



Council Chambers
200 H Street
Antioch, CA 94509

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

ANNOTATED AGENDA

for

September 9, 2014

Antioch City Council
Regular Meeting

Wade Harper, Mayor
Mary Helen Rocha, Mayor Pro Tem
Monica E. Wilson, Council Member
Tony Tiscareno, Council Member

Arne Simonsen, City Clerk
Donna Conley, City Treasurer

Steven Duran, City Manager
Lynn Tracy Nerland, City Attorney

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Council meetings are televised live on Comcast Channel 24

Notice of Availability of Reports

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

Notice of Opportunity to Address Council

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

6:30 P.M. ROLL CALL for Closed Session – *All Present*

PUBLIC COMMENTS for Closed Session – *None*

CLOSED SESSION:

- 1) **CONFERENCE WITH REAL PROPERTY NEGOTIATORS** pursuant to California Government Code section 54956.8; Property Owner: Charles and Donna Scott; Property Address – 415 O Street, Antioch CA; Agency Negotiators – City Manager, Public Works Director/City Engineer and City Attorney; Under negotiation: price and terms of payment

Direction given to Property Negotiators

7:00 P.M. ROLL CALL for Council Members – *All Present*

PLEDGE OF ALLEGIANCE

STAFF REPORT

1. PROCLAMATIONS

STAFF REPORT

- In Honor of Janet Wilson
- Falls Prevention Awareness Week, September 21 – 27, 2014
- In Recognition of the Lone Tree Golf Course and Chef Jonathan Hork

STAFF REPORT

Approved, 4/0

Recommended Action: Motion to approve the proclamations

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS (Deadline date to apply: 09/18/14)

- *ECONOMIC DEVELOPMENT COMMISSION*
- *PARKS & RECREATION COMMISSION*
- *PLANNING COMMISSION*

PUBLIC COMMENTS—Only unagendized issues will be discussed during this time

CITY COUNCIL COMMITTEE REPORTS

MAYOR'S COMMENTS

PRESENTATIONS – *Mobilization for Youth Alcohol Prevention, presented by Teri Lynn Lowery (This presentation by presenter was cancelled after the Agenda was posted)*

– *Police App for Public Notification, presented by Captain Brooks*

2. CONSENT CALENDAR

A. APPROVAL OF COUNCIL MINUTES FOR AUGUST 26, 2014

Recommended Action: Motion to approve the minutes

Approved, 4/0

MINUTES

B. APPROVAL OF COUNCIL WARRANTS

Recommended Action: Motion to approve the warrants

Approved, 4/0

STAFF REPORT

C. APPROVE AWARD OF BID AND CONTRACT TO PURCHASE ONE TRAILER MOUNTED VALVE MAINTENANCE SYSTEM

Recommended Action: Motion to award the Trailer Mounted Valve Maintenance System bid to E.H. Wachs, Harvard, IL, for \$55,084.75 for one Trailer Mounted Valve Maintenance System and amend the 2014/15 Water Enterprise budget in the amount of \$55,085

Approved, 4/0

STAFF REPORT

D. RESOLUTION APPROVING A FY 2014-15 BUDGET AMENDMENT AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH LOEWKE PLANNING ASSOCIATES FOR THE PREPARATION OF A DOWNTOWN SPECIFIC PLAN AND CITY-WIDE GENERAL PLAN/ZONING CODE UPDATE

Recommended Action: 1) Motion to adopt the resolution amending the FY 2014 – 2015 General Fund budget in the amount of \$426,857 in grant revenues and appropriations; and

Reso No. 2014/80 adopted, and

Approved, 4/0

2) Motion to authorize the City Manager to enter into a contract with Loewke Planning Associates for the amount of \$668,263, to prepare a Downtown Specific Plan and City-wide General Plan/Zoning Code Update.

STAFF REPORT

PUBLIC HEARING

3. RESOLUTION EXTENDING THE TEMPORARY CLOSURE OF MCELHENY ROAD BETWEEN EAST 6TH STREET AND FULTON SHIPYARD ROAD

Reso No. 2014/81 adopted, 4/0

Recommended Action: Motion to conduct a public hearing and approve the resolution extending the temporary closure of McElheny Road between East 6th Street and Fulton Shipyard Road for an additional period of eighteen (18) months

STAFF REPORT

4. RESOLUTION EXTENDING THE TEMPORARY CLOSURE OF EMPIRE MINE ROAD BETWEEN MESA RIDGE DRIVE AND DEER VALLEY ROAD

Reso No. 2014/82 adopted, 4/0

Recommended Action: Motion to conduct a public hearing and approve the resolution extending the temporary closure of Empire Mine Road between Mesa Ridge Drive and Deer Valley Road for an additional period of eighteen (18) months

STAFF REPORT

COUNCIL REGULAR AGENDA

5. MEASURE 'O' INFORMATIONAL COMMUNICATION PLAN

Direct City Manager to implement Communication Plan but provide more information regarding Social Media services/costs for continuing social media presence, 4/0

Recommended Action: Motion to receive report and provide direction

STAFF REPORT

PUBLIC COMMENT

STAFF COMMUNICATIONS

COUNCIL COMMUNICATIONS

ADJOURNMENT – 8:40 p.m.



**IN HONOR OF
JANET WILSON**

WHEREAS,

Ms. Wilson served in the United States Army during the Vietnam era; and

WHEREAS,

Ms. Wilson went on to hold elected and appointed offices in the American Legion at the post, district, department and national levels for over 25 years; and

WHEREAS,

Ms. Wilson formerly served as the American Legion's Membership Director and has worked to mentor new members through her involvement in the "Make a Difference, Pass It On" project; and

WHEREAS,

On June 21, 2014, Ms. Wilson was elected as State Commander of the American Legion Department of California, making her the first female veteran to hold this position; and

WHEREAS,

Ms. Wilson has donated her time and energy as an active member of various committees, board positions and as a member of both the Legion's Women's Auxiliary and the Women's Legionnaires 20 & 4 Honor Society; and

WHEREAS,

Ms. Wilson has donated countless volunteer hours to charitable organizations within her community, and has provided quilts to the Wounded Warriors Project, VA Hospitals and area hospices.

NOW, THEREFORE, I, MAYOR WADE HARPER,
do hereby recognize and commend Janet Wilson for her many years of dedicated service to our country and to improving the lives of our veterans.

September 9, 2014

WADE HARPER, Mayor

1.01
09-09-14



FALL PREVENTION AWARENESS WEEK

September 21 – 27, 2014

WHEREAS,

Nearly 14 percent of Contra Costa County's 1,094,000 population are age 60 or older; and each year nationally, one in every three adults age 65 and older falls; and falls are the leading cause of injury death among seniors; and every 35 minutes, an older adult dies from a fall; and

WHEREAS,

County residents 65 years and older had the highest unintentional injury hospitalizations in the county were due to falls, followed by motor vehicle traffic accidents (13.5%) and poisonings (7.5%); and

WHEREAS,

Falls are the most common cause of nonfatal injuries and hospital admissions for trauma, causing injuries such as hip fractures and head traumas; and fall-related injury is one of the 20 most expensive medical conditions; and

WHEREAS,

According to a 2010, report, almost half (49.3%) of Contra Costa County's unintentional injury hospitalizations occurred among residents 65 years and older; and over three-quarters (75.9%) of these hospitalizations were due to falls; and

WHEREAS,

Falling and the fear of falling, can lead to depression, isolation, diminished mobility, and loss of functional independence; and

WHEREAS,

Concentrated efforts are being made in Contra Costa County by the Fall Prevention Coalition to reduce falls and fall related injuries using multi-faceted interventions.

NOW, THEREFORE, I, WADE HARPER, Mayor of the City of Antioch, do hereby proclaim the week of September 21 – 27, 2014 as "FALL PREVENTION AWARENESS WEEK" in the City of Antioch and call upon our citizens and interested groups to observe the week with appropriate activities that promote awareness of fall prevention.

SEPTEMBER 9, 2014

WADE HARPER, Mayor

1.02
09-09-14



**IN RECOGNITION OF
THE LONE TREE GOLF COURSE AND CHEF JONATHAN HORK**

WHEREAS,

The sixth annual Contra Costa County Mayor's Healthy Cook-Off was held on July 31, 2014 in Concord's Todo Santos Park; and

WHEREAS,

Each year, the Contra Costa County Mayors' Healthy Cook-off brings our communities together to meet a common goal of understanding the importance of promoting healthy living which begins with health and nutrition education; and

WHEREAS,

Each city attending the event was represented by their Mayor, Vice-Mayor or Council Member along with their selection of a chef from a restaurant in their city and a "sous chef" student from Mt. Diablo High School's Sustainable Hospitality Pathway; and

WHEREAS,

The City of Antioch chose Executive Chef Jonathan Hork of Champions Bar & Grill located at the Lone Tree Golf Course & Event Center; and

WHEREAS,

Chef Hork was given food items to prepare with the Iron Chef theme in mind; and

WHEREAS,

Chef Hork and his crew prepared dishes for the judges to taste that resulted in winning 3 of the 5 categories, including creativity, presentation and "overall".

So let it be recognized that Chef Jonathan Hork of the Lone Tree Golf Course & Event Center, along with his crew, were deemed Champions of the 6th Annual Contra Costa County Mayor's Healthy Cook-Off. The Champion's Trophy will be displayed at the Lone Tree Golf Course & Event Center for all to see for one year.

NOW, THEREFORE, I, WADE HARPER, Mayor of the City of Antioch, do hereby congratulate Chef Jonathan Hork, Lone Tree Golf Course & Event Center, Antioch, for prevailing over eight other cities in Contra Costa County to become 2014 Champions for the Healthy Mayor's Cook-Off.

SEPTEMBER 9, 2014

WADE HARPER, Mayor

**1.03
09-09-14**

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

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

**August 26, 2014
Council Chambers**

6:00 P.M. - CLOSED SESSION

- 1. CONFERENCE WITH LABOR NEGOTIATORS** – This Closed Session is authorized by California Government Code section 54957.6. City designated representatives; Michelle Fitzer, Denise Haskett and Glenn Berkheimer; Employee organizations: Management Unit, Operating Engineers Local Union No. 3, and Treatment Plant Employees' Association (TPEA)

- 2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION:** Initiation of litigation pursuant to California Government Code section 54956.9(d)(4): 1 potential case

City Attorney Nerland reported the City Council had been in Closed Session and gave the following report: **#1 CONFERENCE WITH LABOR NEGOTIATORS**, Direction given to Labor Negotiators, and; **#2 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**, No action was taken.

Mayor Harper called the meeting to order at 7:02 P.M., and City Clerk Simonsen called the roll.

Present: Council Members Wilson, Rocha, Tiscareno and Mayor Harper

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Rocha led the Council and audience in the Pledge of Allegiance.

PROCLAMATIONS

In Memory of Thomas M. Pegnim

In Honor of Mike Chiffoleau

C. Colombo Lodge #1315 Order Sons of Italy in America (OSIA) 90th Anniversary Celebration

On motion by Councilmember Rocha, seconded by Councilmember Wilson, the Council unanimously approved the Proclamations.

Mayor Harper presented the proclamation *In Memory of Thomas M. Pegnim* to Mrs. Pegnim who accepted the proclamation on behalf of her family and thanked the City Council for the recognition.

Fire Captain Sanders read the nomination letter and on behalf of the Contra Costa County Fire Department he presented Mr. Chiffolleau with an award in recognition of his heroic lifesaving actions.

Mayor Harper presented proclamation to Mike Chiffolleau who stated that he was happy he was able to give the victim a second chance at life.

Mayor Harper presented the proclamation recognizing *C. Colombo Lodge #1315 Order Sons of Italy in America (OSIA) 90th Anniversary Celebration* to the members of the Lodge who thanked the City Council for the recognition.

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

Candy Duperoir, Victory Outreach of Antioch, announced a Peace in the Streets event would begin at 10:00 A.M. on September 20, 2014, at Contra Loma Park.

Michael Pollard announced a coalition of churches would be participating in a prayer walk.

ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

City Clerk Simonsen announced the following Board and Commission openings:

- *Parks and Recreation Commission: Two (2) partial-term vacancies; deadline date is September 18, 2014*
- *Economic Development Commission: Two (2) parcel-term vacancies; deadline date is September 18, 2014*
- *Planning Commission: One (1) partial-term vacancy; deadline date is September 18, 2014*

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

Chief Bob Atlas gave an update on the Fire District's recruitment efforts and Antioch's calls for service for July.

Mayor Harper thanked Chief Atlas for the update.

PUBLIC COMMENTS

Kenneth Clark, Antioch resident, stated he picked up trash in Marchetti Park and requested the City fund replacement of the fence and trimming of the shrubbery to prevent criminal activity in the area.

Lisa Kirk discussed Susan Smith's efforts to manage the feral cat population and suggested the Council recognize her volunteerism. She reported a citizen was cited for feeding cats and

requested a Councilmember meet with staff and the rescue groups to clarify the 6-month stay on the ban to feed feral cats. She provided contact information for anyone interested in adopting a community cat.

Ray Zeeb, Antioch resident, reported he volunteered at the Antioch Animal Shelter and he had been working with rescue groups to develop a Trap, Neuter and Release (TNR) program in downtown Antioch. He expressed concern that he had received a citation for feeding feral cats at a feeding station.

Karen Kops, President of Homeless Animal Respond Program (HARP) reported a cat they had rescued was severely burned and had to be euthanized. She stated they were offering a reward for information regarding how the cat was injured. She announced TNR groups had completed 3-months of the 6-month trial period to manage cat colonies in downtown Antioch. She stated they were disappointed Mr. Zeeb had been cited for feeding the cats. She stated they hoped the communication would resume between the TNR groups and staff to allow them to continue with their trial period.

Dan Caron, Antioch resident, thanked Renee Souza and Code Enforcement staff for quickly addressing a public health concern in his neighborhood.

Beverly Knight, Antioch resident, expressed concern SB270 was defeated in the Assembly and requested the City of Antioch consider a ban for single use plastic bags.

Sam Kashabi, Walnut Creek resident, stated he owned property at West 6th Street which had become a location for illegal activity. He reported attempts to secure the property had been unsuccessful and he requested the City allow him to place a 24-hour caretaker or security onsite.

City Manager Duran offered to meet and discuss the issue with Mr. Kashabi.

Susan Smith, Antioch resident, representing HARP/Rivertown Cats, reported on their efforts to develop a TNR program for downtown Antioch. She stated they would like to continue to help and work with the City to resolve the feral cat issues in a humane manner.

Victoria Barber, Antioch resident, reported that the management of the cat colony in downtown Antioch had been very successful and she felt banning the feeding of feral cats violated City codes. She reported the volunteers had improved the quality of life of the feral cats and residents and the City had violated their agreement by citing a volunteer. She requested Council seek the resignation of the Animal Services Supervisor who issued the citation.

Julie Lindford, Martinez resident, expressed condolences for the passing of Councilmember Agopian. She reported a lot of progress had been made to address the feral cat population and the City needed to continue to work with the rescue organizations to address the over population of cats. She encouraged the City Council to send a representative to the next meeting.

Lee Ballesteros, Antioch resident, expressed concern that a member of the City Council had left the dais while she was speaking at the podium during a previous Council meeting.

COUNCIL SUBCOMMITTEE REPORTS

Councilmember Rocha explained that there are times when it becomes necessary to leave the dais and it was not meant to be disrespectful.

MAYOR'S COMMENTS

Mayor Harper stated that there are times when Council was in session for hours without breaks and it may be necessary to take more frequent breaks in the future.

2. COUNCIL CONSENT CALENDAR

A. APPROVAL OF COUNCIL MINUTES FOR AUGUST 12, 2014

B. APPROVAL OF COUNCIL WARRANTS

C. APPROVAL OF TREASURER'S REPORT FOR JUNE 2014

D. REJECTION OF CLAIM

1. Joshua Broussard 14/15-2180 (personal injury)

E. RESOLUTION NO. 2014/74 CONFLICT OF INTEREST CODES FOR THE CITY OF ANTIOCH AND CITY AS SUCCESSOR AGENCY TO THE ANTIOCH DEVELOPMENT AGENCY

F. CLOTHING DONATION BOXES

G. BUDGET AMENDMENT TO INCREASE EXPENDITURES IN THE FEDERAL ASSET FORFEITURE FUND IN FISCAL YEAR 2014/15

H. RESOLUTION NO. 2014/75 ACCEPTING WORK AND AUTHORIZING THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO FILE A NOTICE OF COMPLETION FOR THE 2014 PAVEMENT MAINTENANCE, RUBBERIZED CAPE SEAL PROJECT (P.W. 328-7)

I. RESOLUTION NO. 2014/76 ACCEPTING WORK AND AUTHORIZING THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO FILE A NOTICE OF COMPLETION FOR THE WILBUR AVENUE OVERHEAD WIDENING PROJECT, BRIDGE #28C-0054 (P.W. 259-B)

- J. **RESOLUTION NO. 2014/77 ACCEPTING WORK AND AUTHORIZING THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO FILE A NOTICE OF COMPLETION FOR THE LONE TREE WAY INTERSECTION IMPROVEMENTS, DEER VALLEY ROAD TO HILLCREST AVENUE (P.W. 555-12C)**
 - K. **RESOLUTION NO. 2014/78 APPROVING THE PROGRAM SUPPLEMENT AGREEMENT NO. 013-N TO ADMINISTERING AGENCY-STATE AGREEMENT NO. 04-5038R FOR FEDERAL AID PROJECTS FOR THE NINTH STREET ROADWAY IMPROVEMENTS (P.W. 687)**
 - L. **FINAL PREWETT PARK PROJECT(S) DEVELOPMENT**
 - M. **PURCHASE TWO (2) POLICE PATROL VEHICLES**
 - N. **APPROVE AWARD OF BID FOR THE PARK MAINTENANCE CONTRACT**
 - O. **PURCHASE MIRA VISTA PARK PLAYGROUND EQUIPMENT**
 - P. **REQUEST FOR TRAVEL AND TRAINING – LEAGUE OF CALIFORNIA CITIES 2014 ANNUAL CONFERENCE & EXPO**
- City of Antioch Acting as Successor Agency/Housing Successor to the Antioch Development Agency**
- Q. **APPROVAL OF SUCCESSOR AGENCY WARRANTS**
 - R. **APPROVAL OF HOUSING SUCCESSOR WARRANTS**

On motion by Councilmember Wilson, seconded by Councilmember Tiscareno, the City Council unanimously approved the Council Consent Calendar with the exception of Items F and P, which were removed for further discussion.

Item F – Lori Cook, Antioch resident, and members of her facebook page group *Cleaning Up Antioch One Home at a Time*, thanked the City Council for agendizing this issue. She provided photos of a donation box that had been repeatedly vandalized and discussed their attempts to clean up the areas surrounding these sites. She clarified the recipients of the donations are not local charities and they are taking jobs away from local citizens. She urged the Council to remove donation boxes and offered to work with the City to identify their locations.

The City Council thanked Lori Cook and the volunteers for their efforts to improve the quality of life for Antioch residents.

On motion by Councilmember Tiscareno, seconded by Councilmember Wilson, the Council unanimously approved Item F.

Item P – Councilmember Rocha pulled this item noting that she would be attending the League of California Cities Conference on behalf of the City and therefore she would be abstaining from the vote. She reported in an effort to save the City money; she was housing with someone else and would be traveling by car.

On motion by Councilmember Wilson, seconded by Councilmember Tiscareno, the Council approved Item P. The motion carried the following vote:

Ayes: Wilson, Tiscareno, Harper

Abstain: Rocha

PUBLIC HEARING

3. BINGO HALLS AND BINGO OPERATIONS EXTENSION OF AN URGENCY ZONING ORDINANCE

Senior Planner Gentry presented the staff report dated August 21, 2014 recommending the City Council adopt the urgency zoning ordinance extending a temporary moratorium prohibiting the issuance of permits, licenses or approvals for construction, establishment or operation of any new bingo halls or bingo operations, or the expansion of current bingo operations, within the City of Antioch on an interim basis pending consideration of amendments to Title 5, Chapter 15 and Title 9 of the Antioch Municipal Code for a period of 10 months and 15 days and declaring the urgency thereof (four-fifths (4/5th) vote required).

Mayor Harper opened the public hearing.

Alaster McCloskey, Attorney at Law, stated they were opposed to the extension of the urgency ordinance and urged the Council to table the item to September 25, 2014. He stated they were not apprised of meeting until last week and the request to postpone the item was to allow for them to have their concerns adequately addressed. He noted if Council took action on the item this evening, it would cause It Takes A Village Development Center irreparable harm.

Jeffery Windham, Vice President of It Takes a Village, presented the Council and read his letter describing their organization and detailing their concerns. Additionally, he provided Council with a print out from the Secretary of State regarding their non-profit status. He requested Council postpone the item until September 9, 2014 or until such time as may be appropriate to address the allegations made against their organization.

Barbara Davis, Oakland resident, requested the Council continue this item to allow them to respond to allegations in the staff report made against It Takes A Village.

Mayor Harper closed the public hearing.

City Attorney Nerland clarified the item before Council was not the use permit for It Takes A Village and explained the matter before Council was a legislative action as to whether to extend

the moratorium on expanded Bingo Hall use, not traditional ancillary bingo games. She noted staff was asking for the extension of the moratorium to allow sufficient time to address public safety and land use issues. She further noted if the moratorium was not extended, it would lapse and staff could not bring the item back therefore they were concerned for a two week continuance.

Captain Orman stated it appeared It Takes a Village had an application on file with the Secretary of State which had not been approved at the time he researched.

In response to Councilmember Tiscareno, Senior Planner Gentry explained that the regulations would be targeted toward sole use as Bingo Halls and not organizations that use bingo as a fundraiser.

Director of Community Development Wehrmeister explained the Secretary of State information showed It Takes a Village as a business and the Department of Justice website indicated that they were not currently registered as a non-profit.

ORDINANCE NO. 2093-C-S

On motion by Councilmember Rocha, seconded by Councilmember Tiscareno, the Council unanimously adopted the urgency zoning ordinance extending a temporary moratorium prohibiting the issuance of permits, licenses or approvals for construction, establishment or operation of any new bingo halls or bingo operations, or the expansion of current bingo operations, within the City of Antioch on an interim basis pending consideration of amendments to Title 5, Chapter 15 and Title 9 of the Antioch Municipal Code for a period of 10 months and 15 days and declaring the urgency thereof.

4. RESTRICTED WATER USE – STATEWIDE DROUGHT EMERGENCY

Public Works Director/City Engineer Bernal presented the staff report dated August 18, 2014 recommending the City Council adopt the resolution updating the City's Drought Management Plan adopted under Resolution No. 2014/31 to impose mandatory restrictions on potable water practices, in addition to the 15% voluntary use reduction.

Councilmember Rocha requested the City notify organizations that hold carwash fundraisers that they need an automatic shut off nozzle.

Mayor Harper mentioned that Pinky's Klassy Kar Wash utilized water conservation methods and provided opportunities for fundraisers.

Mayor Harper opened and closed the public hearing with no requests to speak.

RESOLUTION NO. 2014/79

On motion by Councilmember Tiscareno, seconded by Councilmember Wilson, the Council unanimously adopted the resolution updating the City's Drought Management Plan adopted under Resolution No. 2014/31 to impose mandatory restrictions on potable water practices, in addition to the 15% voluntary use reduction.

City Attorney Nerland announced the drought hotline was 925-779-6140.

COUNCIL REGULAR AGENDA

5. CONSIDERATION OF THE PROPOSED LEAGUE OF CALIFORNIA CITIES RESOLUTION REGARDING CONVENING A SUMMIT ON THE IMPACTS OF ILLEGAL MARIJUANA GROWS AND DETERMINATION OF A CITY POSITION FOR THE VOTING DELEGATE

City Manager Duran presented the staff report dated July 24, 2014 recommending the City Council motion to consider the proposed League of California Cities resolution regarding convening a summit on the impacts of illegal marijuana grows, and determine a City position for its voting delegate to the League conference.

On motion by Councilmember Wilson, seconded by Councilmember Rocha, the Council unanimously approved the California League of Cities resolution regarding convening a summit.

PUBLIC COMMENTS - None

STAFF COMMUNICATIONS

City Manager Duran reported on his attendance at a joint planning meeting with the Antioch Unified School District and a meeting with the Fire Chief who would be making a presentation to Council on October 14, 2014, on medical emergency response.

COUNCIL COMMUNICATIONS

Councilmember Wilson reported on her attendance at the Antioch Historical Society barbeque.

Councilmember Rocha announced the Association of Bay Area Governments (ABAG) would be holding an event to study water issues at the Antioch Community Center from 9:00 A.M. – 12:00 P.M. on September 24, 2014.

In response to Councilmember Rocha, City Attorney Nerland stated the City Manager was currently developing an informational item regarding Measure O. City Manager Duran added that they would prepare a staff report regarding Measure O funding options, for the next meeting. He reported staff was in the process of finalizing the community meeting schedule for the proposed Antioch downtown east residential development project.

Councilmember Tiscareno discussed the importance of earthquake preparedness and stated information was available on his facebook page. He asked if there was an emergency plan of action for Antioch.

Mayor Harper suggested the Antioch Police Department place emergency preparedness information on their website and the City Council consider reinstating earthquake insurance.

City Manager Duran reported the City held periodic drills at the emergency operation center and they had been discussing a joint exercise with Contra Costa Fire. He suggested the City send a water bill insert to remind the community to be prepared in the event of an emergency.

With consensus of the City Council, City Manager Duran stated he would report back with regards to security measures for the Deer Valley Plaza Shopping Center.

Mayor Harper commended the Antioch Police Department for patrolling the Deer Valley Plaza Shopping Center and for their proactive enforcement efforts.

ADJOURNMENT

With no further business, Mayor Harper adjourned the meeting at 8:47 P.M. to the next regular Council meeting on September 9, 2014.

Respectfully submitted:

Kitty Eiden

KITTY EIDEN, Minutes Clerk

CITY OF ANTIOCH
 CLAIMS BY FUND REPORT
 FOR THE PERIOD OF
 AUGUST 15 - 28, 2014
 FUND/CHECK#

100 General Fund

Non Departmental

352445 BROWN AND CALDWELL INC	CONSULTING SERVICES	2,847.25
352519 UNITED STATES POSTAL SERVICE	PREPAID POSTAGE	11,000.00
352549 BURKE WILLIAMS AND SORENSEN LLP	LEGAL SERVICES	708.00
352612 LENHART ALARM AND SECURITY	ALARM SERVICE	75.00
352623 MIRANDA, CHARITY	BARRICADE DEPOSIT REFUND	60.00
352668 TAFFLEMIRE, GRETCHEN	BARRICADE DEPOSIT REFUND	30.00

City Council

352435 AMERICAN TROPHIES	ENGRAVED PROCLAMATION	329.16
352483 LEAGUE OF CALIF CITIES	REGISTRATION FEE	550.00
352574 DIABLO VIEW FLORIST	MEMORIAL SERVICE FLOWERS	81.63
352632 NATURES BOUNTY	MEETING EXPENSE	103.20

City Attorney

352549 BURKE WILLIAMS AND SORENSEN LLP	LEGAL SERVICES	5,516.50
352559 COLANTUONO AND LEVIN PC	LEGAL SERVICES	3,303.00
352614 LEXISNEXIS	ONLINE LEGAL RESEARCH	76.50
352660 SHRED IT INC	SHRED SERVICE	94.69
352686 WENDEL ROSEN BLACK AND DEAN	LEGAL SERVICES	2,315.14

City Manager

352551 CA SHOPPING CART RETRIEVAL CORP	SHOPPING CART RETRIEVAL	324.00
352680 VERIZON WIRELESS	DATA USAGE	38.01

City Clerk

352484 LEAGUE OF CALIF CITIES	SEMINAR-GARCIA	450.00
352584 EIDEN, KITTY J	MINUTES CLERK	1,312.00

City Treasurer

352593 GARDA CL WEST INC	ARMORED CAR PICK UP	210.12
352644 PFM ASSET MGMT LLC	JULY ADVISORY SERVICES	7,342.12

Human Resources

352473 HASKETT, DENISE M	EXPENSE REIMBURSEMENT	27.96
352660 SHRED IT INC	SHRED SERVICE	94.66

Economic Development

922543 BERNICK, MICHAEL	PROFESSIONAL SERVICES	3,300.00
922702 UNLIMITED GRAPHIC & SIGN NETWORK	NAMEPLATE	21.80

Finance Administration

352490 MERCHANT, DAWN M	EXPENSE REIMBURSEMENT	63.21
352499 OFFICE MAX INC	OFFICE SUPPLIES	28.94

Finance Accounting

203602 RICKS ON SECOND	MEETING EXPENSE	59.71
352441 BANK OF AMERICA	RECRUITMENT AD	312.00
352530 ACCOUNTEMPS	TEMPORARY ACCOUNTING HELP	3,416.00
352660 SHRED IT INC	SHRED SERVICE	94.69
922560 SUNGARD PUBLIC SECTOR INC	MONTHLY ASP SERVICE	13,203.96

Finance Operations

352517 UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	4.00
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Non Departmental

352524 WAGEWORKS	ADMIN FEE	150.00
352628 MUNICIPAL POOLING AUTHORITY	14/15 LIABILITY PREMIUM	622,905.00
352630 MUNICIPAL POOLING AUTHORITY	UNMET LIABILITY DEDUCTIBLE	36,122.10
352639 PARS	ACTUARIAL SERVICES	1,375.00
922626 RETIREE	MEDICAL AFTER RETIREMENT	1,658.84

Public Works Street Maintenance

352438 ANTIOCH AUTO PARTS	SUPPLIES	15.25
352520 VERIZON WIRELESS	DATA PLAN	38.01
922614 GRAINGER INC	SUPPLIES	82.14
922699 TELFER OIL COMPANY	PAVING SERVICE	6,150.00

Public Works-Signal/Street Lights

352431 AMERICAN GREENPOWER USA INC	INDUCTION LIGHTING MATERIALS	8,480.62
922551 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	3,005.84

Public Works-Striping/Signing

352469 FLINT TRADING INC	REFLECTORS	489.78
352478 INTERSTATE SALES	CHIPSEAL MARKERS	921.17
352489 MANERI SIGN COMPANY	SIGNS	26.04
352520 VERIZON WIRELESS	DATA PLAN	38.01
352523 VISIONS RECYCLING INC	GRAFFITI PAINT	157.88
352527 ZAP MANUFACTURING INC	REFURBISH SIGN ORDER	4,489.96
352619 LOWES COMPANIES INC	SUPPLIES	51.45
922559 SAFEWAY SIGN COMPANY	SIGNAGE	133.90
922614 GRAINGER INC	SUPPLIES	82.14

Public Works-Facilities Maintenance

352462 DREAM RIDE ELEVATOR	ELEVATOR SERVICE	240.00
352498 OAKLEYS PEST CONTROL	PEST CONTROL SERVICES	100.00
352507 REAL PROTECTION INC	BATTERIES	553.98
352510 ROCHESTER MIDLAND CORP	SANITIZING SERVICE	203.49
352520 VERIZON WIRELESS	DATA PLAN	38.01
352599 HOME DEPOT, THE	SMALL TOOLS	31.55
352612 LENHART ALARM AND SECURITY	ALARM SERVICE	1,575.00
352619 LOWES COMPANIES INC	SUPPLIES	162.97
352687 WESCO RECEIVABLES CORP	SUPPLIES	436.69
922549 GRAINGER INC	SUPPLIES	216.80
922551 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	1,560.61
922554 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	1,766.00
922614 GRAINGER INC	SUPPLIES	12.44
922619 HAMMONS SUPPLY COMPANY	SUPPLIES	209.67

Public Works-Parks Maint

352432 AMERICAN PLUMBING INC	PLUMBING SERVICES	2,925.42
352433 AMERICAN SWING PRODUCTS INC	PLAYGROUND EQUIPMENT	703.84
352513 SPECIALIZED GRAPHICS	SIGN REPLACEMENT	6,087.80
352637 PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	41,057.17
922551 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	1,954.79
922552 JOHN DEERE LANDSCAPES PACHECO	SPRINKLERS	705.48

