



Council Chambers
200 H Street
Antioch, CA 94509

Closed Session - 5:00 P.M.
Study Session/Special Meeting - 5:45 P.M.
Regular Meeting - 7:00 P.M.

ANNOTATED AGENDA

for

MAY 12, 2015

Antioch City Council

SPECIAL AND REGULAR MEETING

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

Wade Harper, Mayor

Lori Ogorchock, Mayor Pro Tem

Mary Helen Rocha, Council Member

Tony Tiscareno, Council Member

Monica E. Wilson, Council Member

Arne Simonsen, City Clerk

Donna Conley, City Treasurer

Steven Duran, City Manager

Lynn Tracy Nerland, City Attorney

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Notice of Availability of Reports

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

Notice of Opportunity to Address Council

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

5:00 P.M. ROLL CALL – CLOSED SESSIONS – for Council Members – *All Present*

PUBLIC COMMENTS for Closed Sessions – *None*

CLOSED SESSIONS:

- 1) **PUBLIC EMPLOYMENT APPOINTMENT: City Attorney**– This Closed Session is authorized by California Government Code section 54957/**CONFERENCE WITH LABOR NEGOTIATOR** – This Closed Session is authorized by California Government Code section 54957.6. Agency Designated Representative: City Manager, Administrative Services Director, City Attorney and Phil McKenney of Peckham & McKenney regarding the recruitment and appointment of a City Attorney.
Direction given to Labor Negotiator

- 2) **CONFERENCE WITH LABOR NEGOTIATORS** – This Closed Session with the City's Labor Negotiators is authorized by California Government Code section 54957.6; City designated representatives: Michelle Fitzer, Denise Haskett and Glenn Berkheimer; Employee organizations: Operating Engineers Local Union No. 3 (OE3) and Public Employees Union Local 1.
Direction given to Labor Negotiators

- 3) **CONFERENCE WITH LEGAL COUNSEL REGARDING LIABILITY CLAIM** – pursuant to Government Code section 54956.95 against the City of Antioch; claimants: Aleksandra Sutton and Karen Quesada.
Direction given to Legal Counsel

- 4) **PUBLIC EMPLOYEE PERFORMANCE EVALUATION** – This Closed Session is authorized by California Government Code §54957 – City Manager.
Continue to 05/26/15

6:01 P.M. ROLL CALL – SPECIAL MEETING – for Council Members/City Council Members acting as Successor Agency/Housing Successor to the Antioch Development Agency – *All Present*

PLEDGE OF ALLEGIANCE

STUDY SESSION – SPECIAL MEETING

- 1. 2015-17 BUDGET DEVELOPMENT FOR SPECIAL REVENUE, CAPITAL PROJECT, ENTERPRISE, INTERNAL SERVICE FUNDS, 5-YEAR CAPITAL IMPROVEMENT PROGRAM AND A GENERAL FUND UPDATE

***Motion to add two Technician positions to water/sewer, 2/3-H, T, W
Direction provided to staff***

Recommended Action: It is recommended that the City Council provide direction and feedback regarding the budget development information provided for fiscal years 2015-17.

STAFF REPORT

7:05 P.M. OR ROLL CALL – REGULAR MEETING – for Council Members/City Council Members acting as *following the Study* Successor Agency/Housing Successor to the Antioch Development Agency – **All Present**
Session/Special Meeting whichever is later.

PLEDGE OF ALLEGIANCE

STAFF REPORT

2. PROCLAMATIONS

- National Public Works Week, May 17-23, 2015
- National Water Safety and Drowning Prevention Month, May 2015
- Older Americans Month, May 2015
- Municipal Clerks Week, May 3-9, 2015

STAFF REPORT

STAFF REPORT

STAFF REPORT

Approved, 5/0

Recommended Action: Motion to approve the proclamations

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS (Deadline date to apply: 05/29/15)

- *ECONOMIC DEVELOPMENT COMMISSION – 4 Full-Term Vacancies*

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

CITY COUNCIL COMMITTEE REPORTS

MAYOR’S COMMENTS

- PRESENTATIONS** – *Introduction of new Community Development Director*
- *Keep Antioch Beautiful Day Awards Ceremony*
- *Police Statistics First Quarter Report 2015*

PRESENTATION

3. CONSENT CALENDAR for City /City as Successor Agency/Housing Successor to the Antioch Development Agency

A. APPROVAL OF COUNCIL MINUTES FOR APRIL 28, 2015

Recommended Action: Motion to approve the minutes

Approved, 5/0

STAFF REPORT

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

B. APPROVAL OF COUNCIL WARRANTS

Recommended Action: Motion to approve the warrants

Approved, 5/0

STAFF REPORT

C. REJECTION OF CLAIM

1. Marion and Donald Valdez on behalf of minor Sophia Valdez (personal injury)

Recommended Action: It is recommended that the City Council reject the claim submitted by Marion and Donald Valdez on behalf of minor Sophia Valdez.

Rejected, 5/0

STAFF REPORT

D. DROUGHT ORDINANCE UPDATE (Introduced on 04/28/15)

Recommended Action: It is recommended that the City Council adopt the Ordinance amending sections of the Antioch Municipal Code to update drought procedures in Chapter 10 of Title 6, "Drought Management Regulations and Water Conservation."

Adopted Ord. No. 2102-C-S, 5/0

STAFF REPORT

E. UPDATE PROCEDURES IN SEWER SYSTEM ORDINANCE AND WATER SYSTEM ORDINANCE (Introduced on 04/28/15)

Recommended Action: It is recommended that the City Council adopt the Ordinance amending sections of the Antioch Municipal Code to update procedures regarding water and sewer service charges in Chapter 4 of Title 6, "Sewer System" and Chapter 5 of Title 6, "Water System."

Adopted Ord. No. 2103-C-S, 5/0

STAFF REPORT

F. POLICE SERVICES RELATED TO UNRULY GATHERINGS AND NUISANCES INCLUDING WHEN MINORS POSSESS ALCOHOL OR ILLEGAL DRUGS (Introduced on 04/28/15)

Recommended Action: It is recommended that the City Council adopt the Ordinance amending Chapter 13 of Title 5 of the Antioch Municipal Code providing for the recovery of police response costs to a loud or unruly gathering including when minors possess alcohol or illegal drugs.

Adopted Ord. No. 2104-C-S, 5/0

STAFF REPORT

G. RESOLUTION DESIGNATING THE CITY OF ANTIOCH REPRESENTATIVES TO THE MUNICIPAL POOLING AUTHORITY BOARD

Recommended Action: It is recommended that the City Council adopt a motion approving a resolution designating the Administrative Services Director as the City's Board Member to the Municipal Pooling Authority (MPA) of Northern California ("Authority") and the Finance Director as the Alternate Board Member.

Reso No. 2015/21 adopted, 5/0

STAFF REPORT

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

- H. RESOLUTION APPROVING UPDATED CLASS SPECIFICATIONS FOR ADMINISTRATIVE SERVICES DIRECTOR, EQUIPMENT OPERATOR AND WATER DISTRIBUTION SUPERVISOR, WITHOUT ANY SALARY CHANGE

Reso No. 2015/22 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt a resolution approving the updated class specifications for Administrative Services Director, Equipment Operator and Water Distribution Supervisor.

STAFF REPORT

- I. RESOLUTION ADOPTING THE MEASURE J GROWTH MANAGEMENT PROGRAM COMPLIANCE CHECKLIST FOR REPORTING CALENDAR YEARS 2012 AND 2013 FOR THE SALES TAX/TRANSPORTATION INITIATIVE

Reso No. 2015/23 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt the resolution finding the City of Antioch in compliance with the Growth Management requirements of Measure "J".

STAFF REPORT

- J. RESOLUTION TO VACATE A SURPLUS PUBLIC SANITARY SEWER EASEMENT AND AUTHORIZE THE CITY MANAGER TO EXECUTE ANY ADDITIONAL DOCUMENTS THAT MAY BE NECESSARY TO VACATE THE EASEMENT AND QUITCLAIM ANY INTEREST TO THE UNDERLYING FEE OWNER (FITNESS INTERNATIONAL, LLC) FOR THE CITY SPORTS CLUB (PW 371-RA-53, UP-14-07, AR-14-02)

Reso No. 2015/24 adopted, 5/0

Recommended Action: It is recommended that the City Council approve the resolution to vacate a surplus public sanitary sewer easement and authorize the City Manager to execute any additional documents that may be necessary to vacate the easement and quitclaim any interest to the underlying fee owner (Fitness International, LLC) for the City Sports Club (PW 371-RA-53, UP-14-07, AR-14-02).

STAFF REPORT

- K. MARINA LEASE: TWIN RIVERS MARINE INSURANCE

Approved, 5/0

Recommended Action: It is recommended that the City Council approve a revised Lease Agreement for Office Spaces at the Antioch Marina with Twin Rivers Marine Insurance Agency for an expanded area and extended term and authorize the City Manager to execute the Agreement in substantially the same form as presented.

STAFF REPORT

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

- L. APPROVAL OF SOLE SOURCE REQUEST AND PROPOSAL, AND AUTHORIZATION FOR THE CITY MANAGER TO SIGN AN AGREEMENT WITH PARSONS BRINCKERHOFF, INC. TO CONDUCT CONSTRUCTION INSPECTION SERVICES FOR THE 2015 PAVEMENT MAINTENANCE RUBBERIZED CAPE SEAL PROJECT (P.W. 328-8)

Approved, 5/0

Recommended Action: It is recommended that the City Council approve the sole source request and proposal, and authorize the City Manager to sign the Consultant Services Agreement with Parsons Brinckerhoff, Inc. (PB) of Antioch to conduct construction inspection services for the 2015 Pavement Maintenance Rubberized Cape Seal project for the period of June 1, 2015 through August 31, 2015 in an amount not to exceed \$68,567.

STAFF REPORT

- M. ANIMAL SERVICES UPDATE REGARDING A TRAP NEUTER RETURN (TNR) PROGRAM FOR DOWNTOWN ANTIOCH

Received and filed, 5/0

Recommended Action: It is recommended that the City Council receive and file this staff report on the status of a Trap Neuter Return (TNR) program for downtown Antioch.

STAFF REPORT

PUBLIC HEARING

4. DROUGHT-WATER CONSERVATION POLICY

Reso No. 2015/25 adopted, 5/0

Recommended Action: It is recommended that the City Council hold the scheduled public hearing and adopt the Resolution identifying water conservation measures and penalties effective May 12, 2015.

STAFF REPORT

8:36 P.M.
8:50 P.M.

**ADJOURNED TO BREAK
RECONVENE. ROLL CALL for Council Members/City Council Members acting as Successor Agency /Housing Successor to the Antioch Development Agency – All Present**

5. WATER AND SEWER CHARGES

9:51 P.M.
10:17 P.M.

**ADJOURNED TO BREAK
RECONVENE. ROLL CALL for Council Members/City Council Members acting as Successor Agency /Housing Successor to the Antioch Development Agency – All Present**

Recommended Action: It is recommended that the City Council conduct a public hearing on proposed Water and Sewer Rate and Capacity Charges Increases and:

Reso No. 2015/26 adopted, 4/1-0

- 1) Adopt the Resolution approving Water and Sewer Rates proposed in the March 2015 Water and Sewer Rates and Capacity Charges Study received at the March 24, 2015 City Council Meeting and listed in the Proposition 218 Notice;

Reso No. 2015/27 adopted, 5/0

STAFF REPORT

- 2) Adopt the Resolution approving Water and Sewer Capacity Charges proposed in March 2015 Water and Sewer Rates and Capacity Charges Study received at the March 24, 2015 City Council Meeting.

COUNCIL REGULAR AGENDA

6. 2015-20 CONTRA COSTA CONSORTIUM CONSOLIDATED PLAN AND 2015-16 COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN

Reso No. 2015/28 adopted, 5/0

Recommended Action: 1) It is recommended the City Council adopt the resolution approving the Contra Costa Consortium 2015-2020 Consolidated Plan.

Reso No. 2015/29 adopted, 5/0

2) It is recommended that the City Council approve the funding recommendations of the CDBG subcommittee and adopt the Resolution approving the draft fiscal year (FY) 2015-16 Action Plan.

Reso No. 2015/30 adopted, 5/0

3) It is recommended that the Housing Successor to the Antioch Development Agency approve the funding recommendations of the CDBG subcommittee and adopt the Resolution approving Housing Successor funding for homeless services outlined in the 2015-16 Annual Action Plan.

STAFF REPORT

7. DISCUSS AND APPROVE THE UPDATE TO THE CITYWIDE SPECIAL EVENT POLICY

Approved, 5/0

With the addition of the City programs listed in the final document

Recommended Action: It is recommended that the City Council discuss and approve an update to the citywide Special Event Policy and direct staff to implement effective July 1, 2015.

STAFF REPORT

PUBLIC COMMENT

STAFF COMMUNICATIONS

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

ADJOURNMENT – 11:13 p.m.



STAFF REPORT TO THE CITY COUNCIL

DATE: Special Meeting of May 12, 2015
TO: Honorable Mayor and Members of the City Council
SUBMITTED BY: Dawn Merchant, Finance Director
SUBJECT: Budget Development Fiscal Years 2015-17

RECOMMENDED ACTION

It is recommended that the City Council provide direction and feedback regarding the budget development information provided for fiscal years 2015-17.

STRATEGIC PURPOSE

This action falls under Strategic Plan Long Term Goal N: Achieve and maintain financial stability and transparency. This action is essential to Strategy N-1: Improve the City's financial stability by implementing a two year budget cycle and ensuring that each fiscal year's budget is balanced. Specific Short Term Objectives include:

- Starting with 2015-2016, go to a two-year budget approval, to be updated annually.
- Adopt a two-year balanced budget annually and do not rely on potential savings to close the "gap" at year end.

FISCAL IMPACT

The fiscal impact of this budget is outlined in this report and attachments.

DISCUSSION

This session will address a General Fund update and all remaining funds of the City not previously presented and included in the following fund types: Special Revenue Funds, Capital Projects Funds, Internal Service Funds, and Enterprise Funds. The 5-Year Capital Improvement Program will be presented as well.

The following fund categories are presented in detail by fund in the attached study session document:

SPECIAL REVENUE FUNDS - This type of fund is generally used to collect revenues that are restricted as to how those funds might be spent. The City of Antioch also uses this type of fund to document revenue that is intended for a specific City program or service. A majority of the Special Revenue Funds have been presented to Council in previous study sessions. The Gas Tax, Traffic Signal and Measure J Special Revenue Funds are presented during this study session as they account for capital projects throughout the City.

CAPITAL PROJECTS FUNDS – This type of fund accounts for capital projects being done by the City.

INTERNAL SERVICE FUNDS - Internal Service Funds are used to account for the financing of goods or services provided by these funds to other departments on a cost reimbursement basis.

ENTERPRISE FUNDS - these types of funds are operated in a manner similar to a private enterprise. These funds should be self supporting through fees paid by the users of the service, such as the Sewer and Water funds. The Prewett Park Marina Enterprise Funds were presented at a prior study session and are not part of this discussion. Staff would like to highlight that the fund names of the Water Line Expansion and Sewer Facility Expansion funds are being renamed to the Water System Improvement and Sewer System Improvement funds respectively with the new budget year to more accurately reflect their purpose.

This report will focus primarily on the Water and Sewer Enterprise Funds.

Water and Sewer Funds

The following new positions in the Water and Sewer Funds are being requested by Public Works but **are not** included in the proposed budgets. Council direction is requested:

1. Creation and funding of one Technician (office position) in the Water Fund. This position will interact with field crews to make sure that data collected in the field is complete and accurately recorded to comply with State and Federal regulations as they apply to Water Distribution. This position will also interact with the Finance Department to ensure accountability for field data that is recorded in the INCODE billing program. Will work with the public and local business community to educate and assist with water usage and drought related issues. The Technician will analyze data to identify certification and training needs and determine that Water Distribution activities meet increasingly stringent training and regulatory requirements. Will be responsible for documenting all data related to division training. A job classification and salary range will need to be created for this position. Estimated budget impact of \$131,000.
2. Creation and funding of one Technician (office position) in the Sewer Fund. This position will work with field crews to ensure data collected and entered in the Computerized Maintenance Management System (CMMS) database relating to field operations is complete and accurate in order to ensure all reporting for State and Sanitary Sewer Management System (SSMP) compliance is timely and accurate. Will work with the public and local business community to educate and provide support in an effort to reduce the overall sewer lateral overflows within the City limits. The Technician will analyze data to identify training needs and determine that the crews meet increasingly stringent training and regulatory requirements and be responsible for documenting all data related to division training. A job classification and salary range will need to be created for this position. Estimated budget impact of \$131,000.

As Council is aware, the City has conducted a Water and Sewer Rate Study which has previously been presented to Council and is part of a public hearing scheduled later this evening. As the rates have not been approved yet, two budgets for each fund are presented starting on the next page; one with enactment of the proposed rate increases and one without. It is imperative the Council understand the impact of the proposed rate increases on the viability of the Water and Sewer Funds. As can be seen in the following tables (Charts A-D), if the Council does not approve the proposed rate increases, it will be detrimental to the Water Fund (Chart B). The Water Fund will run out of money in fiscal year 2016-17 and the General Fund will have to help support operations. While the same cannot be said for the Sewer Fund, more reserves will be used each year until eventually fund balance is depleted. Comparative budgets are also presented in Attachment A on pages 17 and 24.

**CHART A
 WATER FUND PROPOSED BUDGET WITH RATE INCREASE**

	June 30, 2015	June 30, 2016	June 30, 2017
Projected Fund Balance July 1,	\$22,504,285	\$15,607,182	\$12,574,979
Revenues:			
Investment Income	150,000	50,000	30,000
Current Service Charges	23,081,555	29,155,977	31,049,696
Other Revenue	15,228	5,000	5,000
Total Revenues	23,246,783	29,210,977	31,084,696
Expenditures:			
Personnel	5,050,693	6,261,416	6,655,138
Services & Supplies	20,963,737	22,281,100	23,137,105
Capital Projects	2,574,646	2,060,000	2,740,000
Transfers Out	661,524	614,613	640,962
Internal Services	893,286	1,026,051	1,070,662
Total Expenditures	30,143,886	32,243,180	34,243,867
Net	(\$6,897,103)	(\$3,032,203)	(\$3,159,171)
Projected Fund Balance June 30,	\$15,607,182	\$12,574,979	\$9,415,808

**CHART B
 WATER FUND PROPOSED BUDGET WITH NO RATE INCREASE**

	June 30, 2015	June 30, 2016	June 30, 2017
Projected Fund Balance July 1,	\$22,504,285	\$15,607,182	\$6,746,856
Revenues:			
Investment Income	150,000	50,000	30,000
Current Service Charges	23,081,555	23,190,022	23,232,051
Other Revenue	15,228	5,000	5,000
Total Revenues	23,246,783	23,245,022	23,267,051
Expenditures:			
Personnel	5,050,693	6,261,416	6,655,138
Services & Supplies	20,963,737	22,143,268	22,783,171
Capital Projects	2,574,646	2,060,000	2,740,000
Transfers Out	661,524	614,613	640,962
Internal Services	893,286	1,026,051	1,070,662
Total Expenditures	30,143,886	32,105,348	33,889,933
Net	(\$6,897,103)	(\$8,860,326)	(\$10,622,882)
Projected Fund Balance June 30,	\$15,607,182	\$6,746,856	(\$3,876,026)

**CHART C
 SEWER FUND PROPOSED BUDGET WITH RATE INCREASE**

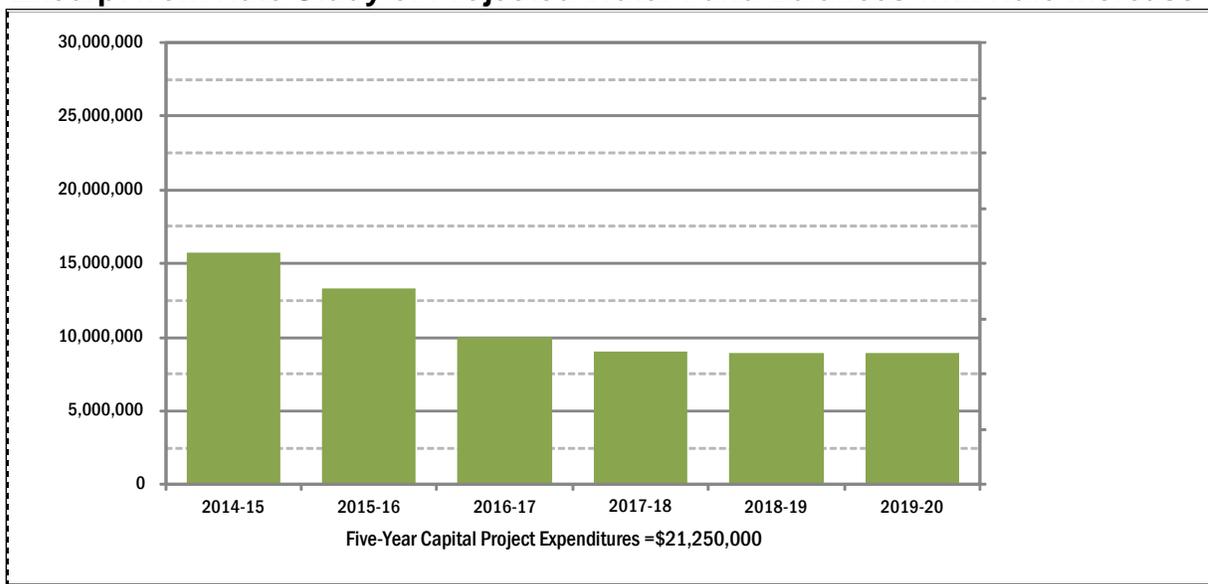
	June 30, 2015	June 30, 2016	June 30, 2017
Projected Fund Balance July 1,	\$13,064,889	\$10,921,374	\$8,632,769
Revenues:			
Investment Income	70,000	50,000	30,000
Current Service Charges	4,903,016	5,353,000	5,698,000
Other Revenue	16,520	1,000	1,000
Total Revenues	4,989,536	5,404,000	5,729,000
Expenditures:			
Personnel	2,141,519	2,869,096	3,041,713
Services & Supplies	2,585,922	2,749,975	2,518,785
Capital Projects	1,575,000	1,250,000	1,250,000
Transfers Out	649,417	602,375	678,592
Internal Services	181,193	221,159	232,289
Total Expenditures	7,133,051	7,692,605	7,721,379
Net	(\$2,143,515)	(\$2,288,605)	(\$1,992,379)
Projected Fund Balance June 30,	\$10,921,374	\$8,632,769	\$6,640,390

**CHART D
 SEWER FUND PROPOSED BUDGET WITH NO RATE INCREASE**

	June 30, 2015	June 30, 2016	June 30, 2017
Projected Fund Balance July 1,	\$13,064,889	\$10,921,374	\$8,181,769
Revenues:			
Investment Income	70,000	50,000	30,000
Current Service Charges	4,903,016	4,902,000	4,902,000
Other Revenue	16,520	1,000	1,000
Total Revenues	4,989,536	4,953,000	4,933,000
Expenditures:			
Personnel	2,141,519	2,869,096	3,041,713
Services & Supplies	2,585,922	2,749,975	2,518,785
Capital Projects	1,575,000	1,250,000	1,250,000
Transfers Out	649,417	602,375	678,592
Internal Services	181,193	221,159	232,289
Total Expenditures	7,133,051	7,692,605	7,721,379
Net	(\$2,143,515)	(\$2,739,605)	(\$2,788,379)
Projected Fund Balance June 30,	\$10,921,374	\$8,181,769	\$5,393,390

This next chart is an excerpt from the rate study presentation projecting out the ending fund balance of the Water Fund with the rate increases. As demonstrated, with the rate increases, although reserves are being used the first several years, fund balance remains healthy and stabilizes beginning in fiscal year 2017-18.

CHART E
Excerpt from Rate Study of Projected Water Fund Balances with Rate Increase



5-YEAR CAPITAL IMPROVEMENT PROGRAM

The 5-Year Capital Improvement Program for 2015-2020 is being presented for review and discussion by the City Council. It was presented to the Planning Commission on April 16th and found to be in conformance with the Antioch General Plan. The budgets in the study session document incorporate the fiscal year 2016 and 2017 capital projects as presented in the document.

GENERAL FUND UPDATE

Since the General Fund proposed budget was presented on April 14th, some adjustments have been made which staff wants to highlight for Council.

1. As mentioned in the prior budget presentation, it was anticipated that there would be more salary savings in the current fiscal year that could be accounted for and would increase the budget "surplus". An additional \$342,000 in salary savings in the Police Department has been accounted for (and results in a larger Measure C carryover into the next fiscal year as reflected in Chart G).

2. The April property tax settlement from Contra Costa County indicates the City will be receiving \$303,000 more in secured property tax than anticipated, barring any adjustments made to reduce taxes in the final June settlement for prior secured or unsecured taxes. This has been added to the current year tax revenue and increases the base upon which fiscal year 2015-16 and 2016-17 property tax revenue is calculated.
3. The City's sales tax consultant has recently advised the City that the State "Triple-Flip" for taxes will be ending next year. As a result of this, the City is expected to receive a one-time "Triple-Flip" true-up payment of \$300,000 for fiscal year 2015-16. This has been added to the proposed budget.
4. As mentioned in the prior budget presentation, the Antioch Police Department received an allocation of an Edward J. Byrne Justice Assistance Grant that will provide \$71,380 in grant revenue for the Police Department's youth diversion and volunteer/chaplaincy programs over the next three years. This has been incorporated into the proposed budgets for all three years (current and next two). In addition, the Department should also be receiving a 2015 grant allotment. The exact amount is unknown at this time, but \$66,500 has been added to the fiscal year 2016-17 budget as a projection.
5. \$100,000 in revenue has been added in the current and next two fiscal year budgets to account for an annual incentive payment due under the Northeast Annexation agreement with NRG. An amendment to the agreement was approved earlier in the fiscal year outlining a \$100,000 incentive payment for 10 years which was not captured in the prior budget presented. Fiscal year 2014-15 is the first year the payment will be received.
6. \$15,000 has been added to the current year budgeted expenditures for support of the 4th of July event as approved by Council on April 14th.
7. Funding of a Records Supervisor position beginning in fiscal year 2015-16 in the Police Department in lieu of a Lead Police Records Technician to better meet departmental needs and workload. Budget impact of \$44,540.
8. Added \$330,000 and \$187,000 in grant revenue to fiscal years 2016 and 2017 respectively for reimbursement projected to be received under the 2012 COPS Hiring Grant. This grant had an end date of May 31, 2015; however, the Police Department was granted an extension through November 30, 2017 to utilize remaining grant funds.

As a result of the adjustments made, the General Fund is projected to close this fiscal year (2014-15) with a higher surplus of approximately \$685,000 (as opposed to \$75,726) and close next fiscal year (2015-16) with a surplus of approximately \$547,000. However, even with the adjustments detailed above, fiscal year 2016-17 and beyond is still projected to have significant deficit spending each year.

An updated chart of the General Fund proposed budgets each year followed by a revised Measure C chart for the Police Department follows.

**CHART F
 GENERAL FUND PROPOSED BUDGETS**

	June 30, 2015	June 30, 2016	June 30, 2017
Projected Fund Balance July 1,	\$10,834,595	\$11,519,466	\$12,066,645
Revenues:			
Taxes	31,717,267	35,971,226	36,601,367
Taxes – Measure C	4,489,747	4,646,890	4,832,765
Licenses & Permits	947,500	957,500	1,167,500
Fines & Penalties	41,000	42,000	43,000
Investment Income & Rentals	498,510	503,410	508,045
Revenue from Other Agencies	1,142,736	792,673	659,673
Current Service Charges	2,166,777	2,209,144	1,838,929
Other Revenue	1,239,997	802,540	829,580
Transfers In	3,762,255	3,699,075	3,533,975
Total Revenues	\$46,005,789	\$49,624,458	\$50,014,834
Expenditures:			
Legislative & Administrative	635,805	727,984	646,653
Finance	36,014	14,139	18,735
Nondepartmental	420,021	856,303	743,231
Public Works	6,440,212	7,322,417	7,583,357
Police Services	29,768,583	29,260,562	33,033,441
Police Services – Measure C	3,249,410	6,434,518	4,663,350
Police Services – Animal Support	505,688	508,521	538,108
Recreation/Community Services	896,513	981,170	1,012,620
Community Development	3,179,772	2,809,167	2,809,644
Code Enforcement – Measure C	188,900	162,498	169,415
Total Expenditures	\$45,320,918	\$49,077,279	\$51,218,554
Net	\$684,871	\$547,179	(\$1,203,720)
Projected Fund Balance June 30,	\$11,519,466	\$12,066,645	\$10,862,925
Committed for Police Services – Measure C	1,950,126	0	0
Committed for Compensated Absences	95,939	115,000	115,000
Committed for Litigation Reserve	500,000	500,000	500,000
Unassigned Reserve %	19.50%	23.08%	20.49%

CHART G

Police Department Measure C Funding			
	Police Budget Revised FY15	Police Budget FY16	Police Budget FY17
13/14 Baseline Budget	\$28,447,271	\$28,447,271	\$28,447,271
Measure C projection	4,300,847	4,484,392	4,663,350
Measure C carryover	898,689	1,950,126	0
Budget Allotment	33,646,807	34,881,789	33,110,621
Proposed/projected	33,523,681	36,203,601	38,234,899
EBRCS Purchase GF Reserves	(1,827,000)	0	0
Difference under/(over) budget	\$1,950,126	(\$1,321,812)	(\$5,124,278)

It is imperative for the Council to understand that while we are projecting to end this current fiscal year with a healthy surplus, the surplus next fiscal year is mainly due to the one-time sales tax true-up payment projected and the extension of the COPS Hiring Grant which will now end in November 2017. The City is facing deficit spending each year beginning fiscal year 2016-17. The City should only be spending within the revenues collected in each year and cannot continually pull from reserves to balance the budget. The current year anticipated surplus will help stave off future deficit spending so that the City will not run out of money as fast (see Attachment B for revised projections). Also important to note is that the surplus in the current year is not a guarantee each year and should not be used for adding on-going/annual expenses (such as staffing). The surplus is “one-time” money. The City still needs to evaluate revenue generating measures as well as additional ways to reduce expenditures.

SUMMARY

This is the final budget study session before the complete draft budget document is brought forth to Council for consideration on June 23, 2015. As Council did not request any changes to the proposed budgets presented at the prior study sessions, the draft document will represent the budgets as proposed, unless Council provides direction for modifications at this meeting. If there are any items the Council would like to add to or remove from the budget, this is the time for City Council direction. Staff recommends that the Council consider adding funding for earthquake insurance for City Hall and the Police Facility, which would add an approximate annual cost between \$125,000 and \$150,000 to the General Fund; staff would need to get a current quote. The Water Treatment Plant is the only city facility with coverage.

Any further adjustments incorporated between now and preparation of the complete draft budget document will be outlined in the staff report on June 23rd.

NEXT STEPS

The final budget document will be brought for Council consideration on June 23, 2015.

ATTACHMENTS

- A. Draft Budget Sheets for Special Revenue, Capital Project, Enterprise and Internal Service Funds
- B. General Fund Projections
- C. Draft Five Year Capital Improvement Program

BUDGET

STUDY SESSION MAY 12, 2015

SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL
SERVICE FUNDS

ATTACHMENT A

STUDY SESSION – MAY 12, 2015
SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

SPECIAL REVENUE FUNDS

GAS TAX FUND 213 – This fund accounts for revenues and related expenditures received from the State under the Streets and Highway Code Sections 2103, 2105, 2106, 2107, and 2107.5. The allocations must be spent for street maintenance or construction and a limited amount for engineering.

GAS TAX FUND (FUND 213)								
Statement of Revenues, Expenditures and Change in Fund Balance								
	2012-13	2013-14	2014-15	2014-15	2015-16	%	2016-17	%
	Actual	Actual	Budget	Revised	Proposed	Change	Proposed	Change
Beginning Balance, July 1	\$8,473,011	\$8,113,100	\$6,981,217	\$6,981,217	\$2,278,448		\$1,719,627	
Revenue Source:								
Revenue from Other Agencies	6,004,547	10,282,560	2,720,768	4,196,510	2,338,287	-44% ¹	2,210,315	-5%
Investment Income	39,940	50,248	10,000	35,000	20,000	-43%	10,000	-50%
Other	0	78,944	0	0	0	0%	0	0%
Transfers In	0	1,000,000	200,000	200,000	0	-100%	0	0%
Total Revenues	6,044,487	11,411,752	2,930,768	4,431,510	2,358,287	-47%	2,220,315	-2%
Expenditures:								
Services & Supplies	287,688	297,979	316,000	321,000	316,000	-2%	316,000	0%
Capital Projects	4,562,080	10,686,245	7,255,830	7,231,426	1,030,000	-86%	1,030,000	0%
Transfers Out	1,545,737	1,550,460	1,571,896	1,571,896	1,560,048	-1%	1,564,914	0%
Internal Services	8,893	8,951	9,737	9,957	11,060	11%	11,387	3%
Total Expenditures	6,404,398	12,543,635	9,153,463	9,134,279	2,917,108	-68%	2,922,301	0%
Ending Balance, June 30	\$8,113,100	\$6,981,217	\$758,522	\$2,278,448	\$1,719,627		\$1,017,641	

¹VARIANCE: Grant reimbursements for Wilbur and Pavement projects in FY15. In addition, Prop 42 revenues are projected to decline by approximately \$500,000 due to falling gas prices and true-ups done by the State under the fuel tax swap system.

STUDY SESSION – MAY 12, 2015
SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

GAS TAX FUND 213 (Continued) -

The following table details the capital projects for the Gas Tax fund:

Capital Projects	2014-15 Revised	2015-16 Proposed	2016-17 Proposed
Pavement Management System	\$30,000	\$30,000	\$30,000
Pavement Preventative Maintenance	4,102,000	1,000,000	1,000,000
Cavallo Rd Pavement Overlay	800,000	0	0
Wilbur Ave Bridge	1,043,830	0	0
2 nd St Pavement Rehabilitation	250,000	0	0
Country Hills Pavement Rehabilitation	1,000,000	0	0
Deer Valley Rd/Davison Pvmt Rehab	5,596	0	0
Total Capital Projects	\$7,231,426	\$1,030,000	\$1,030,000

STUDY SESSION – MAY 12, 2015
SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

TRAFFIC SIGNAL FUND 220 – This fund accounts for traffic signal fees collected from developers to fund off-site traffic signals.

TRAFFIC SIGNAL FUNDS (FUND 220)								
Statement of Revenues, Expenditures and Change in Fund Balance								
	2012-13 Actual	2013-14 Actual	2014-15 Budget	2014-15 Revised	2015-16 Proposed	% Change	2016-17 Proposed	% Change
Beginning Balance, July 1	\$1,118,463	\$707,895	\$803,258	\$803,258	\$850,743		\$628,227	
Revenue Source:								
Investment Income	7,119	6,550	5,000	5,000	5,000	0%	5,000	0%
Current Service Charges	88,676	90,606	75,000	75,000	75,000	0%	75,000	0%
Revenue from Other Agencies	0	0	200,000	0	0	0%	0	0%
Transfers In	44,400	0	0	0	0	0%	0	0%
Total Revenue	140,195	97,156	280,000	80,000	80,000	0%	80,000	0%
Expenditures:								
Services & Supplies	2,142	1,780	2,500	2,500	2,500	0%	2,500	0%
Signals/Various Locations	548,608	0	336,395	30,000	300,000	900%	330,000	10%
Internal Services	13	13	14	15	16	7%	17	6%
Total Expenditures	550,763	1,793	338,909	32,515	302,516	830%	332,517	10%
Ending Balance, June 30	\$707,895	\$803,258	\$744,349	\$850,743	\$628,227		\$375,710	

STUDY SESSION – MAY 12, 2015
SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

MEASURE J GROWTH MANAGEMENT FUND 222 – Measure J revenue is derived from a voter-approved, one-half cent sales tax in Contra Costa County. The City receives allocations from the Contra Costa Transportation Authority (CCTA) to be used for transportation improvement and maintenance projects provided that the City complies with the Growth Management Program. Measure C expired March 30, 2009; voters approved **Measure J** which began April 1, 2009, to continue this measure.

MEASURE J GROWTH MANAGEMENT (FUND 222)								
Statement of Revenues, Expenditures and Change in Fund Balance								
	2012-13	2013-14	2014-15	2014-15	2015-16	%	2016-17	%
	Actual	Actual	Budget	Revised	Proposed	Change	Proposed	Change
Beginning Balance, July 1	\$3,533,753	\$3,995,011	\$3,029,740	\$3,029,740	\$2,404,381		\$3,192,543	
Revenue Source:								
Investment Income	14,111	23,619	20,000	20,000	22,000	10%	22,000	0%
Revenue from Other Agencies	979,883	1,071,465	1,379,750	1,455,766	1,123,252	-23% ¹	1,156,950	3%
Transfer In	0	0	0	0	0	0%	50,000	100% ²
Total Revenue	993,994	1,095,084	1,399,750	1,475,766	1,145,252	-22%	1,228,950	7%
Expenditures:								
Personnel	44,487	47,869	68,940	68,940	68,940	0%	68,940	0%
Services & Supplies	91,719	110,078	490,000	447,000	187,000	-58% ³	138,000	-26%
Capital Projects	151,106	411,394	1,584,097	1,584,097	100,000	-94%	1,000,000	900%
Transfers Out	244,400	1,490,000	0	0	0	0%	0	0%
Internal Services	1,024	1,014	1,066	1,088	1,150	6%	1,170	2%
Total Expenditures	532,736	2,060,355	2,144,103	2,101,125	357,090	-83%	1,208,110	238%
Ending Balance, June 30	\$3,995,011	\$3,029,740	\$2,285,387	\$2,404,381	\$3,192,543		\$3,213,383	
Funded FTE's	0.00	0.00	0.00	0.00	0.00		0.00	

¹VARIANCE: STP grant for Ninth Street Roadway project and Safe Routes to School & TDA grants for Sidewalk Improvements in FY15.

²VARIANCE: Transfer in from Sewer Fund for Lone Tree Way project.

³VARIANCE: FY15 includes contract for Traffic Impact Fee Study and a reimbursement for Buchanan right turn lane.

STUDY SESSION – MAY 12, 2015
SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

MEASURE J FUND 222 (Continued) -

The following table details capital projects in the Measure J Fund:

Capital Projects	2014-15 Revised	2015-16 Proposed	2016-17 Proposed
Ninth St Roadway Improvements	\$934,097	\$0	\$0
Sidewalk/Handicap/Pedestrian Improvements	650,000	0	0
Lone Tree Way Pavement Overlay	0	0	1,000,000
Golf Course Rd Pavement Rehabilitation	0	100,000	0
Total Capital Projects	\$1,584,097	\$100,000	\$1,000,000

STUDY SESSION – MAY 12, 2015
SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

CAPITAL PROJECTS FUNDS

CAPITAL IMPROVEMENT FUND 311 – This fund records all revenues, expenditures, assets and liabilities associated with City capital projects. It accounts for resources used to construct or acquire capital assets and make capital improvements. It was established in 1987 to set aside money from the General Fund for any capital improvement project not provided for in one of the other funds. The City can transfer General Fund dollars to this fund as needed. The Measure WW division was established in FY11 to account for projects approved under Measure WW grant funding. The Energy Efficiency & Conservation division was established in FY11 to account for PG&E rebate funds received from the Honeywell Retro Fit project used for energy efficiency and conservation programs. The Northeast Annexation division is being established with this budget to account for property tax monies required to be set aside per the Northeast Annexation agreement for infrastructure needs.

CAPITAL IMPROVEMENT FUND (FUND 311)								
Statement of Revenues, Expenditures and Change in Fund Balance								
	2012-13	2013-14	2014-15	2014-15	2015-16	%	2016-17	%
	Actual	Actual	Budget	Revised	Proposed	Change	Proposed	Change
Beginning Balance, July 1	\$1,179,969	\$294,891	\$225,015	\$225,015	\$224,007		\$508,373	
Revenue Source:								
Investment Income	347	0	600	3,000	500	-83%	500	0%
Property Taxes	0	0	0	0	400,000	100%	400,000	0%
Revenue from Other Agencies	2,307,646	1,116,144	66,150	66,150	2,997,300	4431%	0	-100%
Current Service Charges	19,479	27,275	5,000	20,000	5,000	-75%	5,000	0%
Other	15,228	13,978	10,000	10,200	12,000	18%	12,000	0%
Transfers In	470,000	431,810	392,000	392,000	1,350,000	244%	300,000	-78%
Total Revenue	2,812,700	1,589,207	473,750	491,350	4,764,800	870%	717,500	-85%
Expenditures:								
Services & Supplies	15,660	35,953	11,500	11,500	13,500	17%	13,500	0%
Capital Projects	3,664,271	1,606,121	460,531	462,260	4,447,300	862%	400,000	-91%
Internal Services	17,847	17,009	18,340	18,598	19,634	6%	20,871	6%
Total Expenditures	3,697,778	1,659,083	490,371	492,358	4,480,434	810%	434,371	-90%
Ending Balance, June 30	\$294,891	\$225,015	\$208,394	\$224,007	\$508,373		\$791,502	

STUDY SESSION – MAY 12, 2015
SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

CAPITAL IMPROVEMENT FUND 311 (Continued) -

Capital Improvement (311-2520)								
	2012-13 Actual	2013-14 Actual	2014-15 Budget	2014-15 Revised	2015-16 Proposed	% Change	2016-17 Proposed	% Change
Revenue Source:								
Investment Income	347	0	600	3,000	500	-83%	500	0%
Revenue from Other Agencies	43,821	0	0	0	2,997,300	100% ¹	0	-100%
Current Service Charges	19,479	27,275	5,000	20,000	5,000	-75%	5,000	0%
Other	0	5,978	0	200	0	-100%	0	0%
Transfers In	470,000	346,810	350,000	350,000	1,350,000	286% ²	300,000	-78%
Total Revenue	533,647	380,063	355,600	373,200	4,352,800	1066%	305,500	-93%
Expenditures:								
Services & Supplies	446	27,953	1,500	1,500	1,500	0%	1,500	0%
Capital Projects	1,400,446	330,996	350,000	350,000	4,347,300	1142% ¹	300,000	-93%
Internal Services	17,847	17,009	18,340	18,598	19,634	6%	20,871	6%
Total Expenditures	1,418,739	375,958	369,840	370,098	4,368,434	1080%	322,371	-93%

¹VARIANCE: Prop 1E grant reimbursement/expenditures for West Antioch Creek project.

²VARIANCE: \$1,050,000 transfer in from Lone Diamond Assessment District Capital Project Fund for West Antioch Creek project.

	2014-15 Revised	2015-16 Proposed	2016-17 Proposed
Capital Projects			
Sidewalk Repair	\$350,000	\$300,000	\$300,000
West Antioch Creek	0	4,047,300	0
Total Capital Projects	\$350,000	\$4,347,300	\$300,000

STUDY SESSION – MAY 12, 2015
SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

CAPITAL IMPROVEMENT FUND 311 (Continued) -

Measure WW (311-2525)								
	2012-13 Actual	2013-14 Actual	2014-15 Budget	2014-15 Revised	2015-16 Proposed	% Change	2016-17 Proposed	% Change
Revenue Source:								
Revenue from Other Agencies	2,263,825	1,116,144	66,150	66,150	0	-100%	0	0%
Transfer in from Park in Lieu Fund	0	85,000	42,000	42,000	0	-100%	0	0%
Total Revenue	2,263,825	1,201,144	108,150	108,150	0	-100%	0	0%
Expenditures:								
Fishing Pier Pavilion	0	9,391	108,000	108,000	0	0%	0	0%
Parks & Rec Security Cameras	151,366	174,749	0	0	0	0%	0	0%
Turf Fields	1,780,029	1,047,469	2,531	4,260	0	-100%	0	0%
Waterpark Renovations	332,430	43,516	0	0	0	0%	0	0%
Total Expenditures	2,263,825	1,275,125	110,531	112,260	0	-100%	0	0%

Energy Efficiency & Conservation (311-2535)								
	2012-13 Actual	2013-14 Actual	2014-15 Budget	2014-15 Revised	2015-16 Proposed	% Change	2016-17 Proposed	% Change
Revenue Source:								
Other	15,214	8,000	10,000	10,000	12,000	20%	12,000	0%
Total Revenue	15,214	8,000	10,000	10,000	12,000	20%	12,000	0%
Expenditures:								
Services & Supplies	15,214	8,000	10,000	10,000	12,000	20%	12,000	0%
Total Expenditures	15,214	8,000	10,000	10,000	12,000	20%	12,000	0%

STUDY SESSION – MAY 12, 2015
SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

CAPITAL IMPROVEMENT FUND 311 (Continued) -

Northeast Annexation (311-2545)								
	2012-13 Actual	2013-14 Actual	2014-15 Budget	2014-15 Revised	2015-16 Proposed	% Change	2016-17 Proposed	% Change
Revenue Source:								
Property Taxes	0	0	0	0	400,000	-100%	400,000	0%
Total Revenue	0	0	0	0	400,000	100%	400,000	0%
Expenditures:								
Services & Supplies	0	0	0	0	100,000	100%	100,000	0%
Total Expenditures	0	0	0	0	100,000	100%	100,000	0%

STUDY SESSION – MAY 12, 2015
SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

PREWETT PARK CIP FUND 312 – This fund tracks the capital improvement expenses for the Prewett Family Water Park. The City is reimbursed for expenditures through the Antioch Area Public Facilities Financing Agency (Mello Roos).

PREWETT CIP (FUND 312)								
Statement of Revenues, Expenditures and Change in Fund Balance								
	2012-13 Actual	2013-14 Actual	2014-15 Budget	2014-15 Revised	2015-16 Proposed	% Change	2016-17 Proposed	% Change
Beginning Balance, July 1	\$15,917	\$17,108	\$18,335	\$18,335	\$18,407		\$19,457	
Revenue Source:								
Investment Income	1,437	1,529	1,300	1,300	1,300	0%	1,300	0%
Revenue from Other Agencies	43,920	5,139	119,400	489,122	1,545,000	216%	0	-100%
Total Revenue	45,357	6,668	120,700	490,422	1,546,300	215%	1,300	-100%
Use of Funds:								
Personnel	595	0	50,000	5,000	45,000	800%	0	-100%
Services & Supplies	43,571	5,441	250	6,877	250	-96%	250	0%
Prewett Projects	0	0	453,164	478,473	1,500,000	213%	0	-100%
Total Use of Funds	44,166	5,441	503,414	490,350	1,545,250	215%	250	-100%
Ending Balance, June 30	\$17,108	\$18,335	-\$364,379	\$18,407	\$19,457		\$20,507	

STUDY SESSION – MAY 12, 2015
SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

RESIDENTIAL DEVELOPMENT ALLOCATION FUND (319) – The Residential Development Allocation Program (RDA) was adopted May 14, 2002 by the City Council. It requires that allocations be obtained prior to receiving residential development entitlements and ultimately, the issuance of building permits for residential projects. A Development Allocation is the right to proceed, subject to all applicable requirements, to obtain entitlements. Monies collected funded projects as approved by the City Council. This ordinance has expired and the budget represents use of remaining funds only.

RESIDENTIAL DEVELOPMENT ALLOCATION (FUND 319)								
Statement of Revenues, Expenditures and Change in Fund Balance								
	2012-13 Actual	2013-14 Actual	2014-15 Budget	2014-15 Revised	2015-16 Proposed	% Change	2016-17 Proposed	% Change
Beginning Balance, July 1	\$150,182	\$33,655	(\$3,886)	(\$3,886)	\$101,164		\$101,214	
Revenue Source:								
Investment Income	386	150	0	100	100	0%	100	0%
Contributions	0	21,000	0	105,000	0	-100%	0	0%
Total Revenue	386	21,150	0	105,100	100	-100%	100	0%
Expenditures:								
Services & Supplies	116,913	58,691	0	50	50	0%	50	0%
Total Expenditures	116,913	58,691	0	50	50	0%	50	0%
Ending Balance, June 30	\$33,655	(\$3,886)	(\$3,886)	\$101,164	\$101,214		\$101,264	

STUDY SESSION – MAY 12, 2015
SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

DEVELOPMENT IMPACT FEE FUND (321) – Development Impact Fees (DIFs) were established pursuant to Ordinance 2079-C-S in March 2014. Every person who develops or redevelops land in the City shall pay a DIF with the issuance of a building permit to defray the cost of certain public facilities required to serve new development within the City. The following DIFs have been created: Administrative Facilities Fee, Parks and Recreation Facilities Fee, Police Facilities Fee and Public Works Facilities Fee.

DEVELOPMENT IMPACT FEE (FUND 321)								
Statement of Revenues, Expenditures and Change in Fund Balance								
	2012-13 Actual	2013-14 Actual	2014-15 Budget	2014-15 Revised	2015-16 Proposed	% Change	2016-17 Proposed	% Change
Beginning Balance, July 1	\$0	\$0	\$0	\$0	\$49,166		\$98,616	
Revenue Source:								
Investment Income	0	0	1,000	200	500	150%	2,000	300%
Development Impact Fees	0	0	355,125	49,016	49,000	0%	518,000	957%
Total Revenue	0	0	356,125	49,216	49,500	1%	520,000	951%
Expenditures:								
Capital Projects	0	0	0	50	50	0%	50	0%
Total Expenditures	0	0	0	50	50	0%	50	0%
Ending Balance, June 30	\$0	\$0	\$356,125	\$49,166	\$98,616		\$618,566	

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SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

HILLCREST ASSESSMENT DISTRICT #26 CONSTRUCTION FUND 361 – This fund accounts for the expenditures related to the Hillcrest Assessment District No. 26 Construction Fund.

HILLCREST ASSESSMENT DISTRICT 26 (FUND 361)								
Statement of Revenues, Expenditures and Change in Fund Balance								
	2012-13	2013-14	2014-15	2014-15	2015-16	%	2016-17	%
	Actual	Actual	Budget	Revised	Proposed	Change	Proposed	Change
Beginning Balance, July 1	\$374,453	\$377,187	\$378,922	\$378,922	\$358,240		\$127,972	
Revenue Source:								
Investment Income	1,873	3,218	800	800	800	0%	800	0%
Charges for Services	2,286	0	0	0	0	0%	0	0%
Total Revenue	4,159	3,218	800	800	800	0%	800	0%
Expenditures:								
Services & Supplies	835	878	300	800	300	-63%	300	0%
Capital Projects	0	0	250,000	20,000	230,000	1050% ¹	0	-100%
Internal Services	590	605	667	682	768	13%	793	3%
Total Expenditures	1,425	1,483	250,967	21,482	231,068	976%	1,093	-100%
Ending Balance, June 30	\$377,187	\$378,922	\$128,755	\$358,240	\$127,972		\$127,679	

¹VARIANCE: Project for Wildhorse left turn project.

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SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

LONE DIAMOND ASSESSMENT DISTRICT #27/31 CONSTRUCTION FUND 376 – This fund accounts for the expenditures related to the Lone Diamond Assessment District.

LONE DIAMOND AD 27/31 (FUND 376)								
Statement of Revenues, Expenditures and Change in Fund Balance								
	2012-13	2013-14	2014-15	2014-15	2015-16	%	2016-17	%
	Actual	Actual	Budget	Revised	Proposed	Change	Proposed	Change
Beginning Balance, July 1	\$2,854,791	\$2,694,188	\$1,528,137	\$1,528,137	\$1,367,367		\$315,357	
Revenue Source:								
Investment Income	14,000	18,421	5,000	7,000	1,000	-86%	1,200	20%
Charges for Services	65,114	45,640	20,000	10,000	10,000	0%	20,000	100%
Revenue from Other Agencies	0	0	2,400,000	0	0	0%	0	0%
Other	0	1,000	0	0	0	0%	0	0%
Transfers In	0	490,000	0	220,289	0	-100% ¹	0	0%
Total Revenue	79,114	555,061	2,425,000	237,289	11,000	-95%	21,200	93%
Expenditures:								
Personnel	38,121	5,972	0	0	0	0%	0	0%
Services & Supplies	16,936	9,467	1,500	13,000	10,750	-17%	10,800	0%
Capital Projects	182,639	1,703,676	3,150,042	382,923	0	-100%	0	0%
Transfers Out	0	0	0	0	1,050,000	100% ²	0	-100%
Internal Services	2,021	1,997	2,098	2,136	2,260	6%	2,299	2%
Total Expenditures	239,717	1,721,112	3,153,640	398,059	1,063,010	167%	13,099	-99%
Ending Balance, June 30	\$2,694,188	\$1,528,137	\$799,497	\$1,367,367	\$315,357		\$323,458	

¹VARIANCE: Transfer in from Antioch Public Financing Authority 1998 Revenue Bonds Fund. Bonds have been fully paid and this is balance in accounts remaining to be used within the district.

²VARIANCE: Transfer out to Capital Improvement Fund to partially fund West Antioch Creek Project.

	2014-15	2015-16	2016-17
Capital Projects	Revised	Proposed	Proposed
West Antioch Creek	\$250,000	\$0	\$0
Lone Tree Wy Impr. Phase C	132,823	0	0
Total Capital Projects	\$382,923	\$0	\$0

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HILLCREST/HIGHWAY 4 BRIDGE BENEFIT DISTRICT FUND (391) – The Hillcrest/Highway 4 Bridge Benefit District was formed to collect fees to build the bridge going over State Route Highway 4. This district was formed for anyone that lives or plans construction in this area that will benefit from the construction of the bridge.

HILLCREST/HIGHWAY 4 BRIDGE DISTRICT (391)								
Statement of Revenues, Expenditures and Change in Fund Balance								
	2012-13	2013-14	2014-15	2014-15	2015-16	%	2016-17	%
	Actual	Actual	Budget	Revised	Proposed	Change	Proposed	Change
Beginning Balance, July 1	\$39,165	\$77,208	\$114,645	\$114,645	\$130,017		\$155,436	
Revenue Source:								
Investment Income	336	868	650	650	700	8%	750	7%
Bridge Fees	37,865	36,830	15,000	15,000	25,000	67%	25,000	0%
Total Revenues	38,201	37,698	15,650	15,650	25,700	64%	25,750	0%
Expenditures:								
Services & Supplies	134	236	250	250	250	0%	250	0%
Internal Services	24	25	27	28	31	11%	32	3%
Total Expenditures	158	261	277	278	281	1%	282	0%
Ending Balance, June 30	\$77,208	\$114,645	\$130,018	\$130,017	\$155,436		\$180,904	

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SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

ENTERPRISE FUNDS

WATER FUND 611 – The Water Fund is a Public Works Enterprise Fund that accounts for the revenues and expenditures related to providing water service through more than 31,000 service connections throughout Antioch to more than 100,000 consumers. The cost of treating the water, transporting it and maintaining the distribution infrastructure, including 326 miles of mainlines is also accounted for in this fund.

The City is currently considering a rate increase for both Water and Sewer programs. The budget presented below represents proposals with and without the rate increases.

WATER FUND (FUND 611)							
Statement of Revenues, Expenditures and Change in Net Position							
	WITH RATE INCREASE				WITH NO RATE INCREASE		
	2014-15 Revised	2015-16 Proposed	2016-17 Proposed		2014-15 Revised	2015-16 Proposed	2016-17 Proposed
Beginning Balance, July 1	\$22,504,285	\$15,607,182	\$12,574,979		\$22,504,285	\$15,607,182	\$6,746,856
Revenue Source:							
Investment Income	150,000	50,000	30,000		150,000	50,000	30,000
Charges for Services	23,081,555	29,155,977	31,049,696		23,081,555	23,190,022	23,232,051
Rev. from Other Agencies	0	0	0		0	0	0
Other	15,228	5,000	5,000		15,228	5,000	5,000
Total Revenues:	23,246,783	29,210,977	31,084,696		23,246,783	23,245,022	23,267,051
Expenditures:							
Personnel	5,050,693	6,261,416	6,655,138		5,050,693	6,261,416	6,655,138
Services & Supplies	20,963,737	22,281,100	23,137,105		20,963,737	22,143,268	22,783,171
Capital Projects	2,574,646	2,060,000	2,740,000		2,574,646	2,060,000	2,740,000
Transfers Out	661,524	614,613	640,962		661,524	614,613	640,962
Internal Services	893,286	1,026,051	1,070,662		893,286	1,026,051	1,070,662
Total Expenditures	30,143,886	32,243,180	34,243,867		30,143,886	32,105,348	33,889,933
Ending Balance, June 30	\$15,607,182	\$12,574,979	\$9,415,808		\$15,607,182	\$6,746,856	(\$3,876,026)

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SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

WATER FUND 611 (Continued) -

	Funded 2014-15	Funded 2015-16	Funded 2016-17
Funded FTE's:			
Water Supervision	6.17	6.17	6.17
Water Production	11.00	11.00	11.00
Water Distribution	25.75	25.75	25.75
Water Meter Reading	2.00	2.00	2.00
Warehouse & Central Stores	1.60	1.60	1.60
Water Public Buildings & Facilities	0.75	0.75	0.75
Total Funded FTE's	47.27	47.27	47.27

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SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

WATER FUND 611 (Continued) -

Water Supervision (611-2310)								
	2012-13 Actual	2013-14 Actual	2014-15 Budget	2014-15 Revised	2015-16 Proposed	% Change	2016-17 Proposed	% Change
Sources of Funds:								
Charges for Services	24,873,435	25,588,704	22,864,791	22,808,555	28,867,977	27% ³	30,761,696	7%
Investment Income	110,546	212,274	75,000	150,000	50,000	-67%	30,000	-40%
Other	5,225	3,989	7,420	15,228	5,000	0%	5,000	0%
Total Source of Funds	24,989,206	25,804,967	22,947,211	22,973,783	28,922,977	26%	30,796,696	6%
Use of Funds:								
Personnel	694,184	805,089	1,046,216	932,495	1,119,462	20% ¹	1,187,350	6%
Services & Supplies	469,009	510,538	650,880	603,002	725,888	20% ²	771,865	6%
Transfers Out	476,760	526,890	661,524	661,524	614,613	-7%	640,962	4%
Internal Services	697,937	751,666	816,263	854,025	980,946	15%	1,023,615	4%
Total Use of Funds	2,337,890	2,594,183	3,174,883	3,051,046	3,440,909	13%	3,623,792	5%
Funded FTE's	6.01	6.01	6.17	6.17	6.17		6.17	

¹VARIANCE: Vacancy savings in FY15.

