.56	1,414.66	725,000.00	720,857.35	
PFIZER INC CORP NOTES DTD 06/03/2016 1.450% 06/03/2019	717081DU4	725,000.00	AA	A1	05/31/16	06/03/16	724,173.50	1.49	817.64	724,603.66	719,279.03	
CITIGROUP INC CORP NOTES DTD 06/09/2016 2.050% 06/07/2019	172967KS9	280,000.00	BBB+	Baa1	06/02/16	06/09/16	279,854.40	2.07	382.67	279,929.12	279,187.72	



**Managed Account Detail of Securities Held**

For the Month Ending **December 31, 2017**

**CITY OF ANTIOCH, CA - 04380500**

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<b>Corporate Note</b>											
APPLE INC CORP NOTES DTD 08/04/2016 1.100% 08/02/2019	037833CB4	725,000.00	AA+	Aa1	07/28/16	08/04/16	724,275.00	1.13	3,256.46	724,613.03	715,027.63
MICROSOFT CORP NOTES DTD 08/08/2016 1.100% 08/08/2019	594918BN3	480,000.00	AAA	Aaa	08/01/16	08/08/16	479,505.60	1.14	2,097.33	479,733.81	473,581.44
IBM CREDIT CORP NOTE DTD 09/08/2017 1.625% 09/06/2019	44932HAA1	625,000.00	A+	A1	09/05/17	09/08/17	624,525.00	1.66	3,187.93	624,598.72	620,780.63
PEPSICO, INC CORP NOTES DTD 10/06/2016 1.350% 10/04/2019	713448DJ4	160,000.00	A+	A1	10/03/16	10/06/16	159,976.00	1.36	522.00	159,985.77	158,096.64
WAL-MART STORES INC CORP NOTE DTD 10/20/2017 1.750% 10/09/2019	931142DY6	335,000.00	AA	Aa2	10/11/17	10/20/17	334,993.30	1.75	1,156.22	334,993.73	333,810.08
HONEYWELL INTERNATIONAL CORP NOTES DTD 10/30/2017 1.800% 10/30/2019	438516BQ8	200,000.00	A	A2	10/23/17	10/30/17	199,844.00	1.84	610.00	199,857.04	198,942.80
AMERICAN HONDA FINANCE DTD 11/16/2017 2.000% 11/13/2019	02665WBZ3	250,000.00	A+	A2	11/13/17	11/16/17	249,860.00	2.03	625.00	249,868.62	249,144.00
BB&T CORP (CALLABLE) NOTE DTD 12/08/2014 2.450% 01/15/2020	05531FAS2	725,000.00	A-	A2	01/31/17	02/03/17	732,227.53	2.10	8,190.49	729,981.32	727,399.75
JPMORGAN CHASE & CO (CALLABLE) DTD 01/23/2015 2.250% 01/23/2020	46625HKA7	725,000.00	A-	A3	05/10/17	05/15/17	726,935.75	2.15	7,159.38	726,488.17	724,514.98
MORGAN STANLEY CORP BONDS DTD 01/27/2015 2.650% 01/27/2020	61747YDW2	375,000.00	BBB+	A3	01/31/17	02/03/17	378,243.75	2.35	4,251.04	377,277.23	376,693.13
MICROSOFT CORP DTD 02/06/2017 1.850% 02/06/2020	594918BV5	350,000.00	AAA	Aaa	01/30/17	02/06/17	349,765.50	1.87	2,607.99	349,834.72	348,965.05
AMERICAN HONDA FINANCE DTD 02/16/2017 2.000% 02/14/2020	02665WBM2	340,000.00	A+	A2	02/13/17	02/16/17	339,517.20	2.05	2,587.78	339,655.18	338,258.18
AMERICAN EXPRESS CREDIT (CALLABLE) CORP DTD 03/03/2017 2.200% 03/03/2020	0258M0EE5	440,000.00	A-	A2	02/28/17	03/03/17	439,542.40	2.24	3,172.89	439,665.72	438,668.12
WALT DISNEY COMPANY CORP NOTES DTD 03/06/2017 1.950% 03/04/2020	25468PDP8	140,000.00	A+	A2	03/01/17	03/06/17	139,963.60	1.96	887.25	139,973.30	139,545.00



**Managed Account Detail of Securities Held**

For the Month Ending **December 31, 2017**

**CITY OF ANTIOCH, CA - 04380500**

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<b>Corporate Note</b>											
EXXON MOBIL (CALLABLE) CORP NOTE DTD 03/06/2015 1.912% 03/06/2020	30231GAG7	375,000.00	AA+	Aaa	08/14/17	08/15/17	376,901.25	1.71	2,290.42	376,617.46	373,060.13
JOHN DEERE CAPITAL CORP NOTES DTD 03/15/2017 2.200% 03/13/2020	24422ETO2	305,000.00	A	A2	03/10/17	03/15/17	304,762.10	2.23	2,013.00	304,823.59	304,679.45
UNILEVER CAPITAL CORP BONDS DTD 05/05/2017 1.800% 05/05/2020	904764AV9	175,000.00	A+	A1	05/02/17	05/05/17	174,441.75	1.91	490.00	174,561.13	173,710.95
INTEL CORP NOTES DTD 05/11/2017 1.850% 05/11/2020	458140AZ3	475,000.00	A+	A1	05/08/17	05/11/17	474,819.50	1.86	1,220.49	474,857.13	472,818.80
HOME DEPOT INC CORP NOTES DTD 06/05/2017 1.800% 06/05/2020	437076BQ4	345,000.00	A	A2	05/24/17	06/05/17	344,799.90	1.82	448.50	344,837.25	342,256.56
WALT DISNEY COMPANY CORP NOTES DTD 06/06/2017 1.800% 06/05/2020	25468PDU7	725,000.00	A+	A2	06/01/17	06/06/17	724,159.00	1.84	942.50	724,315.19	718,997.00
JOHN DEERE CAPITAL CORP NOTES DTD 06/22/2017 1.950% 06/22/2020	24422ETS8	150,000.00	A	A2	06/19/17	06/22/17	149,908.50	1.97	73.13	149,924.13	148,936.20
AMERICAN HONDA FINANCE CORP NOTES DTD 07/20/2017 1.950% 07/20/2020	02665WBT7	160,000.00	A+	A2	07/17/17	07/20/17	159,838.40	1.98	1,395.33	159,861.90	158,740.64
CATERPILLAR FINL SERVICE NOTE DTD 09/07/2017 1.850% 09/04/2020	14913Q2A6	545,000.00	A	A3	09/05/17	09/07/17	544,542.20	1.88	3,192.79	544,589.33	538,637.67
CITIGROUP INC CORP NOTES DTD 10/26/2015 2.650% 10/26/2020	172967KB6	425,000.00	BBB+	Baa1	09/22/17	09/26/17	429,726.00	2.27	2,033.51	429,337.38	426,422.48
AMERICAN EXPRESS CO CORP (CALLABLE) NOTE DTD 10/30/2017 2.200% 10/30/2020	025816BP3	325,000.00	BBB+	A3	10/23/17	10/30/17	324,577.50	2.25	1,211.53	324,600.70	322,333.70
JOHNSON & JOHNSON CORP NOTE DTD 11/10/2017 1.950% 11/10/2020	478160CH5	155,000.00	AAA	Aaa	11/08/17	11/10/17	154,834.15	1.99	428.19	154,841.79	154,266.08
PACCAR FINANCIAL CORP NOTES DTD 11/13/2017 2.050% 11/13/2020	69371RN85	200,000.00	A+	A1	11/06/17	11/13/17	199,982.00	2.05	546.67	199,982.78	198,477.20
VISA INC (CALLABLE) CORP NOTES DTD 12/14/2015 2.200% 12/14/2020	92826CAB8	200,000.00	A+	A1	08/25/17	08/30/17	202,200.00	1.85	207.78	201,977.58	199,842.40





**Managed Account Detail of Securities Held**

For the Month Ending **December 31, 2017**

**CITY OF ANTIOCH, CA - 04380500**

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<b>Corporate Note</b>											
UNITED PARCEL SERVICE CORPORATE BOND DTD 11/14/2017 2.050% 04/01/2021	911312BP0	440,000.00	A+	A1	11/09/17	11/14/17	439,304.80	2.10	1,177.61	439,329.51	437,672.84
BANK OF AMERICA CORP (CALLABLE) DTD 09/18/2017 2.328% 10/01/2021	06051GGS2	275,000.00	A-	A3	09/22/17	09/26/17	274,560.00	2.37	1,831.68	274,588.76	274,224.78
BANK OF AMERICA CORP (CALLABLE) DTD 09/18/2017 2.328% 10/01/2021	06051GGS2	450,000.00	A-	A3	09/13/17	09/18/17	450,000.00	2.33	2,997.30	450,000.00	448,731.45
<b>Security Type Sub-Total</b>		<b>16,865,000.00</b>					<b>16,879,084.38</b>	<b>1.86</b>	<b>79,900.80</b>	<b>16,875,729.70</b>	<b>16,787,384.85</b>
<b>Certificate of Deposit</b>											
CANADIAN IMPERIAL BANK NY CD DTD 12/05/2016 1.760% 11/30/2018	13606A5Z7	1,450,000.00	A-1	P-1	12/01/16	12/05/16	1,448,869.00	1.78	2,197.56	1,449,480.52	1,446,939.05
NORDEA BANK FINLAND NY CD DTD 12/05/2016 1.760% 11/30/2018	65558LWA6	1,450,000.00	A-1+	P-1	12/01/16	12/05/16	1,450,000.00	1.74	2,268.44	1,450,000.00	1,450,899.00
SVENSKA HANDELSBANKEN NY LT CD DTD 01/12/2017 1.890% 01/10/2019	86958JHB8	1,400,000.00	AA-	Aa2	01/10/17	01/12/17	1,400,000.00	1.91	12,862.50	1,400,000.00	1,393,810.60
BANK OF MONTREAL CHICAGO CERT DEPOS DTD 02/09/2017 1.880% 02/07/2019	06427KRC3	1,425,000.00	A+	A1	02/08/17	02/09/17	1,425,000.00	1.90	10,716.00	1,425,000.00	1,426,762.73
BANK OF NOVA SCOTIA HOUSTON LT CD DTD 04/06/2017 1.910% 04/05/2019	06417GUE6	1,425,000.00	A+	A1	04/05/17	04/06/17	1,425,000.00	1.91	6,653.17	1,425,000.00	1,419,841.50
SUMITOMO MITSUI BANK NY CD DTD 05/04/2017 2.050% 05/03/2019	86563YVNO	1,425,000.00	A	A1	05/03/17	05/04/17	1,425,000.00	2.05	4,787.60	1,425,000.00	1,424,025.30
SKANDINAV ENSKILDA BANKEN NY CD DTD 08/04/2017 1.840% 08/02/2019	83050FXT3	1,475,000.00	A+	Aa3	08/03/17	08/04/17	1,474,424.75	1.85	11,308.33	1,474,543.28	1,456,060.35
BANK TOKYO MITSUBISHI UFJ LTD LT CD DTD 09/27/2017 2.070% 09/25/2019	06539RGM3	750,000.00	A+	A1	09/25/17	09/27/17	750,000.00	2.07	4,140.00	750,000.00	746,490.75
WESTPAC BANKING CORP NY CD DTD 08/07/2017 2.050% 08/03/2020	96121T4A3	1,325,000.00	AA-	Aa3	08/03/17	08/07/17	1,325,000.00	2.05	10,865.00	1,325,000.00	1,322,800.50



**Managed Account Detail of Securities Held**

For the Month Ending **December 31, 2017**

**CITY OF ANTIOCH, CA - 04380500**

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>Certificate of Deposit</b>											
SWEDBANK (NEW YORK) CERT DEPOS DTD 11/17/2017 2.270% 11/16/2020	87019U6D6	750,000.00	AA-	Aa3	11/16/17	11/17/17	750,000.00	2.30	2,128.13	750,000.00	745,948.50
<b>Security Type Sub-Total</b>		<b>12,875,000.00</b>					<b>12,873,293.75</b>	<b>1.93</b>	<b>67,926.73</b>	<b>12,874,023.80</b>	<b>12,833,578.28</b>
<b>Asset-Backed Security / Collateralized Mortgage Obligation</b>											
CARMAX ABS 2016-3 A2 DTD 07/20/2016 1.170% 08/15/2019	14314EAB7	160,043.28	AAA	NR	07/14/16	07/20/16	160,030.23	1.18	83.22	160,036.66	159,853.08
FORD ABS 2015-C A3 DTD 09/22/2015 1.410% 02/15/2020	34530YAD5	199,172.25	AAA	Aaa	09/15/15	09/22/15	199,133.49	1.42	124.81	199,155.53	198,809.30
ALLY ABS 2016-3 A3 DTD 05/31/2016 1.440% 08/15/2020	02007LAC6	239,336.62	AAA	Aaa	05/24/16	05/31/16	239,313.38	1.44	153.18	239,322.62	238,691.39
HYUNDAI ABS 2016-A A3 DTD 03/30/2016 1.560% 09/15/2020	44930UAD8	140,000.00	AAA	Aaa	03/22/16	03/30/16	139,972.84	1.57	97.07	139,984.54	139,592.14
BANK OF AMERICA ABS 2015-A2 A DTD 04/29/2015 1.360% 09/15/2020	05522RCU0	495,000.00	AAA	NR	10/28/15	10/29/15	495,715.43	1.30	299.20	495,407.85	494,465.60
TOYOTA ABS 2017-B A3 DTD 05/17/2017 1.760% 07/15/2021	89190BAD0	725,000.00	AAA	Aaa	05/09/17	05/17/17	724,944.39	1.76	567.11	724,944.39	720,221.16
ALLY ABS 2017-3 A3 DTD 05/24/2017 1.740% 09/15/2021	02007EAE8	165,000.00	AAA	Aaa	05/16/17	05/24/17	164,982.79	1.96	127.60	164,985.33	164,066.13
CCCIT 2017-A9 A9 DTD 10/02/2017 1.800% 09/20/2021	17305EGH2	375,000.00	AAA	NR	09/25/17	10/02/17	374,972.06	1.80	1,668.75	374,973.95	373,081.73
CITIBANK ABS 2017-A3 A3 DTD 04/11/2017 1.920% 04/07/2022	17305EGB5	375,000.00	AAA	NR	05/15/17	05/22/17	376,001.25	1.82	1,680.00	375,912.39	372,660.71
<b>Security Type Sub-Total</b>		<b>2,873,552.15</b>					<b>2,875,065.86</b>	<b>1.61</b>	<b>4,800.94</b>	<b>2,874,723.26</b>	<b>2,861,441.24</b>
<b>Managed Account Sub-Total</b>		<b>73,787,402.07</b>					<b>73,818,625.39</b>	<b>1.57</b>	<b>269,084.35</b>	<b>73,792,920.51</b>	<b>73,237,755.60</b>



**Managed Account Detail of Securities Held**

For the Month Ending **December 31, 2017**

CITY OF ANTIOCH, CA - 04380500

Securities Sub-Total	\$73,787,402.07	\$73,818,625.39	1.57%	\$269,084.35	\$73,792,920.51	\$73,237,755.60
Accrued Interest						\$269,084.35
Total Investments						\$73,506,839.95



**Managed Account Security Transactions & Interest**

For the Month Ending **December 31, 2017**

**CITY OF ANTIOCH, CA - 04380500**

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
<b>BUY</b>										
12/01/17	12/05/17	US TREASURY N/B DTD 12/31/2015 1.750% 12/31/2020	912828N48	1,700,000.00	(1,691,898.44)	(12,773.10)	(1,704,671.54)			
12/04/17	12/06/17	US TREASURY N/B DTD 12/31/2015 1.750% 12/31/2020	912828N48	750,000.00	(745,253.91)	(5,670.86)	(750,924.77)			
<b>Transaction Type Sub-Total</b>				<b>2,450,000.00</b>	<b>(2,437,152.35)</b>	<b>(18,443.96)</b>	<b>(2,455,596.31)</b>			
<b>INTEREST</b>										
12/01/17	12/25/17	FNMA SERIES 2015-M15 ASQ2 DTD 11/01/2015 1.898% 01/01/2019	3136AOSW1	127,593.64	0.00	201.82	201.82			
12/01/17	12/25/17	FNMA SERIES 2015-M1 ASQ2 DTD 01/15/2015 1.626% 02/01/2018	3136AMKW8	126,006.26	0.00	170.74	170.74			
12/01/17	12/25/17	FNMA SERIES 2016-M9 ASQ2 DTD 06/01/2016 1.785% 06/01/2019	3136ASPX8	197,341.27	0.00	293.55	293.55			
12/01/17	12/25/17	FANNIE MAE SERIES 2015-M13 ASQ2 DTD 10/01/2015 1.646% 09/01/2019	3136AQDQ0	368,078.86	0.00	869.73	869.73			
12/01/17	12/25/17	FNMA SERIES 2015-M7 ASQ2 DTD 04/01/2015 1.550% 04/01/2018	3136ANJY4	126,004.35	0.00	162.76	162.76			
12/03/17	12/03/17	PFIZER INC CORP NOTES DTD 06/03/2016 1.450% 06/03/2019	717081DU4	725,000.00	0.00	5,256.25	5,256.25			
12/05/17	12/05/17	WALT DISNEY COMPANY CORP NOTES DTD 06/06/2017 1.800% 06/05/2020	25468PDU7	725,000.00	0.00	6,488.75	6,488.75			
12/05/17	12/05/17	HOME DEPOT INC CORP NOTES DTD 06/05/2017 1.800% 06/05/2020	437076BO4	345,000.00	0.00	3,105.00	3,105.00			
12/07/17	12/07/17	CITIGROUP INC CORP NOTES DTD 06/09/2016 2.050% 06/07/2019	172967KS9	280,000.00	0.00	2,870.00	2,870.00			
12/14/17	12/14/17	VISA INC (CALLABLE) CORP NOTES DTD 12/14/2015 2.200% 12/14/2020	92826CAB8	200,000.00	0.00	2,200.00	2,200.00			
12/15/17	12/15/17	BANK OF AMERICA ABS 2015-A2 A DTD 04/29/2015 1.360% 09/15/2020	05522RCU0	495,000.00	0.00	561.00	561.00			
12/15/17	12/15/17	ALLY ABS 2016-3 A3 DTD 05/31/2016 1.440% 08/15/2020	02007LAC6	255,000.00	0.00	306.00	306.00			
12/15/17	12/15/17	CARMAX ABS 2016-3 A2 DTD 07/20/2016 1.170% 08/15/2019	14314EAB7	196,293.41	0.00	191.39	191.39			



**Managed Account Security Transactions & Interest**

For the Month Ending **December 31, 2017**

**CITY OF ANTIOCH, CA - 04380500**

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
<b>INTEREST</b>										
12/15/17	12/15/17	ALLY ABS 2017-3 A3 DTD 05/24/2017 1.740% 09/15/2021	02007EAE8	165,000.00	0.00	239.25	239.25			
12/15/17	12/15/17	FORD ABS 2015-C A3 DTD 09/22/2015 1.410% 02/15/2020	34530YAD5	221,280.97	0.00	260.01	260.01			
12/15/17	12/15/17	TOYOTA ABS 2017-B A3 DTD 05/17/2017 1.760% 07/15/2021	89190BAD0	725,000.00	0.00	1,063.33	1,063.33			
12/15/17	12/15/17	HYUNDAI ABS 2016-A A3 DTD 03/30/2016 1.560% 09/15/2020	44930UAD8	140,000.00	0.00	182.00	182.00			
12/22/17	12/22/17	JOHN DEERE CAPITAL CORP NOTES DTD 06/22/2017 1.950% 06/22/2020	24422ETS8	150,000.00	0.00	1,462.50	1,462.50			
12/31/17	12/31/17	US TREASURY N/B DTD 12/31/2015 1.750% 12/31/2020	912828N48	1,700,000.00	0.00	14,875.00	14,875.00			
12/31/17	12/31/17	US TREASURY N/B DTD 12/31/2015 1.750% 12/31/2020	912828N48	750,000.00	0.00	6,562.50	6,562.50			
12/31/17	12/31/17	US TREASURY NOTES DTD 06/30/2015 1.625% 06/30/2020	912828XH8	2,700,000.00	0.00	21,937.50	21,937.50			
<b>Transaction Type Sub-Total</b>				<b>10,717,598.76</b>	<b>0.00</b>	<b>69,259.08</b>	<b>69,259.08</b>			
<b>PAYDOWNS</b>										
12/01/17	12/25/17	FNMA SERIES 2015-M15 ASQ2 DTD 11/01/2015 1.898% 01/01/2019	3136AOSW1	21,247.95	21,247.95	0.00	21,247.95	(212.48)	0.00	
12/01/17	12/25/17	FNMA SERIES 2016-M9 ASQ2 DTD 06/01/2016 1.785% 06/01/2019	3136ASPX8	321.05	321.05	0.00	321.05	(3.21)	0.00	
12/01/17	12/25/17	FNMA SERIES 2015-M7 ASQ2 DTD 04/01/2015 1.550% 04/01/2018	3136ANJY4	7,268.83	7,268.83	0.00	7,268.83	(72.66)	0.00	
12/01/17	12/25/17	FANNIE MAE SERIES 2015-M13 ASQ2 DTD 10/01/2015 1.646% 09/01/2019	3136AODQ0	49,413.53	49,413.53	0.00	49,413.53	(494.82)	0.00	
12/01/17	12/25/17	FNMA SERIES 2015-M1 ASQ2 DTD 01/15/2015 1.626% 02/01/2018	3136AMKW8	102,923.10	102,923.10	0.00	102,923.10	(1,028.46)	0.00	
12/15/17	12/15/17	ALLY ABS 2016-3 A3 DTD 05/31/2016 1.440% 08/15/2020	02007LAC6	15,663.38	15,663.38	0.00	15,663.38	1.52	0.00	
12/15/17	12/15/17	CARMAX ABS 2016-3 A2 DTD 07/20/2016 1.170% 08/15/2019	14314EAB7	36,250.13	36,250.13	0.00	36,250.13	2.96	0.00	



**Managed Account Security Transactions & Interest**

For the Month Ending **December 31, 2017**

CITY OF ANTIOCH, CA - 04380500

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
<b>PAYDOWNS</b>										
12/15/17	12/15/17	FORD ABS 2015-C A3 DTD 09/22/2015 1.410% 02/15/2020	34530YAD5	22,108.72	22,108.72	0.00	22,108.72	4.30	0.00	
<b>Transaction Type Sub-Total</b>				<b>255,196.69</b>	<b>255,196.69</b>	<b>0.00</b>	<b>255,196.69</b>	<b>(1,802.85)</b>	<b>0.00</b>	
<b>SELL</b>										
12/01/17	12/05/17	FHLB NOTES DTD 12/08/2016 1.250% 01/16/2019	3130AAE46	1,450,000.00	1,442,590.50	6,998.26	1,449,588.76	(7,351.50)	(7,376.14)	FIFO
12/04/17	12/06/17	ROYAL BANK OF CANADA NY CD DTD 03/15/2016 1.700% 03/09/2018	78009NZZ2	750,000.00	750,257.79	3,081.25	753,339.04	257.79	257.79	FIFO
<b>Transaction Type Sub-Total</b>				<b>2,200,000.00</b>	<b>2,192,848.29</b>	<b>10,079.51</b>	<b>2,202,927.80</b>	<b>(7,093.71)</b>	<b>(7,118.35)</b>	
<b>Managed Account Sub-Total</b>					<b>10,892.63</b>	<b>60,894.63</b>	<b>71,787.26</b>	<b>(8,896.56)</b>	<b>(7,118.35)</b>	
<b>Total Security Transactions</b>					<b>\$10,892.63</b>	<b>\$60,894.63</b>	<b>\$71,787.26</b>	<b>(\$8,896.56)</b>	<b>(\$7,118.35)</b>	



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of February 27, 2018

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Alexis Morris, Planning Manager *am*

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

**SUBJECT:** Wildflower Station Project – Second Reading of Ordinance

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### **RECOMMENDED ACTION**

It is recommended that the City Council adopt the Ordinance for a zoning map amendment from Planned Development District (PD) and Neighborhood/Community Commercial (C-2) to Planned Development District (PD-16-03) (Attachment "A").

### **STRATEGIC PURPOSE**

This action will improve Antioch's existing community by growing the local economy (Strategy G-1 in the Strategic Plan) and by providing new residential and commercial development (Strategy H-5 in the Strategic Plan), in that it would provide new commercial to serve local retail needs and provide housing for new residents that will contribute to the local community and the local economy.

### **DISCUSSION**

The adoption of an Ordinance requires two separate readings. The subject Ordinance was introduced at the February 13, 2018 City Council meeting. This second reading will finalize the adoption of this Ordinance.

### **ATTACHMENTS**

A: Ordinance for a zoning map amendment from Planned Development District (PD) and Neighborhood/Community Commercial (C-2) to Planned Development District (PD-16-03)

# ATTACHMENT "A"

ORDINANCE NO. \_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO REZONE THE APPROXIMATELY 23.03 ACRE WILDFLOWER STATION PROJECT SITE (APN 051-140-002), FROM PLANNED DEVELOPMENT DISTRICT (PD) AND NEIGHBORHOOD/COMMUNITY COMMERCIAL (C-2) TO PLANNED DEVELOPMENT DISTRICT (PD-16-03)**

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

**SECTION 1:** The City Council determined on February 13, 2018, that, pursuant to Section 15070 of the Guidelines of the California Environmental Quality Act, that the appropriate environmental document for the project is an Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

**SECTION 2:** At its regular meeting of January 17, 2018, the Planning Commission recommended that the City Council approve the resolution adopting the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the proposed project and recommended that the City Council adopt the ordinance to rezone the subject property to Planned Development District (PD-16-03).

**SECTION 3:** At its regular meeting of February 13, 2018, the City Council approved the resolution adopting the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Wildflower Station project.

**SECTION 4:** The real property described in Exhibit A, attached hereto, is hereby rezoned to Planned Development (PD-16-03) for the Wildflower Station project.

**SECTION 5:** The development standards, as defined below, for the subject property (APN 051-140-002), known as the Wildflower Station Project, are herein incorporated into this ordinance, and are binding upon said property.



**Development Standards for the Wildflower Station Planned Development District  
(PD-16-03)**

<b>Development Standards for the Wildflower Station Planned Development District</b>	<b>PD Zoning Standards for Single-Family Residential (SF)</b>	<b>PD Zoning Standards for Medium Density Residential (MDR)</b>	<b>PD Zoning Standards for Commercial Employment (CE)</b>
Maximum height	35'	45'	35'
Maximum Density – DU per acre	6 DU/Acre	20 DU/Acre	NA
Maximum Number of Units	22	98	NA
Maximum Lot Coverage	60% (gross first floor living plus garage area and any accessory structures divided by the lot area. Does not include patio covers open on all 4 sides or front porches)	40%	35% (all structures)
Minimum Lot Width	Lots shall conform to the Vesting Tentative Subdivision Map submitted to the Community Development Department on July 12, 2017	Lots shall conform to the Vesting Tentative Subdivision Map submitted to the Community Development Department on July 12, 2017	NA
Minimum Front Yard Setbacks	<u>From back of sidewalk:</u> Garage: 20' Porch: 10'	<u>From Face of Curb:</u> 10'	<u>From PL/ROW:</u> 30'
Minimum Side Yard Setbacks	<u>Minimum:</u> 4'  <u>One side yard:</u> Minimum 5'  <u>Separation between homes:</u> Minimum 9'  Architectural pop-outs and encroachments to the front, side and rear shall be allowed pursuant to Municipal Code Section 9-5.801.	<u>Between buildings:</u> 20'  Architectural pop-outs and encroachments to the front, side and rear shall be allowed pursuant to Municipal Code Section 9-5.801.	<u>Between buildings:</u> Per approved Final Development Plan submitted to the Community Development Department on July 12, 2017
Minimum Rear Yard Setbacks	<u>Living Space:</u> 9'	<u>From Face of Curb:</u> 10'	<u>From PL/ROW:</u> 30'

Development Standards for the Wildflower Station Planned Development District	PD Zoning Standards for Single-Family Residential (SF)	PD Zoning Standards for Medium Density Residential (MDR)	PD Zoning Standards for Commercial Employment (CE)
Accessory Structure Setbacks	<p><u>All Lot Types: Interior lot:</u> side yard and rear yard setback is zero feet.</p> <p><u>All Lot Types: Corner lot:</u> street side yard is 10 feet and rear /interior side yard is zero feet.</p>	<u>NA – Accessory structures are not permitted.</u>	<u>NA</u>
Covered Patio / California Room	<p><u>Covered Patio Definition:</u> A patio covered by a trellis, arbor or solid roof attached or detached to the main structure and open on three sides. <u>Setbacks:</u> 3' minimum to rear and side yard.</p> <p><u>California Room Definition:</u> A patio covered with a solid roof, attached to or detached from the main structure, with two or three solid walls. <u>Setbacks:</u> 4' minimum to side yard, 7' minimum to rear yard. <u>Design:</u> Must be architecturally compatible to the main house in design, colors and materials.</p>	<u>NA</u>	<u>NA</u>
Parking and Driveways	20-foot minimum setback to garage door. Garage shall provide at least two off-street parking spaces. One on-street parking space must be provided.	Parking provided per approved Final Development Plan.	Parking provided per approved Final Development Plan or subsequent use permit requirements.
Driveway Width	Driveway width not to exceed 45% of lot frontage.	<u>NA</u>	<u>NA</u>
Landscape Requirements	Project landscaping shall be consistent with the Wildflower Station Conceptual Landscape	Project landscaping shall be consistent with the Wildflower Station Conceptual Landscape	Project landscaping shall be consistent with the Wildflower Station Conceptual Landscape

Development Standards for the Wildflower Station Planned Development District	PD Zoning Standards for Single-Family Residential (SF)	PD Zoning Standards for Medium Density Residential (MDR)	PD Zoning Standards for Commercial Employment (CE)
	Plan submitted to the Community Development Department on July 12, 2017.	Plan submitted to the Community Development Department on July 12, 2017.	Plan submitted to the Community Development Department on July 12, 2017.
RV Parking	On-street or on-lot RV parking is prohibited.	RV parking is prohibited.	RV parking is prohibited.

**SECTION 6:** The allowed uses, as defined below, for the subject property (APN 051-140-002), known as the Wildflower Station Project, are herein incorporated into this ordinance, and are binding upon said property.

**Single Family Residential Uses.** Allowed uses within Single-Family Residential lots of the Wildflower Station project shall be those uses as allowed in the R-6 Single-Family Residential District as established in Section 9.5.3803 of the City of Antioch Municipal Code.

**Multi-Family Residential Uses.** Allowed uses within Multi-Family Residential portions of the Wildflower Station project (Parcel B of the Vesting Tentative Subdivision Map) shall be those uses as allowed in the R-20 Medium Density Residential District as established in Section 9.5.3803 of the City of Antioch Municipal Code.

**Commercial Allowed Uses.** Allowed uses for the Commercial portions of the Wildflower Station project shall be as established herein.

**Similar Use Determination.** Additional uses not specifically listed in the following table may be allowed where the Community Development Director determines a proposed use is substantially similar to a listed use. Such use would be subject to any reviews and limitations noted herein for the listed use that is identified as similar.

**Exception to Limitation.** Where a specific square footage limit on the total amount for a use is identified in the following table, the Community Development Director may, through approval of an Administrative Use Permit, grant a 25% increase in the total allowed square footage for the specific use. In granting such exception the Community Development Director shall consider the overall mix of uses present in the center and whether granting of the exception would substantially reduce the centers ability to meet the retail commercial needs of surrounding neighborhoods.

**Allowed Commercial Uses for the Wildflower Station Planned Development District (PD-16-03)**

Allowed Commercial Uses		Notes
<b>Commercial Retail</b>		
Merchandise and/or General Retail Sales	Allowed	Broadly includes merchandise and general retail except as otherwise defined herein.
Supermarkets or Grocery	Allowed	Supermarkets and groceries over 5,000 s.f. allowed to have alcohol sales by right
Convenience Store	Allowed	Limited to one store as a permitted use within the project. Any additional convenience store must apply for a conditional use permit. Convenience store defined as a store that sells primarily packaged food, household, and personal convenience items. Alcohol sales require a conditional use permit.
Gas Stations, with or without Car Wash and/or Convenience Store.	CUP	Any gas station or carwash use would require amendment of the project approvals per the requirements of § 9-5.2311, supported by analysis of site access, internal circulation, noise and other potential impacts as identified by the Community Development Department.
Pet supply stores with ancillary uses such as grooming services	Allowed	
Liquor Stores	CUP	Liquor Stores including by way of example, but not limited to, establishments that sell primarily beer, wine, or distilled spirits. No more than one liquor store is allowed within the center.
Motor Vehicle Sales	CUP	Including Automobile, Motorcycle, Recreational Vehicle and Boat Sales where vehicles are displayed indoors only.
<b>Restaurant/Entertainment</b>		
Restaurants (with or without liquor sales)	Allowed	Including, but not limited to: full-service sit-down restaurant establishments; take-out only establishments; delis; and, fast-food with no drive-through.
Bar, sports bar, lounge, nightclub and similar establishments	CUP	No more than one type of on-site sale of beer, wine, or distilled spirits establishment, including establishments which offer food as a secondary use, live entertainment and/or dancing.
Tasting room – beer, wine, distilled spirits	CUP	No more than one of each type (beer, wine, distilled spirits). Serving space may not exceed 30% of total square footage of business with limitation on hours of operation as determined appropriate during CUP review.

Video Arcades, indoor Movie Theatre, Bowling Alley, Skating Rink, and similar entertainment establishments	Allowed	
Health clubs and fitness studios	Allowed	Ancillary outdoor facilities such as swimming pools or tennis courts require approval of a conditional use permit.
Clubs/Lodges/Cultural Institutions	CUP	Subject to analysis of site access, internal circulation, noise and other issues as identified by the City.
<b>Commercial Services</b>		
Commercial and personal services	Allowed	Broadly includes personal services such as hair salons and day spas and professional offices such as title companies, real estate offices, tutoring centers that are less than 5,000 SF in size that provide services to the general public or to other businesses and that do not have the potential to generate noise, odors, fumes or hazards that could adversely impact surrounding uses.
Professional Office, Large	Allowed	Including but not limited to business, institutional, administrative, financial, professional and governmental offices, public and quasi-public offices greater than 5,000 SF in size. Such uses may be located within interior (not facing toward Hillcrest) portions of Buildings B, C and G and shall be limited to no more than 15,000 square feet total building space within the project.
Public or private charter schools, trade schools, colleges	CUP	Such uses may be located within interior (not facing toward Hillcrest) portions of Buildings B, C and G and shall be limited to no more than 15,000 square feet total building space within the project.
Acute Care/Rehabilitation Care/Psychiatric Care/other general medical care providers and offices	Allowed	
Pet Grooming and Veterinary Clinics	Allowed	Such uses must be confined to interior of the building. Overnight boarding of pets requires a conditional use permit.
Childcare/Daycare	CUP	Childcare/daycare smaller than 3,000 SF are allowed by right. Uses larger than 3,000 SF require a use permit approval supported by analysis of site access, internal circulation, noise and other potential impacts identified by the Community Development Director.

<b>Manufacture/Assembly/Commercial Uses</b>		
Ancillary uses which generate minimal noise, odor, smoke, and waste material	CUP	Light industrial use, such as minor manipulation or assembling of materials, or testing/repair of equipment (cameras, electronics, etc.), that are ancillary to an on-site commercial or retail use. Such uses may be located within interior (not facing toward Hillcrest) portions of Buildings B, C and G and shall be limited to no more than 8,000 square feet total building space within the project. All such uses must occur within a building.
Construction and fabrication related services	CUP	Including but not limited to cabinetry, countertop, and furniture fabrication shops. Such uses may be located within interior (not facing toward Hillcrest) portions of Buildings B, C and G and shall be limited to no more than 8,000 square feet total building space within the project. All such uses must occur within a building.
Commercial uses which manufacture and sell their primary product on the premises	Allowed	Uses include, but are not limited to, jewelry, bakeries, coffee roaster, ice cream. Review of such uses shall ensure surrounding uses are not impacted by noise, fumes, odors, hazards or other potential environmental impacts. Shall be limited to no more than 8,000 square feet total building space within the project.
Research and development facilities	Allowed	Such uses may be located within interior (not facing toward Hillcrest) portions of Buildings B, C and G and shall be limited to no more than 15,000 square feet total building space within the project.
Wholesale showrooms and distribution centers	Allowed	Such uses shall be limited to no more than 15,000 square feet total building space within the project and shall have no outdoor storage.
Medical/Dental/Optical Laboratories	Allowed	
<b>Misc. Uses and Regulations</b>		
Tobacco and Paraphernalia Retailer	Not allowed except as follows	The sale of drug paraphernalia is prohibited.  Convenience stores may sell tobacco when ancillary to a gas station and having less than 20% of their sales area devoted to tobacco products.  Retail businesses larger than 5,000 square feet may sell tobacco where less than 5% of their sales area devoted to tobacco products.
Assisted Living Facilities/Care Homes	CUP	Any assisted living/care home use would require amendment of the project approvals per the requirements of § 9-5.2311, supported by analysis of site access, internal circulation, noise and other potential impacts as identified by the Community Development Department.
Check cashing facilities, pawnshops and second hand sales	CUP	Shall be limited to one such facility within the project and shall not face toward Hillcrest Avenue or Wildflower Drive.