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Public Works-Median/General Land

352428	ACE HARDWARE, ANTIOCH	SUPPLIES	75.70
352604	IRRIGATION SYSTEM SERVICE	VALVE LOCATING SERVICE	125.00
352619	LOWES COMPANIES INC	FISH FOOD	15.50
922552	JOHN DEERE LANDSCAPES PACHECO	IRRIGATION CONTROLLER PARTS	1,272.86

Public Works-Work Alternative

352428	ACE HARDWARE, ANTIOCH	SUPPLIES	31.35
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Police Administration

203399	COSTCO	FINANCE CHARGES	4.38
203681	SONOMA COUNTY SHERIFF'S DEPT	TUITION-WISECARVER	10.00
203682	SONOMA COUNTY SHERIFF'S DEPT	TUITION-MORIN	10.00
203683	SONOMA COUNTY SHERIFF'S DEPT	TUITION-EVANS	10.00
203684	SONOMA COUNTY SHERIFF'S DEPT	TUITION-LOWTHER	10.00
203685	SONOMA COUNTY SHERIFF'S DEPT	TUITION-MORTIMER	10.00
352429	ADAMSON POLICE PRODUCTS	HEADSETS	12,792.28
352440	ARROWHEAD 24 HOUR TOWING INC	TOWING SERVICES	90.00
352442	BANK OF AMERICA	BUSINESS EXPENSE	147.04
352452	COMMERCIAL SUPPORT SERVICES	CAR WASHES	451.50
352454	CONCORD UNIFORMS LLC	UNIFORMS	76.25
352455	CONTRA COSTA COUNTY	TRAINING FEES	4,385.00
352459	CRIME SCENE CLEANERS INC	CRIME SCENE CLEANUP	845.00
352482	LC ACTION POLICE SUPPLY	SUPPLIES	129.78
352499	OFFICE MAX INC	OFFICE SUPPLIES	4,060.01
352501	ONE LEGAL INC	DEPOSIT REFUND	825.00
352517	UNITED PARCEL SERVICE	SHIPPING	19.72
352532	ALAMEDA COUNTY SHERIFFS OFFICE	RANGE FEES	300.00
352542	BEHAVIOR ANALYSIS TRAINING	TUITION-COLLEY	481.00
352548	BROWNELLS INC	ARMORY SUPPLIES	505.48
352556	CHALK, STEPHANIE A	PER DIEM TRAINING	280.00
352560	COLLEY, JAMES M	PER DIEM TRAINING	305.00
352566	CPCA	MEMBER DUES-CANTANDO	1,470.00
352567	CSI FORENSIC SUPPLY	SUPPLIES	570.01
352576	DOUBLETREE HOTEL	LODGING-COLLEY	617.25
352585	EXTENDED STAY AMERICA	LODGING-CHALK	636.40
352590	GALLS INC	EQUIPMENT	103.55
352608	LAW OFFICES OF JONES AND MAYER	LEGAL SERVICES	133.00
352609	LC ACTION POLICE SUPPLY	AMMUNITION	68.83
352617	LLAMAS, PAOLA	ABC LETTER REFUND	21.00
352633	NISSEN, TARRA L	PER DIEM TRAINING	355.00
352634	OMNI SAN DIEGO HOTEL	LODGING-NISSEN	562.84
352647	PSYCHOLOGICAL SERVICES GROUP	CRITICAL INCIDENT SERVICE	350.00
352651	REACH PROJECT INC	REACH PROGRAM SERVICES	17,083.00
352657	SBRPSTC	TUITION-CHALK	790.00
352660	SHRED IT INC	SHRED SERVICE	265.78
352665	STATE OF CALIFORNIA	FINGERPRINTING	643.00
352676	ULINE	RANGE SUPPLIES	202.27

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922555 MOBILE MINI LLC	PORTABLE STORAGE CONTAINERS	675.55
Police Prisoner Custody		
352675 U S CLEANERS	CLEANING SERVICE	68.00
Police Community Policing		
352611 LENDERMAN, THOMAS E	EXPENSE REIMBURSEMENT	79.10
352621 MCDONALD, RYAN J	MILEAGE REIMBURSEMENT	114.38
Police Investigations		
352442 BANK OF AMERICA	SUPPLIES	1,060.42
352457 CONTRA COSTA COUNTY	CALLER ID REMOTE ACCESS	114,034.00
352487 LOWTHER, GARY M	EXPENSE REIMBURSEMENT	64.25
352521 VERIZON WIRELESS	AIR CARD	76.02
352669 THOMSON WEST	ONLINE DATABASE	326.46
Police Special Operations Unit		
352670 TOYOTA FINANCIAL SERVICES	VEHICLES LEASE	1,546.94
Police Communications		
352447 CAPTURE TECHNOLOGIES INC	SOFTWARE MAINTENANCE	4,225.00
Police Community Volunteers		
352584 EIDEN, KITTY J	MINUTES CLERK	126.00
Police Facilities Maintenance		
352446 CAMALI CORP	MAINTENANCE SERVICES	363.00
352462 DREAM RIDE ELEVATOR	ELEVATOR SERVICE	80.00
352510 ROCHESTER MIDLAND CORP	SANITIZING SERVICE	1,490.10
352535 AMERICAN PLUMBING INC	PLUMBING SERVICE	149.91
352612 LENHART ALARM AND SECURITY	ALARM SERVICE	225.00
352619 LOWES COMPANIES INC	SUPPLIES	77.91
922554 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	3,426.00
Community Development Land Planning Services		
352505 PMC	CONSULTING SERVICES	2,046.56
352581 DYETT AND BHATIA	CONSULTING SERVICES	4,550.00
922544 CDW GOVERNMENT INC	COMPUTER EQUIPMENT	225.21
CD Code Enforcement		
352430 ALLIED WASTE SERVICES	RESIDENTIAL GARBAGE ABATEMENT	161.82
352522 VERIZON WIRELESS	NETWORK SERVICE	114.03
352534 ALLIED WASTE SERVICES	RESIDENTIAL GARBAGE ABATEMENT	6,634.62
PW Engineer Land Development		
922544 CDW GOVERNMENT INC	COMPUTER EQUIPMENT	225.20
Community Development Engineering Services		
352514 STATE OF CALIFORNIA	CIVIL ENGINEER RENEWAL	115.00
212 CDBG Fund		
CDBG		
352443 BAY AREA LEGAL AID	CDBG SERVICES	5,737.71
352453 COMMUNITY VIOLENCE SOLUTIONS	CDBG SERVICES	5,000.00
352456 CONTRA COSTA COUNTY	CDBG SERVICES	916.98
352458 CONTRA COSTA SENIOR LEGAL SVCS	CDBG SERVICES	1,042.94
352500 OMBUDSMAN SERVICES OF CCC	CDBG SERVICES	1,250.00
352502 OPPORTUNITY JUNCTION	CDBG SERVICES	12,500.14

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352511 SENIOR OUTREACH SERVICES	CDBG SERVICES	2,275.05
352512 SHELTER INC	CDBG SERVICES	2,733.22
352628 MUNICIPAL POOLING AUTHORITY	14/15 LIABILITY PREMIUM	269.00
213 Gas Tax Fund		
Streets		
922669 PROVEN MANAGEMENT INC	WILBUR AVE PROJECT	399,178.60
214 Animal Control Fund		
Animal Control		
352454 CONCORD UNIFORMS LLC	UNIFORMS	218.93
352463 EAST HILLS VETERINARY HOSPITAL	VETERINARY SERVICES	7,222.44
352582 EAST BAY VETERINARY EMERGENCY	VETERINARY SERVICES	1,550.17
352583 EAST HILLS VETERINARY HOSPITAL	VETERINARY SERVICES	2,365.47
352598 HILLS PET NUTRITION	ANIMAL FOOD	1,173.59
352628 MUNICIPAL POOLING AUTHORITY	14/15 LIABILITY PREMIUM	12,425.00
922554 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	436.00
219 Recreation Fund		
Non Departmental		
352597 HERNANDEZ, MARIBEL	DEPOSIT REFUND	340.00
352659 SCOGGINS, LESSIE	DEPOSIT REFUND	500.00
352681 VIEYRA, IRAM	DEPOSIT REFUND	1,000.00
Recreation Admin		
352432 AMERICAN PLUMBING INC	PLUMBING SERVICES	165.00
352612 LENHART ALARM AND SECURITY	ALARM SERVICE	600.00
Senior Programs		
352628 MUNICIPAL POOLING AUTHORITY	14/15 LIABILITY PREMIUM	3,849.00
922554 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	336.00
Recreation Classes/Prog		
203576 SAFEWAY STORES	FLOWERS	10.88
352518 UNITED STATES POSTAL SERVICE	POSTAGE	2,139.54
352538 AUBURN JOURNAL INC	PRINTING SERVICE	1,463.51
352616 LIPPE, PATRICIA	DROP IN FEES	30.00
352626 MUIR, ROXANNE	CONTRACTOR PAYMENT	383.25
352628 MUNICIPAL POOLING AUTHORITY	14/15 LIABILITY PREMIUM	3,615.00
Recreation Camps		
352538 AUBURN JOURNAL INC	PRINTING SERVICE	1,197.42
Recreation Sports Programs		
352538 AUBURN JOURNAL INC	PRINTING SERVICE	1,130.89
352544 BIG SKY LOGOS AND EMBROIDERY	LEAGUE T SHIRTS	936.81
352619 LOWES COMPANIES INC	SUPPLIES	75.30
352628 MUNICIPAL POOLING AUTHORITY	14/15 LIABILITY PREMIUM	3,365.00
Recreation Special Needs		
352538 AUBURN JOURNAL INC	PRINTING SERVICE	598.71
Recreation-New Comm Cntr		
203578 SCOGGINS, LESSIE	CLASS REFUND	32.00
352449 COLE SUPPLY CO INC	SUPPLIES	353.64
352465 EIDEN, KITTY J	MINUTES CLERK	84.00

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352538	AUBURN JOURNAL INC	PRINTING SERVICE	332.62
352619	LOWES COMPANIES INC	SUPPLIES	63.80
352628	MUNICIPAL POOLING AUTHORITY	14/15 LIABILITY PREMIUM	5,820.00
922547	CONSOLIDATED ELECTRICAL DIST INC	SUPPLIES	278.73
221 Asset Forfeiture Fund			
Non Departmental			
352570	DEDEAUX, BRIAN DOSS	ASSET FORFEITURE	16.66
352591	GARCIA, JAVIER	ASSET FORFEITURE	90.00
352631	MYERS, BRANDON	ASSET FORFEITURE	102.43
352688	WHITE, MARK	ASSET FORFEITURE	160.00
226 Solid Waste Reduction Fund			
Solid Waste			
352628	MUNICIPAL POOLING AUTHORITY	14/15 LIABILITY PREMIUM	1,275.00
229 Pollution Elimination Fund			
Channel Maintenance Operation			
352436	ANKA BEHAVIORAL HEALTH INC	LANDSCAPE SERVICES	16,433.50
352474	HORIZON	SUPPLIES	59.45
352492	MJH EXCAVATING INC	EQUIPMENT RENTAL	3,710.00
352508	RMC WATER AND ENVIRONMENT	CONSULTING SERVICES	1,757.35
352624	MJH EXCAVATING INC	OPERATED EQUIPMENT RENTAL	7,429.22
352628	MUNICIPAL POOLING AUTHORITY	14/15 LIABILITY PREMIUM	4,563.00
Storm Drain Administration			
352630	MUNICIPAL POOLING AUTHORITY	UNMET LIABILITY DEDUCTIBLE	12,311.37
251 Lone Tree SLLMD Fund			
Lonetree Maintenance Zone 1			
352503	PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	2,995.00
352515	STEWARTS TREE SERVICE INC	TREE SERVICE	2,000.00
922552	JOHN DEERE LANDSCAPES PACHECO	IRRIGATION CONTROLLER PARTS	560.40
Lonetree Maintenance Zone 2			
352503	PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	1,198.00
922552	JOHN DEERE LANDSCAPES PACHECO	IRRIGATION CONTROLLER PARTS	1,283.66
Lonetree Maintenance Zone 3			
352503	PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	1,936.00
254 Hillcrest SLLMD Fund			
Hillcrest Maintenance Zone 1			
352638	PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	2,995.00
Hillcrest Maintenance Zone 2			
352515	STEWARTS TREE SERVICE INC	TREE SERVICE	1,500.00
Hillcrest Maintenance Zone 4			
352503	PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	7,340.00
352638	PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	5,848.00
255 Park 1A Maintenance District Fund			
Park 1A Maintenance District			
352503	PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	1,797.00
352515	STEWARTS TREE SERVICE INC	TREE SERVICE	450.00
352637	PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	160.00

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256 Citywide 2A Maintenance District Fund

Citywide 2A Maintenance Zone 6

352503 PACIFIC COAST LANDSCAPE MGMT INC LANDSCAPE SERVICES 2,420.00

Citywide 2A Maintenance Zone 9

352515 STEWARTS TREE SERVICE INC TREE SERVICE 1,500.00

257 SLLMD Administration Fund

SLLMD Administration

352520 VERIZON WIRELESS DATA PLAN 76.02

352628 MUNICIPAL POOLING AUTHORITY 14/15 LIABILITY PREMIUM 1,471.00

922552 JOHN DEERE LANDSCAPES PACHECO IRRIGATION CONTROLLER PARTS 395.80

259 East Lone Tree SLLMD Fund

Zone 1-District 10

922552 JOHN DEERE LANDSCAPES PACHECO IRRIGATION CONTROLLER PARTS 422.00

376 Lone Diamond Fund

Assessment District

352508 RMC WATER AND ENVIRONMENT CONSULTING SERVICES 27,745.87

352541 BAY CITIES PAVING AND GRADING LONE TREE PROJECT 236,771.41

922558 PARSONS BRINCKERHOFF INC PROFESSIONAL SERVICES 7,034.37

416 Honeywell Capital Lease Fund

Non Departmental

352539 BANK OF AMERICA LOAN PAYMENT 43,516.24

569 Vehicle Replacement Fund

Equipment Maintenance

352485 LEHR AUTO ELECTRIC LIGHT BAR 1,527.73

352545 BILLS ACE HARDWARE INC TOOL BOXES 1,386.61

352578 DOWNTOWN FORD SALES NEW UNUSED WHITE 2015 FORD 30,146.69

352689 WINNER CHEVROLET PURCHASE NEW/UNUSED 2014 31,846.56

570 Equipment Maintenance Fund

Non Departmental

352475 HUNT AND SONS INC FUEL 27,231.65

Equipment Maintenance

352428 ACE HARDWARE, ANTIOCH SUPPLIES 2.04

352438 ANTIOCH AUTO PARTS FUEL PUMP 2,290.81

352441 BANK OF AMERICA RECRUITMENT AD 370.00

352471 GOLDEN GATE TRUCK CENTER SUPPLIES 438.48

352488 MAACO REPAIR SERVICE 1,917.78

352495 MUNICIPAL MAINT EQUIPMENT INC SUPPLIES 802.55

352506 PURSUIT NORTH SUPPLIES 39.03

352520 VERIZON WIRELESS DATA PLAN 38.01

352536 ANTIOCH AUTO PARTS FUEL PUMP 863.47

352557 CHUCKS BRAKE AND WHEEL SERVICE STEERING GEAR BOX 663.81

352612 LENHART ALARM AND SECURITY ALARM SERVICE 375.00

352627 MUNICIPAL MAINT EQUIPMENT INC VACUUM TUBE 1,283.31

352628 MUNICIPAL POOLING AUTHORITY 14/15 LIABILITY PREMIUM 8,833.00

352642 PARTSMASER PORTABLE WORK LIGHT 291.02

352649 PURSUIT NORTH LENS KIT/LIGHTS 4,556.51

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352671 TRED SHED, THE	TIRES	3,835.06
352683 WALNUT CREEK FORD	AC TUBE	312.34
922549 GRAINGER INC	SUPPLIES	182.10
922553 KIMBALL MIDWEST	SUPPLIES	179.15
922614 GRAINGER INC	SMALL TOOLS	324.88

573 Information Services Fund

Information Services

352628 MUNICIPAL POOLING AUTHORITY	14/15 LIABILITY PREMIUM	3,844.00
352680 VERIZON WIRELESS	AIR CARD	76.02

Network Support & PCs

352461 DIGITAL SERVICES	WEBSITE MAINTENANCE	3,248.00
352561 COMCAST	INTERNET SERVICE	128.77
352628 MUNICIPAL POOLING AUTHORITY	14/15 LIABILITY PREMIUM	6,154.00

Telephone System

352628 MUNICIPAL POOLING AUTHORITY	14/15 LIABILITY PREMIUM	420.00
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GIS Support Services

352628 MUNICIPAL POOLING AUTHORITY	14/15 LIABILITY PREMIUM	5,637.00
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Office Equipment Replacement

352537 APPLIED COMPUTER SOLUTIONS	VMWARE ENVIRONMENT UPGRADE	6,610.00
352663 SPECIALIZED COMMUNICATIONS CORP	HEAVY DUTY POWER SUPPLY	40.00
922544 CDW GOVERNMENT INC	COMPUTER EQUIPMENT	450.41
922546 COMPUTERLAND	COMPUTER EQUIPMENT	5,179.79
922590 COMPUTERLAND	BACK UP TAPES	998.20

577 Post Retirement Medical-Police Fund

Non Departmental

352546 RETIREE	MEDICAL AFTER RETIREMENT	1,067.00
352552 RETIREE	MEDICAL AFTER RETIREMENT	600.97
352592 RETIREE	MEDICAL AFTER RETIREMENT	1,366.44
352610 RETIREE	MEDICAL AFTER RETIREMENT	918.69
352655 RETIREE	MEDICAL AFTER RETIREMENT	252.36
352662 RETIREE	MEDICAL AFTER RETIREMENT	80.44
352673 RETIREE	MEDICAL AFTER RETIREMENT	1,366.44
352685 RETIREE	MEDICAL AFTER RETIREMENT	697.99
352690 RETIREE	MEDICAL AFTER RETIREMENT	470.94
922561 RETIREE	MEDICAL AFTER RETIREMENT	1,366.44
922562 RETIREE	MEDICAL AFTER RETIREMENT	252.36
922569 RETIREE	MEDICAL AFTER RETIREMENT	918.69
922571 RETIREE	MEDICAL AFTER RETIREMENT	1,244.18
922574 RETIREE	MEDICAL AFTER RETIREMENT	1,366.44
922575 RETIREE	MEDICAL AFTER RETIREMENT	1,244.18
922584 RETIREE	MEDICAL AFTER RETIREMENT	1,217.90
922585 RETIREE	MEDICAL AFTER RETIREMENT	830.00
922588 RETIREE	MEDICAL AFTER RETIREMENT	495.46
922591 RETIREE	MEDICAL AFTER RETIREMENT	1,366.44
922602 RETIREE	MEDICAL AFTER RETIREMENT	1,225.13
922606 RETIREE	MEDICAL AFTER RETIREMENT	1,163.16

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922607	RETIREE	MEDICAL AFTER RETIREMENT	672.00
922608	RETIREE	MEDICAL AFTER RETIREMENT	252.36
922622	RETIREE	MEDICAL AFTER RETIREMENT	175.97
922625	RETIREE	MEDICAL AFTER RETIREMENT	252.36
922628	RETIREE	MEDICAL AFTER RETIREMENT	1,366.44
922629	RETIREE	MEDICAL AFTER RETIREMENT	1,366.44
922630	RETIREE	MEDICAL AFTER RETIREMENT	256.70
922637	RETIREE	MEDICAL AFTER RETIREMENT	175.97
922654	RETIREE	MEDICAL AFTER RETIREMENT	1,366.44
922656	RETIREE	MEDICAL AFTER RETIREMENT	623.72
922657	RETIREE	MEDICAL AFTER RETIREMENT	1,366.44
922670	RETIREE	MEDICAL AFTER RETIREMENT	1,366.44
922671	RETIREE	MEDICAL AFTER RETIREMENT	804.48
922672	RETIREE	MEDICAL AFTER RETIREMENT	1,366.44
922674	RETIREE	MEDICAL AFTER RETIREMENT	995.08
922684	RETIREE	MEDICAL AFTER RETIREMENT	623.72
922694	RETIREE	MEDICAL AFTER RETIREMENT	1,366.44
922696	RETIREE	MEDICAL AFTER RETIREMENT	185.67
922700	RETIREE	MEDICAL AFTER RETIREMENT	1,366.44
922707	RETIREE	MEDICAL AFTER RETIREMENT	623.72
922717	RETIREE	MEDICAL AFTER RETIREMENT	623.72
922719	RETIREE	MEDICAL AFTER RETIREMENT	267.70
922720	RETIREE	MEDICAL AFTER RETIREMENT	1,366.44

578 Post Retirement Medical-Misc Fund

Non Departmental

352543	RETIREE	MEDICAL AFTER RETIREMENT	235.69
352554	RETIREE	MEDICAL AFTER RETIREMENT	228.67
352569	RETIREE	MEDICAL AFTER RETIREMENT	235.69
352573	RETIREE	MEDICAL AFTER RETIREMENT	117.69
352579	RETIREE	MEDICAL AFTER RETIREMENT	435.44
352580	RETIREE	MEDICAL AFTER RETIREMENT	590.38
352596	RETIREE	MEDICAL AFTER RETIREMENT	118.65
352606	RETIREE	MEDICAL AFTER RETIREMENT	235.69
352622	RETIREE	MEDICAL AFTER RETIREMENT	235.69
352645	RETIREE	MEDICAL AFTER RETIREMENT	354.38
352650	RETIREE	MEDICAL AFTER RETIREMENT	117.69
352652	RETIREE	MEDICAL AFTER RETIREMENT	590.38
352654	RETIREE	MEDICAL AFTER RETIREMENT	117.69
352658	RETIREE	MEDICAL AFTER RETIREMENT	117.69
352682	RETIREE	MEDICAL AFTER RETIREMENT	117.69
922564	RETIREE	MEDICAL AFTER RETIREMENT	208.36
922565	RETIREE	MEDICAL AFTER RETIREMENT	590.38
922566	RETIREE	MEDICAL AFTER RETIREMENT	179.21
922570	RETIREE	MEDICAL AFTER RETIREMENT	435.44
922573	RETIREE	MEDICAL AFTER RETIREMENT	117.69
922578	RETIREE	MEDICAL AFTER RETIREMENT	235.69

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922580	RETIREE	MEDICAL AFTER RETIREMENT	235.69
922582	RETIREE	MEDICAL AFTER RETIREMENT	590.38
922589	RETIREE	MEDICAL AFTER RETIREMENT	117.69
922592	RETIREE	MEDICAL AFTER RETIREMENT	354.38
922596	RETIREE	MEDICAL AFTER RETIREMENT	117.69
922598	RETIREE	MEDICAL AFTER RETIREMENT	235.69
922601	RETIREE	MEDICAL AFTER RETIREMENT	117.69
922604	RETIREE	MEDICAL AFTER RETIREMENT	175.97
922605	RETIREE	MEDICAL AFTER RETIREMENT	250.00
922610	RETIREE	MEDICAL AFTER RETIREMENT	175.97
922613	RETIREE	MEDICAL AFTER RETIREMENT	117.69
922615	RETIREE	MEDICAL AFTER RETIREMENT	117.69
922617	RETIREE	MEDICAL AFTER RETIREMENT	257.98
922618	RETIREE	MEDICAL AFTER RETIREMENT	171.80
922624	RETIREE	MEDICAL AFTER RETIREMENT	590.38
922627	RETIREE	MEDICAL AFTER RETIREMENT	117.69
922633	RETIREE	MEDICAL AFTER RETIREMENT	235.69
922636	RETIREE	MEDICAL AFTER RETIREMENT	590.38
922639	RETIREE	MEDICAL AFTER RETIREMENT	235.69
922641	RETIREE	MEDICAL AFTER RETIREMENT	117.69
922644	RETIREE	MEDICAL AFTER RETIREMENT	590.38
922647	RETIREE	MEDICAL AFTER RETIREMENT	354.38
922649	RETIREE	MEDICAL AFTER RETIREMENT	354.38
922653	RETIREE	MEDICAL AFTER RETIREMENT	354.38
922665	RETIREE	MEDICAL AFTER RETIREMENT	354.38
922666	RETIREE	MEDICAL AFTER RETIREMENT	117.69
922676	RETIREE	MEDICAL AFTER RETIREMENT	235.69
922679	RETIREE	MEDICAL AFTER RETIREMENT	235.69
922683	RETIREE	MEDICAL AFTER RETIREMENT	590.38
922688	RETIREE	MEDICAL AFTER RETIREMENT	117.69
922698	RETIREE	MEDICAL AFTER RETIREMENT	354.38
922701	RETIREE	MEDICAL AFTER RETIREMENT	208.36
922705	RETIREE	MEDICAL AFTER RETIREMENT	23.64
922706	RETIREE	MEDICAL AFTER RETIREMENT	175.97
922710	RETIREE	MEDICAL AFTER RETIREMENT	709.38
922716	RETIREE	MEDICAL AFTER RETIREMENT	354.38
922718	RETIREE	MEDICAL AFTER RETIREMENT	117.69
922721	RETIREE	MEDICAL AFTER RETIREMENT	117.69

579 Post Retirement Medical-Mgmt Fund

Non Departmental

352528	RETIREE	MEDICAL AFTER RETIREMENT	117.69
352558	RETIREE	MEDICAL AFTER RETIREMENT	894.90
352565	RETIREE	MEDICAL AFTER RETIREMENT	175.69
352589	RETIREE	MEDICAL AFTER RETIREMENT	117.69
352595	RETIREE	MEDICAL AFTER RETIREMENT	235.69
352600	RETIREE	MEDICAL AFTER RETIREMENT	400.00

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352605 RETIREE	MEDICAL AFTER RETIREMENT	590.38
352613 RETIREE	MEDICAL AFTER RETIREMENT	354.38
352625 RETIREE	MEDICAL AFTER RETIREMENT	755.38
352641 RETIREE	MEDICAL AFTER RETIREMENT	117.69
922572 RETIREE	MEDICAL AFTER RETIREMENT	354.38
922576 RETIREE	MEDICAL AFTER RETIREMENT	354.38
922577 RETIREE	MEDICAL AFTER RETIREMENT	269.65
922579 RETIREE	MEDICAL AFTER RETIREMENT	175.70
922581 RETIREE	MEDICAL AFTER RETIREMENT	117.69
922583 RETIREE	MEDICAL AFTER RETIREMENT	894.90
922586 RETIREE	MEDICAL AFTER RETIREMENT	590.38
922594 RETIREE	MEDICAL AFTER RETIREMENT	535.72
922595 RETIREE	MEDICAL AFTER RETIREMENT	117.69
922597 RETIREE	MEDICAL AFTER RETIREMENT	590.38
922599 RETIREE	MEDICAL AFTER RETIREMENT	470.38
922600 RETIREE	MEDICAL AFTER RETIREMENT	354.38
922603 RETIREE	MEDICAL AFTER RETIREMENT	208.36
922609 RETIREE	MEDICAL AFTER RETIREMENT	354.38
922611 RETIREE	MEDICAL AFTER RETIREMENT	894.90
922612 RETIREE	MEDICAL AFTER RETIREMENT	117.69
922616 RETIREE	MEDICAL AFTER RETIREMENT	829.31
922620 RETIREE	MEDICAL AFTER RETIREMENT	512.29
922621 RETIREE	MEDICAL AFTER RETIREMENT	358.38
922623 RETIREE	MEDICAL AFTER RETIREMENT	470.94
922631 RETIREE	MEDICAL AFTER RETIREMENT	293.13
922634 RETIREE	MEDICAL AFTER RETIREMENT	720.38
922635 RETIREE	MEDICAL AFTER RETIREMENT	354.38
922638 RETIREE	MEDICAL AFTER RETIREMENT	208.36
922640 RETIREE	MEDICAL AFTER RETIREMENT	590.38
922642 RETIREE	MEDICAL AFTER RETIREMENT	354.38
922643 RETIREE	MEDICAL AFTER RETIREMENT	354.38
922645 RETIREE	MEDICAL AFTER RETIREMENT	1,366.44
922646 RETIREE	MEDICAL AFTER RETIREMENT	235.69
922648 RETIREE	MEDICAL AFTER RETIREMENT	235.69
922650 RETIREE	MEDICAL AFTER RETIREMENT	161.41
922651 RETIREE	MEDICAL AFTER RETIREMENT	117.69
922652 RETIREE	MEDICAL AFTER RETIREMENT	354.38
922655 RETIREE	MEDICAL AFTER RETIREMENT	587.40
922658 RETIREE	MEDICAL AFTER RETIREMENT	175.97
922660 RETIREE	MEDICAL AFTER RETIREMENT	208.36
922662 RETIREE	MEDICAL AFTER RETIREMENT	179.21
922663 RETIREE	MEDICAL AFTER RETIREMENT	590.38
922664 RETIREE	MEDICAL AFTER RETIREMENT	354.38
922667 RETIREE	MEDICAL AFTER RETIREMENT	117.69
922668 RETIREE	MEDICAL AFTER RETIREMENT	117.69
922673 RETIREE	MEDICAL AFTER RETIREMENT	1,366.44

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922675	RETIREE	MEDICAL AFTER RETIREMENT	117.69
922677	RETIREE	MEDICAL AFTER RETIREMENT	354.38
922678	RETIREE	MEDICAL AFTER RETIREMENT	354.38
922680	RETIREE	MEDICAL AFTER RETIREMENT	235.69
922681	RETIREE	MEDICAL AFTER RETIREMENT	179.21
922682	RETIREE	MEDICAL AFTER RETIREMENT	375.69
922685	RETIREE	MEDICAL AFTER RETIREMENT	894.90
922686	RETIREE	MEDICAL AFTER RETIREMENT	590.38
922687	RETIREE	MEDICAL AFTER RETIREMENT	117.69
922689	RETIREE	MEDICAL AFTER RETIREMENT	208.36
922690	RETIREE	MEDICAL AFTER RETIREMENT	535.72
922692	RETIREE	MEDICAL AFTER RETIREMENT	117.69
922693	RETIREE	MEDICAL AFTER RETIREMENT	590.38
922695	RETIREE	MEDICAL AFTER RETIREMENT	755.38
922697	RETIREE	MEDICAL AFTER RETIREMENT	117.69
922704	RETIREE	MEDICAL AFTER RETIREMENT	208.36
922708	RETIREE	MEDICAL AFTER RETIREMENT	1,321.08
922709	RETIREE	MEDICAL AFTER RETIREMENT	354.38
922711	RETIREE	MEDICAL AFTER RETIREMENT	354.38
922712	RETIREE	MEDICAL AFTER RETIREMENT	1,653.13
922713	RETIREE	MEDICAL AFTER RETIREMENT	117.69
922714	RETIREE	MEDICAL AFTER RETIREMENT	1,388.00
922715	RETIREE	MEDICAL AFTER RETIREMENT	208.36

580 Loss Control Fund

Human Resources

352441	BANK OF AMERICA	SAFETY PROGRAM	691.92
352628	MUNICIPAL POOLING AUTHORITY	14/15 WORK COMP PREMIUM	773,835.00

611 Water Fund

Non Departmental

352509	ROBERTS AND BRUNE CO	SUPPLIES	8,550.18
352587	FIRST REALTY PRYOR AND ASSOC	CHECK REPLACEMENT	494.51
352653	ROBERTS AND BRUNE CO	SUPPLIES	4,022.84
352687	WESCO RECEIVABLES CORP	SUPPLIES	527.12
922549	GRAINGER INC	SUPPLIES	2,432.49
922550	HAMMONS SUPPLY COMPANY	SUPPLIES	286.23
922614	GRAINGER INC	SUPPLIES	217.91
922619	HAMMONS SUPPLY COMPANY	SUPPLIES	564.25