²VARIANCE: Increased cost of liability insurance.

³VARIANCE: This assumes rate increase approved. Without rate increase, proposed budget would be \$22,957,022.

Water Production (611-2320)								
	2012-13 Actual	2013-14 Actual	2014-15 Budget	2014-15 Revised	2015-16 Proposed	% Change	2016-17 Proposed	% Change
Sources of Funds:								
Charges for Services	0	0	0	0	0	0%	0	0%
Other	0	1,134,344	0	0	0	0%	0	0%
Total Source of Funds	0	1,134,344	0	0	0	0%	0	0%
Use of Funds:								
Personnel	1,197,756	1,361,298	1,593,540	1,511,960	1,655,745	10%	1,764,765	7%
Services & Supplies	11,050,657	13,577,773	16,567,668	16,498,063	17,119,630	4%	18,010,531	5%
Total Use of Funds	12,248,413	14,939,071	18,161,208	18,010,023	18,775,375	4%	19,775,296	5%
Funded FTE's	11.00	11.00	11.00	11.00	11.00		11.00	

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SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

WATER FUND 611 (Continued) -

Water Distribution (611-2330)								
	2012-13 Actual	2013-14 Actual	2014-15 Budget	2014-15 Revised	2015-16 Proposed	% Change	2016-17 Proposed	% Change
Source of Funds:								
Charges for Services	20,887	134,250	5,000	8,000	8,000	0%	8,000	0%
Total Source of Funds	20,887	134,250	5,000	8,000	8,000	0%	8,000	0%
Use of Funds:								
Personnel	1,777,431	1,814,335	2,606,913	2,156,089	2,935,220	36% ¹	3,124,745	6%
Services & Supplies	3,074,840	2,942,739	3,090,494	3,243,274	3,560,990	10% ²	3,627,547	2%
Total Use of Funds	4,852,271	4,757,074	5,697,407	5,399,363	6,496,210	20%	6,752,292	4%
Funded FTE's	25.25	25.25	25.75	25.75	25.75		25.75	

¹VARIANCE: Vacancy savings in FY14.

²VARIANCE: Includes purchase of new to fleet truck and bobtail and increased contractual services required.

Water Meter Reading (611-2340)								
	2012-13 Actual	2013-14 Actual	2014-15 Budget	2014-15 Revised	2015-16 Proposed	% Change	2016-17 Proposed	% Change
Use of Funds:								
Personnel	169,915	179,615	193,660	205,666	244,842	19%	256,877	5%
Services & Supplies	111,615	132,590	222,824	326,439	575,757	76% ³	427,371	-26%
Total Use of Funds	281,530	312,205	416,484	532,105	820,599	54%	684,248	-17%
Funded FTE's	2.00	2.00	2.00	2.00	2.00		2.00	

³VARIANCE: FY16 includes purchase and installation of meter test bench.

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SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

WATER FUND 611 (Continued) -

Warehouse & Central Stores (611-2620)								
	2012-13	2013-14	2014-15	2014-15	2015-16	%	2016-17	%
	Actual	Actual	Budget	Revised	Proposed	Change	Proposed	Change
Source of Funds:								
Charges for Services	234,252	184,410	250,000	265,000	280,000	6%	280,000	0%
Total Source of Funds	234,252	184,410	250,000	265,000	280,000	6%	280,000	0%
Use of Funds:								
Personnel	137,338	150,017	148,215	155,711	169,651	9%	178,806	5%
Services & Supplies	247,443	215,072	278,559	292,959	298,835	2%	299,791	0%
Internal Services	34,311	34,943	37,689	39,261	45,105	15%	47,047	4%
Total Use of Funds	419,092	400,032	464,463	487,931	513,591	5%	525,644	2%
Funded FTE's	1.60	1.60	1.60	1.60	1.60		1.60	

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SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

WATER FUND 611 (Continued) –

Water Public Buildings and Facilities – CIP (611-2550)								
	2012-13	2013-14	2014-15	2014-15	2015-16	%	2016-17	%
	Actual	Actual	Budget	Revised	Proposed	Change	Proposed	Change
Source of Funds:								
Grant Reimbursements	107,665	0	0	0	0	0%	0	0%
Total Source of Funds	35,274	107,665	0	0	0	0%	0	0%
Use of Funds:								
Personnel	18,051	37,488	122,790	88,772	136,496	54%	142,595	4%
Monitoring Wells	68,602	18,317	40,000	40,000	0	-100%	0	0%
Recycle/Reclaimed Water Pipelines	32,678	8,520	0	0	0	0%	0	0%
Water Model Conversion Study	289,547	31,216	150,000	100,000	65,000	-35%	35,000	-46%
Water Plant Solids Handling Improv.	0	82,076	467,924	0	0	0%	0	0%
Raw Water Supply	194	85,264	4,736	4,736	0	-100%	0	0%
WTP Drainage Capture	0	0	0	100,000	0	0%	1,200,000	100%
Canal Pump No 4 Improvements	0	36,444	733,556	705,000	0	-100%	0	0%
Chemical Tank Replacements	0	33,137	0	0	0	0%	0	0%
Inspection/assess 39 in raw wtr pipe	0	30	500,000	500,000	250,000	100%	0	100%
WTP Improvements	670,932	152,898	522,102	125,000	295,000	136%	320,000	8%
Hillcrest Pump Station Rehab	0	0	50,000	0	50,000	100%	500,000	100%
Reservoir Tower Sluice Gate	0	0	0	0	0	0%	0	0%
Cambridge Tank Expansion	145,275	737,196	212,804	40,000	0	-100%	0	0%
Water Treatment Plant Renovation	0	348,406	0	0	0	0%	0	0%
Reservoir Rehabilitation	986,162	57,148	342,852	115,968	0	-100%	635,000	100%
Sunset Booster Pump Station	0	42,058	507,942	507,942	0	0%	0	0%
River Pumping Station Rehab	0	265	0	0	0	0%	0	0%
Wilbur Avenue Booster Pumps	0	268	0	0	0	0%	0	0%
WTP Electrical Upgrade	0	0	100,000	100,000	200,000	100%	0	0%
Fulton Trash Enclosure	0	0	135,000	135,000	0	-100%	0	0%
Wireless Communication Upgrade	0	0	0	0	50,000	0%	50,000	0%
Desalination Plant-High Purification	0	0	0	100,000	100,000	0%	0	0%
Cathodic Assessment Project	0	0	0	0	100,000	100%	0	0%
WTP Disinfection Improvements	0	0	0	0	950,000	100%	0	0%
Direct Raw Water Connection w/Scada	0	0	30,000	1,000	0	-100%	0	0%
Total Use of Funds	2,211,441	1,670,731	3,919,706	2,663,418	2,196,496	-18%	2,882,595	31%
Funded FTE's	0.75	0.75	0.75	0.75	0.75		0.75	

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SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

WATER SYSTEM IMPROVEMENT FUND (FORMERLY WATER LINE EXPANSION FUND) 612 – This fund accounts for the fees collected from developers to fund offsite or oversized facilities in three areas: water storage, plant expansion and other facilities including oversized mains. This fund is being renamed effective July 1, 2015.

WATER SYSTEM IMPROVEMENT FUND (FORMERLY WATER LINE EXPANSION) (Fund 612)								
Statement of Revenues, Expenditures and Change in Net Position								
	2012-13	2013-14	2014-15	2014-15	2015-16	%	2016-17	%
	Actual	Actual	Budget	Revised	Proposed	Change	Proposed	Change
Beginning Balance, July 1	\$3,664,535	\$3,892,975	\$3,875,063	\$3,875,063	\$3,337,943		\$1,890,026	
Revenue Source:								
Current Service Charges	1,220,351	1,008,057	500,000	646,528	1,180,800	83%	1,180,800	0%
Investment Income & Other	18,621	37,600	35,000	25,000	30,000	20%	35,000	17%
Transfers In	0	648,046	0	0	0	0%	0	0%
Total Revenues	1,238,972	1,693,703	535,000	671,528	1,210,800	80%	1,215,800	0%
Expenditures:								
Services & Supplies	8,409	10,260	7,000	7,000	7,000	0%	7,000	0%
WTP Drainage Capture	0	0	0	0	500,000	100%	1,800,000	260%
WTP Electrical Upgrade	0	0	0	0	500,000	100%	0	-100%
Water Main Replacement	327,596	1,699,785	1,147,619	1,200,000	800,000	-33%	800,000	0%
Reservoir Improvements	0	0	0	0	850,000	100%	0	-100%
Transfers Out	672,916	0	0	0	0	0%	0	0%
Internal Services	1,611	1,570	1,627	1,648	1,717	4%	1,739	1%
Total Expenditures	1,010,532	1,711,615	1,156,246	1,208,648	2,658,717	120%	2,608,739	-2%
Ending Balance, June 30	\$3,892,975	\$3,875,063	\$3,253,817	\$3,337,943	\$1,890,026		\$497,087	

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SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

SEWER FUND 621 – The Sewer Fund is a Public Works Enterprise Fund that accounts for the revenues and expenditures related to providing wastewater collection, storm drain and channel maintenance services for the City.

The City is currently considering a rate increase for both Water and Sewer programs. The budget presented below represents proposals with and without the rate increases.

SEWER FUND (FUND 621)							
Statement of Revenues, Expenditures and Change in Net Position							
	WITH RATE INCREASE				WITH NO RATE INCREASE		
	2014-15 Revised	2015-16 Proposed	2016-17 Proposed		2014-15 Revised	2015-16 Proposed	2016-17 Proposed
Beginning Balance, July 1	\$13,064,889	\$10,921,374	\$8,632,769		\$13,064,889	\$10,921,374	\$8,181,769
Revenue Source:							
Investment Income	70,000	50,000	30,000		70,000	50,000	30,000
Charges for Services	4,903,016	5,353,000	5,698,000		4,903,016	4,902,000	4,902,000
Other	16,520	1,000	1,000		16,520	1,000	1,000
Total Revenues:	4,989,536	5,404,000	5,729,000		4,989,536	4,953,000	4,933,000
Expenditures:							
Personnel	2,141,519	2,869,096	3,041,713		2,141,519	2,869,096	3,041,713
Services & Supplies	2,585,922	2,749,975	2,518,785		2,585,922	2,749,975	2,518,785
Capital Projects	1,575,000	1,250,000	1,250,000		1,575,000	1,250,000	1,250,000
Transfers Out	649,417	602,375	678,592		649,417	602,375	678,592
Internal Services	181,193	221,159	232,289		181,193	221,159	232,289
Total Expenditures	7,133,051	7,692,605	7,721,379		7,133,051	7,692,605	7,721,379
Ending Balance, June 30	\$10,921,374	\$8,632,769	\$6,640,390		\$10,921,374	\$8,181,769	\$5,393,390

	Funded 2014-15	Funded 2015-16	Funded 2016-17
Funded FTE's:			
Wastewater Supervision	3.39	3.24	3.24
Wastewater Collection	20.14	20.14	20.14
Wastewater CIP	0.75	0.75	0.75
Total Funded FTE's:	24.28	24.13	24.13

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SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

SEWER FUND 621 (Continued) -

Sewer-Wastewater Supervision (621-2210)								
	2012-13	2013-14	2014-15	2014-15	2015-16	%	2016-17	%
	Actual	Actual	Budget	Revised	Proposed	Change	Proposed	Change
Source of Funds:								
Investment Income	56,914	104,693	40,000	70,000	50,000	-29%	30,000	-40%
Charges for Services	4,523,207	4,713,720	4,856,842	4,902,900	5,353,000	9% ³	5,698,000	6%
Transfers In	16,490	709	0	0	0	0%	0	0%
Total Source of Funds	4,596,611	4,819,122	4,896,842	4,972,900	5,403,000	9%	5,728,000	6%
Use of Funds:								
Personnel	206,057	289,798	504,030	374,540	551,880	47% ¹	585,228	6%
Services & Supplies	141,966	217,233	247,026	172,146	217,624	26% ²	206,052	-5%
Transfers Out	434,912	514,913	649,417	649,417	602,375	-7%	678,592	13%
Internal Services	129,619	141,175	163,579	181,193	221,159	22%	232,289	5%
Total Use of Funds	912,554	1,163,119	1,564,052	1,377,296	1,593,038	16%	1,702,161	7%
Funded FTE's	1.82	2.22	3.39	3.39	3.24		3.24	

¹VARIANCE: Vacancy savings in FY15.

²VARIANCE: FY16 includes purchase of new to fleet vehicle.

³VARIANCE: Includes proposed rate increase. Proposed budget would be \$4,952,000 without rate increase.

Sewer-Wastewater Collection (621-2220)								
	2012-13	2013-14	2014-15	2014-15	2015-16	%	2016-17	%
	Actual	Actual	Budget	Revised	Proposed	Change	Proposed	Change
Source of Funds:								
Charges for Services	0	0	0	116	0	-100%	0	0%
Other	13,743	36,648	1,000	16,520	1,000	-94%	1,000	0%
Total Source of Funds	13,743	36,648	1,000	16,636	1,000	-94%	1,000	0%
Use of Funds:								
Personnel	1,090,587	1,326,484	1,898,320	1,643,984	2,180,725	33% ¹	2,313,890	6%
Services & Supplies	857,608	1,162,662	2,150,754	2,413,776	2,532,351	5%	2,312,733	-9%
Total Use of Funds	1,948,195	2,489,146	4,049,074	4,057,760	4,713,076	16%	4,626,623	-2%
Funded FTE's	13.14	17.64	20.14	20.14	20.14		20.14	

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SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

SEWER FUND 621 (Continued) -

Sewer-Wastewater Capital Projects (621-2570)								
	2012-13 Actual	2013-14 Actual	2014-15 Budget	2014-15 Revised	2015-16 Proposed	% Change	2016-17 Proposed	% Change
Use of Funds:								
Personnel	9,341	37,363	122,790	122,995	136,491	11%	142,595	4%
Monitoring Wells	0	17,608	40,000	40,000	0	-100%	0	0%
Rehab Trunk Line	0	0	0	0	0	0%	0	0%
Fulton Trash Enclosure	0	0	135,000	135,000	0	-100%	0	0%
Country Hills Sewer Main Rep.	0	0	1,000,000	1,000,000	0	-100%	0	0%
Trenchless Rehabilitation	0	95	300,000	300,000	750,000	100%	750,000	0%
Corrosion Rehab	228,948	0	100,000	100,000	500,000	100%	500,000	0%
Total Use of Funds	238,289	55,066	1,697,790	1,697,995	1,386,491	-18%	1,392,595	0%
Funded FTE's	0.75	0.75	0.75	0.75	0.75		0.75	

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SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

SEWER SYSTEM IMPROVEMENT FUND (FORMERLY SEWER FACILITY EXPANSION FUND) 622 – This fund accounts for fees collected from developers to fund offsite or to oversize facilities and replace inadequate sewers. The name of this fund is changing to the Sewer System Improvement Fund effective July 1, 2015.

SEWER SYSTEM IMPROVEMENT FUND (FORMERLY SEWER FACILITY EXPANSION) (FUND 622)								
Statement of Revenues, Expenditures and Change in Net Position								
	2012-13	2013-14	2014-15	2014-15	2015-16	%	2016-17	%
	Actual	Actual	Budget	Revised	Proposed	Change	Proposed	Change
Beginning Balance, July 1	\$3,139,754	\$3,389,458	\$3,223,647	\$3,223,647	\$378,846		\$388,077	
Revenue Source:								
Current Service Charges	524,677	492,685	300,000	300,000	542,310	81%	542,310	0%
Investment Income	17,409	28,506	15,000	15,000	25,000	67%	25,000	0%
Total Revenues	542,086	521,191	315,000	315,000	567,310	80%	567,310	0%
Expenditures:								
Personnel	8,995	8,122	0	1,815	0	-100%	0	0%
Services & Supplies	172,152	108,034	56,791	56,791	56,791	0%	56,791	0%
NE Annexation Sewer	0	498,580	100,000	100,000	0	-100%	0	0%
L St Sewer Main Replacement	0	4,760	800,000	800,000	0	-100%	0	0%
Sewer Main Replacement	110,163	66,421	1,933,579	2,200,000	500,000	-77%	500,000	0%
Internal Services	1,072	1,085	1,159	1,195	1,288	8%	1,318	2%
Total Expenditures	292,382	687,002	2,891,529	3,159,801	558,079	-82%	558,109	0%
Ending Balance, June 30	\$3,389,458	\$3,223,647	\$647,118	\$378,846	\$388,077		\$397,278	

STUDY SESSION – MAY 12, 2015
SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

INTERNAL SERVICE FUNDS

VEHICLE EQUIPMENT MAINTENANCE FUND 570 – Vehicle repair and maintenance is included in the Vehicle Equipment Maintenance Fund. The fund accounts for the maintenance and repair of vehicles and equipment used by all City departments. The source of revenue for this is rental fees charged to the various departments.

EQUIPMENT MAINTENANCE (Fund 570)								
Statement of Revenues, Expenditures and Change in Net Position								
	2012-13	2013-14	2014-15	2014-15	2015-16	%	2016-17	%
	Actual	Actual	Budget	Revised	Proposed	Change	Proposed	Change
Beginning Balance, July 1	\$113,605	\$223,520	\$270,610	\$270,610	\$197,016		\$13,898	
Revenue Source:								
Investment Income	426	1,697	800	400	100	-75%	50	-50%
Current Service Charges	1,476,127	1,361,567	1,662,000	1,420,915	1,664,000	17%	1,754,000	5%
Other	13,561	18,141	1,000	16,830	1,000	-94%	11,000	1000%
Total Revenues	1,490,114	1,381,405	1,663,800	1,438,145	1,665,100	16%	1,765,050	6%
Expenditures:								
Personnel	372,019	342,300	457,805	404,874	498,055	23%	529,185	6%
Services & Supplies	899,898	875,245	1,222,101	975,241	1,203,952	23%	1,095,034	-9%
Internal Services	108,282	116,770	126,493	131,624	146,211	11%	151,517	4%
Total Expenditures	1,380,199	1,334,315	1,806,399	1,511,739	1,848,218	22%	1,775,736	-4%
Ending Balance, June 30	\$223,520	\$270,610	\$128,011	\$197,016	\$13,898		\$3,212	

	Funded	Funded	Funded
	2014-15	2015-16	2016-17
Funded FTE's:	3.62	3.62	3.62

¹VARIANCE: Vacancy savings in FY15.

²VARIANCE: Fuel Sales/Cost of Fuel Sold savings in FY15.

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SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

VEHICLE EQUIPMENT REPLACEMENT FUND 569 – Vehicle replacement is included in the Vehicle Equipment Replacement Fund. The fund accounts for the replacement of vehicles and equipment used by all City departments. The source of revenue for this is replacement fees charged to the various departments.

VEHICLE REPLACEMENT (FUND 569)								
Statement of Revenues, Expenditures and Change in Net Position								
	2012-13	2013-14	2014-15	2014-15	2015-16	%	2016-17	%
	Actual	Actual	Budget	Revised	Proposed	Change	Proposed	Change
Beginning Balance, July 1	\$1,267,908	\$509,554	\$1,221,896	\$1,221,896	\$1,706,028		\$1,904,974	
Revenue Source:								
Taxes – Measure C	0	50,902	0	0	0	0%	0	0%
Investment Income	2,435	7,437	7,000	7,000	7,000	0%	7,000	0%
Current Service Charges	402,700	616,640	450,640	450,640	684,946	52%	683,980	0%
Other	98,789	41,021	10,000	627,806	10,000	-98% ¹	10,000	0%
Transfer in from General Fund	0	200,000	200,000	200,000	0	-100% ²	0	0%
Total Revenues	503,924	916,000	667,640	1,285,446	701,946	-45%	700,980	0%
Expenditures:								
Services & Supplies	1,262,278	203,658	801,314	801,314	503,000	-37% ³	504,000	0%
Total Expenditures	1,262,278	203,658	801,314	801,314	503,000	-37%	504,000	0%
Ending Balance, June 30	\$509,554	\$1,221,896	\$1,088,222	\$1,706,028	\$1,904,974		\$2,101,954	

¹VARIANCE: Reimbursement from DWR for usable water river days of used to replenish replacement reserves. Council previously adopted resolution that stated that for years in which the General Fund has a surplus (which it does in FY15) monies received from DWR would be used to replenish replacement reserves. \$600,000 of monies billed for in current fiscal year being placed in this fund to pay remaining balance of loan made to General Fund in 2010.

²VARIANCE: With adoption of FY14 budget, Council approved repaying \$1M dollar loan to General Fund over a period of 5 years, or \$200,000 per year beginning in FY14. FY15 transfer in is final year due to repayment partially being satisfied with DWR reimbursement – see explanation above.

³VARIANCE: More vehicle replacements scheduled in FY15 than FY16.

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SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

INFORMATION SYSTEMS FUND (573) – The Information Systems Department serves as an internal service provider to all City Departments. The department encompasses the City’s computer technology and telecommunications systems. The balance in the account is maintained for office equipment replacement.

INFORMATION SYSTEMS (Fund 573)								
Statement of Revenues, Expenditures and Change in Net Position								
	2012-13	2013-14	2014-15	2014-15	2015-16	%	2016-17	%
	Actual	Actual	Budget	Revised	Proposed	Change	Proposed	Change
Beginning Balance, July 1	\$1,021,852	\$1,259,695	\$1,423,658	\$1,423,658	\$1,450,462		\$1,530,724	
Revenue Source:								
Investment Income	5,125	10,292	10,000	10,000	10,000	0%	10,000	0%
Current Service Charges	1,339,534	1,349,009	1,347,397	1,347,397	1,589,455	18%	1,561,390	-2%
Other	0	0	0	106,703	0	-100%	0	0%
Transfers In	247,824	369,016	389,500	389,500	466,750	20%	470,481	1%
Total Revenues	1,592,483	1,728,317	1,746,897	1,853,600	2,066,205	11%	2,041,871	-1%
Expenditures:								
Personnel	706,496	792,874	837,064	850,057	983,865	16%	1,021,901	4%
Services & Supplies	513,072	624,157	803,051	811,285	816,127	1%	855,133	5%
Internal Services	135,072	147,323	156,813	165,454	185,951	12%	192,408	3%
Total Expenditures	1,354,640	1,564,354	1,796,928	1,826,796	1,985,943	9%	2,069,442	4%
Ending Balance, June 30	\$1,259,695	\$1,423,658	\$1,373,627	\$1,450,462	\$1,530,724		\$1,503,153	

Funded FTE's:	Funded	Funded	Funded
	2014-15	2015-16	2016-17
Information Services	1.10	1.10	1.10
Network Support & PCs	2.75	2.75	2.75
Telephone System	0.15	0.15	0.15
GIS Support	3.00	3.00	3.00
Total Funded FTE's	7.00	7.00	7.00

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INFORMATION SYSTEMS FUND 573 (Continued) –

Information Services Administration (573-1410)								
	2012-13	2013-14	2014-15	2014-15	2015-16	%	2016-17	%
	Actual	Actual	Budget	Revised	Proposed	Change	Proposed	Change
Source of Funds:								
Investment Income	5,125	10,292	10,000	10,000	10,000	0%	10,000	0%
Billings to Dept. Computer	340,000	340,000	340,000	340,000	390,000	15%	390,000	0%
Total Source of Funds	345,125	350,292	350,000	350,000	400,000	14%	400,000	0%
Use of Funds:								
Personnel	179,192	196,066	206,162	206,162	232,007	13%	243,233	5%
Services & Supplies	72,878	69,571	81,615	81,615	94,614	16%	96,294	2%
Internal Services	75,162	80,263	86,861	90,927	100,949	11%	104,203	3%
Total Use of Funds	327,232	345,900	374,638	378,704	427,570	13%	443,730	4%
Funded FTE's	1.10	1.10	1.10	1.10	1.10		1.10	

Information Services - Network Support & PC's (573-1420)								
	2012-13	2013-14	2014-15	2014-15	2015-16	%	2016-17	%
	Actual	Actual	Budget	Revised	Proposed	Change	Proposed	Change
Source of Funds:								
Billings to Departments	523,000	523,000	523,000	523,000	682,000	30%	700,000	3%
Total Source of Funds	523,000	523,000	523,000	523,000	682,000	30%	700,000	3%
Expenditures:								
Personnel	274,885	304,924	319,227	324,804	360,156	11%	375,431	4%
Services & Supplies	224,774	225,131	261,300	261,434	295,472	13%	310,281	5%
Internal Services	36,601	41,468	43,401	46,523	53,530	15%	55,645	4%
Total Expenditures	536,260	571,523	623,928	632,761	709,158	12%	741,357	5%
Funded FTE'S	2.75	2.75	2.75	2.75	2.75		2.75	

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SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

INFORMATION SYSTEMS FUND 573 (Continued) –

Information Systems - Telephone System (573-1430)								
	2012-13 Actual	2013-14 Actual	2014-15 Budget	2014-15 Revised	2015-16 Proposed	% Change	2016-17 Proposed	% Change
Revenue Source:								
Billings to Departments	151,182	168,516	170,000	170,500	170,000	0%	170,000	0%
Total Revenues	151,182	168,516	170,000	170,500	170,000	0%	170,000	0%
Expenditures:								
Personnel	14,817	18,490	19,630	20,936	21,552	3%	22,490	4%
Services & Supplies	82,777	109,997	142,573	136,388	136,463	0%	136,553	0%
Internal Services	8,665	9,380	10,729	11,340	11,047	-3%	11,022	0%
Total Expenditures	106,259	137,867	172,932	168,664	169,062	0%	170,065	1%
Funded FTE'S	0.15	0.15	0.15	0.15	0.15		0.15	

Information Services - GIS Support Services (573-1435)								
	2012-13 Actual	2013-14 Actual	2014-15 Budget	2014-15 Revised	2015-16 Proposed	% Change	2016-17 Proposed	% Change
Revenue Source:								
Current Service Charges	63,120	63,000	63,000	63,000	92,000	46%	103,000	12%
Transfers In	247,824	269,016	289,500	289,500	366,750	27%	377,184	3%
Total Revenues	310,944	332,016	352,500	352,500	458,750	30%	480,184	5%
Expenditures:								
Personnel	233,929	271,214	289,501	296,686	366,750	24% ¹	377,185	3%
Services & Supplies	51,659	56,060	70,381	78,481	86,308	10%	98,388	14%
Internal Services	9,490	10,748	11,227	11,945	13,686	15%	14,230	4%
Total Expenditures	295,078	338,022	371,109	387,112	466,744	21%	489,803	5%
Funded FTE'S	3.00	3.00	3.00	3.00	3.00		3.00	

¹VARIANCE: Increase due to elimination of furlough and increase in part time help to map and locate utilities for valve turning and sewer lateral programs

STUDY SESSION – MAY 12, 2015
SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

INFORMATION SYSTEMS FUND 573 (Continued) –

Information Services - Office Equipment Replacement (573-1440)								
	2012-13	2013-14	2014-15	2014-15	2015-16	%	2016-17	%
	Actual	Actual	Budget	Revised	Proposed	Change	Proposed	Change
Revenue Source:								
Current Service Charges	244,898	250,022	251,397	251,397	255,455	2%	185,390	-27%
Other	0	0	0	106,703	0	-100% ¹	0	0%
Transfer in from General Fund	0	100,000	100,000	100,000	100,000	0%	93,297	-7%
Total Revenues	244,898	350,022	351,397	458,100	355,455	-22%	278,687	-22%
Expenditures:								
Services & Supplies	53,764	145,223	253,292	253,292	200,000	-21% ²	200,000	0%
Internal Services	4,439	4,229	4,277	4,299	4,355	1%	4,374	0%
Total Expenditures	58,203	149,452	257,569	257,591	204,355	-21%	204,374	0%

¹VARIANCE: FY15 includes portion of DBW reimbursement for usable river water days being used to replenish replacement reserves. Council previously adopted resolution that stated that for years in which the General Fund has a surplus (which it does in FY15) monies received from DWR would be used to replenish replacement reserves. \$600,000 of monies billed for in current fiscal year being placed in the Vehicle Replacement Fund and balance of reimbursement placed in this fund to pay towards balance of \$500,000 loan made to General Fund in 2010.

²VARIANCE: FY15 includes replacement of police patrol car data modems.

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SPECIAL REVENUE, CAPITAL PROJECTS, ENTERPRISE, & INTERNAL SERVICE FUNDS

LOSS CONTROL FUND 580 – The Loss Control Program provides consultation services to City departments in the area of workers’ compensation claim cost control and compliance with California OSHA requirements. Staff in this fund is also responsible for assisting departments in maintaining a safe workplace for employees by managing an aggressive health and safety program.

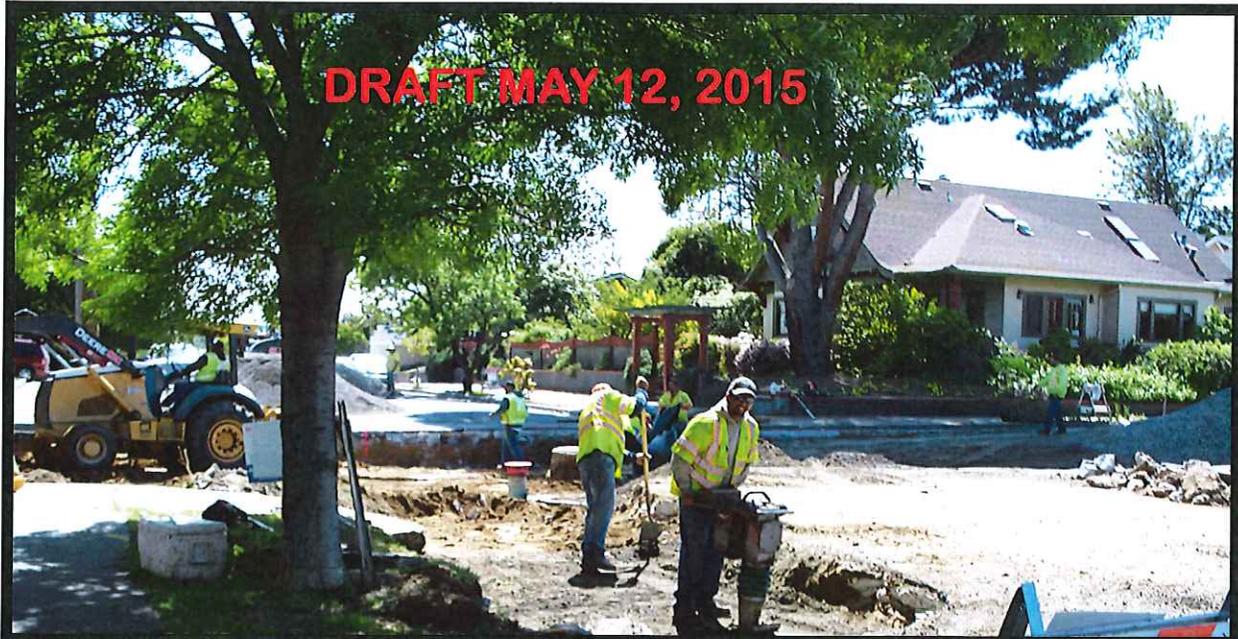
LOSS CONTROL (Fund 580)								
Statement of Revenues, Expenditures and Change in Net Position								
	2012-13 Actual	2013-14 Actual	2014-15 Budget	2014-15 Revised	2015-16 Proposed	% Change	2016-17 Proposed	% Change
Beginning Balance, July 1	\$478,910	(\$15,023)	\$48,910	\$48,910	\$49,973		\$1,421	
Revenue Source:								
Investment Income	(354)	315	250	250	250	0%	250	0%
Current Service Charges	665,276	1,370,127	1,584,334	1,584,334	1,971,610	24% ¹	2,415,000	22% ¹
Total Revenue	664,922	1,370,442	1,584,584	1,584,584	1,971,860	24%	2,415,250	22%
Expenditures:								
Services & Supplies	1,136,720	1,283,112	1,563,077	1,557,471	1,991,028	28% ¹	2,383,435	20% ¹
Internal Services	22,135	23,397	25,375	26,050	29,384	13%	30,495	4%
Total Expenditures	1,158,855	1,306,509	1,588,452	1,583,521	2,020,412	28%	2,413,930	19%
Ending Balance, June 30	(\$15,023)	\$48,910	\$45,042	\$49,973	\$1,421		\$2,741	

¹VARIANCE: Increase in workers compensation premium. FY16 also includes \$50,000 in contractual services for a consultant to assist the City in implementing Loss Control Program enhancements in an effort to reduce our claims/experience modification factors (ex mods) for both Workers’ Compensation and Liability Insurance. Antioch has the highest ex mods of the 19 members in the Municipal Pooling Authority (MPA) joint risk pool. Currently MPA staff is conducting a mandatory Loss Control Assessment of each of the 19 Authority members. That assessment will provide us with the focus areas for our efforts to reduce risk exposures. Additionally, the MPA Board has discussed and will be approving a reimbursement grant program for FY 15/16 in the amount of \$15,000 for each member that incurs expenses related to enhancing their Loss Control Program. Therefore, the net cost to the City is expected to be \$35,000. However, the \$50,000 is just an estimate. An RFP will need to be issued once we have received the Assessment and have a clear understanding of our needs, which will determine the cost.

GENERAL FUND PROJECTIONS

Measure C projections	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	lost Measure C Revenue
	Apr 14-Apr 15	Apr 15-Apr 16	Apr 16-Apr 17	Apr 17-Apr 18	Apr 18-Apr 19	Apr 19-Apr 20	Apr 20-Apr 21	
	4,489,747	4,646,890	4,832,765	5,026,076	5,227,119	5,436,203	5,653,652	5,879,798
	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Beginning Fund Balance	\$10,834,595	\$11,519,466	12,066,645	\$10,862,925	\$7,067,910	\$3,121,095	(\$983,593)	(\$5,252,469)
Total Revenues	46,005,789	49,624,458	50,014,834	50,433,465	52,450,804	54,548,836	56,730,789	53,120,223
Total Expenditures	45,320,918	49,077,279	51,218,554	54,228,480	56,397,619	58,653,524	60,999,665	63,439,652
Surplus/(Deficit)	684,871	547,179	(1,203,720)	(3,795,015)	(3,946,815)	(4,104,688)	(4,268,876)	(10,319,429)
Ending Fund Balance	\$11,519,466	\$12,066,645	\$10,862,925	\$7,067,910	\$3,121,095	(\$983,593)	(\$5,252,469)	(\$15,571,897)
								(\$26,304,103)

CITY OF ANTIOCH 5 YEAR CAPITAL IMPROVEMENT PROGRAM 2015-2020



CAPITAL IMPROVEMENT PROGRAM OVERVIEW

1. PROGRAM OBJECTIVE

The primary objectives of the City of Antioch's Capital Improvement Program (CIP) are:

- To provide professional and technical engineering services and support to all City Departments related to facility expansions and improvements, infrastructure rehabilitation and development.
- To provide leadership in implementing Federal, State and Local programs.

The CIP relates the City's annual capital expenditures to a long-range plan for public improvements. California Government Code Section 66002 requires local agencies that have developed a fee program to provide the approximate location, size and timing of projects, in addition to an estimate for the cost of all facilities or improvements to be financed by fees. This is frequently done by the adoption of a CIP and is the process Antioch uses to meet this requirement.

The Capital Improvement Budget document is different from the Operating Budget document, but the two budgets are closely linked. The Capital Improvement Budget, as distinguished from the Operating Budget, is used as a planning tool by the City to identify specific Capital Improvement needs consistent with the financing and timing of those needs in a way that assures the most responsible and efficient use of resources.

Projects within the City's CIP are allocated over five years using both existing and projected revenue sources. The CIP staff:

- In consultation with other departments, determines upcoming capital needs.
- Prepares bid packages (plans, specifications, and estimates) for the needed projects or prepares procurement documents, as needed.
- Provides project management and oversight during and after construction.

The CIP is a five-year plan to guide the construction or acquisition of capital improvements, and includes the capital budget for the upcoming fiscal years, which is a two-year authorization from the City Council to expend dedicated revenues for specified projects. Prior to adoption by the City Council each year, the CIP is reviewed by the City's Planning Commission to assure its consistency with the City's current General Plan.

The five-year CIP is reviewed annually to enable the City Council to reassess projects in the program. Staff continues to prioritize the five-year CIP projects taking into account the City's continued reductions of incoming revenues for several project categories. Project expenditures for outlying years beyond the two-year approval are provided in the CIP for planning purposes only and do not reflect a Council commitment of funds.

CIP Division Personnel:

Ron Bernal	Director of Public Works/City Engineer
Lynne Filson	Assistant City Engineer
Ahmed Abu-Aly	Associate Engineer
Scott Buenting	Associate Engineer
Sal Rodriguez	Senior Engineering Technician
Lori Medeiros	Administrative Assistant

2. CIP PROCESS

The CIP is developed as a coordinated effort between the CIP staff, including the Director of Public Works/City Engineer, and the Director of Finance.

The annual CIP process begins with a memo and a CIP Project Request form sent out to all City departments and City Council members requesting proposals for capital projects. New CIP project requests are evaluated and prioritized based on goals and objectives of the City Council, as well as available funding, consequences of not completing the project, and the impacts on the operating budget. Some projects have specified funding sources, such as assessment districts, Federal and State grants or special fees.

The draft CIP is prepared by Capital Improvement staff and reviewed by the Finance Department before being circulated and presented to the Planning Commission, the Parks & Recreation Commission, the Economic Development Commission and the City Council as part of the annual review. The final CIP budget is presented to the City Council in June and is adopted concurrently with the annual operating budget.

3. CAPITAL IMPROVEMENT PROGRAM CATEGORIES

The program is divided into six major categories:

- **Community Facilities**
This category includes new and renovated public buildings as well as the Marina. The majority of the projects in this category are located in the City's former redevelopment areas.
- **Parks & Trails**
This category includes improvements and renovations for local and community parks, open space, and trails in the City.
- **Roadway Improvements**
This category includes new streets, street widening, street rehabilitation, grade separations, bridges, the overlay program, sidewalk repair program, and the City's Pavement Management System.
- **Traffic Signals**
This category includes new traffic signals and signal modifications throughout the City.
- **Wastewater and Storm Drain Systems**
This category includes extensions, replacements, rehabilitations and reroutes of the sewer and storm drain system.
- **Water Systems**
This category includes projects related to the Water Treatment Plant, new water lines, and repairs to existing lines.

4. READING THE CIP PROGRAM

In order to facilitate the use of the CIP binder, it is divided into categories. The following category references are of special interest:

- “Program Categories” contains a summary of each project by category and contains a project number, project name and funding source. It also provides a subtotal of expenditures for each category.
- “Project Details” lists projects sorted by project number in numerical order and contains detailed information for each project, such as project location, project description, project justification, expenditures, and source of funding.

5. SOURCE OF FUNDING FOR CAPITAL IMPROVEMENT PROJECTS

Many of the CIP projects are funded from restricted funding sources.

5.1 CAPITAL IMPROVEMENT FUND

This fund was established to set aside money from the General Fund for any Capital Improvement project not provided for in one of the other funds, such as parks and community facilities improvement projects. Revenue sources for this fund are annexation fees and the proceeds of sales of surplus properties. The City may transfer General Fund dollars to the Capital Improvement Fund as funding becomes available. Decisions to transfer funds from various funding sources to the Capital Improvement Fund are made annually by the City Council.

5.2 GAS TAX FUND

The City receives gas tax funds from the State of California, as provided by the State Street and Highways Code. The gas tax funds are limited to research, planning, construction, improvement, maintenance, and operation of public streets. The city also uses these funds to pay for maintenance and operation of streetlights.

5.3 LOW AND MODERATE INCOME HOUSING FUND

This fund was for the Redevelopment tax increment, which no longer exists, due to the dissolution of Redevelopment.

5.4 MARINA FUND

This fund accounts for the operation, including capital improvements, of the City's Marina and the Fulton Shipyard Boat Ramp. Funds are collected from lease agreements, berth rentals and launch fees.

5.5 MEASURE “J” RETURN TO SOURCE

The source of money for this fund is the voter approved one-half cent sales tax. Provided the City has complied with the Growth Management Program, each year the City receives return to source funding from the Contra Costa Transportation Authority to be used for transportation improvement and maintenance projects.

5.6 MELLO ROOS FUND

Formed in 1989, the Mello-Roos District (District) is a joint agreement between the Antioch Unified School District (AUSD) and City. This fund is for the construction of eight AUSD schools and new facilities at the Prewett Family Water Park. Funds for the District come from a fee assessed on each new home located primarily in the Southeast Area. The fees, which are based on the square footage of each home, are used to pay off construction bonds used to finance the District's construction projects.

5.7 TRAFFIC SIGNAL FUND

Fees are collected from developers to fund offsite traffic signals.

5.8 WATER & SEWER RELATED RESERVE FUNDS

The City collects user fees and developer fees to fund offsite water and sewer facility improvements. The fees are placed into one of the following four funds:

Water Fund

Sewer Fund

Water Facilities Expansion Fund

Sewer Facilities Expansion Fund

5.9 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM FUND

NPDES – The National Pollutant Discharge Elimination System was mandated by the Clean Water Act of 1987 to reduce storm water related pollution. The program is funded by a parcel assessment.

5.10 FUNDING AGREEMENT FOR THE NORTHEAST ANNEXATION INFRASTRUCTURE IMPROVEMENT

In 2013 the City entered into reorganization and a property tax revenue allocation agreement with Contra Costa County for the annexation of the northeast area. Per the agreement the City will receive property tax revenue from the Contra Costa County for the construction of the infrastructure improvements needed within the northeast annexation area.

6. GRANTS FUNDING OPPORTUNITIES

CMAQ – Congestion Mitigation Air Quality funds are federal funds used to reduce emission from vehicle travel and provide alternatives to driving alone. Signal timing is another example of emission reduction.

HBRR - Highway Bridges Repair and Replacement. This money is for renovation and replacement of substandard bridges only.

CDBG - Community Development Block Grant Fund. This fund accounts for grant funds received from the Federal Government for the purpose of developing community programs and urban renewal projects.

HES - Hazard Elimination Safety. These funds are available for upgrading high accident locations on major arterial.

TEA 21-Transportation Equity Act for the 21st Century is a six-year program that provides the state and the local governments funding for transportation improvement and roadway rehabilitation projects.

RTSOP - Regional Traffic Signalization and Operations Program provides funds for traffic signal system projects. The purpose of the program is to support projects that reduce congestion and automobile emissions.

TDA - Transportation Development Act provides state funding, from sales taxes, to each county and city, for transit operations and bicycle facilities.

TFCA- Transportation Fund for Clean Air. Funding under this program is intended to support projects contributing to a reduction in vehicle emissions. Local governments are eligible to apply for TFCA-Regional funds from the Bay Area Air Quality Management District.

BTA -The Bicycle Transportation Account (BTA) provides state funds for city and county projects that improve safety and convenience for bicycle commuters.

SRTS - Safe Routes to School. The program provides funding for construction projects near schools, with the intent of increasing pedestrian and bicyclist safety and improving the environment for non-motorized transportation to and from school.

STP – Surface Transportation Program. The program provides funding for construction projects to help preserve local streets and roads such as rehabilitation, resurfacing, restoration, and roadway improvements.

PASS- Program for Arterial System Synchronization. MTC provides consultant services to jurisdictions to optimize signal coordination plans in response to changes in travel patterns and volumes, as well as recent changes to California signal timing policy guidelines.

Measure WW Park Bond Funding - The East Bay Regional Park District has enacted Measure WW. This Park Bond Measure provides funds for the acquisition, renovation and development of neighborhood, community, regional parks and recreation lands and facilities. These fund allocations are available to municipalities over the next 10 years. The City of Antioch's share of allocations is approximately \$4.5 million.

Proposition 1B - As approved by the voters in the November 2006 general elections, Proposition 1B enacts the Highway Safety, Traffic Reduction, Air Quality, and Port Security Bond Act of 2006 to authorize \$19.925 billion of state general obligation bonds for specified purposes, including high-priority transportation corridor improvements, State Route 99 corridor enhancements, trade infrastructure and port security projects, school bus retrofit and replacement purposes, state transportation improvement program augmentation, transit and passenger rail improvements, state-local partnership transportation projects, transit security projects, local bridge seismic retrofit projects, highway-railroad grade separation and crossing improvement projects, state highway safety and rehabilitation projects, local street and road improvement, congestion relief and traffic safety.

DBW Grant - State Department of Parks and Recreation, Division of Boating and Waterways (DBW) may grant funds to a county, city, district, or other public agency for the construction and development of small craft launching facilities.

Proposition 1E Storm Water Flood Management Grant - The storm water management portion of Proposition 1E is designed for projects that manage storm water runoff to reduce flooding and are ready, or nearly ready to proceed to implementation. The Storm Water Flood Management Grants are being disbursed to local agencies through the Integrated Regional Water Management (IRWM) Grant program and provides a 50 percent cost match for the project.

7. ROADWAY MAINTENANCE PROJECTS

The City of Antioch has approximately 314.22 centerline miles of roadway or 669.85 Lane Miles within City limits.

As part of the City Pavement Management System Program, the City of Antioch selected a pavement management consultant to perform a Pavement Management Update for the City by inspecting the pavement conditions of arterial, collector and residential streets.

The 2014 Pavement Management System Report rated the City’s overall network condition as a 68 PCI (Pavement Condition Index). The PCI is a value on a rating scale from 0 to 100 (where 100 is equivalent to a new street). Approximately 62.5% of City streets have a PCI of 70 or greater (“Very Good”). According to the 2014 Pavement Management System Report, the City’s current backlog (deferred maintenance) is \$49.1 million. Backlog is defined as the unfunded needs to bring the overall network condition to optimum levels (81-82 PCI).

In addition to the City’s Capital Improvement Program funds allocated to roadway improvements projects, the City’s Street Maintenance Division also contributes to roadway improvements each fiscal year by using gas tax revenue to resurface neighborhood streets, and repairing or paving utility service cuts and utility trenches.

The work is performed using a combination of City public work forces and private contractors as part of the City’s local street and utility maintenance programs.

8. DEVELOPMENT IMPACT FEES AND PARK-IN-LIEU FEES PROJECTS

On March 25, 2014, City Council adopted the Development Impact Fees and Quimby Act/Parkland In-Lieu Fees, which become effective June 24, 2014. These fees are one-time charges on new development that are collected and used by the City to cover the cost of capital facilities and infrastructure that are required to serve new growth. Implementation of these future projects is based on the rate of growth, timing of fee collection, and full project funding. The following projects will occur beyond the five-year term of this document:

EXPENDITURES	COST ESTIMATE	FUNDING SOURCES	
		Development Impact Fees	FUTURE CIP (UNFUNDED)
General Administration Capital Facilities Needs			
City Hall	\$4,978,000	\$4,978,000	\$-
Land Purchase	\$124,000	\$124,000	\$-
Vehicles	\$161,000	\$161,000	\$-
Information Technology	\$237,000	\$237,000	\$-
Total	\$5,500,000	\$5,500,000	\$-

Public Works Capital Improvements Needs			
Maintenance Yard Area	\$914,000	\$914,000	\$-
Building Space	\$2,568,000	\$2,568,000	\$-
Garbage Ramps	\$102,000	\$102,000	\$-
PW Vehicles	\$1,777,000	\$1,731,000	\$46,000
Total	\$5,361,000	\$5,315,000	\$46,000
Police Capital Improvement Needs			
PD Facility	\$11,923,000	\$11,923,000	\$-
Vehicles	\$1,129,000	\$1,052,000	\$77,000
Other	\$1,529,250	\$1,260,000	\$269,250
Total	\$14,581,250	\$14,235,000	\$346,250
Parks & Recreation Capital Facility Needs			
Facilities	\$35,773,000	\$7,286,000	\$28,487,000
New Community Center	\$17,761,000	\$14,498,000	\$3,263,000
New Library	\$31,872,000	\$6,492,000	\$25,380,000
Total	\$85,406,000	\$28,276,000	\$57,130,000
GRAND TOTAL	\$110,848,250	\$53,326,000	\$57,522,250

PROJECTS COMPLETED IN FISCAL YEAR 14/15

Community Facilities

❖ Fishing Pier Pavilion	\$108,000
Total:	\$108,000

Park and Trails

❖ Mira Vista Park Playground	\$100,000
Total:	\$100,000

Roadway Improvements

❖ 2014 Pavement Maintenance – Rubberized Cape Seal	\$720,000
❖ Ninth Street Roadway Improvements	\$750,000
❖ CDBG Downtown Roadway Rehabilitation Program	\$650,000
❖ Pavement Plugs and Base Repairs at Various Locations	\$2,000,000
❖ 2014 Curb, Gutter and Sidewalk Repair Program	\$250,000
Total:	\$4,370,000

Wastewater & Storm Drain System

❖ Country Hills Sanitary Sewer Main Rehabilitation	\$400,000
❖ 2014 Sanitary Sewer Main Replacement	\$2,000,000
Total:	\$2,400,000

Water System

❖ Reconfiguration of Canal Pumps 2 and 4 and Pump 2 Replacement	\$650,000
Total:	\$650,000

Completed Projects Grand Total: \$7,628,000

PROJECTS IN PROGRESS

Roadway Improvements

❖	Transportation Impact Fee Study	\$150,000
❖	Sidewalk, Handicap Ramps and Pedestrian Improvements	\$520,000
❖	Country Hills Dr. Roadway Pavement Rehabilitation	\$1,000,000
❖	L Street Improvements Study	\$50,000
❖	Hillcrest Ave. Left Turn at Wild Horse Rd.	\$250,000
❖	Cavallo Road Roadway Pavement Rehabilitation	\$810,000
	Total:	\$2,780,000

Water System

❖	Sunset Booster Pumping Station	\$550,000
❖	Water Studies and Planning	\$150,000
❖	Reservoir Rehabilitation	\$300,000
❖	Water Treatment Plant Improvements	\$125,000
❖	Water Treatment Plant Solids Handling Improvements	\$450,000
	Total:	\$1,575,000

Wastewater & Storm Drain System

❖	West Antioch Creek Channel Improvements	\$12,500,000
❖	Sewer Main Trenchless Rehabilitation	\$300,000
❖	Northeast Annexation Infrastructure Improvements	\$100,000
	Total	\$12,900,000

Community Facilities

❖	Marina Boat Launch Facility Third Boarding Float	\$220,000
❖	Prewett Park Improvements	\$2,000,000
	Total:	\$2,220,000

Projects in Progress Grand Total: \$19,475,000

PROJECTS ADDED TO 2015-2020 CIP

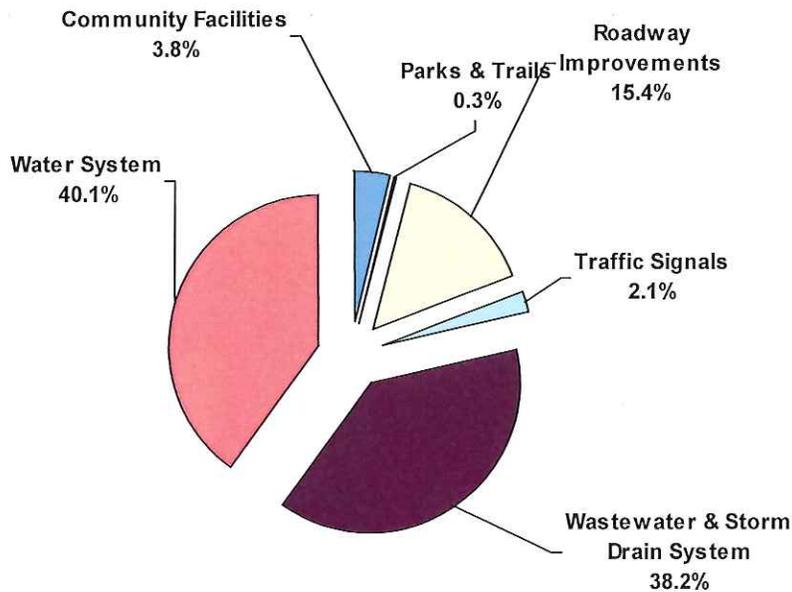
Project No.		Project Estimate	Projected Completion Date
7698	Water Treatment Plant Disinfection Improvements	\$950,000	FY 15/16
7699	Alternative Raw Water Treatments	\$200,000	FY 15/16
7700	Cathodic Protection Assessment	100,000	FY 15/16
7750	Trash Capture Devices	\$800,000	FY 19/20
7450	Traffic Signal at Folsom Dr. and Wild Horse Rd.	\$330,000	FY 16/17

2015-2020 CIP

Projected Capital Expenditures

(\$ in thousands)

Program Category	Revised FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	Total
Community Facilities	\$850	\$2,040	\$0	\$0	\$0	\$0	\$2,040
Parks & Trails	\$100	\$50	\$100	\$0	\$0	\$0	\$150
Roadway Improvements	\$7,950	\$1,933	\$2,465	\$1,165	\$1,565	\$1,165	\$8,293
Traffic Signals	\$30	\$300	\$330	\$0	\$250	\$250	\$1,130
Wastewater & Storm Drain System	\$4,460	\$7,497	\$6,100	\$3,250	\$1,850	\$1,850	\$20,547
Water System	\$4,054	\$4,710	\$5,340	\$3,340	\$4,040	\$4,140	\$21,570
Total	\$17,444	\$16,530	\$14,335	\$7,755	\$7,705	\$7,405	\$53,730



Community Facilities

\$ in thousands

<i>Project No</i>	<i>Project Title</i>	<i>Source of Funding</i>	<i>Revised FY 14/15</i>	<i>FY 15/16</i>	<i>FY 16/17</i>	<i>FY 17/18</i>	<i>FY 18/19</i>	<i>FY 19/20</i>
<input type="checkbox"/>	7015	Marina Launch Ramp Restroom Facility						
		DBAW Grant	\$10	\$390	\$0	\$0	\$0	\$0
Project Status:	Planning/Design Stage		\$10	\$390	\$0	\$0	\$0	\$0
<input type="checkbox"/>	7016	Marina Launch Ramp Boarding Float						
		DBAW Grant	\$204	\$0	\$0	\$0	\$0	\$0
Project Status:	Planning/Design Stage		\$204	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/>	7610	Fishing Pier Pavilion						
		Measure WW Grant	\$99	\$0	\$0	\$0	\$0	\$0
		Park-in-Lieu Fund	\$9	\$0	\$0	\$0	\$0	\$0
Project Status:	COMPLETED		\$108	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/>	7921	Marina Passive Fuel System						
		Marina Fund	\$0	\$150	\$0	\$0	\$0	\$0
Project Status:	Not Initiated		\$0	\$150	\$0	\$0	\$0	\$0
<input checked="" type="checkbox"/>	7930	Prewett Park Improvements						
		Mello Roos	\$528	\$1,500	\$0	\$0	\$0	\$0
Project Status:	Planning/Design Stage		\$528	\$1,500	\$0	\$0	\$0	\$0
Total	Community Facilities		\$850	\$2,040	\$0	\$0	\$0	\$0

= New Project

Parks & Trails

\$ in thousands

<i>Project No</i>	<i>Project Title</i>	<i>Source of Funding</i>	<i>Revised FY 14/15</i>	<i>FY 15/16</i>	<i>FY 16/17</i>	<i>FY 17/18</i>	<i>FY 18/19</i>	<i>FY 19/20</i>
<input type="checkbox"/>	7017	Mira Vista Park Playground						
		Park-in-Lieu Fund	\$100	\$0	\$0	\$0	\$0	\$0
	Project Status:	COMPLETED	\$100	\$0	\$0	\$0	\$0	\$0
<input checked="" type="checkbox"/>	7018	Park Facilities Upgrade						
		Delta Fair Fund	\$0	\$50	\$100	\$0	\$0	\$0
	Project Status:	Not Initiated	\$0	\$50	\$100	\$0	\$0	\$0
Total	Parks & Trails		\$100	\$50	\$100	\$0	\$0	\$0

= New Project

Roadway Improvements

\$ in thousands

<i>Project No</i>	<i>Project Title</i>	<i>Source of Funding</i>	<i>Revised FY 14/15</i>	<i>FY 15/16</i>	<i>FY 16/17</i>	<i>FY 17/18</i>	<i>FY 18/19</i>	<i>FY 19/20</i>
<input type="checkbox"/>	7358	Sidewalk Repair Program						
		Gas Tax	\$100	\$100	\$100	\$100	\$100	\$100
		Water Fund	\$100	\$100	\$100	\$100	\$100	\$100
		Sewer Fund	\$100	\$100	\$100	\$100	\$100	\$100
	Project Status:	Ongoing Program	\$300	\$300	\$300	\$300	\$300	\$300
<input type="checkbox"/>	7359	Pavement Management System Program						
		Gas Tax	\$0	\$30	\$30	\$30	\$30	\$30
	Project Status:	Ongoing Program	\$0	\$30	\$30	\$30	\$30	\$30
<input type="checkbox"/>	7361	Ninth Street Roadway Improvements						
		STP Grant	\$634	\$0	\$0	\$0	\$0	\$0
		Measure J	\$291	\$0	\$0	\$0	\$0	\$0
	Project Status:	Under Construction	\$925	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/>	7362	Pavement Preventative Maintenance Program						
		Gas Tax	\$3,938	\$1,000	\$1,000	\$700	\$700	\$700
		Cal Recycle	\$162	\$88	\$0	\$0	\$0	\$0
	Project Status:	Ongoing Program	\$4,100	\$1,088	\$1,000	\$700	\$700	\$700
<input type="checkbox"/>	7363	Hillcrest Ave. Left Turn at Wild Horse Road						
		Hillcrest AD 26	\$20	\$230	\$0	\$0	\$0	\$0
	Project Status:	Planning/Design Stage	\$20	\$230	\$0	\$0	\$0	\$0
<input type="checkbox"/>	7448	Transportation Impact Fee Study						
		Measure J	\$150	\$0	\$0	\$0	\$0	\$0
	Project Status:	Planning/Design Stage	\$150	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/>	7746	CDBG Downtown Roadway Rehabilitation Program						
		CDBG Fund	\$405	\$135	\$135	\$135	\$135	\$135
	Project Status:	Under Construction	\$405	\$135	\$135	\$135	\$135	\$135
<input type="checkbox"/>	7748	Country Hills Drive Pavement Rehabilitation						
		Gas Tax	\$1,000	\$0	\$0	\$0	\$0	\$0
	Project Status:	Under Construction	\$1,000	\$0	\$0	\$0	\$0	\$0