Outdoor display, dining, and/or sale of merchandise	Allowed with Administrative Use Permit	Outdoor display, dining, and/or sales areas are permitted as ancillary uses to existing tenants or as seasonal events not associated with a tenant, such as Christmas tree lots and pumpkin patches. These uses shall be subject to administrative use permit approval by the Zoning Administrator.
Drive Up Windows for all types of uses (i.e. restaurant, bank, etc.)	CUP	Any drive-through in a location other than Building H would require amendment of the project approvals per the requirements of § 9-5.2311 and use permit approval, supported by analysis of site access, internal circulation, noise and other potential impacts as identified by the Community Development Department.
Temporary parking lot display and/or sale areas	AUP	Are permitted as ancillary uses to existing tenants. These uses shall be subject to administrative use permit approval by the Zoning Administrator.

Allowed: Allowed by right, subject to limitations as noted  
CUP: Allowed subject to approval of a Conditional Use Permit  
AUP: Allowed subject to approval of an Administrative Use Permit

**SECTION 7:** The City Council finds that the public necessity requires the proposed zone change that the subject property is suitable to the use permitted in the proposed zone change that said permitted use is not detrimental to the surrounding property, and that the proposed zone change is in conformance with the Antioch General Plan.

**SECTION 8:** This ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption and shall be published once within fifteen (15) days upon passage and adoption in a newspaper of general circulation printed and published in the City of Antioch.

\* \* \* \* \*

I **HEREBY CERTIFY** that the foregoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Antioch, held on the 13<sup>th</sup> day of February, 2018, and passed and adopted at a regular meeting thereof, held on the 27<sup>th</sup> day of February, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

Sean Wright, Mayor of the City of Antioch

**ATTEST:**

Arne Simonsen, CMC  
City Clerk of the City of Antioch

**EXHIBIT "A"**

**WILDFLOWER STATION BOUNDARY  
APN 052-140-02**

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF ANTIOCH, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL B AS SAID PARCEL IS DESCRIBED ON THAT CERTAIN FINAL MAP ENTITLED "SUBDIVISION 5653 - HILLCREST", FILED FEBRUARY 27, 1981 IN BOOK 249 OF MAPS AT PAGE 26 (249 M 26); EXCEPTING THEREFORM THE PORTION DEEDED TO THE CITY OF ANTIOCH IN SERIES NO 2000-100734, RECORDED MAY 10, 2000, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, FURTHER DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE EAST CORNER OF SAID PARCEL B AS SHOWN ON SAID MAP (249 M 26), THENCE ALONG THE BOUNDARY OF SAID PARCEL B, SOUTH 14°50'28" WEST, 15.56 FEET;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 420.00 FEET, THROUGH A CENTRAL ANGLE OF 28° 29' 13", AN ARC LENGTH OF 208.82 FEET;

THENCE SOUTH 43°19'41" WEST, 569.72 FEET;

THENCE NORTH 74°28'24" WEST, 124.35 FEET;

THENCE NORTH 46°40'19" WEST, 498.79 FEET;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 670.05 FEET, THROUGH A CENTRAL ANGLE OF 59°28'57", AN ARC LENGTH OF 695.62 FEET;

THENCE NORTH 12°48'38" EAST, 341.59 FEET;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 730.05 FEET, THROUGH A CENTRAL ANGLE OF 4°02'46", AN ARC LENGTH OF 51.55 FEET;

THENCE SOUTH 82°15'47" EAST, 41.64 FEET TO THE WEST LINE OF THE BOUNDARY EXCEPTION RECORDED MAY 10, 2000, SERIES NO 2000-100734; CONTRA COSTA COUNTY RECORDS; THENCE LEAVING THE BOUNDARY LINE OF SAID PARCEL B (249 M 26), ALONG THE BOUNDARY OF SAID EXCEPTION, THE FOLLOWING FOUR (4) COURSES:

- 1) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, A RADIAL LINE TO WHICH BEARS NORTH 81°19'06" WEST, HAVING A RADIUS OF 772.00 FEET, THROUGH A CENTRAL ANGLE OF 4°45'37", AN ARC LENGTH OF 64.12 FEET TO A POINT OF CUSP;
- 2) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, A RADIAL LINE TO WHICH BEARS NORTH 78°57'12" WEST, HAVING A



RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 84°18'36", AN  
ARC LENGTH OF 29.43 FEET;

- 3) SOUTH 82°15'47" EAST, 83.80 FEET,
- 4) NORTH 7°44'13" EAST, 46.00 FEET TO THE BOUNDARY LINE OF SAID  
PARCEL B (249 M 26)

THENCE LEAVING THE BOUNDARY LINE OF SAID EXCEPTION, ALONG THE  
BOUNDARY LINE OF SAID PARCEL B (249 M 26), SOUTH 82°15'47" EAST, 513.29  
FEET,

THENCE SOUTH 13°43'17" EAST, 692.94 FEET,

THENCE NORTH 89°32'47" EAST, 205.74 FEET,

THENCE SOUTH 69°15'00" EAST, 71.84 FEET TO THE POINT OF **BEGINNING**.

CONTAINING 23.035 ACRES MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART THEREOF.

END OF DESCRIPTION

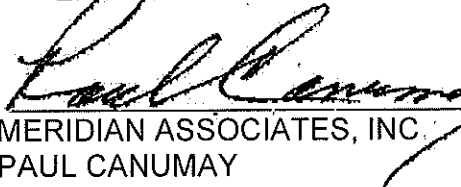
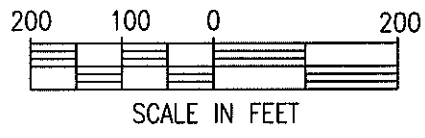
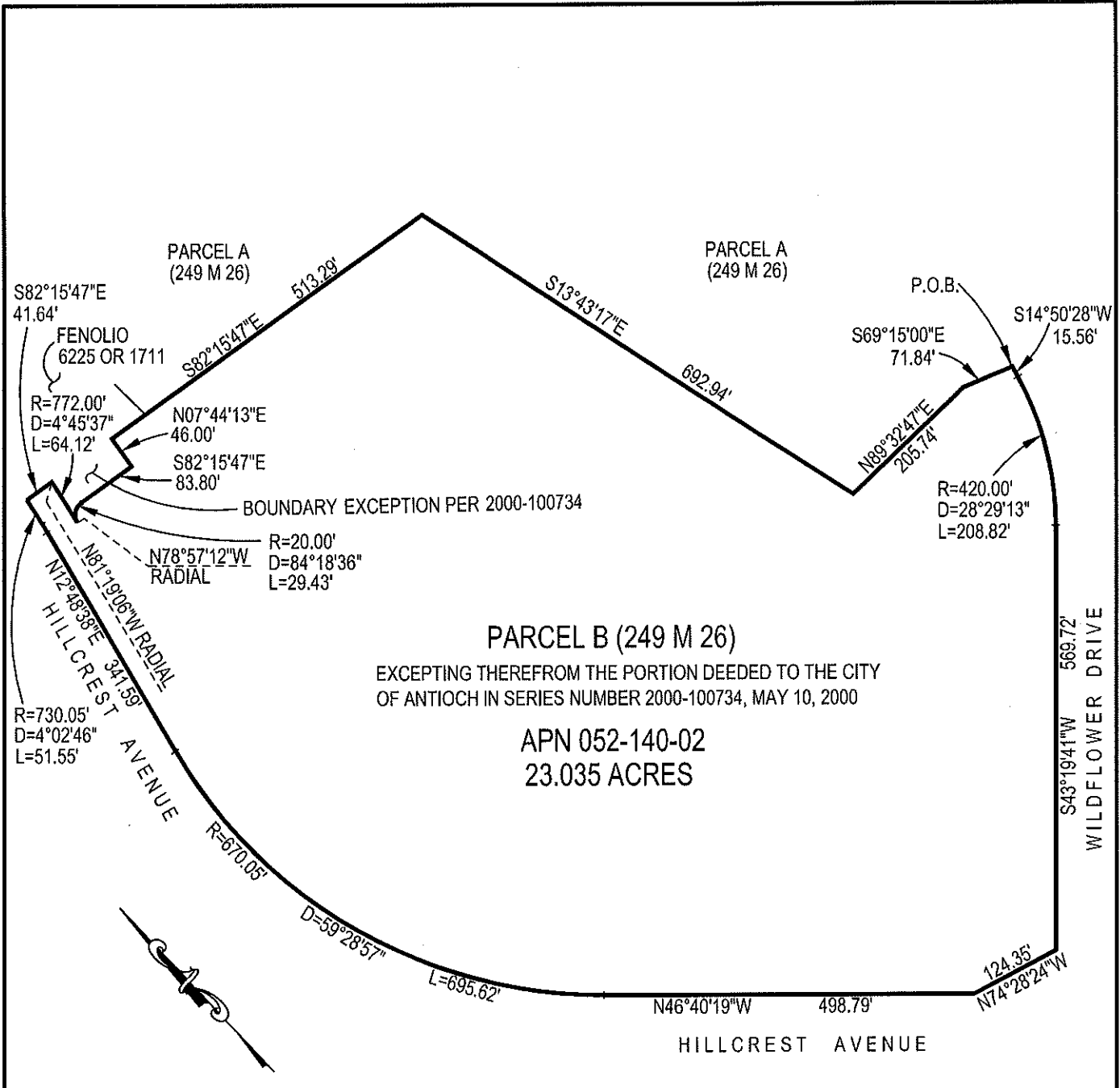
  
MERIDIAN ASSOCIATES, INC.  
PAUL CANUMAY  
L.S. 3272      DATED: 2-2-2018



EXHIBIT "B"



**EXHIBIT "B"**

PLAT TO ACCOMPANY LEGAL DESCRIPTION  
**WILDFLOWER STATION BOUNDARY**  
 PARCEL B AS SHOWN ON THE MAP OF SUBDIVISION  
 5653 - HILLCREST, FILED FEBRUARY 27, 1981 IN  
 MAP BOOK 249 AT PAGE 26 (249 M 26), EXCEPTING  
 THEREFROM THE BOUNDARY EXCEPTION RECORDED  
 MAY 10, 2000 IN SERIES NO 2000-100734,  
 CONTRA COSTA COUNTY RECORDS

PREPARED BY:  
**MERIDIAN ASSOCIATES, INC.**  
 1300A WILLOW PASS COURT PH: 925-691-7300  
 CONCORD, CA 94520 FAX: 925-691-7110

ANTIOCH - CONTRA COSTA COUNTY - CALIFORNIA  
 FEBRUARY 2, 2018 SCALE: 1" = 200'



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of February 27, 2018

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Phil Hoffmeister, Administrative Analyst

**APPROVED BY:** Lynne Filson, Assistant City Engineer II *LF*

**SUBJECT:** Street Lighting and Landscaping Maintenance District Assistant City Engineer's Report for FY 2018/2019

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### **RECOMMENDED ACTION**

It is recommended the City Council adopt the attached resolution instructing the Assistant City Engineer to prepare a consolidated Engineer's Report for FY 2018/2019 Lighting and Landscape District assessments.

### **STRATEGIC PURPOSE**

Consideration of this item is consistent with Strategic Plan Long Term Goal K-1; ensure well maintained public facilities, rights-of-way and parks.

### **FISCAL IMPACTS**

By itself, this action has no impact on the City's finances; if the Council were to decline to adopt the resolution and to abandon the landscaping assessments, impacts on the City's General Fund would be substantial.

### **DISCUSSION**

The annual Street Lighting and Landscaping Maintenance District proceedings begin with direction from City Council to prepare the Engineer's Report for the coming fiscal year. The attached resolution accomplishes this, but makes no decisions about any matters; it merely instructs the Assistant City Engineer to prepare a report for future consideration.

### **ATTACHMENTS**

A. Resolution

**ATTACHMENT "A"**

**RESOLUTION NO. 2018/\*\***

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH  
DIRECTING THE ASSISTANT CITY ENGINEER TO PREPARE A CONSOLIDATED  
ENGINEER'S REPORT FOR FY 2018/2019 LIGHTING AND LANDSCAPE  
DISTRICT ASSESSMENTS**

**WHEREAS**, Streets and Highways Code §22622 requires the City Council to adopt a resolution describing any proposed new improvements or substantial changes in existing improvements in the various landscaping maintenance districts, and to order the Assistant City Engineer of work to prepare a report pursuant to the Act; and

**WHEREAS**, there are no significant improvements or substantial changes, other than projects already approved in the City's budget documents or that are scheduled to be accepted from new developments; and

**WHEREAS**, in November of 1996, California's voters adopted Proposition 218, which will affect certain matters involving the upcoming Engineer's report.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council determines that, for the levy of annual assessments of all the landscaping districts, there are no proposed new improvements or substantial changes in existing improvements, other than maintenance of new facilities accepted by the City since the last Engineer's Report or installed through the normal City budget process, and other than those already described in the formation of the districts.

**BE IT FURTHER RESOLVED** that the Assistant City Engineer shall prepare and file a consolidated report for all the landscaping districts pursuant to Article 4 (commencing with §22565) of the Streets and Highways Code and the requirements of Proposition 218.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 27<sup>th</sup> day of February, 2018, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

---

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



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of February 27, 2018

**TO:** Honorable Mayor and Members of the City Council

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

**SUBJECT:** Accepting all of Volume 1 and the City's portion of Volume 2 of the Contra Costa County Operational Area Hazard Mitigation Plan (PW 705)

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### **RECOMMENDED ACTION**

It is recommended that the City Council adopt a resolution accepting all of Volume 1 and the City's portion of Volume 2 of the Contra Costa County Operational Area Hazard Mitigation Plan Update.

### **STRATEGIC PURPOSE**

This item supports Strategy B-1 in the Strategic Plan as we prepare to effectively manage and respond to disaster incidents in the City and the region in support of our Emergency Operations.

### **FISCAL IMPACT**

Once the hazard mitigation plan is adopted by all of the jurisdictional partners and approved by the Federal Emergency Management Agency (FEMA), the partnership will collectively and individually become eligible to apply for hazard mitigation project funding from both the Pre-Disaster Mitigation Grant Program (PDM) and the Hazard Mitigation Grant Program (HMGP).

The PDM competitive grant program provides funds to State, Tribal, and local governments for pre-disaster mitigation planning and projects primarily addressing natural hazards. Cost-Effective pre-disaster mitigation activities reduce risk to life and property from natural hazard events before a natural disaster strikes, thus reducing overall risks to the population and structures, while also reducing reliance on funding from actual disaster declarations. Funds will be awarded on a competitive basis for mitigation planning and project applications intended to make local governments more resistant to the impacts of future natural disasters (*for more details on this program see Attachment B*). The City currently has a grant application submitted for West Antioch Creek Flood Mitigation and Restoration.

Authorized under Section 404 of the Stafford Act, the HMGP administered by FEMA provides grants to States and local governments to implement long-term hazard mitigation measures after a major disaster declaration. The purpose of the program is to reduce the loss of life and property due to natural disasters and to enable mitigation

measures to be implemented during the immediate recovery from a disaster (*for more details on this program see Attachment B*).

## **DISCUSSION**

### **Background**

In November of 2016, a coalition of Contra Costa County cities and special districts embarked on a planning process to prepare for and lessen the impacts of specified natural hazards by updating the Contra Costa County Operational Area Hazard Mitigation Plan. Responding to federal mandates in the Disaster Mitigation Act of 2000 (Public Law 106-390), the partnership was formed to pool resources and to create a uniform hazard mitigation strategy that can be consistently applied to the defined planning area and used to ensure eligibility for specified grant funding success.

This effort represents the third comprehensive update to the initial hazard mitigation plan, approved by FEMA in November of 2005 and developed in partnership with the Association of Bay Area Governments (ABAG), as well as a return to a truly regional effort following the 2010 planning process. The 35 member coalition of partners involved in this program includes unincorporated Contra Costa County, 14 city and town governments and 20 special purpose districts. The planning area for the hazard mitigation plan was defined as the Contra Costa County Operational Area. The result of the organizational effort will be a FEMA and California Office of Emergency Services (CalOES) approved multi-jurisdictional, multi-hazard mitigation plan.

Mitigation is defined in this context as any sustained action taken to reduce or eliminate long-term risk to life and property from a hazard event. Mitigation planning is the systematic process of learning about the hazards that can affect the community, setting clear goals, identifying appropriate actions and following through with an effective mitigation strategy. Mitigation encourages long-term reduction of hazard vulnerability and can reduce the enormous cost of disasters to property owners and all levels of government. Mitigation can also protect critical community facilities, reduce exposure to liability, and minimize post-disaster community disruption.

The hazard identification and profiling in the hazard mitigation plan addresses the following hazards of concern within the planning area:

1. Dam failure
2. Drought
3. Earthquake
4. Flood
5. Landslide
6. Severe weather
7. Tsunami
8. Wildfire

Climate change is incorporated as a summary assessment of current and anticipated impacts for each identified hazard of concern.

With the exception of dam failure, this plan does not provide a full risk assessment of human-caused hazards. However, brief, qualitative discussions of the following hazards of interest are included: terrorism, cyber threats, hazardous materials release, pipeline and tank failure, and airline incidents.

A Planning Team consisting of local officials has taken the lead in developing the hazard mitigation plan. All participating local jurisdictions have been responsible for assisting in the development of the hazard and vulnerability assessments and the mitigation action strategies for their respective jurisdictions and organizations. The Plan presents the accumulated information in a unified framework to ensure a comprehensive and coordinated plan covering the entire Contra Costa County Operational Area planning area. Each jurisdiction has been responsible for the review and approval of their individual sections of the Plan.

Additionally, the plan has been aligned with the goals, objectives and priorities of the State's multi-hazard mitigation plan.

A 13 member Steering Committee (SC) composed of representative stakeholders was formed early in the planning process to guide the development of the Plan. In addition, residents were asked to contribute by sharing local knowledge of their individual area's vulnerability to natural hazards based on past occurrences. Public involvement has been solicited via a comprehensive public outreach campaign that included two rounds of public meetings, web-based information, a questionnaire, and multiple social media updates.

Volume I and the full Volume II of the Contra Costa County Operational Area Hazard Mitigation Plan Update can be found at: <https://www.contracosta.ca.gov/6842/Draft-Local-Hazard-Mitigation-Plan-Update>. (The introduction and Chapter 2 [City of Antioch] are included as an exhibit to the attached Resolution.)

#### **ATTACHMENTS**

- A. Resolution of Intention of the City Council of the City of Antioch Authorizing the Adoption of the Contra Costa County Operational Area Hazard Mitigation Plan Update (PW 705)
- B. Hazard Mitigation Grant Program (HMGP) and Pre-Disaster Mitigation Grant Program (PDM) Fact Sheet

**ATTACHMENT "A"**

**RESOLUTION NO. 2018/\*\***

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH  
AUTHORIZING THE ADOPTION OF THE CONTRA COSTA COUNTY  
OPERATIONAL AREA HAZARD MITIGATION PLAN UPDATE  
(PW 705)**

**WHEREAS**, all of Contra Costa County has exposure to natural hazards that increase the risk to life, property, environment and the County's economy; and

**WHEREAS**; pro-active mitigation of known hazards before a disaster event can reduce or eliminate long-term risk to life and property; and

**WHEREAS**, The Disaster Mitigation Act of 2000 (Public Law 106-390) established new requirements for pre- and post-disaster hazard mitigation programs; and

**WHEREAS**; a coalition of Contra Costa County, Cities, Towns and Special Districts with like planning objectives has been formed to pool resources and create consistent mitigation strategies within the Contra Costa County Operational Area planning area; and

**WHEREAS**, the coalition has completed a planning process that engages the public, assesses the risk and vulnerability to the impacts of natural hazards, develops a mitigation strategy consistent with a set of uniform goals and objectives, and creates a plan for implementing, evaluating and revising this strategy;

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Antioch that it does hereby authorize and approve:

- 1.) Adopts in its entirety, Volume I and the introduction and chapter 2 - the City of Antioch jurisdictional annex (Exhibit "A"), and the appendices of Volume II of the Contra Costa County Operational Area Hazard Mitigation Plan (HMP).
- 2.) Will use the adopted and approved portions of the HMP to guide pre- and post-disaster mitigation of the hazards identified.
- 3.) Will coordinate the strategies identified in the HMP with other planning programs and mechanisms under its jurisdictional authority.
- 4.) Will continue its support of the Steering Committee and continue to participate in the Planning Partnership as described by the HMP.
- 5.) Will help to promote and support the mitigation successes of all HMP Planning Partners.



\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was adopted by the City Council of the City of Antioch at a regular meeting thereof held on the 27<sup>th</sup> day of February 2018, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

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

**Exhibit "A"**

**Introduction to Volume II and the Antioch Jurisdictional Annexation  
of the Contra Costa County Operational Area Hazard Mitigation Plan  
Update**

A3

# EXHIBIT "A"

## INTRODUCTION

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### BACKGROUND

The Federal Emergency Management Agency (FEMA) encourages multi-jurisdictional planning for hazard mitigation. All participating jurisdictions must meet the requirements of Chapter 44 of the Code of Federal Regulations (44 CFR):

“Multi-jurisdictional plans (e.g. watershed plans) may be accepted, as appropriate, as long as each jurisdiction has participated in the process and has officially adopted the plan.” (Section 201.6.a(4))

For the Contra Costa County Hazard Mitigation Plan, a Planning Partnership was formed to leverage resources and to meet requirements of the federal Disaster Mitigation Act (DMA) for as many eligible local governments as possible. The DMA defines a local government as follows:

“Any county, municipality, city, town, township, public authority, school district, special district, intrastate district, council of governments (regardless of whether the council of governments is incorporated as a nonprofit corporation under State law), regional or interstate government entity, or agency or instrumentality of a local government; any Indian tribe or authorized tribal organization, or Alaska Native village or organization; and any rural community, unincorporated town or village, or other public entity.”

There are two types of Planning Partners that participated in this process, with distinct needs and capabilities:

- Incorporated municipalities (cities, towns and the County)
- Special purpose districts.

Each participating planning partner has prepared a jurisdiction-specific annex to this plan. These annexes, as well as information on the process by which they were created, are contained in this volume.

### THE PLANNING PARTNERSHIP

#### Initial Solicitation and Letters of Intent

The planning team solicited the participation of all eligible municipalities and special purpose districts at the outset of this project. A kickoff meeting was held on December 2, 2015 to identify potential stakeholders and planning partners for this process. The purpose of the meeting was to introduce the planning process to jurisdictions in the County that could have a stake in the outcome of the planning effort. All eligible local governments, including prior and potential planning partners, within the planning area were invited to attend. The goals of the meeting were as follows:

- Provide an overview of the Disaster Mitigation Act.
- Review the 2011 Plan and Planning Partnership
- Outline the work plan for this hazard mitigation plan.

A4

- Describe the benefits of multi-jurisdictional planning.
- Outline planning partner expectations.
- Solicit planning partners.
- Solicit volunteers/recommendations for the steering committee.

From these initial efforts, 48 interested local governments were provided with a list of planning partner expectations developed by the planning team and were informed of the obligations required for participation. Local governments wishing to join the planning effort were asked to provide the planning team with a “notice of intent to participate” that agreed to the planning partner expectations (see Appendix A) and designated a point of contact for their jurisdiction. In all, the planning team received formal commitment from 39 planning partners. Four of these commitments were from new planning partners that did not participate in the 2011 planning effort (Contra Costa Water District, Crockett Community Services District, San Ramon Valley Unified School District and San Ramon Geologic Abatement District). Of these new planning partners, only Contra Costa Water District was covered by a prior hazard mitigation plan. Contra Costa Water District was a participant in the 2011 regional planning effort sponsored by the Association of Bay Area Governments (ABAG). Maps for each participating city are provided in the individual annex for that city in this volume. Maps showing the location of participating special purpose districts by district type are provided at the end of this introduction.

## Planning Partner Expectations

The planning team developed the following list of planning partner expectations, which were confirmed at the kickoff meeting held on December 2, 2015 (see Appendix A for details):

- Complete administrative tasks:
  - Complete a letter of intent.
  - Designate points of contact.
  - Approve the steering committee.
- Participate, as able, in additional opportunities:
  - Attend steering committee meetings.
  - Attend or host public meetings or open houses.
  - Participate in and advertise the public review and comment period prior to adoption.
- Support the steering committee.
- Support the public involvement strategy.
- Participate in the critical facility update.
- Complete the jurisdictional annex template:
  - Attend the mandatory workshop.
  - Perform a capability assessment.
  - Review the risk assessment.
  - Review county-wide mitigation recommendations.
  - Develop a mitigation action plan.
- Adopt the plan.

By adopting this plan, each planning partner also agrees to the plan implementation and maintenance protocol established in Volume 1. Failure to meet these criteria may result in a partner being dropped from the partnership by the Steering Committee, and thus losing eligibility under the scope of this plan.

## Linkage Procedures

Eligible local jurisdictions that did not participate in development of this multi-jurisdictional plan may comply with DMA requirements by linking to this plan following the procedures outlined in Appendix B.

## ANNEX-PREPARATION PROCESS

### Templates

Templates were created to help the Planning Partners prepare their jurisdiction-specific annexes. Since special purpose districts operate differently from incorporated municipalities, separate templates were created for the two types of jurisdictions. The templates were created so that all criteria of Section 201.6 of 44 CFR would be met, based on the partners' capabilities and mode of operation. Templates available for the planning partners' use were specific as to whether the partner's annex is an update to a previous hazard mitigation plan or a first-time hazard mitigation plan. Each partner was asked to participate in a technical assistance workshop during which key elements of the template were discussed and subsequently completed by a designated point of contact for each partner and a member of the planning team. The templates were set up to lead each partner through a series of steps that would generate the DMA-required elements that are specific for each partner. The templates and their instructions can be found in Appendix C to this volume.

### Workshop

Workshops were held for Planning Partners to address the following topics:

- DMA
- Local plan background
- Mitigation defined
- Local plan guiding principle, goals and objectives
- The templates and the tool kit
- Risk ranking
- Developing your action plan
- Cost/benefit review
- Prioritization protocol
- Next steps.

Four sessions were held, two each on June 7, 2017 and June 14, 2017, to ensure that representatives from all planning partners would be able to attend. The sessions provided technical assistance and an overview of the template completion process. Attendance at this workshop was mandatory under the planning partner expectations established by the Steering Committee. There was 90-percent attendance of the partnership at these sessions.

In the risk-ranking exercise, each planning partner was asked to review the ranked risk specifically for its jurisdiction, based on the impact on its population and/or facilities. Municipalities based this ranking on probability of occurrence and the potential impact on people, property and the economy. Special purpose districts based this ranking on probability of occurrence and the potential impact on their constituency, their vital facilities and the facilities' functionality after an event. The methodology followed that used for the countywide risk ranking presented in Volume 1. The objectives of this exercise were to familiarize the partnership with how to use the risk assessment as a tool to support other planning and hazard mitigation processes and to help prioritize types of mitigation actions that should be considered. Hazards that were ranked as "high" for each jurisdiction as a result of this exercise were considered to be priorities for identifying appropriate mitigation actions, although jurisdictions also identified actions to mitigate "medium" or "low" ranked hazards as appropriate.

## Tool Kit

Each planning partner was provided with a tool kit to assist in completing the annex template and developing an action plan. The tool kits, which were used during the workshops and in follow-up work conducted by the planning partners, contained the following:

- The 2011 Contra Costa County Hazard Mitigation Plan and Association of Bay Area Governments Plan
- A catalog of mitigation best practices
- The guiding principle, goals and objectives developed for the update to the plan
- Information on the FEMA Hazard Mitigation Assistance grant program
- Information on past hazard events that have impacted the planning area
- County-wide and jurisdiction-specific maps for hazards of concern
- Special district boundary maps showing the sphere of influence for each special purpose district partner
- The risk assessment results developed for this plan
- Information on climate change and expected impacts in the planning area
- Jurisdiction-specific annex templates, with instructions for completing them
- FEMA guidance on plan integration
- The results of the public survey conducted as part of the public involvement strategy
- A copy of the presentation that was given at the workshop sessions.

A large portion of the workshop focused on how the tool kit should be used to develop the mitigation action plan. Planning partners were specifically asked to review the following to assist in the identification of actions:

- **The Jurisdiction's Capability Assessment**—Reviewed to identify capabilities that the jurisdiction does not currently have but should consider pursuing or capabilities that should be revisited and updated to include best available information; also reviewed to determine how existing capabilities can be leveraged to increase or improve hazard mitigation in the jurisdiction.
- **The Jurisdiction's National Flood Insurance Program Compliance Table**—Reviewed to identify opportunities to increase floodplain management capabilities.
- **The Jurisdiction's Review of Its Adaptive Capacity for Climate Change**—Reviewed to identify ways to leverage or continue to improve existing capacities and to improve understanding of other capacities.
- **The Jurisdiction's Identified Opportunities for Future Integration**—Reviewed to identify specific integration actions to be included in the mitigation strategy.
- **Jurisdiction-Specific Vulnerabilities**—Reviewed to identify actions that will help reduce known vulnerabilities.
- **The Mitigation Best Practices Catalog**—Reviewed to identify actions that the jurisdiction should consider including in its action plan.
- **Public Input**—Reviewed to identify potential actions and community priorities.

## Prioritization

44 CFR requires actions identified in the action plan to be prioritized (Section 201.c.3.iii). The planning team and steering committee developed a methodology for prioritizing the action plans that meets the needs of the partnership and the requirements of 44 CFR. All identified actions were prioritized in two categories—implementation and grant pursuit—as defined by the following criteria:

- Implementation priority
  - **High Priority**—Action meets multiple objectives, has benefits that exceed cost, has funding secured or is an ongoing project, and meets eligibility requirements for a grant program. High-priority actions

can be completed in the short term (1 to 5 years). The key factors for high-priority initiatives are that they have funding secured and can be completed in the short term.

- **Medium Priority**—Action meets multiple objectives, has benefits that exceed costs, and does not have funding secured but is eligible for funding. Action can be completed in the short term, once funding is secured. Medium-priority actions will become high-priority actions once funding is secured. The key factors for medium-priority actions are that they are eligible for funding but do not yet have funding secured, and that they can be completed in the short term.
  - **Low Priority**—Action mitigates the risk of a hazard, has benefits that do not exceed the costs or are difficult to quantify, does not have funding secured and is not eligible for grant funding, and has a long-term timeline for completion (1 to 10 years). Low-priority initiatives may be eligible for grant funding from programs that have not yet been identified.
- Grant pursuit priority
    - **High Priority**—Action meets grant eligibility requirements, has high benefits, and is listed as high or medium priority. Local funding options are unavailable or available local funds for the action could instead be used for projects that are not eligible for grant funding.
    - **Medium Priority**—Action meets grant eligibility requirements, has medium or low benefits, is listed as medium or low priority. Local funding options are unavailable.
    - **Low Priority**—Action does not meet grant eligibility requirements or has low benefits.

These priority definitions are dynamic and can change from one category to another based on changes to a parameter such as availability of funding. For example, a project might be assigned a medium priority because of the uncertainty of a funding source, but be changed to high priority once a funding source has been identified. The prioritization schedule for this plan will be reviewed and updated as needed annually through the plan maintenance strategy.

## Benefit/Cost Review

44 CFR requires the prioritization of the action plan to emphasize a benefit/cost analysis of the proposed actions. Because some actions may not be implemented for up to 10 years, benefit/cost analysis was qualitative and not of the detail required by FEMA for project grant eligibility under the Hazard Mitigation Assistance (HMA) grant program. A review of the apparent benefits versus the apparent cost of each project was performed. Parameters were established for assigning subjective ratings (high, medium, and low) to benefits and costs as follows:

- Benefit ratings:
  - **High**—The action will have an immediate impact on the reduction of risk exposure to life and property.
  - **Medium**—The action will have a long-term impact on the reduction of risk exposure to life and property or will provide an immediate reduction in the risk exposure to property.
  - **Low**—Long-term benefits of the action are difficult to quantify in the short term.
- Cost ratings:
  - **High**—Existing funding levels are not adequate to cover the costs of the proposed action; implementation would require an increase in revenue through an alternative source (for example, bonds, grants, and fee increases).
  - **Medium**—The action could be implemented with existing funding but would require a re-apportionment of the budget or a budget amendment, or the cost of the action would have to be spread over multiple years.

- **Low**—The action could be funded under the existing budget. The action is part of or can be part of an existing, ongoing program.

Using this approach, projects with positive benefit versus cost ratios (such as high over high, high over medium, medium over low, etc.) are considered cost-beneficial and are prioritized accordingly.

For many of the strategies identified in this action plan, funding might be sought under FEMA’s HMA program. This program requires detailed benefit/cost analysis as part of the application process. These analyses will be performed on projects at the time of application preparation. The FEMA benefit-cost model will be used to perform this review. For projects not seeking financial assistance from grant programs that require this sort of analysis, the Partners reserve the right to define “benefits” according to parameters that meet their needs and the goals and objectives of this plan.

## Analysis of Mitigation Actions

All planning partners reviewed their recommended actions to classify each action based on the hazard it addresses and the type of mitigation it involves. Mitigation types used for this categorization are as follows:

- **Prevention**—Government, administrative or regulatory actions that influence the way land and buildings are developed to reduce hazard losses. Includes planning and zoning, floodplain laws, capital improvement programs, open space preservation, and stormwater management regulations.
- **Property Protection**—Modification of buildings or structures to protect them from a hazard or removal of structures from a hazard area. Includes acquisition, elevation, relocation, structural retrofit, storm shutters, and shatter-resistant glass.
- **Public Education and Awareness**—Actions to inform citizens and elected officials about hazards and ways to mitigate them. Includes outreach projects, real estate disclosure, hazard information centers, and school-age and adult education.
- **Natural Resource Protection**—Actions that minimize hazard loss and preserve or restore the functions of natural systems. Includes sediment and erosion control, stream corridor restoration, watershed management, forest and vegetation management, and wetland restoration and preservation.
- **Emergency Services**—Actions that protect people and property during and immediately after a hazard event. Includes warning systems, emergency response services, and the protection of essential facilities.
- **Structural Projects**—Actions that involve the construction of structures to reduce the impact of a hazard. Includes dams, setback levees, floodwalls, retaining walls, and safe rooms.
- **Climate Resilient**—Actions that incorporate methods to mitigate and/or adapt to the impacts of climate change. Includes aquifer storage and recovery activities, incorporating future-conditions projections in project design or planning, or actions that specifically address jurisdiction-specific climate change risks, such as sea level rise or urban heat island effect.
- **Community Capacity Building**—Actions that increase or enhance local capabilities to adjust to potential damage, to take advantage of opportunities, or to respond to consequences. Includes staff training, memorandums of understanding, development of plans and studies, and monitoring programs.

These categories include categories identified in the Community Rating System (CRS) 2017 *CRS Coordinators Manual* (OMB No. 1660-0022, Figure 510-4). The CRS categories expand on the four categories in FEMA’s 2013 *Local Mitigation Handbook*. They provide a more comprehensive range of options, thus increasing integration opportunities. The use of CRS guidance enhances the CRS credit potential for this plan, for the benefit of planning partners who participate in the CRS program.

In addition to the CRS categories, two other categories were included in the analysis. The climate resilient category was added to facilitate the incorporation of climate adaptation planning into hazard mitigation plans in



accordance with California Senate Bill 379 (see Section 4 in Volume 1 of this plan). Community capacity building was added to clearly identify opportunities for expanding on existing capabilities.

## **COMPATIBILITY WITH PREVIOUS APPROVED PLANS**

Of the 48 initially identified potential planning partners, 37 were covered by prior plans approved by FEMA, with more than 500 cumulative mitigation actions identified in their plans. Of these, seven were covered under a 2010 planning effort by ABAG, and the balance were covered under the 2011 Contra Costa County Hazard Mitigation Plan. Table 1 lists all the initial partners and the role this multi-jurisdictional plan will play in achieving compliance and the CRS status, if applicable.