Water Supervision

352499	OFFICE MAX INC	OFFICE SUPPLIES	105.21
352520	VERIZON WIRELESS	DATA PLAN	76.02
352628	MUNICIPAL POOLING AUTHORITY	14/15 LIABILITY PREMIUM	110,683.00
352656	RT LAWRENCE CORP	LOCKBOX PROCESSING FEE	761.93

Water Production

352428	ACE HARDWARE, ANTIOCH	SUPPLIES	249.74
352438	ANTIOCH AUTO PARTS	FILTER	1,643.47
352444	BORGES AND MAHONEY	CHLORINATOR PARTS	199.27

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352462 DREAM RIDE ELEVATOR	ELEVATOR REPAIR	3,305.00
352466 ELAP BRANCH	CERTIFICATION FEES	2,811.00
352468 FISHER SCIENTIFIC COMPANY	LAB SUPPLIES	714.00
352472 HACH CO	LAB SUPPLIES	76.19
352479 KELLY MOORE PAINT CO	PAINT	31.54
352503 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	1,714.00
352509 ROBERTS AND BRUNE CO	GASKET KITS	110.08
352520 VERIZON WIRELESS	DATA PLAN	38.01
352547 BORGES AND MAHONEY	SUPPLIES	32.76
352550 BURLINGAME ENGINEERS INC	PUMP	4,412.40
352564 CONTRA COSTA WATER DISTRICT	RAW WATER	1,187,662.24
352588 FLOW SCIENCE INCORPORATED	PROFESSIONAL SERVICES	2,242.86
352607 LAW OFFICE OF MATTHEW EMRICK	PROFESSIONAL SERVICES	726.00
352612 LENHART ALARM AND SECURITY	ALARM SERVICE	525.00
352619 LOWES COMPANIES INC	SUPPLIES	453.28
352620 LOZANO SMITH LLP	LEGAL SERVICES	324.72
352638 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	685.60
352646 POLYDYNE INC	CENTRIFUGE POLYMER	10,120.00
352653 ROBERTS AND BRUNE CO	VALVE	115.75
352684 WALTER BISHOP CONSULTING	CONSULTING SERVICES	4,573.66
352687 WESCO RECEIVABLES CORP	SUPPLIES	1,011.21
922545 CHEMTRADE CHEMICALS US LLC	ALUM	9,469.61
922547 CONSOLIDATED ELECTRICAL DIST INC	SUPPLIES	497.16
922549 GRAINGER INC	SUPPLIES	385.94
922554 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	292.00
922556 NTU TECHNOLOGIES INC	POLYMER	2,700.00
922557 OLIN CHLOR ALKALI PRODUCTS	CAUSTIC	5,518.80
922563 AIRGAS SPECIALTY PRODUCTS	AMMONIA	4,134.90
922587 CHEMTRADE CHEMICALS US LLC	ALUM	11,525.76
922593 CONSOLIDATED ELECTRICAL DIST INC	LAMP	57.61
922632 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	1,227.78
922661 OLIN CHLOR ALKALI PRODUCTS	CAUSTIC	22,029.22
922691 SIERRA CHEMICAL CO	CHLORINE	4,073.79
Water Distribution		
203508 SAVE MART SUPERMARKETS	SUPPLIES	50.75
352428 ACE HARDWARE, ANTIOCH	SUPPLIES	34.20
352434 AMERICAN TELESOURCE INC	SOFTWARE MAINTENANCE	6,706.00
352439 ANTIOCH BUILDING MATERIALS	PAVING MATERIALS	3,467.59
352467 ETS	PCI REQUIREMENTS	300.00
352477 INFOSEND INC	POSTAGE COSTS TO MAIL WATER	7,611.58
352494 MT DIABLO LANDSCAPE CENTERS INC	CONCRETE MIX	103.17
352509 ROBERTS AND BRUNE CO	PIPE & FITTINGS	3,293.09
352517 UNITED PARCEL SERVICE	SHIPPING	122.01
352520 VERIZON WIRELESS	DATA PLAN	380.10
352531 ACE HARDWARE, ANTIOCH	SUPPLIES	27.54
352536 ANTIOCH AUTO PARTS	AIR TOOL OIL	11.98

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352602 INFOSEND INC	PRINT/MAIL SERVICES	4,895.75
352619 LOWES COMPANIES INC	SUPPLIES	136.13
352653 ROBERTS AND BRUNE CO	PIPE & FITTINGS	18,974.28
352674 TYLER TECHNOLOGIES	MONTHLY INSITE FEES	340.00
922548 CRYSTAL CLEAR LOGOS INC	UNIFORMS	164.37
922549 GRAINGER INC	SUPPLIES	570.57
922614 GRAINGER INC	SUPPLIES	86.58
Water Meter Reading		
352464 ECS IMAGING INC	LASER FICHE LICENSE	5,460.00
352520 VERIZON WIRELESS	DATA PLAN	38.01
Public Buildings & Facilities		
352445 BROWN AND CALDWELL INC	PROFESSIONAL SERVICES	16,765.84
352481 KIMLEY HORN AND ASSOCIATES INC	CONSULTING SERVICES	9,463.80
Warehouse & Central Stores		
352517 UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	4.00
352612 LENHART ALARM AND SECURITY	ALARM SERVICE	375.00
621 Sewer Fund		
Sewer-Wastewater Supervision		
352439 ANTIOCH BUILDING MATERIALS	PAVING MATERIALS	3,315.53
352520 VERIZON WIRELESS	DATA PLAN	114.03
352555 CHALK, BRANDON S	EXPENSE REIMBURSEMENT	337.80
352577 DOWNEY BRAND ATTORNEYS LLP	LEGAL SERVICES	99.00
352628 MUNICIPAL POOLING AUTHORITY	14/15 LIABILITY PREMIUM	48,644.00
Sewer-Wastewater Collection		
352428 ACE HARDWARE, ANTIOCH	SUPPLIES	55.84
352467 ETS	PCI REQUIREMENTS	300.00
352477 INFOSEND INC	POSTAGE COSTS TO MAIL WATER	7,611.57
352493 MORGANS HOME & GARDEN	PAVERS	176.55
352495 MUNICIPAL MAINT EQUIPMENT INC	SUPPLIES	4,680.01
352520 VERIZON WIRELESS	DATA PLAN	228.06
352568 CWEA SFBS	RENEWAL-LAWSON	235.00
352602 INFOSEND INC	PRINT/MAIL SERVICES	4,895.74
352612 LENHART ALARM AND SECURITY	ALARM SERVICE	1,275.00
352619 LOWES COMPANIES INC	SUPPLIES	63.37
352653 ROBERTS AND BRUNE CO	PIPE & FITTINGS	193.35
352656 RT LAWRENCE CORP	LOCKBOX PROCESSING FEE	761.93
352674 TYLER TECHNOLOGIES	MONTHLY INSITE FEES	340.00
922549 GRAINGER INC	SUPPLIES	247.36
622 Sewer Facilities Expansion Fund		
Wastewater Collection		
352508 RMC WATER AND ENVIRONMENT	CONSULTING SERVICES	8,919.34
631 Marina Fund		
Marina Administration		
352535 AMERICAN PLUMBING INC	PLUMBING SERVICES	217.50
352540 BAY AREA AIR QUALITY MGMT DIST	PERMIT RENEWAL	185.00
352612 LENHART ALARM AND SECURITY	ALARM SERVICE	409.00

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352628 MUNICIPAL POOLING AUTHORITY	14/15 LIABILITY PREMIUM	3,472.00
Marina Maintenance		
352619 LOWES COMPANIES INC	SUPPLIES	26.40
352628 MUNICIPAL POOLING AUTHORITY	14/15 LIABILITY PREMIUM	1,167.00
922554 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	1,200.00
Major Projects		
352516 TRANSYSTEMS CORPORATION	CONSULTING SERVICES	246.00
352553 CALIF DEPT OF FISH AND WILDLIFE	BOARDING FLOAT PERMIT FEE	1,351.50
641 Prewett Water Park Fund		
Recreation Aquatics		
203652 BARRON, SYLVIA	CLASS REFUND	21.00
352486 LINCOLN EQUIPMENT INC	SUPPLIES	58.53
352619 LOWES COMPANIES INC	SUPPLIES	202.20
352628 MUNICIPAL POOLING AUTHORITY	14/15 CARMA PREMIUM	267.00
Recreation Water Park		
203550 PARTY CITY	WRISTBANDS	48.81
203653 PARTY CITY	WRISTBANDS	59.66
203654 PRAXAIR DISTRIBUTION INC	OXYGEN	74.13
352432 AMERICAN PLUMBING INC	PLUMBING SERVICES	572.90
352441 BANK OF AMERICA	RECRUITMENT AD	312.00
352449 COLE SUPPLY CO INC	SUPPLIES	504.80
352450 COMCAST	DMX SERVICE	101.77
352451 COMMERCIAL POOL SYSTEMS INC	CAT 5000 ANNUAL AIR TIME	3,270.00
352460 DEMPSEY, STACEY A	EXPENSE REIMBURSEMENT	146.44
352480 KELLY MOORE PAINT CO	SUPPLIES	259.27
352486 LINCOLN EQUIPMENT INC	SUPPLIES	2,265.02
352498 OAKLEYS PEST CONTROL	PEST CONTROL SERVICES	150.00
352504 PITCHER, JUSTIN WILLIAM	EXPENSE REIMBURSEMENT	98.08
352526 WRISTBANDS MEDTECH	WRISTBANDS	697.20
352538 AUBURN JOURNAL INC	PRINTING SERVICE	1,929.17
352586 FAR WEST SANITATION & STORAGE	BARRICADE RENTAL	133.53
352612 LENHART ALARM AND SECURITY	ALARM SERVICE	1,804.02
352619 LOWES COMPANIES INC	SUPPLIES	1,198.77
352628 MUNICIPAL POOLING AUTHORITY	14/15 LIABILITY PREMIUM	9,664.00
352677 UNIVAR USA INC	CHEMICALS	3,964.89
922547 CONSOLIDATED ELECTRICAL DIST INC	SUPPLIES	1,804.82
922549 GRAINGER INC	SUPPLIES	1,300.24
922551 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	361.11
Recreation Community Cnter		
352491 MITY LITE INC	TABLES	1,421.49
Rec Prewett Concessions		
352448 COCA COLA BOTTLING CO	SUPPLIES	2,553.31
352476 ICEE COMPANY, THE	SUPPLIES	687.32
352612 LENHART ALARM AND SECURITY	ALARM SERVICE	300.00
352679 US FOODSERVICE INC	SUPPLIES	7,392.76

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721 Employee Benefits Fund

Non Departmental

352529	24 HOUR FITNESS SPORT	PAYROLL DEDUCTIONS	29.99
352562	CONTRA COSTA COUNTY	PAYROLL DEDUCTIONS	400.00
352563	CONTRA COSTA COUNTY	PAYROLL DEDUCTIONS	532.52
352571	DELTA PARK ATHLETIC CLUB	PAYROLL DEDUCTIONS	37.00
352572	DELTA VALLEY ATHLETIC CLUB	PAYROLL DEDUCTIONS	54.00
352575	DIAMOND HILLS SPORT CLUB	PAYROLL DEDUCTIONS	59.00
352601	IN SHAPE HEALTH CLUBS	PAYROLL DEDUCTIONS	993.00
352603	INTERNAL REVENUE SERVICE	PAYROLL DEDUCTIONS	60.00
352615	LINA	PAYROLL DEDUCTIONS	5,084.98
352629	MUNICIPAL POOLING AUTHORITY	PAYROLL DEDUCTIONS	2,632.87
352635	OPERATING ENGINEERS LOCAL NO 3	PAYROLL DEDUCTIONS	2,723.00
352636	OPERATING ENGINEERS TRUST FUND	PAYROLL DEDUCTIONS	5,713.87
352640	PARS	PAYROLL DEDUCTIONS	5,140.65
352643	PERS LONG TERM CARE	PAYROLL DEDUCTIONS	72.02
352648	PUBLIC EMPLOYEES UNION LOCAL 1	PAYROLL DEDUCTIONS	2,193.49
352661	SOLAR SWIM AND GYM	PAYROLL DEDUCTIONS	27.00
352664	STANDARD LIFE INSURANCE	PAYROLL DEDUCTIONS	952.60
352666	STATE OF CALIFORNIA	PAYROLL DEDUCTIONS	200.00
352667	STATE OF FLORIDA DISBURSE UNIT	PAYROLL DEDUCTIONS	275.00
352672	RECIPIENT	PAYROLL DEDUCTIONS	112.15
352678	US DEPT OF EDUCATION	PAYROLL DEDUCTIONS	282.21
352691	XTREME FITNESS	PAYROLL DEDUCTIONS	104.00
922567	ANTIOCH PD SWORN MGMT ASSOC	PAYROLL DEDUCTIONS	716.75
922568	APOA	PAYROLL DEDUCTIONS	12,252.17
922659	NATIONWIDE RETIREMENT SOLUTIONS	PAYROLL DEDUCTIONS	46,827.64
922703	VANTAGEPOINT TRANSFER AGENTS	PAYROLL DEDUCTIONS	3,484.26

736 APFA Lone Diamond Reassessment 1998 Fund

Non Departmental

352497	NBS LOCAL GOVERNMENT SOLUTIONS	PARCEL FEE	8,744.86
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**STAFF REPORT TO THE MAYOR AND CITY COUNCIL
FOR CONSIDERATION AT THE MEETING OF SEPTEMBER 9, 2014**

Prepared by: Tim Coley, Acting Water Distribution Superintendent **TC**
Approved by: Ron Bernal, Public Works Director/City Engineer **REB**
Date: August 26, 2014
Subject: Award of Bid and Contract to Purchase One
Trailer Mounted Valve Maintenance System

RECOMMENDATION

Staff recommends City Council award the Trailer Mounted Valve Maintenance System bid to E.H. Wachs, Harvard, IL, for \$55,084.75 for one Trailer Mounted Valve Maintenance System and amend the 2014/15 Water Enterprise budget in the amount of \$55,085.

BACKGROUND

The Distribution and Fleet divisions have researched and recommended purchasing a Trailer Mounted Valve Maintenance System for the purpose of maintaining and exercising water valves on distribution and transmission mains within the City.

A Valve Exercise Program is State mandated by the Department of Public Health and recommended by the American Water Works Association (AWWA). Valve exercising is a procedure that verifies proper location, operation, and material condition of valves, and initiates replacement as necessary. Public Works maintains approximately 12,200 gate and butterfly valves.

The purchase will improve the efficiency and productivity of distribution crews, improve valve reliability, identify critical valves of the distribution system, ensure system isolation capability, and water quality control. A properly operating valve will reduce the amount of time needed to isolate a leak and reduce the number of customers that may be affected when repairs are necessary. Crews currently exercise valves manually. The trailer mounted valve maintenance system provides hands free exercising. This piece of equipment will also reduce the potential for injury to our workers.

Public Works published the request for proposal on August 12, 2014 and the bid closed on August 26, 2014. The request for proposal was distributed to three qualified vendors. E.H. Wachs was the sole responding bidder. E.H. Wachs is an established manufacturer with over 125 years supplying portable pipe machining tools and valve exercisers specially designed for water and gas distribution system operators. The equipment being supplied uses a patented automated system of exercising valves that meets AWWA standards.

FISCAL IMPACTS

This purchase was approved in the 2013/14 budget but not completed. We are requesting that the funds not used in the prior fiscal year be carried forward to the current fiscal year to fund the purchase.

OPTIONS

Do not approve the recommended purchase. Staff does not recommend this course of action as the valve maintenance system is a superior way to maintain the City's valve system.

ATTACHMENTS

A: Bid Tabulation

09/09/14

BID TABULATION**TRAILER MOUNTED VALVE MAINTENANCE SYSTEM****BID NO. 070-0826-14B**

VENDOR	COST DELIVERED
E.H. Wachs Attn: Matthew Goodwin 455 Comanche Circle Harvard, IL 60033 mgoodwin@ehwachs.com	\$55,084.75
Intermountain Sales, Inc Attn: Mike Cravens 3792 S. Lipan Street Englewood, CO 80110 mike@intermtnsales.com	No Bid
Balar Equipment Corporation Attn: Val Teeples 11023 N. 22 nd Ave. Phoenix, AZ 85029 vteeples@balar.com	No Bid

**STAFF REPORT TO THE CITY COUNCIL
FOR CONSIDERATION AT THE MEETING OF SEPTEMBER 9, 2014**

Prepared by: Mindy Gentry, Senior Planner *MG*
Approved by: Tina Wehrmeister, Community Development Director *TW*
Date: September 4, 2014
Subject: **Resolution Approving a FY 2014-15 Budget Amendment and Authorizing the City Manager to Enter into a Contract with Loewke Planning Associates for the Preparation of a Downtown Specific Plan and City-wide General Plan/Zoning Code Update**

RECOMMENDATION

It is recommended that the City Council:

1. Adopt the resolution amending the FY 2014 – 2015 General Fund budget in the amount of \$426,857 in grant revenues and appropriations; and
2. Authorize the City Manager to enter into a contract with Loewke Planning Associates for the amount of \$668,263, to prepare a Downtown Specific Plan and City-wide General Plan/Zoning Code Update.

DISCUSSION

The City was awarded a grant in the amount of \$426,857 from the Strategic Growth Council to prepare a Specific Plan for the downtown area, known as Rivertown. Further, the City is also coming out of a recession, the pace of development is increasing and at the same time the development market has changed considerably. Therefore, the City desires to update the Land Use Element of the General Plan along with those changes being reflected in the Zoning Code. The City also desires to address the staffing reductions and become more business friendly by increasing permitted uses or the ability to provide administrative approvals via the adoption of appropriate standards.

In July 2014, Requests for Proposals were sent out to planning consulting firms for the subject project for the preparation of a Specific Plan and city-wide General Plan and Zoning Code update. The City received three responses from Loewke Planning Associates in San Ramon, Dyett & Bhatia in San Francisco, and MIG in Berkeley. Interviews were conducted with Loewke Planning Associates and Dyett & Bhatia. Based on the submitted proposal and the interviews, Loewke Planning Associates was selected as the best qualified firm.

D

9-9-14

Staff is requesting authorization to execute a contract with Loewke Planning Associates with a budget not to exceed \$668,263. A copy of the proposal is included as Attachment "A".

FISCAL IMPACTS

Funding for this work will be provided from the Strategic Growth Council grant in the amount of \$426,857 and the remainder, \$241,406, from the developer paid General Plan Maintenance Fee that is collected by the City. The requested amendment is necessary because the FY 14-15 General Fund budget did not include the grant portion of the project budget.

OPTIONS

Decline to authorize the execution of a contract and direct staff to modify the proposal or direct staff to seek alternative consulting services.

ATTACHMENTS

A: Scope of work and budget dated July 24, 2014

RESOLUTION NO. 2014/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ADOPTING AN AMENDMENT TO THE FY 2014-2015 BUDGET IN THE AMOUNT OF \$426,857 FOR THE PREPARATION OF A DOWNTOWN SPECIFIC PLAN

WHEREAS, the City of Antioch received a grant in the amount of \$426,857 from the Strategic Growth Council under the Sustainable Communities Planning Grant and Incentives Program.

NOW THEREFORE BE IT RESOLVED, that the City Council hereby approves an amendment to the FY 2014 – 2015 General Fund budget in the amount of \$426,857 in grant revenues and appropriations for the awarded funds from the Strategic Growth Council for the preparation of the Downtown Specific Plan.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 9th day of September 2014, by the following vote:

AYES:

NOES:

ABSENT:

ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH

ATTACHMENT "A"



July 24, 2014

Tina Wehrmeister, Community Development Director
City of Antioch
P. O. Box 5007
Antioch, CA 94531-5007



Richard Loewke, AICP
Dick@Loewke.com

Submitted via Email twehrmeister@ci.antioch.ca.us

**SUBJECT: Proposal for Downtown Specific Plan & City-Wide
General Plan / Zoning Code Update**

Dear Tina,

Thank you for the opportunity to respond to your Revised RFP of 6/23/14 for coordinated preparation of both a new Downtown Specific Plan and updates to the City's General Plan Land Use Element (LUE) and Zoning Code. As you know, on 6/30/14 our team submitted a full proposal responding to the City's original RFP, targeting only the LUE and Zoning Updates. In order to efficiently and creatively address the requirements of the new RFP, we are replacing our earlier proposal with a comprehensive program, supported by a fully integrated scope of work and a multi-disciplinary project team.

Our project team is highly qualified, local, and offers a wide range of planning policy, zoning, engineering and environmental experience. We are delighted to present the enclosed Work Scope, Schedule and Budget for your consideration. This proposal mirrors all of the tasks included in the current RFP, and facilitates concurrent work on both the Update and Specific Plan components with a single environmental document. Our Budget totals \$668,263 (including Optional Tasks) and can be customized based on evaluation of preliminary work products.

As a former local agency planning manager, with 27 years of consulting experience leading project teams on dozens of specific plans land use policy studies, Dick Loewke will manage this project. Our entire team welcomes the opportunity to assist the City with implementation of this LUE Update and Specific Plan Program over the next 14-16 months. Included in this proposal are details of our approach to designing and implementing a program which engages the community, creatively addresses opportunities for housing and support uses in the Downtown, leverages the City's ability to capture market demand and produce additional jobs, focuses on streamlining existing ordinances to incentivize desirable projects, and incorporates all needed analysis, report writing, presentations and environmental documentation.

Our entire team looks forward to your review of this proposal and ultimately working with City staff and the community on this important combined program.

Best regards,

Richard T. Loewke, AICP



Michael Loewke
Loewke Planning



Isabel Domeyko
New Economics



Frank Bellecci
Bellecci Assoc.



James Reyff
Illingworth & Rodkin



Steve Abrams
Abrams Traffic



Jim Allen
William Self Assoc.



Jeff Olberding
Olberding Env.

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A. Relevant Qualifications

Antioch Downtown Specific Plan & City-Wide General Plan / Zoning Code Update (07.24.14)

There are four compelling reasons to select the Loewke Planning Associates Project Team for this important combined City of Antioch project. First, we have extensive experience with downtown revitalization projects where strategically integrated housing provides an important link to economic feasibility and sustainability. Second, we have prepared a wide range of successful specific plans involving both downtown and focused policy areas within established communities. Third, we will draw from our public and private experience to work with stakeholders in drafting a comprehensive update to the Land Use Element (LUE) and Zoning Ordinance, emphasizing permit streamlining and job production, to balance with the contemplated downtown housing. Finally, the team we have assembled for this project is both creative and technically competent, and has an excellent track record working together and with the City of Antioch.

As project manager, Dick Loewke brings a blend of public and private sector experience managing project teams to prepare specific plans, general plan updates and implementing ordinances. Over the past 27 years our firm has built a reputation for working effectively with agency staff, community leaders and other stakeholders to analyze land use, housing and economic development needs, and to craft realistic plans and programs to address changing economic realities. Michael and Dick are both experienced project managers as well as land use, zoning, subdivision and CEQA practitioners. In order to effectively and efficiently implement the aggressive Work Scope outlined in this Proposal, we have teamed with a diverse group of well-respected professionals in the fields of urban economics, civil engineering, noise and air quality modeling, traffic engineering, cultural resources and biology. As formally introduced in Section C, this interdisciplinary Project Team will be involved in all components of the Work Scope, with a strong emphasis on early examination of physical and economic opportunities and constraints, coordinated environmental analysis, and focused feasibility testing for the various LUE and Downtown Specific Plan design solutions and alternatives.

This Proposal utilizes a highly efficient Work Scope to simultaneously address the related components of both the Downtown Specific Plan (DSP) and LUE / Zoning Update. We recognize an opportunity to identify and draw compatible commercial and industrial uses to remaining opportunity sites surrounding the Downtown and throughout the community. We also understand the interdependency of creating a sustainable Downtown plan which includes higher density housing, with bringing additional living wage jobs to Antioch. Early in the program, our Project Team will examine and test the important land use and economic opportunities and constraints, both in the Downtown Area and throughout the community. New Economics & Advisory will participate with Loewke Planning Associates in key stakeholder interviews, and will undertake a series of specific studies to explore the market potential and feasibility thresholds for both higher density Downtown housing and various categories of commercial and industrial uses surrounding the Downtown. This integrated emphasis on market economics will help to inform the character, scale, and timing of proposed LUE Changes and DSP Alternatives. The environmental analysis will employ an Initial Study to screen out less-than-significant effects of both project components, thereby facilitating a project-level analysis of the draft DSP. Finally, the emerging DSP and LUE/Zoning proposals will be thoroughly vetted with all stakeholders in order to maximize responsiveness to a broad cross section of community interests.

Following is a brief summary of our Project Team's qualifications, using specific examples to demonstrate the proven experience and aptitude for both components of this important program:

1. Downtown Specific Plan: The entire Loewke Planning Associates Project Team has extensive experience with downtown specific plans. Dick Loewke served as project manager for preparation of numerous specific plans, including a combined specific plan and project level EIR for downtown Moraga in 2010 (the Moraga Center Specific Plan, or MCSP). Working with a diverse set of stakeholders including Town staff, property owners, community leaders, civic groups and involved residents, the MCSP process involved a focused effort to arrest sales tax leakage and make use of higher density housing to expand the base of local demand and activity levels. Dick Loewke also managed the Contra Costa Center Specific Plan (CCCSP) and EIR in Pleasant Hill, the East Cypress Corridor Specific Plan (ECCSP) and EIR in Oakley, the Vineyard Corridor Specific Plan in Pleasanton, and the Faria Preserve / Northwest Specific Plan and EIR in San Ramon.

New Economics & Advisory Principals Isabel Domeyko and Jesse W. Walker have extensive experience in land use economics, municipal finance, economic development, and market / feasibility analysis. Isabel has nearly completed her work on Antioch's Property Management Plan (PMP), which addresses the disposition of former redevelopment agency owned parcels. This PMP assignment has allowed Isabel to become familiar with current real estate market conditions, as well as property histories and development restrictions in the Downtown. In addition, Isabel has spent the last year and a half helping the City of Lincoln with a variety of economic development efforts designed to strengthen the city's role within the larger region. Isabel and Jesse have also completed fiscal impact and economic development studies for many other communities in the Bay Area.

Abrams Associates has extensive experience assisting Cities with the transportation analysis of specific plans and general plans, and has completed numerous focused traffic studies for Antioch and the surrounding Cities over the past 20 years. Recently Steve and Charlie Abrams have worked closely with CCTA to reconcile the difficulties of implementing the new 2010 HCM methodology in relationship to MTSO's on Routes of Regional Significance. Abrams Associates has also worked extensively on planning for the E-BART project, and is experienced in analysis of ferry transportation patronage, having completed the supporting studies for Harbor Bay Island Ferry Service in Alameda.

Bellecci & Associates has been engaged in civil engineering analysis and documentation for numerous specific plans and EIR's over the past 31+ years. Currently, Bellecci is contributing to the Walnut Creek BART Station Area Specific Plan, and is providing utility plan review services in support of developing a new specific plan for Downtown Walnut Creek. Frank Bellecci worked closely with Dick Loewke on both the East Cypress Corridor Specific Plan in Oakley and the Faria Preserve / Northwest Specific Plan in San Ramon.

2. Land Use Element Update: Loewke Planning Associates has prepared focused general plan amendments, rezonings and ordinance changes in connection with a wide range of industrial, commercial and mixed use projects throughout the Bay Area. Projects in the cities of San Jose, American Canyon, Oakley, San Ramon, Sunnyvale, Salinas and Martinez, for example, are directly applicable to the City of Antioch's LUE Update. Dick and Michael Loewke worked closely with City staff and the owners of 76 acres in South San Jose (Wolf Urban and Hunter Storm Development) to evaluate the Envision San Jose 2040 update program, and prepare a general plan amendment, rezoning and supporting ordinance text modifications in order to accommodate a mixed-use project which included compact housing (12-30 DUA), a Costco retail outlet and a professional office

complex. We are currently completing work on a general plan amendment and rezoning in the City of American Canyon to accommodate a semi-custom housing neighborhood in the City's easterly foothills called Canyon Estates. This project was recently endorsed by the American Canyon City Council because of its positive fiscal impact, and based on its relationship to the City's strategy to bring new industrial businesses to the Napa Valley Airport Business Park.

Loewke Planning Associates worked over a three year period to manage the preparation of a balanced land use element for the East Cypress Corridor Specific Plan (ECCSP). This planning program in the City of Oakley involved a consortium of developers, home builders, elected officials and citizen groups, and included performance standards to facilitate accommodation of both compact and traditional housing, and supporting uses with minimized work load implications for City staff. We also managed a specific plan program in the City of San Ramon for the Faria Preserve and Northwest Specific Plan Projects which included general plan and performance-based ordinance amendments to accommodate various densities of housing and a range of complementary uses. Finally Dick Loewke has managed comprehensive land use element updates for the Cities of Sunnyvale, Salinas and Martinez.

3. Implementing Ordinances & Strategies: Loewke Planning Associates has drafted and refined numerous zoning and subdivision ordinances, and written a wide range of land use element policies, as part of planning programs to accommodate targeted land uses. Our Canyon Estates project in American Canyon has involved the preparation of an entirely new ordinance to address the desired standards for accommodation of semi-custom housing in the City's easterly foothills. Implementation of the Moraga Center Specific Plan required our preparation of new draft ordinances to accommodate higher density housing. Similarly, our work on the ECCSP in Oakley, the Northwest Specific Plan (Faria Preserve) in San Ramon, and the Contra Costa Center Specific Plan in Pleasant Hill have all involved the preparation performance-based standards. Finally, we have been actively involved with evaluation of feasibility and development standards for the Concord Reuse Project (CRP) on behalf of the Concord Local Reuse Authority and prospective developers. Our analysis of the plan policies and standards has led to a number of proposed implementation strategy initiatives.

4. CEQA Analysis: Loewke Planning Associates has 27 years of experience authoring and critically reviewing a wide range of environmental documents, frequently managing teams of experts, leading to the production of Initial Studies, MND's, Program-Level and Project-Level EIR's, and MMRP's. We have produced environmental documents for a wide range of commercial, residential and mixed-use development projects, LAFCO related actions, zoning amendments and local ordinances. Our recent work products have included environmental documents to analyze the effects of general plan and zoning ordinance amendments in the Cities of Pleasant Hill, Oakley/Bethel Island and Brentwood. We produced a focused EIR for the City of Pleasant Hill to analyze the implications of a proposed general plan amendment, rezoning and specific plan (containing performance-based standards to encourage targeted retail uses) for the Contra Costa Center. We managed overall production of a specific plan and program EIR for the East Cypress Corridor on behalf of the City of Oakley, which included analysis of CEQA issues related to both land use changes and long-term implementation. Subsequently we performed a focused CEQA analysis and documentation on behalf of the Diablo Water District related to construction of infrastructure improvements consistent with the program-level EIR. Last year we worked with the City of Brentwood and the Catholic Diocese of Oakland to complete a MND to analyze the potential effects of a proposed general plan amendment and rezoning for a new church and school. This effort was closely coordinated with an overall land use element update program concurrently conducted by the City of Brentwood.

Illingworth & Rodkin has authored technical noise and air quality reports for over 4,500 residential, commercial, educational, and industrial developments, and has recently managed assessments for the US 101 / SR 85 Express Lanes projects in Santa Clara County, and General Plan Update noise studies for the Cities of San Jose, Fremont, Walnut Creek, and Santa Barbara. James Reyff worked closely with Dick Loewke in developing the noise, air quality and health risk assessments for the Vallejo Marine Terminal and Orcem California projects in the City of Vallejo.

Olberding Environmental has managed over 650 multi-disciplinary projects, including many which have been complex, controversial and environmentally sensitive in nature. Jeff Olberding has direct experience with the evaluation, preparation and management of permit applications, delineation of wetlands, preparation of wetland maps, and assessment of impacts related to biological resources. This work includes analysis of cumulative, direct and indirect environmental effects on wetland and riparian ecosystems, development of mitigation to reduce the significance and/or offset impacts to biological resources, interpretation of monitoring results to evaluate mitigation site performance, and initiation of formal and informal Section 7 consultation on endangered species.