= New Project

Roadway Improvements

\$ in thousands

<i>Project No</i>	<i>Project Title</i>	<i>Source of Funding</i>	<i>Revised FY 14/15</i>	<i>FY 15/16</i>	<i>FY 16/17</i>	<i>FY 17/18</i>	<i>FY 18/19</i>	<i>FY 19/20</i>
<input type="checkbox"/>	7751 Lone Tree Way Pavement Resurfacing							
		Measure J	\$0	\$0	\$1,000	\$0	\$0	\$0
Project Status:	Not Initiated		\$0	\$0	\$1,000	\$0	\$0	\$0
<input type="checkbox"/>	7910 Cavallo Road Pavement Rehabilitation							
		Gas Tax	\$800	\$0	\$0	\$0	\$0	\$0
Project Status:	Under Construction		\$800	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/>	7912 Golf Course Road Pavement Rehabilitation							
		Measure J	\$0	\$100	\$0	\$0	\$0	\$0
Project Status:	Not Initiated		\$0	\$100	\$0	\$0	\$0	\$0
<input type="checkbox"/>	7915 2nd Street Pavement Rehabilitation							
		Gas Tax	\$250	\$0	\$0	\$0	\$0	\$0
Project Status:	Under Construction		\$250	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/>	7920 Hillcrest Avenue Median Landscape							
		Measure J	\$0	\$0	\$0	\$0	\$400	\$0
Project Status:	Not Initiated		\$0	\$0	\$0	\$0	\$400	\$0
<input type="checkbox"/>	7925 "L" Street Improvement Study							
		Measure J	\$0	\$50	\$0	\$0	\$0	\$0
Project Status:	Not Initiated		\$0	\$50	\$0	\$0	\$0	\$0
Total	Roadway Improvements		\$7,950	\$1,933	\$2,465	\$1,165	\$1,565	\$1,165

= New Project

Traffic Signals

\$ in thousands

<i>Project No</i>	<i>Project Title</i>	<i>Source of Funding</i>	<i>Revised FY 14/15</i>	<i>FY 15/16</i>	<i>FY 16/17</i>	<i>FY 17/18</i>	<i>FY 18/19</i>	<i>FY 19/20</i>
<input type="checkbox"/>	7447	<i>New Traffic Signals-James Donlon Blvd.</i>						
		Traffic Signal Fund	\$0	\$0	\$0	\$0	\$250	\$250
	<i>Project Status:</i>	Not Initiated	\$0	\$0	\$0	\$0	\$250	\$250
<input type="checkbox"/>	7450	<i>Traffic Signals: Folsom/ Wild Horse, Contra Loma /Longview</i>						
		Traffic Signal Fund	\$30	\$300	\$330	\$0	\$0	\$0
	<i>Project Status:</i>	Planning/Design Stage	\$30	\$300	\$330	\$0	\$0	\$0
<i>Total</i>	Traffic Signals		\$30	\$300	\$330	\$0	\$250	\$250

= *New Project*

Wastewater & Storm Drain System

\$ in thousands

<i>Project No</i>	<i>Project Title</i>	<i>Source of Funding</i>	<i>Revised FY 14/15</i>	<i>FY 15/16</i>	<i>FY 16/17</i>	<i>FY 17/18</i>	<i>FY 18/19</i>	<i>FY 19/20</i>
<input type="checkbox"/>	7724	Sewer Main Improvements Program						
		Sewer System Improvements Fund	\$2,200	\$500	\$500	\$500	\$500	\$500
Project Status:		Ongoing Program	\$2,200	\$500	\$500	\$500	\$500	\$500
<input type="checkbox"/>	7736	Sewer Line Corrosion Rehabilitation Program						
		Sewer Fund	\$100	\$500	\$500	\$500	\$500	\$500
Project Status:		Ongoing Program	\$100	\$500	\$500	\$500	\$500	\$500
<input type="checkbox"/>	7737	West Antioch Creek Channel Improvements						
		NPDES	\$110	\$0	\$0	\$0	\$0	
		Flood Dist Drainage Area Fund	\$400	\$1,400	\$0	\$0	\$0	\$0
		Prop IE Grant	\$0	\$2,997	\$0	\$0	\$0	\$0
		AD 27/31	\$250	\$1,050	\$0	\$0	\$0	\$0
		Unfunded	\$0	\$0	\$4,050	\$1,450	\$0	\$0
Project Status:		Planning/Design Stage	\$760	\$5,447	\$4,050	\$1,450	\$0	\$0
<input type="checkbox"/>	7738	Country Hills Sewer Main Rehabilitation						
		Sewer Fund	\$1,000	\$0	\$0	\$0	\$0	\$0
Project Status:		COMPLETED	\$1,000	\$0	\$0	\$0	\$0	\$0
<input checked="" type="checkbox"/>	7745	North East Antioch Annexation Infrastructure						
		Annexation Funding Agreement	\$0	\$100	\$100	\$0	\$0	\$0
Project Status:		Not Initiated	\$0	\$100	\$100	\$0	\$0	\$0
<input checked="" type="checkbox"/>	7750	Trash Capture Devices						
		NPDES	\$100	\$200	\$200	\$50	\$100	\$100
Project Status:		Planning/Design Stage	\$100	\$200	\$200	\$50	\$100	\$100
<input type="checkbox"/>	7923	Sewer Main Trenchless Rehabilitation						
		Sewer Fund	\$300	\$750	\$750	\$750	\$750	\$750
Project Status:		Planning/Design Stage	\$300	\$750	\$750	\$750	\$750	\$750
Total	Wastewater & Storm Drain System		\$4,460	\$7,497	\$6,100	\$3,250	\$1,850	\$1,850

= New Project

Water System

\$ in thousands

<i>Project No</i>	<i>Project Title</i>	<i>Source of Funding</i>	<i>Revised FY 14/15</i>	<i>FY 15/16</i>	<i>FY 16/17</i>	<i>FY 17/18</i>	<i>FY 18/19</i>	<i>FY 19/20</i>
<input type="checkbox"/> 7628	Water Main Replacement Program							
		Water System Improvements Fund	\$1,200	\$800	\$800	\$800	\$800	\$800
Project Status:	Ongoing Program		\$1,200	\$800	\$800	\$800	\$800	\$800
<input type="checkbox"/> 7670	Water Treatment Plant Operations							
		Water Fund	\$0	\$0	\$0	\$0	\$530	\$500
Project Status:	Ongoing Program		\$0	\$0	\$0	\$0	\$530	\$500
<input type="checkbox"/> 7672	Water Studies and Planning							
		Water Fund	\$100	\$65	\$35	\$260	\$135	\$190
Project Status:	Planning/Design Stage		\$100	\$65	\$35	\$260	\$135	\$190
<input type="checkbox"/> 7674	Reservoir Rehabilitation							
		Water Fund	\$116	\$0	\$635	\$450	\$400	\$200
		Water System Improvements Fund	\$0	\$850	\$0	\$0	\$0	\$0
Project Status:	Planning/Design Stage		\$116	\$850	\$635	\$450	\$400	\$200
<input type="checkbox"/> 7675	Water Treatment Plant Improvements							
		Water Fund	\$125	\$295	\$320	\$280	\$150	\$200
Project Status:	Ongoing Program		\$125	\$295	\$320	\$280	\$150	\$200
<input type="checkbox"/> 7676	James Donlon Pump Station Upgrades							
		Water Fund	\$0	\$0	\$0	\$0	\$25	\$200
Project Status:	Not Initiated		\$0	\$0	\$0	\$0	\$25	\$200
<input type="checkbox"/> 7677	Hillcrest Pump Station Rehabilitation							
		Water Fund	\$0	\$50	\$500	\$0	\$0	\$0
Project Status:	Not Initiated		\$0	\$50	\$500	\$0	\$0	\$0
<input type="checkbox"/> 7682	Water Treatment Plant Solids Handling Improvements							
		Water Fund	\$500	\$0	\$0	\$500	\$0	\$0
Project Status:	Planning/Design Stage		\$500	\$0	\$0	\$500	\$0	\$0
<input type="checkbox"/> 7684	Water Treatment Plant Drainage Capture							
		Water System Improvements Fund	\$0	\$500	\$1,800	\$0	\$0	\$0

= New Project

Water System

\$ in thousands

Project No	Project Title	Source of Funding	Revised FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
		Water Fund	\$100	\$0	\$1,200	\$0	\$0	\$0
Project Status:	Planning/Design Stage		\$100	\$500	\$3,000	\$0	\$0	\$0
<input type="checkbox"/>	7685 Canal Pump Nos. 2 & 4 Improvements							
		Water Fund	\$705	\$0	\$0	\$0	\$0	\$0
Project Status:	COMPLETED		\$705	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/>	7690 River Pumping Station Rehabilitation							
		Water Fund	\$0	\$0	\$0	\$1,000	\$2,000	\$2,000
Project Status:	Not Initiated		\$0	\$0	\$0	\$1,000	\$2,000	\$2,000
<input type="checkbox"/>	7692 Inspection/Assessment of the Raw Water Pipelines							
		Water Fund	\$500	\$250	\$0	\$0	\$0	\$0
Project Status:	Ongoing		\$500	\$250	\$0	\$0	\$0	\$0
<input type="checkbox"/>	7693 Sunset Pump Station							
		Water Fund	\$508	\$0	\$0	\$0	\$0	\$0
Project Status:	Planning/Design Stage		\$508	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/>	7694 Wireless Communication Upgrade							
		Water Fund	\$0	\$50	\$50	\$50	\$0	\$0
Project Status:	Not Initiated		\$0	\$50	\$50	\$50	\$0	\$0
<input type="checkbox"/>	7695 Zone 1 Booster Pump Station							
		Water Fund	\$0	\$0	\$0	\$0	\$0	\$50
Project Status:	Not Initiated		\$0	\$0	\$0	\$0	\$0	\$50
<input type="checkbox"/>	7697 Water Treatment Plant Electrical Upgrade							
		Water Fund	\$100	\$200	\$0	\$0	\$0	\$0
		Water System Improvements Fund	\$0	\$500	\$0	\$0	\$0	\$0
Project Status:	Not Initiated		\$100	\$700	\$0	\$0	\$0	\$0
<input checked="" type="checkbox"/>	7698 Water Treatment Plant Disinfection Improvements							
		Water Fund	\$0	\$950	\$0	\$0	\$0	\$0
Project Status:	Not Initiated		\$0	\$950	\$0	\$0	\$0	\$0

= New Project

Water System

\$ in thousands

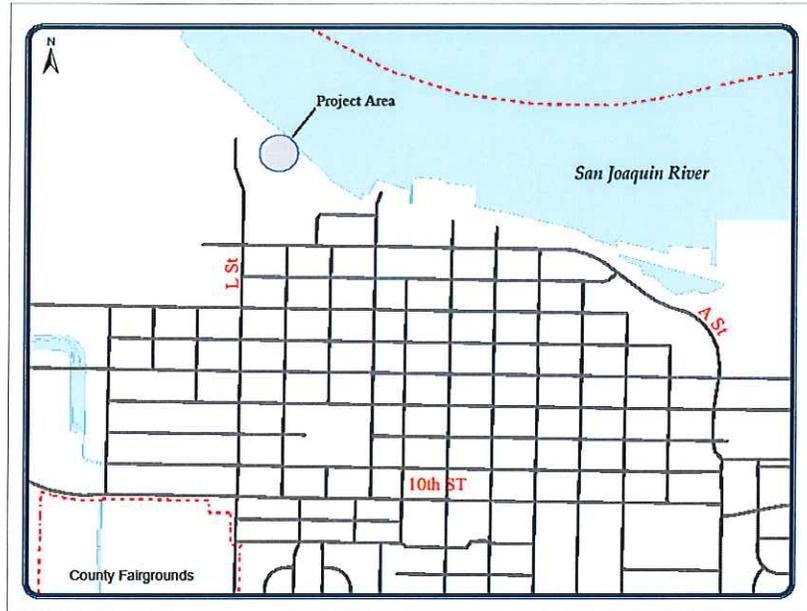
<i>Project No</i>	<i>Project Title</i>	<i>Source of Funding</i>	<i>Revised FY 14/15</i>	<i>FY 15/16</i>	<i>FY 16/17</i>	<i>FY 17/18</i>	<i>FY 18/19</i>	<i>FY 19/20</i>
<input checked="" type="checkbox"/> 7699	<i>Alternative Raw Water Treatments</i>							
		Water Fund	\$100	\$100	\$0	\$0	\$0	\$0
<i>Project Status:</i>	Not Initiated		\$100	\$100	\$0	\$0	\$0	\$0
<input checked="" type="checkbox"/> 7700	<i>Cathodic Protection Assessment</i>							
		Water Fund	\$0	\$100	\$0	\$0	\$0	\$0
<i>Project Status:</i>	Not Initiated		\$0	\$100	\$0	\$0	\$0	\$0
Total	Water System		\$4,054	\$4,710	\$5,340	\$3,340	\$4,040	\$4,140

= *New Project*

Location: Antioch Marina at the foot of "L" Street

Lead Department : Public Works

Est Completion: 2015



Project Description: The project will construct a new restroom facility at the new Marina Launch Ramp.

Justification: The anticipated DBAW grant funding will provide funding for the new restroom facility.

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$10	\$5	\$0	\$0	\$0	\$0
Construction	\$0	\$365	\$0	\$0	\$0	\$0
Construction Management	\$0	\$20	\$0	\$0	\$0	\$0
RW and Permits	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$10	\$390	\$0	\$0	\$0	\$0

Project Funding (\$ in thousands)

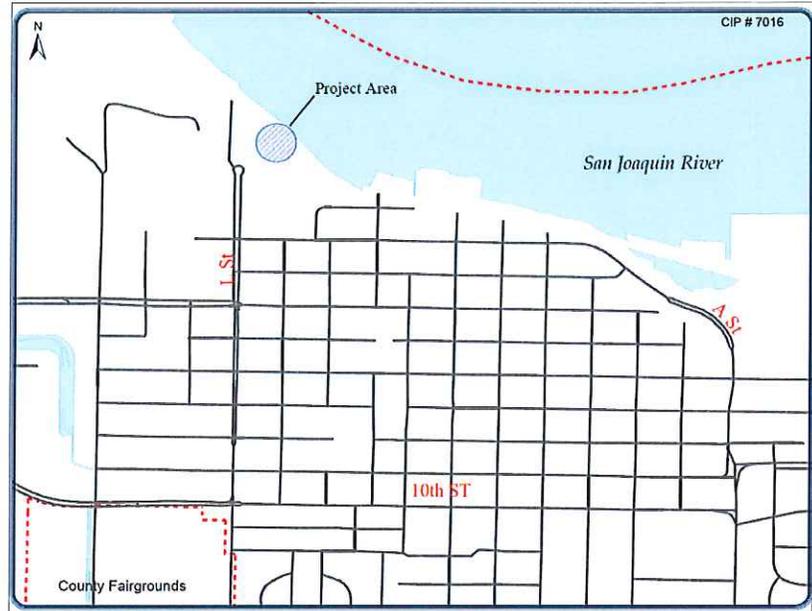
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
DBAW Grant	\$10	\$390	\$0	\$0	\$0	\$0
Total	\$10	\$390	\$0	\$0	\$0	\$0

Comments:

Location: Antioch Marina at the foot of "L" Street

Lead Department : Public Works

Est Completion: 2015



Project Description: The project will construct the third boarding float at the new Marina Launch Ramp.

Justification: DBAW grant funding will provide funding for the additional boarding float.

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$10	\$0	\$0	\$0	\$0	\$0
Construction	\$184	\$0	\$0	\$0	\$0	\$0
Construction Management	\$10	\$0	\$0	\$0	\$0	\$0
TOTAL	\$204	\$0	\$0	\$0	\$0	\$0

Project Funding (\$ in thousands)

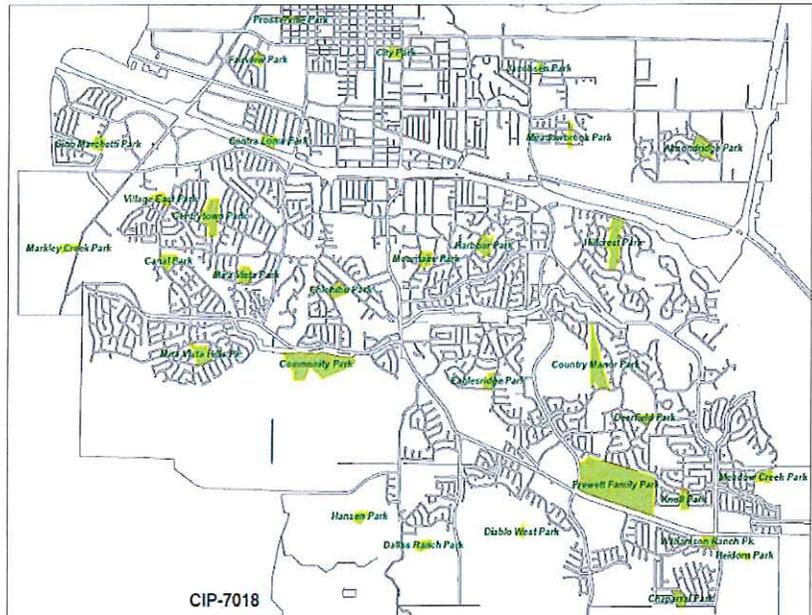
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
DBAW Grant	\$204	\$0	\$0	\$0	\$0	\$0
Total	\$204	\$0	\$0	\$0	\$0	\$0

Comments:

Location: Citywide

Lead Department : Public Works

Est Completion: 2017



Project Description: Upgrade existing parks

Justification:

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Construction	\$0	\$50	\$100	\$0	\$0	\$0
TOTAL	\$0	\$50	\$100	\$0	\$0	\$0

Project Funding (\$ in thousands)

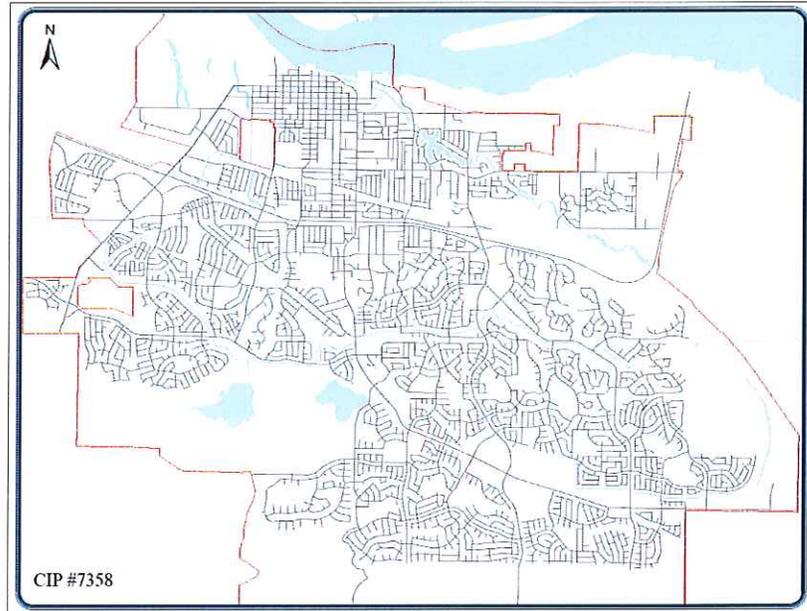
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Delta Fair Fund	\$0	\$50	\$100	\$0	\$0	\$0
Total	\$0	\$50	\$100	\$0	\$0	\$0

Comments:

Location: Citywide

Lead Department : Public Works

Est Completion: On-going Program



Project Description: The program contracts with a concrete contractor to remove and replace sidewalks that have been damaged or raised due to tree roots or due to utility service repair work. The program installs new curb ramps to bring the city in compliance with ADA .

Justification: Problems arising from age and landscape impacts have caused sections of curb and sidewalk to uplift, creating a pedestrian hazard. The program removes and replaces existing non ADA compliant sidewalk at curb returns.

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and design	\$10	\$10	\$10	\$10	\$10	\$10
Construction Management	\$30	\$30	\$30	\$30	\$30	\$30
Construction	\$260	\$260	\$260	\$260	\$260	\$260
TOTAL	\$300	\$300	\$300	\$300	\$300	\$300

Project Funding (\$ in thousands)

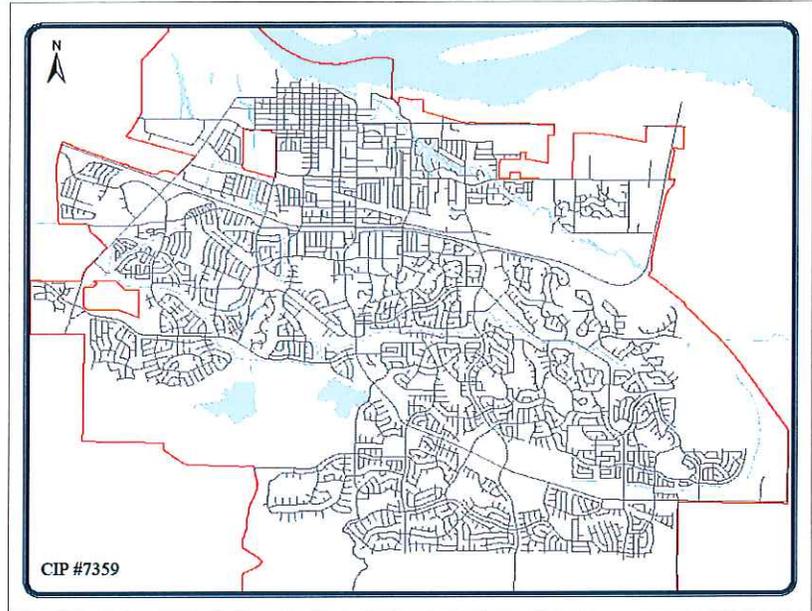
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Gas Tax	\$100	\$100	\$100	\$100	\$100	\$100
Water Fund	\$100	\$100	\$100	\$100	\$100	\$100
Sewer Fund	\$100	\$100	\$100	\$100	\$100	\$100
Total	\$300	\$300	\$300	\$300	\$300	\$300

Comments: Funds are allocated to the program from the appropriate sources in addition to the property owner's contributions to the cost of repair.

Location: Citywide

Lead Department : Public Works

Est Completion: On-going Program



Project Description: The Pavement Management System program evaluates all the streets based on the pavement conditions and recommends pavement repair options.

Justification: A Pavement Management Plan is required as a condition of Measure "J" funding for streets.

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$0	\$30	\$30	\$30	\$30	\$30
TOTAL	\$0	\$30	\$30	\$30	\$30	\$30

Project Funding (\$ in thousands)

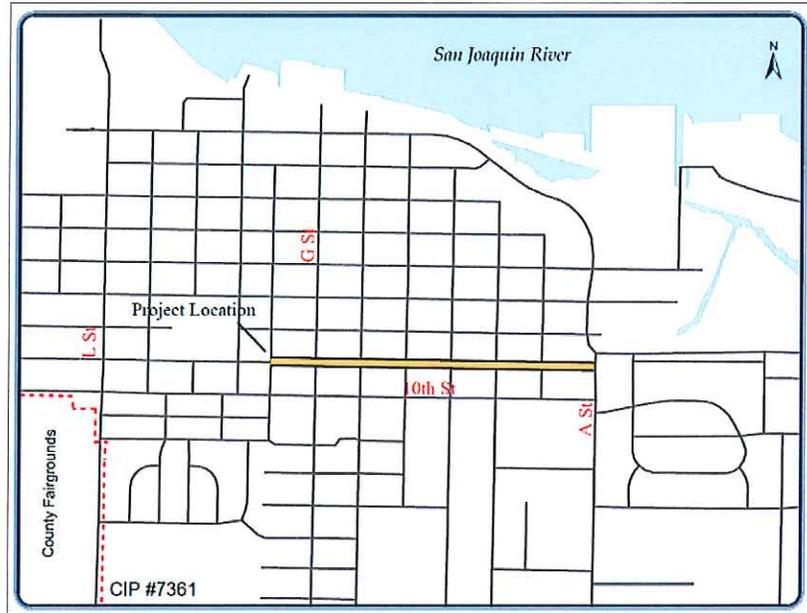
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Gas Tax	\$0	\$30	\$30	\$30	\$30	\$30
Total	\$0	\$30	\$30	\$30	\$30	\$30

Comments:

Location:

Lead Department : Public Works

Est Completion:



Project Description: The project includes roadway rehabilitation, replacement of damaged sidewalk, curb and gutter, installation of new curb ramps and storm drain system modifications.

Justification: Existing pavement has deteriorated due to age and is in need of rehabilitation. The project will improve the crown on the pavement profile

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$10					
Construction	\$895					
Construction Management	\$20					
TOTAL	\$925					

Project Funding (\$ in thousands)

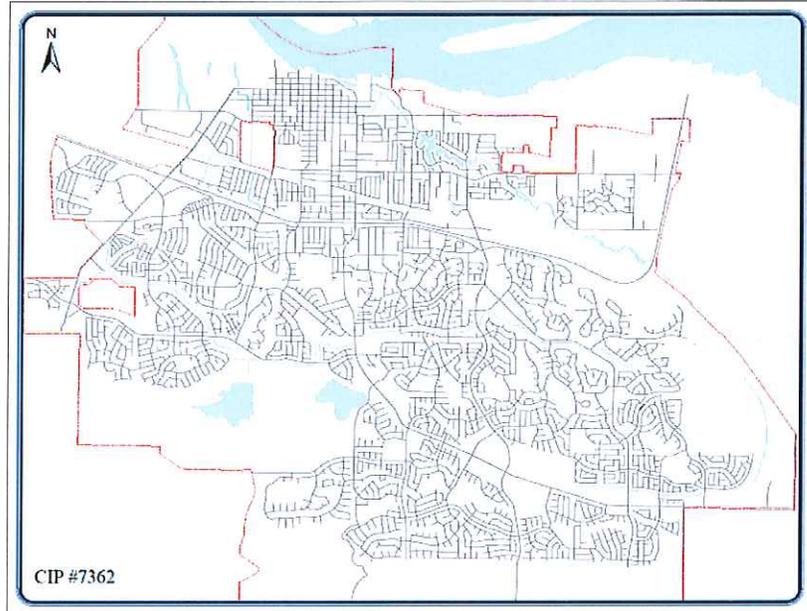
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Measure J	\$291	\$0	\$0	\$0	\$0	\$0
STP Grant	\$634	\$0	\$0	\$0	\$0	\$0
Total	\$925	\$0	\$0	\$0	\$0	\$0

Comments:

Location: Citywide

Lead Department : Public Works

Est Completion: On-going Program



Project Description: The City Pavement Preventative Maintenance Program provides pavement preservation treatments such as cape seal, slurry seal and other preventative maintenance treatments to extend the road's life expectancy.

Justification: The program implements the Pavement Management System program and recommendations.

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$10	\$10	\$10	\$10	\$10	\$0
Construction	\$4,070	\$1,058	\$970	\$670	\$670	\$0
Construction Management	\$20	\$20	\$20	\$20	\$20	\$0
TOTAL	\$4,100	\$1,088	\$1,000	\$700	\$700	\$0

Project Funding (\$ in thousands)

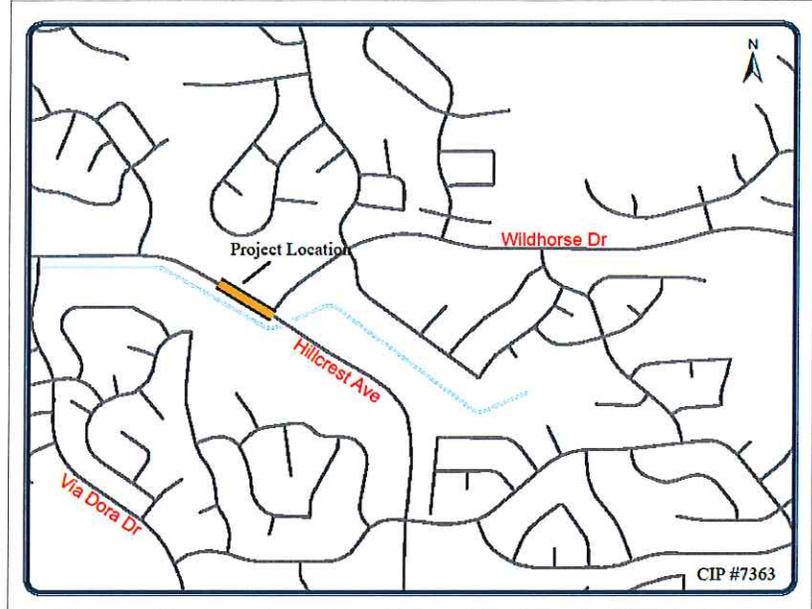
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Gas Tax	\$3,938	\$1,000	\$1,000	\$700	\$700	\$700
Cal Recycle	\$162	\$88	\$0	\$0	\$0	\$0
Total	\$4,100	\$1,088	\$1,000	\$700	\$700	\$700

Comments: The program includes yearly maintenance construction contracts such as slurry seal, crack seal and other preventative maintenance projects.

Location: Hillcrest Avenue at Wild Horse Road

Lead Department : Public Works

Est Completion: 2016



Project Description: Extend the Hillcrest Avenue left turn pocket at Wild Horse Road.

Justification: Additional capacity is necessary for build out of the development to the east and future extension of Wild Horse Road to Slatten Ranch Road

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$20	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$210	\$0	\$0	\$0	\$0
Construction Management	\$0	\$20	\$0	\$0	\$0	\$0
TOTAL	\$20	\$230	\$0	\$0	\$0	\$0

Project Funding (\$ in thousands)

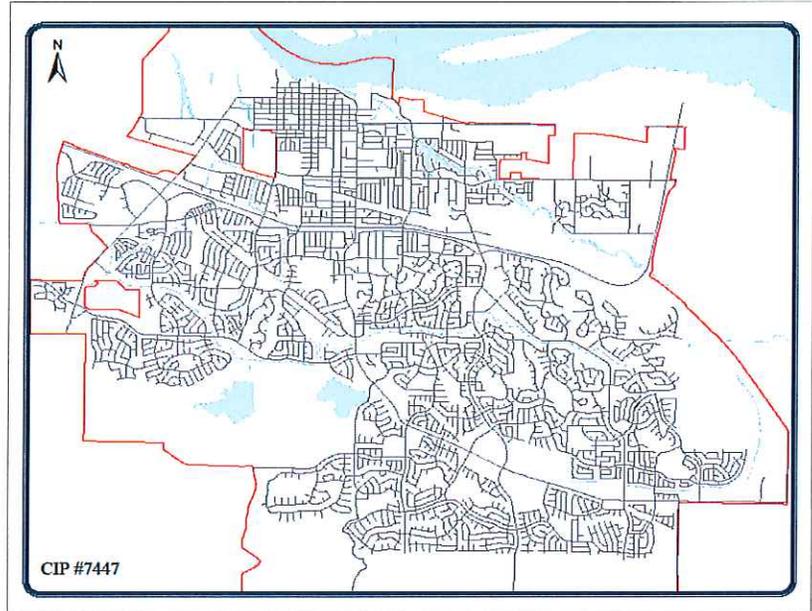
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Hillcrest AD 26	\$20	\$230	\$0	\$0	\$0	\$0
Total	\$20	\$230	\$0	\$0	\$0	\$0

Comments:

Location: James Donlon Blvd west of Somersville Road

Lead Department : Public Works

Est Completion: 2020



Project Description: Install new traffic signals and interconnect system on James Donlon Blvd west of Somersville Road

Justification: Developer has contributed to the City \$500,000 funding for construction of two traffic signals on James Donlon Blvd

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$0	\$0	\$0	\$0	\$25	\$25
Construction	\$0	\$0	\$0	\$0	\$215	\$215
Construction Management	\$0	\$0	\$0	\$0	\$10	\$10
TOTAL	\$0	\$0	\$0	\$0	\$250	\$250

Project Funding (\$ in thousands)

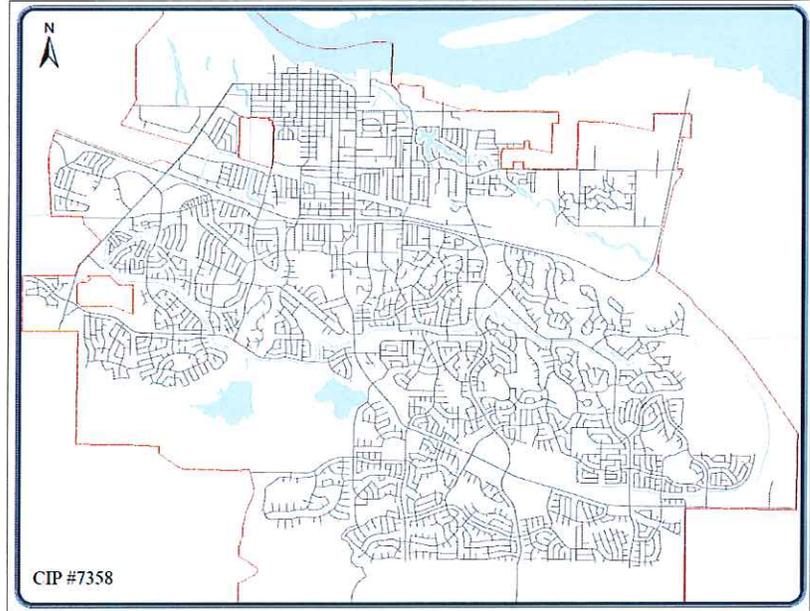
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Traffic Signal Fund	\$0	\$0	\$0	\$0	\$250	\$250
Total	\$0	\$0	\$0	\$0	\$250	\$250

Comments:

Location: Citywide

Lead Department : Public Works

Est Completion: 2015



Project Description: The study will update the current traffic impact fee program.

Justification: The existing traffic signal fee program is used to finance the construction of traffic signal improvements. The new study will be expanded to include other transportation improvements needed to support new developments throughout the City.

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$150					
TOTAL	\$150					

Project Funding (\$ in thousands)

Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Measure J	\$150	\$0	\$0	\$0	\$0	\$0
Total	\$150	\$0	\$0	\$0	\$0	\$0

Comments:

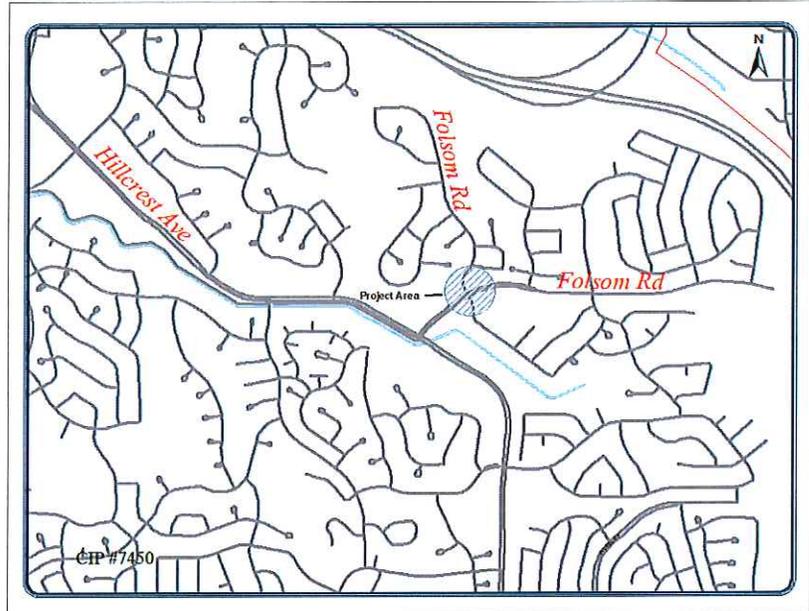
Project Title: Traffic Signals: Folsom/ Wild Horse, Contra Loma /Longview

Project No: 7450

Location: Wild Horse Road and Folsom Drive, east of Hillcrest Avenue

Lead Department :

Est Completion: 2017



Project Description: Install new traffic signals: 1. Wild Horse Road at Folsom Drive, 2. Contra Loma Bl and Longview Road

Justification:

Project Expenditures (\$ in thousands)						
Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$30	\$0	\$30	\$0	\$0	\$0
Construction Management	\$0	\$20	\$20	\$0	\$0	\$0
Construction	\$0	\$280	\$280	\$0	\$0	\$0
TOTAL	\$30	\$300	\$330	\$0	\$0	\$0

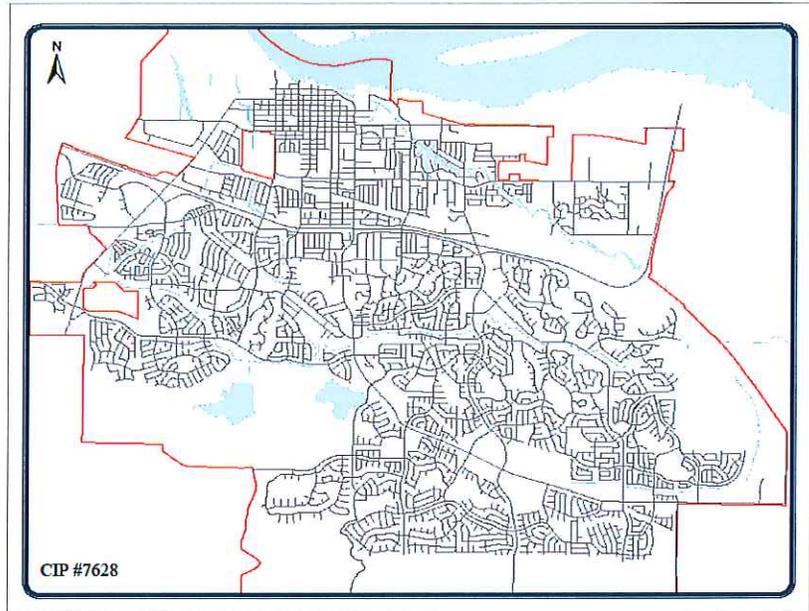
Project Funding (\$ in thousands)						
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Traffic Signal Fund	\$30	\$300	\$330	\$0	\$0	\$0
Total	\$30	\$300	\$330	\$0	\$0	\$0

Comments:

Location: Citywide

Lead Department : Public Works

Est Completion: On-going Program



Project Description: The projects consists of replacing the existing water facilities as defined in the Water System Master Plan and as requested by Public Works Dept. to improve efficiency in the existing system.

Justification: Portions of the existing water system are aging and/or have experienced failures due to deterioration and are in need of replacement and upgrades.

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$40	\$40	\$40	\$40	\$40	\$40
Construction	\$1,100	\$700	\$700	\$700	\$700	\$700
Construction Management	\$60	\$60	\$60	\$60	\$60	\$60
TOTAL	\$1,200	\$800	\$800	\$800	\$800	\$800

Project Funding (\$ in thousands)

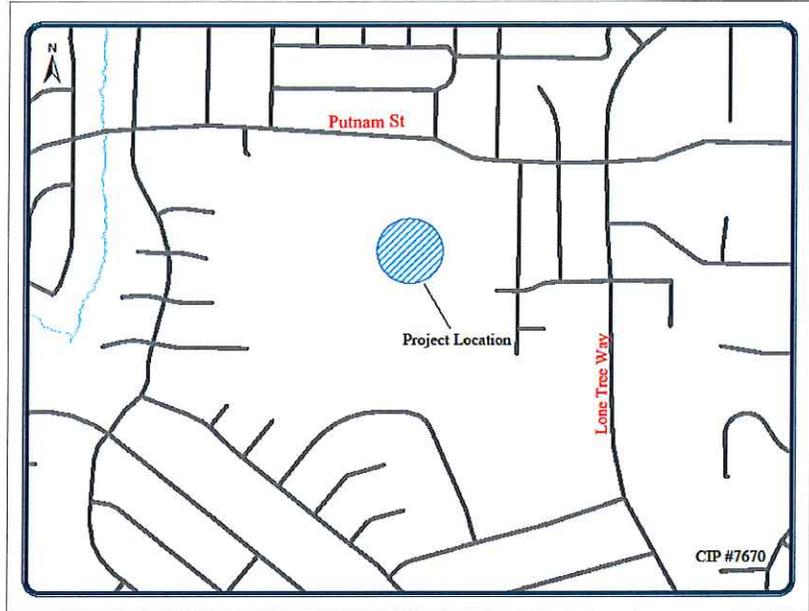
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Water System Improvements Fund	\$1,200	\$800	\$800	\$800	\$800	\$800
Total	\$1,200	\$800	\$800	\$800	\$800	\$800

Comments: The next project area will include Williamson Ranch Plaza area.

Location: Water Treatment Plant on "D" Street

Lead Department : Public Works

Est Completion: On-going Improvements



Project Description: Replacement of granular activated carbon (GAC) filters of both "A" and "B" Plants at the Water Treatment Plant.

Justification: The GAC filters must be replaced every four to five years to perform efficiently.

Project Expenditures (\$ in thousands)						
Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$0	\$0	\$0	\$0	\$50	\$0
Construction	\$0	\$0	\$0	\$0	\$480	\$500
TOTAL	\$0	\$0	\$0	\$0	\$530	\$500

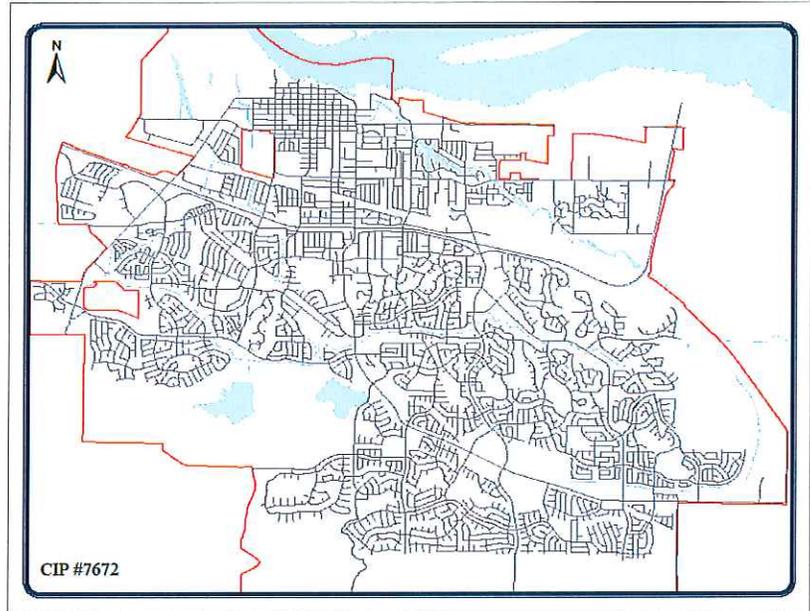
Project Funding (\$ in thousands)						
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Water Fund	\$0	\$0	\$0	\$0	\$530	\$500
Total	\$0	\$0	\$0	\$0	\$530	\$500

Comments:

Location: Citywide

Lead Department : Public Works

Est Completion: On-going Studies



Project Description: Prepare the following studies: Water Master Plan Update, Urban Water Management Plan Update, Watershed Sanitary Survey Update, Water Rate Study and Structural Evaluation of the WTP .

Justification: Provide updated information and direction regarding various water related topics including water rate establishment.

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$100	\$65	\$35	\$260	\$135	\$190
TOTAL	\$100	\$65	\$35	\$260	\$135	\$190

Project Funding (\$ in thousands)

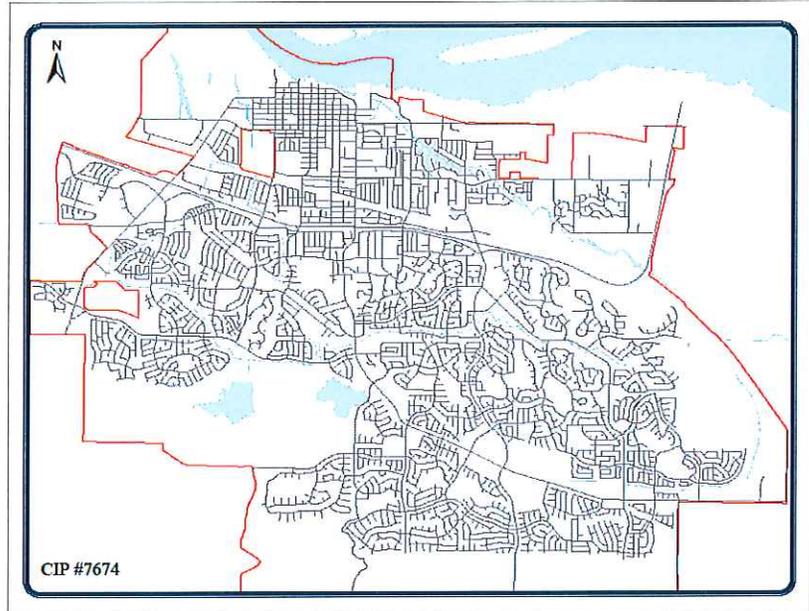
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Water Fund	\$100	\$65	\$35	\$260	\$135	\$190
Total	\$100	\$65	\$35	\$260	\$135	\$190

Comments:

Location: Citywide

Lead Department : Public Works

Est Completion: On-going Improvements



Project Description: The project will include a report study, seismic upgrade and the installation of four (4) mixers and a sampling station.

Justification:

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$0	\$30	\$25	\$25	\$15	\$10
Construction	\$116	\$800	\$600	\$415	\$375	\$180
Construction Management	\$0	\$20	\$10	\$10	\$10	\$10
TOTAL	\$116	\$850	\$635	\$450	\$400	\$200

Project Funding (\$ in thousands)

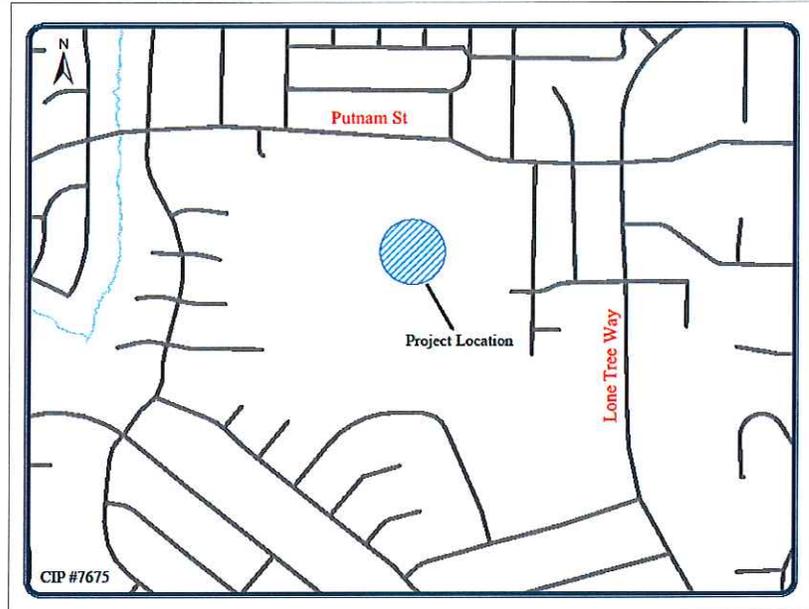
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Water System Improvements Fund	\$0	\$850	\$0	\$0	\$0	\$0
Water Fund	\$116	\$0	\$635	\$450	\$400	\$200
Total	\$116	\$850	\$635	\$450	\$400	\$200

Comments: Inspections and repairs of City's facilities are mandated by the State Department of Public Health.

Location: Water Treatment Plant on "D" Street

Lead Department : Public Works

Est Completion: On-going Improvements



Project Description: Replacement of deteriorating equipment, design and construction of new facilities, review study of channel settlement along westside filter, upgrade SCADA, install new controls for plant A, replace scrubbers.

Justification: Upgrades to the plant are required to maintain and/or improve the efficiency of the facility.

Project Expenditures (\$ in thousands)						
Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$15	\$20	\$20	\$20	\$10	\$15
Construction	\$110	\$275	\$290	\$260	\$140	\$185
TOTAL	\$125	\$295	\$310	\$280	\$150	\$200

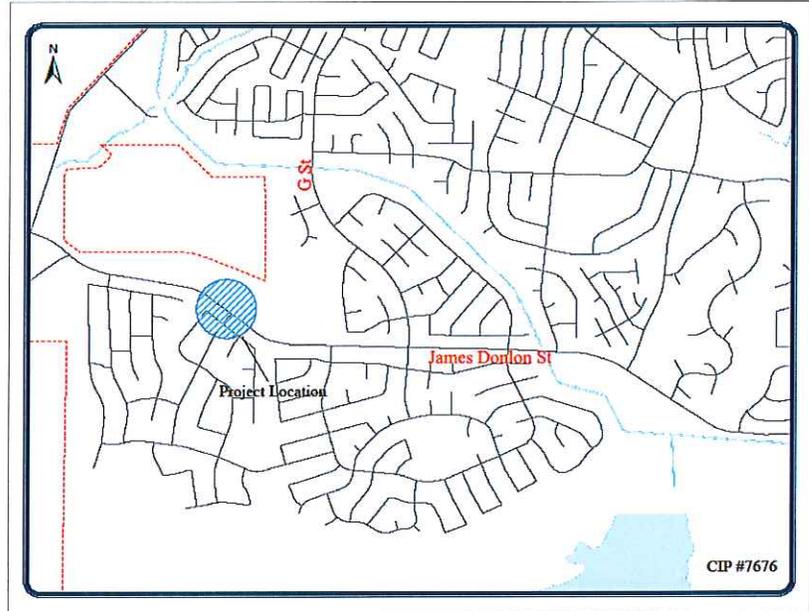
Project Funding (\$ in thousands)						
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Water Fund	\$125	\$295	\$320	\$280	\$150	\$200
Total	\$125	\$295	\$320	\$280	\$150	\$200

Comments: The improvements incl. replacing Zone II flow meters @ Plant A, Structural Inspection of WTP, Install roadway hatch covers at Plant A Fire Escape, Upgrade SCADA, Computerized Maintenance Management System, Plant A & B Clearwell Improvements.

Location: James Donlon Boulevard

Lead Department : Public Works

Est Completion: 2020



Project Description: This project will replace the water pumps and motors at this facility.

Justification: The pumps and motors at this pump station are aging and require replacement to improve reliability and efficiency.

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$0	\$0	\$0	\$0	\$25	\$0
Construction	\$0	\$0	\$0	\$0	\$0	\$180
Construction Management	\$0	\$0	\$0	\$0	\$0	\$20
TOTAL	\$0	\$0	\$0	\$0	\$25	\$200

Project Funding (\$ in thousands)

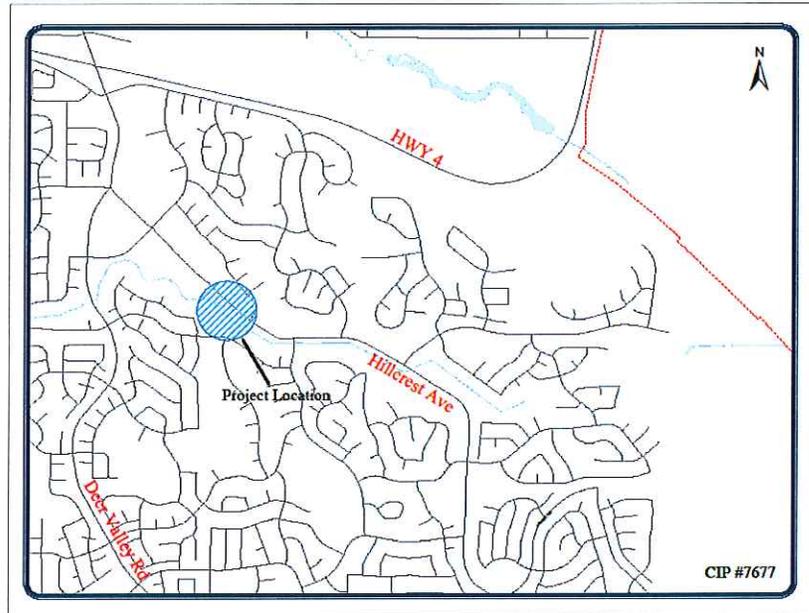
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Water Fund	\$0	\$0	\$0	\$0	\$25	\$200
Total	\$0	\$0	\$0	\$0	\$25	\$200

Comments:

Location: Hillcrest Avenue

Lead Department : Public Works

Est Completion: 2016



Project Description: Replace outdated electrical panels, pumps, motors, control valves and install a new mag meter.

Justification: Facility is aging and requires improvements for reliability and efficiency.

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$0	\$50	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$470	\$0	\$0	\$0
Construction Management	\$0	\$0	\$30	\$0	\$0	\$0
TOTAL	\$0	\$50	\$500	\$0	\$0	\$0

Project Funding (\$ in thousands)

Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Water Fund	\$0	\$50	\$500	\$0	\$0	\$0
Total	\$0	\$50	\$500	\$0	\$0	\$0

Comments:

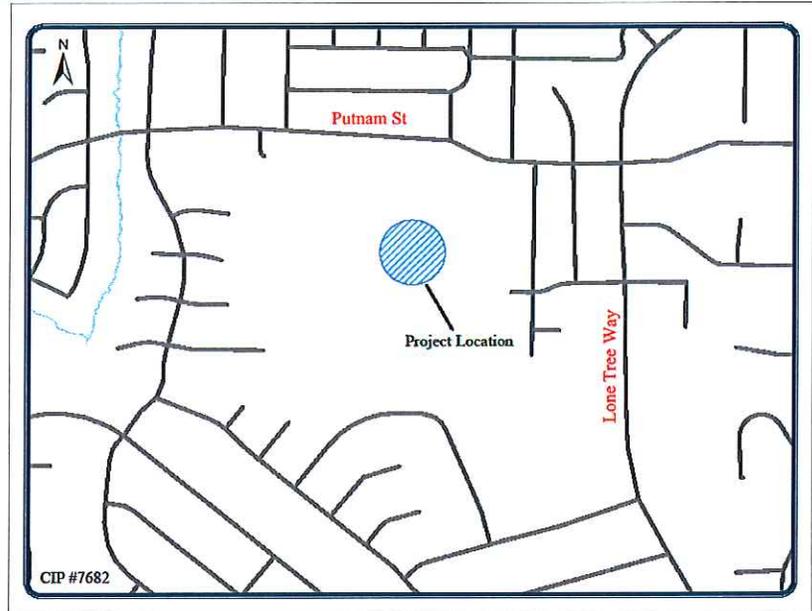
Project Title: Water Treatment Plant Solids Handling Improvements

Project No: 7682

Location: Water Treatment Plant on "D" Street

Lead Department : Public Works

Est Completion: 2018



Project Description: Evaluate alternate solid handlings and dewatering system and construct a permanent solids handlings and dewatering system.

Justification: The existing facility is rental system. A City owned permanent system maybe more cost effective.

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$500	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$0	\$450	\$0	\$0
Construction Management	\$0	\$0	\$0	\$50	\$0	\$0
TOTAL	\$500	\$0	\$0	\$500	\$0	\$0

Project Funding (\$ in thousands)

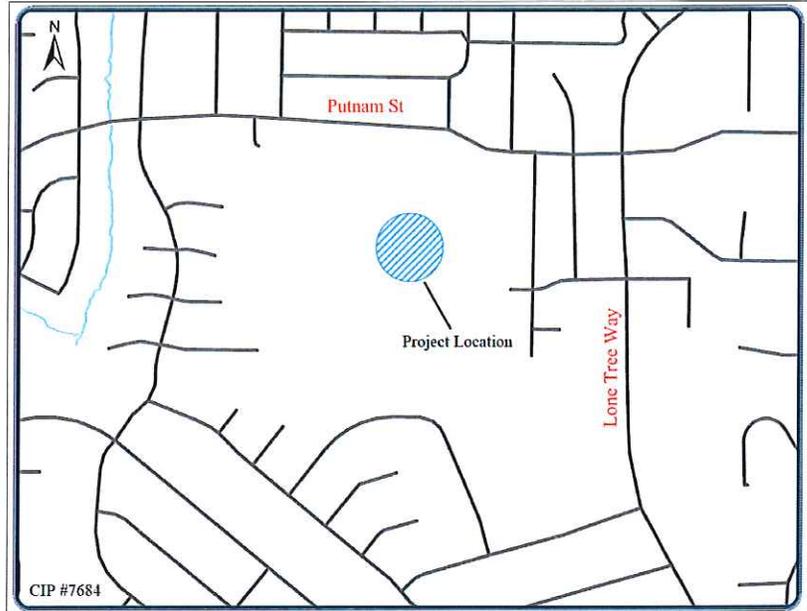
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Water Fund	\$500	\$0	\$0	\$500	\$0	\$0
Total	\$500	\$0	\$0	\$500	\$0	\$0

Comments:

Location: Water Treatment Plant on "D" Street

Lead Department : Public Works

Est Completion: 2017



Project Description: Upgrade existing sludge lagoon including removal of accumulated solids, stabilization of banks and installation of decant/disposal system.