## **FINAL COVERAGE UNDER THE PLAN**

Of the 39 planning partners that submitted letters of intent to participate, 35 fully met the participation requirements specified by the Steering Committee. The principal requirement not met by the other partners was completion of the jurisdictional annex template following the workshops. Only the 35 partners that submitted completed templates are included in this volume and will seek DMA compliance under this plan. The remaining jurisdictions will need to follow the linkage procedures described in Appendix B of this volume. Table 2 lists the jurisdictions that submitted letters of intent and their ultimate status in this plan.

**Table 1. Prior Plan Status**

	FEMA Approval Date	Will Be Covered by this Multi-Jurisdictional Hazard Mitigation Plan? (Yes/No)	CRS Community (Yes/No)	Multi-Jurisdictional Hazard Mitigation Plan Will Become CRS Plan of Record?(Yes/No)
Contra Costa County	6/28/2011	Yes	Yes	Yes
City of Antioch	11/27/2012	Yes	No	No
City of Brentwood	Not available	Yes	No	No
City of Concord	3/13/2012 <sup>a</sup>	Yes	Yes	Yes
Town of Danville	7/19/2011	Yes	No	No
City of El Cerrito	11/8/2011	Yes	No	No
City of Lafayette	2/27/2012 <sup>a</sup>	Yes	No	No
City of Martinez	9/21/2011	Yes	No	No
Town of Moraga	1/11/2012 <sup>a</sup>	Yes	No	No
City of Orinda	9/6/2011 <sup>a</sup>	Yes	No	No
City of Pinole	9/20/2011	No	No	No
City of Pleasant Hill	7/6/2012	Yes	Yes	Yes
City of Richmond	11/1/2011	Yes	No	No
City of San Pablo	2/6/2012 <sup>a</sup>	Yes	Yes	Yes
City of San Ramon	6/28/2011	Yes	Yes	Yes
City of Walnut Creek	9/20/2011	Yes	Yes	Yes
Antioch Unified School District	8/10/2011	Yes	N/A	N/A
Bethel Island Municipal Improvement District	7/21/2011	Yes	N/A	N/A
Brentwood Union School District	Not available	No	N/A	N/A
Canyon Elementary School District	Not available	No	N/A	N/A
Contra Costa Community College District	6/27/2012	No	N/A	N/A
Contra Costa County Fire Protection District	2/14/2012	Yes	N/A	N/A
Contra Costa Flood Control and Water Conservation District	6/28/2011	Yes	N/A	N/A
Contra Costa County Office of Education	8/17/2011	Yes	N/A	N/A
Contra Costa County Sheriff's Search and Rescue	N/A	No	N/A	N/A
Contra Costa Water District	5/18/2011 <sup>a</sup>	Yes	N/A	N/A
Central Contra Costa Sanitary District	8/4/2011	Yes	N/A	N/A
Crockett Community Services District	Not available	Yes	N/A	N/A
Delta Diablo	10/12/2011	Yes	N/A	N/A
Diablo Water District	Not available	Yes	N/A	N/A
Dublin San Ramon Services District	Not available	No	N/A	N/A
East Contra Costa Fire Protection District	10/3/2011	No	N/A	N/A
Eastern Contra Costa Transit Authority (Tri Delta Transit)	Not available	Yes	N/A	N/A
Ironhouse Sanitary District	2/7/2012	Yes	N/A	N/A
Kensington Fire Protection District	1/11/2012	Yes	N/A	N/A
Kensington Police Protection and Community Service District	7/14/2011	Yes	N/A	N/A

111

	FEMA Approval Date	Will Be Covered by this Multi-Jurisdictional Hazard Mitigation Plan? (Yes/No)	CRS Community (Yes/No)	Multi-Jurisdictional Hazard Mitigation Plan Will Become CRS Plan of Record?(Yes/No)
Knightsen Community Services District	5/19/2011	No	N/A	N/A
Liberty Union High School District	9/14/2011	No	N/A	N/A
Mount Diablo Unified School District	Not available	No	N/A	N/A
Pleasant Hill Recreation and Park District	7/13/2011	Yes	N/A	N/A
Reclamation District 800 (Byron Tract)	10/4/2011	No	N/A	N/A
Reclamation District 830 (Jersey Island)	1/13/2012	Yes	N/A	N/A
Rodeo-Hercules Fire Protection District	8/24/2011	No	N/A	N/A
San Ramon Geological Hazard Abatement District	Not available	Yes	N/A	N/A
San Ramon Valley Fire Protection District	3/28/2012	Yes	N/A	N/A
San Ramon Valley Unified School District	Not available	Yes	N/A	N/A
Walnut Creek School District	9/19/2011	No	N/A	N/A
West Contra Costa Unified School District	9/21/2011	Yes	N/A	N/A

a. Jurisdiction covered under 2010 ABAG Local Hazard Mitigation Plan. Date listed indicates date of adoption; FEMA approval date is not available.

**Table 2. Planning Partner Status**

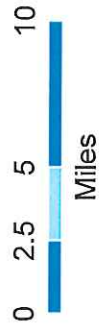
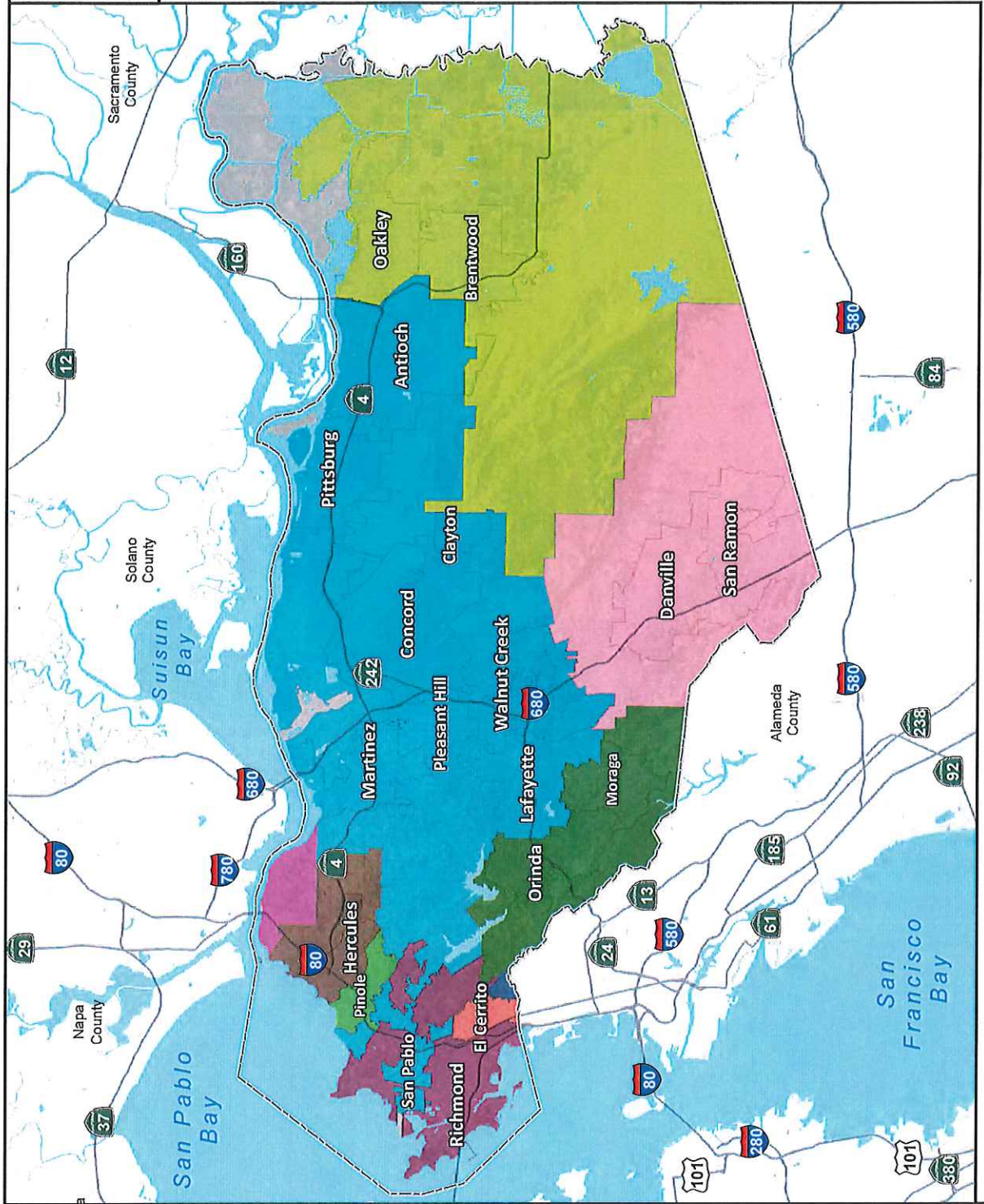
	Letter of Intent Date	Attended Workshop?	Completed Template?	Covered by This Plan?
<b>Municipalities</b>				
City of Antioch	1/21/2016	Yes	Yes	Yes
City of Brentwood	1/11/2016	Yes	Yes	Yes
City of Concord	1/14/2016	Yes	Yes	Yes
Town of Danville	12/8/2015	Yes	Yes	Yes
City of El Cerrito	11/10/2016	Yes	Yes	Yes
City of Lafayette	2/9/2017	Yes	Yes	Yes
City of Martinez	11/10/2016	Yes	Yes	Yes
Town of Moraga	1/13/2016	Yes	Yes	Yes
City of Orinda	2/8/2017	Yes	Yes	Yes
City of Pleasant Hill	1/27/16	No <sup>a</sup>	Yes	Yes
City of Richmond	2/8/2016	Yes	Yes	Yes
City of San Pablo	1/20/2016	Yes	Yes	Yes
City of San Ramon	1/29/2016	Yes	Yes	Yes
City of Walnut Creek	11/10/2016	Yes	Yes	Yes
Contra Costa County	1/25/2016	Yes	Yes	Yes
<b>Fire Districts</b>				
Contra Costa County Fire Protection District	11/10/2016	Yes	Yes	Yes
Kensington Fire Protection District	11/16/2016	Yes	Yes	Yes
Moraga-Orinda Fire Protection District	1/27/2016	No	No	No
Rodeo-Hercules Fire Protection District	11/10/2016	No	No	No
San Ramon Valley Fire Protection District	1/26/2016	Yes	Yes	Yes
<b>School Districts</b>				
Antioch Unified School District	1/14/2016	Yes	Yes	Yes
Contra Costa County Office of Education	1/29/2016	Yes	Yes	Yes
San Ramon Valley Unified School District	12/20/2016	Yes	Yes	Yes
West Contra Costa Unified School District	1/26/2016	Yes	Yes	Yes
<b>Water, Sewer and Utility Districts</b>				
Central Contra Costa County Sanitary District	1/12/2016	Yes	Yes	Yes
Contra Costa Water District	12/2/2016	Yes	Yes	Yes
Delta Diablo	1/18/2016	Yes	Yes	Yes
Diablo Water District	1/15/2016	Yes	Yes	Yes
Dublin San Ramon Services District <sup>b</sup>	2/22/2016	No	No	No
Ironhouse Sanitary District	12/16/2015	Yes	Yes	Yes
<b>Other Districts</b>				
Bethel Island Municipal Improvement District	1/27/2016	Yes	Yes	Yes
Contra Costa County Flood Control and Water Conservation District	2/11/2016	Yes	Yes	Yes
Crockett Community Services District	11/22/2016	Yes	Yes	Yes
Eastern Contra Costa County Transit Authority	12/7/2015	Yes	Yes	Yes
Kensington Police Protection and Community Services District	1/29/2016	Yes	Yes	Yes
Pleasant Hill Recreation and Park District	1/11/2016	Yes	Yes	Yes
Reclamation District 800	1/14/2016	No	No	No
Reclamation District 830	12/16/2015	Yes	Yes	Yes
San Ramon Geological Hazard Abatement District	11/10/2016	Yes	Yes	Yes

- a. Due to staffing shortages and vacation schedules, a representative from the City of Pleasant Hill was unable to attend the workshops. One-on-one assistance was provided by a member of the planning team.
- b. Dublin San Ramon Services District suspended participation in this planning effort after the Tri-Valley Planning Partnership was formed. A greater portion of the District's service area lies within the planning area for the Tri-Valley effort.

A13

# Contra Costa County Fire Protection Districts

- Contra Costa Fire Protection District
- Crockett-Carquinez Fire Protection District
- East Contra Costa Fire Protection District
- City of El Cerrito Fire Department
- Kensington Fire Protection District
- Moraga-Orinda Fire Protection District
- Pinole Fire Protection District
- Richmond Fire Protection District
- Rodeo-Hercules Fire Protection District
- San Ramon Valley Fire Protection District
- No District

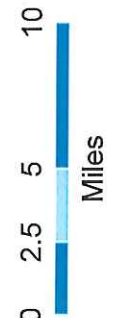
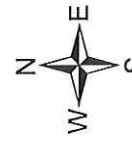
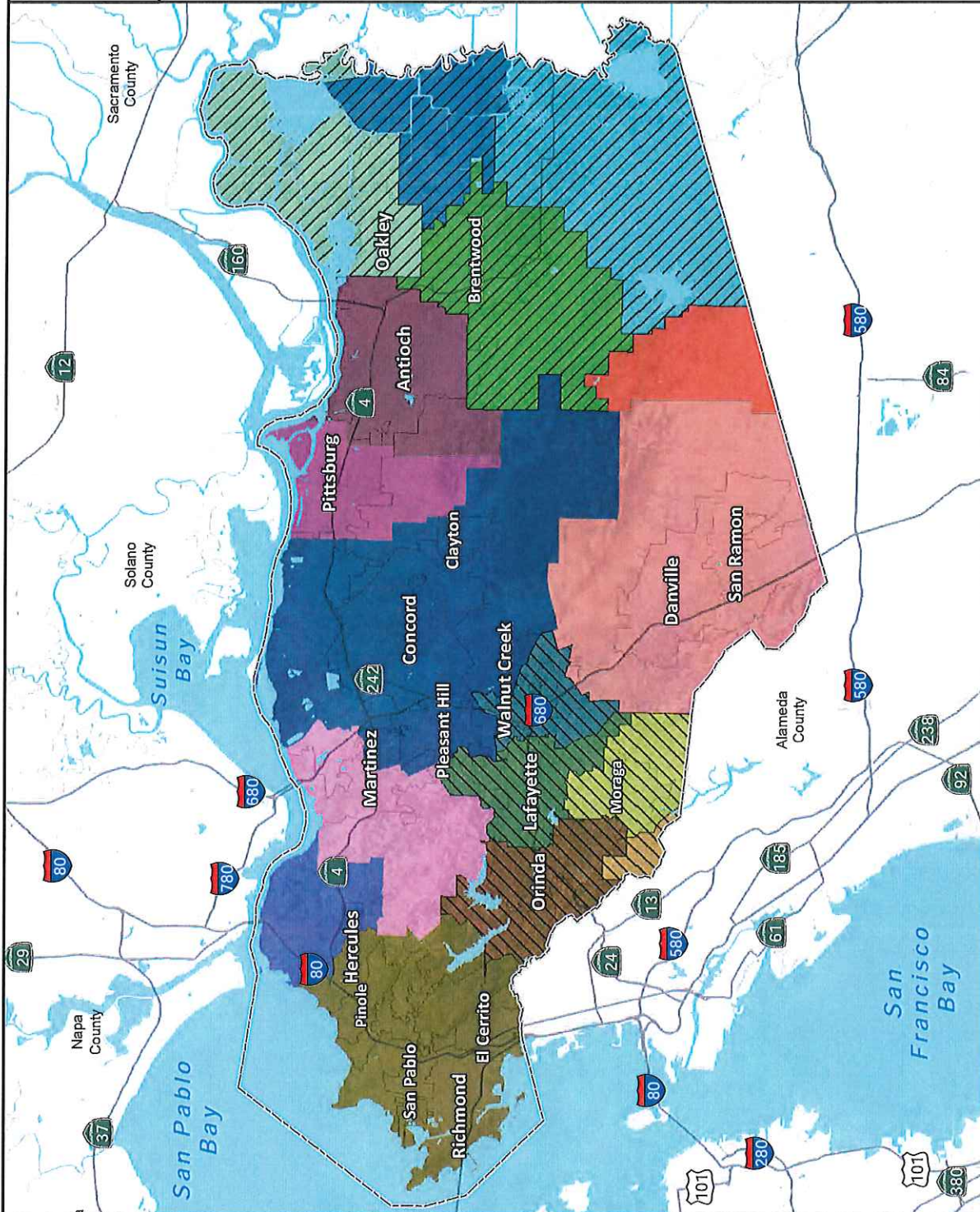


- Contra Costa County Boundary
  - City Boundaries
  - Water Bodies & Channels
- Map Data Sources: Contra Costa County, Caltrans, USDA

# Contra Costa County

## School Districts

- Acalanes Union High School District
- Liberty Union High School District
- Antioch Unified School District
- Brentwood Union Elementary School District
- Byron Union Elementary School District
- Canyon Elementary School District
- John Swett Unified School District
- Knightsen Elementary School District
- Lafayette Elementary School District
- Livermore Valley Unified School District
- Martinez Unified School District
- Moraga Elementary School District
- Mt. Diablo Unified School District
- Oakley Union Elementary School District
- Orinda Union Elementary School District
- Pittsburg Unified School District
- San Ramon Valley Unified School District
- Walnut Creek Elementary School District
- West Contra Costa Unified School District








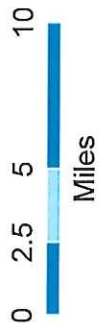
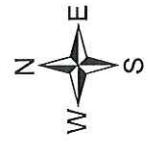
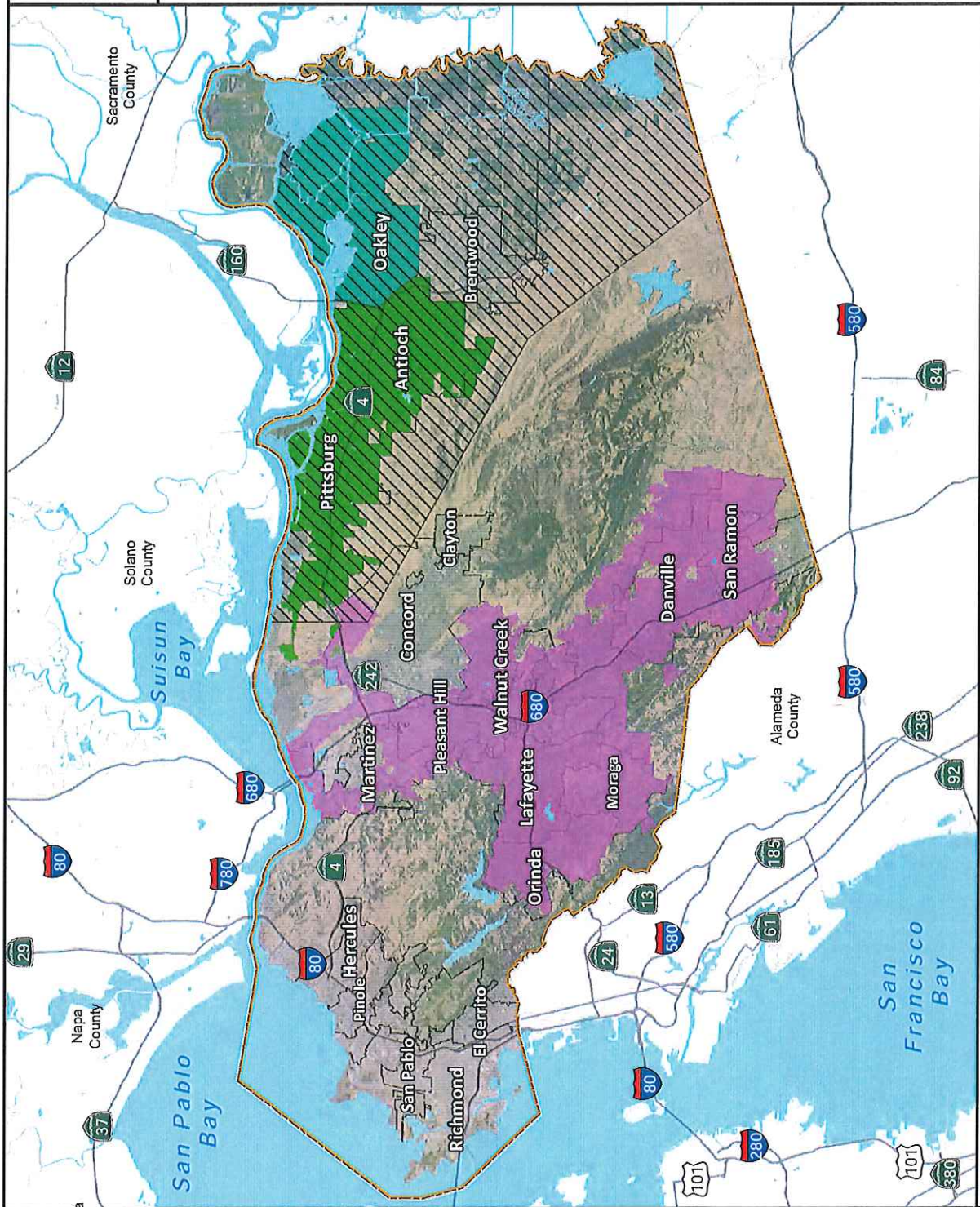
Map Data Sources: Contra Costa County, Caltrans, USDA



AIS

# Contra Costa County Education, Sanitation & Transit Districts

-  Contra Costa County Office of Education
-  TriDelta Transit Service Area
-  Central Contra Costa Sanitary District
-  Delta Diablo Sanitation District
-  Ironhouse Sanitary District
















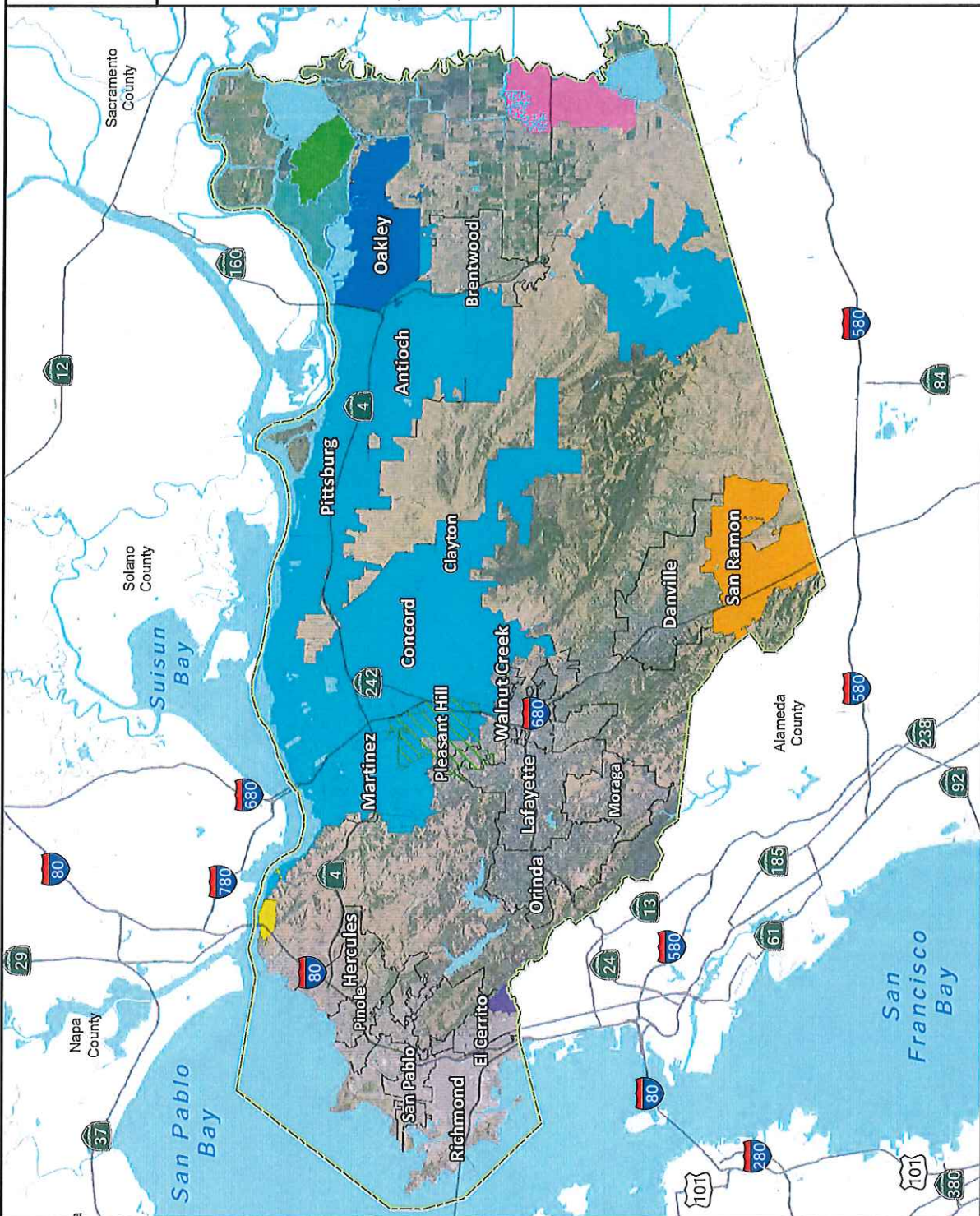
-  Contra Costa County Boundary
  -  City Boundaries
  -  Water Bodies & Channels
- Map Data Sources: Contra Costa County, Caltrans, USDA

A14

# Contra Costa County

## Special Districts

-  Contra Costa County Flood Control & Conservation District
-  Bethel Island Municipal Improvement District
-  Pleasant Hill Parks & Recreation District
-  San Ramon Geologic Hazards Abatement District
-  Community Services Districts
-  Crockett Community Services District
-  Kensington Community Services District
-  Water Districts
-  Diablo Water District
-  Contra Costa Water District
-  Reclamation Districts
-  No. 800 (Byron Tract)
-  No. 830 (Jersey Island)



Map Data Sources: Contra Costa County, Caltrans, USDA

-  Contra Costa County Boundary
-  City Boundaries
-  Water Bodies & Channels



## 2. CITY OF ANTIOCH

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### 2.1 HAZARD MITIGATION PLAN POINT OF CONTACT

#### Primary Point of Contact

Lynne Filson  
Assistant City Engineer II  
200 H Street  
Antioch, CA 94509  
Telephone: 925-779-7025  
e-mail Address: lfilson@ci.antioch.ca.us

#### Alternate Point of Contact

Julie Haas-Wajdowicz  
Environmental Resource Coordinator  
200 H Street  
Antioch, CA 94509  
Telephone: 925-779-7097  
e-mail Address: jhaaswajdowicz@ci.antioch.ca.us

### 2.2 JURISDICTION PROFILE

The following is a summary of key information about the jurisdiction and its history:

- **Date of Incorporation**—February 6, 1872
- **Current Population**—114,241 as of January 1, 2017 (California Department of Finance, 2017)
- **Population Growth**—Based upon U.S. Census and California Department of Finance data, City of Antioch's population growth rates have slowed significantly since the 2000 – 2010 Census. Overall population growth in that decade was 13.1 percent. From 2010 to 2017, however, growth slowed to 0.11 percent, and between January 1, 2016 and January 1, 2017 the annual increase was 0.7 percent.
- **Location and Description**—Antioch is a city in the East Bay region of the San Francisco Bay area at the confluence of the Sacramento and San Joaquin Rivers, at the gateway to the agriculturally rich San Joaquin Delta. The city is slightly more than 50 miles east of San Francisco and 55 miles southwest of Sacramento (at 38°00'N, 121°48'21"W). The City has a total area of 28.16 square miles.

Antioch is home to 31 parks covering 310 acres, with an additional 600 acres of City-owned open space. It has 11 miles of walking paths connecting communities to parks and schools. Within its boundaries, Antioch has Contra Loma Regional Park, the Antioch/Oakley Regional Shoreline and a portion of the Black Diamond Mines Regional Park, and the Mokelumne Coast to Crest Trail and Delta De Anza Regional Trail. These three parks cover 6,493 acres; approximately 38 percent of Antioch's total area. Just outside Antioch's city limit is the 2,024-acre Round Valley Regional Preserve. In addition, established in 1980, the Antioch Dunes National Wildlife Refuge was the first national wildlife refuge in the country established for the purpose of protecting endangered plants and insects. It is located on the south shore of the San Joaquin River in Antioch.

- **Brief History**—In 1849, the town was founded by brothers William and Joseph Smith, who named the town Smith's Landing. On February 5, 1850, Joseph Smith died of malaria and his brother moved to a higher ground overlooking the river. On July 4, 1851, William Smith held a picnic for the town residents on the bluff near his home. They discussed naming the community and Smith finally suggested the biblical name of Antioch, a town in Syria where the Christians were first named. Antioch was the name chosen and dedicated to the memory of Joseph. Around 1859, coal was discovered in the hills south of

Antioch, and coal mining formed the first substantial business in the area apart from farming and dairying. In 1872, Antioch incorporated as a General Law city. The town continued to prosper into the 1900s, becoming a “blue collar” factory community also supporting a fishing and commercial boating industry. In the latter part of the 1900s, as the factories began to close or move elsewhere, Antioch began to take on a new look. Today, Antioch is mainly a “bedroom” community, with most adults working in central Contra Costa County and larger cities toward Oakland and San Francisco. The City has seen an enormous amount of growth in the last 25 years as the population of the greater Bay Area grew. The City will continue to grow as real estate prices force families to move toward the suburbs.

- **Climate**—The climate is mild, with annual temperatures ranging between a high of 96°F and a low of 34°F. Humidity levels are generally low and the City’s riverfront location often provides cooling breezes. Annual rainfall is just over 15.4 inches, the majority of which falls between October and May. Average annual snowfall is essentially zero.
- **Governing Body Format**—The City of Antioch has a Council/Manager form of government. Policy making and legislative authority is vested in a five-member City Council consisting of a Mayor and four Council Members. The four Council Members are elected to four-year overlapping terms. The Mayor is directly elected to a four-year term. The City Council assumes responsibility for adoption of this plan, and the City Manager will oversee its implementation.

The City Council presides over and adopts the City’s annual budget and financial affairs; appoints commissions and committees; and hires and supervises the City Manager and City Attorney. City Council members are directly responsible for service to the citizens, businesses and policies of the City. The City Manager advises City Council; supervises personnel and all City departments; enforces ordinances and programs approved by City Council; and, oversees day-to-day city government operations.

## 2.3 DEVELOPMENT TRENDS

Over the last few years, the City of Antioch has been recovering from the crash of the housing market and the great recession. The pace of residential development in the Bay Area and the State has continued to show consistent positive growth, with generally positive results for local economies reliant on housing construction. Antioch’s economy has not seen the same level of growth from the housing market increase as some of our neighboring communities. The focus of development since 2003 has been primarily commercial development. The new office, commercial and flex-space developments have created the opportunity for well over 5,000 new jobs within the City. Over time new jobs will lead to growth in the local economy. The recent Northeast Annexation of some-750 acres has created the opportunity for waterfront development for the properties that front the San Joaquin River. The property is mixed-use commercial, industrial, retail and residential.

A rise in the housing market and a significantly better economy have contributed to economic expansion and vitality. Even with the improved economy, Antioch has suffered from a low number of sworn police officers. In November 2013, the community passed Measure C, a ½ cent sales tax increase, which the City Council dedicated 100 percent to increasing our Police Department and Code Enforcement budgets. This prioritization of public safety and health enabled the City to hire more police officers and code enforcement staff. The results have been a decrease in the crime rate; reduced response times; and, increases in code enforcement and cleanup activities. In 2014, the community passed Measure O to ensure that residential landlords paid a fair business license tax. This revenue has been used to improve City hours of operation and reduce the City’s budget deficit.

In spite of increased revenues, the City maintains a focus on continuing to find ways to improve efficiency, seek new ideas for savings and revenue generation, and continue with economic development.

Of significant community and economic value to Antioch are recent completion of the widening State Highway 4 from Loveridge Road to Hillcrest Avenue; completion of the Highway 4/Highway 160 interchange; and, the soon

to be completed Hillcrest eBART station, which will connect Antioch and East Contra Costa County with the Pittsburg/Bay Point BART Station. The recently completed Antioch Community Center at the Prewett Family Park has been a well-received amenity for the community and southeast Antioch. The City Council has other projects and plans that will enrich the City and make Antioch an even better place to live, work and play. In striving to continue positive “development trends,” the following projects will be of focus:

- Complete the Downtown Specific Plan to revitalize the Rivertown area.
- Bring a well-established restaurant to the Antioch Marina.
- Revitalize the Amtrak station and surrounding area.
- Establish a water transit system.
- Protect the City’s water rights from state proposals.
- Initiate long-term infrastructure planning.
- Seek grants as possible alternative funding for City projects.
- Remain committed to construction of a full-scale library facility at Prewett Park.

Table 2-1 summarizes development trends in the performance period since development of the previous hazard mitigation plan and expected future development trends.

Criterion	Response																								
<p>Has your jurisdiction annexed any land since the development of the previous hazard mitigation plan?</p> <ul style="list-style-type: none"> <li>• If yes, give the estimated area annexed and estimated number of parcels or structures.</li> </ul>	<p style="text-align: center;">Yes</p> <p>Approximately 759 acres of mixed-use county unincorporated real property has recently been annexed to the City of Antioch. Planning is in its earliest stages for this new property. Approximately 144 parcel.</p>																								
<p>Is your jurisdiction expected to annex any areas during the performance period of this plan?</p>	<p style="text-align: center;">No</p>																								
<p>Are any areas targeted for development or major redevelopment in the next five years?</p> <ul style="list-style-type: none"> <li>• If yes, please briefly describe</li> </ul>	<p style="text-align: center;">Yes</p> <ul style="list-style-type: none"> <li>• Sand Creek Focus Area—2783 Acres, 4000 Residential Units</li> <li>• East Lone Tree Area—approx. 800 Acres, 241.3 Acres residential, 98.3 Employment, 113.2 Acres Retail, 11.3 Acres School, 10.7 Public Facilities, remaining acreage parks, open space, roads</li> <li>• Hillcrest Station Area—Transit Oriented Development, Mixed Use -- Max 2,500 residential units</li> </ul> <p>Portions of these areas are in known hazard areas. Development will mitigate or avoid hazard areas.</p>																								
<p>How many building permits for new construction were issued in your jurisdiction since the development of the previous hazard mitigation plan?</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">2012</th> <th style="text-align: center;">2013</th> <th style="text-align: center;">2014</th> <th style="text-align: center;">2015</th> <th style="text-align: center;">2016</th> </tr> </thead> <tbody> <tr> <td>Single Family</td> <td style="text-align: center;">263</td> <td style="text-align: center;">240</td> <td style="text-align: center;">83</td> <td style="text-align: center;">68</td> <td style="text-align: center;">42</td> </tr> <tr> <td>Multi-Family</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">1<sup>a</sup></td> </tr> <tr> <td>Other (commercial, mixed use, etc.)</td> <td style="text-align: center;">2</td> <td style="text-align: center;">2</td> <td style="text-align: center;">4</td> <td style="text-align: center;">7</td> <td style="text-align: center;">2</td> </tr> </tbody> </table>		2012	2013	2014	2015	2016	Single Family	263	240	83	68	42	Multi-Family	0	0	0	0	1 <sup>a</sup>	Other (commercial, mixed use, etc.)	2	2	4	7	2
	2012	2013	2014	2015	2016																				
Single Family	263	240	83	68	42																				
Multi-Family	0	0	0	0	1 <sup>a</sup>																				
Other (commercial, mixed use, etc.)	2	2	4	7	2																				
<p>Please provide the number of permits for each hazard area or provide a qualitative description of where development has occurred.</p>	<ul style="list-style-type: none"> <li>• Special Flood Hazard Areas: 0</li> <li>• Landslide: 20 Landslide vulnerability is described as “scattered small landslides” and slide locations are mapped in locations with primarily very low development. All development required to have a soils report and mitigate hazard.</li> <li>• High Liquefaction Areas: 0</li> <li>• Dam Failure Inundation Area: 1<sup>a</sup></li> <li>• Wildfire Risk Areas: 0</li> </ul>																								

a. One permit for two buildings for a total of 85 apartments

A20

## 2.4 CAPABILITY ASSESSMENT

The City of Antioch performed an inventory and analysis of existing capabilities, plans, programs and policies that enhance its ability to implement mitigation strategies. The introduction at the beginning of this volume of the hazard mitigation plan describes the components included in the capability assessment and their significance for hazard mitigation planning. This section summarizes the following findings of the assessment:

- An assessment of legal and regulatory capabilities is presented in Table 2-2.
- Development and permitting capabilities are presented in Table 2-3.
- An assessment of fiscal capabilities is presented in Table 2-4.
- An assessment of administrative and technical capabilities is presented in Table 2-5.
- An assessment of education and outreach capabilities is presented in Table 2-6.
- Information on National Flood Insurance Program (NFIP) compliance is presented in Table 2-7.
- Classifications under various community mitigation programs are presented in Table 2- 8.
- The community’s adaptive capacity for the impacts of climate change is presented in Table 2- 9.