William Self Associates (WSA) is experienced in providing all aspects of cultural resource management and related environmental analysis, including terrestrial and maritime archaeology, ethnography and social history, architectural history, and Native American consultation. During the company's 25-year history, WSA has conducted environmental and historic preservation work on more than 1,000 projects, including 400 federal projects in 15 states, has surveyed and inventoried more than 4,000 linear miles and 250,000 acres of public, private, and tribal lands, and has documented more than 3,500 historic, prehistoric, and architectural resources. WSA has also worked in direct collaboration with Native American representatives in several states during the excavation, analysis and reinterment of over 1,500 prehistoric human burials.

5. Project Management: Dick Loewke has recently served as the project manager or team leader for a wide range of projects, all of which have required close coordination and supportive collaboration with City staff, developers and elected officials. Our recent work, for example, on the Vallejo Marine Terminal (deep water shipping port) and Orcem California ("Green Cement") projects in the City of Vallejo has led to completion and processing of detailed project applications, analysis of fiscal impacts and technical environmental issues, preparation of an efficiently combined CEQA document, and community outreach program. Our work for the City of Pleasant Hill on the Contra Costa Center Specific Plan included the successful balancing of diverse development interests, local neighborhood preservation concerns and the desire to incentivize economic reuse of an older and outdated retail center. Similarly, our management of the ESSCP program in Oakley involved successful coordination of competing interests, including local neighborhood groups, growth control interests and local appointed and elected officials. Loewke Planning Associates has a close working relationship with each of the other Project Team members, as well as a 20-year track record of working collaboratively with City staff in Antioch on preparing and implementing a wide range of specific plans and environmental studies.

6. Community Outreach: Loewke Planning Associates has successfully designed and carried out community outreach programs as part of projects involving land use element amendments, rezonings and the preparation of new or substantially modified implementing ordinances. Several of these outreach efforts were paired with specific plan programs and individual projects which required policy and code modifications in order to achieve feasibility in a very competitive recovering economy.

By way of example, we recently conducted community outreach for two related and potentially controversial projects in the City of Vallejo. The Vallejo Marine Terminal and Orcem California projects, located on Mare Island Strait were designed to reuse the site of an abandoned flour mill originally established during the Civil War era. While situated in an industrial setting, the project site is surrounded by residential land uses and dependent on use of roadways extending through mixed residential-commercial neighborhoods in order to bring products to market. The community outreach effort for these Vallejo projects was therefore carefully coordinated with the City to provide maximum accessibility to local neighborhood groups, while also facilitating input from various business interests and a number of responsible agencies.

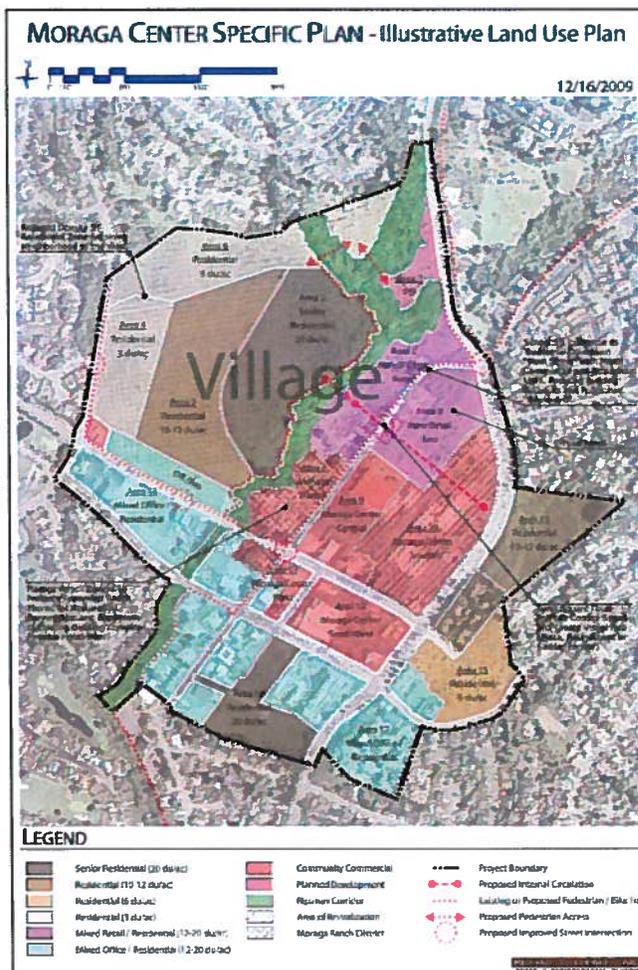
Loewke Planning Associates also just completed a very successful community outreach effort as part of a project in the City of American Canyon which also involves a land use element and zoning ordinance amendment (Canon Estates Project). Neighborhood groups in American Canyon have become sensitized to post-recession proposals involving long-range school and traffic impacts. It was therefore critical that the outreach program be carefully coordinated with project review in order to provide context for the project. Additionally, we have conducted numerous successful stakeholder and community outreach programs in other Bay Area jurisdictions (sometimes involving as many as 300 people), as part of similar projects.

7. Long Working Relationship with the City of Antioch: Our firm has established a proven working with the City of Antioch over a period of 20 years, beginning with initial land use planning and infrastructure analysis for the Lone Tree Corridor, and establishment of the East Lone Tree Specific Plan (FUA #2). We have worked alongside past and current Staff members, and have assisted the City in addressing a wide range of complex and sensitive planning and zoning issues throughout this period. We have a strong working relationship with current planning and engineering staff, and our work products have been recognized for their consistent, comprehensive, and legally defensible quality. We have consistently emphasized close communication with City Staff, as well as professional and helpful interaction with applicants, interested residents and responsible agencies. We understand that our work ultimately reflects on the Community Development Department, elected and appointed officials of the City, and the community as a whole. We therefore remain committed to professionalism in every aspect of our work.

F. Relevant Experience

Antioch Downtown Specific Plan & City-Wide General Plan / Zoning Code Update (07.24.14)

Following are a few examples of projects which illustrative the scope of services completed and breadth of project experience Loewke Planning Associates has gained working on successful projects with direct relevance to the Antioch Downtown Specific Plan and LUE/Zoning Update. For more examples of our relevant experience please visit <http://www.loewke.com>.



Project: Downtown Moraga (Moraga Center) Specific Plan and EIR

Scope of Services: Project Design, Preparation of Draft Specific Plan and management of process involving Town staff and officials and property owners.

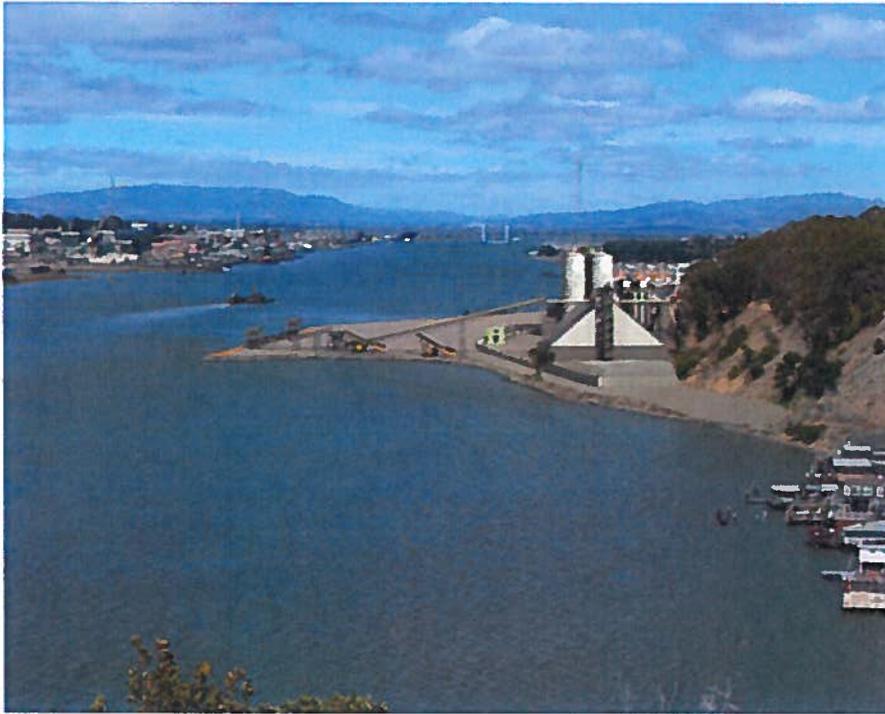
Moraga's General Plan has long advocated the preparation of a specific plan for the 189-acre "downtown" Moraga Center area. A Specific Plan program has initiated in 2005, involving a collaborative effort between land owners and the Town, focused on developing a plan which would have the potential to achieve economic viability while strengthening the "semi-rural" character of Moraga. Loewke Planning Associates led preparation of the Specific Plan, including its land use, circulation, housing and implementation policies. This work was stimulated by the findings of fiscal impact and market studies completed by the Town, showing substantial sales tax "leakage" in Moraga, where 3 of every 4 dollars spent by local residents were occurring outside the community. Extensive public outreach efforts were conducted, demonstrating a strong local interest in providing housing for seniors, college faculty (St. Mary's College is in Moraga) and other workforce elements, as well as specialty retail and local services. The process led to the preparation of a draft downtown Specific Plan which was refined over a period of more than two years through economic feasibility testing, analysis of local service needs, and refinement of housing products in order to meet mandatory RHNA allocations. This program is expected to lead to renovation of the aging Moraga Center, delivery of local fair-share housing, creation of an expanded cultural and retail "downtown" center, and generation of municipal revenues to support on-going public services.



Project: Canyon Estates Semi-Custom Home General Plan Amendment, Rezone and Ordinance Preparation, City of American Canyon

Scope of Services: Project Design, Preparation of General Plan Amendment, Rezoning and New Ordinance to Establish Rural Residential Hillside Zone Standards for Unique Housing Community

Loewke Planning Associates prepared and processed a general plan amendment and rezoning in the City of American Canyon to accommodate a custom or semi-custom housing neighborhood in the City's easterly foothills called Canyon Estates. This project was recently endorsed by the American Canyon City Council because of its positive fiscal impact, and based on its relationship to the City's strategy to bring new industrial businesses to the Napa Valley Airport Business Park. As part of our analysis, Loewke Planning Associates coordinated a number of environmental studies, along with a complete fiscal impact analysis identifying the project's net positive public agency revenues and external effects on the local economy. Designed to accommodate 38 homes on lots of from 0.5 to 1.0 acre in size in a semi-rural setting, the project takes advantage of sweeping views and proximity to public schools, shopping, parks, the City's planned Town Center and its expanding business park. This unique project required an amendment of the City's voter-approved "Special Study" land use designation and zoning, along with preparation of a customized zoning ordinance to provide appropriate standards and safeguards to facilitate environmentally sensitive design and implementation. Loewke Planning Associates has also completed a community outreach effort for Canyon Estates, involving neighborhood groups, appointed and elected City representatives, and school representatives. This project is expected to complement the City's economic development strategy by providing housing for the owners and executives of businesses considering relocating to the nearby business park.



Project: Orcem California “Green Cement” Plant and Vallejo Marine Terminal Deep Water Shipping Facility, City of Vallejo

Scope of Services: Preparation of General Plan Amendments, Management of Project Entitlements and Environmental Documentation

Loewke Planning Associates was selected jointly by Orcem California and Vallejo Marine Terminal to manage preparation and processing of project entitlements for these coordinated projects in the City of Vallejo. Our work includes coordination of the technical studies to be used in preparation of a

single combined project EIR, preparation of the required general plan amendments, zoning changes and related ordinance refinements and application materials, and management of permitting through the City of Vallejo, Solano LAFCO, the Bay Conservation and Development Commission, the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and the State Lands Commission. Loewke Planning Associates collaborated with City staff to prepare the RFP and ultimately select a single firm for preparation of the combined project EIR, and has continued to provide input on key environmental documentation issues, community outreach and economic development issues.

The Orcem California Project involves construction and operation of a processing facility designed for production of a high performance “green” cement, a recycled and beneficiated material produced with an order of magnitude less CO₂e and other polluting air emissions than the traditional portland cement consumed in California. This green cement is technically known as ground granulated blast furnace slag (or GGBFS). The Orcem facility will include approximately 78,000 square feet of buildings and equipment, together with outdoor storage areas, and at full capacity will produce approximately 780,000 cubic yards of product annually. Located on approximately 4.83 acres of the former General Mills plant site adjoining Mare Island Strait, the Orcem Project will import a majority of the raw materials through the adjoining Vallejo Marine Terminal project.

The Vallejo Marine Terminal (or VMT) Project focuses on the reestablishment of industrial uses on a separate 34.3-acre portion of the former General Mills plant site. The VMT Project will achieve this goal through removal of a deteriorated timber wharf and construction of a modern deep water terminal with trucking and rail connections servicing the import and export of bulk and break-bulk commodities. Construction of the terminal will require up to 22,000 cubic yards of fill for Phase I, and 115,000 cubic yards of fill for Phase II. In addition to the construction and operation of this modern terminal, the VMT Project also includes reuse of certain existing buildings formerly occupied by the General Mills plant which closed in 2004.

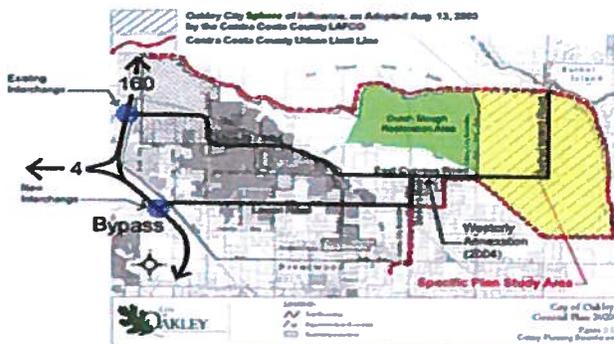


Project: Faria Preserve and Northwest Specific Plan, San Ramon, CA

Scope of Services: Project Management and Design, Master Plan, Zoning, Annexation, and Coordination of Environmental Review.

The City of San Ramon's 2020 General Plan authorized a specific plan process to guide urban development within the Northwest portion of the City, including nearly 273 acres within the City's Urban Growth Boundary. As part of this process, Loewke Planning Associates coordinated a team of environmental, design and engineering professionals to prepare a draft master plan and supporting studies for the project. The master plan, which included some

800 residential units, an elementary school, a church and a major community park, was used as the baseline document for preparation of a complete specific plan and project-level environmental impact report. The project team worked closely with City staff, the City's environmental consultants, and other responsible agencies to prepare and present the Northwest Specific Plan for consideration by the City. Key issues addressed in this process included analysis of Zoning Ordinance consistency, and the study of fiscal implications and capacity to extend municipal and special district services, based on annexation of the planning area. In addition, the design and accommodation of affordable housing were key policy issues in consideration of the plan. The project was recently annexed to the City, and awaits final engineering and resource agency permitting.



Project: East Cypress Corridor Specific Plan, City of Oakley, CA

Scope of Services: Project Management, Land Use Policy, Development Standards, Environmental Review, and Phased Annexation.

Successful negotiations between City, County, special district, developer and environmental interests led to adoption of a specific plan and phased annexation program for the 2,550-acre

East Cypress Corridor in eastern Contra Costa County. Following County approval of large urban development projects within the City of Oakley's Planning Area Boundary, the City undertook preparation of a specific plan, project-level EIR, Sphere of Influence (SOI) amendment, and three separate Boundary Reorganizations, to address long-range planning for up to 5,800 housing units and 1 million square feet of support services. Working closely with City staff and community leaders, Loewke Planning Associates coordinated the work of a team of consultants to address infrastructure planning, municipal and special district service expansion, fiscal impacts, annexation and implementation policies. Phasing and project feasibility needed to sensitively address the presence of established residential neighborhoods, required levee construction and service district boundary issues. This process involved balancing diverse public and private economic interests, while setting the stage for Oakley to establish its own long-term land use, housing and public service policies for the area. The program precipitated numerous neighborhood meetings and presentations, adoption of a specific plan and EIR, amendment of the City's SOI, and preparation of a Municipal Services Plan.



Project: Contra Costa Center Specific Plan & EIR, Pleasant Hill, CA

Scope of Services: Prepare Specific Plan and EIR, Coordinate Fiscal Analysis, Project Management.

The City's Redevelopment Agency retained Loewke Planning Associates to prepare a specific plan and EIR focused on stimulating redevelopment of the aging Contra Costa Center located adjoining Monument Blvd. and I-680. This process involved coordinating planning, environmental and economics professionals to develop a series of conceptual plans and corresponding fiscal impact profiles, designed to test the opportunities and constraints associated with a range of development intensities and uses for this 12.8-acre site. The adopted Specific Plan provides flexibility for phased redevelopment involving up to 330,000 aggregate square feet of primarily retail space, within 3 designated "subareas", providing for replacement of a former Montgomery Ward department store and Century Theater complex. Preparation of the Specific Plan was accompanied by a project-level EIR. The most challenging issues in this project included: (1) Coordination of competing interests between owner/developers; (2) Community outreach leading to an acceptable mix of uses and development intensities; (3) Satisfying the economic goals, legal requirements and practical realities of the Agency; and (4) Development of a set of structured yet flexible development standards and design guidelines to shape the physical form of development, while remaining responsive to market conditions. Project phasing, while effective in facilitating early redevelopment, necessitated extensive fiscal documentation and environmental alternatives.



Project: Park Ridge, Antioch, CA

Scope of Services: Preparation of environmental document and supporting reports for City.

Antioch's East Lone Tree Specific Plan was adopted in 1996, following completion of focused technical studies and certification of a project-level EIR. While it was originally contemplated that individual residential, commercial and employment projects would all subsequently proceed without further analysis, market and environmental conditions changed, and individual projects were either delayed or revised to adapt. Loewke Planning Associates was retained more than a decade following certification of the original EIR, to lead a team of consultants in the preparation of an environmental analysis for the 525-lot Park Ridge subdivision. This 170-acre project site is situated adjoining existing residential neighborhoods to the west and south, and the State Route 4 Bypass freeway to the east. Key issues resolved through the environmental analysis included: (a) Verification of on-site habitat usage and seasonal nesting by burrowing owls (including mitigation for loss of habitat, CDFG-authorized banding, and humane exclusion); (b) Analysis of peak traffic demands from the proposed project in relationship to current, near-term and long-term capacity conditions at all affected intersections and roadway segments; (c) Focused examination of traffic and circulation effects over the "near term" period during which critical roadway and intersection improvements may not be fully completed as a result of market and recessionary delays; and (d) Analysis of project-specific land use, noise, aesthetics, air quality, related biological resources, public services and other cumulative issues in relation to General Plan and Specific Plan EIR thresholds.

C. Key Team Member Summary

Antioch Downtown Specific Plan & City-Wide General Plan / Zoning Code Update (07.24.14)

Loewke Planning Associates has an excellent track record working on large and complex planning programs with local agencies throughout Northern California, including the City of Antioch. We offer our personal commitment to timely and thorough work product delivery, and a resourceful and creative approach to both policy design and implementation. The DSP and LUE / Zoning Update Program will be directly managed by Richard Loewke, AICP, with support from Michael Loewke, AICP. Dick has extensive public experience as a former planning director and zoning administrator, in addition to 27 years of consulting experience leading project teams on behalf of local agencies and project proponents. Dick and Michael are joined on the Project Team by experts from six other firms, each of whom will contribute to both program components as follows and detailed in Section D below:

Project Team

Project Manager: Richard Loewke, AICP, Principal *Loewke Planning Associates*.

<http://www.loewke.com>. Dick Loewke will perform overall project management, conduct the outreach program, lead preparation of DSP and LUE Alternatives, coordinate review of the focused market and constraints analyses, and participate in the environmental review process.

Assistant Project Manager: Michael Loewke, AICP, Vice President *Loewke Planning Associates*. <http://www.loewke.com>. Michael will provide support for daily management of the project, coordinate with the Project Team and City staff, manage preparation of environmental documents and interim reports, and prepare computer graphics and presentation materials.

Fiscal Analysis & Guidance: Isabel Domeyko, Principal *New Economics & Advisory, LLC*. <http://www.new-econ.net>. Isabel Domeyko, President of New Economics & Advisory will conduct market research, test the feasibility of housing and employment options, and provide technical guidance on the fiscal implications of contemplated policy and regulatory amendments.

Traffic Analysis: Steve Abrams, Principal, *Abrams Associates Traffic Engineering*. <http://www.abramsassociates.com>. Steve Abrams of Abrams Associates will perform the initial traffic constraints analysis, correlate VMT's for new housing (DSP) and employment uses (LUE Update), help investigate plan feasibility, and perform the impact analysis for the EIR.

Air Quality, Noise & GHG Analysis: James Reyff, Project Scientist, *Illingworth & Rodkin*. <http://www.illingworthrodkin.com>. James will lead the group of scientists at Illingworth & Rodkin to provide initial constraints level analysis and ultimately perform the EIR impact analysis on DSP and LUE Alternatives for air quality, noise and GHG emissions.

Cultural Resources Assessment: Jim Allen, Principal, *William Self Associates, Inc.* <http://www.williamself.com>. Jim Allen will coordinate WSA's initial constraints analysis of the DSP and LUE property inventory, provide input on plan alternatives and perform the cultural resources analysis for the EIR, including consultation, report writing and mitigation measures.

Biological Resources: Jeff Olberding, Principal, *Olberding Environmental, Inc.* Jeff@olberdingenv.com. Jeff will complete the initial constraints-based analysis of DSP and LUE property inventory, provide input on plan alternatives, and perform the biological resources analysis for the EIR, including wetland delineation, consultation, and mitigation.

Hydrology / Water Quality & Soils: Frank Bellecci, Principal, *Bellecci & Associates, Inc.* <http://www.bellecci.com>. Frank Bellecci and Robert Bristol will lead the civil engineering analysis of utility and service system capacities and constraints, help guide plan alternatives, and provide EIR analysis for utility and service system impacts, including storm water management.



D. Project Understanding & Scope of Work

Antioch Downtown Specific Plan & City-Wide General Plan / Zoning Code Update
(07.24.14)

Project Understanding

Loewke Planning Associates understands that the City is seeking a consultant team to work closely with City staff to concurrently fulfill two major program objectives: (1) First, prepare a strategic update to the General Plan Land Use Element, together with related amendments to the Zoning Ordinance (LUE / Zoning Update component); and (2) Second prepare a specific plan for the Downtown Area (DSP component). The challenge (and also opportunity) in developing this combined program is to efficiently and effectively integrate the full complement of necessary work scope tasks, ranging from community outreach to environmental review. In developing this proposal, the Loewke Planning Associates Project Team has identified six (6) distinct opportunities to integrate our work on program tasks in order to save time and cost, while concurrently addressing related planning and environmental issues in a responsible manner. The following Program Objectives have therefore been infused into our approach on each of the 9 major Tasks described in our Scope of Work:

1. **Strive to Balance Job Creation with New Housing:** Utilize focused planning, environmental and market analysis to identify and accommodate, through changes in the Land Use Element and Zoning Ordinance, those compatible commercial and industrial land uses for which market demand is strongest in Antioch. Emphasis will be placed on new businesses capable of providing living wage jobs in proximity to the Downtown where higher density housing is contemplated.
2. **Design for Feasibility & Sustainability of Downtown Area Plan:** Develop a series of DSP alternatives which are informed by the realities of current market conditions and trends, the economic feasibility of higher density housing, necessary support levels for specialty retail, food and entertainment uses, and approaches which have been tested in other communities; utilize all existing background information including the 2006 Rivertown Waterfront Project study.
3. **Accommodate Compact Residential Uses:** Refine existing residential land use policy and development standards, as appropriate, to better align with market needs and affordability goals of the City, including accommodation of compact single-family housing products.
4. **Streamline the Development Review Process:** Streamline the permitting process and standards by which projects are evaluated on a City-wide basis, including potentially greater use of administrative permit procedures, in order to reduce the burden on City staff and promote a "business friendly" environment.
5. **Facilitate Informed Public Participation:** Design and implement a process to share background information on market opportunities and physical constraints, in order to facilitate informed community input; provide for follow-up on ideas from residents, land owners the City's Economic Development Commission, Planning Commission and City Council as well as "Partner" agencies.
6. **Maximize Self-Mitigation of Combined Program Impacts:** Develop an early profile of potential impacts from both program components, and shape alternatives to avoid significant impacts by balancing the land use programs; utilize integrated environmental review to screen out less-than-significant effects through use of an Initial Study, and focus EIR analysis on other issues.

Work Scope Tasks

Loewke Planning Associates is committed to timely and thorough delivery of work products as identified in this Scope of Work, as well as the timely availability of our Project Team to address issues as they arise throughout this Program. As experienced planning and environmental professionals, we are interested in consistently delivering high quality work products which meet or exceed the expectations of the City's planning staff, as well as the Economic Development Commission, Planning Commission, City Council and the City's partner agencies. The following nine Work Scope Tasks include coverage of all tasks identified in the City's updated RFP. Dick Loewke will manage this program, working closely with the Project Team and City staff.

Task 1: Project Initiation, Management and Coordination with City Staff

Dick Loewke will serve as project manager for this combined DSP and LUE / Zoning Update Program. Michael Loewke will assist Dick in carrying out each of the approved Program Tasks. We recognize that the process of completing a new specific plan for the Antioch Downtown Area and concurrently evaluating and updating critical Land Use Element (and related General Plan) Policies and Ordinances must be undertaken in close collaboration with City staff. Because of the focused objectives of this Program (as outlined above under "Project Understanding"), it is essential that the Project Team perform the key research, analysis, writing and processing steps, with continuous critical feedback from staff. This management approach will be facilitated through the following:

1a. Project Initiation: Upon notification of acceptance of this proposal, Loewke Planning Associates will execute the City's Standard Form Contract, and will provide evidence of insurance to the City. We will concurrently execute contracts with each of the Team Members included in this proposal. Key background documents will also be provided to each Project Team Member for review and to generate comments and suggestions prior to the Kick-Off Meeting.

1b. Kick-Off Meeting: Upon award of contract, Loewke Planning Associates will conduct a formal kick-off meeting with City planning and economic development staff to explore knowledge base and opportunities for collaboration on issues of shared responsibility for Tasks 2 through 9.

1c. Project Management: We will coordinate the work of all seven firms contributing to this combined Program, and will collaborate with City staff through implementation of the following:

- **Weekly Conference Calls:** Loewke Planning Associates will prepare agendas and host weekly conference calls with key staff and Project Team members to explore current issues and seek direction as necessary.
- **Monthly Status Reports on Work Products:** Consultant will prepare status reports on a monthly basis to provide a summary of work completed, work in progress, relationship to the overall schedule and milestones, and anticipated meetings. This report will be prepared in memorandum format, suitable for sharing with appointed and elected officials and partner agencies, as desired, to keep them informed and facilitate feedback.
- **Additional Meetings as Needed:** Additional site visits and meetings with key City staff and stakeholder representatives (see Task 2) will be conducted on an ongoing basis in order to facilitate completion of work products and maintain close collaboration with City staff.
- **Invoices:** Loewke Planning Associates will prepare consolidated monthly invoices, consistent with the City's Standards Consultant Agreement, identifying time spent and corresponding

costs related to each of the approved Program Tasks and the Budget. Costs will be tracked with respect to both the Schedule and deliverable Work Products in order to ensure a cohesive process without surprises. Any unanticipated work clearly outside of the approved Work Scope (with potential Budget implications) will be called to the City's attention prior to initiation of any work in order to seek further direction and/or Budget modification.

Task 2: Opportunities & Constraints Analysis, Community Outreach and Background Reports

Consistent with the guiding objectives listed under "Project Understanding", this combined DSP and LUE / Zoning Update Program will lead to preparation of a series of alternatives and the refinement of a set of "preferred" plan alternatives, new policies and programs for the Downtown Area, and changes to City land use policies and regulations. Together, the DSP and LUE / Zoning Updates will stimulate job production and enhance the City's economic base, by creating additional opportunities for capture of currently identified and anticipated market demand, and accommodation of a wider range of housing types. In order to analyze existing policies and regulations, and effectively target draft proposals, it is critical to gain a current understanding of physical constraints, and obtain early input from a wide range of stake holders. These stake holders include the City's professional staff, Economic Development Commission, Planning Commission, City Council, "partner" agencies, as well as property owners, developers and the public. We therefore propose to seek input from stake holders at the beginning of the process, and again as draft policies and ordinances are prepared (in addition to the normal public hearing process). Collectively, these steps will be accomplished through the following proposed sub-tasks:

2a. Infrastructure Capacity Analysis: Bellecci & Associates will develop a composite base map of the existing water system transmission and distribution facilities, sanitary sewer collection system, and surface storm water conveyance facilities. The composite base map will be prepared using City provided record data and field checked by a site walk. We will analyze the available capacity of the existing water system and correlate it to the potential needs of new development. We will identify line segments that are at or near capacity based on current usage demands. In addition we will also identify line segments that will require upsizing to support new development. The analysis will be performed using hydraulic modeling software and will be independent of the City's current system analysis.

Sanitary sewer facilities will be evaluated hydraulically to determine available capacity in existing line segments. Analysis will be performed to ascertain the level of new development that can be supported without modifications to the existing system. A further analysis will be performed to determine which line segments could be upsized to support further densification of development.

Storm water conveyance facilities will be evaluated to determine if the existing systems are adequately sized to convey current design storms. As new intensification of development occurs it will be responsible for water quality and hydrograph modification features in compliance with the current RWQCB MRP (C.3 requirements). It is assumed for purposes of the analysis that any potential increases in storm water flows will be mitigated by the C.3 IMP's and increased peak flows will not be experienced by the existing system.

Bellecci will contact PG&E, AT&T, Comcast, and other dry utility providers to obtain system base maps. Bellecci will contact representatives of each utility for the purpose of obtaining information related each utility's system capacity and any constraints each may have in supporting a densification of new development.

2b. Identification of Physical Constraints: The Project Team will utilize information gathered in the preceding tasks to develop a report which summarizes the physical constraints to development within the DSP area and on key opportunity sites outside the Downtown.

2c. Community Meeting to Share Constraints Information: We will work with City staff to prepare advance information for dissemination to stakeholders and the general public regarding physical constraints and market opportunities/constraints (Task 3). The preliminary findings of our constraints and market information will be presented during a community meeting, in order to facilitate informed comments and suggestions on development of land use Alternatives.

2d. Presentations to TAC & Council Approval of DSP Boundaries: Information gathered through the initial community meeting and constraints analysis will be shared with the City's Technical Advisory Committee in order to receive further input and guidance. This information will be presented in summary form to the Council with a recommendation to establish a boundary for further work on the DSP.

Task 3: Market Analysis

Loewke Planning Associates and New Economics & Advisory will utilize information collected from Tasks 1 and 2 to evaluate opportunities for capture of job-producing commercial, office and industrial uses, and to supplement the City's existing housing stock with additional product types. This will include testing of the feasibility of higher density housing within the DSP Area. Dick Loewke (a professional urban planner with 35 years of experience and a CBRE licensed real estate broker) will work with Isabel Domeyko and Jesse Walker (urban economists) to identify key unmet and potential market demand factors for the Eastern Contra Costa County economy which have the potential for capture in the City of Antioch. The market analysis will include review of sales tax leakage and evaluation of unmet demand for office, retail and industrial use categories. This information will be correlated with the Task 1 and 2 analysis in order to produce a prioritized inventory of desirable future market-based uses with the potential for feasibility in Antioch (Market Demand Inventory).

3a. Housing Market Opportunities & Constraints Analysis: Our approach toward real estate market analysis involves a thorough yet streamlined process that includes a focused evaluation of pertinent economic, demographic, and real estate indicators to tease out key trends and identify critical variables. This data-driven process is also balanced by robust outreach to local stakeholders and experts who can provide inside information pertaining to the housing market, employment trends, political dynamics, quality of life, etc., that may not be easily-obtained through a strictly empirical approach.