Justification: The City requires additional capacity to accommodate emptying the clarifiers for routine or special maintenance.

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$100	\$0	\$150	\$150	\$0	\$0
Construction	\$0	\$0	\$1,500	\$1,600	\$0	\$0
Construction Management	\$0	\$0	\$50	\$50	\$0	\$0
TOTAL	\$100	\$0	\$1,700	\$1,800	\$0	\$0

Project Funding (\$ in thousands)

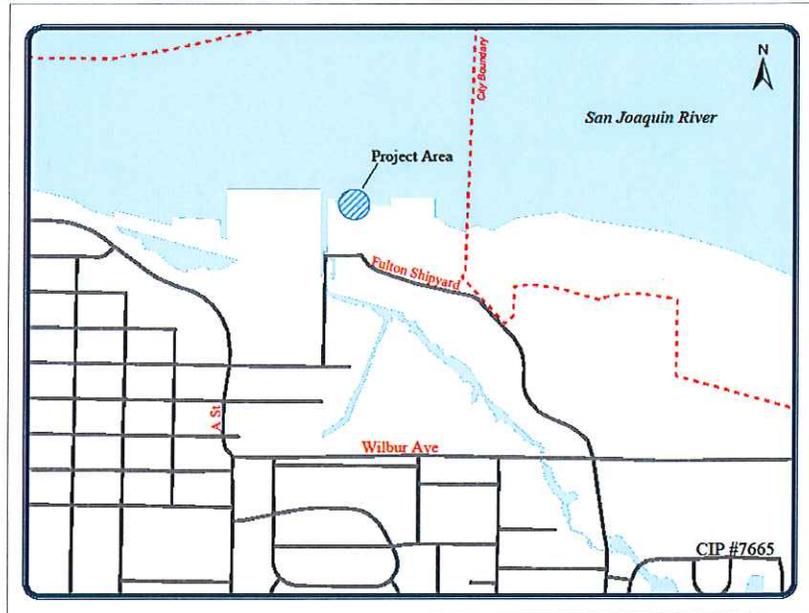
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Water System Improvements Fund	\$0	\$500	\$1,800	\$0	\$0	\$0
Water Fund	\$100	\$0	\$1,200	\$0	\$0	\$0
Total	\$100	\$500	\$3,000	\$0	\$0	\$0

Comments:

Location: Raw water pumping station at Fulton Shipyard Road Boat Ramp

Lead Department : Public Works

Est Completion: 2019



Project Description: The project will include rehabilitation of the pumping facility, improving surge control and building ventilation, replacing the pump control system and the discharge pipeline.

Justification: The existing raw water pumping facility is aging and in need of rehabilitation to continue operating efficiently.

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$0	\$0	\$0	\$100	\$200	\$200
Construction	\$0	\$0	\$0	\$850	\$1,750	\$1,750
Construction Management	\$0	\$0	\$0	\$50	\$50	\$50
TOTAL	\$0	\$0	\$0	\$1,000	\$2,000	\$2,000

Project Funding (\$ in thousands)

Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Water Fund	\$0	\$0	\$0	\$1,000	\$2,000	\$2,000
Total	\$0	\$0	\$0	\$1,000	\$2,000	\$2,000

Comments:

Project Title: Inspection/Assessment of the Raw Water Pipelines Project No: 7692

Location: Water Treatment Plant on "D" Street

Lead Department : Public Works

Est Completion: 2016



Project Description: First phase will include internal inspection of the existing raw water pipeline and potential cleaning of the line. Second phase will include feasibility study and preliminary planning/design of parallel pipeline.

Justification: Friction calculations suggest that the pipeline is partially filled with debris. Examine the condition of the raw water pipelines and pipeline capacity .

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$400	\$0	\$0	\$0	\$0	\$0
Construction	\$100	\$225	\$0	\$0	\$0	\$0
Construction Management	\$0	\$25	\$0	\$0	\$0	\$0
TOTAL	\$500	\$250	\$0	\$0	\$0	\$0

Project Funding (\$ in thousands)

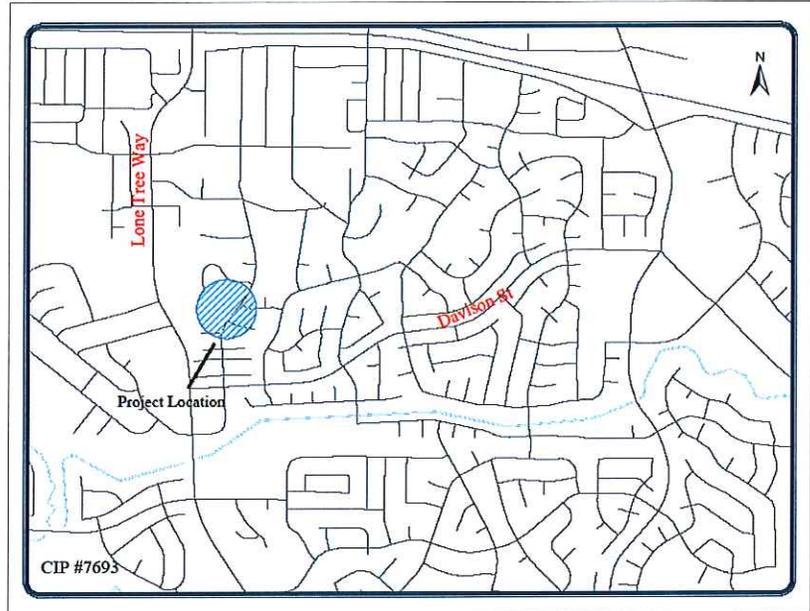
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Water Fund	\$500	\$250	\$0	\$0	\$0	\$0
Total	\$500	\$250	\$0	\$0	\$0	\$0

Comments:

Location: Sunset Lane

Lead Department : Public Works

Est Completion: 2015



Project Description: Demolition of existing underground booster pumping station and installation of a new booster pump station (BPS) with two smaller pumps to supply up to peak hour flow. New facilities will be housed in a one-story building

Justification: The existing BPS was installed in 1970's and has reached the end of its useful life. The existing pumping equipment is located below grade in vaults that require confined space entry procedures and have inadequate space for proper maintenance access.

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$28	\$0	\$0	\$0	\$0	\$0
Construction	\$450	\$0	\$0	\$0	\$0	\$0
Construction Management	\$30	\$0	\$0	\$0	\$0	\$0
TOTAL	\$508	\$0	\$0	\$0	\$0	\$0

Project Funding (\$ in thousands)

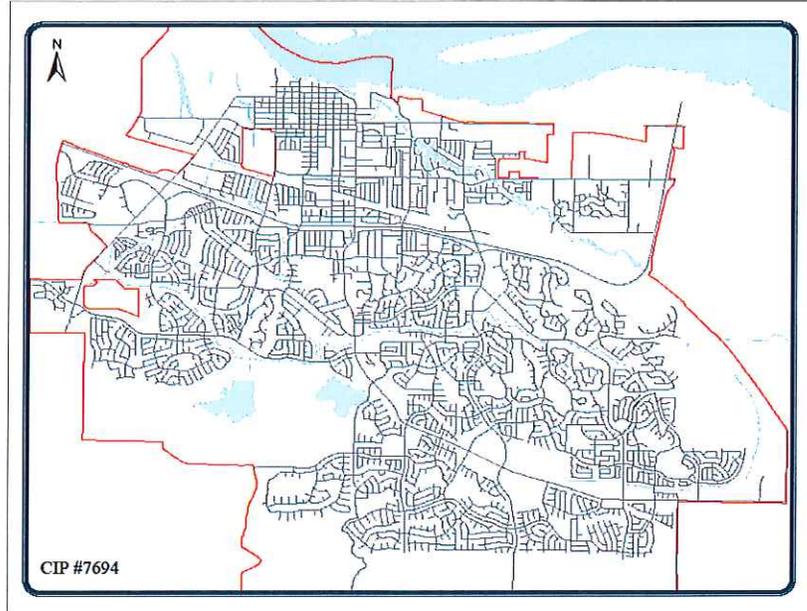
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Water Fund	\$508	\$0	\$0	\$0	\$0	\$0
Total	\$508	\$0	\$0	\$0	\$0	\$0

Comments:

Location: Citywide

Lead Department : Public Works

Est Completion: 2017



Project Description: Study and implementation of improvements to the Water System Supervisory Control and Data Acquisition (SCADA) System

Justification: The current equipment used for communications among the water facilities is obsolete, unreliable and incomplete and requires additional staff effort for manual inspection. The new equipment would also improve system security.

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Construction	\$0	\$50	\$50	\$50	\$0	\$0
TOTAL	\$0	\$50	\$50	\$50	\$0	\$0

Project Funding (\$ in thousands)

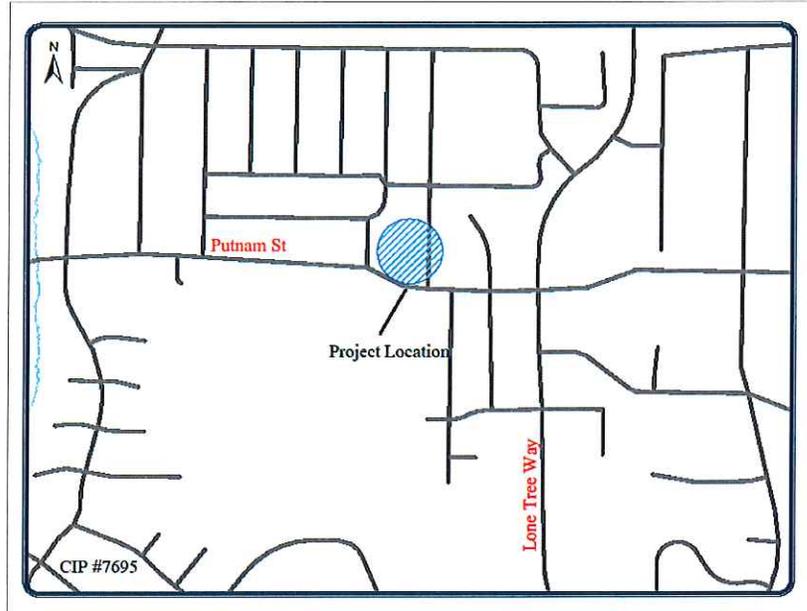
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Water Fund	\$0	\$50	\$50	\$50	\$0	\$0
Total	\$0	\$50	\$50	\$50	\$0	\$0

Comments:

Location: "D" Street and Putnam Street

Lead Department : Public Works

Est Completion: 2020



Project Description: Decommissioning of the Zone 1 Booster Pumping Station including removing the existing pumps, motor, hydraulic variable speed drives, and electrical equipment and sealing piping connections.

Justification: The BPS was constructed when increased flow and pressure were needed to properly supply the City’s industrial customers in Zone I. Since then, the City has decreased the size of Zone I boundaries and has no future needs to operate the Zone I BPS.

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Construction	\$0	\$0	\$0	\$0	\$0	\$50
TOTAL	\$0	\$0	\$0	\$0	\$0	\$50

Project Funding (\$ in thousands)

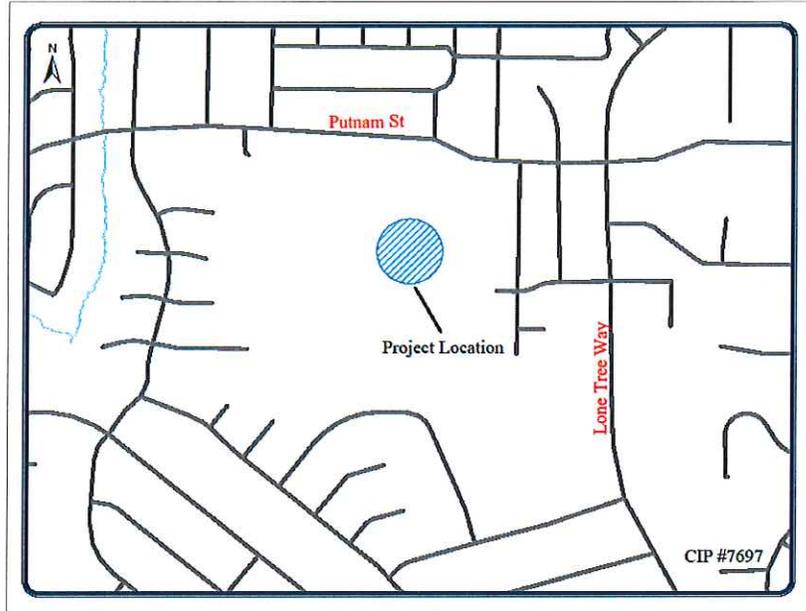
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Water Fund	\$0	\$0	\$0	\$0	\$0	\$50
Total	\$0	\$0	\$0	\$0	\$0	\$50

Comments:

Location: Water Treatment Plant on "D" Street

Lead Department : Public Works

Est Completion: 2016



Project Description: Electrical system study and improvements.

Justification: Electrical wiring to pumps and drive units need to be brought to code.

Project Expenditures (\$ in thousands)						
Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$100	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$700	\$0	\$0	\$0	\$0
TOTAL	\$100	\$700	\$0	\$0	\$0	\$0

Project Funding (\$ in thousands)						
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Water Fund	\$100	\$200	\$0	\$0	\$0	\$0
Water System Improvements Fund	\$0	\$500	\$0	\$0	\$0	\$0
Total	\$100	\$700	\$0	\$0	\$0	\$0

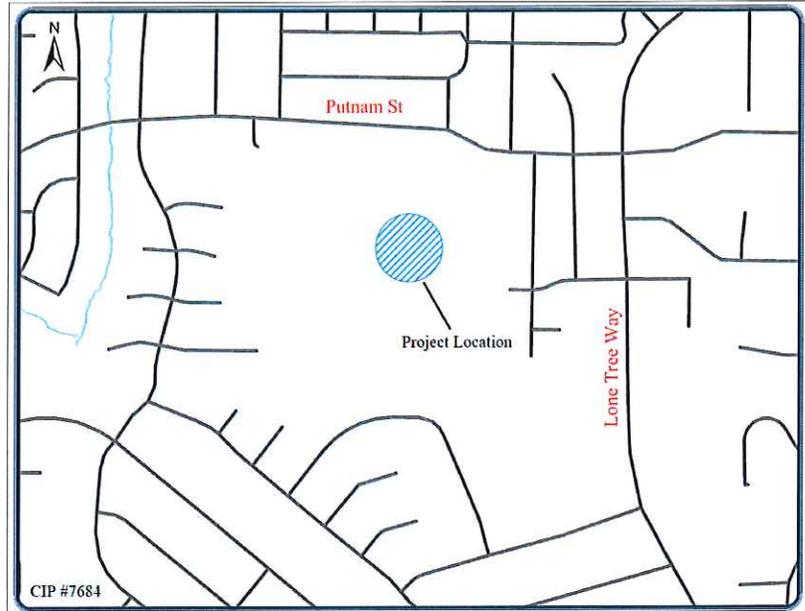
Comments:

Project Title: Water Treatment Plant Disinfection Improvements Project No: 7698

Location: Water Treatment Plant

Lead Department : Public Works

Est Completion:



Project Description: The water treatment plant currently utilizes chlorine gas as part of the pre-treatment and post treatment operation. The project will analyze various alternative disinfection procedures and implement the most desirable process

Justification: Due to increasingly stringent regulations requirement and increase maintenance costs associated with chlorine gas. The City is evaluating alternative disinfection process.

Project Expenditures (\$ in thousands)						
Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$0	\$400	\$0	\$0	\$0	\$0
Construction	\$0	\$450	\$0	\$0	\$0	\$0
TOTAL	\$0	\$850	\$0	\$0	\$0	\$0

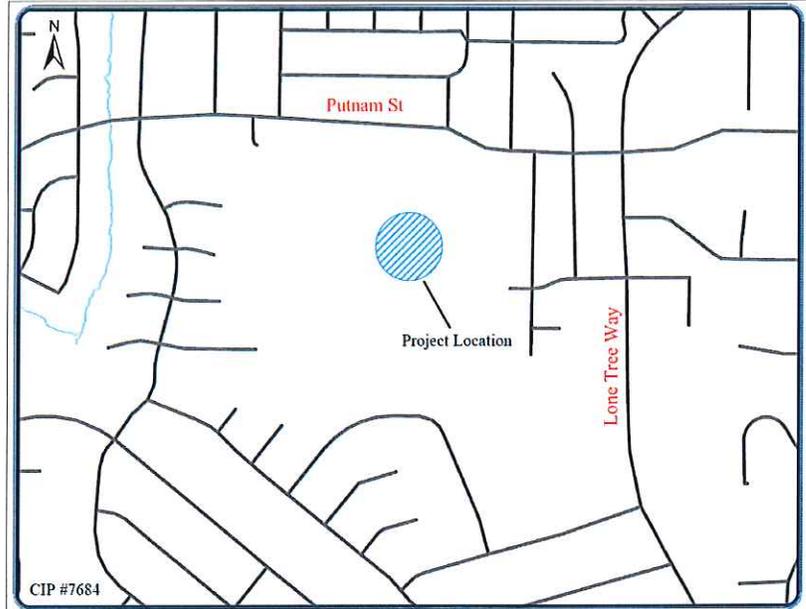
Project Funding (\$ in thousands)						
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Water Fund	\$0	\$950	\$0	\$0	\$0	\$0
Total	\$0	\$950	\$0	\$0	\$0	\$0

Comments:

Location: Water Treatment Plant

Lead Department : Public Works

Est Completion:



Project Description: Build a 15 MGD brackish water filter plant that would treat water from the San Joaquin River during times of high chloride content.

Justification: This process will enable the city the ability to treat river water throughout the year. It would also be an alternate or additional source of water to CCWD’s canal and provide the city with a sustainable source of water during drought years.

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$100	\$100	\$0	\$0	\$0	\$0
TOTAL	\$100	\$100	\$0	\$0	\$0	\$0

Project Funding (\$ in thousands)

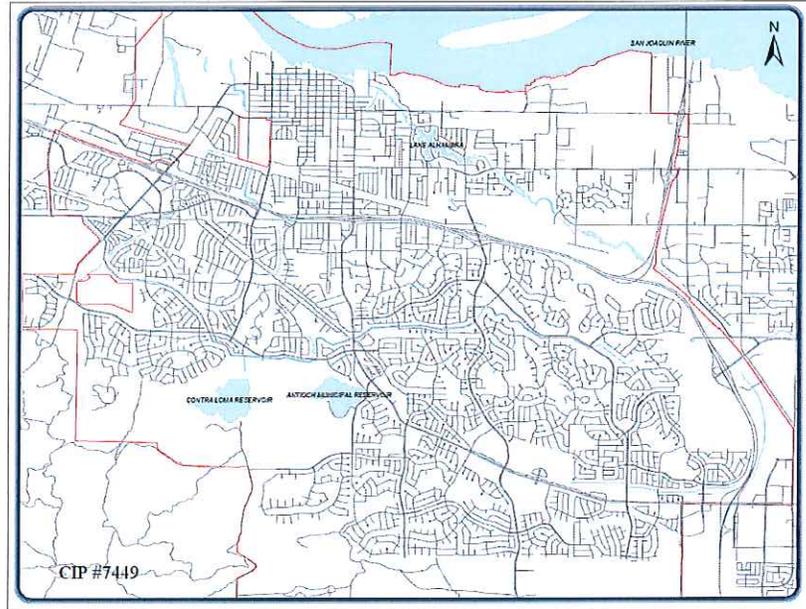
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Water Fund	\$100	\$100	\$0	\$0	\$0	\$0
Total	\$100	\$100	\$0	\$0	\$0	\$0

Comments:

Location: Citywide

Lead Department : Public Works

Est Completion:



Project Description: Evaluate and repair water system cathodic protection facilities through the City

Justification: Aging cathodic protection facilities are in need of evaluation.

Project Expenditures (\$ in thousands)						
Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$0	\$100	\$0	\$0	\$0	\$0
TOTAL	\$0	\$100	\$0	\$0	\$0	\$0

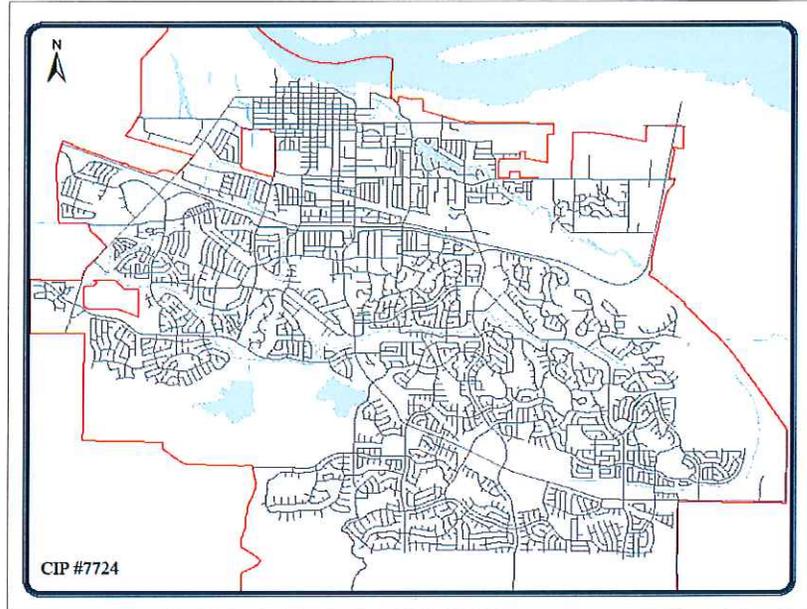
Project Funding (\$ in thousands)						
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Water Fund	\$0	\$100	\$0	\$0	\$0	\$0
Total	\$0	\$100	\$0	\$0	\$0	\$0

Comments:

Location: Citywide

Lead Department : Public Works

Est Completion: On-going Program



Project Description: Improvement to the existing sanitary sewer collection system to renovate aging pipes or improve capacity.

Justification: The Wastewater System Collection Master Plan and the Public Works Dept. have identified existing sewer lines to be upgraded.

Project Expenditures (\$ in thousands)						
Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$40	\$20	\$20	\$20	\$20	\$20
Construction	\$2,100	\$450	\$450	\$450	\$450	\$450
Construction Management	\$60	\$30	\$30	\$30	\$30	\$30
TOTAL	\$2,200	\$500	\$500	\$500	\$500	\$500

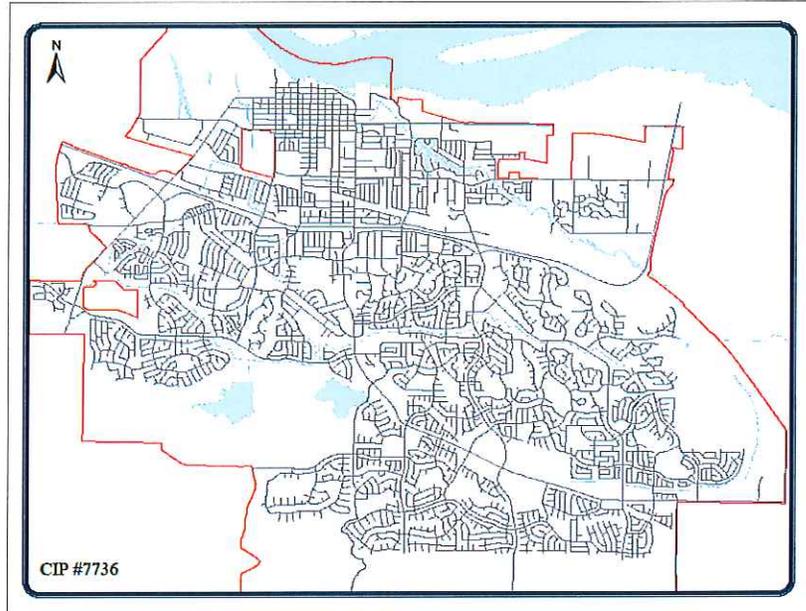
Project Funding (\$ in thousands)						
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Sewer System Improvements Fund	\$2,200	\$500	\$500	\$500	\$500	\$500
Total	\$2,200	\$500	\$500	\$500	\$500	\$500

Comments:

Location: Citywide

Lead Department : Public Works

Est Completion: On-going Program



Project Description: This work includes pipe lining, replacement and additional capacity upgrades due to detritions in the sewer lines.

Justification: These improvements reduce maintenance cost, prevent overflows and improve sewer flow capacity.

Project Expenditures (\$ in thousands)						
Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$10	\$25	\$25	\$25	\$25	\$25
Construction	\$80	\$450	\$450	\$450	\$450	\$450
Construction Management	\$10	\$25	\$25	\$25	\$25	\$25
TOTAL	\$100	\$500	\$500	\$500	\$500	\$500

Project Funding (\$ in thousands)						
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Sewer Fund	\$100	\$500	\$500	\$500	\$500	\$500
Total	\$100	\$500	\$500	\$500	\$500	\$500

Comments: The project list includes Belle Drive, Beede Park Area, "G" Street, and Dallas Ranch Road at Cache Peak Drive.

Location: West Antioch Creek from 10th Street to the railroad tracks.

Lead Department : Public Works

Est Completion: 2018

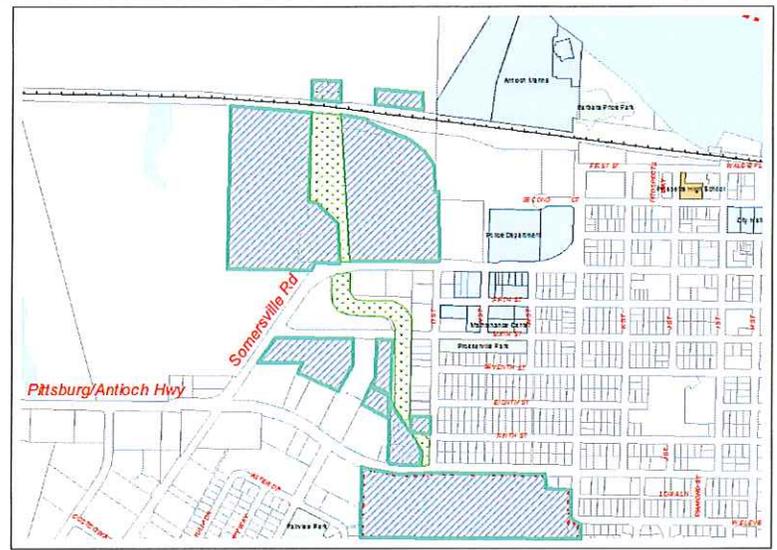


Figure 5. Potentially Impacted Parcels

Project Description: The County Flood Control is partnering with the City of Antioch to replace the concrete ditch at 10th with new box culverts and de-silting the West Antioch Creek. The project includes the acquisition of property in the area shown in diagram above.

Justification: This project will establish the 25-year storm flow capacity and flood protection level.

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$500	\$100	\$0	\$0	\$0	\$0
RW and Permits	\$260	\$1,600	\$1,000	\$400	\$0	\$0
Construction	\$0	\$3,547	\$3,000	\$1,000	\$0	\$0
Construction Management	\$0	\$200	\$50	\$50	\$0	\$0
TOTAL	\$760	\$5,447	\$4,050	\$1,450	\$0	\$0

Project Funding (\$ in thousands)

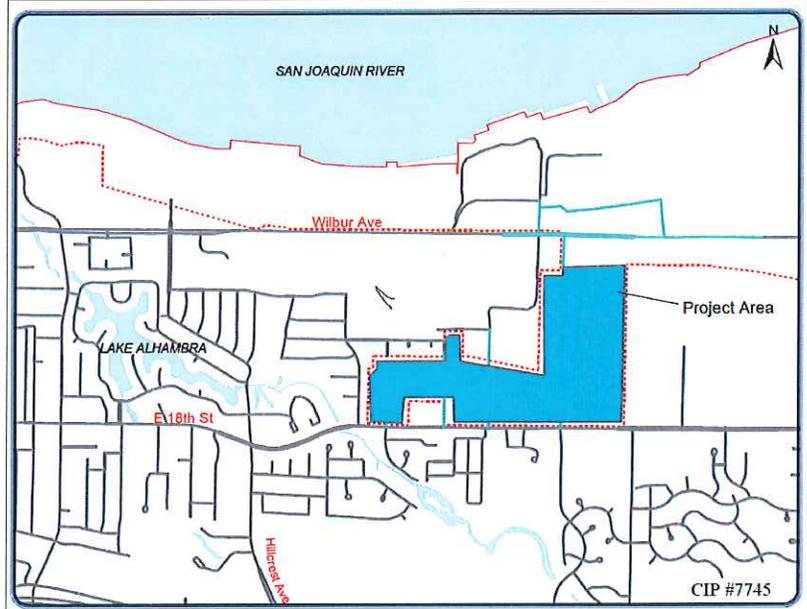
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Flood Dist Drainage Area Fund	\$400	\$1,400	\$0	\$0	\$0	\$0
NPDES	\$110	\$0	\$0	\$0	\$0	\$0
Prop IE Grant	\$0	\$2,997	\$0	\$0	\$0	\$0
AD 27/31	\$250	\$1,050	\$0	\$0	\$0	\$0
Unfunded	\$0	\$0	\$4,050	\$1,450	\$0	\$0
Total	\$760	\$5,447	\$4,050	\$1,450	\$0	\$0

Comments: Design and permit work is under way. Staff is pursuing grant funding opportunities and other funding sources to fund the project shortfall

Location: Viera Avenue to Bridgehead Road

Lead Department : Public Works

Est Completion: 2015



Project Description: The project will initiate the engineering design for a new sewer system to serve the newly annexed area at the north east City limit

Justification: The project will provide the infrastructures needed in this area

Project Expenditures (\$ in thousands)						
Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$100	\$0	\$0	\$0	\$0	\$0
TOTAL	\$100	\$0	\$0	\$0	\$0	\$0

Project Funding (\$ in thousands)						
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Annexation Funding Agreement	\$0	\$100	\$100	\$0	\$0	\$0
Total	\$0	\$100	\$100	\$0	\$0	\$0

Comments:

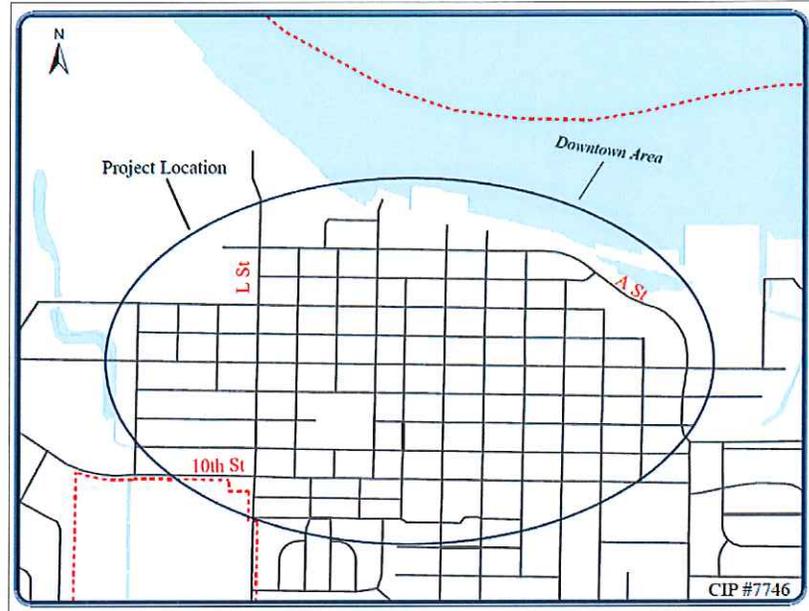
Project Title: CDBG Downtown Roadway Rehabilitation Program

Project No: 7746

Location: Downtown area

Lead Department : Public Works

Est Completion: On-going Program



Project Description: The project includes roadway rehabilitation, replacement of damaged sidewalk, curb and gutter, installation of new curb ramps and storm drain system modifications.

Justification: Existing pavement has deteriorated due to age and is in need of rehabilitation. The project will remove and replace damaged sidewalk and install curb ramps to meet ADA standards.

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$10	\$5	\$5	\$5	\$5	\$5
Construction Management	\$5	\$5	\$5	\$5	\$5	\$5
Construction	\$390	\$125	\$125	\$125	\$125	\$125
TOTAL	\$405	\$135	\$135	\$135	\$135	\$135

Project Funding (\$ in thousands)

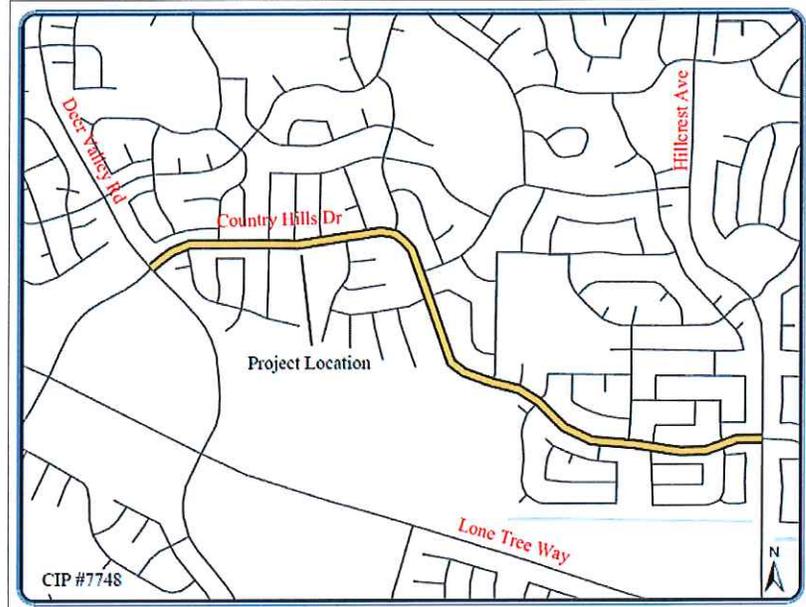
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
CDBG Fund	\$405	\$135	\$135	\$135	\$135	\$135
Total	\$405	\$135	\$135	\$135	\$135	\$135

Comments: The project areas include west 7th St from A to G, 8th from A to G. Additional streets in the downtown area to be determined., FY 14/15 budget includes 3 years of roll over CDBG funding.

Location: Country Hills Drive between Deer Valley Road and Hillcrest Ave.

Lead Department : Public Works

Est Completion:



Project Description: The project will repair deteriorated pavement areas due to base failures. These areas will be excavated and plugged with asphalt. After all the base failure areas have been repaired, a final pavement overlay will be placed over the entire road.

Justification: Existing pavement has deteriorated due to age and is in need of rehabilitation.

Project Expenditures (\$ in thousands)						
Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$10	\$0	\$0	\$0	\$0	\$0
Construction Management	\$20	\$0	\$0	\$0	\$0	\$0
Construction	\$970	\$0	\$0	\$0	\$0	\$0
TOTAL	\$1,000	\$0	\$0	\$0	\$0	\$0

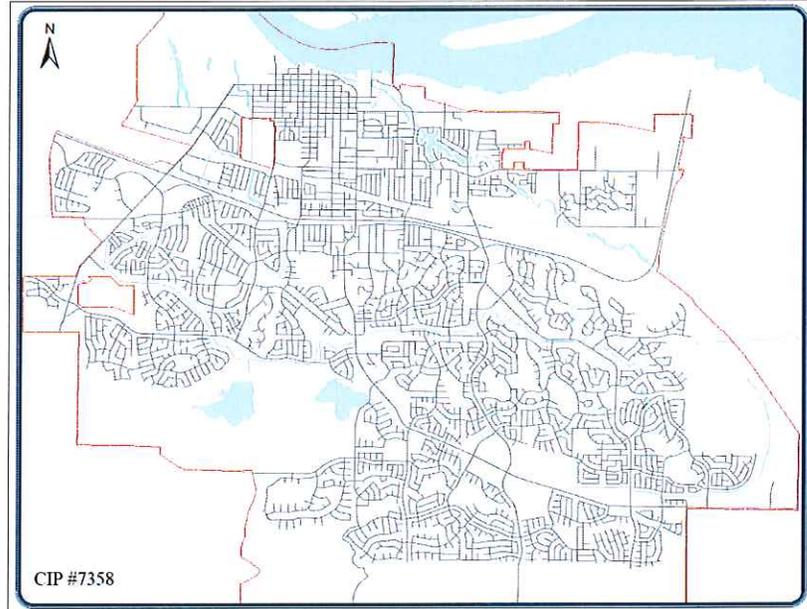
Project Funding (\$ in thousands)						
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Gas Tax	\$1,000	\$0	\$0	\$0	\$0	\$0
Total	\$1,000	\$0	\$0	\$0	\$0	\$0

Comments:

Location: Citywide

Lead Department : Public Works

Est Completion: On-going Program



Project Description: Install full trash capture devices at various locations throughout the City to prevent trash from reaching the storm drain system, channels, creeks, and San Joaquin River. Locations will be determined and, depending on the type of device selected

Justification: Compliance with National Pollution Discharge Elimination System (NPDES) permit R5-2010-0102, Provision C.10.

Project Expenditures (\$ in thousands)						
Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$10	\$10	\$10	\$0	\$5	\$5
Construction	\$90	\$190	\$190	\$50	\$95	\$95
TOTAL	\$100	\$200	\$200	\$50	\$100	\$100

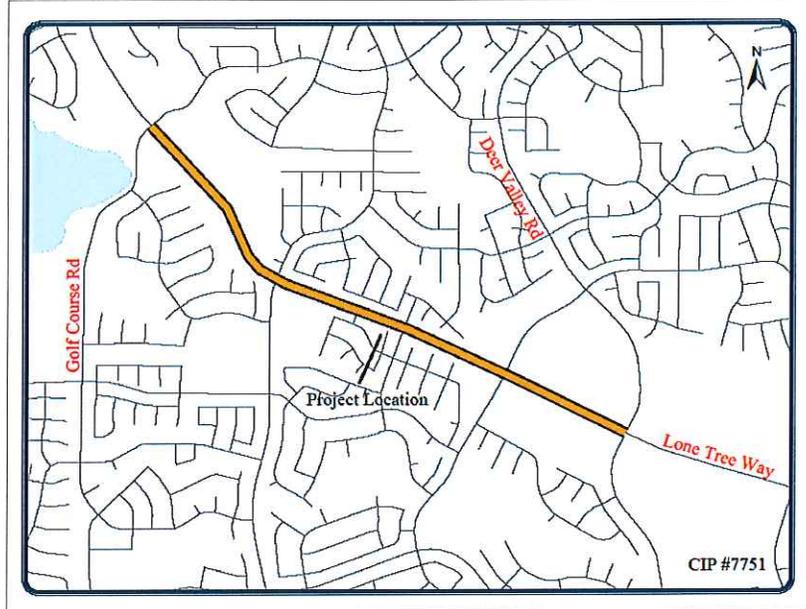
Project Funding (\$ in thousands)						
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
NPDES	\$100	\$200	\$200	\$50	\$100	\$100
Total	\$100	\$200	\$200	\$50	\$100	\$100

Comments:

Location: Lone Tree Way from Golf Course Road to Deer Valley Road

Lead Department : Public Works

Est Completion: 2018



Project Description: The project will identify deteriorated pavement areas. These areas will be excavated and plugged with asphalt and a final pavement overlay will be placed over the entire road.

Justification: Without scheduled preventative maintenance for this major arterial, the pavement condition will deteriorate rapidly in just a few years, which would require a major repair and significantly increase the cost of the repair.

Project Expenditures (\$ in thousands)						
Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$0	\$0	\$30	\$0	\$0	\$0
Construction	\$0	\$0	\$950	\$0	\$0	\$0
Construction Management	\$0	\$0	\$20	\$0	\$0	\$0
TOTAL	\$0	\$0	\$1,000	\$0	\$0	\$0

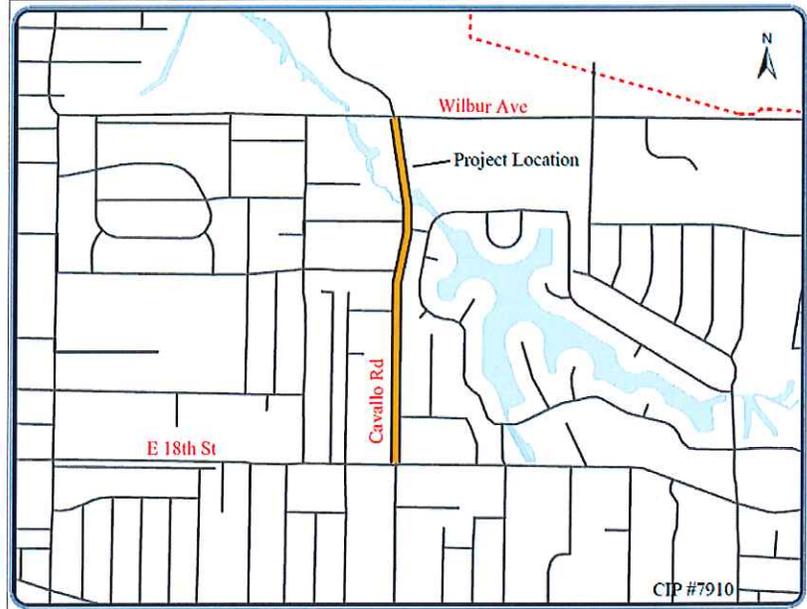
Project Funding (\$ in thousands)						
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Measure J	\$0	\$0	\$1,000	\$0	\$0	\$0
Total	\$0	\$0	\$1,000	\$0	\$0	\$0

Comments: The Pavement Management System has identified this section of the road to be scheduled for preventive maintenance work.

Location: Cavallo Road from Wilbur Avenue to East 18th Street

Lead Department : Public Works

Est Completion:



Project Description: The project will identify deteriorated pavement areas. These areas will be excavated and plugged with asphalt and a final pavement

Justification: Existing pavement has deteriorated due to age and is in need of rehabilitation.

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$10	\$0	\$0	\$0	\$0	\$0
Construction	\$770	\$0	\$0	\$0	\$0	\$0
Construction Management	\$20	\$0	\$0	\$0	\$0	\$0
TOTAL	\$800	\$0	\$0	\$0	\$0	\$0

Project Funding (\$ in thousands)

Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Gas Tax	\$800	\$0	\$0	\$0	\$0	\$0
Total	\$800	\$0	\$0	\$0	\$0	\$0

Comments:

Location: Lone Tree Way to Mt. Hamilton Drive

Lead Department : Public Works

Est Completion: 2016



Project Description: The project will identify deteriorated pavement areas. These areas will be excavated and plugged with asphalt and a final pavement overlay will be placed over the entire road.

Justification: Existing pavement has deteriorated due to age and is in need of rehabilitation.

Project Expenditures (\$ in thousands)						
Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$0	\$10	\$0	\$0	\$0	\$0
Construction	\$0	\$80	\$0	\$0	\$0	\$0
Construction Management	\$0	\$10	\$0	\$0	\$0	\$0
TOTAL	\$0	\$100	\$0	\$0	\$0	\$0

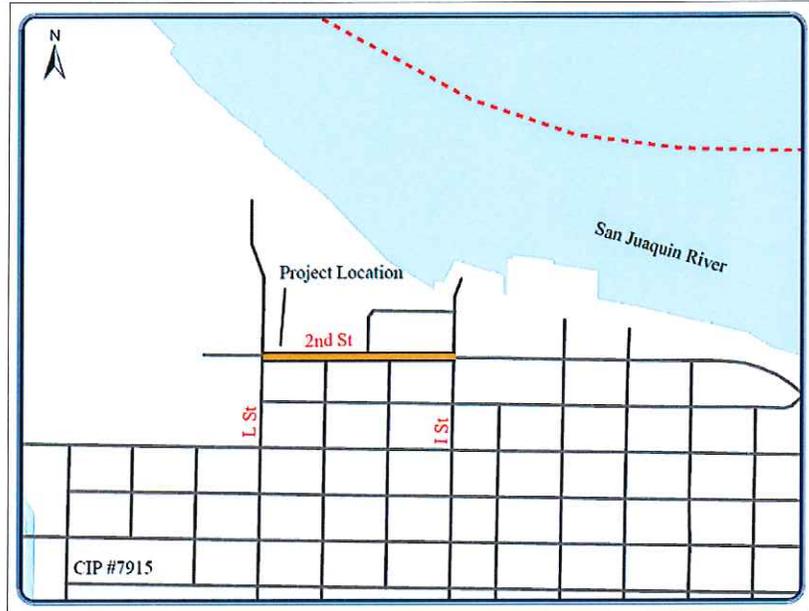
Project Funding (\$ in thousands)						
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Measure J	\$0	\$100	\$0	\$0	\$0	\$0
Total	\$0	\$100	\$0	\$0	\$0	\$0

Comments:

Location: L Street to I Street

Lead Department : Public Works

Est Completion:



Project Description: The project will identify deteriorated pavement areas. These areas will be excavated and plugged with asphalt and a final pavement overlay will be placed over the entire road.

Justification: Existing pavement has deteriorated due to age and is in need of rehabilitation.

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$10					
Construction Management	\$20					
Construction	\$220					
TOTAL	\$250					

Project Funding (\$ in thousands)

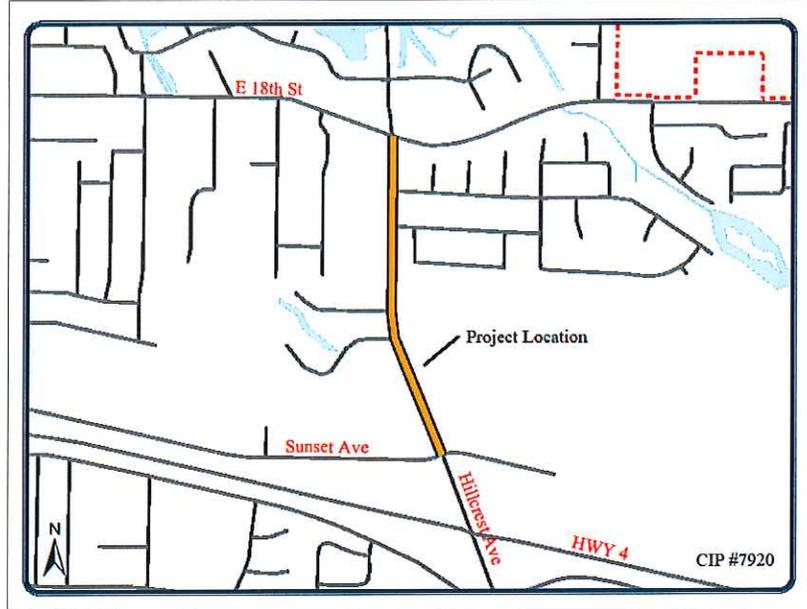
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Gas Tax	\$250	\$0	\$0	\$0	\$0	\$0
Total	\$250	\$0	\$0	\$0	\$0	\$0

Comments:

Location: Hillcrest Avenue from E 18th Street to Sunset Drive

Lead Department : Public Works

Est Completion: 2018



Project Description: The project will complete the Hillcrest Avenue Improvement Project by installing low maintenance landscape and stamped concrete.

Justification: Roadway Improvements were completed in 2011, with the exception of the median landscape.

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$0	\$0	\$0	\$0	\$20	\$0
Construction	\$0	\$0	\$0	\$0	\$350	\$0
Construction Management	\$0	\$0	\$0	\$0	\$30	\$0
TOTAL	\$0	\$0	\$0	\$0	\$400	\$0

Project Funding (\$ in thousands)

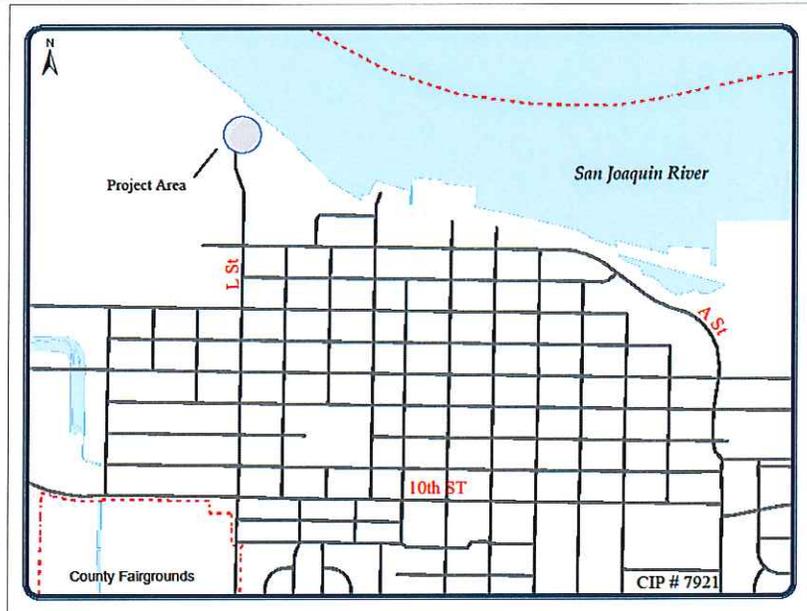
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Measure J	\$0	\$0	\$0	\$0	\$400	\$0
Total	\$0	\$0	\$0	\$0	\$400	\$0

Comments:

Location: Antioch Marina

Lead Department : Public Works

Est Completion: 2016



Project Description: Convert existing fuel pumping system from manual to an automated passive system.

Justification: To improve operational efficiency and convenience to berthers and boaters.

Project Expenditures (\$ in thousands)						
Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Construction	\$0	\$150	\$0	\$0	\$0	\$0
TOTAL	\$0	\$150	\$0	\$0	\$0	\$0

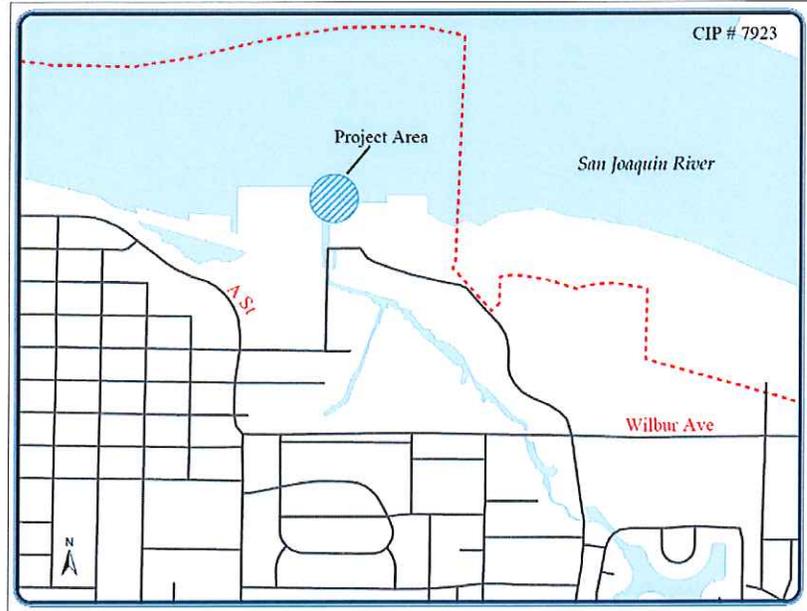
Project Funding (\$ in thousands)						
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Marina Fund	\$0	\$150	\$0	\$0	\$0	\$0
Total	\$0	\$150	\$0	\$0	\$0	\$0

Comments:

Location: Citywide

Lead Department : Public Works

Est Completion: On-going Program



Project Description: The Project will consist of pipe bursting and replacing the old lines through a trenchless sewer replacement method without impacting residents' yards and landscaping.

Justification: Cost saving: Trenchless sewer replacement is performed via small access points, which means that damage to the surface is minimized and the subsequent repairs to landscaping, porches, walkways, and driveways are avoided.

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$10	\$30	\$30	\$30	\$30	\$30
Construction	\$270	\$700	\$700	\$700	\$700	\$700
Construction Management	\$20	\$20	\$20	\$20	\$20	\$20
TOTAL	\$300	\$750	\$750	\$750	\$750	\$750

Project Funding (\$ in thousands)

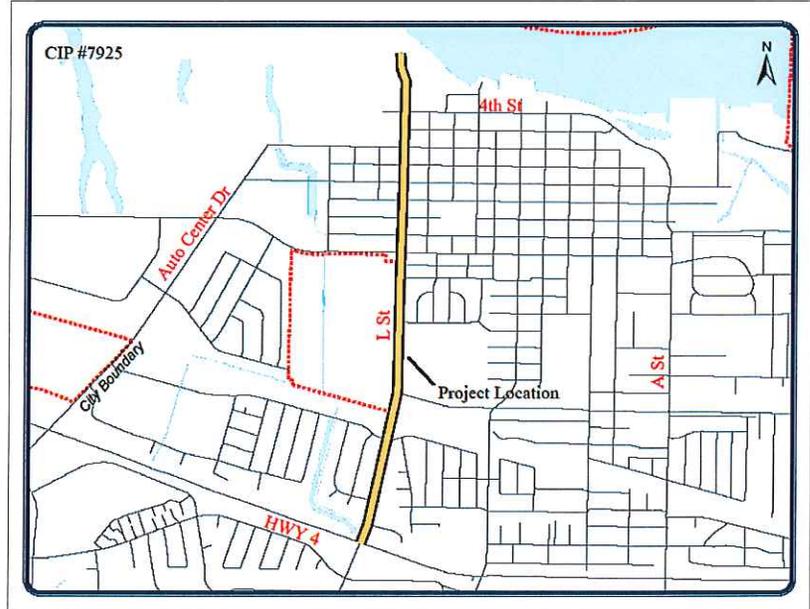
Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Sewer Fund	\$300	\$750	\$750	\$750	\$750	\$750
Total	\$300	\$750	\$750	\$750	\$750	\$750

Comments:

Location: "L" Street from HWY 4 to Antioch Marina

Lead Department : Public Works

Est Completion: 2015



Project Description: Initiate planning process of identifying plan line and right of way needs, overall project scope and beautification parameters.

Justification: Improve traffic flow and aesthetics from HWY 4 to the Marina and the Rivertown District.

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$0	\$50	\$0	\$0	\$0	\$0
TOTAL	\$0	\$50	\$0	\$0	\$0	\$0

Project Funding (\$ in thousands)

Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Measure J	\$0	\$50	\$0	\$0	\$0	\$0
Total	\$0	\$50	\$0	\$0	\$0	\$0

Comments:

Location: Prewett Water Park on Lone Tree Way

Lead Department : Public Works

Est Completion: 2016



Project Description: The final phase for the park will include the following: Splash /Spray Park, multi-age group outdoor playground, lighted basketball sport court with security fencing, group picnic area with a shade structure, digital marquee monument sign

Justification:

Project Expenditures (\$ in thousands)

Expenditures	Rev FY 14/15	FY 15/16 Exp	FY 16/17 Exp	FY 17/18 Exp	FY 18/19 Exp	FY 19/20 Exp
Planning and Design	\$240	\$0	\$0	\$0	\$0	\$0
RW and Permits	\$50	\$0	\$0	\$0	\$0	\$0
Construction	\$118	\$1,500	\$0	\$0	\$0	\$0
Construction Management	\$120	\$0	\$0	\$0	\$0	\$0
TOTAL	\$528	\$1,500	\$0	\$0	\$0	\$0

Project Funding (\$ in thousands)

Source of Fund	Rev FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20
Mello Roos	\$528	\$1,500	\$0	\$0	\$0	\$0
Total	\$528	\$1,500	\$0	\$0	\$0	\$0

Comments:



NATIONAL PUBLIC WORKS WEEK

May 17-23, 2015

WHEREAS,

Public Works services provided in our community are an integral part of our citizens' everyday lives; and

WHEREAS,

The support of an understanding and informed citizenry is vital to the efficient operation and of public works systems and programs such as water production and distribution, sewers, storm drains and channels, streets, parks, medians and open space, public buildings, marina, fleet and Geographic Information Services; and

WHEREAS,

The health, safety, and comfort of this community greatly depends on these facilities and services; and

WHEREAS,

The quality and effectiveness of the operation and maintenance of these facilities, as well as their planning, design, and construction is vitally dependent upon the efforts and skill of public works professionals; and

WHEREAS,

The efficiency of the qualified and dedicated personnel who staff Public Works Departments is materially influenced by the people's attitude and understanding of the importance of the work they perform.

NOW, THEREFORE, I, MAYOR WADE HARPER

do hereby proclaim May 17-23, 2015, as "NATIONAL PUBLIC WORKS WEEK" in the City of Antioch, and I call upon all citizens and civic organizations to acquaint themselves with the issues involved in providing our public works and to recognize the contributions which public works professionals make every day to our health, safety, comfort, and quality of life.

May 12, 2015

WADE HARPER, Mayor



NATIONAL WATER SAFETY AND DROWNING PREVENTION MONTH
May 2015

WHEREAS,

The City of Antioch benefits from a landscape of rivers, lakes, streams, and pools within our community fabric; and

WHEREAS,

Swimming and water-related activities provides endless summer fun for youth, excellent physical growth for small children, and contributes towards active living for adults; and

WHEREAS,

Antioch is a leader among Contra Costa County cities providing state-of-the-art education and experiences throughout the year at the Antioch Water Park; and

WHEREAS,

Antioch's water safety staff train and study on a daily basis in order to provide healthy places to recreate, learn and grow, build self-esteem and a sense of self-worth, which contributes to the quality of life in our community; and

WHEREAS,

The City remains committed to educating the public about water safety, drowning prevention, and quality summer fun for the whole family; and

WHEREAS,

Drowning is the second-leading cause of death to children ages 1-4 and communicating water safety messages is essential and should be shared with families and individuals, private pool owners, children and adults, and all the guests who enjoy the Antioch Water Park.

NOW, THEREFORE, I, MAYOR WADE HARPER

do hereby proclaim May, 2015, as "NATIONAL WATER SAFETY AND DROWNING PREVENTION MONTH". I encourage all Antioch residents to learn more about water safety efforts so that they can get outside this summer and enjoy the abundant water experiences our community has to offer.