**Table 2-2. Legal and Regulatory Capability**

	Local Authority	Other Jurisdiction Authority	State Mandated	Integration Opportunity?
<b>Codes, Ordinances, &amp; Requirements</b>				
<b>Building Code</b>	Yes	No	Yes	Yes
<i>Comment: 2016 California Building Code and Local Amendments Am. Ord. 2122 C-S and 2123 C-s, passed 1-10-17</i>				
<b>Zoning Code</b>	Yes	No	Yes	Yes
<i>Comment: Ord. 897-C-S, passed 10-25-94; latest Am Ord.2121 C-S, passes 1-10-17</i>				
<b>Subdivisions</b>	Yes	No	Yes	Yes
<i>Comment: Ord. 275-C-S, passed 3-11-75</i>				
<b>Stormwater Management</b>	Yes	No	Yes	Yes
<i>Comment: Ord. 1035-C-S, passed 9-12-04</i>				
<b>Post-Disaster Recovery</b>	Yes	No	No	Yes
<i>Comment: ('66 Code, § 4-2.08) (Ord. 222-C-S, passed 7-26-73; Am. Ord. 911-C-S, passed 9-12-95)</i>				
<b>Real Estate Disclosure</b>	No	Yes	Yes	Yes
<i>Comment: Ca. State Civil Code 1102 requires full disclosure on natural hazard exposure of the sale/re-sale of any and all real property</i>				
<b>Growth Management</b>	Yes	No	Yes	Yes
<i>Comment: Transportation Systems Management Measure C Growth Management Program Ord. 932-C-S, passed 12-9-97; Cal. Gov. Code §65300 et seq.</i>				
<b>Site Plan Review</b>	Yes	No	No	Yes
<i>Comment: Adopted with Zoning Ordinance Ord. 897-C-S, passed 10-25-94; Am. Ord. 2023-C-S, passed 4-14-09</i>				
<b>Environmental Protection</b>	Yes	Yes	Yes	Yes
<i>Comment: California Environmental Quality Act</i>				
<b>Flood Damage Prevention</b>	Yes	No	Yes	Yes
<i>Comment: Floodplain Management Ord. 708-C-S, passed 5-12-88. Am. Ord. 2025-C-S, passed 5-12-09</i>				
<b>Emergency Management</b>	Yes	Yes	Yes	Yes
<i>Comment: Ord. 222-C-S, passed 7-26-73; Disaster Council</i>				
<b>Climate Change</b>	Yes	Yes	Yes	Yes
<i>Comment: SB-379: Land Use: General Plan: Safety Element, no Antioch specific climate change related codes</i>				
<b>Other:</b>	N/A	N/A	N/A	N/A
<i>Comment: None identified</i>				

A21

	Local Authority	Other Jurisdiction Authority	State Mandated	Integration Opportunity?
<b>Planning Documents</b>				
<b>General Plan</b>	Yes	No	Yes	Yes
<i>Is the plan compliant with Assembly Bill 2140? No</i>				
<i>Comment: Adopted November 24, 2003</i>				
<b>Capital Improvement Plan</b>	Yes	No	Yes	Yes
<i>How often is the plan updated? CIP is a 5-year program updated annually with a 2-year budget</i>				
<i>Comment: Antioch Capital Improvement Plan</i>				
<b>Floodplain or Watershed Plan</b>	Yes	Yes	No	Yes
<i>Comment: Contra Costa County Flood Control and Water Conservation District</i>				
<b>Stormwater Plan</b>	No	No	No	No
<i>Comment: None identified</i>				
<b>Urban Water Management Plan</b>	Yes	No	Yes	Yes
<i>Comment: UWMP 2015</i>				
<b>Habitat Conservation Plan</b>	No	No	No	Yes
<i>Comment: Currently being developed by the City of Antioch Community Development Department</i>				
<b>Economic Development Plan</b>	No	No	No	No
<i>Comment: The City does not have and Economic Development Plan</i>				
<b>Shoreline Management Plan</b>	Yes	No	No	Yes
<i>Comment: Adopted with the General Plan November 24, 2003</i>				
<b>Community Wildfire Protection Plan</b>	No	No	No	No
<i>Comment: None identified</i>				
<b>Forest Management Plan</b>	No	No	No	No
<i>Comment: None identified</i>				
<b>Climate Action Plan</b>	Yes	No	No	Yes
<i>Comment: CAPs adopted by Resolution 2001/39</i>				
<b>Comprehensive Emergency Management Plan</b>	Yes	Yes	Yes	Yes
<i>Comment: The Emergency Management Plan is currently being updated by the City Manager (appointed in April 2017) who is, by Code, the Director of Emergency Services</i>				
<b>Threat &amp; Hazard Identification &amp; Risk Assessment (THIRA)</b>	No	No	No	No
<i>Comment: None identified</i>				
<b>Post-Disaster Recovery Plan</b>	Yes	No	No	Yes
<i>Comment: The Emergency Management Plan is currently being updated by the City Manager (appointed in April 2017) who is, by Code, the Director of Emergency Services</i>				
<b>Continuity of Operations Plan</b>	No	No	No	Yes
<i>Comment: None identified</i>				
<b>Public Health Plan</b>	No	Yes	No	No
<i>Comment: Public Health provided by Contra Costa County.</i>				
<b>Other:</b>	N/A	N/A	N/A	N/A
<i>Comment: None identified</i>				

Table 2-3. Development and Permitting Capability	
Criterion	Response
Does your jurisdiction issue development permits? • If no, who does? If yes, which department?	Yes Community Development/Building
Does your jurisdiction have the ability to track permits by hazard area?	No, permits by hazard areas were determined by comparing hazard areas with locations of new development
Does your jurisdiction have a buildable lands inventory? • If yes, please briefly describe.	Yes The majority of the buildable land can be found in Southeast Antioch and is referred to as the Sand Creek Focus Area. There are additional buildable lands in the East Lone Tree Specific Plan Area and those lands involve infill and some parcels in the Northeast.
• If no, please quantitatively describe the level of buildout in the jurisdiction.	N/A

Table 2-4. Fiscal Capability	
Financial Resource	Accessible or Eligible to Use?
Community Development Block Grants	Yes
Capital Improvements Project Funding	Yes
Authority to Levy Taxes for Specific Purposes	Yes
User Fees for Water, Sewer, Gas or Electric Service	Yes, for Water and Sewer
Incur Debt through General Obligation Bonds	Yes
Incur Debt through Special Tax Bonds	Yes
Incur Debt through Private Activity Bonds	No
Withhold Public Expenditures in Hazard-Prone Areas	No
State-Sponsored Grant Programs	Yes
Development Impact Fees for Homebuyers or Developers	Yes
Other	Yes

Table 2-5. Administrative and Technical Capability		
Staff/Personnel Resource	Available?	Department/Agency/Position
Planners or engineers with knowledge of land development and land management practices	Yes	Community Development & Public Works Departments/staff
Engineers or professionals trained in building or infrastructure construction practices	Yes	Community Development & Public Works Departments/staff
Planners or engineers with an understanding of natural hazards	Yes	Community Development & Public Works Departments/staff
Staff with training in benefit/cost analysis	No	
Surveyors	No	
Personnel skilled or trained in GIS applications	Yes	Community Development & Public Works Departments/staff
Scientist familiar with natural hazards in local area	No	
Emergency Manager	Yes	City Manager and Police Lieutenant/Office of Emergency Services (OES) Coordinator
Grant writers	No	City Manager, Community Development & Public Works Departments/staff
Other	No	

Table 2-6. Education and Outreach Capability

Criterion	Response
Do you have a Public Information Officer or Communications Office?	No
Do you have personnel skilled or trained in website development?	No
Do you have hazard mitigation information available on your website? • If yes, please briefly describe.	Yes A Citizen Guide to Disaster Preparedness includes creating a disaster plan, planning how a family will stay in contact if separated by a disaster, references to other websites, emergency planning for children, emergency planning for people with special needs, creating a medical emergency information list, how to turn off utilities, what should be in a disaster supply kit, emergency preparedness checklist, and disaster preparedness for pets.
Do you utilize social media for hazard mitigation education and outreach? • If yes, please briefly describe.	No Departments have very recently created individual Facebook accounts. Police and Public Works can provide disaster related safety items
Do you have any citizen boards or commissions that address issues related to hazard mitigation? • If yes, please briefly describe.	Yes The Planning Commission acts on land use issues which regulate development in hazard prone areas.
Do you have any other programs already in place that could be used to communicate hazard-related information? • If yes, please briefly describe.	No N/A
Do you have any established warning systems for hazard events? • If yes, please briefly describe.	Yes The Emergency Internet Notification System (EINS) is a system for informing Antioch residents of significant emergency events impacting the entire City. If an event such as a large earthquake occurs, causing considerable damage to buildings and highways, the intent would be to send an email to all persons who have subscribed to EINS. The email would tell residents what has occurred and if there are actions residents should take.

**Table 2-7. National Flood Insurance Program Compliance**

Criterion	Response
What local department is responsible for floodplain management?	Public Works
Who is your floodplain administrator? (department/position)	Assistant City Engineer
Are any certified floodplain managers on staff in your jurisdiction?	No
What is the date that your flood damage prevention ordinance was last amended? Am. Ord 2025-C-S	May 12, 2009
Does your floodplain management program meet or exceed minimum requirements? • If exceeds, in what ways?	Meets N/A
When was the most recent Community Assistance Visit or Community Assistance Contact?	Unknown
Does your jurisdiction have any outstanding NFIP compliance violations that need to be addressed? • If so, please state what they are.	No N/A
Do your flood hazard maps adequately address the flood risk within your jurisdiction? • If no, please state why.	Yes, although may request update N/A
Does your floodplain management staff need any assistance or training to support its floodplain management program? • If so, what type of assistance/training is needed?	Yes  Due to recent retirements, need basic training on all aspects of floodplain management.
Does your jurisdiction participate in the Community Rating System (CRS)? • If yes, is your jurisdiction interested in improving CRS Classification? • Is your jurisdiction interested in joining the CRS program?	No N/A Possibly
How many Flood Insurance policies are in force in your jurisdiction? <sup>a</sup> • What is the insurance in force? • What is the premium in force?	127 \$ 38,300,800 \$ 133,360
How many total loss claims have been filed in your jurisdiction? <sup>a</sup> • How many claims were closed without payment/are still open? • What were the total payments for losses?	59 13/0 \$ 1,400,712

a. According to FEMA statistics as of December 31, 2016

**Table 2-8. Community Classifications**

	Participating?	Classification	Date Classified
Community Rating System	No	N/A	N/A
Building Code Effectiveness Grading Schedule	No	N/A	N/A
Public Protection	No	N/A	N/A
Storm Ready	No	N/A	N/A
Firewise	No	N/A	N/A



Table 2-9. Adaptive Capacity for Climate Change

Criterion	Jurisdiction Rating <sup>a</sup>
<b>Technical Capacity</b>	
Jurisdiction-level understanding of potential climate change impacts <i>Comments/Additional Information: Sea level rise study is needed for Antioch Shoreline</i>	Low
Jurisdiction-level monitoring of climate change impacts <i>Comments/Additional Information: Currently not occurring, studies and projections are needed for this region</i>	Low
Technical resources to assess proposed strategies for feasibility and externalities <i>Comments/Additional Information: Some tools available through ICLEI membership</i>	Low
Jurisdiction-level capacity for development of greenhouse gas emissions inventory <i>Comments/Additional Information: GHG inventories every 5 years</i>	Medium
Capital planning and land use decisions informed by potential climate impacts <i>Comments/Additional Information: None provided</i>	Low
Participation in regional groups addressing climate risks <i>Comments/Additional Information: Contra Costa Climate Leaders, County Sustainability Exchange</i>	Medium
<b>Implementation Capacity</b>	
Clear authority/mandate to consider climate change impacts during public decision-making processes <i>Comments/Additional Information: None provided</i>	Low
Identified strategies for greenhouse gas mitigation efforts <i>Comments/Additional Information: See Climate Actions Plans</i>	Medium
Identified strategies for adaptation to impacts <i>Comments/Additional Information: Study needed</i>	Low
Champions for climate action in local government departments <i>Comments/Additional Information: Environmental Resource Coordinator</i>	Low
Political support for implementing climate change adaptation strategies <i>Comments/Additional Information: None provided</i>	Low
Financial resources devoted to climate change adaptation <i>Comments/Additional Information: None provided</i>	Low
Local authority over sectors likely to be negative impacted <i>Comments/Additional Information: None provided</i>	Low
<b>Public Capacity</b>	
Local residents knowledge of and understanding of climate risk <i>Comments/Additional Information: None provided</i>	Low
Local residents support of adaptation efforts <i>Comments/Additional Information: None provided</i>	Low
Local residents' capacity to adapt to climate impacts <i>Comments/Additional Information: Unknown, survey is needed.</i>	Low
Local economy current capacity to adapt to climate impacts <i>Comments/Additional Information: Unknown, survey is needed</i>	Low
Local ecosystems capacity to adapt to climate impacts <i>Comments/Additional Information: Unknown, study is needed.</i>	Low

- a. High = Capacity exists and is in use; Medium = Capacity may exist, but is not used or could use some improvement;  
Low = Capacity does not exist or could use substantial improvement; Unsure= Not enough information is known to assign a rating.  
Note: As noted in the Final Synthesis Report of the City of Antioch's March 2017 Resilience Dialogues, facilitated by GlobalChange.gov, (U.S. Global Change Research Program), "Antioch is interested in building civic engagement by linking climate resilience to community values and integrating sea-level rise and flooding projects into hazard mitigation planning."

## 2.5 INTEGRATION WITH OTHER PLANNING INITIATIVES

The information on hazards, risk, vulnerability and mitigation contained in this hazard mitigation plan is based on the best available data. Plan integration is the incorporation of this information into other relevant planning mechanisms, such as general planning and capital facilities planning. It includes the integration of natural hazard information and mitigation policies, principles and actions into local planning mechanisms and vice versa. Additionally, plan integration is achieved through the involvement of key staff and community officials in collaboratively planning for hazard mitigation.

### 2.5.1 Existing Integration

In the performance period since adoption of the previous hazard mitigation plan, the City of Antioch made progress on integrating hazard mitigation goals, objectives and actions into other planning initiatives. The following plans and programs currently integrate components of the hazard mitigation strategy:

- **Climate Action Plans, 2010**—Highlights potential programs that could be implemented to reduce greenhouse gas emissions and discusses possible impacts of climate change.
- **Capital Improvement Plan**—The Capital Improvement Plan includes projects that can help mitigate potential hazards. The City will act to ensure consistency between the hazard mitigation plan and the current and future capital improvement plans. The hazard mitigation plan may identify new possible funding sources for capital improvement projects and may result in modifications to proposed projects based on results of the risk assessment.

Resources listed in Section 2.12 were used to provide information for this annex on hazard events and local capabilities within the jurisdiction.

### 2.5.2 Opportunities for Future Integration

As this hazard mitigation plan is implemented, the City of Antioch will use information from the plan as the best available science and data on natural hazards. The capability assessment presented in this annex identifies codes, plans and programs that provide opportunities for integration. The area-wide and local action plans developed for this hazard mitigation plan in actions related to plan integration, and progress on these actions will be reported through the progress reporting process described in Volume 1. New opportunities for integration also will be identified as part of the annual progress report. The capability assessment identified the following plans and programs that do not currently integrate goals or recommendations of the hazard mitigation plan but provide opportunities to do so in the future:

- **General Plan**—The Environmental Hazards Element contains an evaluation of natural and manmade conditions which may pose certain health and safety hazards to life and property in Antioch, along with a comprehensive program to mitigate those hazards. Inherent in this Element is a determination of “acceptable risk.” This determination is based on defining how safe is safe enough, balancing the severity of the hazard, costs and feasibility of hazard mitigation, and expected benefits. In most cases, the level of acceptable risk is widely shared throughout the State and nation. For example, the standard for protection from flooding is a national standard. Standards for protection of structures from earthquake damage are based on the provisions of the Uniform Building Code. The Environmental Hazards Element addresses constraints to development from geologic and seismic conditions, noise, wildland fire, flooding and hazardous materials. Portions of the LHMP with the associated mapping will be considered for inclusion into the General Plan as an Appendix and referenced in this Element. Also, update will include assuring compliance with AB 2140 and SB 379.

- **Urban Water Master Plan**—Chapter 8 of the 2015 UWMP describes the City’s water shortage contingency plan (WSCP) for emergency preparedness and plans for a catastrophic event. Portions of the LHMP with the associated mapping will be considered for inclusion into the next UWMP.
- **Zoning Code**—Mitigation can be integrated into future zoning code updates to inform appropriate use of property within the City. Portions of the LHMP with the associated mapping will be considered for inclusion into the next Zoning Code update.
- **Subdivision Ordinance**—The Subdivision Ordinance restricts development in hazard areas. Portions of the LHMP with the associated mapping will be considered for inclusion into the next Subdivision Ordinance update.
- **The Sanitary Sewer Management Plan**—The City of Antioch conveys waste water, but treatment is provided by a special district, Delta Diablo. The 2015 Sanitary Sewer Management Plan provides an inventory of the City’s Sewer infrastructure and response procedures for first responders, recovery and cleanup in the case of overflow or backups. Portions of the LHMP with the associated mapping will be considered for inclusion into the next Sanitary Sewer Management Plan update.
- **Emergency Management**—The Emergency Management Plan and Post-Disaster Recovery Plan are currently being updated by the City Manager (appointed in April 2017) who is, by Code, the Director of Emergency Services. Portions of the LHMP with the associated mapping will be considered for inclusion into the next updates of the various plans.
- **Habitat Conservation Plan**—The City is currently preparing a Habitat Conservation Plan . The opportunity to incorporate additional mitigation and abatement measures will be contemplated for inclusion in the plan.
- **Capital Improvement Plan**—Portions of the LHMP with the associated mapping will be considered for inclusion into future Capital Improvement Plans. Capital improvement project proposals may take into consideration hazard mitigation potential as a means of evaluating project prioritization.
- **Northeast Annexation Infrastructure Plan**—The City is in the process of identifying and prioritizing the infrastructure improvements needed in the NE Annexation. Portions of the area have a high chance of flooding. The residential area is generally on well water and septic tanks with soft soils. In the far northern portion of the area the liquefaction susceptibility is very high. In addition to the needs of the property owners, the opportunity to prioritize construction and provide condition specific design for the infrastructure due to potential hazards exists. The City will consider hazards in the plan.

## 2.6 JURISDICTION-SPECIFIC NATURAL HAZARD EVENT HISTORY

Table 2-10 lists past occurrences of natural hazards for which specific damage was recorded in the City of Antioch. Other hazard events that broadly affected the entire planning area, including the City of Antioch, are listed in the risk assessments in Volume 1 of this hazard mitigation plan.

## 2.7 JURISDICTION-SPECIFIC VULNERABILITIES

Volume 1 of this plan provides complete risk assessments for each identified hazard of concern. This section provides information on a few key vulnerabilities for the jurisdiction. Repetitive loss records are as follows:

- Number of FEMA-identified Repetitive-Loss Properties: 11
- Number of FEMA-identified Severe-Repetitive-Loss Properties: 3
- Number of Repetitive-Loss Properties or Severe-Repetitive-Loss Properties that have been mitigated: Unknown

In addition, the NE Annexation area has vulnerabilities that are not new, but result from a change in jurisdiction only. Portions of the area have a high chance of flooding. The residential area is generally on well water and septic tanks with soft soils. In the far northern portion of the area the liquefaction susceptibility is very high.

**Table 2-10. Past Natural Hazard Events**

Type of Event	FEMA Disaster # (if applicable)	Date	Damage Assessment
Flooding	FEMA-4308-DR	February 1-23, 2017	No estimates available. Flooding resulted in road closures, downed trees and flooding to some residences. This is a problem that has occurred multiple times and usually occurs in the O Street corridor.
Flooding	N/A	10/13/2009	No estimates available. Flooding resulted in road closures and flooding to some residences. This is a problem that has occurred multiple times and usually occurs in the O Street corridor.
Flooding	FEMA 1628 CDAA-2006-01 Winter Storm 2006"	December 17, 2005 – January 3, 2006	\$ 66,912 Total Maximum 75% reimbursement for a net of \$50,184. Citywide clean-up in four (4) locations – road, debris and mud removal. Citywide; James Donlon Blvd. and Tabora Drive – road, mud repairs; Empire Mine Rd. & Lone Tree Way road clean-up;
Flooding	CA Office of Emergency Services (OES) PA (No. 013-02252)(PW 523-15) "El Nino 98"	February 1998	\$189,475 Citywide clean-up in seven (7) locations Villa Medanos Apts. \$55k) – creek washout; Fairgrounds – sewer blowout \$35k; Antioch marina north breakwater riprap \$25k; Fulton Shipyard Road flow gate blowout \$18k; James Donlon – east of Tabora Dr. – uphill mud slide \$10k; Rodeo Court #511 mud on right-of-way \$10k; Flood emergency response - \$36,475.)
Severe Weather <sup>a</sup>	N/A	Unknown	No estimates available
Earthquake <sup>a</sup>	N/A	Unknown	No estimates available
Wildfire <sup>a</sup>	N/A	Unknown	No estimates available
Landslide <sup>a</sup>	N/A	Unknown	No estimates available
Drought <sup>a</sup>	N/A	Unknown	No estimates available

a. The City of Antioch has had natural hazard events in this category, however no specifics are available. There is no documentation at the City or County level that provides data as to dates, number of occurrences, monetary damage assessments or any other supporting documentation. Known past impacts of the hazards has been minimal as it relates to major property damages and financial losses.

## 2.8 HAZARD RISK RANKING

Table 2-11 presents a local ranking for the City of Antioch of all hazards of concern for which Volume 1 of this hazard mitigation plan provides complete risk assessments. This ranking summarizes how hazards vary for this jurisdiction. As described in detail in Volume 1, the ranking process involves an assessment of the likelihood of occurrence for each hazard, along with its potential impacts on people, property and the economy.

Table 2-11. Hazard Risk Ranking

Rank	Hazard Type	Risk Rating Score (Probability x Impact)	Category
1	Earthquake <sup>b</sup>	48	High
2	Severe weather	30	Medium
3	Landslide <sup>e</sup>	27	Medium
4	Flood <sup>c</sup>	18	Medium
5	Drought	9	Low
6	Dam and levee failure <sup>a</sup>	6	Low
6	Wildfire <sup>f</sup>	6	Low
7	Sea level rise <sup>d</sup>	6	Low
7	Tsunami	0	None

- a. Based on the level of detail conducted in the risk assessment, the risk ranking for this hazard is focused solely on dam failure impacts. See Chapter 6.4 of Volume 1 for combined dam inundation list on which this assessment is based.
- b. Haywired M7.05 event was used to assign probability and impacts
- c. 1-percent annual chance event was used to assign probability and impacts
- d. The sea level rise data used for this analysis did not indicate any risk to the City of Antioch; however, Adapting to Rising Tides Initiative will update Sea Level Rise risks. (See Action 20)
- e. Very High and High severity zones were used to assign probability and impacts
- f. There is no mapped risk within the jurisdiction; however, a score was given due to potential impacts to people and the economy from smoke

## 2.9 STATUS OF PREVIOUS PLAN ACTIONS

Table 2-12 summarizes the actions that were recommended in the previous version of the hazard mitigation plan and their implementation status at the time this update was prepared.

**Table 2-12. Status of Previous Plan Actions**

Action Item	Completed	Removed; No Longer Feasible	Carried Over to Plan Update	
			Check if Yes	Enter Action #
<b>A-1—Construct West Antioch Creek channel improvements, 4- new box culverts, to eliminate property and environmental damage caused by flooding.</b> <i>Comment: This is now phase 1 of a multiphase project. See Action A-14. Design complete. Right of way being secured. Utilities being relocated. Construction anticipated to begin in spring of 2018.</i>			√	A-1
<b>A-2—Finish construction of the Oakley/Trembath Detention Basin</b> <i>Comment:</i>			√	A-2
<b>A-3—Construct Wilbur Avenue Culvert Crossing</b> <i>Comment: No Funding Source Currently Identified.</i>			√	A-3
<b>A-4—Complete construction of the Municipal Corporation Yard improvements</b> <i>Comment: Project no longer being considered and is no longer considered feasible.</i>		√		
<b>A-5—Seismic retrofit the City owned Historical Hard House building</b> <i>Comment: No Funding Source Currently Identified</i>			√	A-4
<b>A-6—Construct Water Reservoir Maintenance Improvement projects</b> <i>Comment: Some Reservoirs have had improvements completed. Others still needed. Additional seismic retrofits analyzed in Seismic Study 2014. Ongoing.</i>			√	A-5
<b>A-7—Construct Water and Sewer pipeline projects to strengthen system and to ensure safe and reliable provisions of public water and sewer services</b> <i>Comment: Some projects completed. Ongoing</i>			√	A-6
<b>A-8—Update Emergency Operations Plan</b> <i>Comment: Plan Update anticipated in 2017-2018 Fiscal Year</i>			√	A-7
<b>A-9—Continue to support the implementation, monitoring, maintenance, and updating of this Plan, as defined in Volume 1.</b> <i>Comment: Ongoing</i>			√	A-8
<b>A-10—Continue to maintain compliance and good standing under the National Flood Insurance Program (NFIP)</b> <ul style="list-style-type: none"> <li>• Enforce the flood damage prevention ordinance</li> <li>• Participate in floodplain identification and mapping updates</li> <li>• Provide public assistance/information on floodplain requirements and impacts</li> </ul> <i>Comment: Ongoing</i>			√	A-9
<b>A-11—Consider participation in the Community Rating System (CRS).</b> <i>Comment: New staff to initiate participation in the CRS.</i>			√	A-10
<b>A-12—Integrate Local Hazard Mitigation Plan into the Safety Element of the General Plan</b> <i>Comment: Full update of the General Plan anticipated in the next several years.</i>			√	A-11
<b>A-13—Where appropriate, support retrofitting, purchase, or relocation of structures in hazard-prone areas to protect structures from future damage, with repetitive loss and severe repetitive loss properties as priority.</b> <i>Comment: No funding source has been identified.</i>			√	A-12

A31

## 2.10 HAZARD MITIGATION ACTION PLAN AND EVALUATION OF RECOMMENDED ACTIONS

Table 2-13 lists the actions that make up the City of Antioch hazard mitigation action plan. Table 2-14 identifies the priority for each action. Table 2-15 summarizes the mitigation actions by hazard of concern and mitigation type.

Table 2-13. Hazard Mitigation Action Plan Matrix

Applies to new or existing assets	Hazards Mitigated	Objectives Met	Responsible Agency <sup>a</sup>	Estimated Cost	Sources of Funding	Timeline
<b>A-1—Construct West Antioch Creek channel improvements, 4- new box culverts, to eliminate property and environmental damage caused by flooding</b>						
Existing	Flood	1, 2, 3, 9, 10, 13, 17	City of Antioch Public Works Dept.	High	HMGP, PDM, FMA	Short-term
<b>A-2—Finish construction of the Oakley/Trimbath Detention Basin</b>						
New and Existing	Flood	3, 5, 6, 9, 10, 15	City of Antioch Public Works Dept./CCC Flood Control District*	Medium	Development Fees and HMGP, PDM, FMA	Short-term
<b>A-3—Construct Wilbur Avenue Culvert Crossing</b>						
Existing	Flood	3, 6, 9, 10, 15	City of Antioch Public Works Dept./CCC Flood Control District*	High	HMGP, PDM, FMA	Short-term
<b>A-4—Seismic retrofit the City owned Historical Hard House building.</b>						
Existing	Earthquake	3, 15	City of Antioch Community Development Dept.	High	HMGP, PDM, FMA	Long-term
<b>A-5—Construct Water Reservoir Maintenance Improvement projects</b>						
Existing	All Hazards	1, 2, 3, 13	City of Antioch Public Works Dept.	Medium	Water fund and HMGP, PDM, FMA	Ongoing
<b>A-6—Construct Water and Sewer pipeline projects to strengthen systems and to ensure safe and reliable provisions of public water and sewer services</b>						
Existing	All Hazards	1, 2, 3, 13	City of Antioch Public Works Dept.	Low	Water and Sewer funds and HMGP, PDM, FMA	Ongoing
<b>A-7—Update Emergency Operations Plan</b>						
Existing	All Hazards	2, 3, 16	City of Antioch Office of Emergency Services (City Manager)	Medium	General Fund and HMGP	Ongoing
<b>A-8—Continue to support the implementation, monitoring, maintenance, and updating of this Plan, as defined in Volume 1</b>						
Existing and New	All Hazards	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18	City of Antioch Office of Emergency Services (City Manager)	Low	General Funds, Staff Time HMGP, PDM (for update)	Ongoing
<b>A-9—Continue to maintain compliance and good standing under the National Flood Insurance Program (NFIP)</b>						
<ul style="list-style-type: none"> <li>• Enforce the flood damage prevention ordinance</li> <li>• Participate in floodplain identification and mapping updates</li> <li>• Provide public assistance/information on floodplain requirements and impacts</li> </ul>						
Existing and New	Flood	3, 5, 6, 9, 10, 11, 15	City of Antioch Public Works Dept.	Low	General Fund	Ongoing

Applies to new or existing assets	Hazards Mitigated	Objectives Met	Responsible Agency <sup>a</sup>	Estimated Cost	Sources of Funding	Timeline
<b>A-10—Consider participation in the Community Rating System; (CRS)</b>						
Existing and New	All Hazards	9	City of Antioch Community Development Dept.	Low	General Fund	Ongoing
<b>A-11—Integrate Local Hazard Mitigation Plan into the Safety Element of the General Plan</b>						
Existing and New	All Hazards	1, 4, 5, 7, 11, 12, 14, 17	City of Antioch Community Development Dept.	Low	Developer Fees	Short-term
<b>A-12—Where appropriate, support retrofitting, purchase, or relocation of structures in hazard-prone areas to protect structures from future damage, with repetitive loss and sever repetitive loss properties as priority</b>						
Existing	All Hazards	1, 4, 7, 9, 12, 14, 15, 17	City of Antioch Community Development Dept.	High	HMGP, PDM, FMA	Long-term
<b>A-13—West Antioch Flood Creek Mitigation and Restoration</b>						
Existing and New	Flood	1, 2, 3, 9, 10, 13, 17	City of Antioch Public Works Dept.*/CCC Flood Control District	High	HMGP, PDM, FMA	Long-term
<b>A-14—Update Inundation Analysis</b>						
Existing and New	Dam and Levee Failure	3, 5, 6	City of Antioch Public Works Dept./CC Water District	Medium	Water Fund and HMGP	Short-term
<b>A-15—NE Annexation Infrastructure Improvements</b>						
Existing and New	All Hazards	1, 2, 3, 6, 9, 10, 16, 17	City of Antioch Public Works Dept.*/CCC	High	City/County agreement and HMGP, PDM, FMA	Ongoing
<b>A-16—Request FEMA to Update flood Maps</b>						
Existing and New	Flood	3, 4, 5, 6, 7, 10, 12, 14	FEMA/City of Antioch*	Medium	General Funds	Short-term
<b>A-17—NE Annexation Infrastructure Improvements</b>						
Existing and New	All Hazards	1, 2, 3, 6, 9, 10, 16, 17	City of Antioch Public Works Dept.	High	HMGP, PDM, FMA	Ongoing
<b>A-18—Study, Design and Implement project for settlement of the Marina and the L Street approach (north of 2<sup>nd</sup> Street)</b>						
Existing	All Hazards	1, 2, 3, 9, 10, 13, 17	City of Antioch Public Works Dept.	High	HMGP, PDM, FMA	Long-term
<b>A-19—Participation in the Adapting to Rising Tides Initiative</b>						
Existing and New	Flood	3, 5, 6, 10, 11, 12, 16, 18	Antioch Community Development Dept.	Low	City General Fund, HMGP	Ongoing
<b>A-20—Implement program to track dates, number of occurrences, monetary damage assessments of disasters</b>						
Existing and New	All Hazards	3, 6, 12, 13, 14	City of Antioch Office of Emergency Services (City Manager)	Medium	HMGP	Long-term
<b>A-21—Update/Create various Plans such as Emergency Management, Post-Disaster Recovery, and/or Continuity of Operation</b>						
Existing and New	All Hazards	3, 5, 6, 10, 11, 12, 16, 18	Antioch Office of Emergency Services (City Manager)	Medium	City General Fund, HMGP	Ongoing

a. Where multiple responsible agencies are listed, an asterisk (\*) identifies the lead agency.

A33



Table 2-14. Mitigation Action Priority

Action #	# of Objectives Met	Benefits	Costs	Do Benefits Equal or Exceed Costs?	Is Project Grant-Eligible?	Can Project Be Funded Under Existing Programs/Budgets?	Implementation Priority <sup>a</sup>	Grant Pursuit Priority <sup>a</sup>
A-1	7	High	High	Yes	Yes	No	Medium	High
A-2	6	Medium	Medium	Yes	Yes	No	Medium	Low
A-3	5	Medium	High	No	Yes	No	Low	Low
A-4	2	Medium	High	No	Yes	No	Low	Low
A-5	4	High	Medium	Yes	Yes	No	Medium	High
A-6	4	Low	Low	Yes	Yes	Yes	High	High
A-7	3	Low	Low	Yes	Yes	No	Medium	High
A-8	18	Low	Low	Yes	No	Yes	High	Low
A-9	7	Medium	Low	Yes	No	Yes	High	Low
A-10	1	Low	Low	Yes	No	Yes	Medium	Low
A-11	8	Medium	Low	Yes	No	Yes	High	Low
A-12	8	High	High	Yes	Yes	No	Low	High
A-13	7	High	High	Yes	Yes	No	Medium	High
A-14	3	Low	Medium	No	Yes	No	Medium	High
A-15	8	Medium	High	No	Yes	No	Medium	High
A-16	8	Medium	Medium	Yes	No	Yes	High	Low
A-17	8	High	High	Yes	Yes	No	Medium	High
A-18	7	Medium	High	No	Yes	No	Low	Medium
A-19	8	Medium	Low	Yes	Yes	Yes	High	Medium
A-20	5	Low	Medium	No	Yes	No	Low	Low
A-21	8	Medium	Medium	Yes	Yes	No	Medium	Medium

a. See the introduction to this volume for explanation of priorities.

**Table 2-15. Analysis of Mitigation Actions**

Hazard Type	Action Addressing Hazard, by Mitigation Type <sup>a</sup>							
	Prevention	Property Protection	Public Education and Awareness	Natural Resource Protection	Emergency Services	Structural Projects	Climate Resilient	Community Capacity Building
All hazards	A-8, A-12, A-14, A-17, A-18	A-8, A-11, A-14, A-17, A-18, A-20	A-8, A-20	A-8	A-7, A-8, A-20	A-8	A-8	A-8
Dam and Levee failure		A-14			A-14			
Drought								
Earthquake	A-15	A-5, A-6, A-15			A-5, A-6	A-4, A-5, A-15		
Flood	A-1, A-2, A-3, A-13	A-1, A-2, A-3, A-9, A-10, A-13	A-16	A-1, A-13	A-1, A-13		A-19	
Landslide								
Severe weather								
Tsunami								
Wildfire								

a. See the introduction to this volume for explanation of mitigation types.

## 2.11 FUTURE NEEDS TO BETTER UNDERSTAND RISK/VULNERABILITY

In 2012-2013 FEMA conducted a Risk Mapping, Assessment and Planning (Risk MAP) Program nationwide. The purpose of this Risk MAP program was to improve flood hazard information for the National Flood Insurance Program (NFIP); promote increased national awareness and understanding of flood risk; and, support Federal, State, and local mitigation actions to further reduce risk.

FEMA’s Final Discovery Report was published in 2013, and covered all of Contra Costa County, to include the Suisun Bay, San Pablo Bay, San Joaquin Delta, and San Francisco Bay watersheds and coastlines.

In March of 2017, the City of Antioch hosted Resilience Dialogues, facilitated by GlobalChange.gov, (U.S. Global Change Research Program), to explore Antioch’s risk from climate variability and change. Quoting the Resilience Dialogues Final Synthesis Report, “Antioch is interested in building civic engagement by linking climate resilience to community values and integrating sea-level rise and flooding projects into hazard mitigation planning.”

The City also annexed 759 acres of mixed use (commercial, industrial and residential) land with frontage on the water.