For the Downtown Specific Plan & City-wide General Plan/ Zoning Update, our team's Market Analysis will commence with a kickoff meeting and site tour of Antioch to introduce key stakeholders, identify key issues, communicate desired study goals, and recommend additional economic reports for review. We will then review, validate, and build upon existing economic studies to refine our understanding of Antioch and ensure maximum efficiency during the course of analysis. Concurrently, New Economics will embark upon a period of detailed market work including a socio-economic and demographic analysis to characterize the profile of residents and workers in Antioch and the surrounding area. Subsequent steps will include an assessment of Antioch's competitive position in the region and an evaluation of key real estate trend data, including sales rates, pricing levels, product types, etc., of both resale and new housing communities in the nearby area.

A key facet of the Market Analysis will be the consideration of the employment market in Antioch overall, and possible areas of growth or decline in the future that could influence Downtown's role as a location for housing in both the short- and long-term. Similarly, the Market Analysis will provide an assessment of Downtown's overall desirability and highlight key opportunities and constraints.

3b. Housing Pro Forma Financial Feasibility Assessment: The Market Analysis conclusions will be bolstered by a pro forma feasibility analysis, which will test whether select residential prototypes are likely to "pencil" in the marketplace; the conclusions will also highlight key variables driving the results of such a test.

3c. Commercial & Industrial Market Demand for LUE: Work completed in the preceding sub-tasks will be expanded to cover the opportunity sites outside the Downtown.

3d. Fiscal Benefits of New Residential on Downtown: Together, Loewke Planning Associates and New Economics will prepare a memorandum which addresses the economic implications of a range of housing alternatives for the Downtown, and sustainability of existing and contemplated future restaurant, retail and entertainment uses.

3e. Community & Stakeholder Outreach for DSP + LUE Update: Interviews: Initial interviews will be conducted with interested individuals and groups, including potentially affected property owners and developers (including the Building Industry Association if interested), the Chamber of Commerce (and other service groups as appropriate). This task will include:

- **Presentations:** An initial overview presentation to, and discussion of program objectives with, the Economic Development Commission, Planning Commission and City Council.
- **Website:** Design and posting of a special page on the City's website (managed and updated during the program by Loewke Planning Associates) highlighting the program, its schedule and opportunities for public input, and contact information.
- **Use of Information Gathered:** Information collected during the stake holder interviews and presentations, and from website responses will be tracked, organized and updated by Consultant for use in guiding research and development of work products for Tasks 3, 4 and 5. As work products are prepared, the summary reports will provide a correlation of comments received and how the resulting policy and ordinance updates have responded.
- **Feedback on Draft Work Products:** The proposed draft DSP alternatives and LUE (and related General Plan amendments), Zoning changes and Ordinance updates will be made available to stake holders and other interested individuals and groups in advance of scheduled hearings for feedback. Links to these draft work products will be posted on the website page at the appropriate time to facilitate community awareness and input. Comments received will then be evaluated to judge the effectiveness of the work products, and to consider further revisions and refinements.

3f. (OPTIONAL) Successful Downtown Programs + Expanded Com. Analysis: Based on the expectation that challenges will be identified to the successful short- and long-term implementation of higher density housing and economic expansion in the DSP, and also for establishment of employment uses within the LUE opportunity sites, within additional studies are recommended. Should the foregoing analyses suggest that market conditions for Downtown housing are poor (and

subject to approval of Optional Task 3f) NEA will develop recommendations for methods to enhance feasibility prospects, drawing upon case studies, best practices, and lessons learned from other similar areas. These recommendations will also cover thresholds to attracting new employment uses on the surrounding LUE opportunity sites.

Task 4: Draft Land Use Element & Draft Downtown Specific Plan Alternatives

This combined Program calls for concurrent development of a specific plan for the Downtown Area and updating the Land Use Element on a City-wide basis. Consistent with the Program Objectives, we will identify and seek to mitigate existing constraints to job creation and economic base enhancement in the City of Antioch which are linked to the City's current Land Use Element and implementing Zoning Ordinance. Building on the preliminary information gathered in Tasks 1-3, the Land Use Element update will involve possible refinements to the Land Use Element's goals and policies, together with specific changes to the Land Use Designations applied to properties identified to have future development (or intensification) potential for job producing uses and market-responsive housing uses. This Task includes the following components:

4a. DSP Alternatives (Residential + Support Uses): A set of 3 distinct alternatives will be developed, responsive to community input, the constraints analysis and market studies. These alternatives will represent a range of potentially feasible land use scenarios for the Downtown Area. Each will; be supported by detailed land use tables (correlated to the property inventory), design concepts, and necessary infrastructure conceptually needed to support implementation.

4b. Draft Update to Land Use Element (Correlated to DSP Alternatives): A similar set of 3 alternatives for updating the Land Use Element will be developed, responding to stakeholder input and building on market-based research conducted in Task 3. These alternatives will be designed to explore and test the ability to facilitate job production which balances with the Downtown Specific Plan alternatives. To support these alternatives, we will work with City staff to inventory available business and housing sites in the City, utilizing the 2003 General Plan and 2010 Housing Element Updates (including the respective environmental documents), and more recent information compiled by the City. This property inventory will organized geographically using the Land Use Element Map, and be correlated with the Market Demand Inventory to evaluate the potential for accommodation (qualitative by use and quantitative by acreage) of new land uses. An inventory profile will be prepared reflecting those sites with the greatest potential for each of the desired the market-based uses. A set of draft amendments to the Land Use Element (and other Elements as may be appropriate), along with the Land Use Map will be prepared based on the foregoing work. These revisions will be accompanied by a matrix of potentially affected inventory sites and uses potentially accommodated.

4c. Draft Update to Zoning Ordinance with Focus on Streamlining: Goals, Policies and Programs in the Land Use Element (and other related General Plan Elements) will be examined to evaluate the presence of constraints to accommodation of desired uses from the Market Demand Inventory). The City's recently updated land use policies for the Hillcrest Station Area and Wilbur Annexation Area will also be reviewed. Identified constraints will be inventoried and reviewed with City staff and evaluated to determine whether the nature of the constraint is direct (intentionally controlled) or indirect (the result of inadvertent policy language). Opportunities for revisions to resolve indirect constraints, along with direct constraints which are either out of date or obviated by other policies will be identified.

4d. Review of Transit Opportunities & Ferry Terminal Usage for DSP: Opportunities for supporting use and patronage of a ferry terminal within the DSP Area will be explored concurrently with the Traffic Analysis.

Task 5: Additional Community Outreach for Downtown Specific Plan

5a. Presentation of DSP Alternatives & Assumptions to Neigh. Groups: The sum of constraints and market information collected and the draft DSP and LUE alternatives prepared will be organized and presented to neighborhood groups identified working in collaboration WITH City staff. These meetings will be set up to facilitate a dialogue with residents, and to encourage specific comments and suggestions.

5b. Compile Comments and Present to Civic Groups and PC / CC: Comments received as part of sub-task 5a will be compiled and presented in summary report form to the Commission and Council. Direction provided through this process will be used to refine the Program and each of the alternatives as appropriate.

5c. Refine DSP Alternatives Based on Feedback from Outreach Efforts: Loewke Planning Associates will work with City staff to make specific refinements to the set of draft alternatives for both the LUE and DSP based on Commission and Council feedback.

5d. Present Refined DSP Alternatives to Partner Agencies: The refined alternatives from Task 5c will then be presented to the City's partner agencies for further input. Note that the LUE alternatives are contemplated to be included in this process based on our expectation to accommodate job production with the goal to quantitatively and qualitatively balance jobs outside the Downtown with higher density housing as part of the DSP alternatives.

Task 6: Preferred DSP & LUE Alternatives

6a. Review of refined Alternatives & Community Comments with PC / CC: Based on input received from the additional community outreach effort completed in task 5, Loewke Planning Associates will work with the Project Team and City staff to consider refinements to the 3 DSP and LUE alternatives. The options for refinement will be presented the Planning Commission and City Council for consideration and further recommendations. Consistent with our Program Objectives, we expect to emphasize the feasibility and sustainability of the various alternatives as a basis for possible refinement.

6b. Document Council's Preferred Alternative(s) as the Proposed Project: Based on direction from the Commission and Council, Loewke Planning Associates will work closely with City staff to confirm and document the selection of preferred DSP and LUE Alternatives for purposes of environmental review and further feasibility testing.

Task 7: Draft DSP & LUE / Zoning Ordinance Updates

Completion of the work products identified in the preceding Tasks will provide the basis for preparation of a set of draft documents which will be reviewed by the City and partner agencies prior to completion of the environmental review process (Task 8). This Task includes the following:

7a. Prepare Text & Maps of Draft DSP, LUE Update & Zoning Update: A set of amendments to the Zoning Map and Zoning Ordinance, serving to implement the General Plan update. Recommendations for amendments to the City's Zoning Map will be prepared for consistency with the General Plan Land Use Map, and in addition where differential Zoning District choices may be possible within the land use categories afforded under the General Plan. This Program will also consider the potential usefulness of (and draft as needed) new zoning districts (including overlay districts) to implement accommodation of supplemental market-demand uses with greater flexibility. Finally, this sub-task will address the standards and procedures in the body of the Zoning Ordinance which currently constrain accommodation of desired market-based uses. The following work products will be produced:

- **Zoning Map Revisions:** An inventory of recommended amendments to the Zoning District designations applied to individual Inventory Sites, correlated with the Task 3 recommendations.
- **New Zoning Districts:** A set of possible new customized zoning districts (including overlay districts) designed to accommodate market-demand uses more efficiently than through rezoning to one of the current existing Districts. This will be accompanied by a list of recommended Inventory Sites affected.
- **Text Amendments:** The development standards and procedural requirements in the current Zoning Ordinance will be evaluated, and recommended revisions will be drafted to facilitate a more performance-based accommodation of land uses and projects. Specific standards for accommodation for compact single-family housing products will be examined. Revisions to the procedural requirements in the current ordinance will be drafted to address streamlining of the project review process, including opportunities for greater use of administrative permit procedures, in order to reduce the burden on City staff and promote a "business friendly" environment.

7b. Circulate DSP to Partner Agencies for Comment: We will coordinate distribution of draft documents to the City's partner agencies for review and comment. We will work with City staff to review all comments and incorporate appropriate changes into the alternatives presented to the Commission and Council for consideration of a preferred alternative.

7c. Review Draft DSP and LUE / Zoning Updates with PC & CC: Loewke Planning Associates and other key Project Team members will participate in presentation of the Program alternatives to the Planning Commission and City Council, and assist in selection of a preferred alternative upon which to proceed with formal environmental review.

Task 8: Environmental Analysis for CEQA Compliance

Loewke Planning Associates will begin Task 8 with preparation of a complete Project Description, once the preferred DSP and Update component alternatives have been identified in Task 7. An Initial Study will then be prepared consistent with the CEQA Guidelines to serve as a screening tool to evaluate the potential for significant effects, and to screen out those effects of the Program which will not have a significant effect on the environment. A focused EIR will then be prepared to address those remaining potentially significant effects of the Program, identify feasible mitigation and alternatives to reduce and avoid such impacts. The analysis will be prepared at a programmatic level for the LUE / Zoning Update component, and at a project level for the DSP component. This Task includes the following components:

8a. Prepare/Issue Initial Study & NOP for DSP + ULE / Zoning Updates: Consultant will prepare a Draft IS to explore potentially significant effects which may occur with implementation of the preferred project alternatives. The Draft IS will be used to determine the nature and scope of the EIR to be prepared for the proposed project. The Draft IS will cover all topical issues, and be submitted to City staff for review and comment, and will subsequently be refined. This scope assumes one round of review and revision of the IS based on City comments.

8b. Prepare Draft EIR for DSP + LUE / Zoning Updates; Circulate 45 Days: The focused draft EIR will be prepared in accordance with the CEQA Guidelines, and will address the potentially significant individual and cumulative aspects of both Program components. Loewke Planning Associates will work with City staff to facilitate review of the Draft MND at a public meeting before the Planning Commission during the 45-day public review period. We will prepare a project handout and PowerPoint presentation for this meeting. In consultation with the City, we will provide notice of this meeting concurrently with the NOP. Loewke Planning Associates will provide meeting notes appropriate for use in the Final EIR. The Draft EIR will include both a carefully drafted Project Description and review of existing documentation. Preparing a high-quality project description is an important, and sometimes overlooked component of a successful environmental compliance document. This is particularly true of an undertaking that includes multiple components that will be carried out over time. Analysis of impacts and mitigation measures are dependent on a complete, accurate, and well-written project description. The project description will include maps and any other graphic material to further public understanding of the project. Prior to preparing the Draft EIR and Initial Study, we will review the existing environmental record of actions taken by the City with respect to the current General Plan (2003), the Housing Element (2010), the Hillcrest Station Area Specific Plan environmental documentation, the Wilbur Annexation CEQA document, the 2006 Downtown Project, and any other relevant environmental documents. To the extent possible, the current environmental analysis will rely on the existing environmental record in evaluating the effects of the contemplated project.

Loewke Planning Associates will prepare the Draft EIR based on the refined IS and any supplemental information identified during completion of previous tasks. Following the City's review of the Administrative Draft EIR, we will make one round of requested revisions and prepare a Draft EIR for public review pursuant to the CEQA Guidelines. The Draft EIR will consist of text, graphics and appendices, and will include an executive summary. Loewke Planning Associates will work with City staff to assemble, notice, and distribute this Draft EIR for a 45-day public review. Loewke Planning Associates will provide an electronic file and up to 25 hard copies of the Draft EIR (with appendices on CDs). In consultation with the City, we will prepare a Notice of Preparation (NOP) for this project, and will assist the City with publication of notices as follows: (a) Publication in a newspaper of general circulation in the area; (b) Direct mailing to the owners and occupants of property directly affected; (c) Mailing to all responsible agencies and other all parties who have requested notice; and (d) Submission to the State Clearinghouse.

Following is a summary of focused studies anticipated as part of the Draft EIR preparation:

Utilities and Service Systems: Bellecci & Associates will evaluate utility and public service impacts for the draft EIR. In addition, they will evaluate the impacts of the DSP associated with projected sea level rise as set forth in the **STATE OF CALIFORNIA SEA-LEVEL RISE GUIDANCE DOCUMENT** Developed by the Coastal and Ocean Working Group of the California Climate Action Team (CO-CAT), with science support provided by the Ocean Protection Council's Science Advisory Team and the California Ocean Science Trust, March 2013 update. Bellecci will use topographic mapping data to the extent it is available for purposes of evaluating the extent of the projected impacts.

Noise, Air Quality and GHG Impacts: Illingworth & Rodkin will address noise, air quality and GHG impacts for both Program components based on the following criteria:

- The number of sites to be updated in the Land Use Element at a program level will not exceed 25, and that they will be located outside of the Downtown Area.
- Within the DSP Area, a maximum of 50 project sites (resulting from various combinations of up to 150 parcels) would be evaluated cumulatively.
- Those downtown sites will be assumed to be built out over a period of 10 years, consistent with the economic market analysis to be conducted, such that construction activities would not be concentrated.
- The noise, air quality and greenhouse gas analysis will rely on the detailed traffic analysis which provides VMT for both the Land Use Element changes and the land uses in the DSP Area.
- Additional sites and complexities beyond these will be addressed through an Optional Task for which additional budget would be needed.
- This scope of work does not address unique noise or air quality sources at a project level. Examples of these sources would include ferry terminals, intermodal transit terminals or heavy industrial uses that produce large volumes of truck or rail traffic. These types of land uses or individual future projects can be addressed at a program level using qualitative techniques that result in conservative impact assessment findings. Because of the complexity of these type of sources, a project-level analysis cannot be conducted without detailed information and additional budget.

The detailed scope for this noise, air quality and GHG analysis work will include:

Noise Analysis for Land Use Element Update in Draft EIR: Illingworth & Rodkin will complete the following tasks in the program-level noise impact assessment:

- **Review Existing Noise and Vibration Data.** We will review recent environmental noise and vibration studies, provided by the City, for applicable data that could be used to describe current noise and vibration exposure in the City.
- **Document Existing Noise and Vibration Conditions.** A noise measurement program will be developed in coordination with City Staff. Noise measurement locations will be selected to quantify noise levels along major thoroughfares, near significant stationary noise sources, in portions of the planning area that could change as a result of the update. We anticipate that four long-term (minimum of 24 hours) and six short-term (10- to 15-minutes) noise measurements will be made. Railroad train vibration levels will be based upon existing available data.
- **Calculate Future Noise Levels.** Future noise levels affecting the planning area will be calculated based on future traffic volumes supplied by the traffic consultant and tabularized. These projections, in combination with noise data gathered for local noise sources, will be used to calculate future noise levels. Noise generated by the construction activities and project-generated traffic would be calculated. The noise and land use compatibility of sensitive uses proposed as part the Plan will be assessed by adjusting existing noise data based on future traffic noise level projections.
- **Prepare Noise Assessment for the EIR.** Noise impacts would be assessed with respect to applicable City policies and appropriate CEQA significance criteria. I&R will analyze proposed land use changes that will expose new sensitive receptors to noise or vibration levels exceeding those considered normally acceptable based on the City's policies, and the changes in the noise environment in the City resulting from the Land Use Element Update.

Based on potential changes in noise and vibration levels along roadways and the railroad, we will determine where significant impacts will occur and develop mitigation measures, if feasible, to reduce these impacts to less than significant. If, as a result of the analysis, it is determined that additional mitigation measures will be appropriate to reduce future noise impacts, these will be presented in the form of suggested policy changes.

DSP Project-Level Analysis: Illingworth & Rodkin will complete the following tasks in the project-level noise impact assessment:

- **Review Existing Noise and Vibration Data.** We will review recent environmental noise and vibration studies, provided by the City, for applicable data that could be used to describe current noise and vibration exposure in the plan area.
- **Document Existing Noise and Vibration Conditions.** We anticipate that an additional two long-term (minimum of 24 hours) and four short-term (10- to 15-minutes) noise measurements will be made. Railroad train vibration levels will be based upon existing available data.
- **Calculate Future Noise Levels.** Future noise levels affecting the planning area will be calculated based on future traffic volumes supplied by the traffic consultant and tabularized. These projections, in combination with noise data gathered for local noise sources, will be used to calculate future noise levels. Noise generated by the construction activities and project-generated traffic would be calculated. The noise and land use compatibility of sensitive uses proposed as part the Plan will be assessed by adjusting existing noise data based on future traffic noise level projections.
- **Prepare Noise Assessment for the EIR.** Noise impacts would be assessed with respect to applicable City policies and appropriate CEQA significance criteria. I&R will analyze proposed land use changes that will expose new sensitive receptors to noise or vibration levels exceeding those considered normally acceptable based on the City's policies, and the changes in the noise environment in the City resulting from the project. Based on potential changes in noise and vibration levels along roadways and the railroad, we will determine where significant impacts will occur and develop mitigation measures, if feasible, to reduce these impacts to less than significant. Mitigation measures will be identified as appropriate.

Air Quality Analysis: The air quality evaluation(s) will assess the local and regional air emissions impacts of the build-out scenario based on the most recent methods for predicting air pollutant, greenhouse gas and toxic air contaminant emissions from land use projects. The EIR will identify mitigations consistent with applicable BAAQMD requirements for significant impacts.

For the Land Use Element Update the primary air quality issues would be the consistency of the Land Use Element Update with the 2010 Clean Air Plan and effects of air pollutant sources upon sensitive receptors. The following tasks will be completed by Illingworth & Rodkin:

- **Air Quality Setting.** Existing air quality conditions in the planning area and the Bay Area will be described in detail.
- **Assess Regional Air Quality Impacts.** Impacts to regional air quality would be addressed by evaluating the consistency of the Land Use Element Update with BAAQMD's 2010 Clean Air Plan. The current BAAQMD CEQA Air Quality Guidelines provide guidance for evaluating consistency of plans to the clean air plan. Consistency would be evaluated in two ways: (1) assessing the growth of population and vehicle travel associated with future build-out conditions and (2) evaluating policies and implementing measures to show consistency with 2010 Clean Air Plan control measures.

- **Assess Local Air Quality** An assessment of changes to local air quality in terms of carbon monoxide will be made using screening criteria recommended by BAAQMD. These criteria are based on projected traffic volumes. This approach assumes that traffic levels in Antioch will not exceed the screening traffic level criteria.
- **Community Risk Impacts.** An assessment of toxic air contaminants (TACs) will be conducted by identifying substantial sources within the plan area. Potential community risk impacts from roadway traffic or stationary sources would be described using screening data produced by BAAQMD. Since BAAQMD does not provide screening data for railroads, a screening modeling assessment of these sources is proposed that would use U.S. EPA locomotive emissions factors, a screening dispersion model and provided levels of train activity to predict nearby concentrations of TACs and their associated community risk impacts. These data provide screening level cancer and non-cancer health risk levels and PM_{2.5} levels that can be used to describe potential impacts in terms of community risk at a plan level. Overlays to prevent significant TAC exposure would be identified for the planning boundaries.
- **Identify Odor Sources.** Existing sources of odors that do or could result in substantial odor complaints would be identified. Potential land use changes included in the Land Use Element Update that could generate odor complaints would be identified.
- **Air Quality Mitigation Measures.** Measures to mitigate air quality impacts that are identified would be evaluated. Mitigation would likely take the form of transportation control measures or transportation demand management programs that could be required by the City. Buffer zones for toxic air contaminant sources and odors would be identified.

For the DSP analysis, the intent of the analysis is to provide enough detail to allow for project level analysis. Primary air quality issues would be emissions from construction and operation of the project, localized construction TAC emissions, and emissions of greenhouse gases (GHGs). The following tasks will be completed by Illingworth & Rodkin:

- **Model Air Quality Construction Emissions.** The CalEEMod model would be utilized to model conceptual construction period emissions associated with the project. Since the Rivertown Specific Plan consists of many different projects, a refined plan would have to be developed to determine the emissions modeling approach. A combined modeling and mitigation plan are likely needed to address construction emissions and identify appropriate measures that would eventually mitigate emissions to less-than-significant levels.
- **Construction Health Risk.** Construction emissions are a source of TACs that could adversely affect nearby sensitive receptors (e.g., residences). A qualitative approach that is mitigation-based would be developed. This would identify measures that would substantially reduce construction TAC emissions and outline the types of additional-project levels analyses necessary to identify the appropriate measures that would apply to individual projects.
- **Operational Emissions of Air Pollutants and GHG.** The CalEEMod would also be used to predict emissions of air pollutants and GHGs from operation of the project. Specific inputs to the model would include daily trip generation, with adjustments for mixed uses, transit use and other factors identified in the traffic study (e.g., passby or diverted trips). If available, trip characteristics, such as trip lengths, would be input to the model. Plan features to reduce emissions, such energy efficient building construction, would be incorporated into the modeling. Annual and average daily emissions would be computed and compared with appropriate significance thresholds identified by BAAQMD.
- **Assess Local Air Quality and Community Risk Impacts.** Community risk impacts from existing sources affecting new project sensitive receptors would be based on overlays

identified for the Land Use Element Update. No source-specific health risk modeling is proposed.

- **Air Quality Mitigation Measures.** Measures to mitigate air quality impacts that are identified would be evaluated. Mitigation would likely take the form of transportation control measures or transportation demand management programs that could be required by the Town.

For greenhouse gas emissions, the analysis of Land Use Element Update impacts will include:

- **GHG Emissions.** The Land Use Element Update would be evaluated with respect to GHG emissions. Emissions of GHGs would be computed for existing conditions and the proposed Land Use Element Update using the CalEEMod model that is recommended by BAAQMD. Default inputs for the Bay Area would be used in the model along with local information regarding transit, pedestrian, and bicycle modes of travel that would replace vehicle trips. The CalEEMod model would compute annual emissions that include traffic and indirect sources such as natural gas, electricity use, water usage, and generation of solid waste that is stored in landfills. According to the latest version of the BAAQMD CEQA Air Quality Guidelines, GHG impacts from land use plans should be evaluated based on emissions per capita. Therefore, project emissions would be evaluated along with the estimated number of residents and workers to develop an annual GHG emissions rate per capita.
- **Mitigation Measures.** Control measures identified in the Land Use Element Update to reduce GHG emissions would be evaluated based on provided information regarding usage in the City. Additional measures to reduce GHG emissions would be incorporated in to the modeling.

For the DSP, the greenhouse gas emissions analysis will include the following project-level analysis:

- **Rivertown GHG Emissions.** Refined emissions for the Rivertown Specific Plan would be based on air quality modeling conducted for the project. The per capita emissions would be computed based on the number of anticipated residents and workers. Project emissions would be evaluated along with the estimated number of residents and workers to develop an annual GHG emissions rate per capita.
- **Mitigation Measures.** Measures to mitigate air quality impacts that are identified would be evaluated. Mitigation would likely take the form of transportation control measures or transportation demand management programs that could be required by the City.

Traffic Analysis: Abrams Associates will prepare a traffic impact analysis for the DSP and LUP components, consistent with CCTA and City of Antioch methodologies. Abrams Associates has extensive experience assisting Cities with the transportation analysis of specific plans and general plans. Recently Abrams worked closely with the CCTA on a number of traffic studies to reconcile many of the difficulties of implementing their new 2010 HCM methodology how it relates to the analysis of MTSO's on Routes of Regional Significance. As a result, Abrams will provide the Project Tram and City with excellent guidance on how various MTSO's standard are currently being interpreted and how they might (or might not) change in the new draft East County Action Plan which is scheduled to be formally adopted in December as part of the County's Transportation Plan Update.

Abrams will also provide assistance to the Project Team and City in evaluating the potential constraints to the DSP and LUE Update alternatives with respect to transportation. Abrams is intimately familiar with the overall transportation plans for the East County Area, having worked extensively on the planning for E-BART project. In addition, Abrams is experienced in the analysis

of ferry transportation patronage and completed the traffic studies for the Harbor Bay Island Ferry Service in Alameda. Abrams will apply their working knowledge of local transportation opportunities and constraints to help balance the additional vehicles miles travelled (VMT) from housing units by locating them near existing and future job centers to reduce the distance that residents commute to work.

Biological Resources Analysis: The analysis of biological resources will be prepared by Olberding Environmental, working closely with the Project Team and City staff. This analysis will explore potential impacts to sensitive habitat, special status species and related issues.

Cultural Resources: The cultural resources analysis will; be prepared by William Self Associates in cooperation with the entire Project Team and City staff. This analysis will build on the previously completed constraints analysis, and will include site reconnaissance analysis, a current records search, and analysis of SB 18 Tribal issues and consultation.

8c. Prepare Final EIR Text / Plan Revisions & Responses to Comments: Loewke Planning Associates will assume primary responsibility for preparing necessary revisions to the Draft EIR, and responding to comments received during the 45-day review period. Following conclusion of the public review period, Loewke Planning Associates will catalog and categorize comments on the Draft EIR and will prepare responses to comments along with needed revisions for inclusion in the Final EIR. Our scope assumes approximately 50 public comments (pieces of communication). This scope can be adjusted if needed according to actual comments received. As part of this task, Loewke Planning Associates will also prepare a MMRP. Following the City's review of the Administrative and Draft Final EIR, we will make one round of requested revisions and prepare a Final EIR. The Final EIR will be made available for public review at least 10 days prior to consideration of a recommendation by the Planning Commission.

Each of the Project Team members will participate in addressing specific questions/comments received. The Final EIR will be produced in both Administrative and Draft form for review by City staff, and for distribution to decision makers at least 10 days prior to consideration.

8d. Certification of EIR & Issuance of NOD: Loewke Planning Associates and other key Project Team members will join City staff for the hearing at which the Final EIR is certified; following certification, we will prepare a draft Notice of Determination for review by City staff prior to filing.

Task 9: Approval of DSP and LUE / Zoning Ordinance Updates

Loewke Planning Associates will coordinate work with City staff and will attend public meetings and give oral presentations in connection with consideration of the DSP and LUE / Zoning Update components. This work includes the following sub-tasks:

9a. Hearings Before PC & CC to Approve DSP + LUE / Zoning Updates: Our Budget estimate includes Loewke Planning Associates attendance at up to ten (10) public meetings throughout the course of the Program, in addition to the individual stake holder and staff meetings discussed in Tasks 1, 2. New Economics & Advisory will join Loewke Planning Associates to participate in two (2) meetings/hearings before the Planning Commission and City Council. Additional meetings can be added on a time and materials basis.

9b. Preparation of Reports, Exhibits and Other materials for Meetings: Preparation and use of display boards, PowerPoint presentations, handouts and other tools for public meetings/hearings. Loewke Planning Associates will coordinate closely with City staff and prepare all applicable draft staff reports, draft agendas, draft DSP, draft General Plan Amendments, draft Ordinance Amendments, draft Zoning Map and Land Use Map Amendments, presentation computer graphics, and resolutions for this Program. These documents will all be submitted in draft form to City staff for review prior to being finalized for public usage.

E. Integrated Project Timeline

The following schedule reflects our expectation of completion of all Tasks associated with both the Downtown Specific Plan and the LUE / Zoning Update over the next 18 months, representing a concentrated effort to expedite completion of the program, including environmental analysis. This timeline is based on the Scope of Work as currently proposed, and is subject to revision based on staff review and input. Consultants will utilize their best professional effort to complete work products & Tasks on or ahead of schedule.

TASK	Aug. 2014	Sep. 2014	Oct. 2014	Nov. 2014	Dec. 2014	Jan. 2015	Feb. 2015	Mar. 2015	Apr. 2015	May 2015	June 2015	July 2015	Aug. 2015	Sep. 2015	Oct. 2015	Nov. 2015	Dec. 2015	Jan. 2016	
1. Project Initiation & Management (DSP + LUE Update)																			
1a. Project Initiation (Execute Contracts, Confirm Boundaries, Etc.)																			
1b. Kick Off Meeting (Combined DSP + LUE Kick Off Meeting)																			
1c. Project Mgmt. & Coord. with City Staff (Cals, Status Reports, Etc.)																			
2. Opportunities & Constraints (DSP + LE Update)																			
2a. Infrastructure Capacity Analysis (DSP + LUE Sites)																			
2b. Identify Physical Constraints (DSP + LUE Sites)																			
2c. Community Meeting to Share Constraints Info. (DSP + LUE Sites)																			
2d. Presentation to TAC, CC Approval of DSP Boundaries																			
3. Market Analysis (DSP + LUE Update)																			
3a. Housing Market Opportunities & Constraints Analysis																			
3b. Housing Pro Forma Financial Feasibility Assessment																			
3c. Commercial & Industrial Market Demand for LUE																			
3d. Fiscal Benefits of New Residential on Downtown																			
3e. Community & Stakeholder Outreach for DSP + LUE Update																			
3f. (OPTIONAL) Successful Downtown Programs + Expanded Com. Analysis																			
4. Draft LUE / Zoning Update & Draft DSP Alternatives																			
4a. DSP Alternatives (Residential + Support Uses)																			
4b. Draft Update to Land Use Element (Correlated to DSP Alternatives)																			
4c. Draft Update to Zoning Ordinance with Focus on Streamlining																			
4d. Review of Transit Opportunities & Ferry Terminal Usage for DSP																			
5. Additional Community Outreach (DSP)																			
5a. Presentation of DSP Alternatives & Assumptions to Neigh. Groups																			
5b. Compile Comments & Present to Civic Groups and PC / CC																			
5c. Refine DSP Alternatives Based on Feedback from Outreach Efforts																			
5d. Present Refined DSP Alternatives to Partner Agencies																			
6. Preferred Alternatives (DSP & LUE Update)																			
6a. Review of refined Alternatives & Community Comments with PC / CC																			
6b. Document Council's Preferred Alternative(s) as Proposed Project																			
7. Draft DSP and LUE / Zoning Update (DSP & LUE Update)																			
7a. Prepare Text & Maps of Draft DSP, LUE Update & Zoning Update																			
7b. Circulate DSP to Partner Agencies for Comment																			
7c. Review Draft DSP and LUE / Zoning Updates with PC & CC																			
8. Environmental Analysis (DSP & LUE Update)																			
8a. Prepare Issue Initial Study & NOP for DSP + LUE / Zoning Updates																			
8b. Prepare Draft EIR for DSP + LUE / Zoning Updates; Circulate 45 Days																			
8c. Prepare Final EIR Text / Plan Revisions & Response to Comments																			
8d. Certification of EIR & Issuance of NOO																			
9. Approval of DSP + LUE / Zoning Updates																			
9a. Hearings Before PC & CC to Approve DSP + LUE / Zoning Updates																			
9b. Preparation of Reports, Exhibits & Other Needed Materials for Meetings																			

○ City Review ◆ Public Review ★ Public Meeting ● Major Progress Reports & Work Products ● Advance Work Related to LUE

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F. Comprehensive Budget Statement

Antioch Downtown Specific Plan & City-Wide General Plan / Zoning Code Update (07.24.14)

All time spent by Consultant in performing the Work Scope Tasks will be billed on a monthly cycle (in accordance with the City's Standard Agreement) using the hourly rates identified for this project in Section H and Budget Table 1 below. Consultant's estimated not-to-exceed maximum number of hours and associated costs for completion of Tasks 1-9 over the anticipated 10-14 month production period for this project are shown in the **Integrated Budget Table** below. This Budget totals **\$668,263** and is based on the Work Scope as presented and described in the City's RFP, and includes Optional (but recommended) Task 3f. The Budget is subject to adjustment based on the overall scope of Land Use Element revisions to be addressed, and the sensitivity of cumulative environmental effects to be addressed in the CEQA documentation. The Budget is reflective of up to 50 distinct properties to be addressed in the Land Use Element analysis, and assumes preparation of both an Initial Study to screen out less-than-significant environmental impacts, coupled with a focused EIR to address individual and cumulative environmental effects. All subconsultant costs in support of the DSP, LUP/Zoning Update, and full CEQA analysis are included in this Budget. The market analysis identified in Task 3 is expected to be undertaken early in the Program, and will serve to efficiently focus land use, design, conceptual alternatives, and policy development. Optional Task 3f (\$10,136) has been included in all Budget totals based on our recommendation for conducting the additional focused economic analysis and testing of both the draft DSP and LUE scenarios.