May 12, 2015

WADE HARPER, Mayor

2.02
05-12-15



OLDER AMERICANS MONTH

May 2015

WHEREAS,

The City of Antioch includes a thriving community of older Americans who deserve recognition for their contributions and sacrifices to ensure a better life for future generations; and

WHEREAS,

The City of Antioch is committed to helping all individuals live longer, healthier lives in the neighborhoods of their choice for as long as possible; and

WHEREAS,

Since 1965, the Older Americans Act has provided services to help older adults remain healthy and independent by complementing existing medical and health care systems, helping prevent hospital readmissions, and supporting some of life's most basic functions, such as preparing meals and engaging in meaningful conversation; and

WHEREAS,

These programs also support family caregivers, address issues of exploitation, neglect and abuse of older adults, and adapt services to the needs of our older citizens; and

WHEREAS,

We recognize the value of community engagement and service in helping older adults remain healthy and active while giving back to others; and

WHEREAS,

Our community can provide opportunities to enrich the lives of individuals of all ages by promoting and engaging in wellness and social inclusion, emphasizing home and community based services, and ensuring community members of all ages benefit from the contributions and experience of older adults.

NOW, THEREFORE, I, MAYOR WADE HARPER

do hereby proclaim May 2015 to be "OLDER AMERICANS MONTH". I urge every resident to take time this month to celebrate older adults and the people who serve and support them as powerful and vital individuals who greatly contribute to the community.

May 12, 2015

WADE HARPER, Mayor

2.03
05-12-15



MUNICIPAL CLERKS WEEK

May 3-9, 2015

WHEREAS,

The Office of the Municipal Clerk, a time honored and vital part of local government exists throughout the world; and

WHEREAS,

The Office of the Municipal Clerk is the oldest among public servants; and

WHEREAS,

The Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels, rendering equal service to all; and

WHEREAS,

The Municipal Clerk serves as the information center on functions of local government and community; and

WHEREAS,

Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations; and

WHEREAS,

It is most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk.

NOW, THEREFORE, I, MAYOR WADE HARPER

do recognize the week of May 3 through May 9, 2015, as "MUNICIPAL CLERKS WEEK" and further extend appreciation to our City Clerk, Arne Simonsen, and our Deputy City Clerk, Christina Garcia, for the vital services they perform and their exemplary dedication to the community.

May 12, 2015

WADE HARPER, Mayor

ANTIOCH

California



ALLAN CANTANDO
Chief of Police

CITY COUNCIL REPORT



1st Quarter 2015

PART 1 CRIME

PART 1 CRIME STATISTICS

2014 vs. 2015

	Jan-Mar 2014 Total	Jan-Mar 2015 Total	#Change 2014 - 2015	%Change 2014 - 2015
*HOMICIDE	0	1	1	**NC
RAPE	12	16	4	33.3%
ROBBERY	67	57	-10	-14.9%
AGGRAVATED ASSAULT	120	98	-22	-18.3%
Total Violent Crime	199	172	-27	-13.6%
BURGLARY	365	273	-92	-25.2%
THEFT	445	453	8	1.8%
AUTO THEFT	269	282	13	4.8%
Total Property Crime	1079	1008	-71	-6.6%
TOTAL PART 1 Crime	1278	1180	-98	-7.7%
ARSON	14	6	-8	-57.1%
Adult Arrests	809	1056	247	30.5%
Juvenile Arrests	179	142	-37	-20.7%
TOTAL ARRESTS	988	1198	210	21.3%
*Murder & Nonnegligent Manslaughter as reported in FBI UCR tables				

UCR REPORTED PART 1 CRIME / CLEARANCES

2010 – 2014

	2011	2012	2013	2014	2015	*2013 Nat'l Clearance Rate
HOMICIDE	5	10	12	9	1	
CLEARANCE	6	6	6	5	3	
Clearance Rate	120%	60%	50%	56%	300%	61.3%
RAPE	21	29	25	59	16	
CLEARANCE	11	12	9	23	5	
Clearance Rate	52%	41%	36%	39%	31%	34.2%
ROBBERY	290	372	352	320	57	
CLEARANCE	88	109	92	81	14	
Clearance Rate	30%	29%	26%	25%	25%	28.9%
AGR ASSAULT	502	657	557	466	98	
CLEARANCE	257	305	267	218	53	
Clearance Rate	51%	46%	48%	47%	54%	54.8%
BURGLARY	1,335	1,741	1351	1317	273	
CLEARANCE	98	117	95	63	17	
Clearance Rate	7%	7%	7%	5%	6%	11.8%
THEFT	1,571	1,920	1872	1850	453	
CLEARANCE	368	361	251	241	47	
Clearance Rate	23%	19%	13%	13%	10%	21.2%
MVTHEFT	967	1,094	1217	1023	282	
CLEARANCE	103	112	129	131	33	
Clearance Rate	11%	10%	11%	13%	12%	10.7%
ARSON	56	51	61	43	6	
CLEARANCE	7	4	6	8	1	
Clearance Rate	13%	8%	10%	19%	17%	19.9%

BUREAU OF SUPPORT SERVICES

VOLUNTEER PROGRAM

2015 – 1st Qtr

- APD Volunteers have worked a total of **2,563.41** hours

Field Services	2037.74
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Investigations	40.28
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Professional Standards	2.20
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Records	483.19
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- The value of the work provided is: ***\$59,701.82**

- Decoy Patrol Car Program is functioning 6 days a week.

* Based on \$23.29 an hour

ANIMAL SERVICES KENNEL STATISTICS 2015 – 1st Qtr

<u>INTAKES</u>				
	CAT	DOG	OTHER	TOTAL
TOTAL	263	516	103	882

<u>ANIMALS ADOPTED</u>				
	CAT	DOG	OTHER	TOTAL
ADOPTED	58	103	9	170

<u>OUTCOMES</u>				
	CAT	DOG	OTHER	TOTAL
ADOPTION	58	103	9	170
EUTH	43	116	5	164
FOSTER	17	36	0	53
RESCUE	105	96	16	217
RTO	4	107	0	111
OTHER	84	41	0	125
TOTAL	311	499	30	840

Animals on hand on March 31, 2015 – **228**

Animal Control Calls for Service – **646**

2015 – 1st Qtr

49 Volunteers worked 852 Hours

*Value of work provided: **\$19,843.08**

* *Based on \$23.29 an hour*

SPECIAL OPERATIONS UNIT

2015 – 1st Qtr

# Arrests	40
Consensual Contacts	2
Search Warrants	6
Probation/Parole Searches	9
PRCS	19
Guns Seized	10
Marijuana Grows	2
Marijuana (Plants) Seized	2169
Marijuana (Processed) Seized	1870.9 g
Meth Seized	756.9g
Cocaine Seized	3373.9g
Heroin Seized	152.5g
Ecstasy Seized	0

SPECIALIZED UNITS INVESTIGATION CALL-OUTS 2015 – 1st Qtr

#CALL-OUTS – 2

CHARGES/REASON

1 – Homicide

1 – OIS (CCCSO)

FUGITIVE APPREHENSION

2015 – 1st Qtr

TOTAL OPERATIONS: 2

Cases Involved: 2

Arrests: 3

Charges: 2 – PC 245(a)(2)

1 – PC 10851 / PC 29800(a)

AB109 VIOLATION

HS 11370.1

SWAT CALL-OUTS

2015 – 1st Qtr

TOTAL OPERATIONS: 2

Outside Assist: 2 - Search Warrants

BUREAU OF FIELD SERVICES

CALLS FOR SERVICE

2014 vs. 2015

January – March

PRIORITY	2014-3mo	2015-3mo	%CHANGE
1	1,943	1,929	-0.7%
2	9,008	9,389	4.2%
3	6,087	6,712	10.3%
4	1,171	1,127	-3.8%
5	560	769	37.3%
TOTALS	18,769	19,926	6.2%

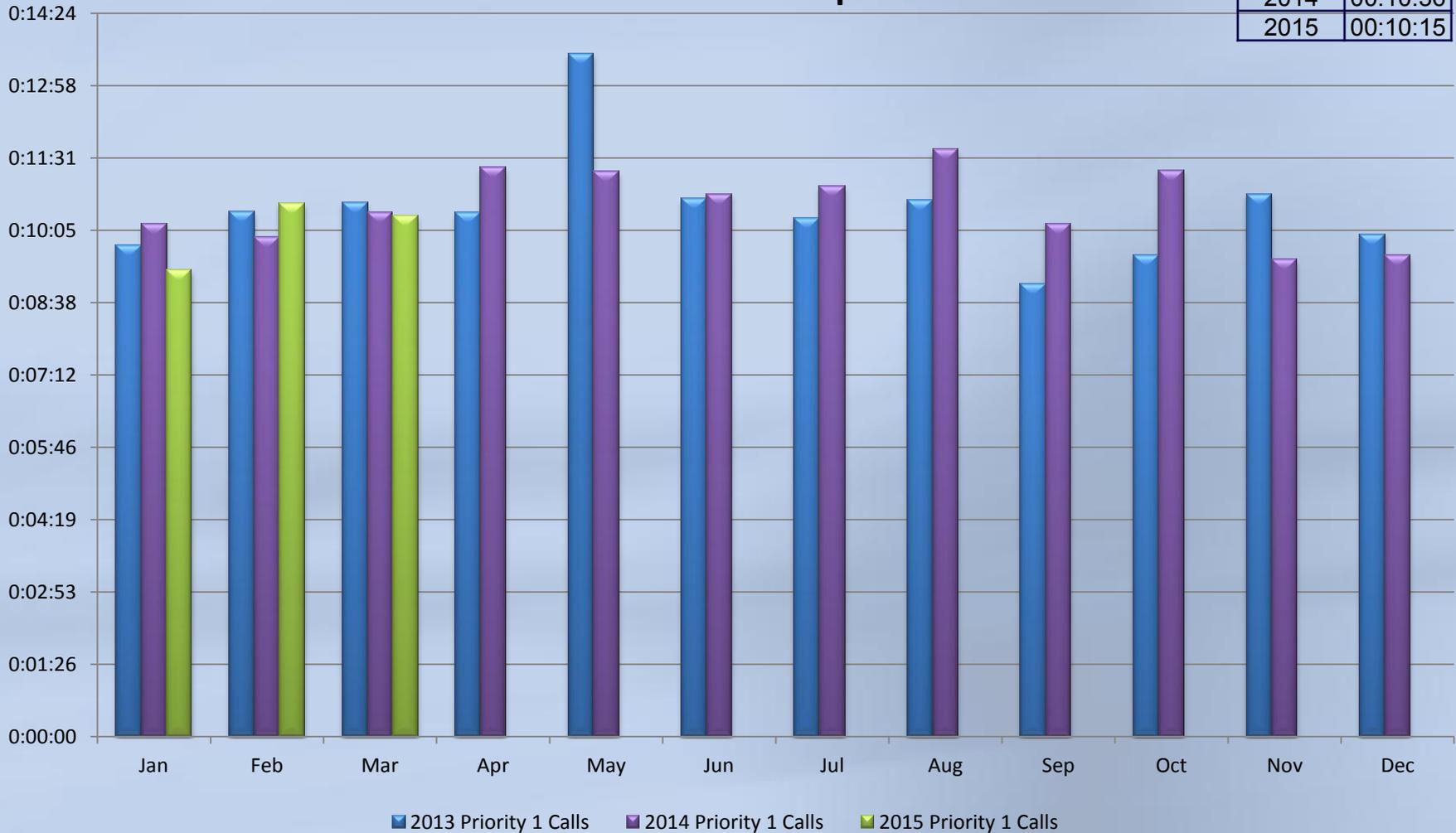
HOW REC'D	2014-3mo	2015-3mo	%CHANGE
OFFICER ON-VIEW	2,029	3182	56.8%
PHONE	16,641	16,641	0.0%
*OTHER	99	103	4.0%
TOTALS	18,769	19,926	6.2%

*Calls For Service which usually are reported at the Station, via teletype or other non-typical means.

CALL RECEIVED to OFFICER ARRIVED

Priority 1 Response Times Receive to Arrive 2013-2014-2015 Comparison

Year	AVG Rec'd to Arr
2013	00:10:30
2014	00:10:36
2015	00:10:15



TRAFFIC STATISTICS

2014 vs. 2015

<u>TRAFFIC CALLS FOR SERVICE</u>			
<u>CLOSE CLASS</u>	2014-3mo	2015-3mo	%CHANGE
ACCIDENT – NO INJURY	338	291	-13.9%
ACCIDENT – WITH INJURY	58	77	32.8%
DUI - MISDEMEANOR	60	55	-8.3%
DUI - FELONY	1	4	300%
OTHERS	4	24	500%
TOTAL	461	451	-2.2%

	2014-3mo	2015-3mo	%CHANGE
<u>TRAFFIC FATALITIES</u>	1	2	100.0%

K-9 PROGRAM

2015 – 1st Qtr

The Antioch Police Department currently has 4 certified and working teams. One team is in training and one vacancy.

- 109 Deployments
- 35 Arrests
- 8 Physical Apprehensions
- 0 Demonstrations

RESERVES

2015 – 1st Qtr

- 3 Reserve officers participated in Field Services functions, Special Events, Vehicle Abatement, Homeless Encampment issues, High School Graduation traffic control and Special Details.
- They worked a total of 288 hours in the 1st Quarter 2015.
- One Reserve is currently off due to a non Reserve related injury.

CRIME SUPPRESSION DETAILS

January – March 2015

#<u>OPERATIONS</u>	13
#<u>CASES</u> Involved	80
#<u>ARRESTED</u>	82
#<u>GUNS SEIZED</u>	7
#<u>Enforcement Contacts</u>	331

CURRENT STAFFING LEVELS

STAFFING

- **102 Authorized Sworn positions including the Chief**
- **87 Full-time positions are filled**
- **12 Sworn Vacancies**
- **3 Recruits began the academy on January 26, 2015. They are set to graduate July 24, 2015.**

RECRUITMENTS AND HIRING

- **1 Lateral officer candidate is currently in background**
- **1 Entry level applicant is in background**
- **2 Entry level applicants will begin the Academy May 18.**
- **Police recruitments remain open**

POLICE DEPARTMENT RECRUITMENT

January – March 2015

TYPE OF RECRUITMENT	NUMBER OF APPLICANTS	INVITED TO ORAL BOARDS	PLACED ON ELIGIBILITY LIST
Lateral	6	4	3
Academy Graduate/Student*	99	19	6
Police Trainee *	286	33	14
TOTAL	391	56	23

** An additional group of applicants applied in the time frame listed, but are still completing the process and are not included in the numbers above.*

NEW DEVELOPMENTS

NEW HIRE



Questions?

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

Regular Meeting
7:00 P.M.

**April 28, 2015
Council Chambers**

5:00 P.M. - CLOSED SESSION

1. **CONFERENCE WITH LABOR NEGOTIATORS** – This Closed Session with the City’s Labor Negotiators is authorized by California Government Code section 54957.6; City designated representatives: Michelle Fitzer, Denise Haskett and Glenn Berkheimer; Employee organizations: Operating Engineers Local Union No. 3 (OE3) and Public Employees Union Local 1.
2. **PUBLIC EMPLOYEE PERFORMANCE EVALUATION** – This Closed Session is authorized by California Government Code §54957 – City Manager
3. **CONFERENCE WITH LEGAL COUNSEL REGARDING LIABILITY CLAIMS** – pursuant to Government Code §54956.95 against the City of Antioch; claimant: Beverly Usman.
4. **PUBLIC EMPLOYEE PERFORMANCE EVALUATION** – This Closed Session is authorized by California Government Code §54957 – City Attorney

Mayor Harper called the meeting to order at 6:03 P.M., and City Clerk Simonsen called the roll.

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

PLEDGE OF ALLEGIANCE

Mayor Harper led the Council and audience in the Pledge of Allegiance.

STUDY SESSION – SPECIAL MEETING

1. **2015-17 BUDGET DEVELOPMENT FOR SPECIAL REVENUE, DEBT SERVICE, ANTIOCH PUBLIC FINANCING AUTHORITY AND SUCCESSOR AGENCY FUNDS**

Finance Director Merchant presented the staff report dated April 28, 2015 recommending the City Council provide feedback and direction regarding the budget development information provided for fiscal years 2015-17.

Finance Director Merchant explained that the balance was below the recommended level for the Child Care fund so staff proposed keeping the same level of funding for the Arts and Cultural Foundation by using General Fund money. She noted this item could be reevaluated at midyear budget review.

In response to Mayor Harper, Finance Director Merchant provided a history of the Transit Occupancy Tax (TOT).

Finance Director Merchant announced the next Budget Study Session was scheduled for May 12, 2015 and the final budget document would be brought back for consideration on June 23, 2015.

In response to Councilmember Rocha, City Engineer/Director of Public Works Bernal stated there was money budgeted for the Contra Loma Park improvements.

Mayor Harper voiced his support for making the improvements at Contra Loma Park a priority.

Mark Jordan, Antioch resident, provided the City Council with a document comparing General Law and Charter cities. He suggested the City convert to a Charter City with all revenue gained allocated to paying the City's unfunded retirement obligations. He also suggested the City overhaul their retirement system.

Mayor Harper closed the Study Session at 6:23 P.M.

Mayor Harper called the meeting to order at 7:00 P.M.

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, **#2 PUBLIC EMPLOYEE PERFORMANCE EVALUATION**, Evaluation proceeding, **#3 CONFERENCE WITH LEGAL COUNSEL REGARDING LIABILITY CLAIMS**, Direction given to Legal Counsel, and; **#4 PUBLIC EMPLOYEE PERFORMANCE EVALUATION**, Evaluation occurred.

City Clerk Simonsen called the roll.

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

PLEDGE OF ALLEGIANCE

Mayor Harper led the Council and audience in the Pledge of Allegiance.

PROCLAMATIONS

Be Kind to Animals Week, May 3 – 9, 2015

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

Councilmember Wilson presented the proclamation for *Be Kind to Animal Week* to Animal Shelter Supervisor Helgemo along with staff and volunteers representing the Antioch Animal Shelter. She thanked the City Council for the proclamation and announced that by working together, they had been able to reduce euthanasia by 25(%) percent.

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

Councilmember Rocha announced a Bocce Ball Tournament would be held at 8:30 A.M. on May 16, 2015 and she invited the City Council to participate. She noted flyers for the event were available in Council Chambers.

Barbara Sobalvarro, representing Friends of Animal Services, announced in honor of *Be Kind to Animals Week*, they were hosting an adoption promotion from May 3 – May 9, 2015 and a celebration from 11:00 A.M. – 2:00 P.M. on May 9, 2015 at the Antioch Animal Shelter. Contact information was provided. She stated Friends of Animal Services was dedicated to the animals at the shelter and she recognized Shirley Perry for her contributions.

Park and Recreation Director Kaiser announced the Water Park would open on May 23, 2015 and season passes as well as class registrations were available online. She reported they had concluded the hiring process for seasonal staff.

Miriam Griffith, Antioch resident, announced in honor of RED (Renew Energize and Donate) Day 2015 they were hosting a bowling tournament at 12:00 P.M. on May 14, 2015 to raise funds to benefit the Antioch Senior Center. She stated they were looking for sponsors and donations for the event. Contact information was provided.

ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

City Clerk Simonsen announced the following Board and Commission openings:

- *Economic Development Commission: Four (4) vacancies; deadline date is May 29, 2015*

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

PUBLIC COMMENTS

Thomas Dempsey, Antioch resident, reported his children attended Kids' Club preschool in Antioch and spoke to the value of early childhood education. He requested the City Council assist in the efforts to find a suitable location for the new Kids Club campus.

Tonya Dean, representing Kids' Club, requested the community assist in finding a location to relocate their facility. She stated they provided a preschool program for low income residents and discussed the value of early childhood education.

Cheryl Miller, representing Kids' Club, presented the City Council with their Articles of Incorporation and requested they be reviewed. She discussed the value of early childhood education and requested the City Council support and assist in their efforts to find a suitable location to relocate their facility.

Mark Mokski, Kids' Club Executive Director, requested the City Council assist in finding a property to place the building they were gifted and suggested a meeting be scheduled, as soon as possible, to expedite the process.

Julie Young, Antioch resident, reported the City of Brentwood would be considering zoning for their emergency homeless shelter in the Empire Avenue and Lone Tree Way area. She suggested the City of Brentwood be required to offset any costs, for any police services, should the Antioch Police Department be responsible for patrolling the area. She questioned if the Antioch City Council was aware of the proposal.

Mayor Harper responded that discussion could not occur regarding this matter since it was not on the agenda; however, he had forwarded her email regarding this issue to City Manager Duran and Chief Cantando. In regards to the Kids' Club item, he stated he had an appointment to meet with Mr. Mokski and he had pledged his support of the program.

Hans Ho, Antioch resident, reported the Antioch Animal Shelter staff had treated him with compassion after the recent passing of his dog. He expressed his appreciation and pledged to support the Antioch Animal Shelter in the future.

COUNCIL SUBCOMMITTEE REPORTS

Councilmember Wilson reported on her attendance at the Mello Roos subcommittee meeting.

Councilmember Rocha announced Tri Delta Transit summer youth passes were available beginning May 18, 2015.

MAYOR'S COMMENTS

Mayor Harper reported Supervisor Glover handed out Tri Delta Transit summer youth passes at the Youth Summit every year. He reported on his attendance at the Tri Delta Transit and ABAG meetings, NAACP banquet, Keep Antioch Beautiful event and noted he also taught a leadership seminar at the Lone Tree Golf Course.

PRESENTATION

Janet Costa, representing East County Regional Group, Tonya Love representing Healthy & Active Before 5, Rhea Elina Laughlin representing First Five Contra Costa and Fredy León representing East County Regional Group gave a power point presentation of the Antioch Parks Assessment Report. They requested the City work with them to develop solutions including; starting an asset account for each play structure and making crime prevention at Contra Loma and Prosserville Parks a high priority.

Mayor Harper reported Council had discussed improvements for Contra Loma Park during the budget study session.

Councilmember Tiscareno thanked East County Regional Group, First 5 Contra Costa Children and Families Commission and Health & Active Before 5 for the presentation.

Director of Public Works/City Engineer Bernal discussed park maintenance and funding available for improvements. He noted some modification requested were cost prohibitive; however, they were looking into grant opportunities.

Councilmember Rocha suggested using the energy of those involved in this process to help clean up the parks.

Mayor Harper thanked East County Regional Group, First 5 Contra Costa Children and Families Commission and Health & Active Before 5 for the presentation

John Jones, Contra Costa Child Care Council, voiced his support for of making park safety a priority and offered to assist on working with the stakeholders on these efforts.

3. **COUNCIL CONSENT CALENDAR *for City /City as Successor Agency/Housing Successor to the Antioch Development Agency***
- A. **APPROVAL OF COUNCIL MINUTES FOR APRIL 14, 2015**
- B. **APPROVAL OF COUNCIL WARRANTS**
- C. **APPROVAL OF TREASURER'S REPORT FOR MARCH 2015**
- D. **EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) 2015**
- E. **CONSIDERATION OF BIDS FOR THE ANTIOCH MARINA BOAT LAUNCH FACILITY THIRD BOARDING FLOAT (P.W. 523-16B)**

- F. **RESOLUTION NO. 2015/19 APPROVING CONSOLIDATED ENGINEER'S REPORT AND DECLARING INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE HILLCREST, CITYWIDE, DOWNTOWN, ALMONDRIDGE, LONE TREE, AND EAST LONE TREE LANDSCAPE MAINTENANCE DISTRICTS, AND SETTING PUBLIC HEARING (PW 500)**
- G. **RESOLUTION NO. 2015/20 OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ESTABLISHING THE RATE PER EQUIVALENT RUNOFF UNIT FOR FISCAL YEAR 2015/16 AND REQUESTING THE CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT TO ADOPT AN ANNUAL PARCEL ASSESSMENT FOR DRAINAGE MAINTENANCE AND THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM PROGRAM**
- H. **AGREEMENT WITH COTA COLE LLP FOR INTERIM CITY ATTORNEY SERVICES**
- I. **APPROVAL OF A CONSULTING SERVICES AGREEMENT WITH PECKHAM AND MCKENNEY FOR THE CITY ATTORNEY RECRUITMENT, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT**

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

- J. **APPROVAL OF SUCCESSOR AGENCY WARRANTS**
- K. **APPROVAL OF HOUSING SUCCESSOR WARRANTS**

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

COUNCIL REGULAR AGENDA

4. **POLICE CRIME PREVENTION COMMISSION APPOINTMENTS FOR TWO PARTIAL-TERM VACANCIES: ONE EXPIRING JUNE 2015 AND ONE EXPIRING JUNE 2016**

Mayor Harper nominated Harry Thurston for one partial term vacancy expiring June 2015 and Daniel Solorio for one partial term vacancy expiring June 2016.

On motion by Councilmember Tiscareno, seconded by Councilmember Wilson the City Council unanimously appointed Harry Thurston to the Police Crime Prevention Commission term expiring June 2015 and Daniel Solorio to the term expiring June 2016.

Mayor Harper recognized Mr. Thurston and Mr. Solario.

5. HERITAGE BAPTIST CHURCH DEFERRED IMPROVEMENT AGREEMENT

Public Works Director/City Engineer Bernal presented the staff report dated April 28, 2015 recommending the City Council authorize the City Manager or his designee to determine the obligation has been satisfied and terminate the October 25, 1994 Deferred Improvement Agreement between Heritage Baptist Church and the City upon the Church's payment of \$500,000 to the City by executing and recording the Termination of Deferred Improvement Agreement.

Pastor Jim Oesterwind, thanked Mayor Harper and the City Council for their support. He also thanked the developer for offering the fulfillment of the differed improvement agreement. He recognized Director of Public Works/City Engineer Bernal for his professionalism and credited the Lord for providing what they needed.

On motion by Councilmember Rocha, seconded by Councilmember Ogorchock the City Council unanimously authorized the City Manager or his designee to determine the obligation has been satisfied and terminate the October 25, 1994 Deferred Improvement Agreement between Heritage Baptist Church and the City upon the Church's payment of \$500,000 to the City by executing and recording the Termination of Deferred Improvement Agreement.

6. CONTRA LOMA ESTATES HOME OWNER'S ASSOCIATION GATE AND STREET PRIVATIZATION REQUEST

City Attorney Nerland announced the applicant had requested a continuance of this item.

Mayor Harper requested when this item comes back the applicant address queuing areas, surveillance and security.

On motion by Councilmember Tiscareno, seconded by Councilmember Rocha the City Council unanimously continued this item.

Mayor Harper declared a recess at 8:05 P.M. The meeting reconvened at 8:12 P.M. with all Councilmembers present.

7. DROUGHT/WATER CONSERVATION

A. WATER CONSERVATION POLICY DISCUSSION

Director of Public Works/City Engineer Bernal presented the staff report dated April 28, 2015 recommending the City Council provide direction and make a motion to set a public hearing for May 12, 2015 to consider adopting mandatory water conservation measures due to ongoing drought conditions.

B. DROUGHT ORDINANCE UPDATE

City Attorney Nerland presented the staff report dated April 28, 2015 recommending the City Council 1) Approve by motion the reading of the ordinance by title only; and 2) Introduce the Ordinance amending sections of the Antioch Municipal Code to update drought procedures in Chapter 10 of Title 6, "Drought Management Regulations and Water Conservation." She noted there was an error in the ordinance § 6-10.02 (page 2) and it should be revised to indicate "CCWD" instead of "CCCWD".

Taunyaua Baker-Sanchez questioned how the ordinance would affect her as an urban farmer and organic gardener who conserved much more water than the average household. She suggested the Contra Costa Water District credit residents for transforming backyards and the City provide an education component and incentives for residents.

Bob Martin, Antioch resident thanked everyone who attended the Historical Society Crab Feed. He commended staff on the comprehensive reports. He requested the City consider incentives beyond what CCWD offered and suggested the ordinance include a minimum level allowed to address residents who had already conserved.

Donna Ball, Antioch resident, explained that the amount of family members living in her home had increased from the previous year and her concern what that they be allowed enough water to drink, cook and for hygiene. She noted they had already eliminated outdoor irrigation and made efforts to conserve. She suggested a self reporting component be added to all residents to inform the City of family size changes.

Debra Vinson, Antioch resident, questioned if the City had created an exemption list and asked how these conservation measures would impact schools.

In response to Council, Director of Public Works/City Engineer Bernal reported the City had worked with the School District to reduce service charges and he would continue to meet with them to discuss additional water conservation measures. He noted there were no exemptions from the requirements and it was not recommended because the goal was to make sure everyone was doing their part. He stated the City was focused on outreach to residents who were not conserving. He noted additional costs associated with the proposed two tiered rate would be an additional incentive to reduce water usage. He further noted they would be looking into water conservation programs and he would contact CCWD to determine if they would be willing to place low flow shower heads and toilets back on the incentives list.

Councilmember Tiscareno requested Director of Public Works/City Engineer Bernal bring back information on how the City would monitor and police the community.

Following discussion, Director of Public Works/City Engineer Bernal stated he would research grant funding opportunities and incentive programs.

On motion by Councilmember Tiscareno, seconded by Councilmember Rocha the City Council unanimously provided direction and motioned to set a public hearing for May 12, 2015 to consider adopting mandatory water conservation measures due to ongoing drought conditions.

On motion by Councilmember Wilson, seconded by Councilmember Ogorchock the City Council unanimously 1) Approved by motion the reading of the ordinance by title only; and 2) Introduced the Ordinance amending sections of the Antioch Municipal Code to update drought procedures in Chapter 10 of Title 6, "Drought Management Regulations and Water Conservation." With the following amendment to the ordinance: § 6-10.02 (page 2) changing "CCCWD" to "CCWD".

8. UPDATE PROCEDURES IN SEWER SYSTEM ORDINANCE AND WATER SYSTEM ORDINANCE

City Attorney Nerland presented the staff report dated April 28, 2015 recommending the City Council: 1) Approve by motion the reading of the ordinance by title only; and 2) Introduce the Ordinance amending sections of the Antioch Municipal Code to update procedures regarding water and sewer service charges in Chapter 4 of Title 6, "Sewer System" and Chapter 5 of Title 6, "Water System." This action does not approve any rate increases.

On motion by Councilmember Rocha, seconded by Councilmember Ogorchock the City Council unanimously 1) Approved by motion the reading of the ordinance by title only; and 2) Introduced the Ordinance amending sections of the Antioch Municipal Code to update procedures regarding water and sewer service charges in Chapter 4 of Title 6, "Sewer System" and Chapter 5 of Title 6, "Water System." This action does not approve any rate increases.

9. POLICE SERVICES RELATED TO UNRULY GATHERINGS AND NUISANCES INCLUDING WHEN MINORS POSSESS ALCOHOL OR ILLEGAL DRUGS

City Attorney Nerland presented the staff report dated April 28, 2015 recommending the City Council: 1) Approve by motion the reading of the ordinance by title only; and 2) Introduce the Ordinance amending Chapter 13 of Title 5 of the Antioch Municipal Code providing for the recovery of police response costs to a loud or unruly gathering including when minors possess alcohol or illegal drugs.

Mayor Harper stated he opposed language in § 5-13-03 (B), of the ordinance, that stated that the provision in the ordinance did not apply to a gathering where each minor consuming alcohol was supervised by his or her parent or guardian.

City Attorney Nerland explained that the wording was included to provide a very limited exception to address when alcohol was part of religious or cultural traditions. She noted that each child's parents would have to be present and agreeing to their child consuming alcohol to be exempt. She clarified the violation would be similar to a Code Enforcement; whereas, the violation applied to the tenant and property owner.

Mayor Harper stated he felt the ordinance should indicate there was a religious and/or cultural exemption.

Captain Brooks explained the exemption proposed did not rise to a level that required a police response.

On motion by Councilmember Tiscareno, seconded by Councilmember Rocha the City Council unanimously 1) Approved by motion the reading of the ordinance by title only; and 2) Introduced the Ordinance amending Chapter 13 of Title 5 of the Antioch Municipal Code providing for the recovery of police response costs to a loud or unruly gathering including when minors possess alcohol or illegal drugs.

Councilmember Rocha thanked City Attorney Nerland for bringing the ordinance forward for Council consideration.

PUBLIC COMMENTS – None

Taunyana Baker-Sanchez spoke in support of the City's eco events and suggested more advertising of these events throughout the community. She questioned if there was a way to recover more costs for selling recycled water to hazardous waste and Dow.

STAFF COMMUNICATIONS

City Manager Duran reported on his attendance at the East Bay Leadership Council - Economic Development Task Force meeting and announced he would be attending the League of California Cities Legislative Action Day and a Land-Secured Financing Seminar.

COUNCIL COMMUNICATIONS

Councilmember Rocha requested an update with regards to the costs associated with the sewer lateral scoping repair and replacement.

City Attorney Nerland stated she would research whether this issue was tabled by the Council and then procedurally discuss how the issue could be brought back for discussion.

Councilmember Tiscareno reported on his attendance at the Keep Antioch Beautiful Day event and reiterated his request for formalizing the Graffiti Abatement committee.

Councilmember Ogorchock requested the City Council review committee assignments to determine their viability.

Councilmember Wilson reported on her attendance at a Bully Prevention program at Carmen Dragon Elementary. She requested staff agendaize an ordinance regarding donation bins and a discussion regarding illegal dumping.

Mayor Harper announced the School District, Police Department and other agencies were participating in the Every 15 minute program. He discussed the importance of making the community safer for youth. He stated during this season, he encouraged all youth to have fun, be responsible and not drink or drink and drive.

ADJOURNMENT

With no further business, Mayor Harper adjourned the meeting at 9:10 P.M. to the next regular Council meeting on May 12, 2015.

Respectfully submitted:

Kitty Eiden
KITTY EIDEN, Minutes Clerk

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100 General Fund

Non Departmental

356071 CIRCLEPOINT	CONSULTING SERVICES	2,667.25
356141 WEST YOST ASSOCIATES INC	CONSULTING SERVICES	17,642.00
356162 BAY AREA NEWS GROUP	LEGAL AD	112.00
356286 SOLAR CITY	CBSC FEE REFUND	40.27
356313 BLUE SHIELD LIFE	PAYROLL DEDUCTIONS	857.60

City Council

356059 BANK OF AMERICA	CONFERENCE-OGORCHOCK	895.00
356248 OFFICE MAX INC	OFFICE SUPPLIES	838.00
356267 REGIONAL GOVERNMENT SERVICES	PROFESSIONAL SERVICES	1,800.00
356272 ROCHA, MARY H	AIRFARE REIMBURSEMENT	200.00
356295 TISCARENO, TONY G	AIRFARE REIMBURSEMENT	200.00

City Attorney

356127 SHRED IT INC	SHRED SERVICE	51.60
356185 CONTINUING EDUCATION OF THE BAR	CEQA AUTO UPDATES	444.55
356235 LEXISNEXIS	ONLINE LEGAL RESEARCH	76.50
356270 ROBBINS, JUDITH A	LEGAL SERVICES	783.75

City Manager

356059 BANK OF AMERICA	MEETING EXPENSE	190.71
356248 OFFICE MAX INC	OFFICE SUPPLIES	379.02

City Clerk

356090 EIDEN, KITTY J	MINUTES CLERK	434.00
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Human Resources

356068 CALPELRA	CONFERENCE DUES	2,040.00
356104 IEDA INC	PROFESSIONAL SERVICES	3,699.04
356115 OFFICE MAX INC	OFFICE SUPPLIES	73.32
356127 SHRED IT INC	SHRED SERVICE	51.61

Economic Development

356059 BANK OF AMERICA	LODGING-L ZEPEDA	631.42
356160 BAY ALARM COMPANY	MONITORING SERVICES	1,388.40
924178 BERNICK, MICHAEL	PROFESSIONAL SERVICES	3,300.00

Finance Administration

356115 OFFICE MAX INC	OFFICE SUPPLIES	341.29
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Finance Accounting

356080 CREATIVE SUPPORTS INC	OFFICE EQUIPMENT	436.61
356127 SHRED IT INC	SHRED SERVICE	51.60
356179 CLINE, CAROL F	EXPENSE REIMBURSEMENT	2,993.95

Finance Operations

356133 UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	13.30
356134 UNITED STATES POSTAL SERVICE	CITY PO BOX SERVICE FEES	620.00
356224 INTEGRITY BUSINESS SOLUTIONS	ENVELOPES	476.87
356300 UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	13.30
924193 COMPUTERLAND	COMPUTER EQUIPMENT	125.14

Non Departmental

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 Finance Accounting

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356084 DELTA DIABLO	GOLF COURSE WATER	2,214.00
356121 PERS	PAYROLL DEDUCTIONS	0.32
356155 ARTS AND CULTURAL FOUNDATION	JULY 4TH AGENT SPONSOR	15,000.00
356174 CEN CAL PLASTERING	BUS LIC OVERPAYMENT REFUND	281.50
356245 MUNICIPAL POOLING AUTHORITY	UNMET LIABILITY DEDUCTIBLE	4,396.98
356246 MUNISERVICES LLC	SUTA SERVICES	4,669.42
924227 RETIREE	PPPA	1,685.66
Public Works Maintenance Administration		
356058 BANK OF AMERICA	WEBINAR	42.39
356064 BERNAL JR, ROWLAND	EXPENSE REIMBURSEMENT	665.00
Public Works Street Maintenance		
356069 CENTER FOR HEARING HEALTH INC	HEARING TEST	210.00
356124 ROBERTS AND BRUNE CO	SUPPLIES	355.18
356135 VERIZON WIRELESS	DATA PLAN	38.01
Public Works-Signal/Street Lights		
356158 AT AND T MCI	PHONE	585.50
356258 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	313.05
924157 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	2,766.57
Public Works-Striping/Signing		
356058 BANK OF AMERICA	EQUIPMENT REPAIR	150.00
356135 VERIZON WIRELESS	DATA PLAN	38.01
356226 INTERSTATE SALES	STENCIL GUARD	427.22
924153 GRAINGER INC	SUPPLIES	195.81
Public Works-Facilities Maintenance		
356052 ACE HARDWARE, ANTIOCH	SUPPLIES	22.60
356058 BANK OF AMERICA	CELL PHONE EQUIPMENT	54.49
356062 BAY CITIES PYROTECTOR	STANDPIPE TEST	1,110.00
356063 BELUS CONSTRUCTION & INVESTMENTS	REPAIR SERVICE	20,730.00
356069 CENTER FOR HEARING HEALTH INC	HEARING TEST	26.25
356086 DREAM RIDE ELEVATOR	ELEVATOR REPAIR	1,045.00
356135 VERIZON WIRELESS	DATA PLAN	38.01
356158 AT AND T MCI	PHONE	49.96
356164 BAY CITIES PYROTECTOR	SPRINKLER INSPECTION	370.00
Public Works-Parks Maint		
356125 ROSS RECREATION EQUIPMENT	PLAYGROUND EQUIPMENT	2,524.06
356151 AMERICAN SWING PRODUCTS INC	EQUIPMENT	997.60
356158 AT AND T MCI	PHONE	87.27
356256 PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	240.00
356258 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	116.07
356292 STEWARTS TREE SERVICE INC	TREE SERVICES	4,800.00
Public Works-Median/General Land		
356052 ACE HARDWARE, ANTIOCH	SUPPLIES	9.37
356158 AT AND T MCI	PHONE	175.15
356258 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	56.50
Public Works-Work Alternative		

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356095 FURBER SAW INC	CHAINSAW SUPPLIES	644.29
Police Administration		
356053 ALL PRO PRINTING SOLUTIONS	FILE JACKETS	3,864.40
356060 BANK OF AMERICA	BUSINESS EXPENSE	1,595.93
356061 BANK OF AMERICA	RECRUITMENT ADS	50.67
356075 CONCORD UNIFORMS LLC	UNIFORM	166.55
356114 NAACP	MEETING EXPENSE	150.00
356137 VERIZON WIRELESS	AIR CARD	76.02
356147 ALAMEDA COUNTY SHERIFFS OFFICE	TUITION-WISECARVER	188.00
356148 ALAMEDA COUNTY SHERIFFS OFFICE	TUITION-FORTNER	188.00
356150 AMERICAN RIVER COLLEGE	TUITION-PETERSON	106.00
356183 COMCAST	CABLE SERVICES	17.44
356192 CPS HUMAN RESOURCE SERVICES	CONSULTING SERVICES	770.00
356193 CSI FORENSIC SUPPLY	SUPPLIES	448.54
356210 FORTNER, JOHN C	MEAL ALLOWANCE	75.00
356217 HAMPTON INN	LODGING-PETERSON	546.25
356247 NEXTEL SPRINT	CELL PHONE EQUIPMENT	225.05
356261 PETERSON, SAMANTHA GENOVEVA	TRAINING PER DIEM	305.00
356262 PRO FORCE LAW ENFORCEMENT	TASER BATTERIES	440.04
356280 SHRED IT INC	SHRED SERVICE	383.30
356281 SNIPERCRAFT INC	TUITION-MCMANUS	155.00
356282 SNIPERCRAFT INC	TUITION-BITTNER	155.00
356283 SNIPERCRAFT INC	TUITION-BOSTICK	285.00
356284 SNIPERCRAFT INC	TUITION-LOWTHER	285.00
356303 VINCELET, JOSHUA P	EXPENSE REIMBURSEMENT	266.80
356310 WISECARVER, JIMMY R	MEAL ALLOWANCE	75.00
924147 CDW GOVERNMENT INC	COMPUTER EQUIPMENT	431.86
924159 MOBILE MINI LLC	PORTABLE STORAGE CONTAINERS	104.91
924163 3M AOSAFETY EYEWARE	SAFETY GLASSES-OUIMET	284.16
924234 IMAGE SALES INC	BADGES	10.59
Police Prisoner Custody		
356060 BANK OF AMERICA	DRY CLEANING	130.00
Police Community Policing		
356081 CRIME SCENE CLEANERS INC	CRIME SCENE CLEANUP	250.00
356120 PSYCHOLOGICAL RESOURCES INC	PROFESSIONAL SERVICES	900.00
356306 EMPLOYEE	PENSION PAYMENT	4,336.00
924302 UNLIMITED GRAPHIC & SIGN NETWORK	DECALS	4,689.18
Police Investigations		
356145 ADVANTAGE SENTRY AND PROTECTION	PRISONER TRANSPORT	2,643.75
356178 CLASSY GLASS	TINTING	540.00
356184 COMMUNITY VIOLENCE SOLUTIONS	SART EXAM	375.00
356187 CONTRA COSTA COUNTY	LAB TESTING	13,320.00
356212 GALLS INC	VEST	130.08
356247 NEXTEL SPRINT	CELL PHONE EQUIPMENT	117.49
Police Special Operations Unit		

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356132 TOYOTA FINANCIAL SERVICES	VEHICLE LEASE	443.99
Police Communications		
356136 VERIZON WIRELESS	CONNECTION SERVICE	1,900.50
356152 AMERICAN TOWER CORPORATION	TOWER RENTAL	222.84
356157 AT AND T MCI	PHONE	655.27
356158 AT AND T MCI	PHONE	1,245.90
Office Of Emergency Management		
356158 AT AND T MCI	PHONE	331.63
Police Community Volunteers		
356207 EIDEN, KITTY J	MINUTES CLERK	126.00
Police Facilities Maintenance		
356062 BAY CITIES PYROTECTOR	TEST & CERTIFICATION	2,220.00
356158 AT AND T MCI	PHONE	293.51
356173 CAMALI CORP	EQUIPMENT MAINTENANCE	1,089.00
356220 HONEYWELL INTERNATIONAL INC	AC SERVICES	437.51
356247 NEXTEL SPRINT	CELL PHONE	3,250.92
Community Development Land Planning Services		
356078 CONTRA COSTA COUNTY	FILING FEE	2,210.00
356162 BAY AREA NEWS GROUP	LEGAL AD	112.00
356214 GENTRY, MELINDA M	EXPENSE REIMBURSEMENT	27.54
CD Code Enforcement		
356106 K2GC	ABATEMENT REPAIRS	4,649.20
356136 VERIZON WIRELESS	CONNECTION SERVICE	152.04
PW Engineer Land Development		
356080 CREATIVE SUPPORTS INC	OFFICE EQUIPMENT	381.40
356115 OFFICE MAX INC	OFFICE SUPPLIES	33.02
356123 RAY MORGAN COMPANY	MAINTENANCE AGREEMENT	364.83
356158 AT AND T MCI	PHONE	32.69
356296 TJKM TRANSPORTATION CONSULTANTS	CONSULTING SERVICES	14,115.00
356302 VERIZON WIRELESS	DATA PLAN	76.02
Community Development Building Inspection		
356115 OFFICE MAX INC	OFFICE SUPPLIES	15.52
356286 SOLAR CITY	TECH FEE REFUND	714.56
Capital Imp. Administration		
356115 OFFICE MAX INC	OFFICE SUPPLIES	50.65
356302 VERIZON WIRELESS	DATA PLAN	38.01
Community Development Engineering Services		
356115 OFFICE MAX INC	OFFICE SUPPLIES	39.62
212 CDBG Fund		
CDBG		
356113 MCK SERVICES INC	CDBG PROJECT	105,892.13
356154 ANTIOCH CHAMBER FOUNDATION	CDBG SERVICES	14,998.80
356161 BAY AREA LEGAL AID	CDBG SERVICES	5,791.35
356184 COMMUNITY VIOLENCE SOLUTIONS	CDBG SERVICES	5,237.61
356189 CCC SENIOR LEGAL SERVICES	CDBG SERVICES	1,846.77
356249 OMBUDSMAN SERVICES OF CCC	CDBG SERVICES	1,741.83

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356253 OPPORTUNITY JUNCTION	CDBG SERVICES	12,499.97
356278 SENIOR OUTREACH SERVICES	CDBG SERVICES	2,550.91
356279 SHELTER INC	CDBG SERVICES	2,387.13
924156 HOUSE, TERI	CONSULTING SERVICES	15,860.00
924230 HOUSE, TERI	CONSULTING SERVICES	4,745.00
CDBG NSP		
356119 PMC	CDBG SERVICES	250.00
213 Gas Tax Fund		
Streets		
356113 MCK SERVICES INC	PLUGS/BASE REPAIR PROJECT	43,605.00
356129 STATE CONTROLLERS OFFICE	FY13/14 STREET REPORT	1,719.49
356258 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	336.05
214 Animal Control Fund		
Animal Control		
356088 EAST HILLS VETERINARY HOSPITAL	VETERINARY SERVICES	4,022.42
356101 HILLS PET NUTRITION	ANIMAL FOOD	830.04
356247 NEXTEL SPRINT	CELL PHONE	310.67
924154 HAMMONS SUPPLY COMPANY	SUPPLIES	331.69
924155 HLP INC	SOFTWARE SUPPORT	1,351.60
219 Recreation Fund		
Non Departmental		
356096 GANDOLFO, DAWN	DEPOSIT REFUND	1,000.00
356102 HUB INTERNATIONAL OF CA INSURANCE	FACILITY INSURANCE	251.96
356138 VILLASENOR, BRENDA	DEPOSIT REFUND	1,000.00
356209 FLORES, MARTHA	DEPOSIT REFUND	500.00
356293 TABOR, CASSANDRA	DEPOSIT REFUND	500.00
Senior Programs		
356130 STATE OF CALIFORNIA	FINGERPRINTING	32.00
356144 ACE HARDWARE, ANTIOCH	SUPPLIES	1.95
356158 AT AND T MCI	PHONE	98.87
356164 BAY CITIES PYROTECTOR	SPRINKLER INSPECTION	370.00
356201 DIABLO LIVE SCAN	FINGERPRINTING	20.00
356208 FAST SIGNS	SIGNAGE	133.71
Recreation Classes/Prog		
356089 EDUCATION TO GO	CONTRACTOR PAYMENT	134.50
356117 PALACIOS, ROSA	CLASS REFUND	120.00
356191 CPR FAST	CONTRACTOR PAYMENT	504.00
356248 OFFICE MAX INC	OFFICE SUPPLIES	45.11
Recreation Sports Programs		
356130 STATE OF CALIFORNIA	FINGERPRINTING	32.00
356170 BSN SPORTS	SUPPLIES	772.56
356201 DIABLO LIVE SCAN	FINGERPRINTING	20.00
356248 OFFICE MAX INC	OFFICE SUPPLIES	15.92
Recreation Concessions		
356136 VERIZON WIRELESS	CONNECTION SERVICE	38.01
356158 AT AND T MCI	PHONE	17.27

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Recreation-New Comm Cntr

356130 STATE OF CALIFORNIA	FINGERPRINTING	32.00
356158 AT AND T MCI	PHONE	19.63
356201 DIABLO LIVE SCAN	FINGERPRINTING	20.00
356258 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	5,434.86

222 Measure C/J Fund

Streets

356113 MCK SERVICES INC	NINTH ST PROJECT	280,030.94
356206 ECONOMIC AND PLANNING SYSTEMS	PROFESSIONAL SERVICES	10,492.40

226 Solid Waste Reduction Fund

Solid Waste Used Oil

356084 DELTA DIABLO	HOUSEHOLD HAZARDOUS WASTE	1,409.98
356188 CONTRA COSTA COUNTY	OIL/FILTER RECYCLING	3,000.00

Solid Waste

356084 DELTA DIABLO	HOUSEHOLD HAZARDOUS WASTE	9,863.34
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229 Pollution Elimination Fund

Channel Maintenance Operation

356052 ACE HARDWARE, ANTIOCH	SUPPLIES	56.58
356058 BANK OF AMERICA	REGISTRATION FEES	240.00
356076 CONTRA COSTA COUNTY	INSPECTION SERVICES	261.00
356168 BLANKINSHIP AND ASSOCIATES INC	TRAINING	2,700.00

251 Lone Tree SLLMD Fund

Lonetree Maintenance Zone 1

356158 AT AND T MCI	PHONE	69.08
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Lonetree Maintenance Zone 2

356158 AT AND T MCI	PHONE	115.62
924158 JOHN DEERE LANDSCAPES PACHECO	SPRINKLER NOZZLES	280.42

Lonetree Maintenance Zone 3

356158 AT AND T MCI	PHONE	51.17
356257 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	2,420.00

254 Hillcrest SLLMD Fund

Hillcrest Maintenance Zone 1

356158 AT AND T MCI	PHONE	34.54
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Hillcrest Maintenance Zone 2

356158 AT AND T MCI	PHONE	119.61
356257 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	2,845.25

Hillcrest Maintenance Zone 4

356158 AT AND T MCI	PHONE	100.82
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255 Park 1A Maintenance District Fund

Park 1A Maintenance District

356158 AT AND T MCI	PHONE	17.47
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256 Citywide 2A Maintenance District Fund

Citywide 2A Maintenance Zone 9

356158 AT AND T MCI	PHONE	69.08
356257 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	4,285.00

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257 SLLMD Administration Fund

SLLMD Administration

356069	CENTER FOR HEARING HEALTH INC	HEARING TEST	183.75
356135	VERIZON WIRELESS	DATA PLAN	76.02
924158	JOHN DEERE LANDSCAPES PACHECO	SPRINKLER NOZZLES	512.32

376 Lone Diamond Fund

Assessment District

356175	CENTRAL SELF STORAGE ANTIOCH	STORAGE FEES	177.00
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416 Honeywell Capital Lease Fund

Non Departmental

356159	BANK OF AMERICA	LOAN PAYMENT	43,516.24
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569 Vehicle Replacement Fund

Equipment Maintenance

356083	DEERE AND COMPANY	EQUIPMENT	13,400.85
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570 Equipment Maintenance Fund

Non Departmental

356103	HUNT AND SONS INC	FUEL	6,595.89
356221	HUNT AND SONS INC	FUEL	16,372.35

Equipment Maintenance

356054	ALL STAR FORD	HEATER CORE REPLACEMENT	870.00
356055	ALTEC INDUSTRIES	PLACARD	36.34
356056	ANTIOCH AUTO PARTS	AIR FILTER	1,951.13
356066	BILL BRANDT FORD	RELAY	559.24
356069	CENTER FOR HEARING HEALTH INC	HEARING TEST	26.25
356070	CHUCKS BRAKE AND WHEEL SERVICE	SPRINGS	324.47
356073	CLASSY GLASS	STICKER REMOVAL	335.00
356077	CONTRA COSTA COUNTY	COMMUNICATIONS SERVICES	851.25
356087	EAST BAY TIRE CO	TIRE REPAIR	932.25
356091	FAST UNDERCAR	ROTOR	180.95
356095	FURBER SAW INC	MOTOR	716.10
356116	ONE 800 RADIATOR	RADIATOR	179.85
356118	PETERSON	LOADER REPAIR	18,851.35
356131	SUPERIOR AUTO PARTS	ALTERNATOR	239.75
356135	VERIZON WIRELESS	DATA PLAN	38.01
356139	WALNUT CREEK CHRYSLER JEEP DODGE	SCREWS	12.47
356215	GOLDEN GATE TRUCK CENTER	VEHICLE REPAIR	1,641.68
356297	TRED SHED, THE	TIRES	4,175.39

573 Information Services Fund

Information Services

356115	OFFICE MAX INC	OFFICE SUPPLIES	13.34
356158	AT AND T MCI	PHONE	61.76

Network Support & PCs

356074	COMCAST	INTERNET SERVICE	130.05
356112	LUCCHESI, STEACY M	EXPENSE REIMBURSEMENT	78.13
356158	AT AND T MCI	PHONE	452.30

Telephone System

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356156 AT AND T MCI	PHONE	16.33
356157 AT AND T MCI	PHONE	255.25
356158 AT AND T MCI	PHONE	2,274.93
GIS Support Services		
356058 BANK OF AMERICA	SUPPLIES	57.00
Office Equipment Replacement		
356100 HEWLETT PACKARD COMPANY	COMPUTER EQUIPMENT	7,220.49
356285 SOFTCHOICE CORPORATION	SERVER LICENSE	996.09
924147 CDW GOVERNMENT INC	COMPUTER EQUIPMENT	234.96
577 Post Retirement Medical-Police Fund		
Non Departmental		
356169 RETIREE	MEDICAL AFTER RETIREMENT	1,170.00
356172 RETIREE	MEDICAL AFTER RETIREMENT	714.45
356213 RETIREE	MEDICAL AFTER RETIREMENT	871.40
356233 RETIREE	MEDICAL AFTER RETIREMENT	887.96
356239 RETIREE	MEDICAL AFTER RETIREMENT	129.00
356240 RETIREE	MEDICAL AFTER RETIREMENT	1,199.92
356274 RETIREE	MEDICAL AFTER RETIREMENT	235.23
356288 RETIREE	MEDICAL AFTER RETIREMENT	89.00
356299 RETIREE	MEDICAL AFTER RETIREMENT	1,306.90
356305 RETIREE	MEDICAL AFTER RETIREMENT	663.90
356309 RETIREE	MEDICAL AFTER RETIREMENT	469.02
924164 RETIREE	MEDICAL AFTER RETIREMENT	1,306.90
924165 RETIREE	MEDICAL AFTER RETIREMENT	235.23
924171 RETIREE	MEDICAL AFTER RETIREMENT	887.96
924172 RETIREE	MEDICAL AFTER RETIREMENT	270.95
924174 RETIREE	MEDICAL AFTER RETIREMENT	1,199.92
924177 RETIREE	MEDICAL AFTER RETIREMENT	1,306.90
924179 RETIREE	MEDICAL AFTER RETIREMENT	1,199.92
924186 RETIREE	MEDICAL AFTER RETIREMENT	887.96
924187 RETIREE	MEDICAL AFTER RETIREMENT	897.00
924190 RETIREE	MEDICAL AFTER RETIREMENT	556.94
924194 RETIREE	MEDICAL AFTER RETIREMENT	1,306.90
924205 RETIREE	MEDICAL AFTER RETIREMENT	1,428.90
924209 RETIREE	MEDICAL AFTER RETIREMENT	1,190.16
924210 RETIREE	MEDICAL AFTER RETIREMENT	680.00
924211 RETIREE	MEDICAL AFTER RETIREMENT	317.93
924223 RETIREE	MEDICAL AFTER RETIREMENT	173.51
924226 RETIREE	MEDICAL AFTER RETIREMENT	235.23
924229 RETIREE	MEDICAL AFTER RETIREMENT	1,306.90
924231 RETIREE	MEDICAL AFTER RETIREMENT	1,306.90
924232 RETIREE	MEDICAL AFTER RETIREMENT	262.28
924239 RETIREE	MEDICAL AFTER RETIREMENT	173.51
924254 RETIREE	MEDICAL AFTER RETIREMENT	1,306.90
924256 RETIREE	MEDICAL AFTER RETIREMENT	592.45
924257 RETIREE	MEDICAL AFTER RETIREMENT	1,306.90

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924269	RETIREE	MEDICAL AFTER RETIREMENT	1,306.90
924270	RETIREE	MEDICAL AFTER RETIREMENT	811.87
924271	RETIREE	MEDICAL AFTER RETIREMENT	1,306.90
924273	RETIREE	MEDICAL AFTER RETIREMENT	949.68
924282	RETIREE	MEDICAL AFTER RETIREMENT	592.45
924293	RETIREE	MEDICAL AFTER RETIREMENT	1,306.90
924299	RETIREE	MEDICAL AFTER RETIREMENT	469.02
924306	RETIREE	MEDICAL AFTER RETIREMENT	592.45
924315	RETIREE	MEDICAL AFTER RETIREMENT	592.45
924317	RETIREE	MEDICAL AFTER RETIREMENT	239.43
924318	RETIREE	MEDICAL AFTER RETIREMENT	1,306.90