These research documents, taken together with the need to plan on behalf of annexed land, and ongoing need to update research and data for the Local Hazard Mitigation suggests an excellent opportunity to integrate these assets and build on local understanding of risks and vulnerabilities.

A35









## 2.12 REVIEW AND INCORPORATION OF RESOURCES FOR THIS ANNEX

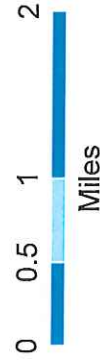
The following technical reports, plans, and regulatory mechanisms were reviewed to provide information for this annex.

- **City of Antioch Municipal Code**—The municipal code was reviewed for the full capability assessment and for identifying opportunities for action plan integration.
- **City of Antioch Flood Damage Prevention Ordinance**—The flood damage prevention ordinance was reviewed for compliance with the National Flood Insurance Program.
- **Community and Municipal Climate Action Plans**—Plans were reviewed to verify that climate related hazards were discussed
- **Urban Water Management Plan, 2015**—Plan was reviewed for discussion of drought forecasting and planning. Also used to review the City’s water shortage contingency plan (WSCP) for emergency preparedness and plans for a catastrophic event.
- **City of Antioch General Plan**—Plan was reviewed to see where improvements could be made relative to Hazard Mitigation.
- **Resilience Dialogues and Final Report** –March 2017—Online conference/dialogue intended to better understand risks in communities and plan for long-term resilience. Dialogue included participants representing: Community leaders & citizens; specialist in climate change and environmental policy; community network leaders; public sector staff and elected officials. Facilitated by U.S. Global Change Research Program. Assisted in determining potential action items related to Climate Change.
- **California Department of Finance website**—Used to provide information on City population (<http://www.dof.ca.gov>)
- **Technical Reports and Information**—The following outside resources and references were reviewed:
  - **Hazard Mitigation Plan Annex Development Tool-kit**—The tool-kit was used to support the development of this annex including past hazard events, noted vulnerabilities, risk ranking and action development.
  - **News archives, Internet search, documentable oral and written local histories**—Archived newspaper articles; media coverage in general; public sector staff and citizens; historical society accounts; photo collections; etc. are utilized for past hazard events when reliable.
  - **Neighboring County and Local Hazard Mitigation Plans (LHMP)**—Proximity to ‘neighbor’ hazards; differences in points of view and analysis; mutual aid issues in disaster; etc.

# The City of Antioch

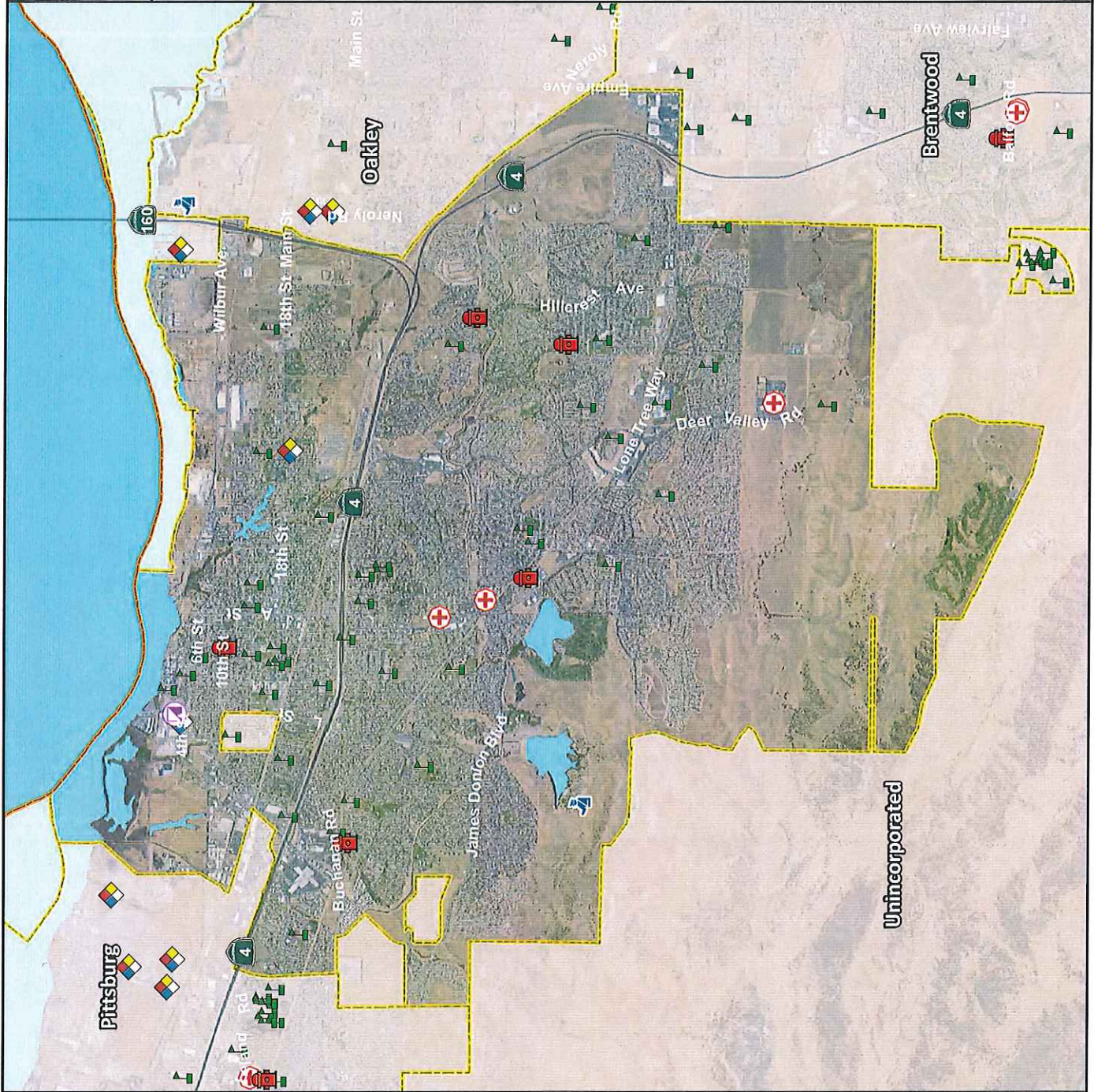
## Critical Facilities

-  Emergency Operations Centers (Government)
-  Fire Stations (Protective Functions)
-  Hazardous Materials
-  Medical Facilities
-  Police Stations (Protective Functions)
-  Schools & Educational Facilities
-  Contra Costa County Boundary
-  City Boundaries



TETRA TECH












Map Data Sources: Contra Costa County, CalTrans, Hazus 3.2, EPA, USDA



A37

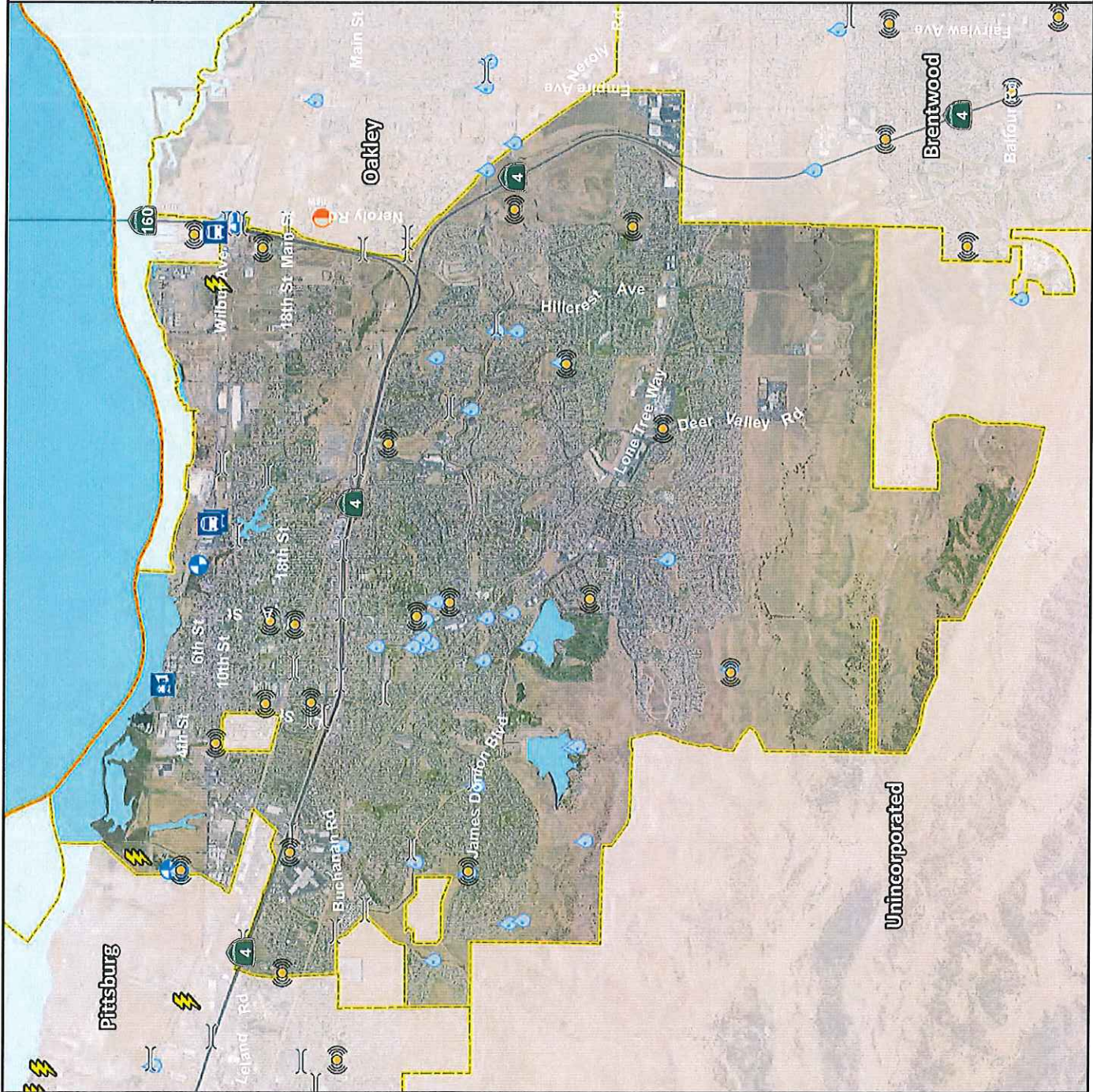
# The City of Antioch

## Critical Infrastructure

-  Airports (Other Critical Functions)
-  Bus Facilities (Other Infrastructure)
-  Communication Facilities
-  Electric Power Facilities
-  Highway Bridges
-  Highway Tunnels (Other Infrastructure)
-  Light Rail (Other Infrastructure)
-  Natural Gas (Other Infrastructure)
-  Port Facilities (Other Critical Functions)
-  Water Supply Facilities
-  Rail Facilities (Other Infrastructure)
-  Wastewater Facilities
-  Contra Costa County Boundary
-  City Boundaries












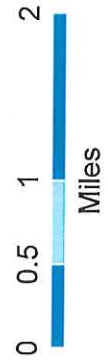
Map Data Sources: Contra Costa County, CalTrans, Hazus 3.2, EPA, USDA



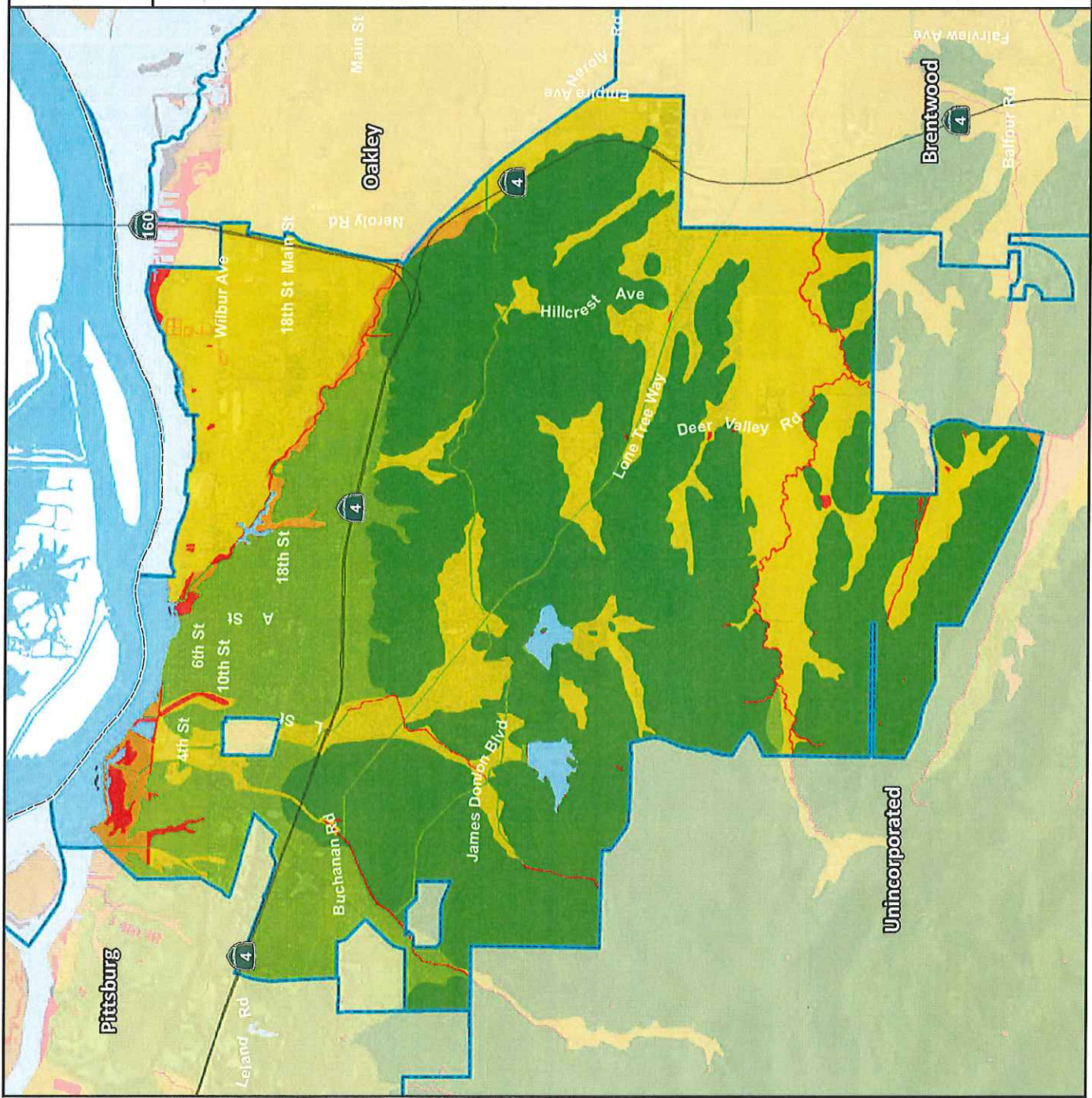
# The City of Antioch

## Liquefaction Susceptibility

-  Contra Costa County Boundary
  -  City Boundaries
  -  Water Bodies
- ### Susceptibility to Liquefaction
-  Very Low
  -  Low
  -  Medium
  -  High
  -  Very High
  -  No Liquefaction Data Available



Map Data Sources: Contra Costa County, Caltrans, California Geological Survey, USDA, USGS



A39

# The City of Antioch National Earthquake Hazard Reduction Program (NEHRP) Soil Class

Contra Costa County Boundary

City Boundaries

Water Bodies

## NEHRP Site Class / Soil Profile

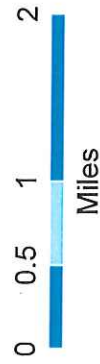
B / Rock

C / Very Dense Soil - Soft Rock

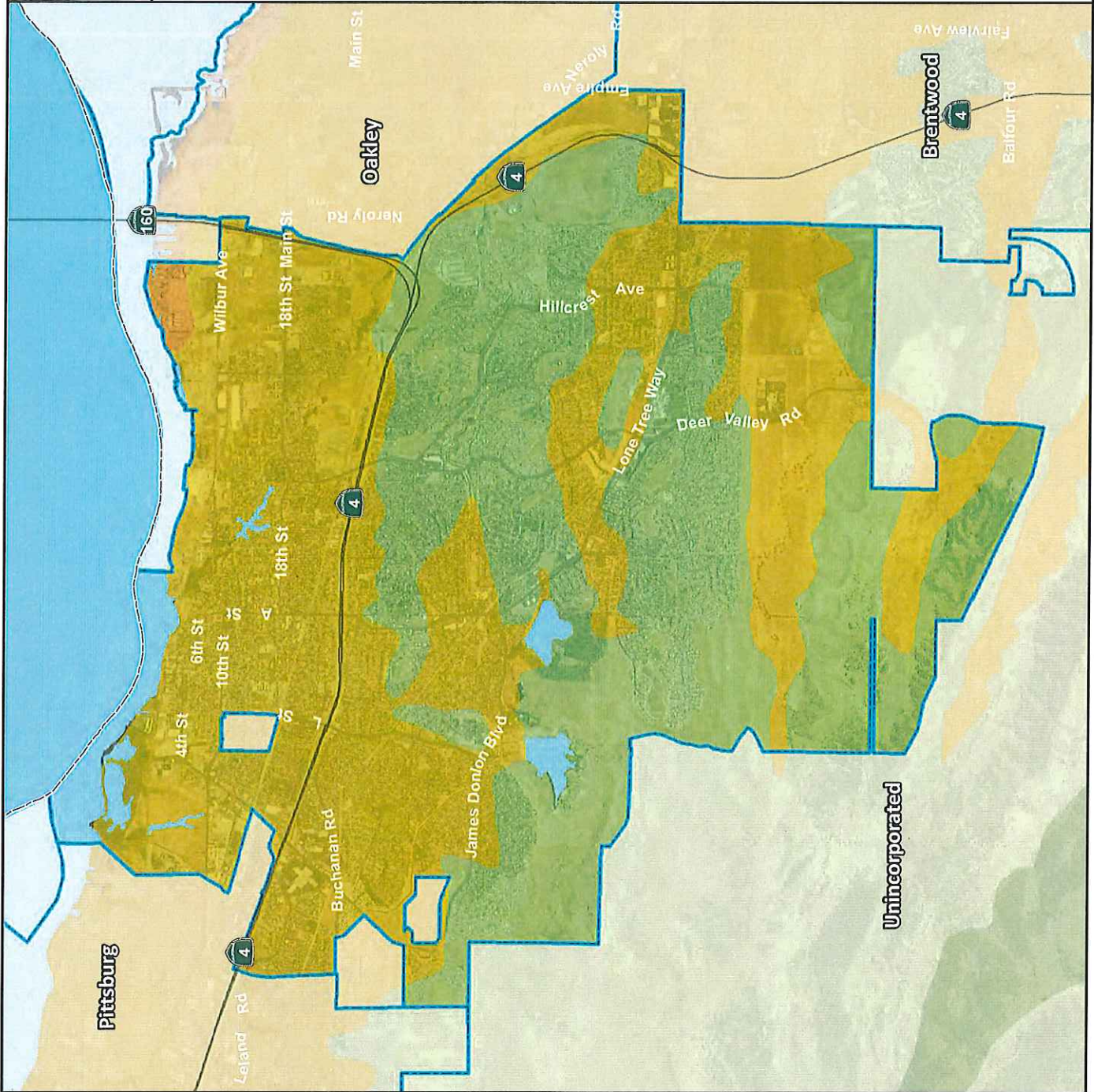
D / Stiff Soil

E / Soft Soil

No Soil Data Available





Map Data Sources: Contra Costa County,  
Caltrans, California Department of  
Conservation, USDA



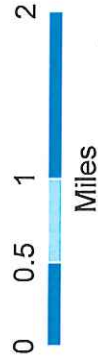
A40

# The City of Antioch

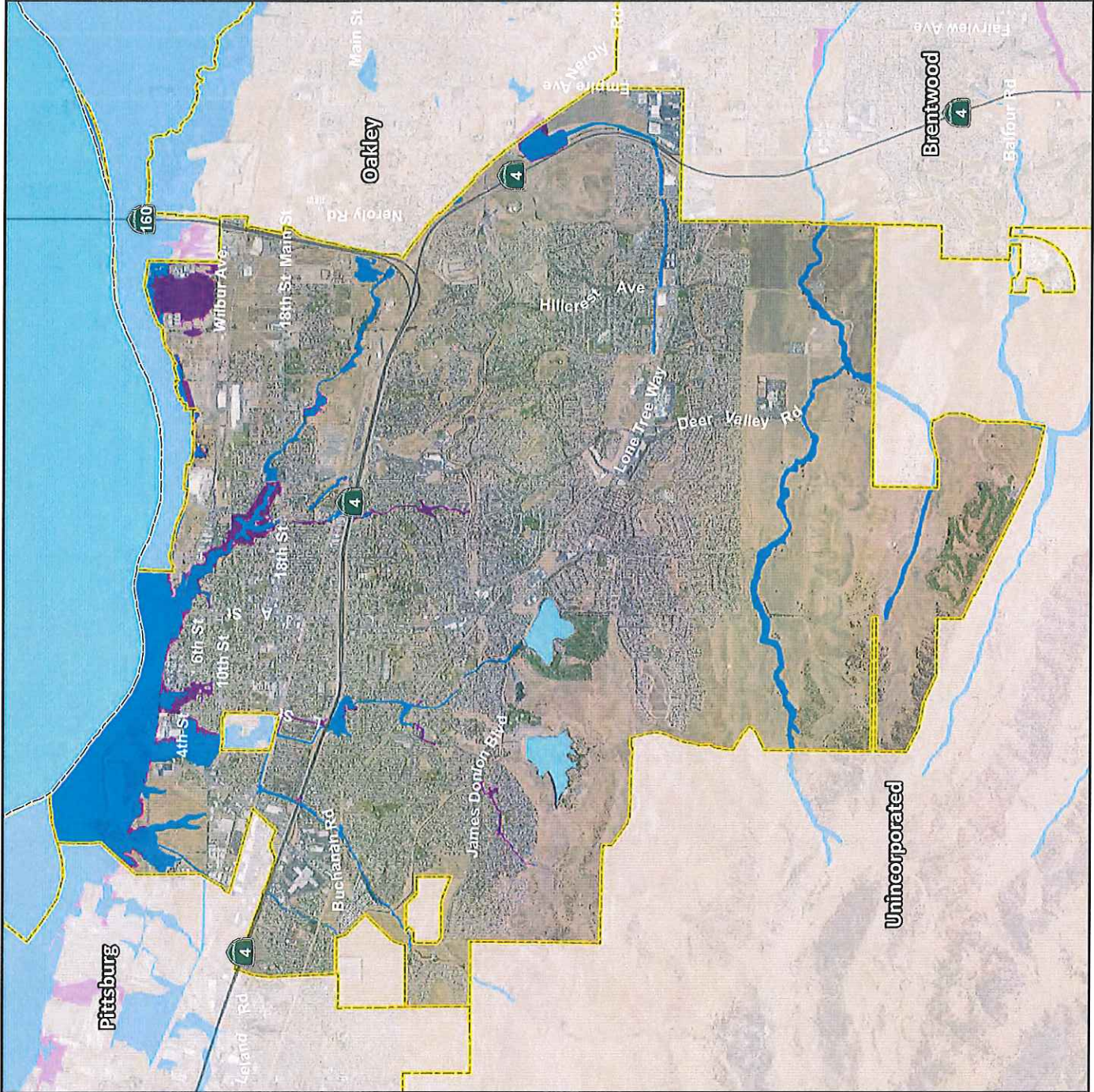
## FEMA DFIRM Flood Hazard Areas

-  1% Annual Chance (100-Year) Flood Zone
-  0.2% Annual Chance (500-Year) Flood Zone
-  Contra Costa County Boundary
-  City Boundaries
-  Water Bodies

Flood hazard areas as depicted on Effective FEMA Digital Flood Insurance Rate Maps (DFIRM)



Map Data Sources: Contra Costa County, CalTrans, FEMA, USDA





A41








# The City of Antioch

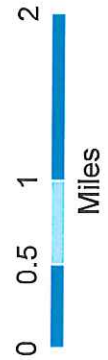
## Landslide Susceptibility Zones

-  Contra Costa County Boundary
-  City Boundaries
-  Water Bodies

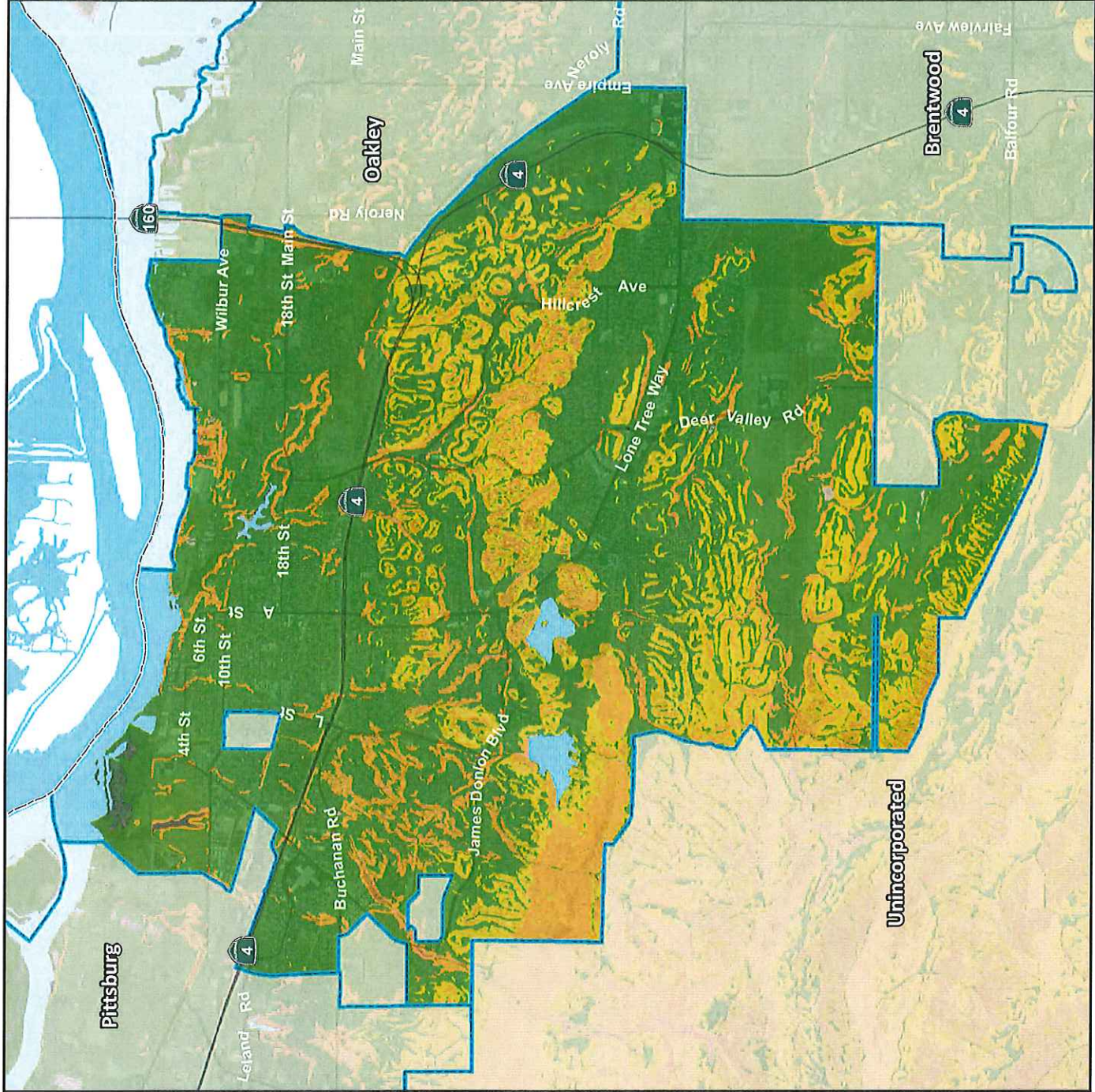
### Type

-  Low
-  Moderate
-  High
-  Very High / Existing
-  Data Not Available

Source dataset created by Wills C.J., Perez, F., Gutierrez, C., 2011, Susceptibility to deep-seated landslides in California: California Geological Survey Map Sheet 58



Map Data Sources: Contra Costa County, Caltrans, California Geological Survey, USDA, USGS



A42

# The City of Antioch

## Wildfire Severity Zones

Contra Costa County Boundary

City Boundaries

Water Bodies

### Wildfire Severity Zone

Moderate

High

Very High

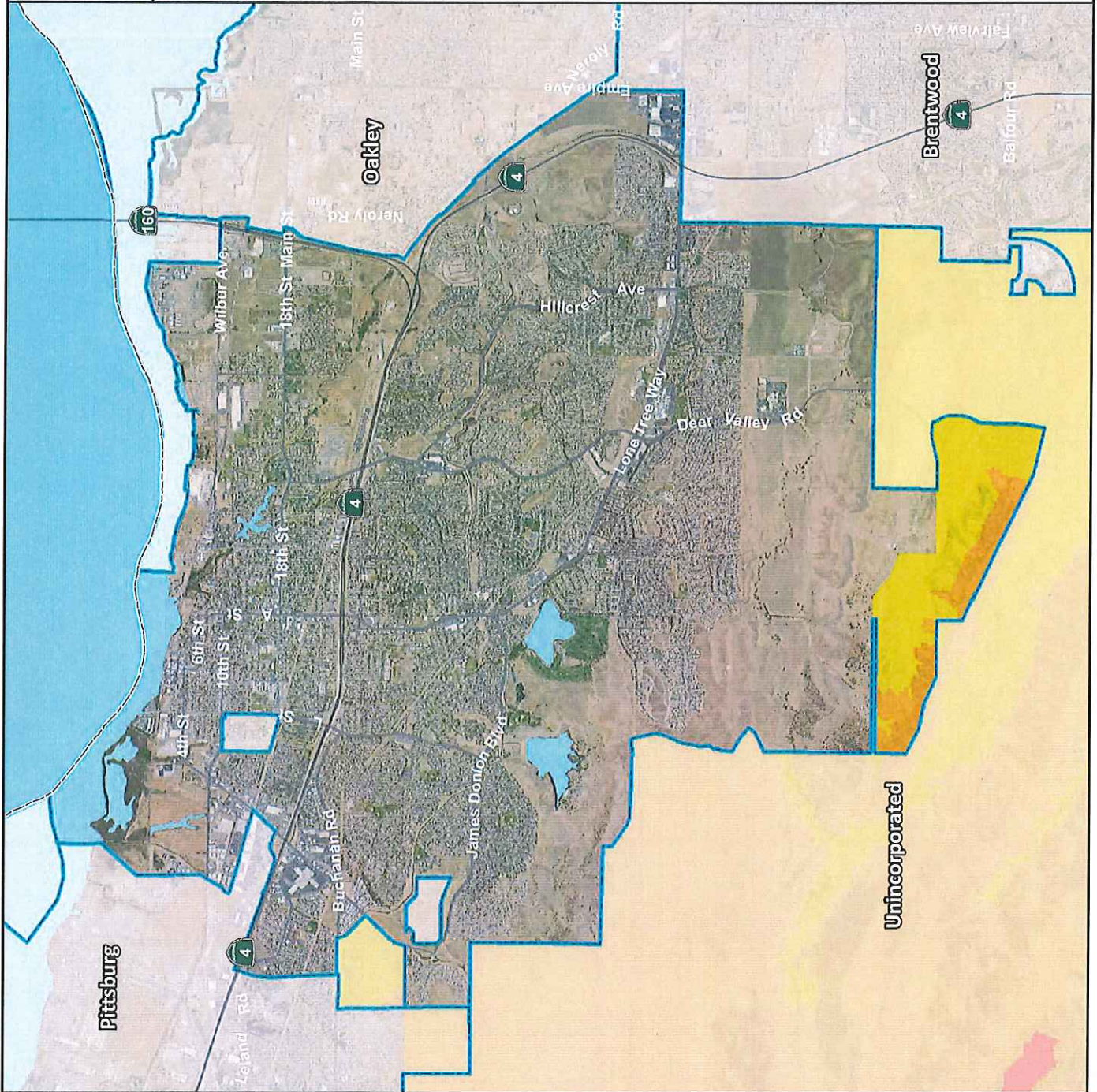
0 0.5 1 2

Miles



TETRA TECH

Map Data Sources: Contra Costa County,  
Caltrans, CALFIRE, USDA



A43

## ATTACHMENT "B"

### Hazard Mitigation Grant Program (HMGP) Pre-Disaster Mitigation Grant Program (PDM)

#### FACT SHEET

#### I. **HAZARD MITIGATION GRANT PROGRAM (HMGP)**

##### **What is the Hazard Mitigation Grant Program?**

HMGP is authorized by Section 404 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended (the Stafford Act), Title 42, United States Code (U.S.C.) 5170c. The key purpose of HMGP is to provide the opportunity to take critical mitigation measures to reduce future loss of life and property during the reconstruction process following a disaster.

HMGP is available, when authorized under a Presidential major disaster declaration, in the Tribe or areas of the State requested by the Governor. The amount of HMGP funding available is based upon the estimated total Federal assistance provided by FEMA for disaster recovery under the Presidential major disaster declaration.

##### **Who is eligible to apply?**

Hazard Mitigation Grant Program funding is only available to applicants that reside within a Presidentially declared disaster area. Eligible applicants are

- State and local governments
- Indian tribes or other tribal organizations
- Certain non-profit organizations

##### **What types of projects can be funded by the HMGP?**

HMGP funds may be used to fund projects that will reduce or eliminate the losses from future disasters. Projects must provide a long-term solution to a problem, for example, elevation of a home to reduce the risk of flood damages as opposed to buying sandbags and pumps to fight the flood. In addition, a project's potential savings must be more than the cost of implementing the project. Funds may be used to protect either public or private property or to purchase property that has been subjected to, or is in danger of, repetitive damage. Examples of projects include, but are not limited to:

- Acquisition of real property for willing sellers and demolition or relocation of buildings to convert the property to open space use

- Retrofitting structures and facilities to minimize damages from high winds, earthquake, flood, wildfire, or other natural hazards
- Elevation of flood prone structures
- Safe room construction
- Development and initial implementation of vegetative management programs
- Minor flood control projects that do not duplicate the flood prevention activities of other Federal agencies
- Localized flood control projects, such as certain ring levees and floodwall systems, that are designed specifically to protect critical facilities
- Post-disaster building code related activities that support building code officials during the reconstruction process

### **What are the minimum project criteria?**

There are five issues you must consider when determining the eligibility of a proposed project.

- Does your project conform to your State's Hazard Mitigation Plan?
- Does your project provide a beneficial impact on the disaster area i.e. the State?
- Does your application meet the environmental requirements?
- Does your project solve a problem independently?
- Is your project cost-effective?

## **II. PRE-DISASTER MITIGATION GRANT PROGRAM (PDM)**

### **What is the Pre-Disaster Mitigation competitive grant program?**

The Pre-Disaster Mitigation (PDM) competitive grant program provides funds to State, Tribal, and local governments for pre-disaster mitigation planning and projects primarily addressing natural hazards. Cost-effective pre-disaster mitigation activities reduce risk to life and property from natural hazard events before a natural disaster strikes, thus reducing overall risks to the population and structures, while also reducing reliance on funding from actual disaster declarations. Funds will be awarded on a competitive basis to successful applicants for mitigation planning and project applications intended to make local governments more resistant to the pacts of future natural disasters.

### **Who can apply for a PDM competitive grant?**

Eligible PDM competitive grant applicants include state and territorial emergency management agencies, or a similar office of the State, District of Columbia, U.S. Virgin Islands, Commonwealth of Puerto Rico, Guam, American Samoa, Commonwealth of the Northern Mariana Islands, and Federally-recognized Indian Tribal governments.

- ✓ Eligible Sub-applicants include State agencies; Federally-recognized Indian Tribal governments; and local governments (including State recognized Indian Tribal governments and Alaska native villages).
- ✓ Applicants can apply for PDM competitive grant funds directly to FEMA, while Sub-applicants must apply for funds through an eligible Applicant.
- ✓ Private non-profit organizations are not eligible to apply for PDM but may ask the appropriate local government to submit an application for the proposed activity on their behalf.