Loewke Planning Associates reserves the flexibility to re-allocate time between Tasks as needed (and in consultation with City staff) in order to efficiently address critical issues in this program, subject to the overall Budget total as presented. Client will only be charged for the actual number of hours expended, working directly on these Tasks. Consultant will utilize their best professional effort to complete all Work Scope Tasks within this not-to-exceed Budget; in the event that unforeseen changes to the proposed Project or critical issues associated with coordination of environmental review or scope of the project arise which necessitate additional billable time and cost to satisfactorily resolve, Consultant will promptly advise Client.

G. Current Clients/Projects

Antioch Downtown Specific Plan & City-Wide General Plan / Zoning Code Update (07.24.14)

Clients which Loewke Planning Associates has worked with over the past 12 months are listed below:

- Orcem California, Inc. (City of Vallejo)
- Diablo Water District (Oakley, CA)
- Vallejo Marine Terminal, LLC (City of Vallejo)
- Edward Biggs (American Canyon, CA)
- Bruzzone Family (Moraga, CA)
- Merrill, Nomura & Molineux LLP (Unincorporated Napa County, Napa LAFCO)
- Toll Brothers (San Ramon, CA)
- Garaventa Enterprises (Concord, CA)
- Hunter Storm Development (San Jose, CA)
- Claremont Homes (San Ramon, CA)
- QLC Management, LLC (Crockett / Unincorporated CCC, Napa, CA)
- Robert and Tracey Hirt (Danville / Unincorporated CCC, CA)

Projects performed for and/or within the City of Antioch within the past 12 months are listed below:

- Holy Cross Cemetery Project MND (Client: City of Antioch) – Completed December 2012
- Almondridge Plan Check (Completed 2014 using On-Call City Contract)
- Dollar General Plan Check (Completed 2014 using On-Call City Contract)
- Montara Plan Check (Completed 2014 using On-Call City Contract)
- Hidden Glen Plan Check (Completed 2014 using On-Call City Contract)

H. Hourly Billing Rates & City Agreement

Antioch Downtown Specific Plan & City-Wide General Plan / Zoning Code Update
(07.24.14)

Consultant Project Team

Name	Role	Billing Rates:
Richard Loewke, AICP Loewke Planning	Project Manager ³	\$185
Michael Loewke, AICP Loewke Planning	Project Support	\$135
Isabel Domeyko, New Econ. & Advisory	Urban Economist	\$125
Jesse Walker, New Econ. & Advisory	Urban Economist	\$110
Steve Abrams, Abrams Assoc. Traffic	Traffic Engineering	\$185
Traffic Engineer, Abrams Assoc. Traffic	Traffic Engineering	\$116
Senior Engineer, Illingworth & Rodkin	Air Quality, GHG & Noise	\$185
Staff Consultant, Illingworth & Rodkin	Air Quality, GHG & Noise	\$135
Jim Allen, William Self Assoc.	Cultural Resources	\$125
Aimee Arrigoni, William Self Assoc.	Cultural Resources	\$64
Jeff Olberding, Principal, Olberding Env.	Biological Resources	\$175
Maya Khosta, Biologist Olberding Env.	Biological Resources	\$90
Robert Bristol, PE, Bellecci Associates	Soils, Hydrology & Eng.	\$180
Steven Nagala, Bellecci Associates	Soils, Hydrology & Eng.	\$154

- *Direct Costs / Reimbursable expenses are invoiced at cost plus 10% for handling.*
- *Auto mileage is reimbursed at current IRS approved rate (\$0.56/mile as of 2014).*
- *Voice & Data Communications (Telephone, fax, computer, e-mail, etc.) are invoiced at cost as a percentage of project labor.*

Use of City of Antioch's Standard Agreement:

We have reviewed the City's standard form Consultant and Professional Services Agreement, and will adhere to all of its terms and conditions. In addition Loewke Planning Associates maintains insurance equal to or exceeding the minimums specified in the Agreement. Copies of the appropriate insurance certificates are attached for inspection. Loewke Planning Associates maintains professional errors and omissions liability insurance applicable to all professional work in the amount of \$1,000,000. We maintain commercial general liability insurance coverage in the amount of \$2,000,000. We also maintain automobile liability coverage in excess of \$1,000,000. Endorsements for the general liability and automobile liability insurance policies will be issued by our carriers upon award of contract.

³ Hourly rates for Richard Loewke and Michael Loewke are substantially reduced from our normal billing rates of \$275 and \$165, respectively, based on our interest in participating in this important Program.

I. References

Antioch Downtown Specific Plan & City-Wide General Plan / Zoning Code Update (07.24.14)

Firm Website: www.Loewke.com

Project: Orcem California "Green Cement" Plant & Vallejo Marine Terminal Projects

Reference: Steve Bryan, President Andrea Ouse, Planning Manager
Orcem California City of Vallejo
(713) 540-1441 (707) 648-4163

Project: Canyon Estates Special Study, American Canyon Calif.

Reference: Edward Biggs Brent Cooper, Planning Director
Land Owner City of American Canyon
(707) 718-6798 (707) 647-4335

Project: Concord Reuse Project Implementation Strategies, Concord Calif.

Reference: Victoria Walker, Com. Dev. Director Rick Nelson, President Northern Calif.
City of Concord, Calif. Toll Brothers, Inc.
(925) 671-3152 (925) 855-0260

Project: Contra Costa Center Specific Plan, EIR & Implementation, Pleasant Hill Calif.

Reference: Bob Stewart, Administrator Scott Bell, President
Pleasant Hill Redevelop. Agency ICI Development, Inc.
(925) 671-5271 (714) 541-1200

Project: East Cypress Corridor Specific Plan, SOI Amendment & Annexations, Oakley Calif.

Reference: Brian Montgomery, City Manager Lou Ann Texiera, Executive Officer
City of Oakley, Calif. Contra Costa LAFCO
(925) 625-7000 (925) 335-1094

Project: Faria Preserve & San Ramon Northwest Specific Plan, San Ramon Calif.

Reference: Art Lorenzini, President Phil Wong, Director of Com. Dev.
Claremont Homes City of San Ramon, Calif.
(510) 623-6321 (925) 973-2566

Project: Great Oaks Mixed-Use Project, San Jose Calif.

Reference: Ed Storm, President
Hunter Storm Development
(408) 287-8402

Project: Berkeley Iceland Reuse & Bayer Corporation South Properties Projects, Berkeley Calif.

Reference: Wilson Wendt, Attorney, Miller Starr Regalia
Walnut Creek, Calif.
(925) 935-9400

J. Appendix

Antioch Downtown Specific Plan & City-Wide General Plan / Zoning Code Update (07.24.14)

Resumes of the Following Project Team Principals:

- Richard Loewke, AICP Loewke Planning
- Michael Loewke, AICP Loewke Planning
- Isabel Domeyko, New Econ. & Advisory
- Jesse Walker, New Econ. & Advisory
- Steve Abrams, Abrams Assoc. Traffic
- Traffic Engineer, Abrams Assoc. Traffic
- Senior Engineer, Illingworth & Rodkin
- Staff Consultant, Illingworth & Rodkin
- Jim Allen, William Self Assoc.
- Aimee Arrigoni, William Self Assoc.
- Jeff Olberding, Principal, Olberding Env.
- Maya Khosla, Biologist Olberding Env.
- Robert Bristol, PE, Bellecci Associates
- Steven Nagata, Bellecci Associates

Biography - Richard T. Loewke, AICP

As Principal of Loewke Planning Associates my consulting practice focuses on major land use, economic development and environmental analysis, involving projects within the San Francisco Bay Area and throughout California. As a practitioner with 35 years of experience, my clientele include major corporations, developers, private land owners, city and county governments, special districts and joint powers authorities. A significant portion of my consulting experience has focused on the preparation and testing of specific plans, supporting environmental documents, and implementation strategies. I specialize in leading multi-disciplinary project teams to solve complex planning and environmental issues, and occasionally serve as an expert witness in CEQA and planning litigation. I recently passed the California Real Estate Broker's Examination, in order to provide enhanced market analysis capabilities. A complete summary of projects and services may be viewed on my web at www.Loewke.com.



Education

- Bachelor of Science in City & Regional Planning, California Polytechnic State University, San Luis Obispo, Calif., June 1974.
- Master of Urban Planning, San Jose State University, San Jose, California, July 1982.
- Post-Graduate Coursework, University of Calif. (1978 to Present). Coursework in California Planning, Subdivision and Environmental Law, Fiscal Impact Analysis and Related Topics.

Professional Memberships

- American Planning Association, Charter Member.
- American Institute of Certified Planners, Comprehensive Examination, November 1979.
- California Bureau of Real Estate Broker License No. 01933504

Private Practice

- **Principal, Loewke Planning Associates: 1985-Current**
Established in 1985, my consulting practice involves the preparation of land use, economic development, environmental studies and implementing strategies. Over the past 24 years I have served as the leader of project teams involving the preparation of major general plan documents, specific plans, zoning and related ordinances, environmental impact reports, expanded negative declarations, development feasibility analyses, and municipal services and annexation studies. Available on our company web site is background information on recently completed specific plans and environmental documents for large-scale commercial, residential and industrial mixed use projects throughout California.

Municipal Planning

- **Director of Planning & Building, City of Martinez, California: 1983-1985**
Administration of staff of 19 full-time employees. Managed planning and building inspection services for a city of 30,000 population.
- **Zoning Administrator, City of Salinas, California: 1981 - 1983**
Manager of Development Review Division with 5 employees responsible for permit processing; code enforcement for the Monterey County Seat, with a Population of 85,000.
- **Associate Planner, City of Sunnyvale, Calif.: 1977 - 1981**
Chief Project Planner for dynamic Silicon Valley city of 110,000 population during its principle industrial growth period.
- **Planner I, City of Saratoga, Calif.: 1974 - 1977**
Responsible for preparation of general plan land use, housing and related elements, and management of design review process for community of 30,000.

Biography – Michael T. Loewke, AICP

As Vice President of Loewke Planning Associates I serve as both a project manager and as technical support for Richard T. Loewke, AICP. My responsibilities include direct management of projects involving local ordinance compliance and environmental analysis. My role as Vice President for Loewke Planning Associates is to manage assigned projects, provide technical research and expertise, and to produce a wide range of documentation and presentation graphics for all client projects. I have 10 years of experience working with technical experts, including planners, engineers, and architects, as well as developers and public agency staff. I have direct experience working on the preparation of general and specific plans, local ordinances, environmental documents, development feasibility analyses, and municipal service and annexation studies involving commercial, residential, industrial and mixed use projects. A summary of projects and services may be viewed on the company web site at www.Loewke.com.



Education

I hold a Bachelor of Science degree from the University of California San Diego, in La Jolla, California (July 2003). I have also held my AICP certification since 2011.

Professional Memberships

- American Planning Association
- American Institute of Certified Planners, Comprehensive Examination, May 2011.

Technical Skills

Project Management, Plan Checking, COA Drafting, Conceptual Layout Design, Application & Entitlement Preparation, Tribal Compact Review, Municipal Code Review & Interpretation, Support for Specific Plans, LAFCO Review & Support, Coastal Management Zones, RHNA Allocations, Airport Compatibility Zones, GHG Modeling, Rezoning & Lot Line Adjustments, General Plan Amendments, Specific Plan Amendments, Urban Growth Boundaries, Photo Simulation, IT/Computer Support, Programming, Website Hosting/Creation/Updating. Software proficiency in Adobe Dreamweaver, Adobe Photoshop, Adobe Illustrator, Google Earth Pro, Google Sketch Up, PowerPoint, Unix/Linux, Panoramic Photo Software, and AutoCAD.

Employment Experience

- **Vice President, Loewke Planning Associates 2006-Current**
I serve as a project manager and company IT officer. Recent projects include a combined LLA/LUP application for Round Hill Country Club in Contra Costa County, the Vallejo Marine Terminal Reuse Plan & Permitting, City/Master Developer assistance in the Concord Naval Weapons Station Reuse Plan, the Faria Preserve residential community in San Ramon, a General Plan Study for a 10-acre infill development in Crockett, and the Contra Costa Center Specific Plan and EIR in Pleasant Hill. I also performed analysis for the Measure J/K Initiatives of 2008 in Moraga, and the Moraga Center Specific Plan and supporting studies.
- **Software Architect / Systems Administrator / IT Consultant 1998-2006**
Held various positions related to Computer Science, Programming, Managing Hardware, Custom Graphics, Photo Simulations, Website Hosting/Programming/Updating, Code Development, Programming Architecture & Flow Charts, and Systems Administration for companies up to 200 people responsible for maintaining routers, network, user issues, server backup and retrieval of data, server management, email administration, ad banner creation, and the company websites.



ISABEL DOMEYKO

Isabel offers a decade of experience in urban economics and has broad expertise in technical analysis, project management, and business development. She has managed a wide spectrum of complex consulting assignments in the fields of public finance and real estate economics throughout northern California, working on large-scale master plan communities, retail sites, business parks, economic development, and other projects.

AFFILIATIONS

- Programs Committee, Sac Valley APA, 2012-present
- Member, Ignite, 2011-present
- Member, Urban Land Institute (ULI), 1999–2010.
Co-Founder, Young Leaders Group (Sacramento District), 2002-2004
- Board of Directors, Sacramento Theatre Company, 2006–2007

PREVIOUS EMPLOYMENT

- Economic & Planning Systems, Inc., Sacramento, CA
 - Vice-President 2007-2011
 - Senior Associate 2005–2006
 - Associate 2003–2004
- Fellow, Planning & Economic Departments, City of Ferrara, Italy, 2001–2002
- Research Assistant, Voorhees Center University of Illinois at Chicago, 1999–2001

EDUCATION

- Master of Urban Planning & Public Policy, University of Illinois at Chicago, 2001
- Bachelor of Arts, International Politics & Economics, Middlebury College, VT, 1998
- Diplome, Institut D'Etudes Politiques, Paris, France, 1997

NEW ECONOMICS & ADVISORY

LAND USE ANALYSIS & STRATEGIES

EXPERIENCE

- **GENERAL PLAN UPDATES.** Isabel is experienced in preparing demographic and economic overviews, land demand projections, financing strategies, and economic development strategies for general plan updates. This work has addressed a variety of economic issues, such as infill development feasibility and infrastructure prioritization based on economic development potential.
- **MARKET ANALYSIS.** Isabel is versed in infill and Greenfield market analysis for retail, office, hotel, and industrial projects. Previous assignments range from analyzing the potential impact of proposed big-box retail projects on existing retail districts, to estimating demand for new industrial space, to exploring potential commercial synergies that could develop from a new special use.
- **TRANSPORTATION ECONOMICS.** Isabel is experienced in conducting economic analysis related to proposed transportation projects. Previous assignments range from funding strategies for transportation corridors to market assessments surrounding transit stations, to the impacts of major projects on surrounding areas.
- **SPECIFIC PLAN WORK.** Isabel has overseen a variety of studies for large-scale specific plans. In South Placer County, for instance, she managed work on proposed and approved projects with over 30,000 residential units, two new universities, and over 4 million square feet of commercial space. Isabel has also managed financing and public services plans, additional technical analyses pertaining to CFD bond financing, land equalization, cash flow, fiscal review, and other special analyses required by landowners or local jurisdictions.
- **DECISION SUPPORT.** Isabel has also applied her expertise to a variety of unique special projects. These projects range from the creation of a multi-layered, decision-making process for the expenditure of a 20-40 year stream of grant funds derived from a State of California dam relicensing, to devising and implementing a media strategy for a public agency's economic development efforts, to conducting a fiscal impact study for a potential voter initiative.

488 Diamond Oaks Road, Roseville, CA 95678
Office: (916) 538-9857 | Mobile: (916) 216-6320
isabel@new-econ.net | www.new-econ.net



JESSE W. WALKER

Jesse offers a more than decade of professional experience analyzing economic issues related to land use and infrastructure planning in areas throughout the United States. His professional and academic background combines a quantitative and qualitative approach to economic analysis, which informs his well-rounded experience among various dimensions of land use economics, including market feasibility analysis, economic/ fiscal impact analysis, municipal finance, transportation economics, and economic development.

AFFILIATIONS

- Member, American Planning Association, Nevada Chapter
- Board Member, Tahoe Prosperity Center
- Working Group Chair, Lake Tahoe Sustainability Collaborative

PREVIOUS EMPLOYMENT

- Economic & Planning Systems, Inc., 2003 - 2013
- Meyers Group Real Estate Information and Consulting Services, 2002–2003
- Aegis Commercial Real Estate, 1999–2000

EDUCATION

- Master of Business Administration with a concentration in Urban Land Development, California State University Sacramento, 2008
- Bachelor of Arts, Interdisciplinary Studies (Major: Business Management and Innovation; Minor: City and Regional Planning), University of California at Berkeley, 2001

EXPERIENCE

- **MARKET STUDIES and FEASIBILITY ANALYSIS.** Jesse is versed in real estate market analysis for various project types, including residential, retail, office, lodging, industrial, and mixed use. Beyond the evaluations of market support for a variety of development or redevelopment prototypes, Jesse is experienced in calculating the financial feasibility of development and redevelopment proposals, considering various measures of financial return. Previous assignments have ranged from analyzing the market support and feasibility of hotel and resort reuse concepts, to estimating the potential absorption rates for large-scale greenfield residential developments.
- **ECONOMIC and FISCAL IMPACT ANALYSIS.** Jesse has substantial experience studying and quantifying the potential fiscal impacts of proposed development concepts on the annual operating budgets of local government agencies. In addition, Jesse has conducted several studies which analyze the potential economic impact of various types of initiatives on local and regional economies considering factors such as jobs, economic output, retail spending, and other attributes.
- **MUNICIPAL FINANCE.** Jesse has conducted a variety of studies related to the funding of infrastructure and public facilities for large-scale development projects. He has created several infrastructure financing plans for large-scale development projects, and has also worked on a variety of technical analyses pertaining to CFD bond financing, land equalization, cash flow, municipal services plans, and other special analyses required by landowners or local jurisdictions.
- **TRANSPORTATION ECONOMICS.** Jesse is experienced in conducting economic analysis related to proposed transportation projects. Previous assignments range from analyzing funding strategies for transportation corridors to assessing the economic and financial impacts of transportation projects on surrounding areas.
- **ECONOMIC DEVELOPMENT.** Jesse is experienced in analyzing economic development opportunities and constraints that are present in local geographic areas, and recommending strategies to enhance economic conditions through programmatic, land use development, and/ or policy measures.

NEW ECONOMICS & ADVISORY

LAND USE ANALYSIS & STRATEGIES

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jesse@new-econ.net | www.new-econ.net

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STEPHEN C. ABRAMS, PRESIDENT

Stephen Abrams has over 18 years experience in the fields of traffic engineering and transportation planning. He joined the firm in 1995, expanding their capabilities in the areas of computer applications and environmental review. During his career, Mr. Abrams has successfully managed a broad range of traffic engineering and transportation planning projects and has developed a strong reputation for resolving complex issues on both large and controversial projects.

He has proven himself to be one of the most capable in the industry, at handling sensitive political situations and is highly respected for his presentation skills, and his work as an expert witness on transportation planning issues. By successfully representing both private and public sector clients, on the most challenging traffic engineering and environmental review issues, Mr. Abrams has repeatedly proven his abilities and integrity.

SELECTED PROJECT EXPERIENCE

Traffic Impact Studies

Mr. Abrams specializes in the preparation of traffic impact studies (TIS) for both large and small projects and began his career preparing environmental impact reports. Since then he has become a specialist on the review of CEQA and NEPA legal issues as they relate to traffic and transportation. In addition, Mr. Abrams has an excellent understanding of the entire range of environmental review subject areas and how these relate to decisions about transportation. The following are some examples of the hundreds of traffic impact studies that he has prepared: *San Francisco Central Freeway Areawide TIS, Concord Lowe's TIS, Streets of Brentwood TIS, Orinda Gateway Valley TIS, Antioch City Gate Project TIS, Stonecreek Los Banos TIS, Modesto Target Expansion TIS.*

Transportation Planning

Mr. Abrams has extensive transportation and master planning experience. He prefers working on projects from the beginning design stages, so decisions on transportation facilities and improvements can be made up front, instead of becoming mitigations. Selected examples of his many traffic planning studies include: *Bayshore Corridor Transit System Planning Study, SF Comprehensive Bicycle Plan, Gavilan Community College Master Plan, Lower Fillmore Revitalization Project Traffic and Parking Plan, Union City General Plan/Redevelopment Plan Update*

Additional Areas of Specialized Experience

Mr. Abrams has a broad range of traffic engineering experience that includes many complex studies of public transportation, parking issues, construction traffic control, pedestrian and bicycle analyses, accident analyses, and development of transportation systems management (TSM) programs.

Professional Experience

- Abrams Associates, 1995 to Present
- Wilbur Smith Associates, 1993 to 1995
- Environmental Science Associates, Inc., 1989 to 1993

Education and Professional Registration

- San Francisco State University, B.S. in Civil Engineering, 1992
- Registered Professional Traffic Engineer in the State of California. License No. TR1852

Affiliations

- American Society of Civil Engineers
- Institute of Transportation Engineers

ILLINGWORTH & RODKIN, INC.

Acoustics • Air Quality

1 Willowbrook Court, Suite 120
Petaluma, California 94954

Tel: 707-794-0400
www.Illingworthrodkin.com

Fax: 707-794-0405
illro@illingworthrodkin.com

ILLINGWORTH & RODKIN, INC. FIRM DESCRIPTION AND PROFESSIONAL SERVICES

Illingworth & Rodkin, Inc. was founded in 1987 and provides a complete range of consulting services in acoustics, vibration and air quality to governmental agencies, private sector clients and other environmental and design professionals. We have completed over 4,500 projects in architectural acoustics, community noise and vibration, industrial noise and vibration control, hydroacoustics, tire/pavement noise research, and air quality studies. Our goal is to provide our clients with the benefit of our expertise and experience with an emphasis on objective and thorough analyses of issues, timeliness, teamwork, and practical solutions. Our services include:

Environmental Studies

- Noise and air quality assessments for environmental studies (EIR, IS, EIS, EA)
- Noise and air quality technical studies for transportation projects
- Noise studies for new residential developments
- Underwater noise (hydroacoustic) monitoring and analysis
- Tire/pavement noise research
- Community noise control plans and ordinances
- Noise Ordinance compliance
- Air quality conformity determinations

Architectural Acoustics

- Designs for interiors
- Control of noise transmission between spaces
- Sound Isolation and Room Reverberation Testing
- Isolation from exterior noise
- Code compliance

Noise Control Engineering

- Designs and specifications for mechanical and electrical equipment
- Solutions for existing noise and vibration problems in buildings and industry

Computer Modeling

- Traffic noise using TNM, SOUND32 and LEQV2
- Noise sources using SoundPLAN and ENM
- Air Pollutant emissions estimation using URBEMIS, CalEEMod, EMFAC, OFFROAD, MOVES, AP-42
- Microscale air quality traffic modeling using CALINE4, CAL3QHC
Stationary air pollution source modeling using EPA-approved models (e.g., SCREEN, ISCST, AERMOD)

Field Monitoring

- Environmental noise and vibration
- Sound isolation, impact insulation and reverberation time in buildings
- Mechanical and electrical equipment noise and vibration
- Noise from industrial plants
- Meteorological conditions
- Aerometrics and Air toxics

Expert Testimony

- Lawsuits
- Presentations to government bodies

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MICHAEL S. THILL

Mr. Thill is a senior consultant with 15 years of professional experience in the field of environmental acoustics. His expertise includes performing field research, analyzing data, and noise modeling. He has conducted numerous field surveys in a variety of acoustical environments to quantify airborne noise levels, groundborne vibration levels, and hydro-acoustic noise levels. He has also participated in DOT studies of pavement noise in California and Arizona. He has analyzed and summarized complex sets of data for inclusion into noise models. Mr. Thill has been trained in the use of FHWA's traffic noise prediction model (TNM), and is familiar with the procedures for preparing highway noise impact studies presented in Caltran's *Traffic Noise Analysis Protocol* and the *Technical Noise Supplement* (TENS).

Mr. Thill has authored technical noise reports for various land use proposals including residential, commercial, educational, and industrial developments, and has managed the noise assessments for a number of large projects including most recently, the US 101 and SR 85 Express Lanes projects for the Santa Clara County Valley Transit Authority. He has managed the General Plan Update noise studies for several communities in the Bay Area including the Cities of San Jose, Fremont, Walnut Creek, and Santa Barbara. Mr. Thill has also led traffic noise investigations for major transportation projects including the Route 4 Bypass project and the I-680/Route 4 Interchange project in Contra Costa County, California and arterial roadway widening projects in the communities of San Jose, Oakley, and Stockton.

PROFESSIONAL EXPERIENCE

2009 - Present Principal	Illingworth & Rodkin, Inc. Petaluma, California
2005 - 2009 Senior Consultant	Illingworth & Rodkin, Inc. Petaluma, California
1998 - 2005 Staff Consultant	Illingworth & Rodkin, Inc. Petaluma, California

EDUCATION

1998	University of California at Santa Barbara B.S., Major: Environmental Science
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PROFESSIONAL SOCIETIES

Institute of Noise Control Engineering
Association of Environmental Professionals

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JAMES A. REYFF

Mr. Reyff is a Meteorologist with expertise in the areas of air quality and acoustics. His expertise includes meteorology, air quality emissions estimation, transportation/land use air quality studies, air quality field studies, greenhouse gas studies and environmental noise studies. He is familiar with federal, state and local air quality and noise regulations and has developed effective working relationships with many regulatory agencies.

During the past 24 years, Mr. Reyff has prepared Air Quality Technical Reports for over 20 major Caltrans highway projects and conducted over 200 air quality analyses for other land use development projects. These projects included microscale analyses, calculation of project emissions (e.g., ozone precursor pollutants, fine particulate matter, diesel particulate matter, and greenhouse gases), health risk assessments, and preparation of air quality conformity determinations. Mr. Reyff has advised decisions of federal and local air quality agencies regarding impact assessment methodologies and air quality conformity issues. He has conducted air quality evaluations for specific plans and General Plan updates and advised City and County staff on these topics.

Mr. Reyff has been responsible for a variety of meteorological and air quality field investigations in support of air permitting and compliance determinations. He has conducted air quality analyses of diesel generators in support of regulatory permitting requirements and environmental compliance issues. Mr. Reyff has designed and implemented meteorological and air quality monitoring programs throughout the Western United States including Alaska. Programs include field investigations to characterize baseline levels of air toxics in rural areas, as well as regulatory air quality and meteorological monitoring. He was the Meteorologist involved in a long-term monitoring program at the Port of Oakland that evaluated meteorological conditions and fine particulate matter concentrations in neighborhoods adjacent to the Port.

Mr. Reyff has conducted over 15 major acoustical technical studies for transportation systems. He has managed several research studies for Caltrans including a noise study that evaluated long-range diffraction and reflection of traffic noise from sound walls under different meteorological conditions. Mr. Reyff has also evaluated noise from power plants, quarries and other industrial facilities. He has also been actively involved in research regarding underwater sound effects from construction on fish and marine mammals.

PROFESSIONAL EXPERIENCE

1995-Present	Illingworth & Rodkin, Inc.
Senior Consultant	Petaluma, California
1989-1995	Woodward-Clyde Consultants (URS)
Project Meteorologist	Oakland, California
1988-1989	Oceanroutes (Weather News)
Post Voyage Route Analyst	Sunnyvale, California

EDUCATION

1986 San Francisco State University
B.S. Major: Geoscience (Meteorology)

PROFESSIONAL SOCIETIES

American Meteorological Society Institute of Noise Control Engineering

AWARDS

FHWA Environmental Excellence Award – 2005
Caltrans Excellence in Transportation, Environment – 2005

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RELEVANT PROJECTS & REFERENCES

Project: *East Palo Alto General Plan Update and EIR, East Palo Alto, CA*
Client: *Circlepoint*
1814 Franklin Street, Suite 1000
Oakland, CA 94612
Contact: *John Cook*
(510) 285-6725
j.cook@circlepoint.com

I&R is currently preparing the acoustical, air quality, and Greenhouse Gas emissions studies for the East Palo Alto General Plan Update and EIR. The noise assessment consisted of reviewing existing noise and vibration data to describe current noise and vibration exposure to the City, documenting existing noise conditions by performing noise measurements at selected sites, producing existing noise contours, preparing a Noise and Vibration Baseline Conditions Report, producing future noise exposure contours, and analyze noise and vibration impacts for the EIR. The air quality assessment consisted of reviewing existing air quality conditions and standards in East Palo Alto and the Bay Area, assessing regional and local air quality impacts, assessing community risk impacts, recommending air quality mitigation measures, and Greenhouse Gas emissions analysis.

Project: *City of Mill Valley 2040 General Plan Update, Mill Valley, CA*
Client: *City of Mill Valley*
26 Corte Madera Avenue
Mill Valley, CA 94941
Contact: *Mike Moore, Director of Planning and Building*
(415) 388-1736
mmoore@cityofmillvalley.com

I&R prepared the acoustical assessment for the City of Mill Valley General Plan Update. The General Plan Update could result in land use changes that would expose new sensitive receptors to excessive noise levels or result in substantial changes in the existing noise environment in the city. I&R prepared a comprehensive noise analysis which consisted of reviewing existing noise and vibration data, documenting existing noise and vibration conditions, updating existing noise contours based upon data collected during noise monitoring and traffic data provided by the City, prepared an existing noise contour map based on digital maps supplied by the City, produced future noise exposure contours based upon future traffic data provided by the City, prepared a Data Report discussing major transportation sources in Mill Valley, and reviewed the Draft Noise Element for content and accuracy as well as recommending additional policy language and suggestions for revisions.