578 Post Retirement Medical-Misc Fund

Non Departmental

356166	RETIREE	MEDICAL AFTER RETIREMENT	232.69
356176	RETIREE	MEDICAL AFTER RETIREMENT	449.11
356195	RETIREE	MEDICAL AFTER RETIREMENT	232.69
356200	RETIREE	MEDICAL AFTER RETIREMENT	114.69
356204	RETIREE	MEDICAL AFTER RETIREMENT	285.44
356205	RETIREE	MEDICAL AFTER RETIREMENT	587.38
356218	RETIREE	MEDICAL AFTER RETIREMENT	118.65
356229	RETIREE	MEDICAL AFTER RETIREMENT	232.69
356241	RETIREE	MEDICAL AFTER RETIREMENT	232.69
356266	RETIREE	MEDICAL AFTER RETIREMENT	114.69
356268	RETIREE	MEDICAL AFTER RETIREMENT	587.38
356273	RETIREE	MEDICAL AFTER RETIREMENT	114.69
356276	RETIREE	MEDICAL AFTER RETIREMENT	114.69
356304	RETIREE	MEDICAL AFTER RETIREMENT	114.69
924166	RETIREE	MEDICAL AFTER RETIREMENT	246.76
924167	RETIREE	MEDICAL AFTER RETIREMENT	587.38
924168	RETIREE	MEDICAL AFTER RETIREMENT	230.63
924173	RETIREE	MEDICAL AFTER RETIREMENT	258.90
924176	RETIREE	MEDICAL AFTER RETIREMENT	114.69
924181	RETIREE	MEDICAL AFTER RETIREMENT	232.69
924184	RETIREE	MEDICAL AFTER RETIREMENT	587.38
924192	RETIREE	MEDICAL AFTER RETIREMENT	114.69
924195	RETIREE	MEDICAL AFTER RETIREMENT	351.38
924199	RETIREE	MEDICAL AFTER RETIREMENT	114.69
924201	RETIREE	MEDICAL AFTER RETIREMENT	232.69
924204	RETIREE	MEDICAL AFTER RETIREMENT	114.69
924207	RETIREE	MEDICAL AFTER RETIREMENT	173.51
924208	RETIREE	MEDICAL AFTER RETIREMENT	250.00
924215	RETIREE	MEDICAL AFTER RETIREMENT	114.69
924217	RETIREE	MEDICAL AFTER RETIREMENT	114.69
924219	RETIREE	MEDICAL AFTER RETIREMENT	257.98
924225	RETIREE	MEDICAL AFTER RETIREMENT	587.38
924228	RETIREE	MEDICAL AFTER RETIREMENT	114.69

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924235	RETIREE	MEDICAL AFTER RETIREMENT	232.69
924238	RETIREE	MEDICAL AFTER RETIREMENT	587.38
924241	RETIREE	MEDICAL AFTER RETIREMENT	232.69
924243	RETIREE	MEDICAL AFTER RETIREMENT	114.69
924246	RETIREE	MEDICAL AFTER RETIREMENT	587.38
924249	RETIREE	MEDICAL AFTER RETIREMENT	351.38
924250	RETIREE	MEDICAL AFTER RETIREMENT	351.38
924253	RETIREE	MEDICAL AFTER RETIREMENT	351.38
924264	RETIREE	MEDICAL AFTER RETIREMENT	351.38
924265	RETIREE	MEDICAL AFTER RETIREMENT	114.69
924266	RETIREE	MEDICAL AFTER RETIREMENT	351.38
924275	RETIREE	MEDICAL AFTER RETIREMENT	232.69
924281	RETIREE	MEDICAL AFTER RETIREMENT	587.38
924287	RETIREE	MEDICAL AFTER RETIREMENT	114.69
924297	RETIREE	MEDICAL AFTER RETIREMENT	351.38
924300	RETIREE	MEDICAL AFTER RETIREMENT	246.76
924304	RETIREE	MEDICAL AFTER RETIREMENT	131.94
924305	RETIREE	MEDICAL AFTER RETIREMENT	173.51
924308	RETIREE	MEDICAL AFTER RETIREMENT	709.38
924314	RETIREE	MEDICAL AFTER RETIREMENT	351.38
924316	RETIREE	MEDICAL AFTER RETIREMENT	114.69
924319	RETIREE	MEDICAL AFTER RETIREMENT	114.69
924320	RETIREE	MEDICAL AFTER RETIREMENT	232.69

579 Post Retirement Medical-Mgmt Fund

Non Departmental

356177	RETIREE	MEDICAL AFTER RETIREMENT	891.90
356190	RETIREE	MEDICAL AFTER RETIREMENT	172.69
356211	RETIREE	MEDICAL AFTER RETIREMENT	114.69
356216	RETIREE	MEDICAL AFTER RETIREMENT	232.69
356222	RETIREE	MEDICAL AFTER RETIREMENT	400.00
356227	RETIREE	MEDICAL AFTER RETIREMENT	587.38
356234	RETIREE	MEDICAL AFTER RETIREMENT	351.38
356242	RETIREE	MEDICAL AFTER RETIREMENT	752.38
356254	RETIREE	MEDICAL AFTER RETIREMENT	1,735.57
356260	RETIREE	MEDICAL AFTER RETIREMENT	114.69
356294	RETIREE	MEDICAL AFTER RETIREMENT	232.69
924175	RETIREE	MEDICAL AFTER RETIREMENT	351.38
924180	RETIREE	MEDICAL AFTER RETIREMENT	351.38
924182	RETIREE	MEDICAL AFTER RETIREMENT	172.70
924183	RETIREE	MEDICAL AFTER RETIREMENT	114.69
924185	RETIREE	MEDICAL AFTER RETIREMENT	891.90
924188	RETIREE	MEDICAL AFTER RETIREMENT	592.45
924189	RETIREE	MEDICAL AFTER RETIREMENT	587.38
924191	RETIREE	MEDICAL AFTER RETIREMENT	709.38
924197	RETIREE	MEDICAL AFTER RETIREMENT	615.52
924198	RETIREE	MEDICAL AFTER RETIREMENT	114.69

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924200 RETIREE	MEDICAL AFTER RETIREMENT	587.38
924202 RETIREE	MEDICAL AFTER RETIREMENT	467.38
924203 RETIREE	MEDICAL AFTER RETIREMENT	351.38
924206 RETIREE	MEDICAL AFTER RETIREMENT	246.76
924212 RETIREE	MEDICAL AFTER RETIREMENT	351.38
924213 RETIREE	MEDICAL AFTER RETIREMENT	891.90
924214 RETIREE	MEDICAL AFTER RETIREMENT	114.69
924218 RETIREE	MEDICAL AFTER RETIREMENT	873.55
924220 RETIREE	MEDICAL AFTER RETIREMENT	578.29
924221 RETIREE	MEDICAL AFTER RETIREMENT	351.38
924222 RETIREE	MEDICAL AFTER RETIREMENT	351.38
924224 RETIREE	MEDICAL AFTER RETIREMENT	469.02
924233 RETIREE	MEDICAL AFTER RETIREMENT	322.37
924236 RETIREE	MEDICAL AFTER RETIREMENT	717.38
924237 RETIREE	MEDICAL AFTER RETIREMENT	351.38
924240 RETIREE	MEDICAL AFTER RETIREMENT	246.76
924242 RETIREE	MEDICAL AFTER RETIREMENT	587.38
924244 RETIREE	MEDICAL AFTER RETIREMENT	351.38
924245 RETIREE	MEDICAL AFTER RETIREMENT	351.38
924247 RETIREE	MEDICAL AFTER RETIREMENT	1,306.90
924248 RETIREE	MEDICAL AFTER RETIREMENT	232.69
924251 RETIREE	MEDICAL AFTER RETIREMENT	172.38
924252 RETIREE	MEDICAL AFTER RETIREMENT	351.38
924255 RETIREE	MEDICAL AFTER RETIREMENT	531.58
924258 RETIREE	MEDICAL AFTER RETIREMENT	173.51
924260 RETIREE	MEDICAL AFTER RETIREMENT	246.76
924261 RETIREE	MEDICAL AFTER RETIREMENT	172.69
924262 RETIREE	MEDICAL AFTER RETIREMENT	587.38
924263 RETIREE	MEDICAL AFTER RETIREMENT	351.38
924267 RETIREE	MEDICAL AFTER RETIREMENT	114.69
924268 RETIREE	MEDICAL AFTER RETIREMENT	114.69
924272 RETIREE	MEDICAL AFTER RETIREMENT	1,306.90
924274 RETIREE	MEDICAL AFTER RETIREMENT	114.69
924276 RETIREE	MEDICAL AFTER RETIREMENT	351.38
924277 RETIREE	MEDICAL AFTER RETIREMENT	351.38
924278 RETIREE	MEDICAL AFTER RETIREMENT	232.69
924279 RETIREE	MEDICAL AFTER RETIREMENT	172.70
924280 RETIREE	MEDICAL AFTER RETIREMENT	372.69
924283 RETIREE	MEDICAL AFTER RETIREMENT	891.90
924284 RETIREE	MEDICAL AFTER RETIREMENT	351.38
924285 RETIREE	MEDICAL AFTER RETIREMENT	351.38
924286 RETIREE	MEDICAL AFTER RETIREMENT	114.69
924288 RETIREE	MEDICAL AFTER RETIREMENT	246.76
924289 RETIREE	MEDICAL AFTER RETIREMENT	615.52
924291 RETIREE	MEDICAL AFTER RETIREMENT	114.69
924292 RETIREE	MEDICAL AFTER RETIREMENT	587.38

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924294	RETIREE	MEDICAL AFTER RETIREMENT	752.38
924295	RETIREE	MEDICAL AFTER RETIREMENT	185.67
924296	RETIREE	MEDICAL AFTER RETIREMENT	114.69
924301	RETIREE	MEDICAL AFTER RETIREMENT	564.85
924307	RETIREE	MEDICAL AFTER RETIREMENT	351.38
924309	RETIREE	MEDICAL AFTER RETIREMENT	351.38
924310	RETIREE	MEDICAL AFTER RETIREMENT	1,596.50
924311	RETIREE	MEDICAL AFTER RETIREMENT	114.69
924312	RETIREE	MEDICAL AFTER RETIREMENT	1,520.00
924313	RETIREE	MEDICAL AFTER RETIREMENT	246.76

611 Water Fund

Non Departmental

356115	OFFICE MAX INC	OFFICE SUPPLIES	54.50
356124	ROBERTS AND BRUNE CO	SUPPLIES	253.43
356142	WILCO SUPPLY	LOCKS	547.23
356149	ALLIANT INSURANCE SERVICES	EARTHQUAKE INSURANCE	38,829.00
356167	BISHOP CO	SUPPLIES	1,017.13
356248	OFFICE MAX INC	OFFICE SUPPLIES	2,664.31
356271	ROBERTS AND BRUNE CO	SUPPLIES	8,271.23
924153	GRAINGER INC	SUPPLIES	585.54
924154	HAMMONS SUPPLY COMPANY	SUPPLIES	249.63
924216	GRAINGER INC	SUPPLIES	645.50

Water Supervision

356115	OFFICE MAX INC	OFFICE SUPPLIES	112.45
356135	VERIZON WIRELESS	DATA PLAN	76.02
356149	ALLIANT INSURANCE SERVICES	EARTHQUAKE INSURANCE	7,765.80
356248	OFFICE MAX INC	OFFICE SUPPLIES	68.64
356275	RT LAWRENCE CORP	LOCKBOX PROCESSING FEE	772.45
356307	WATER OPCERT SCHOOL	TRAINING	100.00

Water Production

356052	ACE HARDWARE, ANTIOCH	SUPPLIES	127.26
356056	ANTIOCH AUTO PARTS	BELTS	69.96
356067	BORGES AND MAHONEY	SUPPLIES	106.00
356079	CONTRA COSTA WATER DISTRICT	RAW WATER	681,060.71
356086	DREAM RIDE ELEVATOR	ELEVATOR REPAIRS	627.00
356093	FISHER SCIENTIFIC COMPANY	LAB SUPPLIES	89.19
356107	KARL NEEDHAM ENTERPRISES INC	EQUIPMENT RENTAL	18,500.00
356108	KELLY MOORE PAINT CO	PAINT	202.62
356135	VERIZON WIRELESS	DATA PLAN	38.01
356140	WALTER BISHOP CONSULTING	CONSULTING SERVICES	1,143.13
356157	AT AND T MCI	PHONE	194.80
356158	AT AND T MCI	PHONE	839.22
356165	BAY RUBBER CO	HOSES	750.23
356180	COLANTUONO HIGHSMITH & WHATLEY	LEGAL SERVICES	5,687.50
356232	LAW OFFICE OF MATTHEW EMRICK	LEGAL SERVICES	2,277.00
356258	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	158.74

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356307 WATER OPCERT SCHOOL	TRAINING	200.00
924145 AIRGAS SPECIALTY PRODUCTS	AMMONIA	1,147.39
924148 CHEMTRADE CHEMICALS US LLC	ALUM	9,135.87
924149 CONSOLIDATED ELECTRICAL DIST INC	SUPPLIES	10.45
924150 EUROFINS EATON ANALYTICAL INC	LAB TESTING	150.00
924151 EVOQUA WATER TECHNOLOGIES LLC	TESTING SERVICES	465.00
924153 GRAINGER INC	SUPPLIES	50.49
924157 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	321.21
924160 OLIN CHLOR ALKALI PRODUCTS	CAUSTIC	11,414.72
924196 CONSOLIDATED ELECTRICAL DIST INC	LIGHT POLES	4,087.50
924290 SIERRA CHEMICAL CO	CHLORINE	16,295.16
Water Distribution		
356056 ANTIOCH AUTO PARTS	SMALL TOOLS	31.14
356057 ANTIOCH BUILDING MATERIALS	ASPHALT	875.61
356058 BANK OF AMERICA	TRAINING-JUAREZ	968.37
356065 BIG B LUMBER	SUPPLIES	277.63
356069 CENTER FOR HEARING HEALTH INC	HEARING TEST	532.00
356084 DELTA DIABLO	HOUSEHOLD HAZARDOUS WASTE	9,863.34
356094 FRIGARD CHIROPRACTIC	DMV PHYSICALS	225.00
356105 INFOSEND INC	POSTAGE COSTS	3,264.71
356115 OFFICE MAX INC	SUPPLIES	26.80
356124 ROBERTS AND BRUNE CO	PIPE & FITTINGS	2,793.74
356135 VERIZON WIRELESS	DATA PLAN	380.10
356158 AT AND T MCI	PHONE	17.27
356196 DELTA DIABLO	PARK IRRIGATION	7,397.35
356197 DELTA FENCE CO	FENCE INSTALLATION	1,260.00
356228 JIM CLARK COMPANY	REPAIR SERVICE	590.00
356237 LOLOGO JR, SALATIELU M	EXPENSE REIMBURSEMENT	71.00
356271 ROBERTS AND BRUNE CO	PIPE & FITTINGS	17,593.28
356307 WATER OPCERT SCHOOL	TRAINING	700.00
924162 TELFER OIL COMPANY	PAVING MATERIALS	337.48
Water Meter Reading		
356126 SABRE BACKFLOW INC	BACKFLOW TEST KIT	1,154.98
356135 VERIZON WIRELESS	DATA PLAN	38.01
924146 BADGER METER INC	METER TRANSPONDERS	3,530.57
Warehouse & Central Stores		
356133 UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	13.30
356300 UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	13.30
612 Water Line Expansion Fund		
Water Systems		
924298 TESTING ENGINEERS INC	TESTING SERVICES	1,359.00
621 Sewer Fund		
Sewer-Wastewater Supervision		
356115 OFFICE MAX INC	OFFICE SUPPLIES	220.50
356135 VERIZON WIRELESS	DATA PLAN	114.03
Sewer-Wastewater Collection		

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356057	ANTIOCH BUILDING MATERIALS	ASPHALT	4,718.79
356058	BANK OF AMERICA	TRAVEL EXPENSE	1,483.54
356069	CENTER FOR HEARING HEALTH INC	HEARING TEST	399.00
356084	DELTA DIABLO	HOUSEHOLD HAZARDOUS WASTE	9,863.34
356092	FERGUSON ENTERPRISES INC	REPAIR PARTS	4,633.87
356097	GOLOGO PROMOTIONS	SUPPLIES	222.10
356105	INFOSEND INC	POSTAGE	3,264.69
356111	LINE X KUSTOM AND ACCESSORIES	WEATHER GUARD BOX INSTALL	3,703.33
356121	PERS	PAYROLL DEDUCTIONS	35.60
356122	PUMP REPAIR SERVICE CO	PUMP REPAIR	4,819.14
356124	ROBERTS AND BRUNE CO	SUPPLIES	603.05
356128	SIGN A RAMA INC	SIGNAGE	589.80
356130	STATE OF CALIFORNIA	FINGERPRINTING	32.00
356135	VERIZON WIRELESS	DATA PLAN	228.06
356153	ANTIOCH BUILDING MATERIALS	ASPHALT	1,911.42
356158	AT AND T MCI	PHONE	67.10
356180	COLANTUONO HIGHSMITH & WHATLEY	LEGAL SERVICES	5,687.50
356194	CWEA SFBS	MEMBER RENEWAL-LAWSON	156.00
356201	DIABLO LIVE SCAN	FINGERPRINTING	20.00
356231	L SERPA TRUCKING INC	TRUCK RENTAL	415.00
356255	OWEN EQUIPMENT SALES	EQUIPMENT RENTAL	4,994.24
356265	PUMP REPAIR SERVICE CO	PUMP REPAIR	3,789.60
356271	ROBERTS AND BRUNE CO	PIPE & FITTINGS	714.52
356275	RT LAWRENCE CORP	LOCKBOX PROCESSING FEE	772.45
356307	WATER OPCERT SCHOOL	TRAINING	200.00
924152	FREDS WELDING	TRAILER REPAIR	3,400.00
924153	GRAINGER INC	SUPPLIES	1,509.92
924154	HAMMONS SUPPLY COMPANY	SUPPLIES	254.52
924161	SCOTTO, CHARLES W AND DONNA F	PROPERTY RENT	4,500.00
924162	TELFER OIL COMPANY	PAVING MATERIALS	337.48

622 Sewer Facilities Expansion Fund

Wastewater Collection

356230	KLEINFELDER INC	PROFESSIONAL SERVICES	18,639.38
356269	RGW CONSTRUCTION INC	SEWER MAIN PROJECT	231,378.23

631 Marina Fund

Non Departmental

356171	BYRNES, PETER	BERTH DEPOSIT REFUND	207.00
356182	COLLINS, ALLEN	BERTH DEPOSIT REFUND	406.73
356203	DIMERCURIO, SAL	BERTH DEPOSIT REFUND	261.00
356290	STATE BOARD OF EQUALIZATION	SALES TAX	216.00

Marina Administration

356058	BANK OF AMERICA	PORTABLE RESTROOM	125.90
356158	AT AND T MCI	PHONE	85.44
356277	SCRIBBLE SOFTWARE INC	SOFTWARE PROGRAM	4,979.95

Marina Maintenance

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356062 BAY CITIES PYROTECTOR	TESTING & CERTIFICATION	2,220.00
356069 CENTER FOR HEARING HEALTH INC	HEARING TEST	26.25
Major Projects		
356162 BAY AREA NEWS GROUP	LEGAL AD	432.54
641 Prewett Water Park Fund		
Non Departmental		
356099 HERRERA, CARMEN	DEPOSIT REFUND	1,000.00
356102 HUB INTERNATIONAL OF CA INSURANCE	FACILITY INSURANCE	377.94
356219 HANEY, SARAH FRANCES	DEPOSIT REFUND	500.00
356238 LOZANO, HIPOLITA	DEPOSIT REFUND	390.00
Recreation Aquatics		
356085 DOSS, ANITA	CLASS REFUND	213.00
356110 LINCOLN EQUIPMENT INC	SUPPLIES	166.77
356130 STATE OF CALIFORNIA	FINGERPRINTING	192.00
356143 GUTIERREZ, ANDREA	CLASS REFUND	213.00
356163 BAY BUILDING MAINTENANCE INC	JANITORIAL SERVICES	500.00
356201 DIABLO LIVE SCAN	FINGERPRINTING	120.00
356243 MUIR, ROXANNE	WATER AEROBICS INSTRUCTOR	70.00
356308 WATSON, LISA	CLASS REFUND	213.00
Recreation Water Park		
356072 CITY MECHANICAL INC	ANNUAL POOL SERVICE	8,871.20
356082 DATA MANAGEMENT INC	TIMECLOCK PLUS SOFTWARE	4,960.22
356109 KNORR SYSTEMS INC	POOL CHEMICALS	300.49
356110 LINCOLN EQUIPMENT INC	SUPPLIES	470.61
356121 PERS	PAYROLL DEDUCTIONS	31.10
356130 STATE OF CALIFORNIA	FINGERPRINTING	576.00
356158 AT AND T MCI	PHONE	49.07
356181 COLE SUPPLY CO INC	SUPPLIES	279.11
356201 DIABLO LIVE SCAN	FINGERPRINTING	360.00
356248 OFFICE MAX INC	OFFICE SUPPLIES	122.83
356301 UNIVAR USA INC	CHEMICALS	1,537.75
924216 GRAINGER INC	SUPPLIES	22.37
Recreation Community Cnter		
356163 BAY BUILDING MAINTENANCE INC	JANITORIAL SERVICES	250.00
356181 COLE SUPPLY CO INC	SUPPLIES	71.72
Rec Prewett Concessions		
356130 STATE OF CALIFORNIA	FINGERPRINTING	32.00
356158 AT AND T MCI	PHONE	49.64
356201 DIABLO LIVE SCAN	FINGERPRINTING	20.00
721 Employee Benefits Fund		
Non Departmental		
356121 PERS	PAYROLL DEDUCTIONS	345,554.40
356146 AFLAC	PAYROLL DEDUCTIONS	15,110.24
356186 CONTRA COSTA COUNTY	PAYROLL DEDUCTIONS	400.00
356198 DELTA PARK ATHLETIC CLUB	PAYROLL DEDUCTIONS	37.00

Prepared by: Georgina Meek
 Finance Accounting

CITY OF ANTIOCH
 CLAIMS BY FUND REPORT
 FOR THE PERIOD OF
 APRIL 17-30, 2015
 FUND/CHECK#

356199 DELTA VALLEY ATHLETIC CLUB	PAYROLL DEDUCTIONS	54.00
356202 DIAMOND HILLS SPORT CLUB	PAYROLL DEDUCTIONS	59.00
356223 IN SHAPE HEALTH CLUBS	PAYROLL DEDUCTIONS	875.00
356225 INTERNAL REVENUE SERVICE	PAYROLL DEDUCTIONS	60.00
356236 LINA	PAYROLL DEDUCTIONS	5,329.23
356244 MUNICIPAL POOLING AUTHORITY	PAYROLL DEDUCTIONS	2,686.62
356250 OPERATING ENGINEERS LOCAL NO 3	PAYROLL DEDUCTIONS	2,706.00
356251 OPERATING ENGINEERS TRUST FUND	PAYROLL DEDUCTIONS	3,457.37
356252 OPERATING ENGINEERS TRUST FUND	PAYROLL DEDUCTIONS	4,846.21
356259 PARS	PAYROLL DEDUCTIONS	2,797.54
356263 PERS	PAYROLL DEDUCTIONS	342,550.16
356264 PUBLIC EMPLOYEES UNION LOCAL 1	PAYROLL DEDUCTIONS	2,780.33
356287 SOLAR SWIM AND GYM	PAYROLL DEDUCTIONS	27.00
356289 STANDARD LIFE INSURANCE	PAYROLL DEDUCTIONS	877.00
356291 STATE OF CALIFORNIA	PAYROLL DEDUCTIONS	67.16
356298 RECIPIENT	PAYROLL DEDUCTIONS	112.15
356311 XTREME FITNESS	PAYROLL DEDUCTIONS	104.00
356312 BLUE SHIELD LIFE	PAYROLL DEDUCTIONS	4,943.46
356313 BLUE SHIELD LIFE	PAYROLL DEDUCTIONS	32,284.27
924169 ANTIOCH PD SWORN MGMT ASSOC	PAYROLL DEDUCTIONS	625.50
924170 APOA	PAYROLL DEDUCTIONS	13,023.59
924259 NATIONWIDE RETIREMENT SOLUTIONS	PAYROLL DEDUCTIONS	50,676.92
924303 VANTAGEPOINT TRANSFER AGENTS	PAYROLL DEDUCTIONS	6,557.18



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of May 12, 2015

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Lynn Tracy Nerland, City Attorney *LTN*

SUBJECT: Rejection of Claim: Marion and Donald Valdez on behalf of minor Sophia Valdez (personal injury)

RECOMMENDED ACTION

It is recommended that the City Council reject the claim submitted by Marion and Donald Valdez on behalf of minor Sophia Valdez.

Should the City Council desire to discuss this matter, it would be scheduled for a future closed session.



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of May 12, 2015
TO: Honorable Mayor and Members of the City Council
SUBMITTED BY: Lynn Tracy Nerland, City Attorney *LTN*
SUBJECT: Drought Ordinance Update

RECOMMENDED ACTION

It is recommended that the City Council adopt the Ordinance (Attachment A) amending sections of the Antioch Municipal Code to update drought procedures in Chapter 10 of Title 6, "Drought Management Regulations and Water Conservation."

STRATEGIC PURPOSE

This action addresses the following long term goals:

Long Term Goal K: Public Works & Engineering. Designing, building, operating, maintaining, stewarding and enhancing Antioch's assets and resources in partnership with the community.

Long Term Goal M: Legal Services. Provide legal counsel to the City Council and staff to enable and support all City policies, procedures and initiatives.

FISCAL IMPACT

The Governor's declared of a State of Emergency due to severe drought conditions on January 17, 2014 requiring efforts to conserve water and then again on April 25, 2014, which was augmented by the Governor's Executive Order B-29-15 issued on April 1, 2015 and implementing regulations from the State Water Resources Control Board on March 17, 2015 and April 1, 2015. Failure to take the required actions can subject the City to significant daily fines of up to \$10,000. The proposed ordinance provides the flexible legal framework in the Municipal Code for the actions that the City is required to take regarding water conservation now and in the future.

DISCUSSION

The Ordinance was introduced as presented by staff on April 28, 2015 with the one correction of the spelling of "CCWD" in section 6-10.02. A clean (non-redlined) version of the Ordinance is attached and no other options are presented. Pursuant to California Water Code section 376, the Ordinance would be effective upon adoption.

ATTACHMENTS

- A. Proposed Ordinance amending sections of Chapter 10 of Title 6 regarding Drought Management Regulations and Water Conservation

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
AMENDING SECTIONS OF CHAPTERS 10 TITLE 6 OF THE ANTIOCH
MUNICIPAL CODE REGARDING DROUGHT MANAGEMENT REGULATIONS
AND WATER CONSERVATION**

IT IS HEREBY ORDAINED by the City Council of the City of Antioch as follows:

SECTION 1: Chapter 10 of Title 6 of the Antioch Municipal Code is amended in its entirety to read as follows:

- 6-10.01 Introduction and findings
- 6-10.02 Declaration of water shortage
- 6-10.03 Allocation of water
- 6-10.04 Nonessential use of water prohibited
- 6-10.05 Excessive use of water
- 6-10.06 Rules and variances
- 6-10.07 Enforcement

§ 6-10.01 INTRODUCTION AND FINDINGS.

(A) The city purchases both raw and treated water from the Contra Costa Water District (CCWD) which the city subsequently treats, distributes and sells to our residential, commercial and industrial customers. In addition, the city does have a pre-1914 "non-statutory" appropriative right that allows the city to take raw water directly from the San Joaquin River when the quality is determined to be suitable for municipal use. Even under the most favorable conditions, the city obtains the largest percentage of our raw water from CCWD.

(B) CCWD is part of the federal water project, Central Valley Project (CVP), controlled by the United States Bureau of Reclamation. CCWD is the largest municipal contractor of the CVP; additionally, the CVP is CCWD's primary source of untreated water.

(C) On March 24, 2009, the City Council adopted Resolution No. 2009/24 declaring a water shortage emergency and directing the preparation of a drought emergency program ordinance, which was adopted as Ordinance No. 2026-C-S on May 26, 2009 and codified as Chapter 10 of Title 6 of the Antioch Municipal Code. The focus of the drought management regulations and 15% water reduction goals would be on reducing outside water use while minimizing impacts on jobs and the economy, as well as ensuring that the city has the resources to pay any excess use penalty imposed by CCWD.

(D) On June 14, 2011, the Council adopted an Urban Water Management Plan, which includes Chapter 5.5, "Water Shortage Contingency Plan," that describes the actions to be taken in the event of various stages of a water supply shortage.

(E) On January 17, 2014, Governor Edmund G. Brown Jr. issued Proclamation No. 1-17-204 declaring a State of Emergency to exist in California due to severe drought conditions and calling on Californians to reduce their water usage by 20 percent which was continued on April 25, 2014 and implemented by regulations adopted by the State Water Resources Control Board (23 CCR section 863 et seq.). The City Council adopted Resolution No. 2014/79 updating the City's Drought Management Program and reiterated prohibited activities and established a 15% voluntary water reduction goal consistent With CCWD's Drought Management Program established by Resolution No. 14-06.

(F) On April 1, 2015, Governor Brown issued Executive Order B-29-15 requiring further water conservation measures including further regulations from the State Water Resources Control Board applicable to urban water providers including the city and CCWD.

§ 6-10.02 DECLARATION OF WATER SHORTAGE.

By resolution and pursuant to California Water Code section 350 et seq., the City Council may declare a water shortage and implement drought management regulations in accordance with State laws, regulations of CCWD, the City's Urban Water Management Plan or other regulations as needed.

§ 6-10.03 ALLOCATION OF WATER.

A declaration of water shortage may include a mandated reduction amount or allocation of water.

§ 6-10.04 NONESSENTIAL USE OF WATER PROHIBITED.

(A) At all times, no person shall use any water provided by the city for a nonessential purpose.

(B) For the purposes of this chapter, each of the following is declared a nonessential use of water:

(1) Permitting water to flow onto a sidewalk, driveway or street, or escape down a gutter, ditch or other service drain;

(2) Outside watering that results in excessive flooding or runoff into a gutter, drain, walkway or street;

(3) Using city-furnished water for non-recirculating decorative fountains or filling of decorative lakes or ponds;

(4) Washing of paved or other hard surface areas, including sidewalks,

walkways, driveways, patios and parking areas with city-furnished water;

- (5) Failing to repair a controllable leak of water; and/or
- (6) Using a hose without an automatic shutoff nozzle.

§ 6-10.05 EXCESSIVE USE OF WATER.

By resolution, the City Council may determine whether certain consumption amounts are excessive and beyond an established allocation and thus impose a penalty for such consumption as a violation of the law.

§ 6-10.06 RULES AND VARIANCES.

(A) Pursuant to a resolution of the City Council declaring a water shortage and or the need for drought management efforts, the City Manager and/or his designee are hereby authorized to promulgate further rules and regulations further implementing the policies in this chapter and the resolution. The City Manager and/or his designee is also authorized to settle disputes regarding definitions of terms, applicability and other disputes or questions that may arise regarding the implementation of this chapter. Requests for dispute resolution shall be made in writing to the City Manager and/or his designee.

(B) The City Manager and or his designee are also authorized to provide procedures for, and to consider, grant, or deny requests for variances or exceptions to the provisions of this chapter. For example, provisions shall be made for exceptions of this water reduction goal based upon medical needs.

(C) Any appeals shall be made through the appeals process set by Chapter 4 of Title 1 of the Antioch Municipal Code.

§ 6-10.07 ENFORCEMENT

A violation of any provision of this chapter or any resolution or rule adopted pursuant to this chapter is deemed to be an infraction and subject to the fines set forth in Chapter 5 of Title 1 of the Municipal Code, as well as any remedies set forth in Chapter 2 of Title 1. In addition, a violation of any provision of this chapter or any resolution or rule adopted pursuant to this chapter is deemed a public nuisance pursuant to Chapter 1 of Title 5 of the Antioch Municipal Code and subject to the any remedies available to address a public nuisance.

SECTION 2: If any section, sentence, clause, phrase, or portion of this Ordinance or the chapters of the Antioch Municipal Code it amends is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, the remaining sections, sentences, clauses, phrases, or portions of this Ordinance and those chapters shall nonetheless remain in full force and effect. The City Council hereby declares that it would have adopted each section, sentence, clause, phrase, or portion of this

Ordinance, irrespective of the fact that any one or more sections, sentences, clauses, phrases, or portions of this Ordinance or the chapters it amends be declared invalid or unenforceable and, to that end, the provisions of this Ordinance are severable one from the other and from the provisions of the chapters this Ordinance amends.

SECTION 3: Any provisions of the Antioch Municipal Code, or appendices thereto, or any other ordinance of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 4. This ordinance is not a project within the meaning of Section 15378 of the State CEQA (California Environmental Quality Act) Guidelines, because it has no potential for resulting in physical change in the environment, directly or ultimately. In the event that this Ordinance is found to be a project under CEQA, it is subject to the CEQA exemption contained in CEQA Guideline section 16061 (b) (3) because it can be seen with certainty to have no possibility of a significant effect on the environment. Further, the Governor's Executive Order B-29-15 dated April 1, 2015 regarding the Statewide State of Emergency due to severe drought conditions suspends the requirements of CEQA in order to implement the requirements of that Executive Order.

SECTION 5: This ordinance shall take effect upon adoption pursuant to California Water Code section 376 and shall be published in accordance with the California Water Code section 375.

* * * * *

This Ordinance was introduced at a regular meeting of the City Council of the City of Antioch held on the 28th day of April, 2015, and passed and adopted at a regular meeting of the City Council held on the ____ day of May 2015, by the following vote:

Ayes:

Noes:

Absent:

Wade Harper, Mayor

ATTEST:

Arne Simonsen, City Clerk



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of May 12, 2015

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Lynn Tracy Nerland, City Attorney *LTN*

SUBJECT: Update Procedures in Sewer System Ordinance and Water System Ordinance

RECOMMENDED ACTION

It is recommended that the City Council adopt the Ordinance (Attachment A) amending sections of the Antioch Municipal Code to update procedures regarding water and sewer service charges in Chapter 4 of Title 6, "Sewer System" and Chapter 5 of Title 6, "Water System."

STRATEGIC PURPOSE

This action addresses the following long term goals:

Long Term Goal K: Public Works & Engineering. Designing, building, operating, maintaining, stewarding and enhancing Antioch's assets and resources in partnership with the community.

Long Term Goal M: Legal Services. Provide legal counsel to the City Council and staff to enable and support all City policies, procedures and initiatives.

FISCAL IMPACT

The proposed revisions to the Antioch Municipal Code updating the procedures for the water and sewer service charges do not increase rates. Some of the Municipal Code provisions date back to the last major Municipal Code codification process in 1966 and do not reflect the operations of the systems or the status of the law. Therefore, whether the City Council chooses to adjust the water and sewer rates, it is still important for the Municipal Code to reflect current operations and the law in 2015.

DISCUSSION

The Ordinance was introduced as presented by staff on April 28, 2015; therefore, no other options are presented.

ATTACHMENTS

- A. Proposed Ordinance amending sections of Chapters 4 and 5 of Title 6 regarding Water and Sewer Service

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
AMENDING SECTIONS OF CHAPTERS 4 AND 5 OF TITLE 6 OF THE
ANTIOCH MUNICIPAL CODE REGARDING
WATER AND SEWER SERVICE CHARGES**

WHEREAS, the City's water service charges are governed by Chapter 5 of Title 6 of the Antioch Municipal Code; and

WHEREAS, the City's sewer service charges are governed by Chapter 4 of Title 6 of the Antioch Municipal Code; and

WHEREAS, the City Council desires to amend certain Municipal Code provisions relating to water and sewer service.

NOW, THEREFORE, IT IS HEREBY ORDAINED by the City Council of the City of Antioch as follows:

SECTION 1: Subdivision (A) of Antioch Municipal Code section 6-4.202, "Connections With Municipal Sewer System," is hereby amended to read as follows:

(A) Required. No person owning any premises within the city on which the nearest outlet of the plumbing system of such premises is located within 200 feet from the point at which a connection can be made to the municipal sewer system, and upon which any sewage (exclusive old industrial sewage or industrial wastes) is produced, shall use any means of sewage disposal other than through the municipal sewer system. Every person owning any premises so located and upon or in which any sewage (exclusive of industrial sewage or industrial wastes) is produced shall be required to connect such premises to the municipal sewer system within 30 days from the date when a main sewer or lateral sewer located within the distance specified in this division is completed and available for connection to such premises. Applicants for new sewer connections shall pay the sewer capacity charge designated by resolution.

[all other provisions of section 6-4.202 shall remain unchanged]

SECTION 2: Antioch Municipal Code section 6-4.204, "Monthly Charges," is hereby amended to read as follows in its entirety:

(A) For the purpose of providing funds for the payment of the costs of the maintenance and operation of the municipal sewer disposal system, there are hereby levied and assessed upon all premises having, or

required by the provisions of this article to have, any sewer connection with, or discharging or required to discharge sewage into or through, the municipal sewer system monthly sewer service charges for the services and facilities for the treatment and disposal of sewage furnished or available to such premises by the municipal sewer disposal system.

- (B) Such charges shall be established from time to time by resolution of the Council or amendments thereto. For periods of service of less than one month, the sewer service charges shall be prorated in a like manner as the charges for water service are prorated.
- (C) For premises where no portion of the water received from any source is consumed in the principal activity of the discharger or is removed from the premises by means other than community sewers, the wastewater disposal charge shall be applied against the total amount of water used from all sources. The amount of City water received will be determined by registration on a City meter. The amount of water used from other sources will be determined by means of a meter installed at the expense of the discharger and approved by the City or by an estimate prepared by the City, after the discharger obtains a permit in accordance with this Ordinance. The discharger shall report to the City the sources of all water used at his premises other than that supplied by the City and shall notify the City of any changes in such sources.
- (D) For premises where a portion of the water received from any source does not flow into community sewers, because of the principal activity of the discharger or removal by other means, the charge for wastewater disposal service will be applied against the volume of water discharging from such premises into community sewers. Written notification and proof of the diversion of water must be provided by the discharger if discharger is to avoid application of the wastewater disposal charge against the total amount of water used from all sources. Discharger may be required to install a meter, of a type and at a location approved by the City and at its own expense, to determine the quantity of water flowing into community sewers. However, where it is impractical to install meters and where the quantity of water diverted from the sewers amounts to more than 20 percent of the total water used, then the charge for wastewater disposal service may be based upon an estimate prepared by the City, after the discharger obtains a permit in accordance with this Ordinance.

SECTION 3: Antioch Municipal Code section 6-4.207, "Bills; Due and Delinquent Dates," is hereby amended to read as follows in its entirety:

A penalty charge of 5% shall be assessed against those charges representing

the sewer service used and service charge if the bill is not paid when due as set forth by resolution.

SECTION 4: Antioch Municipal Code section 6-5.01, "Rates," is hereby amended to read as follows in its entirety:

(A) *Established.* The rates charged for water service shall be as designated by resolution as adopted by the City Council from time to time.

(B) *Exceptions.* The rates established by resolution shall not apply to customers that enter into special contracts or agreements with the city for the provision of water.

(C) *Special exemption; qualifying senior citizens.*

(1) Residents of the city who qualify as set forth in this division shall be exempt from the monthly service charge for five-eighths inch by three-fourths inch and one-inch meters.

(2) The requirements for exemption shall be as follows:

(a) Sixty-two years of age or older or disabled as established by the Social Security Administration Supplemental Income Program for the aged, blind, and disabled; and

(b) 1. Household income as specified in the master fee resolution or less. **HOUSEHOLD INCOME** means the gross income as indicated on the State Income Tax Return. In the case of a husband and wife, it is the amount indicated on their joint return or the sum of the amounts indicated on their individual returns.

2. The household income levels may be amended from time to time by the master fee resolution.

(3) Claims for exemption shall be filed with the Finance Department between May 1 and June 30 of each year. The exemption shall apply to monthly service charges for the fiscal year between July 1 through June 30 immediately following the claim filing period. Claims shall be submitted on forms provided by the city, and all statements thereon shall be made under oath and subject to the penalties of perjury. The Finance Department may require such additional evidence as it deems necessary or appropriate in processing such claims. Any change in the qualification status of the claimant during the fiscal year of the exemption shall be immediately reported by the claimant to the Finance Department.

(4) The exemption shall be limited to service charges paid for the residence dwelling occupied by the claimant; shall apply only when the claimant contributes over 50% to the financial support of the household; and shall apply only to residents who obtained the exemption prior to April 26, 2011.

SECTION 5: Section 6-5.02, "Rates and Service; County Housing Authority," of Antioch Municipal Code is hereby amended to read as follows in its entirety:

The County Housing Authority shall furnish and install the water distribution system within a project. The city shall bill the Housing Authority directly for consumption of water as registered through the single supply meter at the rates established by resolution. Charges for various services shall also be established by resolution.

SECTION 6: Subsections (A) and (C) Section 6-5.04, "Delinquencies," of Antioch Municipal Code is hereby amended to read as follows:

(A) *Shutoff of water.* A penalty charge of 5% shall be assessed against those charges representing the water used and service charge if the bill is not paid when due. A shutoff notice shall be provided at the delinquency threshold set forth by resolution when the city shall disconnect the premises from the water system if the bill is not paid. The city is authorized to make such disconnection, and the water shall remain shut off until payment of the amount is made, together with any service charges or late penalty charges as designated by resolution.

(C) *Absorption of deposit.* If a customer who has made a cash deposit fails to pay a bill for metered service, the Finance Department may apply the deposit insofar as necessary to liquidate the bill and may require that the deposit be restored to its original amount.

[all other provisions of section 6-5.04 shall remain unchanged]

SECTION 7: Section 6-5.09, "Reconnections," of Antioch Municipal Code is hereby amended to read as follows in its entirety:

Section 6-5.09 Disconnections and Reconnections

- (A) The Finance Department shall charge a fee to disconnect service as designated by resolution, which fee may be collected in advance.
- (B) Where the service has been discontinued for failure to make a deposit, or because the premises are vacant or unoccupied, or for any other reason, the Finance Department shall charge a fee for reconnection as designated by resolution, which fee may be collected in advance.

SECTION 8: Section 6-5.18, "Installations, Service Connections, and Fees," of Antioch Municipal Code is hereby amended to read as follows in its entirety:

Applicants for installations, service connections, and change of meter size shall pay the applicable fees designated by resolution, including the water

capacity charge for new service connections.

SECTION 9: If any section, sentence, clause, phrase, or portion of this Ordinance or the chapters of the Antioch Municipal Code it amends is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, the remaining sections, sentences, clauses, phrases, or portions of this Ordinance and those chapters shall nonetheless remain in full force and effect. The City Council hereby declares that it would have adopted each section, sentence, clause, phrase, or portion of this Ordinance, irrespective of the fact that any one or more sections, sentences, clauses, phrases, or portions of this Ordinance or the chapters it amends be declared invalid or unenforceable and, to that end, the provisions of this Ordinance are severable one from the other and from the provisions of the chapters this Ordinance amends.

SECTION 10: Any provisions of the Antioch Municipal Code, or appendices thereto, or any other ordinance of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 11. This ordinance is not a project within the meaning of Section 15378 of the State CEQA (California Environmental Quality Act) Guidelines, because it has no potential for resulting in physical change in the environment, directly or ultimately. In the event that this Ordinance is found to be a project under CEQA, it is subject to the CEQA exemption contained in CEQA Guideline section 16061 (b) (3) because it can be seen with certainty to have no possibility of a significant effect on the environment.

SECTION 12: This ordinance shall take effect and be enforced thirty (30) days from and after the date of its final adoption and shall be posted and published in accordance with the California Government Code.

* * * * *

This Ordinance was introduced at a regular meeting of the City Council of the City of Antioch held on the 28th day of April, 2015, and passed and adopted at a regular meeting of the City Council held on the ____ day of May 2015, by the following vote:

Ayes:
Noes:
Absent:

Wade Harper, Mayor

ATTEST:

Arne Simonsen, City Clerk



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of May 12, 2015

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Lynn Tracy Nerland, City Attorney *LTN*

SUBJECT: Police Services Related to Unruly Gatherings and Nuisances Including When Minors Possess Alcohol or Illegal Drugs

RECOMMENDED ACTION: It is recommended that the City Council adopt the Ordinance amending Chapter 13 of Title 5 of the Antioch Municipal Code providing for the recovery of police response costs to a loud or unruly gathering including when minors possess alcohol or illegal drugs.

STRATEGIC PURPOSE

Long Term Goal A: Crime Reduction - Reduce crime and improve public safety throughout the City.

Strategy A-2: Strategically deploy police resources and implement community policing strategies.

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

Long Term Goal M: Legal Services. Provide legal counsel to the City Council and staff to enable and support all City policies, procedures and initiatives.

FISCAL IMPACT

The proposed ordinance enhances the City's existing ability to recover costs for second and subsequent police responses to unruly gatherings and nuisances.

DISCUSSION

The Ordinance was introduced as presented by staff on April 28, 2015; therefore, no other options are presented.

ATTACHMENTS

- A Proposed Ordinance of the City Council of the City of Antioch Amending in its Entirety Chapter 13 of Title 5 of the Antioch Municipal Code, "Police Services Related to Unruly Gatherings and Nuisances Including When Minors Possess Alcohol or Illegal Drugs

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
AMENDING IN ITS ENTIRETY TITLE 5, CHAPTER 13,
POLICE SERVICES RELATED TO UNRULY GATHERINGS AND NUISANCES
INCLUDING WHEN MINORS POSSESS ALCOHOL OR ILLEGAL DRUGS

WHEREAS, the City Council adopted an ordinance sometime before 1966, and amended it in 1992, regulating unlawful gatherings on private property and providing for a police services fee when a second response was required; and

WHEREAS, the City wishes to make the regulations more specific and to add provisions regarding "social hosts" when minors are involved.

NOW, THEREFORE, The City Council of the City of Antioch does ordain as follows:

SECTION 1. AMENDMENT. Title 13, Chapter 13, Police Services Related to Parties and Nuisances, is retitled and amended in its entirety to read as follows:

**"CHAPTER 13: POLICE SERVICES RELATED TO UNRULY GATHERINGS
AND NUISANCES INCLUDING WHEN MINORS POSSESS ALCOHOL OR
ILLEGAL DRUGS**

Section:

- 5-13.01 Findings and purpose
- 5-13.02 Definitions
- 5-13.03 Certain gatherings prohibited
- 5-13.04 Enforcement
- 5-13.05 Response recovery costs

§ 5-13.01 FINDINGS AND PURPOSE.

(A) Due to inadequate supervision, some gatherings of people, such as parties, become loud and unruly to the point that they constitute a threat to the peace, health, safety and general welfare of the public. Examples of such unruly conduct include: excessive noise, excessive traffic, obstruction of public streets, public drunkenness, use of illegal drugs, the service of alcohol to minors, assaults, fights, gunshots, disturbances of the peace and litter.

(B) Gatherings where minors are present and where alcoholic beverages or illegal drugs are in the possession of, or being consumed by, minors are harmful to the community and the minors, and constitutes a public nuisance. Business and Professions Code section 25658 makes it unlawful to furnish any alcoholic

beverage to a minor. Business and Professions Code section 25662 makes it unlawful for a minor to possess an alcoholic beverage in any public place.

(C) At times, the city is required to make multiple responses to loud or unruly gatherings, or gatherings where alcohol or illegal drugs are available to minors, to restore and maintain the peace and protect public safety. Such gatherings are a burden on scarce city resources and can result in delayed or reduced police responses to regular and emergency calls in the rest of the city.

(D) Police responses to such gatherings result in a disproportionate expenditure of the city's public safety resources, which are paid by the general municipal taxes paid by residents and property owners.

(E) If people are held responsible for allowing or hosting a loud or unruly gathering, or a gathering where alcohol or illegal drugs are available to minors, they will be more likely to properly supervise or stop those gatherings.

(F) The intent of this chapter is to protect the public health, peace, safety and quiet enjoyment of residential property, and to protect the public health, peace and safety in and around businesses.

§ 5-13.02 DEFINITIONS.

In this chapter:

ALCOHOL means ethyl alcohol, hydrated oxide of ethyl, or spirits of wine, from whatever source or by whatever process produced. It includes an alcoholic beverage as defined in Business and Professions Code section 23004.

GATHERING means a group of people who have assembled for a party, event, or other social activity.

ILLEGAL DRUG means a controlled drug or substance the possession and use of which is regulated under the federal controlled substances act. It does not include a drug for which the individual has a valid prescription.

LOUD OR UNRULY GATHERING means a gathering that threatens public health, peace, safety or general welfare because of loud or unruly conduct. Illustrative of such conduct is excessive noise or traffic, obstruction of a public street, public drunkenness, use of illegal drugs, the service of alcohol to minors, assaults, fights, gunshots, vandalism, disturbances of the peace, litter.

MINOR means anyone under 21 years of age.

PERSON RESPONSIBLE means (1) a person who owns, rents, leases or otherwise has control of the premises where the gathering takes place; (2) the person in charge of the premises; and (3) the person who organized the gathering. Each responsible person is jointly and severally liable for the response recovery costs. If the responsible person is a minor, the parent or guardian of that minor is responsible.

RESPONSE RECOVERY COSTS means the costs associated with the second or subsequent police responses within a 12-month period after the first warning was given under Section 5-13.05. Those costs include: (1) salary and benefits of city personnel for the time responding to, remaining at, or otherwise dealing with a loud or unruly gathering; (2) city administrative costs attributable to the response; (3) the cost of medical treatment to any city personnel attributable to the response; (4) the cost of repairing or replacing any city equipment or property damaged as a result of the gathering; and (5) any other costs related to the response, including costs incurred by other police agencies.

§ 5-13.03 CERTAIN GATHERINGS PROHIBITED.

(A) Loud or unruly gathering. No person shall host or allow a loud or unruly gathering.

(B) Social host of minors where alcohol or illegal drugs are offered. No person shall host or allow a gathering where three or more minors are present and where alcohol or an illegal drug is in the possession of or being consumed by any minor. This section does not apply to a gathering where each minor consuming alcohol is being supervised by his or her parent or guardian.

§ 5-13.04 ENFORCEMENT.

(A) General. A violation of the municipal code, including this chapter, is a misdemeanor and a public nuisance. The City may enforce this chapter by any lawful means, including any one or more of the following:

- 1) Criminal penalty under AMC Section 1-2.01
- 2) Recovery of attorneys' fees under AMC Section 1-2.03
- 3) Civil penalties under AMC Section 1-2.04
- 4) Administrative citation under AMC Section 1-2.05 and Chapter 1-5
- 5) Recovery of response costs under Section 5-13.05.

(B) California codes. In addition, a police officer responding to a loud or unruly gathering or a gathering where a minor is using alcohol may cite the responsible person under the Penal Code or other California codes, including Business and Professions Code sections 25658 and 25662.

(C) When person responsible not liable. A person otherwise responsible will not be held liable under this chapter if: (1) the person took all steps reasonably necessary to exclude uninvited or unruly guests from the premises, including if necessary calling the police before police first arrived at the premises; or (2) the person was not present at the premises and had not been sent notice at least 10 days before a subsequent response.

§ 5-13.05 RESPONSE RECOVERY COSTS.

(A) General. The city may impose response recovery costs on a person responsible for a loud or unruly gathering, or a gathering where a minor is using alcohol or an illegal drug, after the first warning has been given.

(B) Warnings. The warning may be verbal or written. If written, the responding officer may post the warning notice on the property, provide it to any responsible person(s) present and/or mail it to the responsible persons (especially if they are not present).

(C) Costs a debt to the City. The city will mail an itemized list of the costs to the responsible person(s), and these costs are a debt owed to the city. The procedures for collection set forth in Sections 1-5.07 through 1-5.09 apply. After 30 days, an unpaid debt is subject to a 10% late payment fee and is subject to collection costs, including attorney's fees. The unpaid debt of a property owner is subject to special assessment lien, as set forth in Section 1-5.09.

(D) Appeal. A responsible person has the right to appeal the imposition of response recovery costs under AMC Chapter 1-4, Appeals."

SECTION 2. CEQA.

This ordinance is not a project within the meaning of Section 15378 of the State CEQA (California Environmental Quality Act) Guidelines, because it has no potential for resulting in physical change in the environment, directly or ultimately. In the event that this Ordinance is found to be a project under CEQA, it is subject to the CEQA exemption contained in CEQA Guideline section 15061 (b) (3) because it can be seen with certainty to have no possibility of a significant effect on the environment.

SECTION 2. Severability.

If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections,

subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 3. Effective Date.

This Ordinance shall be effective thirty (30) days from and after the date of its adoption.

SECTION 4. Publication; Certification.

The City Clerk shall certify to the adoption of this Ordinance and cause same to be published in accordance with State law.

I do hereby certify that the foregoing ordinance was introduced by the City Council of the City of Antioch on _____, 2015 and passed and adopted by the City Council of the City of Antioch at a regular meeting held on the ___ day of _____, 2015, by the foregoing vote:

AYES: COUNCIL MEMBERS: _____

NOES: COUNCIL MEMBERS: _____

ABSENT: COUNCIL MEMBERS: _____

ABSTAIN: COUNCIL MEMBERS: _____

Wade Harper, Mayor of the City of Antioch

ATTEST:

Arne Simonsen, City Clerk of the City of Antioch



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of May 12, 2015
TO: Honorable Mayor and Members of the City Council
SUBMITTED BY: Michelle Fitzner, Administrative Services Director
SUBJECT: Resolution Designating the City of Antioch Representatives to the Municipal Pooling Authority Board

RECOMMENDED ACTION

It is recommended that the City Council adopt a motion approving a resolution designating the Administrative Services Director as the City's Board Member to the Municipal Pooling Authority (MPA) of Northern California ("Authority") and the Finance Director as the Alternate Board Member.

STRATEGIC PURPOSE

Long Term Goal L: Provide exemplary City administration.

FISCAL IMPACT

None.

DISCUSSION

The Authority was originally formed as a Joint Powers Agreement in 1977 among cities in Contra Costa County as a means of "insuring" or sharing risks as a pool because the traditional private insurance market became less of an option for public agencies. The California Government Code allows public agencies to create separate joint power authorities for this purpose.

The Authority is governed by a Board composed of one individual from each member city. An alternate Board member is also named, who may vote at any meeting at which the regular Board member is absent.

Currently, Administrative Services Director Michelle Fitzner is the City's representative on the MPA Board, and City Attorney Lynn Tracy Nerland is the Alternate. With Ms. Nerland's resignation a new alternate designee is required. Since much of the actions of the Board relate to financial matters, it seems appropriate to designate the Finance Director as the alternate at this time.

ATTACHMENTS

A. Resolution Designating a Board member and Alternative Board member to the Municipal Pooling Authority of Northern California (MPA)

RESOLUTION NO. 2015/

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
DESIGNATING A BOARD MEMBER AND AN ALTERNATIVE BOARD MEMBER
TO THE MUNICIPAL POOLING AUTHORITY OF NORTHERN CALIFORNIA**

WHEREAS, the City of Antioch is a member of the Municipal Pooling Authority of Northern California (“Authority”); and

WHEREAS, the governing documents of the Authority require the city council of each member city to appoint one Board member and to appoint one alternative Board member to the Board of Directors of the Authority; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby designates the Administrative Services Director as the City’s Board member to the Municipal Pooling Authority of Northern California; and

BE IT FURTHER RESOLVED, that the Finance Director is hereby appointed as the City’s Alternative Board member to the Municipal Pooling Authority of Northern California.

* * * * *

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 12th day of May, 2015, by the following vote:

AYES:

NOES:

ABSENT:

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

should have been deleted from the original draft still appeared in the adopted description. Specifically, the Education and Experience section started with "Any combination of education and experience that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:". This language leaves the requirements very vague and difficult to administer. The minimum requirements are the minimum requirements, not an equivalent to or substitute for. This type of language can also place the City at risk if one candidate is deemed to have "equivalent" education or experience, yet another is not.

This language was also found to be remaining in the Water Distribution Supervisor description. Other than these two (2) specifications, this equivalency language does not appear in any of the City's job descriptions.

Both the Local 1 representatives and the Management Unit representatives were provided with drafts of these updated descriptions and the opportunity to meet and discuss. Both declined a meeting and provided their feedback that the proposed change was acceptable.

ATTACHMENTS

- A. Resolution Approving Updated Class Specifications for Equipment Operator and Water Distribution Supervisor, Without Any Salary Change
 - Exhibit A – Administrative Services Director Revised Draft Job Description
 - Exhibit B – Equipment Operator Revised Draft Job Description
 - Exhibit C – Water Distribution Supervisor Revised Draft Job Description

RESOLUTION NO. 2015/XX

RESOLUTION APPROVING UPDATED CLASS SPECIFICATIONS FOR ADMINISTRATIVE SERVICES DIRECTOR, EQUIPMENT OPERATOR AND WATER DISTRIBUTION SUPERVISOR, WITHOUT ANY SALARY CHANGE

WHEREAS, the City has an interest in the effective and efficient management of the classification plan; and

WHEREAS, the City needs a classification designated as the ADA Coordinator under the Americans with Disabilities Act and it was determined the Administrative Services Director classification would be the best fit at this time; and

WHEREAS, in reviewing the class specifications for Equipment Operator and Water Distribution Supervisor it was determined that language appears in the Education and Experience section of these descriptions that was intended to be deleted with the overall class plan update previously completed; and

WHEREAS, the Local 1 and Management Unit representatives have reviewed these proposed changes without objection.

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

Section 1. That the updated class specifications for the classifications of Administrative Services Director, Equipment Operator and Water Distribution Supervisor, attached hereto as Exhibits "A", "B", and "C", be approved and added to the City of Antioch Employees' Classification System; and

Section 2. That there is no adjustment to the established salary ranges.

* * * * *

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 12th day of May, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH

ADMINISTRATIVE SERVICES DIRECTOR

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

SUMMARY DESCRIPTION

Under general administrative direction of the City Manager, plans, directs, manages, and oversees the activities and operations of the Human Resources Department, and other departments or divisions, as assigned; coordinates assigned activities with other departments and outside agencies; and provides highly responsible and complex administrative support to the City Manager.