### **What are eligible PDM projects?**

Multi-hazard mitigation projects must primarily focus on natural hazards but also may address hazards caused by non-natural forces. **Funding is restricted to a maximum of \$3M Federal share per project.** The following are eligible mitigation projects:

- ✓ Acquisition or relocation of hazard-prone property for conversion to open space in perpetuity;
- ✓ Structural and non-structural retrofitting of existing buildings and facilities (including designs and feasibility studies when included as part of the construction project) for wildfire, seismic, wind or flood hazards (e.g., elevation, flood proofing, storm shutters, hurricane clips);
- ✓ Minor structural hazard control or protection projects that may include vegetation management, Stormwater management (e.g., culverts, floodgates, retention basins), or shoreline/landslide stabilization; and,
- ✓ Localized flood control projects, such as certain ring levees and floodwall systems, that are designed specifically to protect critical facilities and that do not constitute a section of a larger flood control system.

### **Mitigation Project Requirements**

Projects should be technically feasible (see Section XII. Engineering Feasibility) and ready to implement. Engineering designs for projects must be included in the application to allow FEMA to assess the effectiveness and feasibility of the proposed project. The project cost estimate should complement the engineering design, including all anticipated costs. FEMA has several formats that it uses in cost estimating for projects. Additionally, other Federal agencies' approaches to project cost estimating can be used as long as the method provides for a complete and accurate estimate. FEMA can provide technical assistance on engineering documentation and cost estimation (see Section XIII.D. Engineering Feasibility).

Mitigation projects also must meet the following criteria:

1. Be cost-effective and substantially reduce the risk of future damage, hardship, loss, or suffering resulting from a major disaster, consistent

with 44 CFR 206.434(c)(5) and related guidance, and have a Benefit-Cost Analysis that results in a benefit-cost ratio of 1.0 or greater (see Section X. Benefit-Cost Analysis). **Mitigation projects with a benefit-cost ratio less than 1.0 will not be considered for the PDM competitive grant program;**

2. Be in conformance with the current FEMA-approved State hazard mitigation plan;
3. Solve a problem independently or constitute a functional portion of a solution where there is assurance that the project as a whole will be completed, consistent with 44 CFR 206.434(b)(4);
4. Be in conformance with 44 CFR Part 9, Floodplain Management and Protection of Wetlands, and 44 CFR Part 10, consistent with 44 CFR 206.434(c)(3);
5. Not duplicate benefits available from another source for the same purpose, including assistance that another Federal agency or program has the primary authority to provide (see Section VII.C. Duplication of Benefits and Programs);
6. Be located in a community that is participating in the NFIP if they have been identified through the NFIP as having a Special Flood Hazard Area (a FHBM or FIRM has been issued). In addition, the community must not be on probation, suspended or withdrawn from the NFIP; and,
7. Meet the requirements of Federal, State, and local laws.

#### **What are examples of Ineligible PDM Projects?**

The following mitigation projects are **not** eligible for the PDM program:

- ✓ Major flood control projects such as dikes, levees, floodwalls, seawalls, groins, jetties, dams, waterway channelization, beach nourishment or re-nourishment;
- ✓ Warning systems;
- ✓ Engineering designs that are not integral to a proposed project;
- ✓ Feasibility studies that are not integral to a proposed project;
- ✓ Drainage studies that are not integral to a proposed project;
- ✓ Generators that are not integral to a proposed project;
- ✓ Phased or partial projects;
- ✓ Flood studies or flood mapping; and,
- ✓ Response and communication equipment.



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of February 27, 2018

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Lynne B. Filson, Assistant City Engineer II *LF*

**SUBJECT:** Third Amendment to the Consultant Services Agreement with JN Engineering for On-Call Inspection Services

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### RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution authorizing the City Manager to execute the Third Amendment to the Consultant Services Agreement with JN Engineering to continue to provide on-call inspection services, bringing the total contract amount to \$275,000 and extend the term of the contract to June 30, 2018.

### STRATEGIC PURPOSE

This item supports Strategy K-1 in the Strategic Plan by ensuring public facilities are constructed in accordance with the appropriate standards and reducing the need for future maintenance.

### FISCAL IMPACT

Funding for this work will be provided from various funding sources corresponding to the inspections performed by the consultant. Inspection services will generally be paid for from deposit accounts from developers and large utility encroachment permits or funds already approved for various Capital Improvement projects.

### DISCUSSION

Public Works/Engineering anticipates an increase in the need for inspection services through the end of the fiscal year. This is due to several large PG&E encroachment permit construction projects, on-going development, and several capital improvement projects. PG&E will be covering the cost of inspection services for their projects and developers will be covering the costs of their inspections. Inspections for Capital Improvement projects will be paid for by the various funding source of the projects (i.e. Water and Sewer funds, Gas Tax, Measure J, etc.).

The lull in construction activity over the winter and an associated reduction in the need for inspection services have not come to fruition due to the lack of rain. Staff has met with Local 3 on this item and Local 3 has agreed to contract inspector services, but has expressed concerns that there seems to be enough work for the City to hire another inspector. Staff is recommending an amendment to JN Engineering's Consultant Services Agreement to include additional on-call inspection services in the amount of \$75,000 for a total contract amount of \$275,000.

**ATTACHMENTS**

A: Resolution



**ATTACHMENT "A"**

**RESOLUTION NO. 2018/\*\*  
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH  
AUTHORIZING THE CITY MANAGER TO EXECUTE THE THIRD  
AMENDMENT TO AGREEMENT WITH JN ENGINEERING FOR  
ON-CALL INSPECTION SERVICES**

**WHEREAS**, on February 3, 2016, JN Engineering was awarded a contract by the City of Antioch in the amount of \$50,000 for on-call inspection services through December 31, 2016; and

**WHEREAS**, on July 26, 2016, the City Council approved the First Amendment to the Consultant Services Agreement with JN Engineering for on-call inspection services in the amount of \$75,000 for a total contract amount of \$125,000; and

**WHEREAS**, on June 13, 2017, the City Council approved the Second Amendment to the Consultant Services Agreement with JN Engineering for on-call inspection services in the amount of \$75,000 for a total contract amount of \$200,000; and

**WHEREAS**, a Third amendment increasing funding for this work in the amount of \$75,000 and extend the term of the contract to June 30, 2018, has been considered by City Council; and

**WHEREAS**, the City desires to authorize the City Manager to execute the Third Amendment to the Consultant Services Agreement with JN Engineering for on-call inspection services in the amount of \$75,000 for a total contract amount of \$275,000;

**THEREFORE, BE IT RESOLVED** that the City Council of the City of Antioch hereby authorizes the City Manager to execute the Third Amendment to the Consultant Service Agreement with JN Engineering for on-call inspection services in the amount of \$75,000, bringing the total contract amount to \$275,000, in a form approved by the City Attorney.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 27<sup>th</sup> day of February 2018, by the following vote:

**AYES:**

**ABSENT:**

**NOES:**

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

CITY OF ANTIOCH AS HOUSING SUCCESSOR TO  
THE ANTIOCH DEVELOPMENT AGENCY  
CLAIMS BY FUND REPORT  
FOR THE PERIOD OF  
FEBRUARY 2 - FEBRUARY 15, 2018  
FUND/CHECK #

**227 Housing Fund**

**Housing - CIP**

373126 CONTRA COSTA CRISIS CENTER	2ND QTR REIMBURSEMENT	2,500.88
373193 STAND FOR FAMILIES	2ND QTR REIMBURSEMENT	2,004.63
931056 HOUSE, TERI	CONSULTING SERVICES	3,477.50



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of February 27, 2018

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Lynne Filson, Assistant City Engineer II *LF*

**APPROVED BY:** Ron Bernal, City Manager  
Derek Cole, City Attorney

**SUBJECT:** Formation of the Proposed City of Antioch Community Facilities District No. 2018-01 (Public Services), (*Continued from 2/13/18*)

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### **RECOMMENDED ACTION**

1. It is recommended that the City Council adopt the Resolution Authorizing Formation of the City of Antioch Community Facilities District ("CFD") No. 2018-01 (Public Services); and
2. It is recommended that the City Council adopt the Resolution Calling Special Landowner Election; and
3. It is recommended that the City Council adopt the Resolution Declaring Results of Special Landowner Election and Directing Recording of Notice of Special Tax Lien; and
4. It is recommended that the City Council introduce the Ordinance Levying Special Taxes within the City of Antioch Community Facilities District No. 2018-01 (Public Services) by title only.

### **STRATEGIC PURPOSE**

This item supports Strategy K-1 in the Strategic Plan by ensuring well maintained public facilities and rights-of-way, as well as Strategy K-5 by reducing the City's liability from third party claims and continuing to comply with regulatory requirements of state and federal agencies.

### **FISCAL IMPACT**

The proposed CFD will assess new development in the southerly part of Antioch for landscape and lighting services. The CFD will take the place of a Lighting and Landscape District for this area and may be broken down into zones should the need for services be different in different areas.

An annual assessment per household for the Public Services Special Tax is calculated as \$663.07 for Residential Property In Compliance and \$1,208.68 for Residential

Property Out of Compliance for Fiscal Year 2018-19 (Attachment "A", Exhibit B, Table 1) if there was full build out of the first subdivision, Aviano, and all landscaping and lighting were installed and being maintained by the CFD. The actual assessment will be less due to the fact that the landscaping and lighting will not be installed and maintained by the CFD in FY 2018-2019, but this sets the baseline for assessments in future years. Residential Property which is In Compliance will have its frontage landscaping and stormwater maintained by the Property Owners Association/property owner.

## **DISCUSSION**

### **Background**

At the request of Civic Aviano LLC, the City has begun the process of creating a CFD pursuant to the Mello-Roos Community Facilities Act (the "Act") of 1982 (California Gov't Code Title 5, Division 2, Part 1, Chapter 2.5, Section 53311, et. seq.). The Act provides local governments with a mechanism for financing the construction of public facilities or to finance specific public services, such as landscape and lighting services. Through the formation of a CFD a local agency is authorized to levy and collect a special tax, use the tax revenue to finance specified facilities and services, and to borrow money (through issuance of bonds or other indebtedness) to assist with financing facilities. The City received a petition signed by Civic Aviano LLC, the sole owner of the property, requesting the City Council to initiate proceedings to form a CFD and to waive certain otherwise applicable time frames associated with the election of a CFD in order to expedite the process.

Civic Aviano LLC is the developer of the 533-unit Aviano subdivision project generally located west of Hillcrest Avenue, east of the Kaiser Hospital and south of the Williamson Ranch subdivision. On September 8, 2015, the City Council adopted the following Resolutions:

- Reso No. 2015/66 adopted, 5/0 -- Adopt the Resolution adopting the Addendum to the Environmental Impact Report for the Aviano Adult Community Project.
- Reso No. 2015/67 adopted, 5/0 -- Adopt the Resolution approving a General Plan Amendment for purposes of amending the Sand Creek Focus Area text to allow small-lot single family residential uses on-site (GP-15-02).
- Reso No. 2015/68 adopted, 5/0 -- Adopt the Resolution approving a Vesting Tentative Map/Final Development Plan and Use Permit for Phase 1 consisting of 127 units

On September 8, 2015, the City Council adopted the following Ordinances:

- Adopted Ord. No. 2107-C-S, 4/0 -- Adopt the Ordinance approving a Development Agreement between the City of Antioch and Civic Aviano LLC.

- Adopted Ord. No. 2108-C-S, 4/0 -- Adopt the Ordinance approving a rezone to modify the current Aviano Adult Community Planned Development zone standards (PD-14-01).

The DA and project conditions of approval require Civic Aviano LLC to establish or participate in a lighting and landscape maintenance district or other land-based financing mechanism to fund public services reasonably related to the project and prior to the issuance of a building permit for the first residential unit of the project.

At the regular meeting of November 8, 2016, the City Council adopted Resolution No. 2016/119 approving a Statement of Local Goals and Policies concerning the use of the Mello-Roos Community Facilities Act of 1982. On January 9, 2018, the City Council initiated the formation process by adopting a resolution of intention to form the CFD and set the date (not less than 30 days and not more than 60 days from the date the resolution of intention was adopted) of February 27, 2018, for the public hearing to consider formation of the City of Antioch Communities District No. 2018-01 (Public Services) CFD. The resolution of intention preliminarily approved a map of the proposed boundaries of the CFD, stated the types of Public Services within the CFD and the rate and method of apportionment of the special tax to be levied in the CFD to pay the costs of providing the services, and set the current date for a public hearing to take public testimony, consider and determine whether the public interest, convenience and necessity require the formation of the proposed CFD and the levy of the Special Tax. The boundary map of the proposed CFD was recorded by the City Clerk at the Contra Costa County Recorder's Office on January 24, 2018. The current public hearing was duly-noticed and written notice was given to all owners adjacent to the project to allow all interested parties an opportunity to speak at the hearing.

### Analysis

Several steps must be taken to complete the formation of this CFD. Five actions are being brought before the City Council tonight:

1. Public Hearing – At the public hearing, the testimony of all interested persons, including persons owning property in the area of the proposed CFD, will be heard on the subjects of establishing the CFD, the boundaries of the CFD, and of funding the specified services. In addition, interested persons may submit written protests or comments to the City. If 50% or more of registered voters residing within the proposed CFD or, if there are no registered voters, the owners of one-half or more of the area of the land within the proposed CFD, files a written protest against the establishment of the CFD, Council may take no further action to create the CFD or levy the Special Tax for a period of one year from the date of tonight's public hearing. If the majority of the registered voters or landowners are only against the furnishing of certain types of services within the CFD, or against levying a specified special tax, those services or the specified part of the Special Tax will be eliminated from the proceedings to form the CFD.

2. Resolution of Formation of Community Facilities District (Attachment "A") – Assuming that there is no successful majority protest, this resolution approves the formation of the CFD, the rate and method of apportionment of the special tax, and the authorized services that may be funded by the special tax. The resolution also preliminarily establishes the annual appropriations limit as required under the Mello-Roos Community Facilities Act. The special tax formula provides for a \$663.07 for Residential Property in Compliance and \$1,208.68 for Residential Property out of Compliance per parcel maximum annual special tax rate for fiscal year 2018-19 for developed properties. The special tax will be subject to annual increases based on the greater of the increase in the San Francisco Urban Consumer Price Index and 2.0%, with a maximum increase of 4.0%. Commencing with fiscal year 2018-19 and for each following fiscal year, the City Council shall levy the annual special tax proportionately for each Assessor's Parcel of developed property at up to 100% of the applicable maximum special tax, until the amount of special taxes equals the special tax requirement.

3. Resolution Calling Special Landowner Election (Attachment "B") – This resolution calls for a special election of the sole property owner to consider the issues of the levy of the special tax and the establishment of the appropriations limit. The property owner has one vote per acre or portion of acre owned within the CFD boundaries. The special election will be held at this meeting, during a short break after the adoption of this resolution, with the results canvassed by the Clerk and reported to the Council immediately after the election.

4. Resolution Declaring Results of Special Landowner Election and Directing Recording of Notice of Special Tax Lien (Attachment "C") – This resolution is considered after the ballot is opened and the vote is announced by the City Clerk. If the vote passes, this resolution declares the CFD to be fully formed.

5. First Reading of an Ordinance Levying Special Taxes (Attachment "D") – This ordinance gives the City Council the authority to levy the special taxes within the CFD. The second reading of the Ordinance will be calendared for a subsequent Council meeting.

Following these actions, the Notice of Special Tax Lien (a copy of which is on file with the City Clerk) must be recorded within 15 days of tonight's meeting.

#### **ATTACHMENTS**

- A. Resolution Authorizing Formation of Community Facilities District
- B. Resolution Calling Special Landowner Election
- C. Resolution Declaring Results of Special Election and Directing Recording of Notice of Special Tax Lien
- D. First Reading of an Ordinance Levying Special Taxes

## ATTACHMENT "A"

### RESOLUTION NO. 2018/\*\* RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH AUTHORIZING FORMATION OF THE CITY OF ANTIOCH COMMUNITY FACILITIES DISTRICT NO. 2018-01 (PUBLIC SERVICES)

**WHEREAS**, on January 9, 2018, this City Council adopted Resolution No. 2018-07 entitled "Resolution of Intention of the City Council of the City of Antioch with Respect to the Formation of Proposed City of Antioch Community Facilities District No. 2018-01 (Public Services)" (the "Resolution of Intention"), stating its intention to form City of Antioch Community Facilities District No. 2018-01 (Public Services) (the "CFD") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Section 53311 *et seq.* of the California Government Code (the "Act"); and

**WHEREAS**, the Resolution of Intention, incorporating a map of the proposed boundaries of the CFD, stating the Services to be provided, and the rate and method of apportionment of the special tax to be levied in the CFD to pay the costs of providing such Services, is on file with the City Clerk (the "Clerk") and the provisions thereof are incorporated herein by this reference as if fully set forth herein; and

**WHEREAS**, on this date, this City Council held a noticed public hearing as required by the Act and the Resolution of Intention with respect to the proposed formation of the CFD, the imposition of the Special Tax, and the adoption of an appropriation limit; and

**WHEREAS**, at said hearing all interested persons desiring to be heard on all matters pertaining to the formation of the CFD, the Services to be provided therein, and the levy of said special tax were heard and a full and fair hearing was held; and

**WHEREAS**, at said hearing evidence was presented to this City Council on said matters before it, including a report caused to be prepared pursuant to the Resolution of Intention (the "Report") as to the Services to be provided through the CFD and the costs thereof, a copy of which is on file with the Clerk, and this City Council at the conclusion of said hearing is fully advised in the premises; and,

**WHEREAS**, written protests with respect to the formation of the CFD, the furnishing of specified types of Services and the rate and method of apportionment of the special taxes have not been filed with the Clerk by fifty percent (50%) or more of the registered voters residing within the territory of the CFD or property owners of one-half (1/2) or more of the area of land within the CFD or any improvement area and not exempt from the special tax; and

**WHEREAS**, the special tax proposed to be levied in the CFD to pay for the proposed Services to be provided therein, as set forth in Exhibit A hereto, has not been eliminated by protest by fifty percent (50%) or more of the registered voters residing

within the territory of the CFD or the owners of one-half (1/2) or more of the area of land within the CFD and not exempt from the special tax.

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

Section 1. The foregoing recitals are true and correct.

Section 2. The proposed special tax to be levied within the CFD has not been precluded by majority protest pursuant to Section 53324 of the Act.

Section 3. All prior proceedings taken by this City Council in connection with the establishment of the CFD, and the levy of the special tax have been duly considered and are hereby found and determined to be valid and in conformity with the Act.

Section 4. This City Council has approved local goals and policies for community facilities districts of the City ("Goals and Policies"), and this City Council hereby finds and determines that the CFD is in conformity with said Goals and Policies.

Section 5. The CFD is designated "City of Antioch Community Facilities District 2018-01 (Public Services)" and is hereby established pursuant to the Act.

Section 6. The boundaries of the CFD, as set forth in the map of the CFD heretofore recorded on January 24, 2018 at 10:49 am in the Contra Costa County Recorder's Office as Document No. 2018-11203 at Book 86, Page 34, of Maps of Assessment and Community Facilities Districts, are hereby approved, are incorporated herein by reference and shall be the boundaries of the CFD.

Section 7. The types of Public Services proposed to be financed by the CFD pursuant to the Act shall be the items listed on Exhibit A herein (the "Services"). The Report is hereby accepted by the City and incorporated herein by reference.

Section 8. Except to the extent that funds are otherwise available to the CFD to pay for the Services, a special tax sufficient to pay the costs thereof, secured by a continuing lien against all non-exempt real property in the CFD, will be levied annually in the CFD, and collected in the same manner and upon the same role as ordinary, ad valorem real property taxes or in such other manner as this City Council shall determine, including direct billing of the affected property owners. The proposed rate and method of apportionment of special tax among the parcels of real property within the CFD, in sufficient detail to allow each landowner within the proposed CFD to estimate the probable maximum amount such owner will have to pay, are described in Exhibit B, attached hereto and by this reference incorporated herein. In no circumstances, shall the special tax levied against any parcel used for private residential purposes (as defined in the Act), if any, be increased as a consequence of delinquency or default by the owner of any other parcel or parcels within the CFD by more than ten percent (10%).



Section 9. It is hereby found and determined that the Services are necessary to meet increased demands placed upon the City as the result of development occurring in the CFD.

Section 10. The Finance Director, telephone number (925) 779-7055, is the officer of Antioch who will be responsible for preparing annually a current roll of special tax levy obligations by assessor's parcel number and will be responsible for estimating and levying future special tax levies pursuant to the Act.

Section 11. Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the Streets and Highways Code of California, a continuing lien to secure the levy of the special tax pursuant to the applicable rate and method of apportionment shall attach to all nonexempt real property in the CFD, and this lien shall continue in force and effect until the special tax obligation is prepaid and permanently satisfied and the lien canceled in accordance with law or until collection of the tax by the CFD ceases.

Section 12. In accordance with Section 53325.7 of the Act, the annual appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, of the CFD is hereby preliminarily established at a sum equal to the greater of one hundred percent (100%) of the amount of all proceeds of the special tax collected annually, and as defined by said Article XIII B as adjusted for changes in the cost of living and changes in population, and said appropriations limit shall be submitted to the voters, as hereafter provided. The proposition establishing said annual appropriations limit shall become effective if approved by the qualified electors voting thereon and shall be adjusted in accordance with the applicable provisions of Section 53325.7 of the Act.

Section 13. Pursuant to the provisions of the Act, the proposition of the levy of the special tax and the proposition of the establishment of the appropriations limit specified above shall be submitted to the qualified electors at an election the time, place, and conditions of which election shall be as specified by a separate resolution of this City Council. The proposed voting procedure shall be by mail or hand-delivered ballot among the registered voters or landowners in the CFD.

Section 14. The City Council hereby finds and determines that the public interest will not be served by allowing the property owners in the CFD to enter into a contract in accordance with Section 53329.5(a) of the Act.

Section 15. This Resolution shall take effect immediately upon its adoption.

\* \* \* \* \*

I **HEREBY CERTIFY** that the foregoing resolution was adopted by the City Council of the City of Antioch at a regular meeting thereof held on the 27<sup>th</sup> day of February, 2018, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

---

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

A4

**EXHIBIT A**

**CITY OF ANTIOCH  
COMMUNITY FACILITIES DISTRICT NO. 2018-01  
(PUBLIC SERVICES)**

DESCRIPTION OF SERVICES TO BE FINANCED BY THE CFD

The Services shown below are proposed to be financed by the Community Facilities District No. 2018-01 (Public Services) (the "CFD"). The Services shall be provided, pursuant to the plans and specifications approved by the City of Antioch (the "City") and the officials thereof, including the City Manager.

**SERVICES**

It is intended that the CFD will be authorized to finance all or a portion of the costs of any of the following types of services:

Neighborhood Park & Street Lighting Maintenance

Maintenance, including servicing, repair, replacement and removal of neighborhood parks (includes park amenities such as playground equipment, play courts, play structures, picnic tables, lighting, drinking fountains, barbeques, etc.). Maintenance also includes cleaning and removal of graffiti, and associated electric, water, and other utility costs.

Maintenance, including servicing, repair, replacement and removal of street lights (includes poles, fixtures, bulbs, conduits, equipment, including guys, anchors, posts, pedestals and metering devices, etc.). Maintenance also includes cleaning and removal of graffiti, and associated electric, water, and other utility costs.

Neighborhood Landscape Maintenance

Maintenance, including servicing, repair, replacement, and removal of parkways, landscape setbacks, landscaped roadway medians, open space, environmental preserves (including performance and management of environmental mitigation monitoring and annual reporting), publicly-owned masonry walls, fences, monuments and features, trails, bike paths, etc. Maintenance also includes cleaning and removal of graffiti, and associated electric, water, and other utility costs.

Stormwater Maintenance

Maintenance, including servicing, repair, replacement and removal of bio-retention facilities and drainage facilities (includes field inspections, record keeping, cost of permits and regulatory fees, environmental mitigation monitoring, annual reporting, vegetation management, removal of silt, sediment, trash and debris from the drainage

areas, bio-retention basins and City catch basins, etc.). Maintenance also includes cleaning and removal of graffiti, and associated electric, water, and other utility costs.

Open Space Maintenance

Maintenance, including monitoring and management of the Open Space Preserve and preparation of a letter report that will be submitted each year with the HOA, U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW). Monitoring will ensure compliance with Allowed and Prohibited Uses. The HOA will be responsible for the management of the Open Space Preserve.

Management activities will include trash removal, fencing repairs or replacement, and ensuring that a hazardous fire condition is abated through the mowing/disking of a fire break along the southern boundary of the preserve.

Maintenance also includes funding for qualified biologists holding the appropriate federal 10(a)(1)(A) recovery permits to conduct surveys to document the presence of vernal pool fairy shrimp and California tiger salamanders in the wetlands and ponds on the Ralph Preserve (mitigation property), and to assess the condition of wetland habitat for those species. An annual monitoring report will be prepared that shall include all survey data, water depth and temperature data, graphics, photograph presentation, spreadsheets, and text. The annual report will be submitted to the USFWS and CDFW by December 31<sup>st</sup> of each monitored year.

OTHER

1. Administrative expenses, including the cost incurred to determine, levy and collect special taxes, including compensation of the City employees for administrative work performed in relation to the CFD, the fees of consultants and legal counsel, the costs of collecting installments of special taxes upon the general tax rolls, preparation of required reports, and any other costs incurred in the administration of the CFD by the City.
2. Reimbursement of costs related to the formation of the CFD advanced by the City, the landowner(s) in the CFD or any party related to any of the foregoing, as well as reimbursement of any costs advanced by the City, the landowner(s) in the CFD, or any party related to any of the foregoing, for services, facilities, fees or other purposes or costs of the CFD.

EXHIBIT B

CITY OF ANTIOCH  
COMMUNITY FACILITIES DISTRICT NO. 2018-01  
(PUBLIC SERVICES)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels of Taxable Property in City of Antioch Community Facilities District No. 2018-01 (Public Services) (County of Contra Costa) ("CFD No. 2018-01") and collected each Fiscal Year commencing in Fiscal Year 2018-19, in an amount determined by the Council through the application of the appropriate Special Tax for "Developed Property," as described below. All of the real property in CFD No. 2018-01, unless exempted by law or by the provisions hereof, shall be taxed for these purposes, to the extent and in the manner herein provided.

**A. DEFINITIONS**

The terms hereinafter set forth have the following meanings:

**"Act"** means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2 of Title 5 of the Government Code of the State of California.

**"Administrative Expenses"** means the following actual or reasonably estimated costs directly related to the administration of CFD No. 2018-01: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City or any designee thereof or both); the costs of collecting the Special Taxes (whether by the City or otherwise); the costs to the City, CFD No. 2018-01, or any designee thereof of complying with CFD No. 2018-01 or obligated persons disclosure requirements associated with the Act; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs to the City, CFD No. 2018-01, or any designee thereof related to an appeal of the Special Tax; and the City's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2018-01 for any other administrative purposes of CFD No. 2018-01, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

**"Assessor's Parcel" or "Parcel"** means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel number.

**"Assessor's Parcel Map"** means an official map of the Assessor of the County designating parcels by Assessor's Parcel number.

**“Authorized Services”** means those services eligible to be funded by CFD No. 2018-01, as defined in the Resolution of Formation and authorized to be financed by CFD No. 2018-01 pursuant to Section 53313 and Section 53313.5 of the Act. CFD No. 2018-01 shall finance Authorized Services only to the extent that they are in addition to those provided in the territory of CFD No. 2018-01 before the CFD was created and such Authorized Services may not supplant services already available within CFD No. 2018-01 when the CFD was created.

**“Building Permit”** means a permit issued by the City or other governmental agency for the construction of a residential or non-residential building on an Assessor’s Parcel.

**“CFD Administrator”** means an official of the City or CFD No. 2018-01, or any designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

**“CFD No. 2018-01”** means City of Antioch Community Facilities District No. 2018-01 (Public Services) (County of Contra Costa).

**“City”** means the City of Antioch.

**“City Landscape and Stormwater Maintenance Standards”** means the then applicable landscape and stormwater maintenance standards or then applicable level of services for then applicable landscape and stormwater maintenance contracts executed by the City that are in effect and relate to similar landscape and stormwater improvements.

**“City Manager”** means the City Manager of the City of Antioch.

**“Council”** means the City Council of the City of Antioch, acting as the legislative body of CFD No. 2018-01.

**“County”** means the County of Contra Costa.

**“Developed Property”** means, for each Fiscal Year, all Assessor’s Parcels for which a Building Permit was issued after January 1, 2018 and on or before May 1 of the Fiscal Year preceding the Fiscal Year for which the Special Taxes are being levied.

**“Dwelling Unit”** means a building or portion thereof designed for and occupied in whole or part as a residence or sleeping place, either permanently or temporarily, by one (1) family and its guests, with sanitary facilities and one (1) kitchen provided within the unit. Boarding or lodging houses, dormitories, and hotels shall not be defined as Dwelling Units unless the land use permit specifies a residential use. For purposes of determining the Special Tax due, any “second

unit” or “accessory dwelling unit” (as determined pursuant to Section 65852.2 of the Government Code) shall be considered a separate Dwelling Unit and shall be subject to this Special Tax.

**“Fiscal Year”** means the period starting July 1 and ending on the following June 30.

**“Land Use Class”** means any of the classes listed in Table 1 and Table 2.

**“Maximum Special Tax”** means, for each Fiscal Year, the maximum Special Tax, determined in accordance with Section C, below, that can be levied on any Assessor’s Parcel.

**“Property Owner Association”** means any association formed to represent residential housing interests in CFD No. 2018-01, which also has the resources to manage and maintain Property Owner Association Property or similar.

**“Property Owner Association Property”** means, for each Fiscal Year, any Assessor’s Parcel within the boundaries of CFD No. 2018-01 that is owned by or irrevocably offered for dedication to a property owner association, including any master or sub-association, not including any such property that is located directly under a residential or non-residential structure.

**“Proportionately”** means that the ratio of the actual annual Special Tax levy to the Maximum Special Tax is equal for all Assessor’s Parcels of Developed Property.

**“Public Property”** means, for each Fiscal Year, (i) any property within the boundaries of CFD No. 2018-01 that is owned by or irrevocably offered for dedication to the federal government, the State, the City, or any other public agency; provided however that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act, as such section may be amended or replaced, shall be taxed and classified in accordance with its use; or (ii) any property within the boundaries of CFD No. 2018-01 that is encumbered by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement.

**“Rate and Method of Apportionment”** or **“RMA”** means this Rate and Method of Apportionment of Special Tax.

**“Residential Property”** means, for each Fiscal Year, all Assessor’s Parcels of Developed Property for which a Building Permit was issued after January 1, 2018 and on or before May 1 of the Fiscal Year preceding the Fiscal Year for which the Special Taxes are being levied, for purposes of constructing one (1) or more residential Dwelling Units.

**“Residential Property – In Compliance”** means a definition of Residential Property that is only relevant for the purpose of calculating the annual Neighborhood Park & Street Lighting Maintenance Special Tax , the Stormwater Special Tax and the Open Space Maintenance Special Tax components, as identified in Table 2, and shall be applied each Fiscal Year only to Residential Property for which a Property Owner Association and/or the property owner, or any designee thereof, of the Residential Property has notified the City in writing by the February 1<sup>st</sup> preceding the Fiscal Year that it wishes to assume responsibility for maintaining its parcel’s frontage landscaping, and stormwater and the City Manager or his/her designee has determined that the Property Owner Association and/or Property Owner, or any designee thereof, has maintained its parcel’s frontage landscaping and stormwater in previous Fiscal Years to City’s Landscape and Stormwater Maintenance Standards. In addition, in order for any Residential Property to be defined as Residential Property – In Compliance, all Residential Properties within the boundaries of CFD No. 2018-01, as defined in the Resolution of Formation, must also be defined as Residential Property – In Compliance. With respect to future development in Assessor’s Parcels not identified in the Resolution of Formation, Residential Property – In Compliance status will be evaluated based on the Annexation Map developed for those Assessor’s Parcels at the time of annexation, pursuant to the Act.

**“Residential Property – Out of Compliance”** means all Residential Property that is not Residential Property – In Compliance.

**“Resolution of Formation”** means the resolution adopted by the Council pursuant to Section 53325.1 of the Act, establishing CFD No. 2018-01.

**“San Francisco Urban Consumer Price Index”** means, for each Fiscal Year, the Consumer Price Index published by the U.S. Bureau of Labor Statistics for All Urban Consumers in the San Francisco – Oakland – San Jose Area, measured as of the month of December in the calendar year that ends in the previous Fiscal Year. In the event this index ceases to be published, the Consumer Price Index shall be another index as determined by the CFD Administrator that is reasonably comparable to the Consumer Price Index for the San Francisco – Oakland – San Jose Area.

**“Special Tax”** or **“Special Taxes”** means the special tax to be levied in each Fiscal Year on each Assessor’s Parcel of Developed Property to fund the Special Tax Requirement.

**“Special Tax Component”** means one of the following components of the Special Tax: Neighborhood Parks & Street Lighting Maintenance Special Tax, Neighborhood Landscape Maintenance Special Tax, Stormwater Maintenance



Special Tax, or Open Space Maintenance Special Tax as identified in Table 1 and Table 2.

**“Special Tax Requirement”** means that amount to be collected in any Fiscal Year for CFD No. 2018-01 to pay for certain costs as required to meet the needs of CFD No. 2018-01 in that Fiscal Year. The costs to be covered shall be the direct costs for (i) Authorized Services, and (ii) Administrative Expenses; less (iii) a credit for funds available to reduce the annual Special Tax levy, if any, as determined by the CFD Administrator. Under no circumstances shall the Special Tax Requirement include debt service payments for debt financings by CFD No. 2018-01.

**“State”** means the State of California.

**“Taxable Property”** means all of the Assessor’s Parcels within the boundaries of CFD No. 2018-01 which are not exempt from the Special Tax pursuant to law or Section E below.

**“Undeveloped Property”** means, for each Fiscal Year, all property not classified as Developed Property, Property Owner Association Property, or Public Property.

**B. ASSIGNMENT TO LAND USE CATEGORIES**

Each Fiscal Year, all Assessor’s Parcels, as applicable within CFD No. 2018-01, shall be classified as Developed Property, Undeveloped Property, Property Owner Association Property, or Public Property. However, only Developed Property shall be subject to annual Special Taxes in accordance with the Rate and Method of Apportionment as determined pursuant to Sections C and D below.

**C. MAXIMUM SPECIAL TAX RATE**

**1. Developed Property**

**a. Maximum Special Tax**

The Maximum Special Tax for Fiscal Year 2018-19 for Developed Property is shown below. Under no circumstances shall a Special Tax be levied on additions to Dwelling Units which have been categorized in prior Fiscal Years as Developed Property.

All

**TABLE 1**

**Maximum Special Taxes for Developed Property  
 For Fiscal Year 2018-19  
 Community Facilities District No. 2018-01**

<b>Table 1: Residential Property – Out of Compliance</b>	
<b>Special Tax Component (Per Dwelling Unit)</b>	<b>FY 2018-2019 Maximum Tax</b>
Neighborhood Park & Street Lighting Maintenance Special Tax	\$550.62
Neighborhood Landscape Maintenance Special Tax	\$498.12
Stormwater Maintenance Special Tax	\$115.97
Open Space Maintenance Special Tax	\$43.97
Total:	\$1,208.68

**TABLE 2**

**Maximum Special Taxes for Developed Property – In Compliance  
 For Fiscal Year 2018 - 19  
 Community Facilities District No. 2018 - 01**

<b>Table 2: Residential Property – In Compliance</b>	
<b>Special Tax Component (Per Dwelling Unit)</b>	<b>FY 2018-2019 Maximum Tax</b>
Neighborhood Park & Street Lighting Maintenance Special Tax	\$550.62
Neighborhood Landscape Maintenance Special Tax	N/A
Stormwater Maintenance Special Tax	\$68.49
Open Space Maintenance Special Tax	\$43.97
Total:	\$663.07

b. Increase in the Maximum Special Tax

On each July 1, commencing on July 1, 2019, the Maximum Special Tax for Developed Property shall be increased annually by the greater of the change in the San Francisco Urban Consumer Price Index (during the twelve (12) months prior to December of the previous Fiscal Year) or two percent (2.00%), with a maximum annual increase of four percent (4.00%) for any given Fiscal Year.

A12

**2. Undeveloped Property**

No Special Taxes shall be levied on Undeveloped Property.

**3. Prepayment of Special Tax**

No prepayment of the Special Tax shall be permitted in CFD No. 2018-01.

**D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX**

Commencing with Fiscal Year 2018-19 and for each following Fiscal Year, the Council shall levy the annual Special Tax Proportionately for each Assessor's Parcel of Developed Property at up to 100% of the applicable Maximum Special Tax, until the amount of Special Taxes equals the Special Tax Requirement.

**E. EXEMPTIONS**

In addition to Undeveloped Property being exempt from annual Special Taxes, no Special Tax shall be levied on Public Property or Property Owner Association Property. However, should an Assessor's Parcel no longer be classified as Public Property or Property Owner Association Property, such Assessor's Parcel shall, upon each reclassification, no longer be exempt from Special Taxes.