Project: *City of San Carlos General Plan EIR, San Carlos, CA*
Client: *The Planning Center/Design, Community & Environment*
1625 Shattuck Avenue, Suite 300
Berkeley, CA 94709
Contact: *Ben Noble*
(510) 848-3815
ben@dceplanning.com

I&R prepared the acoustical and air quality assessments for the San Carlos General Plan Update and EIR. The noise report consisted of documenting existing noise conditions and producing noise exposure contours, updating the goals and policies of the Noise Element of the General Plan, and analyzing noise impacts for the General Plan EIR. The air quality report consisted of documenting existing air quality conditions, identifying sources of air pollutants, developing the goals and policies of the Air Quality Element of the General Plan, and analyzing air quality impacts for the General Plan EIR.



James M. Allan, Ph.D., RPA

Vice-President, Principal

EDUCATION

- 2002 Ph.D. Anthropology, University of California, Berkeley.
- 1990 MA. Anthropology, University of California, Berkeley.
- 1989 MA. Maritime History and Underwater Archaeology, East Carolina University.
- 1970 BS. Business Administration, St. Mary's College, Moraga, California.

EXPERIENCE:

1993 - Present: *Vice President/Principal Investigator, William Self Associates.*

As Principal Investigator, responsibilities include supervision of 30 technical staff in cultural resource management studies including: prehistoric, historic, and maritime archeological field survey, archival research, testing and data recovery, artifact cataloging and lab analysis, architectural history and architectural documentation, and state and federal historic preservation consultation. Recent Principal Investigator experience includes:

- Los Vaqueros Reservoir Project. The Contra Costa County Water District is expanding the storage capacity of the Los Vaqueros Reservoir by 60,000 acre feet. WSA is responsible for conducting the archaeological survey, testing, and data recovery, and preparing the associated reports for all construction-related impacts to both historic and prehistoric cultural resources. The project is underway and is expected to continue through 2012.
- Pleasanton-Gateway Retail/Office Complex. Responsible for overall project direction and oversight, preparation of work scopes, budgets, reporting oversight, QA/QC, client and agency coordination for Native American burial recovery and resource documentation for the construction of a retail, office and shopping center.
- Transbay Transit Center Project. Responsible for overall project direction and oversight, preparation of work scopes, budgets, reporting oversight, QA/QC, client and agency coordination for construction of the new \$4.2B San Francisco Transit Center Project.
- 300 Spear Street Project, San Francisco, CA. Responsible for budget preparation and management, staffing, SFERO and client coordination, direction of technical studies, data recovery (including the recovery of a 19th century whaling ship) and report preparation.
- EBMUD Estates Reservoir Replacement Project, Oakland, Alameda County, California. Responsible for overall project direction and oversight, preparation of work scopes, budgets, reporting oversight, QA/QC, client and agency coordination.

- Preparation of Cultural Resources Assessment Report and EIR section in association with the replacement of the fountains and roof structure of the Estates Reservoir.
- Palmdale Hybrid Power Project and Victorville-2 Hybrid Power Project. Responsible for development of budgets, scopes of work, project management and oversight of field surveys, resource documentation, technical report preparation and client and agency coordination for the construction of two new hybrid power plants, along with associated transmission lines in the Mojave Desert.
- City of Oakley Cypress Corridor Project. Responsible for budget preparation and management, staffing, agency and client coordination, direction of technical studies, and report preparation for City of Oakley's annexation of approximately 2,600 acres.
- Carquinez Straits Bridge Replacement and Seismic Retrofit Project. Responsible for design and implementation of maritime archaeological research associated with replacement and seismic retrofit of the Carquinez and Benicia bridges. Project included archival research, remote sensing (side scan sonar, sub-bottom profile, remote ground-truthing), underwater ground truthing and data recovery, and interpretation.
- San Rafael Bridge Seismic Retrofit Project. Responsible for design and implementation of maritime archaeological research associated with seismic retrofit of the San Rafael Bridge. Project included archival research, remote sensing (side scan sonar, sub-bottom profile, remote ground-truthing), underwater ground truthing and data recovery, and interpretation.
- San Francisco-Oakland Bay Bridge East Span Replacement Project. Responsible for design and implementation of maritime archaeological research associated with SFOBB replacement project. Project included archival research, remote sensing (side scan sonar, sub-bottom profile, remote ground-truthing), underwater ground truthing and data recovery, and interpretation.
- Muni Metro Turnback Project. Responsible for technical direction and administration on multi-year, \$250M construction project in San Francisco requiring archeological monitoring, artifact retrieval and data recovery through 19th Century historic fill and maritime (vessel) remains. Directed activities of multiple archeological monitors, responsible for artifact analysis and reporting, agency consultation.

2005 – Present: *Member, National Park Service Historical Landmarks Committee*

1999 - Present: *Research Fellow, Archaeological Research Facility, University of California, Berkeley*

1997 – Present: *Adjunct Professor, Department of Anthropology and Sociology, Saint Mary's College of California.*

1990 – Present: *Director, Institute for Western Maritime Archaeology, Archaeological Research Facility, University of California, Berkeley.*



AIMEE L. ARRIGONI

Project Director/ Archaeologist/Historian

EDUCATION:

- 2004, M.A. History, California State University, East Bay
- Summer 1997, Università degli Studi di Pisa, Viareggio, Italy. Studied Italian language and culture.
- 1995, B.A. History, Northeastern University, Boston, MA
- Winter 1993, University of London, London, UK. Studied abroad through the American Institute for Foreign Study.

EXPERIENCE:

2002 – Present: *Project Director/Historian, William Self Associates, Inc.*

As a project director and historian, responsibilities include preparation of in-depth historic contexts based on original research, evaluation of historic built resources as well as buried deposits, historic artifact analysis, precise historic map analysis, preparation of reports in a variety of formats, as well as project coordination.

Recent Projects:

- Archaeological Research Design and Treatment Plan, Transbay Transit Terminal Project, San Francisco, California (in progress).
Includes preparation of an historic context for 22-block project area, as well as preparation of a comprehensive historic research design and testing plan
- Final Archaeological Resources Report, California Academy of Sciences Rebuilding Project, San Francisco, California.
Excavation and documentation of historic features from the 1894 Midwinter Expo, Golden Gate Park
- Cultural Resources Assessment Report, City of Ceres Downtown Development Specific Plan, Ceres, Stanislaus County, California.
Included assessment of architectural integrity for structures within 26-block downtown district
- Final Archaeological Resources Report, 300 Spear Street Project, San Francisco, California
Excavation and documentation of 19th century privies, foundations, ship breaking yard, and ship; Analysis of over 800 accompanying historic artifacts
- Final Archaeological Resources Report, 400 Howard Street Project, San Francisco, California
Excavation and documentation of City of San Francisco's first coal gasification plant
- Historic Resources Evaluation Report, Seismic Retrofit of BART Aerial Structures and Stations along the Concord, Richmond, Daly City and Fremont Lines.
Included preparation of historic context as well as detailed historic map research to provide basis for Section 106 technical studies.

- Data Recovery, Burial Removal, and Construction Monitoring at the Site CA-ALA-613/H Pleasanton, Alameda County, California.
Excavation of prehistoric burials
- North Shore to Channel Force Main Sewer Project, San Francisco, California.
Project currently in progress and includes archaeological monitoring of ground disturbance in areas considered archaeologically sensitive as well as photographic documentation of character defining features of NRHP-eligible buildings along the project alignment.
- Archaeological Survey and Cultural Resources Assessment for the Mather Power Line Reconfiguration Project in Groveland, Tuolumne County, California.
Involved archaeological survey and evaluation of the proposed alignment of new power lines serving the campgrounds. Prehistoric archaeological site CA-TUO-218 was relocated and re-recorded as part of the project.
- Archaeological Survey and Assessment for the Moccasin Effluent Pond Project in Moccasin, Tuolumne County, California.
Included archaeological survey and assessment of location of new wastewater effluent pond at the Moccasin Wastewater Treatment Plant.
- Archaeological Resources Assessment Report and Archaeological Mitigation Plan, Sunnydale Sewer System Improvement Project, San Francisco, California.
Wrote prehistoric and historic contexts for the project area, developed an appropriate research design, and wrote mitigation measures for each of the project segments.

2000 – 2002:

- **USS Hornet Museum**, Alameda, CA. March 2001– August 2002. Archival management; docent coordination; interpretation and presentation of historic material.
- **Contra Costa County Historical Society**, Martinez, CA. Spring 2000. Internship. Provided research assistance for patrons; cataloged manuscript collection.

Jeff Olberding

President/
Wetland & Endangered Species Regulatory Specialist

AREA OF EXPERTISE

Environmental permitting associated with wetlands and endangered species – Species and habitat mitigation

CAPABILITIES AND EXPERIENCE

Background

Mr. Olberding has over 27 years of experience in environmental regulation and permitting pertaining to wetland, riparian and wildlife resources. Prior to the establishment of Olberding Environmental, Inc., Mr. Olberding was a senior project manager in the Regulatory Branch of the U. S. Army Corps of Engineers in San Francisco. Mr. Olberding has acquired expertise in many areas of natural resource management, including permitting, wetland delineations, resource agency coordination, environmental impact assessment, restoration design, Section 7 Endangered Species Act coordination, NEPA/CEQA compliance/documentation, and mitigation and monitoring plan design and construction. Mr. Olberding has a unique background that also includes several years of experience managing commercial, residential and industrial development projects in Southern California. This combination of public and private sector experience has given him a unique perspective on project development and the permitting process in a wide variety of settings.

Mr. Olberding has managed over 650 multi-disciplinary projects, including many complex, controversial and environmentally sensitive in nature. Current job responsibilities include the evaluation, preparation and management of permit applications; delineation of wetlands; preparation of wetland maps; assessment of project impacts on the environment; evaluation and analysis of cumulative, direct and indirect environmental effects on wetland and riparian ecosystems; development and evaluation of mitigation and monitoring requirements to reduce the significance and/or offset impacts to biological resources; interpretation of monitoring results to evaluate mitigation site performance; preparation of biological assessments on endangered species; initiation of formal and informal Section 7 consultation on endangered species and oversight of the implementation of mitigation site construction.

While at the Corps, Mr. Olberding was responsible for the management of permit applications and the preparation of environmental documentation supporting permit decisions for individual, regional and nationwide permits pursuant to Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act. This past experience allows Mr. Olberding to assist clients utilizing his knowledge of environmental laws, regulations and policies, drawing from his personal interaction with other agency personnel as he managed projects related to bank stabilization and erosion protection; complex wetland delineations; sediment removal; channel maintenance activities; marina and harbor dredging; dam construction; construction of flood control channels; transportation structures; highway development; lagoon breaching; bridge replacements; construction of water control structures; large urban and commercial development projects; fish habitat enhancement projects; levee rehabilitation and construction; in stream gravel mining; percolation dams; mitigation bank development; wetland and riparian habitat management and wetland enhancement projects.

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Jeff@olberdingenv.com

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Jeff Olberding

President/
Wetland & Endangered Species Regulatory Specialist

Professional Experience

The following projects are representative of those managed by Mr. Olberding which are similar in scope and impacts to those being considered.

On-Call Services

Contra Costa Water District - Biological Studies, ESA Studies Documentation and Coordination (California clapper rail, salt marsh harvest mouse, California red-legged frog, California tiger salamander,), Environmental Assessments, Regulatory Permitting, Mitigation Planning, Biological/Construction Monitoring, CEQA/NEPA Documentation, Agency Coordination

Stanford University – Biological Studies, ESA Studies Documentation and Coordination (California red-legged frog, California tiger salamander, steelhead), Environmental Assessments, Regulatory Permitting, Mitigation Planning, Biological/Construction Monitoring, CEQA/NEPA Documentation, Agency Coordination

Port of Oakland - Biological Studies, ESA Studies Documentation and Coordination (California clapper rail, salt marsh harvest mouse, snowy plover), Environmental Assessments, Resource Management, Stormwater Management, Regulatory Permitting, Mitigation Planning, CEQA/NEPA Documentation, Agency Coordination

Pacific Gas & Electric - Biological Studies, ESA Studies Documentation and Coordination (California red-legged frog, California tiger salamander), Environmental Assessments, Regulatory Permitting, Mitigation Planning, CEQA/NEPA Documentation, Agency Coordination

City of Fremont - Biological Studies, ESA Studies Documentation and Coordination (California clapper rail, salt marsh harvest mouse, burrowing owl, California red-legged frog, California tiger salamander, steelhead), Environmental Assessments, Regulatory Permitting, Mitigation Planning, Biological/Construction Monitoring, CEQA/NEPA Documentation, Agency Coordination

Dredging Projects

Monterey Harbor - Biological Studies, ESA Studies Documentation and Coordination, Environmental Assessments, Regulatory Permitting, Mitigation Planning, CEQA/NEPA Documentation, Agency (DMMO) Coordination

Moss Landing Harbor - Biological Studies, ESA Studies Documentation and Coordination, Environmental Assessments, Regulatory Permitting, Mitigation Planning, Agency Coordination

Santa Cruz Harbor - Biological Studies, ESA Studies Documentation and Coordination, Environmental Assessments, Regulatory Permitting, Mitigation Planning, Agency Coordination

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Chevron Corporation – Fisherman’s Wharf - Biological Studies, ESA Studies Documentation and Coordination (long-fin smelt, green sturgeon Steelhead, Coho), Environmental Assessments, Regulatory Permitting, Mitigation Planning, CEQA/NEPA Documentation, Agency (DMMO) Coordination

Other Projects

Hawthorne Mill Development Project – Complex Wetland Delineation, Biological Studies, ESA Studies Documentation and Coordination (Contra Costa goldfields and listed branchiopods), Environmental Assessments, Regulatory Permitting, Mitigation Planning, Agency Coordination

Caltrans/Solano County - Suisun Creek Mitigation Project - Biological Studies, ESA Studies Documentation and Coordination (California red-legged frog, salt marsh harvest mouse), Corps Jurisdictional Delineation, Environmental Assessments, Regulatory Permitting, Mitigation Planning, Biological/Construction Monitoring, CEQA/NEPA Documentation, Agency Coordination

Monterey Peninsula Water Management District - Biological Studies, ESA Studies Documentation and Coordination (California clapper rail, salt marsh harvest mouse, steelhead), Environmental Assessments, Regulatory Permitting, Mitigation Planning, Biological/Construction Monitoring, CEQA/NEPA Documentation, Agency Coordination

Jamestown Effluent Disposal Pipeline Project- Biological Studies, ESA Studies Documentation and Coordination (California red-legged frog), Environmental Assessments, Regulatory Permitting, Mitigation Planning, Biological/Construction Monitoring, CEQA/NEPA Documentation, Agency Coordination

Oro Loma Marsh Restoration Project - Biological Studies, ESA Studies Documentation and Coordination (California clapper rail, salt marsh harvest mouse), Environmental Assessments, Regulatory Permitting, Mitigation Planning, Biological/Construction Monitoring, CEQA/NEPA Documentation, Agency Coordination

Breuner Marsh Restoration Project - Biological Studies, ESA Studies Documentation and Coordination (California clapper rail, salt marsh harvest mouse), Environmental Assessments, Regulatory Permitting, Mitigation Planning, Biological/Construction Monitoring, CEQA/NEPA Documentation, Agency Coordination

Livermore Valley Preserve Mitigation Bank – Biological Studies, ESA Studies Documentation and Coordination (California clapper rail, salt marsh harvest mouse), Environmental Assessments, Regulatory Permitting, Mitigation Planning, Biological/Construction Monitoring, CEQA/NEPA Documentation, Agency Coordination

Jordan Ranch Development Project - Biological Studies, ESA Studies Documentation and Coordination (California red-legged frog, California tiger salamander, burrowing owl, San Joaquin kit fox), Corps Jurisdictional Delineation, Environmental Assessments, Regulatory Permitting, Mitigation Planning, Biological/Construction Monitoring, Agency Coordination

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Jeff Olberding

President/
Wetland & Endangered Species Regulatory Specialist

EDUCATION

- Graduate Studies, Environmental Studies (Environmental Policy), San Jose State University, San Jose, California, 1994-1996
- B. S., Environmental Studies (Restoration Ecology), San Jose State University, San Jose, California, 1994

EXPERIENCE

Olberding Environmental, Inc. 1997 to Present
San Ramon & Folsom, California
Principal and Wetlands Regulatory Scientist: Environmental consulting.

U.S. Army Corps of Engineers, Regulatory Branch 1992 to 1997
San Francisco, California
Senior Project Manager: Wetland permitting, regulation and enforcement.

Aegean Construction Company 1987 to 1992
Long Beach, California
Superintendent: Residential and commercial construction

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Maya R. Khosla

Wildlife Ecologist

AREA OF EXPERTISE

Special-status species surveys, field mitigation monitoring, biological assessments, ecological risk assessments, stream assessments

CAPABILITIES AND EXPERIENCE

Professional Experience

Associate Biologist

- 2000-present Olberding Environmental Inc:
- Special-status species surveys and long-term monitoring for California red-legged frog, California tiger salamander, San Joaquin kit fox, Mission blue butterfly, California clapper rail, burrowing owl, steelhead trout and migratory birds
 - California red-legged frog rescue work, Carmel River Watershed
 - Wetland delineations
 - Biological assessments and NEPA reviews for restoration and enhancement projects, development projects and decommissioning projects
 - Mitigation plans; long-term mitigation site surveys
 - Proposals developed for stream habitat assessments, enhancement project designs
 - Surveys, monitoring and ecological risk assessments for California clapper rail and salt marsh harvest mouse

Senior Staff Scientist

- 1996-1999 LFR Levine Fricke
- Biological damage assessments associated with oil spills, treatability studies, vegetation monitoring
 - Ecological risk assessments for deer mouse, American kestrel, great blue heron, Western meadowlark and steelhead trout

Instructor

- 1994-1995 Imperial Valley College
- Lectured in undergraduate classes for human anatomy, physiology, zoology and general biology classes
 - Designed student field classes and laboratories

Additional Qualifications

- **Park Service Internship at Marin Headlands:** fish and invertebrate surveys of Rodeo Creek, pond and lagoon under Darren Fong; Hawk Watch with Golden Gate Raptor Observatory; Redwood Creek salmonid and habitat surveys (1994-1995)
- **Selected Additional Publications:** Wisconsin Review (2005), Bear Star Press (2003), Journal of Ecological Restoration (2002), Journal of Multicultural Environmental Education (1998), Wild Duck Review (1999), Interdisciplinary Science Reviews (1994)
- **Films:** Co-directed "Village of Dust, City of Water," a film highlighting water resource crises in India (Winner, 2007 Lion Award, Wildlife Asia Film Festival)
- **Training:** 38-hour Army Corps of Engineers Wetland Delineation and Management Training Program, 2003.
- **Training:** Aquatic Ecological Assessment Workshop, 2002

Olberding Environmental, Inc.

3170 Crow Canyon Place, Suite 260
San Ramon, California 94583
Phone (925) 866-2111
Fax (925) 866-2126

A55

Maya R. Khosla

Wildlife Ecologist

EDUCATION

- M.S. Environmental Biology, Virginia Polytechnic Institute and State University, Virginia, 1994
- M.S. Chemistry, Virginia Polytechnic Institute and State University, Virginia, 1988
- B.S. Chemistry, St. Stephens College, Delhi, India, 1985
- 38-Hour Army Corps of Engineers Wetland Delineation and Management Training Program, 2003.
- Miners Health and Safety Training, 2003.
- Hazardous Waste Operations Course, 1998, 2004, 2005.
- Aquatic Ecological Assessment Workshop, 2002.

PUBLICATIONS

- M.R. Khosla. Endangered Species of the Golden Gate National Recreation Area: Notes from the Field. *Golden Gate National Parks Conservancy*. In press. Expected date of publication: Spring, 2007.
- M. R. Khosla. Fall 2003. Keel Bone: Nature Writing. *Bear Star Press*.
- A. Lambert and M.R. Khosla. Summer 2000. The Art of Environmental Restoration. *Journal of Ecological Restoration*.
- M.R. Khosla. 1997. Web of Water: Life in Redwood Creek. *Golden Gate National Park Association Press*.
- M.R. Khosla, P.L. Angermeier and AG Heath. 1994. Assessing Water Quality: Problems and Approaches. *Interdisciplinary Science Reviews*.
- M.R. Khosla. 1994. Assessment of Possible Sources of Damage to the Yamuna River Ecosystem in India. *World Wide Fund for Nature (WWF) Report*.

SPECIAL PERMITS AND AWARDS

- Department of Fish and Game Scientific Collecting Permit #001404 for California wildlife.
- USFWS Recovery Permit #TE092049-0 for California Tiger Salamander.
- Byline Magazine Prize (2005)
- Dorothy Brunsman Prize (2003)
- Ludwig Vogelstein Award (2001)
- Headlands Center for the Arts Residency and Award for Writer-in-Residence (1998)
- Americas Review Poetry Prize (1998)

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A56



Robert Broestl, PE
Senior Project Manager

30 years experience - 7 years with Bellecci

BSCS Ohio State University
Civil / PE License CA 41828
Civil / PE License OH E64806

Robert will serve as the *Project Manager* for this contract. Robert has close to three decades of professional design experience and has completed multiple design and CM projects in Contra Costa County over the past seven years. His local knowledge will be valuable on this project because he understands typical area conditions, topography, and has worked with City staff throughout the area. His vast design and construction management experience enables him to recommend the most appropriate repair/replacement methods for a wide variety of public sector improvement projects.

RELEVANT EXPERIENCE

CITY OF BRENTWOOD

- Brentwood Blvd. Median Blvd. Improvements

CITY OF CONCORD

- Mesa Street Class I Trail
- Brubaker Park Multi-use Path - CM
- Baldwin Park Improvements - CM
- Boatwright Soccer Fields - CM
- Clayton Road / The Alameda Signal - CM
- Arnold Industrial / Hwy 4 On/Off Ramp Signal - CM

CITY OF EL CERRITO

- San Pablo Avenue (SR 123) Rain Gardens & Streetscape

CITY OF MILLBRAE

- 15+ On-Call Projects

MORAGA, TOWN OF

- Moraga Avenue Bike & Pedestrian Improvements

CITY OF OAKLEY

- Annual Sign Inventory Project – 2010-2013; 2008

CITY OF PITTSBURG

- Pittsburg Old Town Plaza
- New Mecca Site Improvements

CITY OF RICHMOND

- Burg Park Renovation

CITY OF SAN PABLO

- El Portal Drive (from I-80 off ramp) Complete Street & Gateway

CITY OF WALNUT CREEK

- Downtown ADA Project



Steven Nagata, PE
Senior Project Engineer

26 years experience • 2 years with Bellecci

BSCE Cal State Sacramento,
Civil / PE License CA 49468

Steven will be one of our Professional Engineers for this project. He is a Senior Engineer who has close to three decades of experience. Steven helps mentor the firm's less experienced designers and provides a client perspective and understanding to projects from his experience as a former Town CIP coordinator. One of Steven's greatest attributes is his adaptability to switch between small City CIP projects to complex major subdivision design projects. His projects involve specific plan review, developer design criteria, and conformance with existing infrastructure and site constraints.

RELEVANT EXPERIENCE

CITY OF BRENTWOOD

- Brentwood Blvd. Medians

DANVILLE, TOWN of

- On Call Design Review*
- Iron Horse Trail *

DUBLIN UNIFIED SCHOOL DISTRICT

- Dublin Elementary Improvements
- Murray Elementary Improvements

CITY OF DUBLIN

- Dublin Blvd. Widening & Bike Lanes

CITY OF SAN MATEO

- 2013 Pavement Management Project

CITY OF SAN BRUNO

- Kains Sewer Bypass PS&E Review

CITY OF UNION CITY

- Decoto Green Street & Rain Gardens

WEST COUNTY WD

- Treatment Plant*

AMBER PARK SUBDIVISION

- Major Subdivision, Brentwood

BIGGS TRAIN STATION SUBDIVISION

- Major Subdivision, Fairfield

SDC DELTA COVES

- Delta Coves Lift Station, Bethel Island

WINDY SPRINGS SUBDIVISION

- Minor Subdivision, Oakley

* w/ previous firm

**STAFF REPORT TO THE CITY COUNCIL
FOR CONSIDERATION AT THE MEETING OF SEPTEMBER 9, 2014**

Prepared by: Ken Warren, Assistant Engineer *KW*
Approved by: Ron Bernal, Director of Public Works / City Engineer *REB*
Date: August 25, 2014
Subject: **Resolution Extending the Temporary Closure of McElheny Road between East 6th Street and Fulton Shipyard Road**

RECOMMENDATION

It is recommended that the City Council conduct a public hearing and approve the resolution extending the temporary closure of McElheny Road between East 6th Street and Fulton Shipyard Road for an additional period of eighteen (18) months as a measure to reduce criminal activity in the area.

BACKGROUND INFORMATION

McElheny Road is a 750-foot long, 30-foot wide, mostly unpaved road that crosses under the Burlington Northern Santa Fe (BNSF) railroad bridge between East 6th Street and Fulton Shipyard Road in the City of Antioch (Attachment "A"). The Public Works Department maintains water and sewer pipes that are located in the roadway alignment and periodically cleans adjacent open channels, but the road surface is not maintained.

Over the years the condition of McElheny Road had been a continuous source of consternation for adjacent land owners and the law enforcement community, and the area became a public nuisance and threat to the public health, safety, and welfare. The roadway often became impassable from seasonal rainfall and incoming tides due to its low elevation and lack of adequate drainage, with multiple occurrences of vehicles becoming submerged and disabled. Its isolated location and lack of street lighting made McElheny Road particularly attractive for criminal behavior and illegal dumping. According to statistics provided by the Antioch Police Department, during the five years prior to the 2011 temporary closure, the Department responded to a total of fifty-three (53) calls for service on this road, which varied between reports of discarded boats and stolen vehicles; dumping of trash, debris, construction materials and oil; discovery of pipe bombs and other dangerous objects; fights and miscellaneous disturbances; trespassing complaints, illegal camping and homeless encampments. McElheny Road was a significant and costly problem for the City and for Allied Waste, each of whom experienced difficulties accessing the illegal dumping occurring on this road.

Additionally, the trestles supporting the railroad facilities limited accessibility due to width and height restrictions.

In 2011, dumping and other illegal activities on McElheny Road prompted a concerted effort by both the property and business owner of the Red Caboose Restaurant, the Antioch Police Department, the Contra Costa County Fire Protection District (CCCFPD), and the BNSF Railway Police Department to close the road.

California Vehicle Code §21101.4 authorizes the temporary closure of roads due to criminal activity subject to certain conditions and by resolution of a local authority at a public hearing. To date, the following actions have been taken:

- On September 13, 2011 the Antioch City Council adopted Resolution No. 2011/62 making findings and ordering the temporary closure of McElheny Road for a period of eighteen (18) months.
- On March 12, 2013 the City Council adopted Resolution No. 2013/13 extending the temporary closure of McElheny Road for an additional period of eighteen months (1st extension).

Per California Vehicle Code §21101.4, the temporary closure order may be extended by the procedures specified in the Vehicle Code, which allows for eight (8) extensions of eighteen (18) months in addition to the original eighteen (18) month closure. Seven (7) additional 18-month closure extensions may be approved with each time extension requiring a public hearing. The current 18-month extension expires on September 13, 2014.

To alert the public of the temporary road closure, “No Outlet” signs were installed on W. 6th Street at “A” Street and on Fulton Shipyard Road at Wilbur Avenue, and “End of City Maintained Street” and “Rough Road Subject to Flooding” signs are installed at each end of McElheny Road. To effectuate the temporary road closure, the Public Works Department in conjunction with the Antioch Police Department and the CCCFPD constructed gates at each end of McElheny Road. One gate is located approximately 100 feet north of East 6th Street and the other approximately 200 feet north of the BNSF Railroad Line. The gate locations provide for existing rear driveway access to the residence at 49 East 6th Street and adequate vehicular turn-around space at both ends of McElheny Road. The gates swing or open inward, have fire-trail lock-access or “daisy” chaining and allow for access by City and County Public Works employees, emergency response personnel, as well as pedestrians and bicyclists. The gates and the adjacent areas are regularly monitored by Public Works crews and police officers to determine if additional work is necessary to repair vandalized improvements or add measures to prevent vehicular access.

Per California Vehicle Code §21101.4 and Resolution No. 2013/13, the attached resolution lists seven findings that must be made by the City Council at public hearing to extend the temporary closure of the road. A copy of Antioch Police Department Memo,

"McElheny Road Closure Extension", dated August 25, 2014, recommending the extension of the closure for an additional 18-month period, is provided as Attachment "B". Captain Leonard Orman, Field Services Division, reports that there have been a total of twenty-eight (28) calls for police service involving McElheny Road since the temporary closure began and that this isolated area remains a haven for illegal dumping and various other activities that pose a threat to public safety.

Fronting property owners to McElheny Road include Bert Mannall, LLC; Fruitful Farms, LLC; Riverfront Partners, LLC; City of Antioch; James & Phyllis Boccio; Antioch Diversified Development Association and the BNSF Railway. All adjacent property owners were noticed in writing of the proposed temporary road closure extension and the public hearing for Council to consider this action. If the temporary road closure extension is approved, all property owners adjacent to the McElheny will continue to have an alternate means of access to a public road. Staff requests that the Antioch City Council approve the resolution to extend the road closure an additional 18 months beyond the September 13, 2014 termination date.

FINANCIAL IMPACT

The cost of gates and signs for the McElheny Road closure were paid for with storm drain funds. No additional financial impacts are expected to come from this action.

OPTIONS

The City Council may choose to not approve the extension of the temporary closure of the road. This is not recommended by staff.

ATTACHMENTS

A: Vicinity Map

B: Antioch Police Department Memo, "McElheny Road Closure Extension", dated August 25, 2014

RESOLUTION NO 2014/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH MAKING FINDINGS AND ORDERING EXTENSION OF THE TEMPORARY CLOSURE OF McELHENY ROAD

WHEREAS certain business and property owners adjacent to McElheny Road requested that McElheny Road be temporarily closed due to serious and continual criminal activity; and

WHEREAS Vehicle Code §21101.4 authorizes the temporary closure of roads due to criminal activity, and provides criteria and procedures for such closure; and

WHEREAS on March 12, 2013 the Antioch City Council adopted Resolution No. 2013/13 making findings and ordering the temporary closure of McElheny Road for a period of eighteen (18) months; and

WHEREAS the temporary closure order may be extended for the periods and by the procedures specified in Vehicle Code §21101.4 or successor legislation; and

WHEREAS Vehicle Code §21101.4 provides that the closure may be extended for seven (7) additional 18-month periods if, prior to each of those extensions, the local authority holds a public hearing and finds by resolution that all of the following conditions exist;

NOW, THEREFORE, BE IT RESOLVED that the City Council makes the following findings:

1. A duly-noticed public hearing was conducted by the City Council on September 9, 2014, at which all interested persons were allowed to address the Council. Notice was mailed to all residents and owners, as shown on the last equalized assessment roll, of property adjacent to McElheny Road;

2. The Police Department recommends extending the closure of the road. Field Services Division Captain Leonard Orman has authored a memorandum dated August 25, 2014, on file with the Office of the City Attorney, which the City Council incorporates by reference. In summary, Capt. Orman reports the following:

a. A cooperative effort from all of the interested parties and a significant portion of the initial closure period was expended to install the gates on McElheny Road;

b. All of the qualifying closure criteria outlined in City Council Resolution No. 2013/13 still exists. There is less activity on McElheny Road, namely due to advertisement of the impending road closure extension. This condition would

RESOLUTION NO. 2014/**

September 9, 2014

Page 2

drastically change if the road were reopened;

c. Vehicle Code §21101.4 (b) provides for an extension of the temporary closure as long as the following conditions exist:

- (1) The extension of the temporary closure will assist in preventing the occurrence or reoccurrence of the serious and continual criminal activity which existed immediately prior to the authorization of the temporary closure.
- (2) The highway has not been designated as a through highway or arterial street.
- (3) Vehicular or pedestrian traffic on the highway contributes to the criminal activity.
- (4) The existing temporary closure has not substantially or adversely affected traffic flow, safety on the adjacent streets or in the surrounding neighborhoods, the operation of emergency vehicles, the performance of municipal or public utility services, or the delivery of freight by commercial vehicles in the area of McElheny Road; and

d. The aforementioned conditions still exist. Anything less than an order for extending the temporary closure of McElheny Road for another eighteen month period as prescribed in California Vehicle Code §21101.4 (b) will have a detrimental effect on the quality of life and the safety of the community.