REPRESENTATIVE DUTIES

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

1. Assume full management responsibility for assigned functions, services, and activities of the City.
2. Manage the development and implementation of goals, objectives, and priorities for each assigned service area; recommend and administer policies and procedures.
3. Establish appropriate departmental service and staffing levels; monitor and evaluate the efficiency and effectiveness of service delivery methods and procedures; allocate resources accordingly.
4. Participate in the preparation, coordination, and presentation of the City's annual budget, capital improvement budget, and internal fiscal control measures; participate in the development and presentation of financial forecasts and historical information.
5. Assess and monitor work load, administrative and support systems, and internal reporting relationships for assigned areas of responsibility; identify opportunities for improvement; direct and implement changes.
6. Assist the City Manager with administrative responsibilities, as assigned; prepare and present staff reports and other necessary correspondence.
7. Plan, direct, coordinate, and implement, through subordinate level staff, work plans for assigned departments; assign projects and programmatic areas of responsibility; review and evaluate work methods and procedures; meet with key City staff to identify and resolve problems.
8. Select, train, motivate, and evaluate assigned personnel; provide or coordinate staff training; work with employees to correct deficiencies; implement discipline and termination procedures.
9. Oversee and participate in the development and administration of assigned department budgets; approve the forecast of funds needed for staffing, equipment, materials, and supplies; approve expenditures and implement budgetary adjustments as appropriate and necessary.
10. Manage all Human Resources Department services and activities including classification and compensation administration, recruitment, selection and placement, training and development, labor relations and contract negotiations, employee relations, collective bargaining agreement administration, Human Resources records, workers compensation, and benefits administration.

CITY OF ANTIOCH
ADMINISTRATIVE SERVICES DIRECTOR (CONTINUED)

11. Serve as the City's Risk Manager; oversee administration of the workers' compensation program; work with the City Attorney and other staff on liability claims administration; represent the City on the Board of Directors for Municipal Pooling Authority; serve as the City's ADA Coordinator.
12. Provide oversight of the City's process management functions, including citywide contract management and adherence to City procedures and policies.
13. Conduct special studies and analyses on difficult operational and administrative issues for the City Manager; conduct organization and management reviews; formulate recommendations and prepare reports.
14. Participate in the development of City goals, objectives, policies, and priorities; incorporate community input into goals and objectives for the City Manager's and City Council's approval; develop new policies in consultation with the City Manager; confer with Department Directors and employees regarding significant policy and procedural changes.
15. Direct, coordinate and participate in labor relations; perform various duties associated with labor negotiations, contract administration and handling of grievances.
16. Provide support and guidance to management staff and employees in all assigned areas; in Human Resources this includes performance evaluations, discipline, grievance procedures, interpretation of policies, procedures, rules, MOUs, and related matters.
17. Administer the City's classification and compensation systems and plans; perform job audits and analyses; prepare and revise class specifications; conduct salary and fringe benefit surveys; analyze data; recommend adjustments as appropriate.
18. Manage, direct and coordinate the disciplinary process; advise managers on disciplinary actions and advise on the discipline investigation process.
19. Represent the City's interests and positions before legislative and rule-making authorities at all levels of government; recommend policies and procedures.
20. Review and analyze legislation for impact on the City; work with legislators to develop or influence legislation; recommend revisions to proposed legislation.
21. Monitor for compliance with City policies, contracts, rules and ordinances, we well as applicable Federal and State statutes.
22. Supervise the preparation, proper filing and completion of worker's compensation claims; monitor and advise departments regarding temporary transitional work assignments/return to work policies and procedures.
23. Explain, justify, and defend department programs, policies, and activities; negotiate and resolve sensitive and controversial issues.
24. Attend and participate in professional group meetings; maintain awareness of new trends and developments in the field of Human Resources administration, employee relations, and other assigned areas; incorporate new developments as appropriate.
25. Respond to and resolve difficult and sensitive citizen inquiries and complaints.
26. Perform related duties as required.

QUALIFICATIONS

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

Knowledge of:

- Advanced principles and practices of public administration, including the organization, functions, and problems of municipal government.
- Government, council, and legislative processes.
- Operations, services, and activities of a comprehensive public sector Human Resources management program.
- Advanced principles and practices of public sector Human Resources administration including recruitment, selection, classification, compensation, benefits administration and employee relations.
- Methods and techniques of recruiting, interviewing and selecting qualified applicants for employment.
- Principles and practices of wage and salary benefit administration; job analysis; labor negotiations; and conducting employee investigations.
- Principles and practices of municipal budget preparation and administration.
- Advanced methods of report preparation and presentation.
- Principles and practices of program development and administration.
- Advanced principles and practices of organization, management, supervision, training, and performance evaluation.
- Principles and practices of strategic planning.
- Principles of effective public relations and interrelationships with community groups and agencies, private businesses and firms, and other levels of government.
- Methods and techniques of research, statistical analysis, and report presentations.
- English usage, spelling, grammar, punctuation at an advanced level.
- Office procedures, methods, and equipment including computers and applicable software applications such as word processing, spreadsheets, and databases.
- Pertinent federal, state, and local laws, codes, and regulations.

Ability to:

- Provide effective leadership and coordinate the activities of assigned municipal organization.
- Develop and administer City-wide and departmental goals, objectives, and procedures.
- Analyze and define problems, identify alternative solutions, project consequences of proposed actions, and implement recommendations in support of goals.
- Manage and direct a comprehensive public sector Human Resources management program.
- Analyze and assess programs, policies, and operational needs and make appropriate adjustments.
- Identify and respond to sensitive community and organizational issues, concerns, and needs.
- Plan, organize, direct, and coordinate the work of lower level staff; delegate authority and responsibility; select, supervise, train, and evaluate staff.
- Analyze problems, identify and evaluate alternative solutions, project consequences of proposed actions, and implement recommendations in support of goals.
- Research, analyze, and evaluate new service delivery methods and techniques.
- Oversee and participate in classification and compensation functions and apply classification and compensation principles to the organization and staffing of the agency.
- Develop and implement an efficient employee recruitment, selection and retention program.
- Review and resolve employee grievances in accordance with labor agreements.

CITY OF ANTIOCH
ADMINISTRATIVE SERVICES DIRECTOR (CONTINUED)

- Administer contract services.
- Negotiate and resolve complex issues.
- Make effective public presentations.
- Participate effectively in labor negotiations.
- Interpret City personnel programs and policies to employees and the public.
- Prepare clear and concise administrative and financial reports.
- Prepare and administer large and complex budgets.
- Interpret and apply applicable federal, state, and local policies, laws, and regulations.
- Communicate clearly and concisely, both orally and in writing.
- Establish and maintain effective working relationships with those contacted in the course of work.

Education and Experience Guidelines

Education/Training:

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

Experience:

Six years of increasingly responsible experience in public sector Administration or Human Resources, including three years of supervisory/management experience.

PHYSICAL DEMANDS AND WORKING ENVIRONMENT

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

Environment: Work is performed primarily in a standard office setting, with some travel to different sites; incumbents may be required to work extended hours including evenings and weekends, and may be required to travel outside City boundaries to attend meetings.

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

FLSA: Exempt

Created: April 2014

Revised: May 2015

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

EQUIPMENT OPERATOR

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

SUMMARY DESCRIPTION

Under general supervision, operates and maintains a variety of complex motorized light and heavy construction equipment used in the construction and maintenance of street, water distribution, wastewater collection, and other related structures and systems; performs excavating, grading, trenching, loading, and related operations according to required standards; performs a wide variety of skilled and semi-skilled manual work; trains others in the use of equipment; ensures adherence to safe work procedures and practices; and may serve as a crew leader.

REPRESENTATIVE DUTIES

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

1. Operate light and heavy construction equipment such as backhoes, front-end loaders, spreaders, graders, motor rollers, dump trucks, and equipment involved in the maintenance, repair, and inspection of street, water distribution, wastewater collection, and other related structures and systems; secures equipment upon completion of work.
2. Operate earth moving equipment to move dirt, rocks, sand, concrete, asphalt, or other materials; operate a backhoe to excavate trenches, place piping, and backfill; dump materials into truck.
3. Excavate around buried utilities including water, sewer and gas lines, high-pressure lines and fiber optics.
4. Pave City streets and roads using a paver; roll and compact asphalt.
5. Maintain the safe working condition of all equipment used; perform minor repairs on equipment and report the need for major repairs; perform pre-trip vehicle inspections; service and lubricate equipment as necessary.
6. Transport equipment and material to work sites; load and unload equipment and materials.
7. Check job sites for potential hazards; determine precautions for safe equipment operation.
8. Assemble and set up appropriate barricades and signs at work sites; perform traffic control and install shoring equipment as needed.
9. Perform the full range of duties involved in the maintenance, repair, and construction of various structures and systems including in the areas of street, water distribution, wastewater collection and/or related structures and systems when not assigned to equipment operations.
10. Operate a variety of hand and power tools in assigned construction and maintenance area.

CITY OF ANTIOCH
EQUIPMENT OPERATOR (CONTINUED)

11. Train new employees on operation of construction equipment; provide instruction on the techniques of equipment operation.
12. Ensure adherence to safe work practices and procedures.
13. Read and interpret a variety of drawings, sketches, and blueprints for assigned project areas.
14. Prepare and maintain a variety of basic records and reports.
15. May act as crew leader as assigned.
16. Respond to emergency situations in off-hours as necessary.
17. Perform related duties as required.

QUALIFICATIONS

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

Knowledge of:

- Operation and maintenance requirements of a variety of light and heavy power driven equipment, used in street, water distribution, and wastewater collection systems maintenance and construction.
- Principles and practices of "Underground Service Alert" (one call system).
- Safe work practices and safety regulations pertaining to the operation and transportation of the equipment and to the work performed.
- Pertinent federal, state, and local codes, laws, and regulations including traffic laws, ordinances, and rules involved in truck and heavy equipment operations.
- Practices and procedures of traffic control.
- Principles and practices of routine and preventive maintenance of light and heavy equipment.
- Proper procedures used in the maintenance and repair of hand and power tools.
- Materials, methods, terminology, and tools used in the maintenance and repair of streets, water distribution, wastewater collection, and related systems.
- Elevations and grades.
- Earth-compacting techniques.
- Principles and practices of record keeping.
- Occupational hazards and standard safety practices.
- Laws and procedures for safely working in a trench or excavation, including safe and proper use of shoring.

Ability to:

- Safely and skillfully operate heavy and light power driven equipment, both gas and diesel, involved in street, water distribution, and wastewater collection systems maintenance and construction, including safely digging around buried utilities.
- Perform servicing and minor repairs on equipment.
- Make minor field adjustments to assigned equipment.
- Attach auxiliary pieces of equipment to power driven equipment.
- Assess material and equipment needed for assigned jobs.

CITY OF ANTIOCH
EQUIPMENT OPERATOR (CONTINUED)

- Perform a variety of semi-skilled and skilled maintenance, repair, and construction tasks.
- Safely and skillfully operate hand and power tools involved in maintenance, repair, and construction.
- Load and haul debris.
- Recognize potentially hazardous conditions on the job site or with the equipment.
- Exercise sound independent judgment within established guidelines.
- Read blueprints, sketches, and construction drawings; read grade stakes.
- Work independently or in a crew situation, as assigned.
- Take coaching, instruction, and feedback with a cooperative and positive attitude.
- Train others in the safe and efficient operation of equipment.
- Ensure adherence to safe work practices and procedures.
- Minimize public and employee safety hazards by conforming to required codes.
- Perform a variety of tasks and heavy manual labor for extended periods of time and in unfavorable weather conditions.
- Maintain records including time, material, and equipment use records.
- Understand and carry out oral and written instructions.
- Communicate clearly and concisely, both orally and in writing.
- Establish and maintain cooperative working relationships with those contacted in the course of work, including the ability to interact effectively and courteously with the public, coworkers, and vendors.

Education and Experience Guidelines – *Any combination of education and experience that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:*

Education/Training:

Equivalent to completion of the twelfth grade supplemented by specialized training in equipment operation.

Experience:

Two years of journey-level experience performing increasingly responsible maintenance and construction work comparable to a Street Maintenance Worker II, Water Distribution Operator II, or Collection Systems Worker II with the City of Antioch.

License or Certificate:

Possession of a Class A driver's license with Tanker and Air Break endorsements.

Possession of a Traffic Control Certificate.

PHYSICAL DEMANDS AND WORKING ENVIRONMENT

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

Environment: Work is performed primarily in an outdoor field environment; travel from site to site; exposure to noise, dust, grease, smoke, fumes, noxious odors, gases, and all types of weather and temperature conditions; exposure to hazardous traffic conditions; work and/or walk on various types of surfaces including slippery or uneven surfaces and rough terrain; work at heights; incumbents may be required to work extended hours including evenings and weekends.

Physical: Primary functions require sufficient physical ability and mobility to work in a field environment; to walk, stand, and sit for prolonged periods of time; to frequently stoop, bend, kneel, crouch, crawl, climb, reach, twist, grasp, and make repetitive hand movement in the performance of daily duties; to lift, carry, push, and/or pull moderate to heavy amounts of weight; to operate assigned equipment and vehicles; and to verbally communicate to exchange information.

FLSA: Non-Exempt

August 1988

Revised: February 2014; May 2015

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

WATER DISTRIBUTION SUPERVISOR

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

SUMMARY DESCRIPTION

Under direction, supervises, assigns, reviews, and participates in the work of staff responsible for the installation, maintenance, and repair of the water distribution system and non-potable water system; oversees warehouse operations and staff; ensures work quality and adherence to established policies and procedures; coordinates assigned activities with other divisions, contractors, and outside agencies; oversees projects and inspects projects for contract compliance; maintains appropriate work records including time cards and work orders; serves as technical resource for assigned work crews, and performs the more technical and complex tasks relative to assigned area of responsibility.

REPRESENTATIVE DUTIES

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

1. Plan, prioritize, assign, supervise, review, and participate in the work of staff responsible for the construction, maintenance, and repair of potable and non-potable water distribution systems, as well as related facilities; ensure distribution system is in compliance with state, federal, and local regulations.
2. Establish schedules and methods for providing water distribution services; identify resource needs; review needs with appropriate management staff; allocate resources accordingly.
3. Participate in the development of goals and objectives as well as policies and procedures; make recommendations for changes and improvements to existing standards, policies, and procedures; participate in the implementation of approved policies and procedures; monitor work activities to ensure compliance with established policies and procedures.
4. Participate in the selection of assigned maintenance staff; provide or coordinate staff training; work with employees to correct deficiencies; implement discipline procedures.
5. Participate in the preparation and administration of assigned program budget; submit budget recommendations; monitor expenditures.
6. Perform the more technical and complex tasks of the work unit including reading and interpreting complex construction plans and specifications.
7. Oversee the installation, repair and maintenance of water mains and lines, water service connections, meters, boxes and leaks in water lines.
8. Inspect and evaluate work in progress and upon completion to assure that repairs, maintenance, and project activities are performed in accordance with City regulations, policies, and operating procedures and practices; identify problem areas and directs remedial action.

CITY OF ANTIOCH
WATER DISTRIBUTION SUPERVISOR (CONTINUED)

9. Participate in CIP projects related to assigned area of responsibility; ensure work is completed on time, meets specifications, and is within budget constraints.
10. Respond to contractors for construction shut downs of the distribution system; coordinate systems shut downs to ensure limited interruptions.
11. Meet with contractors and engineering staff to discuss existing distribution system and future construction and installation; oversee and review the work of contractors that are performing construction and repair activities related to the distribution system.
12. Oversee and supervise the operation and efficiency of warehouse operations and staff.
13. Prepare or review and maintain a wide variety of written reports and records including time sheets, work orders, and maintenance requests; input information into a computer system; prepare statistical and/or analytical reports on operations and activities as necessary.
14. Respond to and resolve difficult and sensitive citizen inquiries and complaints in an efficient and timely manner; respond to emergency situations as necessary.
15. Coordinate assigned maintenance activities with those of other divisions and outside agencies and organizations.
16. Attend and participates in professional group meetings, maintain awareness of new trends and developments in the field of water distribution; incorporate new developments as appropriate into programs.
17. Perform related duties as required.

QUALIFICATIONS

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

Knowledge of:

- Operations, services, and activities of water distribution systems.
- Advanced practices, techniques and materials used in maintenance, construction and repair of water systems, as well as related facilities.
- Principles and practices of cross-connection control.
- Modern warehousing systems and procedures, including methods of proper and orderly storage, issuances and receipt of materials, stock inventory procedures and space use for maximum utilization.
- Principles and practices of project design, cost estimating, and management.
- Operational characteristics of specialized construction and maintenance tools and equipment.
- Principles of supervision, training, and performance evaluation.
- Basic principles and practices of municipal budget preparation and administration.
- Principles and procedures of record keeping.
- Principles of business letter writing and basic report preparation.
- Occupational hazards and standard safety procedures.
- Office procedures, methods, and equipment including computers and applicable software applications such as word processing, spreadsheets, and databases.
- Pertinent federal, state, and local laws, codes, and regulations.

CITY OF ANTIOCH
WATER DISTRIBUTION SUPERVISOR (CONTINUED)

Ability to:

- Coordinate and direct water distribution and warehouse operation programs.
- Supervise, organize, and review the work of assigned staff involved in the maintenance and repair of water distribution systems as well as warehouse operations.
- Select, train, and evaluate staff.
- Recommend and implement goals, objectives, policies and procedures for providing water distribution programs.
- Understand the organization and operation of the City and of outside agencies as necessary to assume assigned responsibilities.
- Understand, interpret, and apply general and specific administrative and departmental policies and procedures as well as applicable federal, state, and local policies, laws, and regulations.
- Prepare clear and concise reports.
- Participate in the preparation and administration of assigned budgets.
- Analyze a complex issue and develop and implement an appropriate response.
- Analyze and evaluate new and existing service delivery methods and standard operating procedures.
- Oversee and perform maintenance, repair and installation of the City's water distribution infrastructure.
- Drive and operate trucks and construction equipment.
- Observe safety principles and work in a safe manner; minimize public and employee safety hazards by conforming to required codes.
- Take coaching, instruction, and feedback with a cooperative and positive attitude.
- Operate office equipment including computers and supporting word processing, spreadsheet, and database applications; successfully operate various software programs as required using computers or other types of hand held devices
- Safely and effectively operate a variety of maintenance and construction equipment, tools and materials.
- Plan and organize work to meet changing priorities and deadlines.
- Effectively represent the City to outside individuals and agencies to accomplish the goals and objectives of the unit.
- Respond tactfully, clearly, concisely, and appropriately to inquiries from the public, City staff, or other agencies on sensitive issues in area of responsibility.
- Communicate clearly and concisely, both orally and in writing.
- Establish and maintain cooperative working relationships with those contacted in the course of work, including the ability to interact effectively and courteously with the public, coworkers, and vendors.
- Work with GIS mapping system and input finished work orders into the maintenance management system.

Education and Experience Guidelines ~~—Any combination of education and experience that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:~~

Education/Training:

Equivalent to the completion of the twelfth grade supplemented by college level course work in engineering, environmental science, or a related field.

Experience:

Five years of experience in construction, maintenance, and repair of water distribution systems including one year of lead supervisory responsibility.

License or Certificate:

Possession of an appropriate, valid driver's license.

Possession of a Grade III Water Distribution Operator certificate issued by the State of California Department of Public Health. Possession of a Grade IV Water Distribution Operator certificate issued by the State of California Department of Health Services is required within two (2) years of appointment.

Possession of a Cross-Connection Control Specialist certificate issued by the American Water Works Association is required within two (2) years of appointment.

Possession of a Backflow Prevention Devices Tester certificate is desirable.

PHYSICAL DEMANDS AND WORKING ENVIRONMENT

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

Environment: Standard office setting and outdoor field environment; travel from site to site; exposure to noise, dust, grease, smoke, fumes, noxious odors, gases, mechanical and electrical hazards, and all types of weather and temperature conditions; work in or around water; exposure to hazardous traffic conditions; work and/or walk on various types of surfaces including slippery or uneven surfaces and rough terrain; work at heights; incumbents may be required to respond to emergency and public calls after hours including evenings and weekends.

Physical: Primary functions require sufficient physical ability and mobility to work in an office setting and in a field environment; to walk, stand, and sit for prolonged periods of time; to frequently stoop, bend, kneel, crouch, crawl, climb, reach, twist, grasp, and make repetitive hand movement in the performance of daily duties; to climb unusual heights on ladders; to lift, carry, push, and/or pull moderate to heavy amounts of weight; to operate assigned equipment and vehicles; and to verbally communicate to exchange information.

FLSA: Exempt

Revised: September 2013; May 2015

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



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of May 12, 2015

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Alexis Morris, Associate Planner *AM*

APPROVED BY: Mitch Oshinsky, Interim Community Development Director *MO*

SUBJECT: Resolution Adopting the Measure J Growth Management Program Compliance Checklist for Reporting Calendar Years 2012 and 2013 for the Sales Tax/Transportation Initiative

RECOMMENDED ACTION

It is recommended that the City Council adopt the attached resolution finding the City of Antioch in compliance with the Growth Management requirements of Measure "J".

STRATEGIC PURPOSE

This action addresses Citywide Strategic Plan Long Term Goal N: Achieve and maintain financial stability and transparency. Complying with the requirements of the Growth Management Program for Measure "J" is required in order for the City to receive its share of local street maintenance and improvement funds.

FISCAL IMPACT

The City's portion of Measure "J" local street maintenance and improvement funds for FY 2013-14 is estimated at \$1,075,766. The allocation for FY 2014-15 is projected to be \$1,123,252.

DISCUSSION

The Growth Management Program for Measure "J" requires local jurisdictions to verify compliance with the program by preparing a biennial checklist and submitting it to the Contra Costa Transportation Authority (CCTA). In order to be eligible for receipt of Local Street Maintenance and Improvement (LSM) Funds for fiscal years 2013-2014 and 2014-2015, the Council will need to approve the attached checklist and submit it to CCTA by June 30, 2015.

Exhibit A to the resolution is the final Measure "J" checklist, which covered the reporting period from January 1, 2012 through December 31, 2013. The attachment included with the CCTA's checklist provides detailed explanations of the City's compliance with the requirements of Measure "J". The City is meeting all of the applicable program requirements and is actively participating in the Measure J Implementation Program.

ATTACHMENT

A. Resolution

RESOLUTION NO. 2015/**

RESOLUTION ADOPTING THE GROWTH MANAGEMENT COMPLIANCE CHECKLIST FOR REPORTING CALENDAR YEARS 2012 AND 2013 FOR THE SALES TAX/TRANSPORTATION INITIATIVE (MEASURE "J")

WHEREAS, Measure "J" (Ordinance 04-02) requires that every city in Contra Costa County develop a Growth Management Program in order to participate and comply with its requirements; and

WHEREAS, on November 2, 2004, the voters of Contra Costa County adopted the Measure "J" Contra Costa Transportation Sales Tax Expenditure Plan; and

WHEREAS, Measure "J" commenced on April 1, 2009; and

WHEREAS, Measure "J" includes a half-cent transportation and retail transactions use tax intended to address transportation issues within Contra Costa County; and

WHEREAS, Measure "J" grants the Contra Costa Transportation Authority (CCTA) the ability to determine compliance with the Growth Management Plan; and

WHEREAS, the CCTA has approved a Compliance Checklist to determine whether the Growth Management requirements of Measure "C" and Measure "J" are being met; and

WHEREAS, the City Council of the City of Antioch has reviewed the attached (Exhibit A) completed checklist and documentation incorporated herein by reference.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Antioch does hereby adopt the completed Growth Management Compliance Checklist for reporting calendar years 2012 and 2013, along with the attached documentation, incorporated herein by reference.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting held thereof on the 12th day of May 2015 by the following vote:

AYES:

NOES:

ABSENT:

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

EXHIBIT A

Measure J Growth Management Program

Compliance Checklist

Reporting Jurisdiction: **City of Antioch**
For Fiscal Years 2013-14 and 2014-15
Reporting Period: Calendar Years 2012 & 2013

1. Action Plans	YES	NO	N/A
a. Is the jurisdiction implementing the actions called for in the applicable Action Plan for all designated Routes of Regional Significance within the jurisdiction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Has the jurisdiction implemented the following procedures as outlined in the <i>Implementation Guide</i> and the applicable Action Plan for Routes of Regional Significance?			
i. Circulation of environmental documents,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Analysis of the impacts of proposed General Plan amendments and recommendation of changes to Action Plans, and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Conditioning the approval of projects consistent with Action Plan policies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Has the jurisdiction followed the procedures for Regional Transportation Planning Committee (RTPC) review of General Plan Amendments as called for in the <i>Implementation Guide</i> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Transportation Mitigation Program	YES	NO	
a. Has the jurisdiction adopted and implemented a local development mitigation program to ensure that new development pays its fair share of the impact mitigation costs associated with that development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Measure J GMP Checklist — Checklist

Reporting Jurisdiction: City of Antioch

For Fiscal Years 2013-14 and 2014-15

Reporting Period: Calendar Years 2012 & 2013

2. Transportation Mitigation Program	YES	NO
b. Has the jurisdiction adopted and implemented the regional transportation mitigation program, developed and adopted by the applicable Regional Transportation Planning Committee, including any regional traffic mitigation fees, assessments, or other mitigation as appropriate?	■	□
3. Housing Options and Job Opportunities	YES	NO
a. Has the jurisdiction prepared and submitted a report to the Authority demonstrating reasonable progress in providing housing opportunities for all income levels under its Housing Element? The report can demonstrate progress by: <ul style="list-style-type: none"> (1) comparing the number of housing units approved, constructed or occupied within the jurisdiction over the preceding five years with the number of units needed on average each year to meet the housing objectives established in its Housing Element; or (2) illustrating how the jurisdiction has adequately planned to meet the existing and projected housing needs through the adoption of land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development; or (3) illustrating how its General Plan and zoning regulations facilitate improvement or development of sufficient housing to meet the Element's objectives. 	■	□
b. Does the jurisdiction's General Plan—or other adopted policy document or report—consider the impacts that its land use and development policies have on the local, regional and countywide transportation system, including the level of transportation capacity that can reasonably be provided?	■	□
c. Has the jurisdiction incorporated policies and standards into its development approval process that support transit, bicycle and pedestrian access in new developments?	■	□

Measure J GMP Checklist — Checklist

Reporting Jurisdiction: City of Antioch

For Fiscal Years 2013-14 and 2014-15

Reporting Period: Calendar Years 2012 & 2013

4. Traffic Impact Studies	YES	NO	N/A
a. Using the Authority's <i>Technical Procedures</i> , have traffic impact studies been conducted as part of development review for all projects estimated to generate more than 100 net new peak-hour vehicle trips? (Note: Lower traffic generation thresholds established through the RTPC's Action Plan may apply).	■	<input type="checkbox"/>	<input type="checkbox"/>
b. If the answer to 4.a. above is "yes", did the local jurisdiction notify affected parties and circulate the traffic impact study during the environmental review process?	■	<input type="checkbox"/>	<input type="checkbox"/>
5. Participation in Cooperative, Multi-Jurisdictional Planning	YES	NO	
a. During the reporting period, has the jurisdiction's Council/Board representative regularly participated in meetings of the appropriate RTPC, and have the jurisdiction's local representatives to the RTPC regularly reported on the activities of the Regional Committee to the jurisdiction's council or board? (Note: Each RTPC should have a policy that defines what constitutes regular attendance of Council/Board members at RTPC meetings.)	■	<input type="checkbox"/>	
b. Has the local jurisdiction worked with the RTPC to develop and implement the Action Plans, including identification of Routes of Regional Significance, establishing Multimodal Transportation Service Objectives (MTSOs) for those routes, and defining actions for achieving the MTSOs?	■	<input type="checkbox"/>	
c. Has the local jurisdiction applied the Authority's travel demand model and <i>Technical Procedures</i> to the analysis of General Plan Amendments (GPAs) and developments exceeding specified thresholds for their effect on the regional transportation system, including on Action Plan MTSOs?	■	<input type="checkbox"/>	

Measure J GMP Checklist — Checklist

Reporting Jurisdiction: City of Antioch

For Fiscal Years 2013-14 and 2014-15

Reporting Period: Calendar Years 2012 & 2013

5. Participation in Cooperative, Multi-Jurisdictional Planning	YES	NO
d. As needed, has the jurisdiction made available, as input into the countywide transportation computer model, data on proposed improvements to the jurisdiction's transportation system, including roadways, pedestrian circulation, bikeways and trails; planned and improved development within the jurisdiction; and traffic patterns?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Five-Year Capital Improvement Program	YES	NO
Does the jurisdiction have an adopted five-year capital improvement program (CIP) that includes approved projects and an analysis of project costs as well as a financial plan for providing the improvements? (The transportation component of the plan must be forwarded to the Authority for incorporation into the Authority's database of transportation projects)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Transportation Systems Management Program	YES	NO
Has the jurisdiction adopted a transportation systems management ordinance or resolution that incorporates required policies consistent with the updated model ordinance prepared by the Authority for use by local agencies or qualified for adoption of alternative mitigation measures because it has a small employment base?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Maintenance of Effort (MoE)	YES	NO
Has the jurisdiction met the MoE requirements of Measure J as stated in Section 6 of the Contra Costa Transportation Improvement and Growth Management Ordinance (as amended)? (See the Checklist Instructions for a listing of MoE requirements by local jurisdiction.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Measure J GMP Checklist — Checklist

Reporting Jurisdiction: City of Antioch

For Fiscal Years 2013-14 and 2014-15

Reporting Period: Calendar Years 2012 & 2013

9. Posting of Signs	YES	NO	N/A
Has the jurisdiction posted signs meeting Authority specifications for all projects exceeding \$250,000 that are funded, in whole or in part, with Measure C or Measure J funds?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Adoption of the Measure J Growth Management Element	YES	NO	N/A
Has the local jurisdiction adopted a final GME for its General Plan that substantially complies with the intent of the Authority’s adopted Measure J Model GME?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Adoption of a Voter-Approved Urban Limit Line	YES	NO	N/A
a. Has the local jurisdiction adopted and continually complied with an applicable voter-approved Urban Limit Line as outlined in the Authority’s annual ULL Policy Advisory Letter?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. If the jurisdiction has modified its voter-approved ULL or approved a major subdivision or General Plan Amendment outside the ULL, has the jurisdiction made a finding of consistency with the Measure J provisions on ULLs and criteria in the ULL Policy Advisory Letter after holding a noticed public hearing and making the proposed finding publically available?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Other Considerations	YES	NO	N/A
If the jurisdiction believes that the requirements of Measure J have been satisfied in a way not indicated on this checklist, has an explanation been attached below?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Measure J GMP Checklist — Checklist

Reporting Jurisdiction: City of Antioch

For Fiscal Years 2013-14 and 2014-15

Reporting Period: Calendar Years 2012 & 2013

13. Review and Approval of Checklist

This checklist was prepared by:

Signature

Date

Name & Title (print)

Phone

Email

The council/board of the City of Antioch _____ has reviewed the completed checklist and found that the policies and programs of the jurisdiction as reported herein conform to the requirements for compliance with the Contra Costa Transportation Improvement and Growth Management Program.

Certified Signature (Mayor or Chair)

Date

Name & Title (print)

Attest Signature (City/Town/County
Clerk)

Date

Name (print)

Compliance Checklist Attachments

Reporting Jurisdiction: City of Antioch
For Fiscal Years 2013-14 and 2014-15
Reporting Period: Calendar Years 2012 & 2013

Supplementary Information (Required)

1. Action Plans

- a. *Please summarize steps taken during the reporting period to implement the actions, programs, and measures called for in the applicable Action Plans for Routes of Regional Significance.*

Action 4:
Wilbur Avenue Bridge (BNSF grade separation widening)
Traffic Signals: Delta Fair Blvd & Belle Dr, Delta Fair Blvd & School St, Costco Way & Auto Center Dr
Delta Fair Blvd roadway rehabilitation

Action 11:
Concrete repair and new curb ramps yearly program

Action 14:
Putnam St/Contra Loma Blvd road overlay
Pavement Management System (PCI rating)
Pavement Preventative Maintenance (Patch paving and Rubberized Cape Seal)
Deer Valley Rd/Davison Dr roadway rehabilitation

- b. *Attach, list and briefly describe any General Plan Amendments that were approved during the reporting period. Please specify which amendments affected ability to meet the standards in the Growth Management Element and/or affected ability to implement Action Plan policies or meet Traffic Service Objectives. Indicate if amendments were forwarded to the jurisdiction's RTPC for review, and describe the results of that review relative to Action Plan implementation.*

No General Plan amendments were made during calendar years 2012 and 2013.

Provide a summary list of projects approved during the reporting period and the conditions required for consistency with the Action Plan.

No projects with impacts to routes of regional significance were approved during

Compliance Checklist Attachments

Reporting Jurisdiction: City of Antioch
For Fiscal Years 2013-14 and 2014-15
Reporting Period: Calendar Years 2012 & 2013

calendar years 2012 and 2013. The City approved an annexation and pre-zoning of formerly unincorporated areas around Wilbur Ave. and Viera Ave. However, no development projects requiring conditions relating to consistency with the Action Plan were associated with the annexation.

2. Transportation Mitigation Program

a. *Describe progress on implementation of the regional transportation mitigation program.*

b. Antioch is a member of the ECCRFFA. East County's regional traffic mitigation program was originally adopted in 1995. During the 2012 and 2013 reporting periods the following regional traffic mitigation fees were levied on single family homes: On January 1, 2012 the regional traffic fee was \$18,673 per single family unit with a 50% rebate reducing the fee to \$9,337. On January 1, 2013 the fee was increased to \$18,972 per single family unit with a 50% rebate reducing the fee to \$9,486. Corresponding fees were also levied on other uses, including multiple family residential uses and employment uses.

In 2012, the City of Antioch collected \$2,249,167 in regional traffic mitigation fees. In 2013, the City of Antioch collected \$2,637,978. The most notable projects these funds have been used for are the widening of State Route 4 and the construction of the State Route 4 Bypass.

3. Housing Options and Job Opportunities

a. *Please attach a report demonstrating reasonable progress in providing housing opportunities for all income levels.*

The annual Housing Element progress reports for 2012 and 2013 are attached.

Compliance Checklist Attachments

Reporting Jurisdiction: City of Antioch

For Fiscal Years 2013-14 and 2014-15

Reporting Period: Calendar Years 2012 & 2013

- c. *Please attach the jurisdiction's adopted policies and standards that ensure consideration of and support for walking, bicycling, and transit access during the review of proposed development.*

4. Traffic Impact Studies

Please list all traffic impact studies that have been conducted as part of the development review of any project that generated more than 100 net new peak hour vehicle trips. (Note: Lower traffic generation thresholds established through the RTPC's Action Plan may apply). Note whether the study was consistent with the Authority's Technical Procedures and whether notification and circulation was undertaken during the environmental review process.

No traffic impact studies were conducted as part of the development review of any project during calendar years 2012 and 2013.

5. Participation in Cooperative, Multi-Jurisdictional Planning

No attachments necessary.

6. Five-Year Capital Improvement Program

Please attach the transportation component of the most recent CIP version, if the Authority does not already have it. Otherwise, list the resolution number and date of adoption of the most recent five-year CIP.

Attached. Resolution No. 2014/52 adopted on 6/10/14.

7. Transportation Systems Management Program

Please attach a copy of the jurisdiction's TSM ordinance, or list the date of ordinance or resolution adoption and its number.

Ordinance no. 932-C-5, adopted on December 12, 1997.

Compliance Checklist Attachments

Reporting Jurisdiction: City of Antioch
For Fiscal Years 2013-14 and 2014-15
Reporting Period: Calendar Years 2012 & 2013

8. Maintenance of Effort (MoE)

Please indicate the jurisdiction's MoE requirement and MoE expenditures for the past two fiscal years (FY 2009-10 and FY 2010-11). See the Instructions to identify the MoE requirements.

MOE requirement: \$1,159,076
FY 2012-13 MOE expenditures: \$1,875,321
FY 2013-14 MOE expenditures: \$2,222,861

9. Posting of Signs

Provide a list of all projects exceeding \$250,000 within the jurisdiction, noting which ones are or were signed according to Authority specifications.

Wilbur Avenue Bridge (BNSF grade separation widening)

10. Adoption of the Measure J Growth Management Element

Please attach the adopted Final Measure J Growth Management Element to the local jurisdiction's General Plan.

11. Adoption of a voter-approved Urban Limit Line

The local jurisdiction's adopted ULL is on file at the Authority offices. Please specify any actions that were taken during the reporting period with regard to changes or modifications to the voter-approved ULL, which should include a resolution making a finding of consistency with Measure J and a copy of the related public hearing notice.

The City of Antioch has read and understood the Annual Urban Limit Line Policy Advisory Letter issued by CCTA and the City has adopted and continuously complied with the voter-approved ULL as part of its General Plan. There were no changes or modifications to the voter-approved ULL within this reporting period.

Compliance Checklist Attachments

Reporting Jurisdiction: City of Antioch
For Fiscal Years 2013-14 and 2014-15
Reporting Period: Calendar Years 2012 & 2013

12. Other Considerations

Please specify any alternative methods of achieving compliance for any components for the Measure J Growth Management Program.

N/A

Measure J GMP Checklist

For Fiscal Years 2013-14 and 2014-15

Reporting Period: Calendar Years 2012 & 2013

Checklist of Attachments

The following list summarizes all the attachments that must accompany the checklist:

- 1.a. Detailed information on implementation steps taken during the reporting period.
 1. Excerpt from City of Antioch 5 Year Capital Improvement Program (CIP) 2012-2017
 2. Excerpt from CIP 2013-2018.

- 1.b.ii. Any GPAs approved during the reporting period. If an RTPC review was requested, include a description of the process undertaken.
 1. No attachment required.

- 1.b.iii. A summary of projects approved during the reporting period and the conditions required for consistency with the Action Plan.
 1. No attachment required.

- 1.c. Any GPAs approved during the reporting period should be listed in the attachments, noting those requiring RTPC review.
 1. No attachment required.

- 3.a. The jurisdiction's Housing Element implementation progress report, which includes (1), (2), or (3) listed above.
 1. City of Antioch Annual Housing Element Progress Report (2012)
 2. City of Antioch Annual Housing Element Progress Report (2013)
 3. HCD City of Antioch 2015-2023 Housing Element letter, dated February 20, 2015
 4. Housing Element Housing Policy Program

- 3.c. Locally adopted policies and standards that ensure consideration of and support for walking, bicycling and transit access during the review of proposed development.
 1. City of Antioch Municipal Code section 9-5.1707-Bicycle Parking
 2. City of Antioch General Plan Circulation Element
 3. City of Antioch Citywide Design Guidelines Excerpts
 - a. Commercial Design Guidelines
 - b. Business Park Design Guidelines
 - c. Mixed Use Design Guidelines
 - d. Residential Design Guidelines
 - e. Streetscape Design Guidelines
 - f. Sustainability

- 4.a. A summary list of all projects during the reporting period that exceeded the applicable threshold, noting whether a traffic study was prepared consistent with the Authority's *Technical Procedures*. Note whether notification and circulation was undertaken for each project on the attached list for 4.a.
 1. No attachment required.

6. The transportation component of the most recent CIP version, if the Authority does not already have it.
 1. Excerpt from CIP 2014-2018
 2. Resolution No. 2014/52 adopted on 6/10/14.

7. A copy of the TSM ordinance or resolution.
 1. Ordinance No. 932-C-5 adopted on 12/12/1997.

8. The MoE requirement as listed above, and report the non-LSM expenditures on local streets and roads for each fiscal year in the reporting period.
 1. No attachment required.

9. A list of all projects exceeding \$250,000 within the jurisdictions, noting which ones are or were signed according to Authority specifications.

1. No attachment required.

10. The jurisdiction's updated GME. This can be a draft if the update has not yet been adopted – note if this is the case along with the expected timeline for review and adoption.

1. City of Antioch General Plan Growth Management Element
2. Resolution 2009/20-Approval of Amendments to the Growth Management Element to Comply with Measure J. Adopted 5/17/2009.

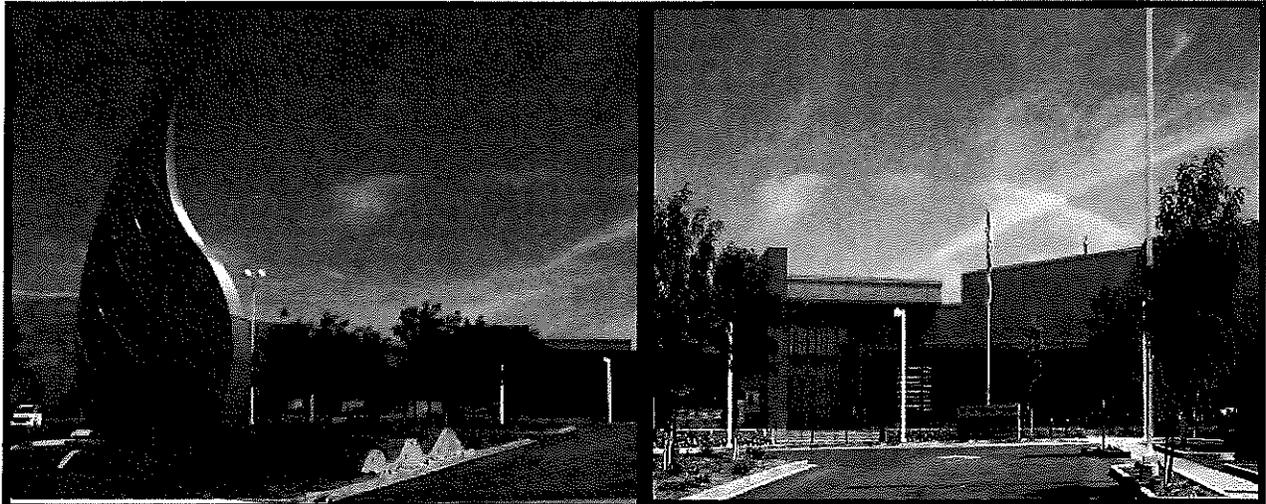
11. The resolution making the finding of consistency and a copy of the public hearing notice.

1. No attachment required.

CITY OF ANTIOCH

5 YEAR CAPITAL IMPROVEMENT

PROGRAM 2012—2017



DRAFT MAY 16, 2012

Roadway Improvements

\$ in thousands

Project No	Project Title	Source of Funding	Prior FY	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17
<input type="checkbox"/> 7334	Wilbur Avenue Bridge	Prop 1B	\$0	\$0	\$103	\$0	\$0	\$0
		Gas Tax	\$80	\$0	\$0	\$0	\$0	\$0
		Measure J	\$235	\$700	\$700	\$0	\$0	\$0
		HBRR Grant	\$1,815	\$5,400	\$5,400	\$0	\$0	\$0
Project Status: Right of Way process			\$2,130	\$6,100	\$6,203	\$0	\$0	\$0
<input type="checkbox"/> 7358	Sidewalk Repair Program	Gas Tax	\$0	\$50	\$50	\$50	\$50	\$50
		Sewer Fund	\$80	\$70	\$70	\$70	\$70	\$70
		CDBG Fund	\$50	\$0	\$0	\$0	\$0	\$0
		Water Fund	\$83	\$100	\$100	\$100	\$100	\$100
Project Status: Ongoing Program			\$213	\$220	\$220	\$220	\$220	\$220
<input type="checkbox"/> 7359	Pavement Management System Program	Gas Tax Fund		\$25	\$25	\$25	\$25	\$25
Project Status: Ongoing Program				\$25	\$25	\$25	\$25	\$25
<input type="checkbox"/> 7360	Pavement Preventative Maintenance Program	Gas Tax	\$0	\$200	\$200	\$200	\$200	\$200
Project Status:			\$0	\$200	\$200	\$200	\$200	\$200
<input type="checkbox"/> 7746	CDBG Downtown Roadway Rehabilitation Program	CDBG Fund	\$0	\$200	\$200	\$200	\$200	\$200
Project Status: Ongoing			\$0	\$200	\$200	\$200	\$200	\$200
<input type="checkbox"/> 7749	Longview Road Pavement Rehab	Gas Tax Fund	\$0	\$0	\$0	\$50	\$650	\$0
Project Status: Not Initiated			\$0	\$0	\$0	\$50	\$650	\$0
<input type="checkbox"/> 7751	Lone Tree Way Pavement Overlay	Measure J	\$0	\$0	\$50	\$1,320	\$0	
Project Status: Not Initiated			\$0	\$0	\$50	\$1,320	\$0	

= New Project

Roadway Improvements

\$ in thousands

Project No	Project Title	Source of Funding	Prior FY	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17
<input type="checkbox"/>	7908	AD 26 & 27 Close Out Projects, Phase C						
		Lone Tree Way AD 27/31	\$100	\$700	\$0	\$0	\$0	\$0
	<i>Project Status:</i>	Planning/Design Stage	\$100	\$700	\$0	\$0	\$0	\$0
<input type="checkbox"/>	7910	Cavallo Road Pavement Rehabilitation						
		Gas Tax Fund	\$0	\$0	\$50	\$810	\$0	\$0
	<i>Project Status:</i>	Not Initiated	\$0	\$0	\$50	\$810	\$0	\$0
<input checked="" type="checkbox"/>	7911	Country Hills Drive Pavement Rehabilitation						
		Gas Tax	\$0	\$150	\$980	\$0	\$0	\$0
	<i>Project Status:</i>	Planning/Design Stage	\$0	\$150	\$980	\$0	\$0	\$0
<input checked="" type="checkbox"/>	7912	Golf Course Road Pavement Rehabilitation						
		Gas Tax	\$0	\$0	\$0	\$0	\$0	\$750
	<i>Project Status:</i>	Not Initiated	\$0	\$0	\$0	\$0	\$0	\$750
<input checked="" type="checkbox"/>	7913	Deer Valley Road/Davison Pavement Rehabilitation						
		Gas Tax	\$0	\$550	\$0	\$0	\$0	\$0
		Prop IB Grant	\$0	\$1,450	\$0	\$0	\$0	\$0
	<i>Project Status:</i>	Planning/Design Stage	\$0	\$2,000	\$0	\$0	\$0	\$0
<input checked="" type="checkbox"/>	7914	Garrow Drive Pavement Rehabilitation						
		Gas Tax	\$0	\$50	\$530	\$0	\$0	\$0
	<i>Project Status:</i>	Not Initiated	\$0	\$50	\$530	\$0	\$0	\$0
<input checked="" type="checkbox"/>	7915	2nd Street Pavement Rehabilitation						
		Gas Tax	\$0	\$0	\$410	\$0	\$0	\$0
	<i>Project Status:</i>	Not Initiated	\$0	\$0	\$410	\$0	\$0	\$0
<input checked="" type="checkbox"/>	7917	"G" Street Pavement Rehabilitation						
		Gas Tax	\$0	\$0	\$0	\$685	\$0	\$0
	<i>Project Status:</i>	Not Initiated	\$0	\$0	\$0	\$685	\$0	\$0
<input type="checkbox"/>	7920	Hillcrest Avenue Median Landscape						
		Measure J	\$0	\$0	\$0	\$0	\$0	\$400
	<i>Project Status:</i>	Not Initiated	\$0	\$0	\$0	\$0	\$0	\$400
<i>Total Roadway Improvements</i>			\$2,443	\$9,645	\$8,868	\$3,510	\$1,295	\$1,795

= New Project

Traffic Signals

\$ in thousands

<i>Project No</i>	<i>Project Title</i>	<i>Source of Funding</i>	<i>Prior FY</i>	<i>FY 12/13</i>	<i>FY 13/14</i>	<i>FY 14/15</i>	<i>FY 15/16</i>	<i>FY 16/17</i>
<input type="checkbox"/> 7447	<i>New Traffic Signals</i>							
		Traffic Signal Fund	\$20	\$440	\$250	\$250	\$250	\$250
<i>Project Status:</i> Planning/Design Stage			\$20	\$440	\$250	\$250	\$250	\$250
<i>Total</i>	Traffic Signals		\$20	\$440	\$250	\$250	\$250	\$250

= *New Project*

Project Title: Wilbur Avenue Bridge

Project No: 7334

Location: Wilbur Avenue east of Minaker Drive over the BNSF railroad tracks

Lead Department : Public Works

Project Description: The project consists of constructing a parallel new bridge north of the existing bridge, seismically retrofit the existing overhead structure, constructing roadway approach east of the bridge and replacing the existing bridge barrier railings.

Justification: The existing two-lane structure and barrier railings do not meet the City and State standards and are in need of retrofitting for seismic stability. The project will improve traffic circulation and traffic safety on Wilbur Avenue.

Est Completion: July 2015

Project Cost Estimate: \$15,720,000

The above project cost estimate includes construction, design, preliminary planning, project administration and construction management and inspection.

Annual Operating/Maintenance Costs: \$5,100 per lane mile per year

Maintenance work includes erosion repair, crack seal, sweeping, striping and pavement preventative maintenance

Source of Funding	Project Funding					
	Prior FY	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17
Prop 1B	\$0	\$0	\$103	\$0	\$0	\$0
Measure J	\$235	\$700	\$700	\$0	\$0	\$0
HBRR Grant	\$1,815	\$5,400	\$5,400	\$0	\$0	\$0
Gas Tax	\$80	\$0	\$0	\$0	\$0	\$0
	\$2,130	\$6,100	\$6,203	\$0	\$0	\$0

Comments: Design is 95% complete, staff is working with BNSF on the right of way maintenance agreement and utility relocations. Construction is expected to begin in September of 2012.

* Estimate includes prior years' expenditures

III - 2

Project No: 7334

Wilbur Avenue Bridge

Project Title: Sidewalk Repair Program

Project No: 7358

Location: Citywide

Lead Department : Public Works

Project Description: The program contracts with a concrete contractor to remove and replace sidewalks that have been damaged or raised due to tree roots or due to utility services repair work. The program installs new handicap ramps to bring the city in compliance with ADA .

Justification: Problems arising from age and landscape impacts has caused sections of curbs and sidewalks to uplift creating a pedestrian hazard. The program helps reduce the number of claims against the city due to sidewalk problems.

Est Completion: On-going Program

Project Cost Estimate:

The above project cost estimate includes construction, design, preliminary planning, project administration and construction management and inspection.

Annual Operating/Maintenance Costs: \$220,000/year including contract administration

Source of Funding	Project Funding					
	Prior FY	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17
Sewer Fund	\$80	\$70	\$70	\$70	\$70	\$70
Water Fund	\$83	\$100	\$100	\$100	\$170	\$100
CDBG Fund	\$50	\$0	\$0	\$0	\$170	\$0
Gas Tax	\$0	\$50	\$50	\$50	\$220	\$50
	\$213	\$220	\$220	\$220	\$220	\$220

Comments: Funds are allocated to the program from the appropriate sources in addition to the property owner's contributions to the cost of repair.

* Estimate includes prior years' expenditures

Project Title: Pavement Management System Program

Project No: 7359

Location: Citywide

Lead Department : Public Works

Project Description: The Pavement Management System program evaluates all the streets based on the pavement conditions and recommends pavement repair options.

Justification: A Pavement Management Plan is required as a condition of Measure "J" funding for streets.

Est Completion: On-going Program

Project Cost Estimate:

The above project cost estimate includes construction, design, preliminary planning, project administration and construction management and inspection.

Annual Operating/Maintenance Costs:

Source of Funding	Project Funding (\$ in thousands)					
	Prior FY	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17
Gas Tax Fund		\$25	\$25	\$25	\$25	\$25
		\$25	\$25	\$25	\$25	\$25

Comments:

* Estimate includes prior years' expenditures

Project Title: Pavement Preventative Maintenance Program **Project No: 7360**

Location: Citywide

Lead Department : Public Works

Project Description: The City Pavement Preventative Maintenance Program provides pavement preservation treatments such as slurry seal and other preventative maintenance treatments to extend the road's life expectancy.

Justification: The program implements the Pavement Management System program recommendations

Est Completion: On-going Program

Project Cost Estimate:

The above project cost estimate includes construction, design, preliminary planning, project administration and construction management and inspection.

Annual Operating/Maintenance Costs:

Source of Funding	Project Funding					
	Prior FY	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17
Gas Tax	\$0	\$200	\$200	\$200	\$200	\$200
	\$0	\$200	\$200	\$200	\$200	\$200

Comments: The program includes yearly maintenance construction contracts such as slurry seal, crack seal and other preventative maintenance projects.

* Estimate includes prior years' expenditures

Project Title: *New Traffic Signals*

Project No: 7447

Location: Delta Fair Boulevard/Belle Drive and other locations to be determined

Lead Department : Public Works

Project Description: Install traffic signals at the intersection of Delta Fair Blvd. and Belle Drive and other signals that prove to be warranted by the Traffic Signal Warrant Study.

Justification: The traffic signal warrants analysis has justified the need for a new traffic signal at this intersection.

Est Completion: On-going Program

Project Cost Estimate:

The above project cost estimate includes construction, design, preliminary planning, project administration and construction management and inspection.

Annual Operating/Maintenance Costs: \$3,500 per signal/year

Routine monthly maintenance to the signal controller and signal heads, electrical power fees, emergency repair work.

<i>Source of Funding</i>	<i>Project Funding (\$ in thousands)</i>					
	<i>Prior FY</i>	<i>FY 12/13</i>	<i>FY 13/14</i>	<i>FY 14/15</i>	<i>FY 15/16</i>	<i>FY 16/17</i>
Traffic Signal Fund	\$20	\$440	\$250	\$250	\$250	\$250
	\$20	\$440	\$250	\$250	\$250	\$250

Comments: The first new signal will be constructed at Delta Fair Blvd. and Belle Drive. Future traffic signals to be determined by traffic signal warrants analysis studies.