**F. APPEALS AND INTERPRETATIONS**

Any landowner or resident may file a written appeal of the Special Tax on his/her property with the CFD Administrator, provided that the appellant is current in his/her payments of Special Taxes. During the pendency of an appeal, all Special Taxes previously levied must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Tax is in error. The CFD Administrator shall review the appeal, meet with the appellant if the CFD Administrator deems necessary, and advise the appellant of its determination. If the CFD Administrator agrees with the appellant, the CFD Administrator shall eliminate or reduce the Special Tax on the appellant's property and/or provide a refund to the appellant. If the CFD Administrator disagrees with the appellant and the appellant is dissatisfied with the determination, the appellant then has thirty (30) days in which to appeal to the City Council by filing a written notice of appeal with the clerk of the City, provided that the appellant is current in his/her payments of Special Taxes. The second appeal must specify the reasons for the appellant's disagreement with the CFD Administrator's determination. The CFD Administrator may charge the appellant a reasonable fee for processing the appeal.

The City may interpret this Rate and Method of Apportionment for purposes of clarifying any ambiguity as it relates to the Special Tax rate, the method of apportionment, the allocation of Special Taxes among Assessor's Parcels, the classification of properties, or any definition applicable to CFD No. 2018-01.

**G. MANNER OF COLLECTION**

The annual Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that CFD No. 2018-01 may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act.

**H. FUTURE ANNEXATIONS**

It is anticipated that additional properties will be annexed to CFD No. 2018-01 from time to time. As each annexation is proposed, an analysis may be prepared to determine the annual cost for providing Authorized Services to such parcels. Based on this analysis, any parcels to be annexed, pursuant to California Government Code Section 53339 *et seq.* will be assigned the approximate Maximum Special Tax rates when annexed.

**I. TERM OF SPECIAL TAX**

The Special Tax shall be levied in perpetuity as necessary to meet the Special Tax Requirement, unless no longer required to pay for Authorized Services as determined at the sole discretion of the Council.

## ATTACHMENT "B"

### RESOLUTION NO. 2018/\*\*

#### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH CALLING SPECIAL LANDOWNER ELECTION CITY OF ANTIOCH COMMUNITY FACILITIES DISTRICT NO. 2018-01 (PUBLIC SERVICES)

**WHEREAS**, on February 27, 2018, this City Council adopted its "Resolution of the City Council of the City of Antioch, Formation of Community Facilities District" (the "Resolution of Formation") ordering the formation of the "City of Antioch Community Facilities District No. 2018-01 (Public Services)" (the "CFD"), authorizing the levy of a special tax on property within the CFD and preliminarily establishing an appropriations limit for the CFD, all pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing at Section 53311, of the California Government Code; and

**WHEREAS**, pursuant to the Resolution of Formation, the propositions of the levy of the special tax and the establishment of the appropriations limit shall be submitted to the qualified electors of the CFD as required by the Act; and

**WHEREAS**, pursuant to Sections 53326 and 53325.7 of the Act, the issues of the levy of the special tax and the establishment of the appropriations limit shall be submitted to the qualified electors (as defined below) of the CFD at an election called therefore as provided below;

**NOW, THEREFORE, BE IT RESOLVED** that accordingly, and pursuant to Section 53326 of the Act, this Council finds that, for these proceedings, the qualified electors are the landowners within the CFD and that the vote shall be by such landowners or their authorized representatives, each having one vote for each acre or portion thereof such landowner owns in the CFD as of the close of the public hearings; and

**BE IT FURTHER RESOLVED** that this Council hereby calls a special election to consider the measures described above, which shall be held on February 27, 2018, and the results thereof canvassed at the meeting of this Council on February 27, 2018. The City Clerk is hereby designated as the official to conduct the election and to receive all ballots until immediately after the adoption of this resolution. It is hereby acknowledged that the City Clerk has on file the Resolution of Formation, a map of the boundaries of the CFD, and a sufficient description to allow the City Clerk to determine the electors of the CFD. Pursuant to Section 53327 of the Act, the election shall be conducted by messenger or mail-delivered ballot pursuant to Section 4000 of the California Elections Code. This Council hereby finds that paragraphs (a), (b), (c) (1) and (c)(2) of Section 4000 are applicable to this special election; and

**BE IT FURTHER RESOLVED** that as authorized by Section 53353.5 of the Act, the propositions described in Section 2 above shall be combined into a single ballot measure, the form of which is attached hereto as Exhibit A and by this reference incorporated herein and the form of ballot is hereby approved. The City Clerk is hereby

authorized and directed to cause a ballot, in substantially the form of Exhibit A, to be delivered to each of the qualified electors of the CFD. Each ballot shall indicate the number of votes to be voted by the respective landowner to which the ballot pertains. Each ballot shall be accompanied by all supplies and written instructions necessary for the use and return of the ballot. The envelope to be used to return the ballot was enclosed with the ballot and contained the following: (a) a declaration, under penalty of perjury, stating that the voter is the owner of record or authorized representative of the landowner entitled to vote, (b) the signature of the voter, (c) the date of signing and place of execution of the declaration, and (d) a notice that the envelope contains an official ballot and is to be opened only at the special election; and

**BE IT FURTHER RESOLVED** that this City Council hereby further finds that the provisions of Section 53326 of the Act requiring a minimum of 90 days following the adoption of the Resolution of Formation to elapse before the special election are for the protection of the qualified electors of the CFD. There is on file with the City Clerk a written waiver executed by all of the qualified electors of the CFD allowing for a shortening of the time for the special election to expedite the process of formation of the CFD and waiving any requirement for notice, analysis and arguments in connection with the election. Accordingly, this City Council finds and determines that the qualified electors have been fully apprised of and have agreed to the shortened time for the election and waiver of analysis and arguments, and have thereby been fully protected in these proceedings. This City Council also finds and determines that the City Clerk has concurred in the shortened time for the election. Analysis and arguments with respect to the ballot measures are hereby waived, as provided in Section 53327 of the Act; and

**BE IT FURTHER RESOLVED** that the Director of Finance is hereby authorized and directed to take all actions necessary or advisable to give effect to the transactions contemplated by this resolution.

**BE IT FURTHER RESOLVED** that this resolution shall become effective immediately.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 27<sup>th</sup> day of February 2018, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

\_\_\_\_\_  
**ARNE SIMONSEN, CMC**  
**CITY CLERK OF THE CITY OF ANTIOCH**

B2

**EXHIBIT A**

**FORM OF BALLOT**

**CITY OF ANTIOCH  
COMMUNITY FACILITIES DISTRICT  
NO. 2018-01 (PUBLIC SERVICES)**

**OFFICIAL BALLOT  
SPECIAL TAX ELECTION**

This ballot is for a special, landowner election. You must return this ballot in the enclosed envelope, either by mail or in person, to the office of the City Clerk of the City of Antioch no later than the public hearing on the proposed Community Facilities District, which will be held during the Council meeting starting at 7:00 p.m. on Tuesday, February 27, 2018. In order to ensure all ballots are received in time, the City requests that you return your ballot to the City Clerk no later than the close of business on Tuesday, February 27, 2018.

The City Clerk's office is located at:

**City of Antioch  
200 H Street  
Antioch, CA 94531-5007**

To vote, mark a cross (X) on the voting line after the word "YES" or after the word "NO". All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void. If you wrongly mark, tear, or deface this ballot, return it to the City Clerk and obtain another ballot.

**BALLOT MEASURE NO. 1:** Shall the City of Antioch be authorized to annually levy a special tax solely on lands within the City of Antioch Community Facilities District No. 2018-01 (Public Services) (the "CFD") in accordance with the rate and method contained in the Resolution of Formation of the CFD adopted by the City Council on February 27, 2018, to pay for the public services and pay the related administrative costs, all as specified in the Resolution of Formation?

**YES:** \_\_\_\_\_

**NO:** \_\_\_\_\_

By execution in the space provided below, (a) you represent and warrant that the property information listed below is true and correct, and (b) you indicate your waiver of (i) the time limit pertaining to the conduct of the election, (ii) any requirement for analysis and arguments with respect to the ballot measure, and (iii) any irregularity in the proceedings that may be claimed as a result of the application of such waivers.

B3

The Property that is the subject of this Ballot is identified as:

**APN 057-030-005-3 (150.4 acres)**

The total acreage of the Property: **150.4 acres**

Total number of votes: **151**

Dated: \_\_\_\_\_, 2018

CIVIC AVIANO LLC  
a California limited partnership

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

B4



## ATTACHMENT "C"

RESOLUTION NO. 2018/\*\*

### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH DECLARING RESULTS OF SPECIAL LANDOWNER ELECTION AND DIRECTING RECORDING OF NOTICE OF SPECIAL TAX LIEN

#### CITY OF ANTIOCH COMMUNITY FACILITIES DISTRICT NO. 2018-01 (PUBLIC SERVICES)

**WHEREAS**, on February 27, 2018 this City Council adopted its "Resolution of the City Council of the City of Antioch, Formation of Community Facilities District" (the "Resolution of Formation") ordering the formation of the "City of Antioch Community Facilities District No. 2018-01 (Public Services)" (the "CFD"), authorizing the levy of a special tax on property within the CFD and preliminarily establishing an appropriations limit for the CFD, all pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing at Section 53311, of the California Government Code; and

**WHEREAS**, pursuant to the Resolution of Formation, and pursuant to a resolution entitled "Resolution Calling Special Election" (the "Election Resolution") adopted by this City Council on February 27, 2018, the propositions of the levy of the special tax were submitted to the qualified electors of the CFD as required by the Act; and

**WHEREAS**, pursuant to the Election Resolution, which is by this reference incorporated herein, the special election has been held and the City Clerk has on file a Canvass and Statement of Results of Election, (the "Canvass") a copy of which is attached hereto as Exhibit A. This City Council hereby approves the Canvass and finds that it shall be a permanent part of the record of its proceedings for the CFD. Pursuant to the Canvass, the issues presented at the special election were approved by the qualified electors of the CFD by more than two-thirds of the votes cast at the special election; and

**WHEREAS**, pursuant to the voter approval, the CFD is hereby declared to be fully formed with the authority to levy the special taxes and to have the established appropriations limit, all as heretofore provided in these proceedings and in the Act;

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

1. It is hereby found that all prior proceedings and actions taken by this City Council with respect to the CFD were valid and in conformity with the Act; and

- 2. The City Clerk is hereby directed to complete, execute and cause to be recorded in the office of the County Recorder of the County of Contra Costa a **Notice of Special Tax Lien**, a copy attached hereto as Exhibit B, in the form required by the Act, with such recording to occur no later than 15 days following adoption by the Council of this resolution; and
- 3. The Director of Finance is hereby authorized and directed to take all actions necessary or advisable to give effect to the transactions contemplated by this Resolution; and
- 4. This resolution shall become effective immediately.

\* \* \* \* \*

I **HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 27<sup>th</sup> day of February 2018, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

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

EXHIBIT A

CANVASS AND STATEMENT OF RESULT OF ELECTION

CITY OF ANTIOCH  
COMMUNITY FACILITIES DISTRICT NO. 2018-01  
(PUBLIC SERVICES)

I hereby certify that on February 27, 2018, I canvassed the returns of the election held on February 27, 2018, in the City of Antioch Community Facilities District No. 2018-01 (Public Services) for the total number of ballots cast, and that the total number of votes cast for and against each ballot measure are as set forth below; and that the totals as shown for and against each ballot measure are full, true and correct.

CITY OF ANTIOCH COMMUNITY FACILITIES DISTRICT NO. 2018-01 SPECIAL TAX ELECTION FEBRUARY 27, 2018	Qualified Landowner Votes	Total Votes Cast	YES	NO
	151			

**BALLOT MEASURE NO. 1:** Shall the City of Antioch be authorized to annually levy a special tax solely on lands within the City of Antioch Community Facilities District No. 2018-01 (Public Services) (the "CFD") in accordance with the rate and method contained in the Resolution of Formation of the CFD adopted by the City Council on January 9, 2018, to pay for the public services and pay the related administrative costs, all as specified in the Resolution of Formation?

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND this 27<sup>th</sup> day of February, 2018.

\_\_\_\_\_  
ARNE SIMONSEN, CMC  
CITY CLERK OF THE CITY OF ANTIOCH

**EXHIBIT B**

RECORDING REQUESTED BY AND  
WHEN RECORDED, PLEASE RETURN TO:

Chris Hnatiuk  
David Taussig & Associates, Inc.  
100 West San Fernando Street, Suite 430  
San Jose, CA 95113

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF SPECIAL TAX LIEN**

**CITY OF ANTIOCH  
COMMUNITY FACILITIES DISTRICT NO. 2018-01  
(PUBLIC SERVICES) (COUNTY OF CONTRA COSTA)**

Pursuant to the requirements of Section 3114.5 of the California Streets and Highways Code and Section 53328.3 of the Mello-Roos Community Facilities Act of 1982 (the "Act"), the undersigned City Clerk of the City of Antioch (the "City"), State of California, hereby gives notice that a lien to secure payment of a special tax is hereby imposed by the City Council. The special tax secured by this lien is authorized to be levied for the purpose of financing the Public Services described on Exhibit A attached hereto and hereby made a part hereof (the "Services").

The special tax is authorized to be levied within the City of Antioch Community Facilities District No. 2018-01 (Public Services) (County of Contra Costa) (State of California) (the "Community Facilities District") which has now been officially designated and the lien of the special tax is a continuing lien which shall secure each annual levy of the special tax and which shall continue in force and effect until the special tax obligation is canceled in accordance with law or until the special tax ceases to be levied and a notice of cessation of special tax is recorded in accordance with Section 53330.5 of the Act.

The rate, method of apportionment, and manner of collection of the authorized special tax is as set forth in Exhibit B attached hereto and hereby made a part hereof.

Notice is further given that upon the recording of this notice in the office of the County Recorder of the County of Contra Costa, the obligation to pay the special tax levy shall become a lien upon all nonexempt real property within the Community Facilities District in accordance with Section 3115.5 of the California Streets and Highways Code.

C4

The name(s) of the owner(s) and the assessor's tax parcel number(s) of the real property included within the Community Facilities District and not exempt from the special tax are as set forth in Exhibit C attached hereto and hereby made a part hereof.

Reference is made to the Boundary Map of the Community Facilities District recorded as Document No. 2018-11203 at Book 86 of Maps of Assessment and Community Facilities Districts at Page 34, in the office of the County Recorder of the County of Contra Costa, State of California, which map is now the final boundary map of the Community Facilities District.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the City Clerk of the City of Antioch, 200 "H" St. Antioch, CA 94509.

Dated: \_\_\_\_\_, 2018

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ARNE SIMONSEN, CMC  
CITY CLERK OF THE CITY OF ANTIOCH

**EXHIBIT 1**

**CITY OF ANTIOCH  
COMMUNITY FACILITIES DISTRICT NO. 2018-01  
(PUBLIC SERVICES)**

DESCRIPTION OF SERVICES TO BE FINANCED BY THE CFD

The Services shown below are proposed to be financed by the Community Facilities District No. 2018-01 (Public Services) (the "CFD"). The Services shall be provided, pursuant to the plans and specifications approved by the City of Antioch (the "City") and the officials thereof, including the City Manager.

**SERVICES**

It is intended that the CFD will be authorized to finance all or a portion of the costs of any of the following types of services:

Neighborhood Park & Street Lighting Maintenance

Maintenance, including servicing, repair, replacement and removal of neighborhood parks (includes park amenities such as playground equipment, play courts, play structures, picnic tables, lighting, drinking fountains, barbeques, etc.). Maintenance also includes cleaning and removal of graffiti, and associated electric, water, and other utility costs.

Maintenance, including servicing, repair, replacement and removal of street lights (includes poles, fixtures, bulbs, conduits, equipment, including guys, anchors, posts, pedestals and metering devices, etc.). Maintenance also includes cleaning and removal of graffiti, and associated electric, water, and other utility costs.

Neighborhood Landscape Maintenance

Maintenance, including servicing, repair, replacement, and removal of parkways, landscape setbacks, landscaped roadway medians, open space, environmental preserves (including performance and management of environmental mitigation monitoring and annual reporting), publicly-owned masonry walls, fences, monuments and features, trails, bike paths, etc. Maintenance also includes cleaning and removal of graffiti, and associated electric, water, and other utility costs.

Stormwater Maintenance

Maintenance, including servicing, repair, replacement and removal of bio-retention facilities and drainage facilities (includes field inspections, record keeping, cost of permits and regulatory fees, environmental mitigation monitoring, annual reporting, vegetation management, removal of silt, sediment, trash and debris from the drainage areas, bio-retention basins and City catch basins, etc.). Maintenance also includes cleaning and removal of graffiti, and associated electric, water, and other utility costs.

Open Space Maintenance

Maintenance, including monitoring and management of the Open Space Preserve and preparation of a letter report that will be submitted each year with the HOA, U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW). Monitoring will ensure compliance with Allowed and Prohibited Uses. The HOA will be responsible for the management of the Open Space Preserve. Management activities will include trash removal, fencing repairs or replacement, and ensuring that a hazardous fire condition is abated through the mowing/disking of a fire break along the southern boundary of the preserve.

Maintenance also includes funding for qualified biologists holding the appropriate federal 10(a)(1)(A) recovery permits to conduct surveys to document the presence of vernal pool fairy shrimp and California tiger salamanders in the wetlands and ponds on the Ralph Preserve (mitigation property), and to assess the condition of wetland habitat for those species. An annual monitoring report will be prepared that shall include all survey data, water depth and temperature date, graphics, photograph presentation, spreadsheets, and text. The annual report will be submitted to the USFWS and CDFW by December 31<sup>st</sup> of each monitored year.

OTHER

1. Administrative expenses, including the cost incurred to determine, levy and collect special taxes, including compensation of the City employees for administrative work performed in relation to the CFD, the fees of consultants and legal counsel, the costs of collecting installments of special taxes upon the general tax rolls, preparation of required reports, and any other costs incurred in the administration of the CFD by the City.
2. Reimbursement of costs related to the formation of the CFD advanced by the City, the landowner(s) in the CFD or any party related to any of the foregoing, as well as reimbursement of any costs advanced by the City, the landowner(s) in the CFD, or any party related to any of the foregoing, for services, facilities, fees or other purposes or costs of the CFD.

EXHIBIT 2

CITY OF ANTIOCH  
COMMUNITY FACILITIES DISTRICT NO. 2018-01  
(PUBLIC SERVICES)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels of Taxable Property in City of Antioch Community Facilities District No. 2018-01 (Public Services) (County of Contra Costa) ("CFD No. 2018-01") and collected each Fiscal Year commencing in Fiscal Year 2016-17, in an amount determined by the Council through the application of the appropriate Special Tax for "Developed Property," as described below. All of the real property in CFD No. 2018-01, unless exempted by law or by the provisions hereof, shall be taxed for these purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

The terms hereinafter set forth have the following meanings:

**"Act"** means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2 of Title 5 of the Government Code of the State of California.

**"Administrative Expenses"** means the following actual or reasonably estimated costs directly related to the administration of CFD No. 2018-01: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City or any designee thereof or both); the costs of collecting the Special Taxes (whether by the City or otherwise); the costs to the City, CFD No. 2018-01, or any designee thereof of complying with CFD No. 2018-01 or obligated persons disclosure requirements associated with the Act; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs to the City, CFD No. 2018-01, or any designee thereof related to an appeal of the Special Tax; and the City's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2018-01 for any other administrative purposes of CFD No. 2018-01, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

**"Assessor's Parcel"** or **"Parcel"** means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel number.

08



**“Assessor’s Parcel Map”** means an official map of the Assessor of the County designating parcels by Assessor’s Parcel number.

**“Authorized Services”** means those services eligible to be funded by CFD No. 2018-01, as defined in the Resolution of Formation and authorized to be financed by CFD No. 2018-01 pursuant to Section 53313 and Section 53313.5 of the Act. CFD No. 2018-01 shall finance Authorized Services only to the extent that they are in addition to those provided in the territory of CFD No. 2018-01 before the CFD was created and such Authorized Services may not supplant services already available within CFD No. 2018-01 when the CFD was created.

**“Building Permit”** means a permit issued by the City or other governmental agency for the construction of a residential or non-residential building on an Assessor’s Parcel.

**“CFD Administrator”** means an official of the City or CFD No. 2018-01, or any designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

**“CFD No. 2018-01”** means City of Antioch Community Facilities District No. 2018-01 (Public Services) (County of Contra Costa).

**“City”** means the City of Antioch.

**“City Landscape and Stormwater Maintenance Standards”** means the then applicable landscape and stormwater maintenance standards or then applicable level of services for then applicable landscape and stormwater maintenance contracts executed by the City that are in effect and relate to similar landscape and stormwater improvements.

**“City Manager”** means the City Manager of the City of Antioch.

**“Council”** means the City Council of the City of Antioch, acting as the legislative body of CFD No. 2018-01.

**“County”** means the County of Contra Costa.

**“Developed Property”** means, for each Fiscal Year, all Assessor’s Parcels for which a Building Permit was issued after January 1, 2018 and on or before May 1 of the Fiscal Year preceding the Fiscal Year for which the Special Taxes are being levied.

**“ Dwelling Unit”** means a building or portion thereof designed for and occupied in whole or part as a residence or sleeping place, either permanently or temporarily, by one (1) family and its guests, with sanitary facilities and one (1)

kitchen provided within the unit. Boarding or lodging houses, dormitories, and hotels shall not be defined as Dwelling Units unless the land use permit specifies a residential use. For purposes of determining the Special Tax due, any "second unit" or "accessory dwelling unit" (as determined pursuant to Section 65852.2 of the Government Code) shall be considered a separate Dwelling Unit and shall be subject to this Special Tax.

**"Fiscal Year"** means the period starting July 1 and ending on the following June 30.

**"Land Use Class"** means any of the classes listed in Table 1 and Table 2.

**"Maximum Special Tax"** means, for each Fiscal Year, the maximum Special Tax, determined in accordance with Section C, below, that can be levied on any Assessor's Parcel.

**"Property Owner Association"** means any association formed to represent residential housing interests in CFD No. 2018-01, which also has the resources to manage and maintain Property Owner Association Property or similar.

**"Property Owner Association Property"** means, for each Fiscal Year, any Assessor's Parcel within the boundaries of CFD No. 2018-01 that is owned by or irrevocably offered for dedication to a property owner association, including any master or sub-association, not including any such property that is located directly under a residential or non-residential structure.

**"Proportionately"** means that the ratio of the actual annual Special Tax levy to the Maximum Special Tax is equal for all Assessor's Parcels of Developed Property.

**"Public Property"** means, for each Fiscal Year, (i) any property within the boundaries of CFD No. 2018-01 that is owned by or irrevocably offered for dedication to the federal government, the State, the City, or any other public agency; provided however that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act, as such section may be amended or replaced, shall be taxed and classified in accordance with its use; or (ii) any property within the boundaries of CFD No. 2018-01 that is encumbered by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement.

**"Rate and Method of Apportionment"** or **"RMA"** means this Rate and Method of Apportionment of Special Tax.

**"Residential Property"** means, for each Fiscal Year, all Assessor's Parcels of Developed Property for which a Building Permit was issued after January 1, 2018 and on or before May 1 of the Fiscal Year preceding the Fiscal Year for which the

Special Taxes are being levied, for purposes of constructing one (1) or more residential Dwelling Units.

**“Residential Property – In Compliance”** means a definition of Residential Property that is only relevant for the purpose of calculating the annual Neighborhood Park & Street Lighting Maintenance Special Tax , the Stormwater Special Tax and the Open Space Maintenance Special Tax components, as identified in Table 2, and shall be applied each Fiscal Year only to Residential Property for which a Property Owner Association and/or the property owner, or any designee thereof, of the Residential Property has notified the City in writing by the February 1<sup>st</sup> preceding the Fiscal Year that it wishes to assume responsibility for maintaining its parcel’s frontage landscaping, and stormwater and the City Manager or his/her designee has determined that the Property Owner Association and/or Property Owner, or any designee thereof, has maintained its parcel’s frontage landscaping and stormwater in previous Fiscal Years to City’s Landscape and Stormwater Maintenance Standards. In addition, in order for any Residential Property to be defined as Residential Property – In Compliance, all Residential Properties within the boundaries of CFD No. 2018-01, as defined in the Resolution of Formation, must also be defined as Residential Property – In Compliance. With respect to future development in Assessor’s Parcels not identified in the Resolution of Formation, Residential Property – In Compliance status will be evaluated based on the Annexation Map developed for those Assessor’s Parcels at the time of annexation, pursuant to the Act.

**“Residential Property – Out of Compliance”** means all Residential Property that is not Residential Property – In Compliance.

**“Resolution of Formation”** means the resolution adopted by the Council pursuant to Section 53325.1 of the Act, establishing CFD No. 2018-01.

**“San Francisco Urban Consumer Price Index”** means, for each Fiscal Year, the Consumer Price Index published by the U.S. Bureau of Labor Statistics for All Urban Consumers in the San Francisco – Oakland – San Jose Area, measured as of the month of December in the calendar year that ends in the previous Fiscal Year. In the event this index ceases to be published, the Consumer Price Index shall be another index as determined by the CFD Administrator that is reasonably comparable to the Consumer Price Index for the San Francisco – Oakland – San Jose Area.

**“Special Tax” or “Special Taxes”** means the special tax to be levied in each Fiscal Year on each Assessor’s Parcel of Developed Property to fund the Special Tax Requirement.

**“Special Tax Component”** means one of the following components of the Special Tax: Neighborhood Parks & Street Lighting Maintenance Special Tax,

Neighborhood Landscape Maintenance Special Tax, Stormwater Maintenance Special Tax, or Open Space Maintenance Special Tax as identified in Table 1 and Table 2.

**“Special Tax Requirement”** means that amount to be collected in any Fiscal Year for CFD No. 2018-01 to pay for certain costs as required to meet the needs of CFD No. 2018-01 in that Fiscal Year. The costs to be covered shall be the direct costs for (i) Authorized Services, and (ii) Administrative Expenses; less (iii) a credit for funds available to reduce the annual Special Tax levy, if any, as determined by the CFD Administrator. Under no circumstances shall the Special Tax Requirement include debt service payments for debt financings by CFD No. 2018-01.

**“State”** means the State of California.

**“Taxable Property”** means all of the Assessor’s Parcels within the boundaries of CFD No. 2018-01 which are not exempt from the Special Tax pursuant to law or Section E below.

**“Undeveloped Property”** means, for each Fiscal Year, all property not classified as Developed Property, Property Owner Association Property, or Public Property.

**B. ASSIGNMENT TO LAND USE CATEGORIES**

Each Fiscal Year, all Assessor’s Parcels, as applicable within CFD No. 2018-01, shall be classified as Developed Property, Undeveloped Property, Property Owner Association Property, or Public Property. However, only Developed Property shall be subject to annual Special Taxes in accordance with the Rate and Method of Apportionment as determined pursuant to Sections C and D below.

**C. MAXIMUM SPECIAL TAX RATE**

**1. Developed Property**

**a. Maximum Special Tax**

The Maximum Special Tax for Fiscal Year 2018-19 for Developed Property is shown below. Under no circumstances shall a Special Tax be levied on additions to Dwelling Units which have been categorized in prior Fiscal Years as Developed Property.

**TABLE 1**

**Maximum Special Taxes for Developed Property  
For Fiscal Year 2018-19  
Community Facilities District No. 2018-01**

<b>Table 1: Residential Property – Out of Compliance</b>	
<b>Special Tax Component (Per Dwelling Unit)</b>	<b>FY 2018-2019 Maximum Tax</b>
Neighborhood Park & Street Lighting Maintenance Special Tax	\$550.62
Neighborhood Landscape Maintenance Special Tax	\$498.12
Stormwater Maintenance Special Tax	\$115.97
Open Space Maintenance Special Tax	\$43.97
<b>Total:</b>	<b>\$1,208.68</b>

**TABLE 2**

**Maximum Special Taxes for Developed Property – In Compliance  
For Fiscal Year 2018 - 19  
Community Facilities District No. 2018 - 01**

<b>Table 2: Residential Property – In Compliance</b>	
<b>Special Tax Component (Per Dwelling Unit)</b>	<b>FY 2018-2019 Maximum Tax</b>
Neighborhood Park & Street Lighting Maintenance Special Tax	\$550.62
Neighborhood Landscape Maintenance Special Tax	N/A
Stormwater Maintenance Special Tax	\$68.49
Open Space Maintenance Special Tax	\$43.97
<b>Total:</b>	<b>\$663.07</b>

b. Increase in the Maximum Special Tax

On each July 1, commencing on July 1, 2019, the Maximum Special Tax for Developed Property shall be increased annually by the greater of the change in the San Francisco Urban Consumer Price Index (during the twelve (12) months prior to December of the previous Fiscal Year) or two percent (2.00%), with a maximum annual increase of four percent (4.00%) for any given Fiscal Year.

**2. Undeveloped Property**

No Special Taxes shall be levied on Undeveloped Property.

**3. Prepayment of Special Tax**

No prepayment of the Special Tax shall be permitted in CFD No. 2018-01.

**D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX**

Commencing with Fiscal Year 2018-19 and for each following Fiscal Year, the Council shall levy the annual Special Tax Proportionately for each Assessor's Parcel of Developed Property at up to 100% of the applicable Maximum Special Tax, until the amount of Special Taxes equals the Special Tax Requirement.

**E. EXEMPTIONS**

In addition to Undeveloped Property being exempt from annual Special Taxes, no Special Tax shall be levied on Public Property or Property Owner Association Property. However, should an Assessor's Parcel no longer be classified as Public Property or Property Owner Association Property, such Assessor's Parcel shall, upon each reclassification, no longer be exempt from Special Taxes.

**F. APPEALS AND INTERPRETATIONS**

Any landowner or resident may file a written appeal of the Special Tax on his/her property with the CFD Administrator, provided that the appellant is current in his/her payments of Special Taxes. During the pendency of an appeal, all Special Taxes previously levied must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Tax is in error. The CFD Administrator shall review the appeal, meet with the appellant if the CFD Administrator deems necessary, and advise the appellant of its determination. If the CFD Administrator agrees with the appellant, the CFD Administrator shall eliminate or reduce the Special Tax on the appellant's property and/or provide a refund to the appellant. If the CFD Administrator disagrees with the appellant and the appellant is dissatisfied with the determination, the appellant then has thirty (30) days in which to appeal to the City Council by filing a written notice of appeal with the clerk of the City, provided that the appellant is current in his/her payments of Special Taxes. The second appeal must specify the reasons for the appellant's disagreement with the CFD Administrator's determination. The CFD Administrator may charge the appellant a reasonable fee for processing the appeal.

C14

The City may interpret this Rate and Method of Apportionment for purposes of clarifying any ambiguity as it relates to the Special Tax rate, the method of apportionment, the allocation of Special Taxes among Assessor's Parcels, the classification of properties, or any definition applicable to CFD No. 2018-01.

**G. MANNER OF COLLECTION**

The annual Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that CFD No. 2018-01 may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act.

**H. FUTURE ANNEXATIONS**

It is anticipated that additional properties will be annexed to CFD No. 2018-01 from time to time. As each annexation is proposed, an analysis may be prepared to determine the annual cost for providing Authorized Services to such parcels. Based on this analysis, any parcels to be annexed, pursuant to California Government Code Section 53339 *et seq.* will be assigned the approximate Maximum Special Tax rates when annexed.

**I. TERM OF SPECIAL TAX**

The Special Tax shall be levied in perpetuity as necessary to meet the Special Tax Requirement, unless no longer required to pay for Authorized Services as determined at the sole discretion of the Council.

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**EXHIBIT 3**

**PROPERTY IN THE CITY OF ANTIOCH  
COMMUNITY FACILITIES DISTRICT NO. 2018-01  
(PUBLIC SERVICES)**

The property in the City of Antioch Community Facilities District No. 2018-01 (Public Services) (County of Contra Costa) (State of California) is owned and identified as shown below:

Owner  
Civic Aviano LLC

Assessor Parcel Nos.  
057-030-005-3



## ATTACHMENT "D"

ORDINANCE NO. \_\_\_\_\_

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH LEVYING SPECIAL TAXES WITHIN THE CITY OF ANTIOCH COMMUNITY FACILITIES DISTRICT NO. 2018-01 (PUBLIC SERVICES)

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

**SECTION 1. Authority.** This ordinance is adopted pursuant to the authority of Section 53340 of the Government Code of the State of California, the Antioch Municipal Code, and the laws of the state of California.

**SECTION 2. Findings and Recitals.** The City Council hereby finds, determines and declares as follows:

**WHEREAS**, on January 9, 2017, this City Council adopted Resolution No. 2017/07 entitled "Resolution of the Intention of the City Council of the City of Antioch With Respect to Formation of Proposed City of Antioch Community Facilities District No. 2018-01 (Public Services)" (the "Resolution of Intention"), stating its intention to form the "City of Antioch Community Facilities District No. 2018-01 (Public Services)" (the "CFD"), under the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing at Section 53311, of the California Government Code; and

**WHEREAS**, on February 27, 2018, this City Council held a noticed public hearing as required by the Act and the Resolution of Intention relative to the determination to proceed with the formation of the CFD and the rate and method of apportionment of the special tax to be levied within the CFD to finance the costs of the public services within the CFD. At the public hearing, all persons desiring to be heard on all matters pertaining to the formation of the CFD and the levy of the special taxes were heard, substantial evidence was presented and considered by this City Council and a full and fair hearing was held; and

**WHEREAS**, on February 27, 2018, following the public hearing, this City Council adopted the following resolutions: a resolution entitled "Resolution of the City Council of the City of Antioch Authorizing Formation of the City of Antioch Community Facilities District (CFD) No. 2018-01 (Public Services)" (the "Resolution of Formation"), which established the CFD and defined the public services to be funded by the CFD (the "Services"); and a resolution entitled "Resolution of the City Council of the City of Antioch Calling Special Landowner Election City of Antioch Community Facilities District (CFD) No. 2018-01 " (the "Election Resolution") submitting the propositions of the levy of the special tax to the qualified electors of the CFD as required by the Act; and

**WHEREAS**, pursuant to the Election Resolution, on February 27, 2018, a special election was held within the CFD at which the eligible landowner electors approved such propositions by the two-thirds vote required by the Act;

**SECTION 3. Levying of Special Tax.** In accordance with the authority granted to the City pursuant to Government Code section 53340 and pursuant to the findings stated herein, the City Council of the City of Antioch, by passage of this Ordinance, hereby:

A. Authorizes and levies special taxes within the CFD pursuant to the Act, at the rate and in accordance with the formula (the "Rate and Method") set forth in the Resolution of Formation, which is by this reference incorporated herein. The special taxes are hereby levied starting in Fiscal Year 2018-19 and continuing until a notice of cessation is recorded.

B. The Public Works Director/City Engineer is hereby authorized and directed each fiscal year to determine the specific special tax rate and amount to be levied for each parcel of real property within the CFD, in the manner and as provided in the Resolution of Formation and the Rate and Method of Apportionment.

C. Except as may otherwise be provided by law or by the Rate and Method, properties or entities of the State, federal or local governments shall be exempt from any levy of the special taxes. In no event shall the special taxes be levied on any parcel within the CFD in excess of the maximum tax specified in the Resolution of Formation and the Rate and Method of Apportionment.

D. All of the collections of the special tax shall be used as provided for in the Act and in the Resolution of Formation including, but not limited to, the payment of the costs of the Services, the payment of the costs of the City in administering the CFD, and the costs of collecting and administering the special tax; and

E. The special taxes shall be collected in the same manner as ordinary ad valorem taxes are collected and shall have the same lien priority, and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes; provided, however, that the Director of Finance is hereby authorized to collect the special taxes by other appropriate methods of collection, including direct billing to the affected property owners at such intervals deemed appropriate; and

**SECTION 4. Severability.** If for any reason any portion of this Ordinance is found to be invalid, or if the special tax is found inapplicable to any particular parcel within the CFD, by a court of competent jurisdiction, the balance of this Ordinance and the application of the special tax to the remaining parcels within the CFD shall not be affected. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof,

irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

**SECTION 5. Publication; Certification.** The City Clerk shall certify the adoption of this Ordinance and shall cause this Ordinance to be published within 15 days after its passage at least once in a newspaper of general circulation published and circulated in the City.