4. From the foregoing, the Council concludes that continuation of the temporary closure of McElheny Road will assist in preventing reoccurrence of the serious and continual activity found to exist when the immediately preceding temporary closure was authorized;

5. McElheny Road has not been designated as a through highway or arterial street;

6. Vehicular traffic on the road contributes to the criminal activity;

7. The immediately preceding closure has not substantially adversely affected the following:

a. traffic flow or traffic safety on adjacent streets or surrounding neighborhoods, because McElheny Road does not have any public cross streets along its length and is not necessary to travel to any other neighborhoods;

b. operation of emergency vehicles, because other routes provide better linkages to destinations of emergency vehicles. The gates used to close the road are equipped with lock types that can be removed by emergency responders if it is necessary for response along the McElheny Road itself;

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September 9, 2014

Page 3

c. performance of municipal or public utility services, since no such services are provided along this roadway;

d. delivery of freight by commercial carriers, as other routes provide better linkages to destinations of commercial freight carriers.

BE IT FURTHER RESOLVED that pursuant to Vehicle Code §21101.4, the Council hereby determines that the temporary closure of McElheny Road shall be extended for a period of eighteen months (**until March 13, 2016**);

BE IT FURTHER RESOLVED that the extended closure shall be physically accomplished by gates with access points for pedestrians and bicyclists on both ends of the roadway. Adjoining property owners/authorized residents (if any) shall have the right to travel on the closed roadway and shall be responsible for closing and securing the gates. Pedestrians and bicyclists shall have the right to travel on the closed roadway and shall be required to use access points provided. The City shall provide an adequate level of road maintenance for use by bicyclists and pedestrians.

BE IT FURTHER RESOLVED that this Resolution shall be 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 September 9, 2014, by the following vote:

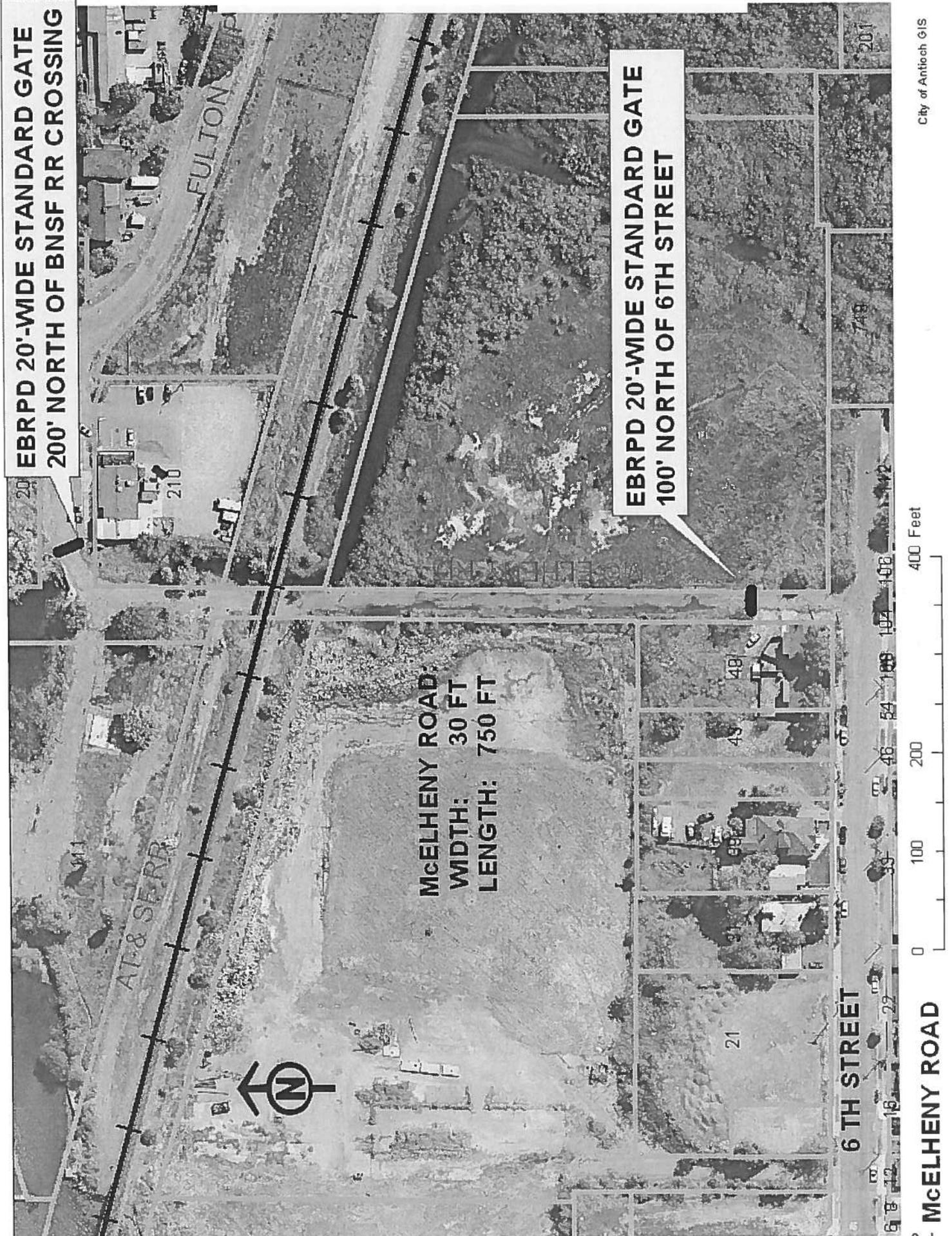
AYES:

NOES:

ABSENT:

ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH

ATTACHMENT "A"



ATTACHMENT "B"

ANTIOCH POLICE DEPARTMENT INTER-OFFICE MEMORANDUM

TO: Ken Warren, Assistant City Engineer

FROM: Leonard Orman, Captain, Support Services Division

DATE: August 25, 2014

SUBJECT: **McElheny Road Temporary Closure**

On March 12, 2013, the City Council adopted Resolution No. 2013/13 extending the temporary closure of McElheny Road for a 2nd additional period of eighteen months. This action was taken pursuant to California Vehicle Code Section 21101.4. A significant effort was undertaken by all interested parties to ensure this roadway was temporarily closed.

All of the qualifying closure criteria outlined in City Council Resolution No. 2013/13 still exists. In spite of the extension of this closure, the isolated nature of this area is still a haven for illegal dumping and various other activities that have posed a threat to public safety. There have been a total of twenty-eight (28) calls for police service involving McElheny Road since February 21, 2013.

The vested interest shared by the City of Antioch, the Antioch Police Department, the Fire Department, Burlington Northern Santa Fe Railroad and adjacent property owners still exists. Opening McElheny Road at this time would dramatically increase the Police Department's public safety demands, and would put the health, safety and welfare of Antioch Citizens and adjacent property owners at risk.

Vehicle Code Section 21101.4 does provide for an extension of the temporary closure as long as the following conditions exist:

1. The extension of the temporary closure will assist in preventing the occurrence or reoccurrence of the serious and continual criminal activity which existed immediately prior to the authorization of the temporary closure.
2. The highway has not been designated as a through highway or arterial street.
3. Vehicular or pedestrian traffic on the highway contributes to the criminal activity.
4. The existing temporary closure has not substantially or adversely affected traffic flow, safety on the adjacent streets or in the surrounding neighborhoods, the operation of emergency vehicles, the performance of municipal or public utility services, or the delivery of freight by commercial vehicles in the area of Empire Mine Road.

It is the Police Department's opinion that the aforementioned conditions still exist, and we recommend the order of temporary closure for Empire Mine Road be extended for another eighteen month period as prescribed in California Vehicle Code Section 21101.4 (b). To do any less has a detrimental affect on the quality of life and the safety of the community.

**STAFF REPORT TO THE CITY COUNCIL
FOR CONSIDERATION AT THE MEETING OF SEPTEMBER 9, 2014**

Prepared by: Ken Warren, Assistant Engineer *KW*
Approved by: Ron Bernal, Director of Public Works / City Engineer *RB*
Date: August 25, 2014
Subject: **Resolution Extending the Temporary Closure of Empire Mine Road between Mesa Ridge Drive and Deer Valley Road**

RECOMMENDATION

It is recommended that the City Council conduct a public hearing and approve the resolution extending the temporary closure of Empire Mine Road between Mesa Ridge Drive and Deer Valley Road for an additional period of eighteen (18) months as a continued measure to reduce criminal activity in the area.

BACKGROUND INFORMATION

Empire Mine Road is located in the southern portion of the City in undeveloped Future Urban Area 1(FUA 1). The roadway is generally flat with the exception of a steep, winding portion that stretches approximately three quarters of a mile from the old Higgins Ranch driveway (Zeka property) up to Mesa Ridge Drive. This 3½-mile two-lane paved road with gravel shoulders, which extends from Mesa Ridge Drive in the Dallas Ranch Subdivision to Deer Valley Road, has for a long time been a source of consternation for adjacent land owners and the law enforcement community. Arson, vandalism, dumping, trespassing, discharging of firearms, parties involving the use of drugs and alcohol, and malicious activities leading to the death of livestock prompted a concerted effort in 2005 by property owners (especially rancher Jack Roddy), the Antioch Police Department, and the County Sheriff to close the road. Fronting property owners include Ginocchio, Richfield Development Corporation, Shea Adult Communities, Zeka Group, The Golf Course at Roddy Ranch [GKK Roddy Ranch Owner, LP (Gramercy)], East Bay Regional Park District, and City open space adjacent to developed residential property.

When the request to close the road was originally made in 2005, the 3-mile portion of Empire Mine Road from ½ mile east of Deer Valley Road to Mesa Ridge Drive was within the City limits and the remaining ½ mile section from the east City limit line to Deer Valley Road was located in the County. Therefore, approval from both the City Council and Contra Costa County Board of Supervisors was required to temporarily close the road. With the annexation of the Roddy Ranch property in 2007, the City assumed jurisdiction over the entire road.

4

9-9-14

California Vehicle Code §21101.4 authorizes the temporary closure of roads due to criminal activity subject to certain conditions and by resolution of a local authority at public hearing. To date, the following actions have been taken:

- On September 13, 2005, the Antioch City Council adopted Resolution No. 2005/102 making findings and ordering the temporary closure of Empire Mine Road for a period of eighteen (18) months.
- On May 16, 2006, the Contra Costa County Board of Supervisors adopted Traffic Resolution No. 2006/4162 ordering the temporary closure of Empire Mine Road No. 6963 (the portion of Empire Mine Road 2,600 feet west of Deer Valley Road to Mesa Ridge Drive) for an initial period of 18 months as a measure to reduce criminal activity in the Antioch area.
- On April 10, 2007, the City Council adopted Resolution No. 2007/26 extending the temporary closure of the entire road for an additional period of eighteen months (1st extension).
- On September 9, 2008, the City Council adopted Resolution No. 2008/87 extending the temporary closure of the entire road for a 2nd additional period of eighteen months.
- On March 9, 2010, the City Council adopted Resolution No. 2010/19 extending the temporary closure of the entire road for a 3rd additional period of eighteen months.
- On September 13, 2011, the City Council adopted Resolution No. 2011/63 extending the temporary closure of the entire road for a 4th additional period of eighteen months.
- On March 12, 2013, the City Council adopted Resolution No. 2013/14 extending the temporary closure of Empire Mine Road for a 5th additional period of eighteen months.

Per California Vehicle Code §21101.4, the temporary closure order may be extended by the procedures specified in the Vehicle Code, which allows for eight (8) extensions of eighteen (18) months in addition to the original eighteen (18) month closure. Three (3) additional 18-month closure extensions may be approved with each time extension requiring a public hearing. The current 18-month extension expires on September 13, 2014.

The owners of Roddy Ranch have constructed gates approved by the City Engineer on Empire Mine Road at both Mesa Ridge Drive and Deer Valley Road as part of the temporary road closure. The gates and gate locks are of a type approved by the Chief of Police and the Contra Costa County Fire District. "Road Closed" signs have been installed on Deer Valley Road (northbound and southbound directions) adjacent to

Empire Mine Road. The gates have signs affixed indicating that the road is closed to all through vehicular traffic with provisions for access by the residents on the Zeka Ranch property, City and County Public Works employees, emergency response personnel, as well as pedestrians and bicyclists. The gates and the adjacent areas are regularly monitored by the Public Works crews and police officers to determine if additional work is necessary to repair vandalized improvements or added measures to prevent vehicular access Per California Vehicle Code §21101.4 and Resolution No. 2013/14, the attached resolution lists seven findings that must be made by the City Council at public hearing to extend the temporary closure of the road. A copy of Antioch Police Department Memo, "Empire Mine Road Closure Extension", dated August 26, 2014, recommending the extension of the closure for an additional 18-month period, is provided as Attachment "B". Captain Leonard Orman, Field Services Division, reports that in spite of the existing temporary road closure, the isolated and rural nature of this area is still a big lure for illegal activity. There have been a total of eighteen (18) calls for police service involving Empire Mine Road since the last extension.

The adjacent property owners have been given notice of the public hearing in writing. Staff requests that the Antioch City Council approve the resolution to extend the road closure an additional 18 months beyond the September 13, 2014, termination date.

FINANCIAL IMPACT

The costs of the gates and signs for the Empire Mine Road closure have been borne by the owners of the Golf Club at Roddy Ranch. No additional financial impacts are expected to come from this action.

OPTIONS

The City Council may choose to not approve the extension of the temporary closure of the road. This is not recommended by staff.

ATTACHMENTS

- A: Vicinity Map
- B: Antioch Police Department Memo, "Empire Mine Road Closure Extension", dated August 26, 2014

RESOLUTION NO. 2014/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH MAKING FINDINGS AND ORDERING EXTENSION OF THE TEMPORARY CLOSURE OF EMPIRE MINE ROAD

WHEREAS property owners adjacent to Empire Mine Road requested that Empire Mine Road be temporarily closed due to serious and continual criminal activity; and

WHEREAS Vehicle Code §21101.4 authorizes the temporary closure of roads due to criminal activity, and provides criteria and procedures for such closure; and

WHEREAS on March 12, 2013 the Antioch City Council adopted Resolution No. 2013/14 making findings and ordering the extension of the temporary closure of Empire Mine Road for an additional period of eighteen (18) months; and

WHEREAS the temporary closure order may be extended for the periods and by the procedures specified in Vehicle Code §21101.4 or successor legislation; and

WHEREAS Vehicle Code §21101.4 provides that the closure may be extended for three (3) additional 18-month periods if, prior to each of those extensions, the local authority holds a public hearing and finds by resolution that all of the following conditions exist;

NOW, THEREFORE, BE IT RESOLVED that the City Council makes the following findings:

1. A duly-noticed public hearing was conducted by the City Council on September 9, 2014, at which all interested persons were allowed to address the Council. Notice was mailed to all residents and owners, as shown on the last equalized assessment roll, of property adjacent to Empire Mine Road;

2. The Police Department recommends extending the closure of the road. Field Services Division Captain Leonard Orman has authored a memorandum dated August 26, 2014, on file with the Office of the City Attorney, which the City Council incorporates by reference. In summary, Capt. Orman reports the following:

a. A cooperative effort from all of the interested parties and a significant portion of the initial closure period was expended to install the gates on Empire Mine Road;

b. All of the qualifying closure criteria outlined in City Council Resolution No. 2013/14 still exists. There is less activity about Empire Mine Road on the internet, namely due to the advertisement of the impending closure extension.

RESOLUTION NO. 2014/**

September 9, 2014

Page 2

This condition would drastically change if the road were reopened;

c. Vehicle Code §21101.4 (b) provides for an extension of the temporary closure as long as the following conditions exist:

- (1) The extension of the temporary closure will assist in preventing the occurrence or reoccurrence of the serious and continual criminal activity which existed immediately prior to the authorization of the temporary closure.
- (2) The highway has not been designated as a through highway or arterial street.
- (3) Vehicular or pedestrian traffic on the highway contributes to the criminal activity.
- (4) The existing temporary closure has not substantially or adversely affected traffic flow, safety on the adjacent streets or in the surrounding neighborhoods, the operation of emergency vehicles, the performance of municipal or public utility services, or the delivery of freight by commercial vehicles in the area of Empire Mine Road; and

d. The aforementioned conditions still exist. Anything less than an order for extending the temporary closure of Empire Mine Road for another eighteen month period as prescribed in California Vehicle Code §21101.4 (b) will have a detrimental affect on the quality of life and the safety of the community.

3. From the foregoing, the Council concludes that continuation of the temporary closure of Empire Mine Road will assist in preventing reoccurrence of the serious and continual activity found to exist when the immediately preceding temporary closure was authorized;

4. Empire Mine Road has not been designated as a through highway or arterial street;

5. Vehicular traffic on the road contributes to the criminal activity;

6. The immediately preceding closure has not substantially adversely affected the following:

a. traffic flow or traffic safety on adjacent streets or surrounding neighborhoods, because Empire Mine Road does not have any public cross streets along its length and is not necessary to travel to any other neighborhoods;

b. operation of emergency vehicles, because other routes provide better linkages to destinations of emergency vehicles. The gates used to close the road are equipped with lock types that can be removed by emergency

RESOLUTION NO. 2014/**

September 9, 2014

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responders if it is necessary for response along Empire Mine Road itself;

c. performance of municipal or public utility services, since no such services are provided along this roadway;

d. delivery of freight by commercial carriers, as other routes provide better linkages to destinations of commercial freight carriers.

BE IT FURTHER RESOLVED that pursuant to Vehicle Code §21101.4, the Council hereby determines that the temporary closure of Empire Mine Road shall be extended for a period of eighteen months (**until March 13, 2016**);

BE IT FURTHER RESOLVED that the extended closure shall be physically accomplished by gates with access points for pedestrians and bicyclists on both ends of the roadway. Adjoining property owners/authorized residents (if any) shall have the right to travel on the closed roadway and shall be responsible for closing and securing the gates. Pedestrians and bicyclists shall have the right to travel on the closed roadway and shall be required to use access points provided. The City shall provide an adequate level of road maintenance for use by bicyclists and pedestrians.

BE IT FURTHER RESOLVED that this Resolution shall be 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 September 9, 2014, by the following vote:

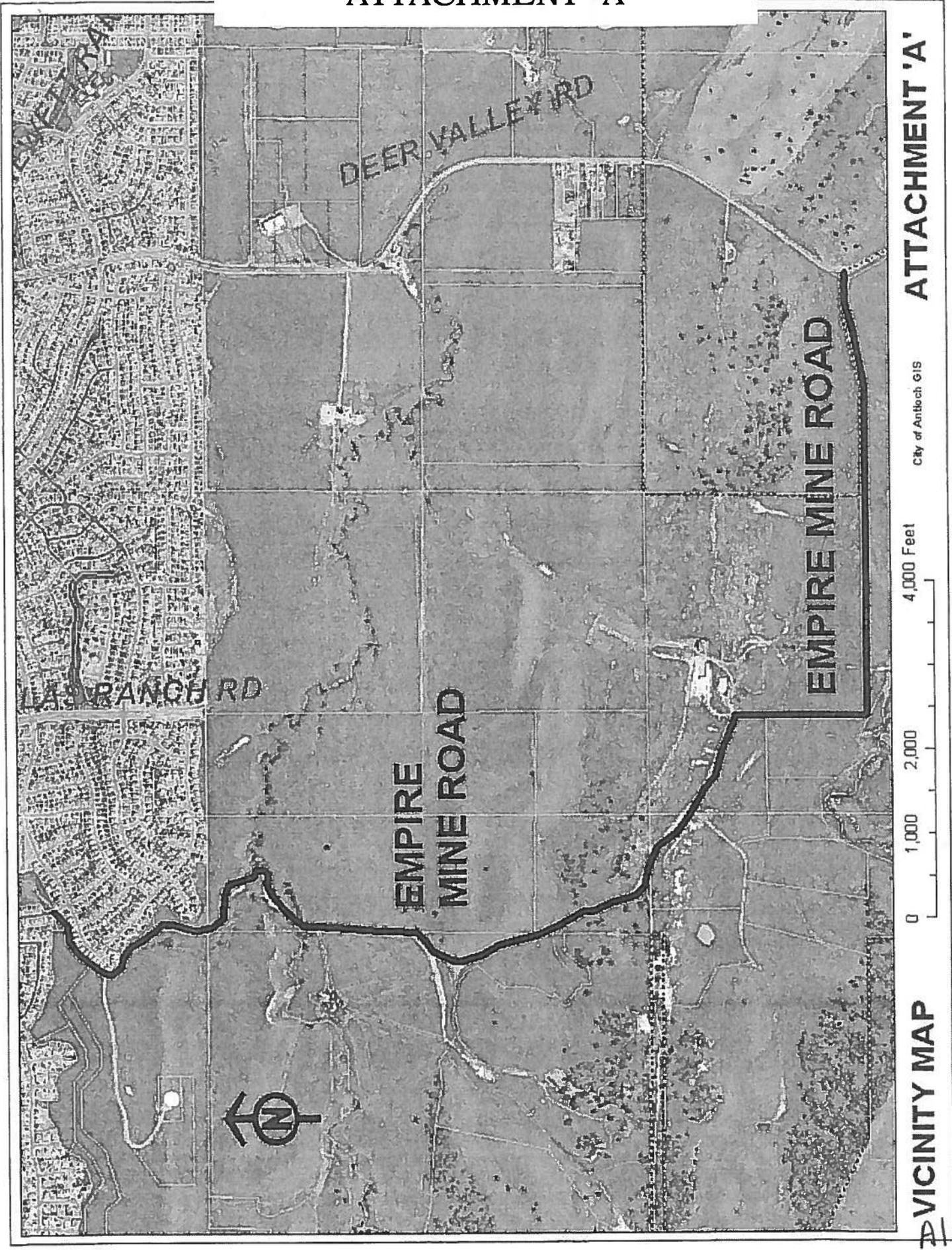
AYES:

NOES:

ABSENT:

ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH

ATTACHMENT "A"



ATTACHMENT 'A'

City of Antioch GIS

4,000 Feet

2,000

1,000

0

VICINITY MAP

ATTACHMENT "B"

ANTIOCH POLICE DEPARTMENT INTER-OFFICE MEMORANDUM

TO: Ken Warren, Assistant City Engineer

FROM: Leonard Orman, Captain, Support Services Division

DATE: August 25, 2014

SUBJECT: **Empire Mine Road Closure Extension**

On March 12, 2013, the City Council adopted Resolution No. 2013/14 extending the temporary closure of Empire Mine Road for a 5th additional period of eighteen months. This action was taken pursuant to California Vehicle Code Section 21101.4. A significant effort was undertaken by all interested parties to ensure this roadway was temporarily closed.

All of the qualifying closure criteria outlined in City Council Resolution No. 2013/14 still exists. In spite of the extension of this closure, the isolated and rural nature of this area is still a big lure for illegal activity. There have been a total of eighteen (18) calls for police service involving Empire Mine Road since February 21, 2013.

The vested interest shared by the City of Antioch, the Antioch Police Department, County Board of Supervisors, Sheriff's Department, Fire Department and adjacent property owners still exists. Opening Empire Mine Road at this time would dramatically increase the Police Department's public safety demands, and would put the health, safety and welfare of Antioch Citizens and adjacent property owners at risk.

Vehicle Code Section 21101.4 does provide for an extension of the temporary closure as long as the following conditions exist:

1. The extension of the temporary closure will assist in preventing the occurrence or reoccurrence of the serious and continual criminal activity which existed immediately prior to the authorization of the temporary closure.
2. The highway has not been designated as a through highway or arterial street.
3. Vehicular or pedestrian traffic on the highway contributes to the criminal activity.
4. The existing temporary closure has not substantially or adversely affected traffic flow, safety on the adjacent streets or in the surrounding neighborhoods, the operation of emergency vehicles, the performance of municipal or public utility services, or the delivery of freight by commercial vehicles in the area of Empire Mine Road.

It is the Police Department's opinion that the aforementioned conditions still exist, and we recommend the order of temporary closure for Empire Mine Road be extended for another eighteen month period as prescribed in California Vehicle Code Section 21101.4 (b). To do any less has a detrimental affect on the quality of life and the safety of the community.

**STAFF REPORT TO THE MAYOR AND CITY COUNCIL FOR CONSIDERATION AT
THE COUNCIL MEETING OF SEPTEMBER 9, 2014**

FROM: Steve Duran, City Manager

PREPARED

BY: Michelle Fitzer, Administrative Services Director

DATE: September 3, 2014

SUBJECT: MEASURE O INFORMATIONAL COMMUNICATION PLAN

RECOMMENDATION

It is recommended that the City Council receive a report on the Measure O Informational Communication Plan options, and provide direction to staff.

DISCUSSION

At the August 26th City Council meeting, the Council requested a communication plan for the dissemination of factual information on Measure O, the Business License Tax ballot measure on the November 4th ballot. There are several options available, some of which Staff has already implemented. Staff is seeking Council direction on additional avenues of communication. As you recall, the City cannot campaign for or against a ballot measure, but can provide factual information.

Web-Site

A "Measure O Information" button has been placed on the City web site. Currently, the City Council approved ordinance, resolution and accompanying staff report documents are there, along with the City Attorney's Impartial Analysis and a "Frequently Asked Questions" (FAQ) document, which staff has prepared. The only cost for this is staff time.

Frequently Asked Questions (FAQ) Handout

In addition to being on the web site, copies of the FAQ are being placed at all City facilities, and it is being included in the September water bill envelopes. This document is also being translated into Spanish for posting on the web site and limited distribution. The anticipated cost for this less than \$2,000 for copying, plus staff time.

Social Media

Staff has contacted a service provider used by other Contra Costa cities to manage a social media outreach. This would provide "information only" content through Facebook, Twitter and other social media outlets. The cost for this service is has not been finalized, but is estimated between \$5,000 and \$10,000.

Mailers

Staff could develop one or two postcard mailers. They could include an abbreviated version of the information from the FAQ, the ballot language, the election date, and the City's website address for further information. The anticipated cost per mailer is approximately \$5,000.

Public Speaking

Council Members and senior staff can be available to speak to various groups to go through the ordinance, the Impartial Analysis and the FAQ and answer questions.

FINANCIAL IMPACT

The individual option costs are outlined above. These costs were not included in the FY 2014/15 budget, but will be absorbed through a reduction in other anticipated expenses, including salary savings for a net zero fiscal impact.

ATTACHMENTS

A. Measure O FAQ



Frequently Asked Questions about Measure O Residential Landlord and Business License Tax Update

Q: Why does Antioch need to update the Business License Tax?

A: Antioch continues to face a severe fiscal crisis due to very low revenues. We are among the poorest city governments in the County. With Measure C, our budgeted General Fund revenue for fiscal year 2014/15 is \$43,046,381. With a population of 106,455, that puts our per capita (per person) revenue at only **\$404.36 (which means \$404 per year per resident to provide all services including Police, streets, parks, recreation, senior and youth programs, administration, etc)**. Compare this to our neighboring cities of Brentwood at \$817.35 and Pittsburg at \$555.84. Comparable sized cities Concord and Richmond are at \$681.68 and \$1255.75 - a General Fund three times as large as Antioch's.

Q: Why can't the City just cut costs?

A: Since 2007, the City has taken severe actions to reduce costs and avoid bankruptcy, including:

- Reducing staffing by 30% through layoffs, retirements and attrition.
- Eliminating cost-of-living increases and decreasing management salaries 10%.
- Implementing furloughs and closing City business offices on Fridays.
- Reducing benefit payments by increasing employee contributions towards retirement costs and drastically reducing medical after retirement benefits for new employees.
- Reducing other expenditures by cutting service, supply and equipment costs, and deferring vehicle, building and equipment maintenance.

Q: What about the Measure C (sales tax measure) funding?

A: With approval of the 2014/15 budget, the City Council directed 100% of Measure C revenues toward the hiring of more Police Officers, which is well in progress, and augmenting Code Enforcement services. However, even with Measure C funds:

- The General Fund revenue is still down \$4.2 million from the height in 2007. That is an 8.9% reduction.
- Multi-million dollar budget deficits are projected starting in fiscal year 2016/17. At this pace, the City's reserves will be exhausted by June of 2019.
- Measure C is only approved for seven (7) years, expiring in 2021, so sustainable, ongoing revenue needs to be identified.

Q: What is Measure O?

A: Measure O is an increase in the minimum Business License Tax and it will get **residential landlords to pay a tax based on the number of units rented**. In June, the City Council authorized placing a measure on the local November ballot to specifically add the business of renting or leasing of residential property as a business and subject to taxation.

Q: How much will landlords have to pay?

A: Residential landlords will pay \$250 per year for single family dwelling rentals (e.g. houses) and \$150 per year for multi-family rental units (e.g. apartments and condos).

Q: Are there exemptions from the new Business License Tax on Landlords?

A: Hotel/motel, hospital, convalescent, extended care (nursing) and residential care (assisted living) facilities are exempt from the proposed per unit fee. Non-profits continue to be exempt from the Business License Tax.

Q: How much will businesses have to pay?

A: The minimum annual Business License Tax will go from \$25, where it was in the 1960's, to \$100. The City Council heard the request of the Chamber of Commerce to not raise the tax on smaller home-based businesses, which will remain at \$25.

Q: How did Measure O come to be?

A: In 2013, a group of citizens requested that the City Council add the rental or leasing of residential property to the business license ordinance at a rate of \$240 per unit per year. The City Council decided to only bring one measure forward, and moved ahead with the sales tax ordinance (Measure C). However, the Council directed staff to work with the citizens group and the California Apartment Association to develop a measure for 2014. The citizens group agreed with the City's compromise proposal, but the Apartment Association did not.

Q: Why did the City Council put Measure O on the ballot?

A: In 2013 the City Council declared a Fiscal Emergency, and, although Measure C was successful, the City's approved budget still has projected budget deficits of over \$3,000,000 per year starting in FY 2016/17. The City Council felt that City services have already been cut to unacceptable levels and, given the temporary nature of Measure C funding and the projected multi-million dollar deficits, that having residential landlords pay a per unit Business License Tax was the best alternative to stabilize the City's finances.

The purpose of Measure O is to provide General Fund revenue to help eliminate the projected structural deficits and improve essential community services such as:

- Reopening City Hall, the Public Works office, and the Police Department lobby five (5) days a week.
- Further enhancing Police, Code Enforcement and blight elimination activities, such as graffiti and dumping abatement.
- Reinvesting in infrastructure and maintenance, such as streets, landscaping and buildings to improve the appearance of the community and increase property values.

Q: Can the City provide a full range of services without additional revenue?

A: No. Without additional revenue the City will be deficit spending by fiscal year 2015/16. This will require further cuts in expenditures, necessitating staffing reductions in General Fund departments, including the Police Department.

Q: How do we know these funds will be spent responsibly?

A: The City's finances are independently audited every year. City budgets are posted on the City web site. In addition, all City revenues are reported and discussed at public meetings during the annual budget process.

Q: Can these funds be taken by Sacramento?

A: No. By law, these are locally approved funds and **can only be used for local Antioch services**. Not a penny can be taken by the State or the County.

Q: When is the election?

A: Tuesday, November 4, 2014.

Q: How can I find out more factual information about Measure O?

A: For the full text of Measure O and the City Attorney's Impartial Analyses, visit www.ci.antioch.ca.us or call 779-7011 for more information.