**SECTION 6. Effective Date.** This Ordinance shall take effect 30 days from the date of final passage.

\* \* \* \* \*

I **HEREBY CERTIFY** that the foregoing resolution was introduced at a regular meeting of the City Council held on the 27<sup>th</sup> day of February, 2018 and adopted as an ordinance of the City of Antioch at a regular meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2018 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

\_\_\_\_\_  
**Sean Wright, Mayor of the City of Antioch**

**ATTEST:**

\_\_\_\_\_  
**Arne Simonsen, CMC, City Clerk of the City of Antioch**

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## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of February 27, 2018

**TO:** Honorable Mayor and Members of the City Council

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

**SUBJECT:** Introduce Ordinance Amending Title 9, Chapter 5 of the Antioch Municipal Code (Zoning Ordinance) Regarding Donation Bins and Garage Sales.

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### **RECOMMENDED ACTION**

Staff recommends the City Council introduce an ordinance amending Title 9, Chapter 5 of the Antioch Municipal Code (Zoning Ordinance) regarding Donation Bins and Garage Sales.

### **STRATEGIC PURPOSE**

Long Term Goal D: Blight Eradication. Eradicate blight conditions through code enforcement and blight abatement.

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

### **FISCAL IMPACT**

The proposed ordinance will not have any fiscal impacts on the City of Antioch.

### **DISCUSSION**

Community Development staff propose to modify the Zoning Ordinance to address donation bins and garage sales. The proposed amendments would clarify the City's expectations regarding the use of donation bins used for the collection of personal property and would provide a definition of garage sale that limits the number of annual sales and differentiates garage sales from retail sales.

#### **Donation Bins**

In recent years, there has been an increased use of donation bins throughout the City of Antioch and elsewhere. These donation bins are typically of metal construction and are placed in parking lots in commercial areas. The bins are typically unattended and the public is invited to deposit personal property, mostly clothing, into the bins, which are routinely emptied by their sponsor. In some instances, unattended and poorly managed

donation bins have resulted in the accumulation of donated property outside of the bin, which is unattractive and invites scavenging, which further spreads the debris. As such, it is in the City of Antioch's interest to regulate these donation bins in a consistent and fair manner.

The City is limited in its ability to uniquely regulate donation bins, as they have been found to be a form of protected speech by the courts. The City can, however, regulate the bins consistent with similar freestanding accessory structures or uses.

Presently, the City regulates "collection facilities", which are generally used for the collection of recyclable materials, such as glass, aluminum, and paper. A collection facility is defined as, "A center for the acceptance by donation, redemption, or purchase of recyclable materials from the public. Such facility does not use power-driven processing equipment, except as set forth in this chapter."

The regulations addressing collection facilities address both small and large collection facilities and anticipate that these facilities may be unattended. Since donation bins are similar in function and appearance to small collection facilities, staff is recommending that the regulations affecting small collection facilities be modified to explicitly include donation bins. Specifically, the proposed regulations acknowledge that "personal property" might be accepted at collection facilities. As a result, the typical donation bins would be treated just like a small collection facility and would require the issuance of an Administrative Use Permit in the commercial zones where permitted. Presently, small collection facilities are allowed in the C-1 (Convenience Commercial), C-2 (Neighborhood/Community Commercial), C-3 (Regional Commercial), MCR (Mixed Commercial/Residential), M-1 (Light Industrial), M-2 (Heavy Industrial), and RTC (Rivertown Retail) zoning districts with an Administrative Use Permit, issued by the Zoning Administrator.



### Garage Sales

The City of Antioch Municipal Code previously addressed garage sales through Title 3, Finance. At some point in the past five years, the language addressing garage sales was omitted as part of a broader update to that section of the Code. As a result, the City of Antioch does not presently have any regulations or definitions specifically addressing garage sales. Since garage sales are essentially an ancillary, or accessory, use of a residential property, staff finds that it is most appropriate to locate any

applicable regulations within the Title 9, Chapter 5 (Zoning Ordinance) of the Municipal Code.

In order to most efficiently address garage sales, staff proposes to add a definition to the Zoning Ordinance for both "Garage Sale" and "Retail, General and Specialty". The proposed definitions are as follows:

**GARAGE SALE.** The sale of used personal property from a residence occurring as an accessory use of a residential property for a period of no more than three (3) consecutive days and no more than four (4) times in a calendar year. The sale of unused property, or occurrences lasting longer than three (3) consecutive days or occurring more than four (4) times in a calendar year constitutes **RETAIL, GENERAL AND SPECIALTY**.

**RETAIL, GENERAL AND SPECIALTY.** The sale of general merchandise from a fixed location to the general public.

The proposed definition of Garage Sale states that garage sales are allowed only at residences – a garage sale could not occur at a commercial location, by definition. Further, it would require that the garage sale occur only at the residence where the used property originated.

In addition, no residence could have more than four garage sales in a calendar year and all goods sold at the garage sale must be used. The definition would prevent the ongoing use of a residential property for regular, or weekly, garage sales, which has occurred, and would also prevent the sale of new merchandise. Any activity that exceeds these restrictions would no longer be considered a "Garage Sale" as defined, but would be considered "Retail, General and Specialty", which is not permitted in residential zones.

Staff has also proposed a definition of "Retail, General and Specialty". This term is already used in Table 9-5, Table of Land Use Regulations, but is not defined like other land uses. The simple definition would capture general retail uses throughout the City.

The Planning Commission reviewed this matter on January 17, 2018 and has recommended that the City Council adopt the ordinance.

#### **ATTACHMENTS**

- A. Ordinance
- B. Planning Commission Resolution from January 17, 2018 (Draft)

# ATTACHMENT "A"

ORDINANCE NO. \_\_\_\_\_

## AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH AMENDING CHAPTER 5 OF TITLE 9 OF THE ANTIOCH MUNICIPAL CODE TO ADDRESS DONATION BINS AND GARAGE SALES

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

### **SECTION 1:**

1. On February 27, 2018, the City Council found that the proposed project is exempt from the California Environmental Quality Act (CEQA), per Section 15061(b)(3) as it is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the proposed project may have a significant effect on the environment.
2. On January 17, 2018, the Planning Commission held a duly notice public hearing and recommended that the City Council amend the Antioch Municipal Code to address donation bins and garage sales.
3. The regulation of donation bins and collection facilities throughout the City of Antioch is in the interest of the City and its residents as these facilities have the potential to create a public nuisance if not properly regulated due to the accumulation of accepted goods outside of the container, architectural incompatibility, loss of required parking spaces, or damage to required landscaping.

**SECTION 2:** Section 9-5.3812, "Small Collection Facilities" of the Antioch Municipal Code is amended to read as follows:

Small collection facilities:

- (A) Shall be no larger than 500 square feet in total area and occupy no required parking space. If the Zoning Administrator determines that required parking spaces must be used, then not more than five such spaces may be occupied and must be at the farthest distance possible from the host use;
- (B) Shall be set back at least 20 feet from any street line and shall not obstruct pedestrian or vehicular circulation nor create any sight distance problem;
- (C) Shall accept only glass, metals, plastic containers, and papers, or personal property;
- (D) Shall use no power-driven processing equipment, except for reverse vending machines;
- (E) Shall use containers which are constructed and maintained with durable waterproof and rustproof materials, covered when the site is not attended, secured from unauthorized entry or removal of materials, and of

sufficient capacity to accommodate materials collected on the collection schedule;

(F) Shall store all ~~recyclable~~ collected materials in containers or in the mobile unit vehicle and shall not leave materials outside of containers when an attendant is not present;

(G) Shall be maintained free of litter. Mobile facilities at which the truck or containers are removed at the end of each collection shall be swept daily;

(H) Shall (if attended facilities) operate only during the hours between 9:00 a.m. and 7:00 p.m. if located within 100 feet of a residential zone or use;

(I) Shall locate containers for the 24 hour donation of materials at least 300 feet from any property zoned for occupancy by a residential use;

(J) Shall feature clearly marked containers which identify the type of materials which may be deposited; and the facility shall be clearly marked to identify the name and telephone number of the operator and the hours of operation and display a notice stating that no material shall be left outside of the recycling enclosure or containers;

(K) Shall feature identification signs not larger than 16 square feet, not counting the informational signs required by this section. Directional signs, bearing no advertising, may be installed with the approval of the Zoning Administrator if necessary to facilitate traffic circulation or if the facility is not visible from the public right-of-way;

(L) Shall not impair the landscaping of the host use; and

(M) Shall not reduce parking spaces below the minimum number required for the primary use unless the facility is located in a convenience zone or potential convenience zone as designated by the State Department of Conservation. A reduction in available parking spaces may then be allowed as follows:

Number of Available Spaces	Maximum Reduction
0-25	0
26-35	2
36-49	3
50-99	4
100+	5

**SECTION 3.** Section 9-5.203, "Definitions" of the Antioch Municipal Code is amended as follows:

**9-5.203 DEFINITIONS**

**COLLECTION FACILITY.** A center for the acceptance by donation, redemption, or purchase of recyclable materials or personal property from the public. Such



facility does not use power-driven processing equipment, except as set forth in this chapter.

**COLLECTION FACILITY** may include the following:

- (1) Reverse vending machines;
- (2) Small collection facilities which occupy an area of not more than 500 square feet and may include:
  - (a) A mobile unit;
  - (b) Bulk reverse vending machines or a grouping of reverse vending machines occupying more than 50 square feet;
  - (c) Kiosk type units which may include permanent structures; and
  - (d) Unattended containers placed for the donation of recyclable materials and/or personal property; and
- (3) Large collection facilities which may occupy an area of more than 500 square feet and may include permanent structures.

**SECTION 4.** Section 9-5.203, "Definitions" of the Antioch Municipal Code is amended to include the following definitions:

**GARAGE SALE.** The sale of predominantly used personal property from a residence occurring as an accessory use of a residential property for a period of no more than three (3) consecutive days and no more than four (4) times in a calendar year. The sale of unused property, or occurrences lasting longer than three (3) consecutive days or occurring more than four (4) times in a calendar year constitutes RETAIL, GENERAL AND SPECIALTY.

**RETAIL, GENERAL AND SPECIALTY.** The sale of general merchandise from a fixed location to the general public.

**SECTION 5. CEQA.**

The above amendments to the City's Municipal Code are exempt from environmental review per CEQA Guidelines under the General Rule, 14 California Code of Regulations, section 15061(b)(3). The project involves updates and revisions to existing regulations. The proposed code amendments are consistent with California Law, specifically Government Code section 65850.7 and Civil Code section 714. It can be seen with certainty that the proposed Municipal Code text amendments will have no significant effect on the environment.

**SECTION 6. Publication; Effective Date.**

This Ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption by the City Council at a second reading and shall be posted and published in accordance with the California Government Code.

**SECTION 7. Severability.**

Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance and, to that end, the provisions hereof are severable.

\* \* \* \* \*

I HEREBY CERTIFY that the foregoing ordinance was introduced at a regular meeting of the City Council of the City of Antioch held on the 27<sup>th</sup> day of February, and passed and adopted at a regular meeting thereof, held on the \_\_\_\_ day of \_\_\_\_\_, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

---

**Sean Wright, Mayor of the City of Antioch**

**ATTEST:**

---

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

# ATTACHMENT "B"

## CITY OF ANTIOCH PLANNING COMMISSION RESOLUTION NO. 2018-01

### RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL AMEND CHAPTER 5 OF TITLE 9 OF THE ANTIOCH MUNICIPAL CODE TO ADDRESS DONATION BINS AND GARAGE SALES

**WHEREAS**, the City of Antioch proposes to modify Chapter 5 of Title 9, Zoning, to address donation bins and garage sales; and,

**WHEREAS**, the proposed project is exempt from the California Environmental Quality Act (CEQA), per Section 15061(b)(3) as it is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the proposed project may have a significant effect on the environment; and,

**WHEREAS**, the regulation of donation bins and collection facilities throughout the City of Antioch is in the interest of the City and its residents as these facilities have the potential to create a public nuisance if not properly regulated due to the accumulation of accepted goods outside of the container, architectural incompatibility, loss of required parking spaces, or damage to required landscaping; and,

**WHEREAS**, the regulation of garage sales throughout the City of Antioch is in the interest of the City and its residents as unregulated garage sales may lead to unacceptable traffic and noise impacts and is inconsistent with the character of residential neighborhoods; and,

**WHEREAS**, the Planning Commission on January 17, 2018, duly held a public hearing, received, and considered evidence, both oral and documentary.

**NOW THEREFORE BE IT RESOLVED** that the Planning Commission does determine:

1. The public necessity, convenience and the general welfare require the regulation of donation bins consistent with other collection facilities in the City of Antioch.
2. The public necessity, convenience and the general welfare require the regulation of garage sales in the City of Antioch as failure to regulate may result in a public nuisance due to the accumulation of accepted goods outside of the container, architectural incompatibility, loss of required parking spaces, or damage to required landscaping.

**NOW THEREFORE BE IT RESOLVED** the Planning Commission of the City of Antioch, after reviewing the staff report and considering testimony, does hereby **RECOMMEND** that the City Council amend Chapter 5 of Title 9 of the Antioch Municipal Code as follows:

#### **9-5.3812 SMALL COLLECTION FACILITIES.**

Small collection facilities:

- (A) Shall be no larger than 500 square feet in total area and occupy no required parking space. If the Zoning Administrator determines that required parking spaces must be used, then not more than five such spaces may be occupied and must be at the farthest distance possible from the host use;
- (B) Shall be set back at least 20 feet from any street line and shall not obstruct pedestrian or vehicular circulation nor create any sight distance problem;
- (C) Shall accept only glass, metals, plastic containers, and papers, and papers, or personal property;
- (D) Shall use no power-driven processing equipment, except for reverse vending machines;
- (E) Shall use containers which are constructed and maintained with durable waterproof and rustproof materials, covered when the site is not attended, secured from unauthorized entry or removal of materials, and of sufficient capacity to accommodate materials collected on the collection schedule;
- (F) Shall store all recyclable collected materials in containers or in the mobile unit vehicle and shall not leave materials outside of containers when an attendant is not present;
- (G) Shall be maintained free of litter. Mobile facilities at which the truck or containers are removed at the end of each collection shall be swept daily;
- (H) Shall (if attended facilities) operate only during the hours between 9:00 a.m. and 7:00 p.m. if located within 100 feet of a residential zone or use;
- (I) Shall locate containers for the 24 hour donation of materials at least 300 feet from any property zoned for occupancy by a residential use;
- (J) Shall feature clearly marked containers which identify the type of materials which may be deposited; and the facility shall be clearly marked to identify the name and telephone number of the operator and the hours of operation and display a notice stating that no material shall be left outside of the recycling enclosure or containers;
- (K) Shall feature identification signs not larger than 16 square feet, not counting the informational signs required by this section. Directional signs, bearing no advertising, may be installed with the approval of the Zoning Administrator if necessary to facilitate traffic circulation or if the facility is not visible from the public right-of-way;
- (L) Shall not impair the landscaping of the host use; and
- (M) Shall not reduce parking spaces below the minimum number required for the primary use unless the facility is located in a convenience zone or potential convenience zone as designated by the State Department of Conservation. A reduction in available parking spaces may then be allowed as follows:

Number of Available Spaces	Maximum Reduction
0-25	0
26-35	2
36-49	3
50-99	4
100+	5

### 9-5.203 DEFINITIONS

**COLLECTION FACILITY.** A center for the acceptance by donation, redemption, or purchase of recyclable materials or personal property from the public. Such facility does not use power-driven processing equipment, except as set forth in this chapter.

**COLLECTION FACILITY** may include the following:

- (1) Reverse vending machines;
- (2) Small collection facilities which occupy an area of not more than 500 square feet and may include:
  - (a) A mobile unit;
  - (b) Bulk reverse vending machines or a grouping of reverse vending machines occupying more than 50 square feet;
  - (c) Kiosk type units which may include permanent structures; and
  - (d) Unattended containers placed for the donation of recyclable materials and/or personal property; and
- (3) Large collection facilities which may occupy an area of more than 500 square feet and may include permanent structures.

### 9-5.203 DEFINITIONS

**GARAGE SALE.** The sale of used personal property from a residence occurring as an accessory use of a residential property for a period of no more than three (3) consecutive days and no more than four (4) times in a calendar year. The sale of unused property, or occurrences lasting longer than three (3) consecutive days or occurring more than four (4) times in a calendar year constitutes RETAIL, GENERAL AND SPECIALTY.

**RETAIL, GENERAL AND SPECIALTY.** The sale of general merchandise from a fixed location to the general public.

\* \* \* \* \*

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 17<sup>th</sup> day of January 2018.

**AYES:** Schneiderman, Martin, Turnage, Conley, Motts

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Parsons, Zacharatos

---

FORREST EBBS, SECRETARY TO THE  
PLANNING COMMISSION



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of February 27, 2018

**TO:** Honorable Mayor and Members of the City Council

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

**SUBJECT:** Amendment to the Antioch Municipal Code, Section 1-5.06, to Change Procedures Related to the Issuance of Citations.

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### RECOMMENDED ACTION

Staff recommends the City Council take the following action:

1. Introduce the Ordinance amending Section 1-5.06-*Fines: Amounts* of Antioch Municipal Code Title 1: General Provisions, Chapter 5: Citation Procedure.

### STRATEGIC PURPOSE

This action addresses the Strategic Plan as follows:

- Strategy D-2: Create a multifaceted team of resources that can assemble to address areas that habitually experience any combination of criminal, illegal, blighting and nuisance activities and/or conditions.
- Strategy D-3, Short Term Objective: Research and implement best practices and stay up to date on newest laws and trends as well as effective programs offered by other jurisdictions.
- Long Term Goal E: Building Safety: Provide uniform enforcement of the Building, Housing, Municipal codes and state laws in the City of Antioch with an emphasis on eliminating illegal or substandard housing conditions.

### FISCAL IMPACT

The proposed amendment would improve cost recovery efforts related to Code Enforcement activities.

### DISCUSSION

The Antioch Municipal Code currently authorizes the issuance of citations with associated fines for violations of the Municipal Code. Under the current process, Code Enforcement sends a Notice of Violation to the owner of a property where the violation occurs. This Notice generally gives 10 days for the violation to be corrected. If the violation is corrected, no further action is taken and the case is closed. If it is not corrected, Code Enforcement issues a citation in the amount of \$100 and provides a new timeline for it to be corrected. In most cases, the violation is corrected after the

citation. The Municipal Code then states that if a similar violation occurs within one year of the \$100 citation, it is automatically assessed as a second citation with a higher amount of \$200/\$500 or \$500/\$1,000, depending on the classification of the violation. Unfortunately, this process has resulted in some problems and inefficiencies, especially in the cases of repeat offenders.

In many instances, negligent property owners have become reliant on the Notice of Violation to inform them of issues on their properties and, as a result, they do not proactively maintain their property. Because they know that they will have 10 days to correct a violation, they take no steps to address the issue until they are informed by Code Enforcement of the violation. They typically correct the violation within the 10 days to avoid a citation and the case is subsequently closed.

If the same violation occurs again, the City is required to open a new case and issue a new Notice of Violation rather than a citation. In many cases, the City issues another Notice of Violation; the violation is corrected, and then occurs again a short time thereafter. Because there are no monetary fines to contend with, the owners are not compelled to pursue long term solutions to the problem, such as new fencing, security measures, cameras, etc. Also, Code Enforcement becomes their de facto property managers, informing the owners of problems on their property without consequence, such as a fine.

Staff is proposing to modify the Municipal Code to allow for the issuance of an Administrative Citation when a violation is repeated within one year of issuance of a Notice of Violation for the same condition. With this new language, Code Enforcement would be empowered to issue Administrative Citations with fines when a condition is repeated within a year, even if the property owner corrects it under the terms of the initial Notice of Violation. This will strengthen the enforcement capabilities of Code Enforcement and improve compliance.

## **ATTACHMENTS**

A. Ordinance



# ATTACHMENT "A"

ORDINANCE NO. \_\_\_\_\_

## AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH AMENDING SECTION 1-5.06 REGARDING FINES FOR MUNICIPAL CODE VIOLATIONS

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

### SECTION 1:

1. On February 27, 2018, the City Council found that the proposed project is exempt from the California Environmental Quality Act (CEQA), per Section 15321, Enforcement Actions by Regulatory Agencies, as the proposed amendments will better enable enforcement of the Antioch Municipal Code.
2. The enforcement of the Antioch Municipal Code is enabled by Title 1, General Provisions, which prescribes set procedures and for the enforcement of the Code, including penalties and citations.
3. The proposed amendment would more effectively enable full enforcement of the Antioch Municipal Code.
4. Enforcement of the Antioch Municipal Code improves public safety, general welfare and the wellbeing of Antioch's residents and eliminates blight and other public nuisances.

SECTION 2: Section 1-5.06, "Fines; Amounts," of the Antioch Municipal Code is amended to read as follows:

### **§ 1-5.06 FINES; AMOUNTS.**

(A) The maximum amount of administrative fines authorized in this chapter for violations of the Municipal Code deemed to be infractions shall be as follows:

- (1) \$100 for the first violation;
- (2) \$100 for a repeat violation of the same ordinance occurring within one year of the issuance of a notice of a violation when a citation was not issued;
- (3) \$200 for the second violation of the same ordinance occurring within one year of a citation;
- (4) \$500 for the third and subsequent violation of the same ordinance occurring within one year of a citation;

(B) The maximum amount of administrative fines authorized in this chapter for violations of the Municipal Code deemed to be misdemeanors shall be as follows:

- (1) \$100 for the first violation;
- (2) \$100 for a repeat violation of the same ordinance occurring within one year of the issuance of a notice of a violation when a citation was not issued;
- (3) \$500 for the second violation of the same ordinance occurring within one year of a citation;
- (4) \$1000 for the third and subsequent violation of the same ordinance occurring within one year of a citation;

**SECTION 3: CEQA.**

This action is categorically exempt under the California Environmental Quality Act (CEQA) under Section 15321, Enforcement Actions by Regulatory Agencies, as it will contribute to improved enforcement of existing regulations by the City of Antioch.

**SECTION 4: Publication; Effective Date.**

This Ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption by the City Council at a second reading and shall be posted and published in accordance with the California Government Code.

**SECTION 5: Severability.**

Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance and, to that end, the provisions hereof are severable.

\* \* \* \* \*

I **HEREBY CERTIFY** that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Antioch held on the 27<sup>th</sup> day of February and passed and adopted at a regular meeting thereof, held on the \_\_\_\_ day of \_\_\_\_ , by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

\_\_\_\_\_  
**Sean Wright, Mayor of the City of Antioch**

**ATTEST:**

\_\_\_\_\_  
**Arne Simonsen CMC**  
**City Clerk for the City of Antioch**



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of February 27, 2018  
**TO:** Honorable Mayor and Members of the City Council  
**SUBMITTED BY:** Kevin Scudero, Associate Planner *KS*  
**APPROVED BY:** Forrest Ebbs, Community Development Director *FE*  
**SUBJECT:** Johnson Rezone (Z-17-03)

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### **RECOMMENDED ACTION**

It is recommended that the City Council introduce the Ordinance for a zoning map amendment for the site at 1600 G Street (APN 067-202-014) from Single Family Residential (R-6) to Convenience Commercial (C-1). The proposed Ordinance is included as Attachment "A" to this staff report.

### **STRATEGIC PURPOSE**

This action will forward Long Term Goal G: Planning, Entitlements, and Permitting, by providing consistent and efficient entitlement, permitting, and development services to the public.

### **FISCAL IMPACT**

The rezone of the site would not directly impact the City budget. The site is currently a vacant restaurant space that is not generating any sales tax for the City. While the applicant has not provided any sales tax estimate, an active restaurant at the site would increase the amount of sales tax the site currently generates.

### **DISCUSSION**

#### **Requested Approvals**

The applicant, Roy Johnson, is requesting that the City Council approve the rezone of his property at 1600 G Street (APN 067-202-014) from Single Family Residential (R-6) to Convenience Commercial (C-1).

#### **Environmental**

The proposed project is considered exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15301-Existing Facilities.

### Project Background & Overview

The property was built in 1939 and the current owner, Roy Johnson, has owned the site for over forty years and was the previous operator of Lee's Snack Bar at the site. The property is currently zoned Single Family Residential (R-6) which does not allow restaurant uses per AMC § 9-5.3803 –Table of Land Use Regulations. The site has long operated as a restaurant under a legal non-conforming status which, per Article 30 of the Antioch Municipal Code, allows the continuation of non-conforming uses provided that they have not been abandoned for a period of greater than 180 days. The last valid business license for a restaurant at the site expired in 2014; therefore, a rezone of the site to Convenience Commercial (C-1) is necessary in order for a restaurant to operate at the site. Had the restaurant use at the site been in continuous operation, no zoning action would be required and the site would have been allowed to continue as a legal non-conforming restaurant use.

The rezone of the site to Convenience Commercial (C-1) would allow a restaurant to operate with only business license approval required; no use permit or other approvals are required. However, should the future operator of the site want to use the outdoor area for dining, they would be required to obtain a use permit that would be subject to the approval of either the Planning Commission or Zoning Administrator.

At the Planning Commission meeting on February 7, 2018 the Planning Commission voted 5-0 to recommend approval to the City Council that the site be rezoned from Single Family Residential (R-6) to Convenience Commercial (C-1).

### General Plan Consistency

The current General Plan designation of the site is Medium-Low Density Residential (MLDR). Section 4.4.1.2 of the General Plan describes Convenience Commercial areas as typically ranging about 10,000 to 40,000 square feet in size with uses that are generally neighborhood serving. In many older areas of Antioch, there are small freestanding commercial uses in residential areas that were developed prior to the adoption of the current General Plan in 2003. The General Plan allows these smaller, pre-existing commercial uses to be rezoned to Convenience Commercial (C-1) and states that "such a rezoning would be considered to be consistent with the General Plan, and not require a General Plan Amendment." Therefore, per Section 4.4.1.2 of the General Plan, a General Plan amendment is not necessary and the rezone of the site to Convenience Commercial (C-1) would be consistent with the general plan.

### Site Design & Appearance

The site was developed in 1939 and does not meet the current development standards for the Convenience Commercial district; however, this is not uncommon in the older portions of Antioch where many of the sites were built before the current development standards were in place. As mentioned above, the Convenience Commercial designation takes into account these small freestanding commercial uses in the older

portions of Antioch with the expectation that they would be allowed to continue to operate provided their use is in compliance with the Convenience Commercial (C-1) zoning district.

The building is currently painted bright orange and green; however, the applicant has indicated that will not be the ultimate color of the building. The future tenant was in the process of painting the building and then stopped when he was informed that he would not be allowed to operate at the site until it was rezoned. The applicant indicates that the orange is the background color for the mural that will eventually be painted on it. The applicant has indicated to staff that the mural will be similar to the one painted on the façade of Little Manuel's at 1509 A Street. The applicant has also provided pictures of the mural painted in the interior of the building which is similar to how the mural on the outside of the building is going to look. The pictures are included as Attachment "B" to this staff report.

The current perimeter fencing at the street side property line is half black wrought iron and half chain link. A car recently ran into the fence which caused damage and the applicant installed the chain link fence as a means to secure the site. He has indicated to staff that he is going to replace the chain link portion with wrought iron before the restaurant use resumes operation.

#### Neighborhood Concerns

At the Planning Commission Meeting on February 7, 2018 two residents expressed their concerns regarding the rezone of the site and the potential impacts the restaurant use would have on the adjacent residential neighborhood. Their concerns consisted of the impact on parking in the area as well as litter and loitering from high school students at the site after school. Staff also received a written public comment in opposition of the rezone of the site. The written public comment is included as Attachment "D" to this staff report.

#### **ATTACHMENTS**

- A: Ordinance for a zoning map amendment from Single Family Residential (R-6) to Convenience Commercial (C-1)
- B: Interior Mural Pictures
- C: Vicinity Map
- D: Written Public Comment – Received February 4, 2018

# ATTACHMENT "A"

ORDINANCE NO. \_\_\_\_

## AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO REZONE 0.114 ACRES AT 1600 G STREET (APN 067-202-014) TO CONVENIENCE COMMERCIAL (C-1) DISTRICT

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

### SECTION 1:

The City Council determined on February 27, 2018, that, pursuant to Section 15301 of the Guidelines of the California Environmental Quality Act, that the project is exempt from environmental review.

### SECTION 2:

At its regular meeting of February 7, 2018, the Planning Commission recommended that the City Council adopt the Ordinance to rezone the subject property to Convenience Commercial (C-1).

### SECTION 3:

The real property described in Exhibit A, attached hereto, is hereby rezoned to Convenience Commercial (C-1), and the zoning map is hereby amended accordingly.

### SECTION 4:

The City Council finds that the proposed zone reclassification will allow uses more suitable for the site than the present classification; that the subject property is suitable to the use permitted in the proposed zone change; that said permitted uses are not detrimental to the public or surrounding properties; and that the proposed zone change is in conformance with the Antioch General Plan.

### SECTION 5:

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

\* \* \* \* \*

I HEREBY CERTIFY that the foregoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Antioch, held on the 27th of February and passed and adopted at a regular meeting thereof, held on the \_\_\_\_ day of \_\_\_\_\_, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

\_\_\_\_\_  
**Sean Wright, Mayor of the City of Antioch**

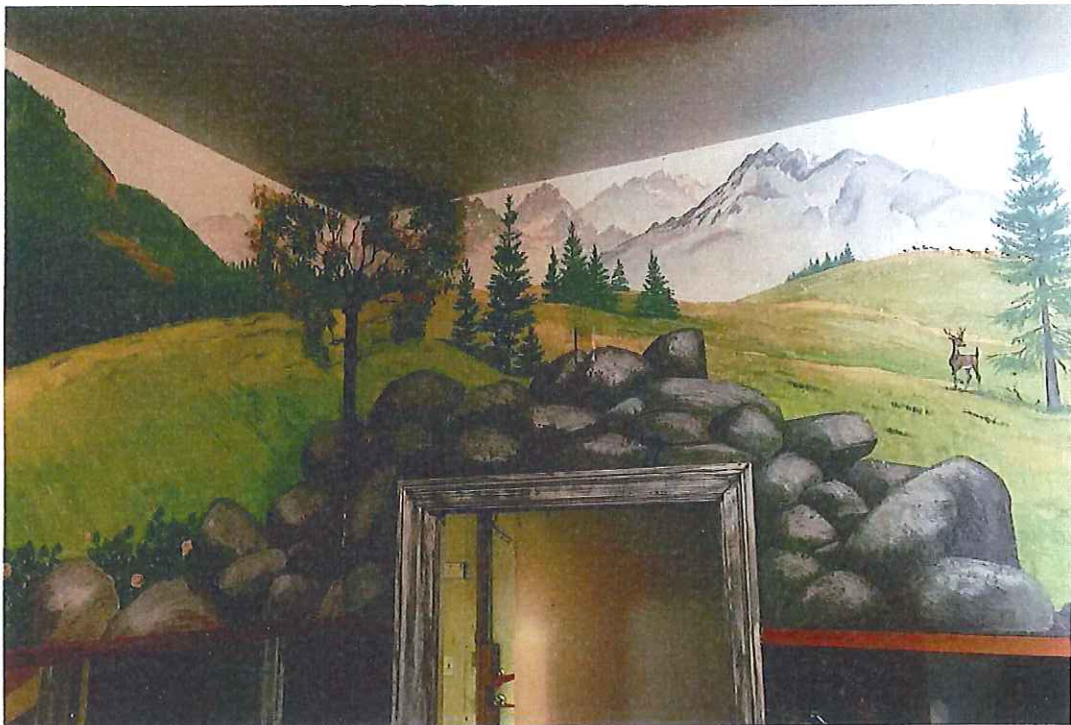
**ATTEST:**

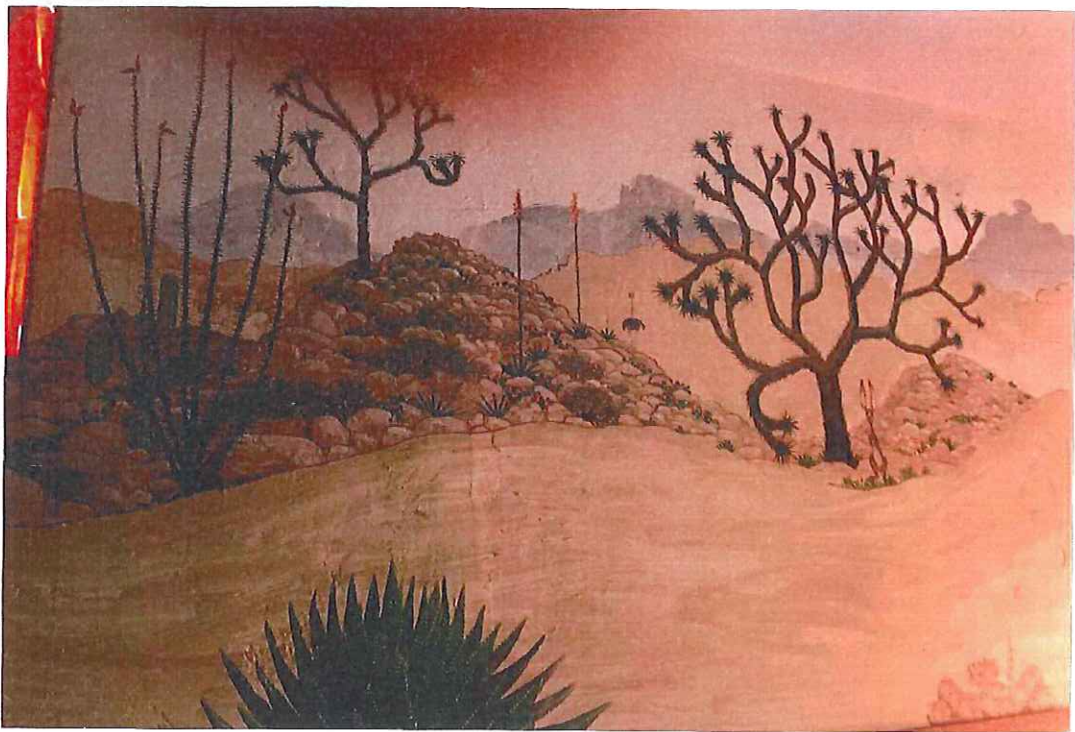
\_\_\_\_\_  
**Arne Simonsen, CMC**  
**City Clerk of the City of Antioch**

EXHIBIT A  
LEGAL DESCRIPTION



# ATTACHMENT "B"





# ATTACHMENT C1



# ATTACHMENT "D"

MARY CLANCY  
P.O. BOX 501  
ALAMO, CA 94507  
925-260-7660

January 31, 2018

City of Antioch  
Attn: Kevin Scudero  
Community Development  
P.O. Box 5007  
Antioch, CA 94531-5007

EMAIL: [kscudero@ci.antioch.ca](mailto:kscudero@ci.antioch.ca)

RE: Notice of Public Hearing  
Z-17-3  
1600 G Street Rezone

Dear Kevin;

I am in receipt of the Notice of Public Hearing on 2/7/18. In the event I am unable to attend I would like this letter read before the Planning Commission.

I have owned my home on W16th St. since 1982. I have found the corner shack style restaurant to be an eyesore ever since then. The color, the people it attracts, the traffic and parking issues it brings with it, the debris that has been allowed to collect, and broken fencing/gates, is all an attractive nuisance. If Mr. Johnson's request is to be considered by the City of Antioch I feel all of these issues need to be addressed very seriously by the Planning Commission and Community Development and provide for enforceable resolutions.

As a concerned neighbor, for this use to be considered, there has to be some conditions for the following:

- No patron parking on W16th St. (PROHIBIT SIGNS A MUST THAT CAN BE CALLED INTO POLICE)
- No patron turnaround on W16th St.
- Color to be suitable as to be aesthetically pleasing to the neighborhood
- Debris abated at all times
- NO ILLEGAL DRUG SALES
- Health advisory to administered regular inspections
- Landscaping improvements
- Guidelines for hours of operation that coincide with residential neighborhood (quiet enjoyment)

**MARY CLANCY**  
**P.O. BOX 501**  
**ALAMO, CA 94507**  
**925-260-7660**

It is my understanding that Mr. Johnson built a three unit apartment to the rear of this building back in the 90s under a conditional use. I believe the address is 605 W 16<sup>th</sup> St. That conditional use was due to the fact that a 3 unit could only be for tenants who did not use vehicles (handicapped or elderly) as there is limited parking on W16th St. Once the units were built, no enforcement of this condition was ever performed or adhered to either by Mr. Johnson, his tenants, or the City of Antioch. The three units and their residents imploded the street parking on W16th St.. I request that this also be investigated.

During this time, the City of Antioch's code enforcement was non-existent due to lack of funding. I feel this is a huge consideration if he were allowed to move forward with yet another unit that will impact the neighborhood traffic and parking.

Please feel free to contact me if you have any questions.

Best Regards,

Mary Clancy  
Property Owner  
maryclancyetal@gmail.com  
W 16<sup>TH</sup> St.  
Antioch, CA 94509