CITY OF ANTIOCH 5 YEAR CAPITAL IMPROVEMENT PROGRAM 2013–2018

ADOPTED JUNE 25, 2013



Roadway Improvements

\$ in thousands

Project No	Project Title	Source of Funding	Prior FY	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
<input type="checkbox"/>	7334	Wilbur Avenue Bridge						
		Gas Tax	\$80	\$0	\$0	\$0	\$0	\$0
		Prop 1B Grant	\$0	\$103	\$0	\$0	\$0	\$0
		HBRR Grant	\$7,215	\$5,400	\$0	\$0	\$0	\$0
		Measure J	\$935	\$700	\$0	\$0	\$0	\$0
Project Status: Under Construction			\$8,230	\$6,203	\$0	\$0	\$0	\$0
<input type="checkbox"/>	7358	Sidewalk Repair Program						
		Gas Tax	\$100	\$100	\$100	\$100	\$100	\$100
		CDBG Fund	\$50	\$0	\$0	\$0	\$0	\$0
		Water Fund	\$183	\$100	\$100	\$100	\$100	\$100
		Sewer Fund	\$150	\$100	\$100	\$100	\$100	\$100
Project Status: Ongoing Program			\$483	\$300	\$300	\$300	\$300	\$300
<input type="checkbox"/>	7359	Pavement Management System Program						
		Gas Tax	\$58	\$30	\$30	\$30	\$30	\$30
Project Status: Ongoing Program			\$58	\$30	\$30	\$30	\$30	\$30
<input checked="" type="checkbox"/>	7361	Ninth Street Roadway Improvements						
		STP Grant	\$0	\$0	\$670	\$0	\$0	\$0
		Measure J	\$0	\$20	\$280	\$0	\$0	\$0
Project Status: Not Initiated			\$0	\$20	\$950	\$0	\$0	\$0
<input type="checkbox"/>	7362	Pavement Preventative Maintenance Program						
		General Fund/Street Maint Fund	\$200	\$200	\$200	\$200	\$200	\$200
		Gas Tax	\$550	\$550	\$550	\$550	\$550	\$550
Project Status: Ongoing			\$750	\$750	\$750	\$750	\$750	\$750

= New Project

Roadway Improvements

\$ in thousands

Project No	Project Title	Source of Funding	Prior FY	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
<input type="checkbox"/> 7363	Hillcrest Ave. Left Turn at Wild Horse Road							
		Hillcrest AD 26	\$0	\$200	\$0	\$0	\$0	\$0
Project Status: Not Initiated			\$0	\$200	\$0	\$0	\$0	\$0
<input checked="" type="checkbox"/> 7448	Transportation Impact Fee Study							
		Measure J	\$0	\$150	\$0	\$0	\$0	\$0
Project Status: Not Initiated			\$0	\$150	\$0	\$0	\$0	\$0
<input type="checkbox"/> 7746	CDBG Downtown Roadway Rehabilitation Program							
		CDBG Fund	\$0	\$270	\$135	\$135	\$135	\$135
Project Status: Ongoing			\$0	\$270	\$135	\$135	\$135	\$135
<input type="checkbox"/> 7748	Country Hills Drive Pavement Rehabilitation							
		Gas Tax	\$50	\$1,080	\$0	\$0	\$0	\$0
Project Status: Planning/Design Stage			\$50	\$1,080	\$0	\$0	\$0	\$0
<input type="checkbox"/> 7749	Longview Road Pavement Rehabilitation							
		Gas Tax	\$0	\$40	\$700	\$0	\$0	\$0
Project Status: Not Initiated			\$0	\$40	\$700	\$0	\$0	\$0
<input type="checkbox"/> 7751	Lone Tree Way Pavement Overlay							
		Measure J	\$0	\$0	\$50	\$1,320	\$0	\$0
Project Status: Not Initiated			\$0	\$0	\$50	\$1,320	\$0	\$0
<input type="checkbox"/> 7908	Lone Tree Way Intersection Improvements							
		Lone Tree Way AD 27/31	\$1,200	\$0	\$0	\$0	\$0	\$0
		Measure J	\$500	\$0	\$0	\$0	\$0	\$0
Project Status: Planning/Design Stage			\$1,700	\$0	\$0	\$0	\$0	\$0
<input type="checkbox"/> 7910	Cavallo Road Pavement Rehabilitation							
		Gas Tax	\$0	\$20	\$810	\$0	\$0	\$0
Project Status: Not Initiated			\$0	\$20	\$810	\$0	\$0	\$0
<input type="checkbox"/> 7912	Golf Course Road Pavement Rehabilitation							
		Gas Tax	\$0	\$0	\$0	\$0	\$750	\$0
Project Status: Not Initiated			\$0	\$0	\$0	\$0	\$750	\$0

= New Project

Roadway Improvements

\$ in thousands

Project No	Project Title	Source of Funding	Prior FY	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
<input type="checkbox"/>	7913	Deer Valley Road/Davison Drive/Sunset Lane Pavement Re						
		Prop 1B Grant	\$0	\$1,450	\$0	\$0	\$0	\$0
		Gas Tax	\$50	\$500	\$0	\$0	\$0	\$0
Project Status: Planning/Design Stage			\$50	\$1,950	\$0	\$0	\$0	\$0
<input type="checkbox"/>	7915	2nd Street Pavement Rehabilitation						
		Gas Tax	\$0	\$410	\$0	\$0	\$0	\$0
Project Status: Not Initiated			\$0	\$410	\$0	\$0	\$0	\$0
<input type="checkbox"/>	7917	"G" Street Pavement Rehabilitation						
		Gas Tax	\$0	\$0	\$685	\$0	\$0	\$0
Project Status: Not Initiated			\$0	\$0	\$685	\$0	\$0	\$0
<input type="checkbox"/>	7920	Hillcrest Avenue Median Landscape						
		Measure J	\$0	\$0	\$0	\$0	\$0	\$400
Project Status: Not Initiated			\$0	\$0	\$0	\$0	\$0	\$400
<input checked="" type="checkbox"/>	7925	"L" Street Improvement Study						
		Measure J	\$0	\$50	\$0	\$0	\$0	\$0
Project Status: Not Initiated			\$0	\$50	\$0	\$0	\$0	\$0
Total Roadway Improvements			\$11,321	\$11,473	\$4,410	\$2,535	\$1,965	\$1,615

= New Project

Traffic Signals

\$ in thousands

<i>Project No</i>	<i>Project Title</i>	<i>Source of Funding</i>	<i>Prior FY</i>	<i>FY 13/14</i>	<i>FY 14/15</i>	<i>FY 15/16</i>	<i>FY 16/17</i>	<i>FY 17/18</i>
<input type="checkbox"/> 7447	<i>New Traffic Signals</i>							
		Traffic Signal Fund	\$500	\$50	\$250	\$250	\$250	\$250
<i>Project Status:</i>	Planning/Design Stage		\$500	\$50	\$250	\$250	\$250	\$250
<i>Total</i>	Traffic Signals		\$500	\$50	\$250	\$250	\$250	\$250

= *New Project*

Project Title: Wilbur Avenue Bridge

Project No: 7334

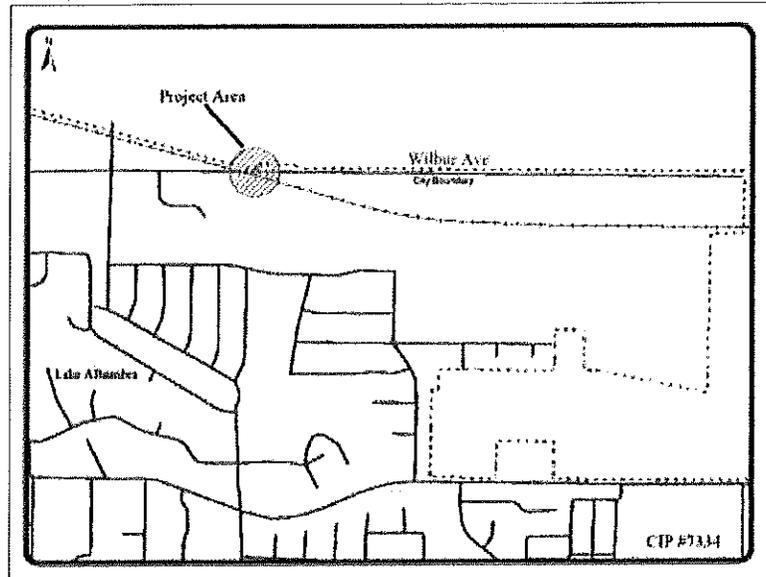
Location: Wilbur Avenue east of Minaker Drive over the BNSF railroad tracks

Lead Department : Public Works

Est Completion: July 2015

Project Cost Estimate: \$15,720,000

(The estimate includes construction, design, project administration, inspection and construction management)



Project Description: The project consists of constructing a parallel new bridge north of the existing bridge, seismically retrofit the existing overhead structure, constructing roadway approach east of the bridge and replacing the existing bridge barrier railings.

Justification: The existing two-lane structure and barrier railings do not meet the City and State standards and are in need of retrofitting for seismic stability. The project will improve traffic circulation and traffic safety on Wilbur Avenue.

Project Funding (\$ in thousands)

<i>Source of Funding</i>	<i>Prior FY</i>	<i>FY 13/14</i>	<i>FY 14/15</i>	<i>FY 15/16</i>	<i>FY 16/17</i>	<i>FY 17/18</i>
Prop IB Grant	\$0	\$103	\$0	\$0	\$0	\$0
Measure J	\$935	\$700	\$0	\$0	\$0	\$0
HBRR Grant	\$7,215	\$5,400	\$0	\$0	\$0	\$0
Gas Tax	\$80	\$0	\$0	\$0	\$0	\$0
	\$8,230	\$6,203	\$0	\$0	\$0	\$0

Comments:

Project Title: Sidewalk Repair Program

Project No: 7358

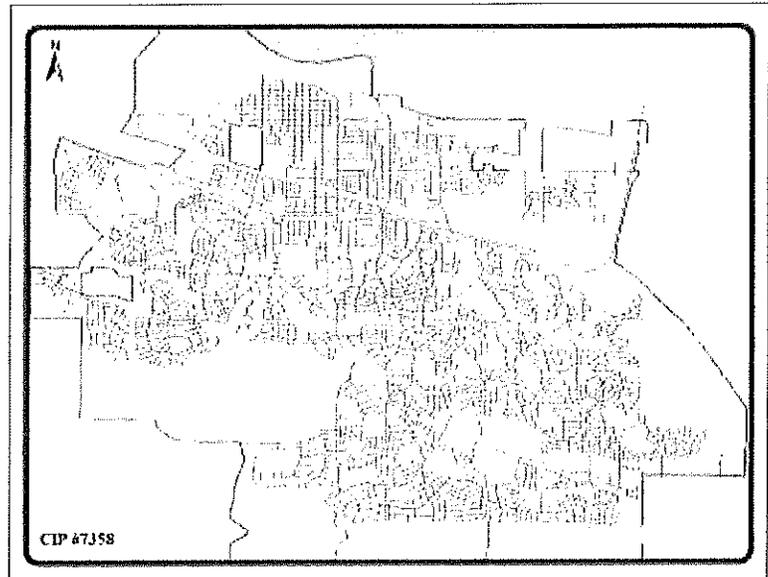
Location: Citywide

Lead Department : Public Works

Est Completion: On-going Program

Project Cost Estimate: \$300,000

(The estimate includes construction, design, project administration, inspection and construction management)



Project Description: The program contracts with a concrete contractor to remove and replace sidewalks that have been damaged or raised due to tree roots or due to utility service repair work. The program installs new handicap ramps to bring the city in compliance with ADA .

Justification: Problems arising from age and landscape impacts have caused sections of curb and sidewalk to uplift, creating a pedestrian hazard. The program removes and replaces existing non ADA compliant sidewalk at curb returns.

Source of Funding	Project Funding					
	(\$ in thousands)					
	Prior FY	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
CDBG Fund	\$50	\$0	\$0	\$0	\$0	\$0
Gas Tax	\$100	\$100	\$100	\$100	\$100	\$100
Water Fund	\$183	\$100	\$100	\$100	\$100	\$100
Sewer Fund	\$150	\$100	\$100	\$100	\$100	\$100
	\$483	\$300	\$300	\$300	\$300	\$300

Comments: Funds are allocated to the program from the appropriate sources in addition to the property owner's contributions to the cost of repair.

Project Title: *Pavement Management System Program*

Project No: 7359

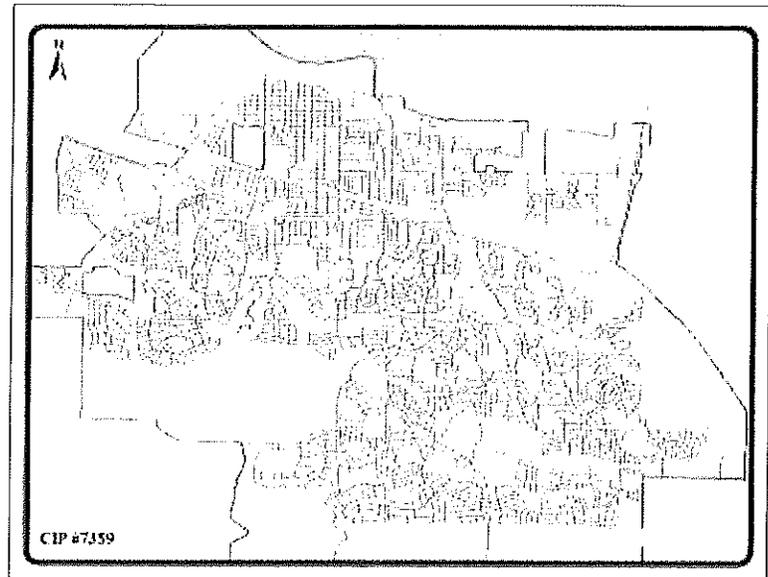
Location: Citywide

Lead Department : Public Works

Est Completion: On-going Program

Project Cost Estimate: \$30,000

(The estimate includes construction, design, project administration, inspection and construction management)



Project Description: The Pavement Management System program evaluates all the streets based on the pavement conditions and recommends pavement repair options.

Justification: A Pavement Management Plan is required as a condition of Measure "J" funding for streets.

<i>Source of Funding</i>	<i>Project Funding</i>						<i>(\$ in thousands)</i>
	<i>Prior FY</i>	<i>FY 13/14</i>	<i>FY 14/15</i>	<i>FY 15/16</i>	<i>FY 16/17</i>	<i>FY 17/18</i>	
Gas Tax	\$58	\$30	\$30	\$30	\$30	\$30	
	\$58	\$30	\$30	\$30	\$30	\$30	

Comments:

Project Title: Ninth Street Roadway Improvements

Project No: 7361

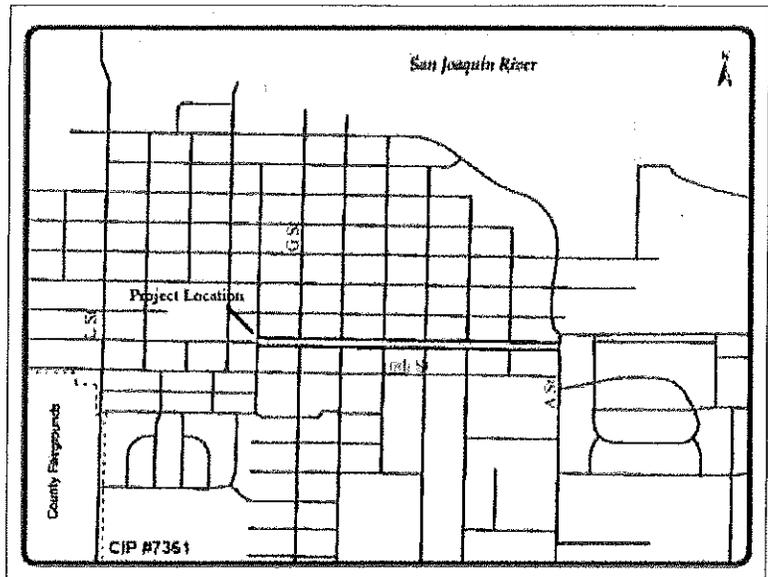
Location: Ninth Street from "H" to "A" Street

Lead Department : Public Works

Est Completion: FY 14/15

Project Cost Estimate: \$970,000

(The estimate includes construction, design, project administration, inspection and construction management)



Project Description: The project includes roadway rehabilitation, replacement of damaged sidewalk, curb and gutter, installation of new handicapped ramps and storm drain system modifications.

Justification: Existing pavement has deteriorated due to age and is in need of rehabilitation. The project will reduce the crown on the pavement profile and replace handicap ramps to meet ADA standards.

Source of Funding	Project Funding					
	Prior FY	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
STP Grant	\$0	\$0	\$670	\$0	\$0	\$0
Measure J	\$0	\$20	\$280	\$0	\$0	\$0
	\$0	\$20	\$950	\$0	\$0	\$0

Comments:

Project Title: *Pavement Preventative Maintenance Program*

Project No: 7362

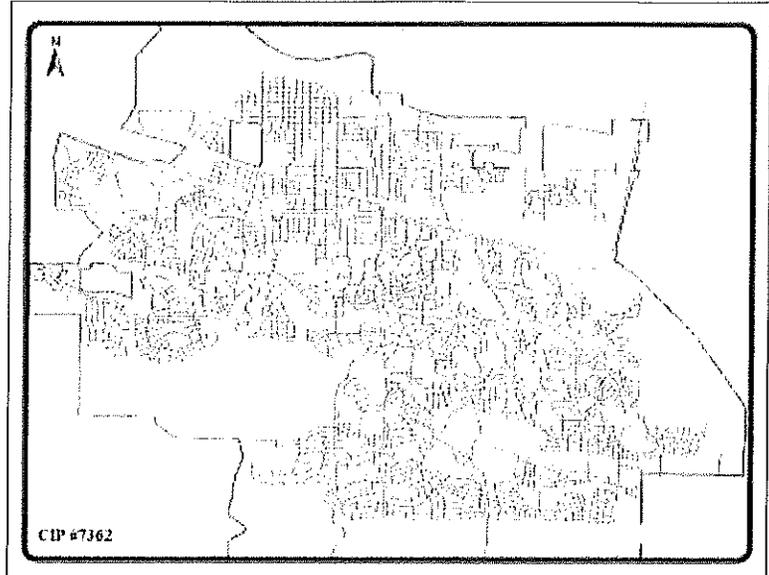
Location: Citywide

Lead Department : Public Works

Est Completion: On-going Program

Project Cost Estimate: \$750,000

(The estimate includes construction, design, project administration, inspection and construction management)



Project Description: The City Pavement Preventative Maintenance Program provides pavement preservation treatments such as slurry seal and other preventative maintenance treatments to extend the road's life expectancy.

Justification: The program implements the Pavement Management System program and recommendations.

<i>Source of Funding</i>	<i>Project Funding</i>					
	<i>Prior FY</i>	<i>FY 13/14</i>	<i>FY 14/15</i>	<i>FY 15/16</i>	<i>FY 16/17</i>	<i>FY 17/18</i>
General Fund/Street Maint Fund	\$200	\$200	\$200	\$200	\$200	\$200
Gas Tax	\$550	\$550	\$550	\$550	\$550	\$550
	<i>\$750</i>	<i>\$750</i>	<i>\$750</i>	<i>\$750</i>	<i>\$750</i>	<i>\$750</i>

Comments: The program includes yearly maintenance construction contracts such as slurry seal, crack seal and other preventative maintenance projects.

Project Title: Hillcrest Ave. Left Turn at Wild Horse Road

Project No: 7363

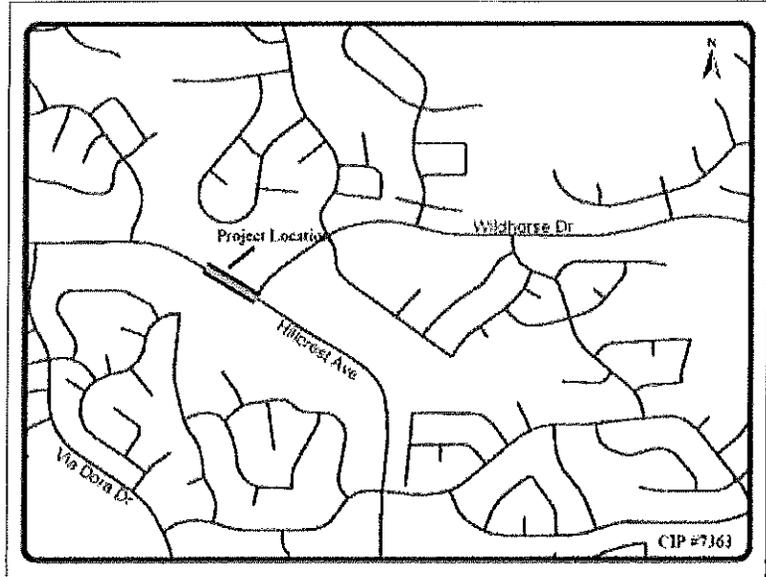
Location: Hillcrest Avenue at Wild Horse Road

Lead Department : Public Works

Est Completion: FY 13/14

Project Cost Estimate: \$200,000

(The estimate includes construction, design, project administration, inspection and construction management)



Project Description: Extend the Hillcrest Avenue left turn pocket at Wild Horse Road.

Justification: Additional capacity is necessary for build out of the development to the east and future extension of Wild Horse Road to Slatten Ranch Road

Project Funding (\$ in thousands)

Source of Funding	Prior FY	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
Hillcrest AD 26	\$0	\$200	\$0	\$0	\$0	\$0
	\$0	\$200	\$0	\$0	\$0	\$0

Comments:

Project Title: *New Traffic Signals*

Project No: 7447

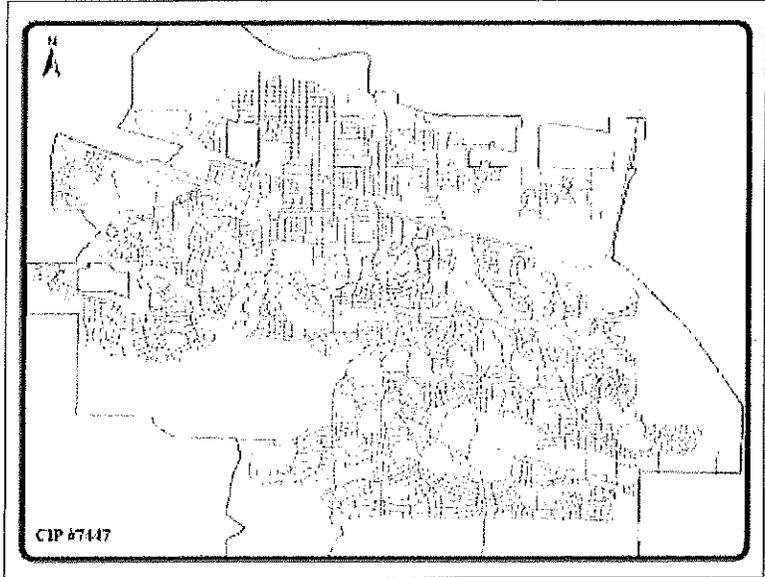
Location: Citywide

Lead Department : Public Works

Est Completion: On-going Program

Project Cost Estimate: \$50,000

(The estimate includes construction, design, project administration, inspection and construction management)



Project Description: Install new traffic signals and traffic signal improvements that prove to be warranted at various intersections throughout the City.

Justification: A traffic signal warrant analysis justifies the need for a new traffic signal at various intersections throughout the City.

<i>Source of Funding</i>	<i>Project Funding</i>						<i>(\$ in thousands)</i>
	<i>Prior FY</i>	<i>FY 13/14</i>	<i>FY 14/15</i>	<i>FY 15/16</i>	<i>FY 16/17</i>	<i>FY 17/18</i>	
Traffic Signal Fund	\$500	\$50	\$250	\$250	\$250	\$250	
	\$500	\$50	\$250	\$250	\$250	\$250	

Comments:

Project Title: Transportation Impact Fee Study

Project No: 7448

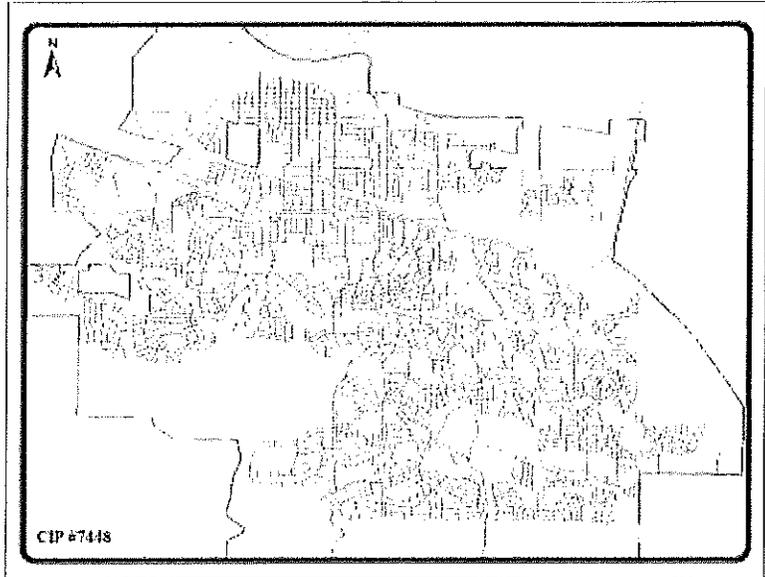
Location: Citywide

Lead Department : Public Works

Est Completion: FY 13/14

Project Cost Estimate: \$150,000

(The estimate includes construction, design, project administration, inspection and construction management)



Project Description: The study will update the current traffic impact fee program.

Justification: The existing traffic impact fee program is used to finance the construction of traffic signal improvements. The new study will be expanded to include other transportation improvements needed to support new developments throughout the City.

Source of Funding	Project Funding					
	Prior FY	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
Measure J	\$0	\$150	\$0	\$0	\$0	\$0
	\$0	\$150	\$0	\$0	\$0	\$0

Comments:

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: ANTIOCH
 Reporting Period: 1/1/2012 - 12/31/2012

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

1	2	3	4				5	5a	6		7	8
			Affordability by household incomes						Housing with Financial Assistance and/or Deed Restrictions			
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development: See Instructions		Deed Restricted Units See Instructions	Notes below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
									Very Low-Income	Low-Income		
Black Diamond Dev	SF	O	0	10	45	0	55		n/a	n/a		
BRL Group LLC	SF	O	0	24	33	0	57					
A Seeno/Warbier Ln	SF	O	0	3	5	0	8					
Meritage Homes of CA	SF	O	0	34	49	0	83					
LB & L DUC II & III	SF	O	0	4	44	4	52					
other	SF	O	0	0	1	1	2					
(9) Total of Moderate and Above Moderate from Table A3			75				177	5				
(10) Total by income Table A/A3			75				177	5				
(11) Total Extremely Low-Income Units*												

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202.)

Jurisdiction: ANTIOCH
Reporting Period: 1/1/2012 - 12/31/2012

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant
to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

**Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202.)

Jurisdiction: ANTIOCH
 Reporting Period: 1/1/2012 - 12/31/2012

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level										Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Dead											
	Restricted Non-deed restricted											
Low	Dead											
	Restricted Non-deed restricted											
Moderate	Dead											
	Restricted Non-deed restricted											
Above Moderate												
Total RHNA by COG. Enter allocation number.												
Total Units	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲		
Remaining Need for RHNA Period	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲		

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction ANTIOCH
Reporting Period 1/1/2012 - 12/31/2012

General Comments:

The elimination of redevelopment funds has suspended any further affordable housing programs or activities in the city of Antioch.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Antioch
Reporting Period 1/1/2013 - 12/31/2013

Table A

**Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects**

1	2	3	4				5	5a	6		7	8
			Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions			
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes			Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	See Instructions	See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income							
No new construction of VLI, LI, or Mixed-Income Multifamily in 2013												
(9) Total of Moderate and Above Moderate from Table A3			0	0	57	174	1					
(10) Total by income Table A/A3			0	0	57	174	1					
(11) Total Extremely Low-Income Units*					0							

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation* (CCR Title 25 §6202)

Jurisdiction City of Antioch
Reporting Period 1/1/2013 - 12/31/2013

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income			
(1) Rehabilitation Activity					0	Housing Rehabilitation Program was previously funded with Redevelopment funds;
(2) Preservation of Units At-Risk					0	delay in program Implementation until CDBG funding was secured and program redesigned to accommodate new requirements.
(3) Acquisition of Units			1		1	
(5) Total Units by Income	0	0	1		1	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. Units	2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	57						57	1
No. of Units Permitted for Above Moderate	174						174	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation*

(CCR Title 25 §6202)

Jurisdiction City of Antioch
Reporting Period 1/1/2013 - 12/31/2013

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
<p>1.1.1 Monitor and Preserve At-Risk Projects:</p>	<p>The City has identified 251 multi-family rental units at-risk of converting from income-restricted to market-rate during the planning period. To preserve affordability of these units, the City shall proactively meet with the property owners and identify funding sources and other incentives to continue income-restrictions. The City shall develop strategies to act quickly should the property owners decide not to continue income-restrictions. The strategy program may include, but is not limited to, identifying potential funding sources and organizations and agencies to purchase the property. The City will also ensure that proper noticing requirements are followed and tenant education is conducted.</p>	<p>2007-14</p>	<p>No affordable housing units were lost during the planning period due to successful and proactive meetings with property owners and identification of additional funding as necessary. Casa Del Rio, a senior complex with 82 units of affordable housing, was set to expire in 2009 but these units were retained through LIHTC until 2024. Riverstone Apartments, a family complex with 136 affordable units, was retained through an ADA funded multifamily loan in 2010, ensuring affordability until 2030. No other housing is at risk in the 2007-14 plan period.</p>

ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation*

(CCR Title 25 §6202)

Jurisdiction	City of Antioch
Reporting Period	1/1/2013 - 12/31/2013
<p>1.1.2 Neighborhood Preservation Program:</p>	<p>Neighborhood Preservation Program: Continue to contribute funds for and promote the Neighborhood Preservation Program (NPP) administered by Contra Costa County. The NPP provides zero and low-interest loans to low and moderate-income households for housing rehabilitation. The City will continue to provide information about the program on the City website and at City Hall and refer homeowners to the County.</p>
<p>1.1.3 Community Education Regarding the Availability of Housing Rehabilitation Programs:</p>	<p>Continue to provide information to extremely-low, very-low, low and moderate income households and other special needs groups regarding the availability of housing rehabilitation programs through neighborhood and community organizations, and through the media.</p>
<p>2007-14</p>	<p>This funding source ended with the dissolution of the Redevelopment agencies in FY 2011-12. The NPP program remained unfunded until FY 2012-13, when it was approved by Council to be granted CDBG funding in the amount of \$100,000 annually through FY 2014-15. This program restarted in FY 2014-15 when sufficient funds were accumulated to loan and after all federal requirements were satisfied to transition the program from ADA to CDBG funding.</p> <p>The City contracts with Contra Costa County to administer the Neighborhood Preservation Program. The Neighborhood Preservation Program, which is operated by the County Building Inspection Department, provides housing rehabilitation loans to low- and moderate-income homeowners to bring their homes up to code, to ensure health and safety code standards are met, and provide handicap access.</p> <p>The City has found the Program to be effective and efficient and will continue the fund the program with CDBG funds during the next Planning Period to the extent that funding is available.</p>
<p>Ongoing</p>	<p>With the exception of the years 2011-13, when there was no programming due to loss of Redevelopment agency funds, the City has conducted outreach to all levels of lower income households about the Housing Rehabilitation program. Nonprofit organizations serving Antioch clientele were sent brochures, the City's various Fair Housing and Landlord/Tenant counseling providers were educated and given brochures. Brochures were available at the Antioch Senior Center, and discussed at Senior Center activities, and newspaper articles and op-ed pieces were written during the plan period.</p>

ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation*

(CCR Title 25 §6202)

Jurisdiction	City of Antioch
Reporting Period	1/1/2013 - 12/31/2013
<p>1.1.4 Rental Rehabilitation Program:</p>	<p>Continue to provide financial assistance to owners of rental property to rehabilitate substandard units to enable such units to remain affordable following rehabilitation. The City will continue to promote and provide funds for the Rental Rehabilitation Program administered by the Housing Authority of Contra Costa County. The program provides low-interest loans to property owners for rehabilitation of rental units. The use of these funds will ensure that rental properties will not deteriorate and still remain affordable. The City shall continue to provide information about the program on the City's website and at City Hall and will refer property owners to the Housing Authority.</p>
<p>1.1.5 Code Enforcement:</p>	<p>Provide ongoing inspection services to review code violations on a survey and complaint basis. Examples of code violations include families living in illegal units, such as garages and recreational vehicles, construction of illegal buildings, and households living in unsafe buildings.</p>
	2007-14
	<p>From 2007 to 2011, the City loaned \$196,638 in Antioch Development Agency (ADA) funds to rental property owners to rehabilitate 149 units of rental housing. Of these units, 73 will remain affordable for a 20 year period. Most of these loans are 3% deferred loans (one 4-plex received a 1% deferred loan).</p> <p>This program ended with the demise of ADA funding, as had to wait to apply for CDBG funding for the 2012-14. The program was retooled, and qualified to meet federal regulations of that program. The amount of CDBG funds available is \$100,000 per year. The program will be relaunched in FY 2014.</p>
	<p>The City has utilized \$511,573 in CDBG funding during the 2007-14 program period (\$147,576 in FY2013-14) to provide code enforcement in lower income areas in Antioch. Code enforcement staff opened cases on 1,162 Antioch households during the 2007-14 period, 197 in 2013-14. Code Enforcement conducted inspections and enforcement of all state and local codes. Cases included illegal dumping, construction without a permit, inoperable vehicles, overgrown vegetation, operating a business from home without a permit, trash left in the front yard and debris blocking the sidewalk, and a wide variety of other issues. Since the foreclosure crisis, identifying, red-tagging and boarding up foreclosed and abandoned properties has been an increasing part of the Code Enforcement team's workload. Code Enforcement also seeks warrants through Superior Court in order to secure the homes with no water, gas, electricity and sanitation so that they are not inhabited by squatters. This remains an ongoing problem in the City, especially in lower income areas which were hardest hit by the foreclosure crisis.</p>

ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation*

(CCR Title 25 §6202)

<p>Jurisdiction City of Antioch</p> <p>Reporting Period 1/1/2013 - 12/31/2013</p>	<p>Continue and expand partnerships between various governmental, public service and private agencies and advocacy organizations to provide ongoing foreclosure counseling services, workshops and written materials to aid in the prevention of foreclosures. The City will continue to provide information about foreclosure resources on the City website and at City Hall. The City will also continue to refer persons at-risk of foreclosure to public and private agencies that provide foreclosure counseling and prevention services. In addition, the City will provide homebuyer pre-purchase counseling through the First Time Homebuyer program in conjunction with the NSP activities in Program 1.1.9 to educate homebuyers and prevent foreclosures in the future.</p>	<p style="text-align: center;">2007-14</p>	<p>The Contra Costa County Home Equity Preservation Alliance (HEPA) was created by a partnership with Housing and Economic Rights Advocates (HERA), Bay Area Legal Aid (BALA), Pacific Community Services, Inc. (PCSI), and Housing Rights, Inc. HEPA was a coalition of agencies serving families that were at risk of losing their home because of Contra Costa County's foreclosure crisis and the vast increase in subprime lending that occurred in the early 2000's.</p> <p>The legal service provider's role was to provide technical assistance to the collaborations partners and free civil legal assistance to homeowners needing assistance with foreclosure issues. The housing counseling agencies role was to assist homeowners in their negotiations with lenders/servicers and provide them with information to ensure that they do everything necessary to make positive decisions about their mortgage and future financial situation.</p> <p>The City provided a total of \$185,000 in ADA funds, which served 1,228 Antioch residents with a wide array of foreclosure-related services, including counseling, mortgage negotiation and assistance in obtaining refinancing, and legal assistance. The need for these services has now diminished substantially, and similar foreclosure counseling services are provided by BayLegal, the current providers of Fair Housing and Tenant/Landlord services for the City.</p>
<p>1.1.10 Foreclosure Counseling and Prevention:</p>			

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(CCR Title 25 §6202)

<p>Jurisdiction City of Antioch</p> <p>Reporting Period 1/1/2013 - 12/31/2013</p>	<p>Continue to utilize available Federal, State, and local housing funds for infrastructure improvements that support housing for Antioch's extremely-low, very-low, low income, large and farm worker households. The City uses CDBG funds for street improvements and handicapped barrier removal within low-income census tracts. The City also offers sidewalk improvement grants to qualified low income residents utilizing CDBG funds. The City will ensure that the Capital Improvement Program includes projects needed to correct existing infrastructure deficiencies to help finance and facilitate the development of housing for special needs groups. This will ensure that the condition of infrastructure does not preclude lower income housing development. The City will coordinate and promote these improvements with non-profit housing development programs. In addition, improvements and resources are promoted on the City's web site, local newspapers, at the senior center, and through televised public City meeting and hearings.</p>	<p style="text-align: center;">Ongoing</p>	<p>Funding for infrastructure improvements has continued, although the dissolution of RDA has significantly reduced the amount of funding for this purpose, as funds have been diverted to provide homeowner and rental housing rehabilitation and additional homeless and other services funded with ADA funds. For 2012-14, Infrastructure received \$135,000 annually, but had to accumulate three years of funding (\$405,000) to bid a cost-effective project. This project will be bid and completed in early 2015.</p>
<p>1.1.6 Infrastructure to Support Housing for Extremely-Low, Very-Low, Low Income, Large Households, and Farm Workers:</p>			

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(CCR Title 25 §6202)

Jurisdiction	City of Antioch
Reporting Period	1/1/2013 - 12/31/2013
<p>2.2.2 First-Time Homebuyer Program:</p>	<p>Continue to provide down referrals and brochures payment to the State of California's first time homebuyer program – California Homebuyer's Downpayment Assistance Program (CHDAP) as well as Contra Costa County's Mortgage Credit Certificates, which is a homebuyer assistance program, homebuyer counseling and closing cost assistance to qualified low and moderate-income households purchasing their first home. The First-Time Homebuyer Down payment Assistance Program provides loans up to \$30,000 with interest terms depending on the length of the loan.</p>
<p>2.3.1 Affordable Housing Program Inventory:</p>	<p>Pursue Available Projects. Explore and inventory the variety of potential financial assistance programs from both the public and private sectors to provide more affordable housing units. The Housing Coordinator will provide assistance to the City in preparation of applications for potential financial assistance programs. Additionally, the Housing Coordinator, on an annual basis, will specify which programs the City should apply for. All available local, State, Federal, and private affordable housing programs for new housing and for the conservation and/or rehabilitation of existing housing will be pursued, including, but not limited to the following:</p>
	<p>Ongoing</p>
	<p>Ongoing</p>
	<p>Antioch's First Time Homebuyer program also ended in 2010 due to the loss of redevelopment housing set-aside funds. No local funding source has been identified to replace it, as CDBG funds are already burdened. Realtors and residents inquiring about FTHB funds are given flyers with details about the CHDAP and the Contra Costa Mortgage Certificate Program, and this information is also available on the City website.</p>
	<p>The City has worked with Satellite Housing to develop 85 units of affordable senior housing utilizing ADA, NSP, HOME, and a variety of other housing funds. Currently this project is before TCAC in competition for an allocation of tax credits. Due to the recession, this is the only viable affordable housing project that has come before the City, and one that we have been working with since 2009.</p> <p>This project will provide housing for elderly, frail elderly, homeless, and disabled clients when built.</p>

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Jurisdiction	City of Antioch
Reporting Period	1/1/2013 - 12/31/2013
<p>3.1.2 Senior Housing: Implement the Senior Housing Overlay District (SH).</p>	<p>Through density bonus options and other incentives, this district allows higher densities and more flexible design standards, reflecting the unique needs of an elderly population and providing more affordable units to the growing number of senior citizens that live on a small fixed income. Additional bonuses will be granted for projects including very low and low-income seniors. These overlay district areas are located close to services specific to senior citizen needs. The parking requirement for these projects is 0.75 parking spaces per dwelling unit.</p>
<p>3.1.4 Coordination with Agencies Serving the Homeless:</p>	<p>Continue to cooperate with public and private agencies, such as the Contra Costa Continuum of Care, to develop housing (including transitional housing), family counseling, and employment programs for the homeless. The City will continue to fund homeless services through CDBG and LMHF monies. The City shall monitor statistics from police, County agencies, and private organizations regarding homeless shelter needs to determine if Antioch is meeting the needs of its homeless population.</p>
<p>The Satellite Senior Housing project, above, received a density bonus for their project. No other multifamily projects applied for permits during the plan period.</p>	<p>Ongoing</p>
<p>During the 2007-2014 Housing Element period, 4,580 persons who have ties to Antioch were served by six agencies which received a total of \$264,600 in ADA and CDBG funding from the City of Antioch. Agencies providing services were:</p> <ul style="list-style-type: none"> - Amador Institute, Shelter and programs for transition age homeless youth (7 served, \$7,000 ADA) - Contra Costa County Homeless Program, Adult Interim Housing (388 served, \$66,000 ADA, \$10,000 CDBG) - Contra Costa Crisis Center, Homeless Hotline (2,206 served, \$40,000 ADA) - Northern California Runaway Center (38 homeless youth served, \$5,000 ADA) - SHELTER Inc., Emergency Housing & Rental Assistance (1,809 served, \$34,000 ADA, \$34,000 CDBG) - STAND! Against Domestic Violence, Domestic violence shelter and services (132 served, \$68,500 CDBG) <p>In addition, the City's Housing Coordinator served on the Executive Committee of the Contra Costa Homeless Continuum of Care during this time, and served as Chair for over 4 years. In this capacity, the City helped to sponsor three Homeless Connect events at the Antioch Fairgrounds, where thousands of homeless persons from all over the region came to receive a wide variety of services.</p> <p>Were it not for the demise of the ADA funding, the number of homeless people served during the reporting period would have increased by an estimated 2,200 persons.</p>	<p>Ongoing</p>

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<p>Jurisdiction City of Antioch</p> <p>Reporting Period 1/1/2013 - 12/31/2013</p>	<p>6.1.1 Cooperative Association: Continue to contract with Bay Area Legal Aid and/or other similar organizations to provide fair housing counseling and tenant/landlord counseling. Continue to refer cases and questions to the appropriate fair housing service provider for enforcement of prohibitions on discrimination in lending practices and in the sale or rental of housing. Additionally, the City will create a brochure in English and Spanish, explaining how complaints can be filed. The brochure will be available at City Hall in the Community Development Department. City Manager's office, the City's website and throughout the community in places such as bus stops, public libraries, community centers, local social centers, and other public locations.</p>	<p>Ongoing</p>
<p>Goal 6: Provide equal housing opportunities for all existing and future Antioch residents. Policy 6.1: Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.</p>	<p>From 2007 to 2014, the City funded both Fair Housing and Tenant/Landlord Counseling services, as well as Foreclosure Counseling (Goal 1.1.0) and Prevention services, to Antioch residents to help provide equal housing opportunities and enforce the rights of tenants and landlords.</p> <p>The purpose of Fair Housing services is to end housing discrimination by providing discrimination investigations, counseling, mediation and advocacy, education and legal referrals through counseling, legal representation, and housing testing. The City provided \$112,231 in ADA and CDBG funding to serve 237 Antioch residents during the 07-14 period. Services were provided by La Raza, Housing Rights, Advocates for Humanity, BayLegal, and Echo Housing. For 2013-14, \$20k was provided to Bay Legal (with Echo housing as subcontractor) in 2013-14 to serve 30 clients.</p> <p>The purpose of Tenant/Landlord housing service is to provide housing counseling and legal services to Antioch tenants and/or landlords to preserve their rights and responsibilities under federal, state, and local housing laws. Over the plan period, the City has provided \$135,000 in ADA and CDBG funding to serve 1,329 Antioch residents during the 07-14 period. Services were provided by La Raza, Pacific Community Services, Housing Rights, and Bay Area Legal Aid during this time. For 2013-14, \$10K was provided to Bay Legal to serve 167 persons.</p> <p>Services included counseling on such issues as evictions, lockouts, mortgage foreclosure, repairs and habitability, security deposits, understanding lease terms, negotiating debt payment plans between landlords and tenants, and assisted tenants in public housing and those with Section 8 vouchers.</p> <p>In addition, from 20012-14 Antioch residents benefitted from weekly Housing Law Clinics, conducted by BayLegal, at the Pittsburg Courthouse free of charge. Residents accessing these services are not counted above.</p>	

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(CCR Title 25 §6202)

Jurisdiction	City of Antioch
Reporting Period	1/1/2013 - 12/31/2013

General Comments:

During calendar year 2013, 231 permits were issued for new residential construction. At the time of this report, 188 units of housing had been sold and it is these units for which actual sales price data has been gathered and reported in Table A3. Of these 188 units, 19 homes were determined to be affordable to Small Families of Moderate income, and 38 were affordable to Large Families of Moderate income. 131 of the sold units were confirmed to be affordable to above moderate, leaving the remaining 43 units of housing not yet constructed/sold to be courted, in Table A3, as above moderate (No. of Units Permitted for Above Moderate).

Notations:

1. Small Family = 3 persons; Large Families = 5 or more persons
2. Monthly affordable rent based upon payments of no more than 30% of household income
3. Property taxes and insurance based on averages for the region.
4. Affordable home price is based on down payment of 10%, annual interest of 5%, a 30-year mortgage, and monthly payment of 30% of gross household income.

Note: Maximum affordable home prices are for illustrative purposes only, and are not to be used for determining specific program eligibility.

Deed restricted units in 2011, 2012, and 13 were produced through the NSP program.

Deed restricted units in 2008 (40 units) were produced by Eden Housing - Rivertown Place, affordable 30-60% AMI, TCAC/ADA restricted.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



February 20, 2015

Mr. Mitch Oshinsky, Interim Director
Community Development Department
City of Antioch
P.O. Box 5007
Antioch, CA 94531

Dear Mr. Oshinsky:

RE: City of Antioch's 5th Cycle (2015-2023) Draft Housing Element

Thank you for submitting the City of Antioch's revised draft housing element update that was received for review on December 22, 2014, along with additional revisions received on February 6, 19 and 20, 2015. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by telephone conversations on January 30, 2015 and on February 18, 2015 with Ms. Sophie Martin, the City's consultant.

The revised draft element meets the statutory requirements of State housing element law. This finding was based on, among other reasons, the City's commitment to amend its zoning ordinance to define and provide zoning provisions for employee housing in accordance with California Health and Safety Code Sections 1702.5 and 17021.6. The revised housing element will comply with State housing element law (GC, Article 10.6) when these revisions are adopted and submitted to the Department, in accordance with GC Section 65585(g).

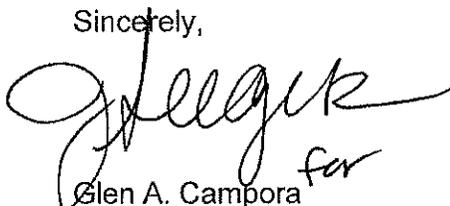
To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of January 31, 2015 for Association of Bay Area Governments localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For information on housing element adoption requirements, visit the website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

HCD Review of Antioch's Housing Element
Date February 20, 2015
Page 2

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates the hard work and dedication of Ms. Martin, in preparation of the housing element and looks forward to receiving the City of Antioch's adopted housing element. If you have any questions or need additional technical assistance, please contact Hilda Sousa, of our staff, at (916) 263-1784.

Sincerely,



Glen A. Campora
Assistant Deputy Director

§ 9-5.1707 BICYCLE PARKING.

(A) Bicycle parking spaces shall be provided in all districts as required by this section.

(B) The following minimum off-street bicycle parking facilities shall be required for all new or expanded developments:

(1) Office uses. One bicycle parking space for every 15 off-street vehicle parking spaces required.

(2) Commercial, retail, wholesale, and industrial uses. One bicycle parking space for every 25 off-street vehicle parking spaces required.

(3) Restaurant. One bicycle parking space for every 50 off-street vehicle parking spaces required.

(4) Restaurant (fast food). Five bicycle parking spaces per establishment.

(5) Hospitals. One bicycle parking space is required for every 50 off-street vehicle parking spaces required.

(6) Emergency shelters. One bicycle parking space is required for every ten beds.

(C) For each bicycle parking space required, a stationary object shall be provided to which a user can secure both wheels and the frame of a bicycle with a six-foot cable and lock. The stationary object may be either a freestanding bicycle rack or a wall-mounted bracket, as approved by the Zoning Administrator.

(D) Bicycle parking spaces shall be located near the entrances to major tenants but out of the travelled pathway.

(Ord. 897-C-S, passed 10-25-94; Am. Ord. 2089-C-S, passed 6-24-14) Penalty, see § 9-5.2904



5. HOUSING POLICY PROGRAM

A. GOALS, POLICIES, AND IMPLEMENTING PROGRAMS

Goal 1

Conserve and improve the existing housing supply to provide adequate, safe, and decent housing for existing Antioch residents.

Policy 1.1

Ensure the supply of safe, decent and sound housing for all residents.

Implementing Programs

1.1.1 Monitor and Preserve At-Risk Projects: The City has identified 82 multi-family rental units at-risk of converting from income-restricted to market-rate within the next 10 years. To preserve affordability of these units, the City shall proactively meet with the property owners and identify funding sources and other incentives to continue income-restrictions. The City shall develop strategies to act quickly should the property owners decide not to continue income-restrictions. The strategy program may include, but is not limited to, identifying potential funding sources and organizations and agencies to purchase the property. The City will also ensure that proper noticing requirements are followed and tenant education is conducted.

Responsible Agency: City of Antioch

Implementation Schedule: The Housing Coordinator will contact management of the Casa del Rio project by 2020 (earliest conversion date is 2024) to start looking at funding sources and other incentives.

Quantified Objective: Retention of existing affordable housing stock through early action regarding 82 "at risk" units

Funding Source: CDBG and General Fund

1.1.2 Neighborhood Preservation Program: Continue to contribute funds for and promote the Neighborhood Preservation Program (NPP) administered by Contra Costa County. The NPP provides zero and low-interest loans to low and moderate income households for housing rehabilitation. The City will continue to provide information about the program on the City website and at City Hall and refer homeowners to the County.



5. HOUSING POLICY PROGRAM

Responsible Agency: Housing & CDBG programs, Contra Costa County

Implementation Schedule: Ongoing

Quantified Objective: Adequate assistance to provide loans to 3-4 homeowners per year.

Funding Source: CDBG

1.1.3 **Community Education Regarding the Availability of Rehabilitation**

Programs: Continue to provide information to extremely-low, very-low, low and moderate income homeowners, other homeowners with special needs, and owners of rental units occupied by lower-income and special needs households regarding the availability of rehabilitation programs through neighborhood and community organizations, and through the media. Disseminate information developed and provided by the Housing Authority of Contra Costa County and Contra Costa County's Department of Conservation and Development to Antioch residents.

Responsible Agency: City of Antioch CDBG & Housing Program

Implementation Schedule: Ongoing

Non-Quantified Objective: Through public education, the public's ability to use programs will be enhanced and other specific quantified objectives will be easier to achieve.

Funding Source: City of Antioch CDBG funding to the County's Neighborhood Preservation and the Housing Authority of Contra Costa County's Rental Rehabilitation programs

1.1.4 **Rental Rehabilitation Program:**

Continue to provide financial assistance to owners of rental property to rehabilitate substandard units to enable such units to remain affordable following rehabilitation. The City will continue to promote and provide funds for the Rental Rehabilitation Program administered by the Housing Authority of Contra Costa County. The program provides low-interest loans to property owners for rehabilitation of rental units occupied by lower-income tenants. The use of these funds will ensure that rental properties will not deteriorate and still remain affordable. The City shall continue to provide information about the program on the City's website and at City Hall and will refer property owners to the Housing Authority.



5. HOUSING POLICY PROGRAM

Responsible Agency: City of Antioch CDBG & Housing Programs, Housing Authority of Contra Costa County

Implementation Schedule: Ongoing

Quantified Objective: Provide financial assistance to owners of 3-5 rental properties annually to rehabilitate substandard units.

Funding Source: CDBG

- 1.1.5 Code Enforcement:** Provide ongoing inspection services to review code violations on a survey and complaint basis. Examples of code violations include families living in illegal units, such as garages and recreational vehicles, construction of illegal buildings, and households living in unsafe buildings.

Responsible Agency: Neighborhood Improvement Services

Implementation Schedule: Ongoing

Non-Quantified Objective: Elimination of code violations within Antioch

Funding Source: General Fund, CDBG

- 1.1.6 Infrastructure to Support Housing for Extremely-Low, Very-Low, Low Income, and Large Households:** Continue to utilize available Federal, State, and local housing funds for infrastructure improvements that support housing for Antioch's extremely-low, very-low, low income, and large households. The City uses CDBG funds for street improvements and handicapped barrier removal within low-income census tracts. The City will ensure that the Capital Improvement Program includes projects needed to correct existing infrastructure deficiencies to help finance and facilitate the development of housing for special needs groups. This will ensure that the condition of infrastructure does not preclude lower income housing development. The City will coordinate and promote these improvements with non-profit housing development programs. In addition, improvements and resources are promoted on the City's web site, local newspapers, at the senior center, and through televised public City meeting and hearings. Furthermore, as a result of amendments to the General Plan and Zoning Ordinance in 2014, the City has increased opportunities for developing housing for lower income households and persons with special needs in areas that are already adequately served by infrastructure.



5. HOUSING POLICY PROGRAM

Responsible Agency: City of Antioch CDBG & Housing Programs, Public Works-Capital Improvement Department

Implementation Schedule: Annually, as funds are available

Quantified Objective: Provide infrastructure improvements necessary to accommodate the City's remaining lower-income RHNA need of 1,784 dwelling units

Funding Source: Federal, State and Local funds, CDBG

- 1.1.7 Condominium Conversion:** Continue to implement the condominium conversion ordinance, which establishes regulations for the conversion of rental units to owner-occupied units. The ordinance requires that any displaced tenants who are handicapped, have minor children in school, or are age 60 or older be given an additional six months in which to find suitable replacement housing according to the timetable or schedule for relocation approved in the conversion application.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing, project-based

Non-Quantified Objective: Conservation of rental units currently being rented by lower income households and tenants with special needs.

Funding Source: Developers proposing to conversions

- 1.1.8 Rental Inspection Program:** Ensure that the residents of rental units are afforded safe and sanitary housing through continued implementation of the Residential Rental Inspection Program. The program proactively identifies blighted, deteriorated and substandard rental housing stock through periodic mandatory inspections. Property owners are required to address any code violations and have the property re-inspected by the City. While the ordinance that establishes the program is still in effect, the program is currently suspended due to staff reductions.

Responsible Agency: Community Development Department

Implementation Schedule: Reinstate program when funding allows. Anticipated in years 5-8 of Housing Element planning period.



5. HOUSING POLICY PROGRAM

Non-Quantified Objective: Proactive identification and rehabilitation or elimination of blighted, deteriorated and substandard rental housing stock

Funding Source: Rental property owners through registration and inspection fees

1.1.9 Neighborhood Stabilization Program: Implement programs and activities in accordance with the City's adopted Neighborhood Stabilization Plan (NSP). The City was awarded over \$4 million in NSP monies. Funds have been allocated to Satellite Housing, but they have been unsuccessful in leveraging other funding. If Satellite Housing is unable to secure additional funding, the funds will likely be used for the purchase and rehabilitation of abandoned and foreclosed homes.

The programs and activities provided for in the NSP include:

- Purchase and rehabilitation of abandoned and foreclosed homes (initially ten homes, additional homes if revenue from initial sales is available quickly);
- Self-help rehabilitation of previously abandoned and foreclosed homes (initially four homes, additional homes if revenue from initial sales is available quickly);
- NSP program planning and administration;
- Construction of multi-family housing for seniors

The foreclosure and self-help rehabilitation programs are currently suspended but would be reinstated if the funds allocated for Satellite Housing become available.

Responsible Agency: City of Antioch CDBG & Housing Programs

Implementation Schedule: Ongoing as funding allows, pursuant to NSP requirements

Quantified Objective: Construct 85 multi-family units affordable at below 50% AMI through partnership with Satellite Housing, Inc.; Assist in the purchase, as funds are available, and rehabilitation of single family units through partnerships with Habitat for Humanity East Bay and Heart and Hands of Compassion or other non-profit organizations.

Funding Source: NSP, CDBG



5. HOUSING POLICY PROGRAM

1.1.10 Foreclosure Prevention: Continue and expand partnerships between various governmental, public service and private agencies and advocacy organizations to provide ongoing workshops and written materials to aid in the prevention of foreclosures. The City will continue to provide information about foreclosure resources on the City website and at City Hall. The City will also continue to refer persons at-risk of foreclosure to public and private agencies that provide foreclosure counseling and prevention services.

Responsible Agency: City of Antioch CDBG & Housing Programs

Implementation Schedule: Ongoing

Non-Quantified Objective: Foreclosure prevention

Funding Source: CDBG

Goal 2

Facilitate the development of a broad array of housing types to accommodate new and current Antioch residents of diverse ages and socioeconomic backgrounds.

Policy 2.1

Provide adequate residential sites for the production of new for-sale and rental residential units for existing and future residents.

Implementing Programs

2.1.1 Inventories: Using the City's GIS database, create and maintain an inventory that identifies sites planned and zoned for residential development for which development projects have yet to be approved. This database shall also have the ability to identify sites that have the potential for development into emergency shelters, or mixed use areas.

Responsible Agency: Community Development Department and GIS staff

Implementation Schedule: Database to be developed within 6 months of Housing Element adoption; to be updated and maintained on a regular basis.

Non-Quantified Objective: Maintenance of an inventory of available sites for use in discussions with potential developers and evaluating the City's ability to meet projected future housing needs.

Funding Source: General Fund



5. HOUSING POLICY PROGRAM

- 2.1.2 Adequate Sites for Housing; No Net Loss:** The City has identified adequate sites to accommodate its fair share of extremely-low, very low, and low income housing for this Housing Element planning period. As a result of recent amendments to the Zoning Ordinance, the inventory now includes sites where single and multi-family, rental and ownership residential development at a minimum net density of 30 du/ac is permitted by right. Higher densities of up to 35 du/ac are permitted, subject to discretionary review. The rezoned land ensures that the majority of the City's lower-income need is accommodated on sites designated for exclusive residential use. The remaining lower-income housing need is accommodated on sites with densities and development standards that permit at a minimum 16 units per site. Per Government Code Section 65863, which limits the downzoning of sites identified in the Housing Element unless there is no net loss in capacity and the community can still identify "adequate sites" to address the regional housing need, the City shall ensure that any future rezoning actions do not result in a net loss in housing sites and/or capacity to meet its RHNA.

Responsible Agency: Community Development Department (Planning Division)

Implementation Schedule: Ongoing

Non-quantified Objective: Prevention of net loss of housing sites and capacity for extremely low, very low, low, and moderate income housing.

Funding Source: General Fund

- 2.1.3 Meet with Potential Developers:** Meet with prospective developers as requested, both for profit and non-profit, on the City of Antioch's development review and design review processes, focusing on City requirements and expectations. Discussion will provide ways in which the City's review processes could be streamlined without compromising protection of the public health and welfare, and funding assistance available in the event the project will meet affordable housing goals.

Responsible Agency: Community Development Department, City Manager

Implementation Schedule: Ongoing meetings as requested

Non-Quantified Objective: To facilitate the development review process by ensuring a clear understanding on the part of developers as to City expectations for their projects and timeline. Discussion is also anticipated to function as a feedback loop, and assist the City in minimizing the costs of the development review process to new residential development.



5. HOUSING POLICY PROGRAM

Funding Source: General Fund

2.1.4 Above Moderate-Income Housing: Facilitate the development of a range of housing types and opportunities to meet the need for providing above moderate-income housing. Where appropriate, provide requirements in outlying focus areas for the development of such housing with appropriate amenities.

Responsible Agency: Community Development Department, City Manager

Implementation Schedule: Ongoing, project-based

Non-Quantified Objective: To facilitate the development of needed above moderate-income housing by reserving areas for such development.

Funding Source: General Fund

Policy 2.2

Facilitate the development of new housing for all economic segments of the community, including lower income, moderate-, and above moderate-income households.

Implementing Program

2.2.1 Promote Loan Programs. Although the City no longer funds its own first-time homebuyers loan program, it will provide information to eligible buyers about loan programs offered by the California Housing Finance Agency and any other similar programs that may become available.

Responsible Agency: City of Antioch (Housing Coordinator)

Implementation Schedule: The Housing Coordinator prepares a "fact sheet" annually to hand out to the inquiring public. The fact sheet is updated annually after July 1.

Non-Quantified Objective: Increase awareness of funds available for eligible first-time homebuyers.

Funding Source: City of Antioch CDBG & Housing Programs

Policy 2.3

Actively pursue and support the use of available County, State, and Federal housing assistance programs.



5. HOUSING POLICY PROGRAM

Implementing Programs

2.3.1 Affordable Housing Program Inventory; Pursue Available Projects. Explore and inventory the variety of potential financial assistance programs from both the public and private sectors to provide more affordable housing units. The Housing Coordinator will provide assistance to the City in preparation of applications for potential financial assistance programs. Additionally, the Housing Coordinator, on an annual basis, will specify which programs the City should apply for. All available local, State, Federal, and private affordable housing programs for new housing and for the conservation and/or rehabilitation of existing housing will be pursued, including, but not limited to the following:

- ✓ County Mortgage Revenue Bond program (proceeds from the sale of bonds finances the development of affordable housing)
- ✓ County Mortgage Credit Certificate Program (buy down of interest rates for lower income households)
- ✓ Calhome Program (to assist in the development of for-sale housing for lower income households)
- ✓ FDIC Affordable Housing Program (assistance for rehabilitation costs and closing costs for lower income households)
- ✓ HELP Program (for preservation of affordable housing and rehabilitation of housing)
- ✓ Home Investment Partnerships Program (HOME) (for rehabilitation of lower income and senior housing)
- ✓ HUD Single-Family Property Disposition Program (for rehabilitation of owner-occupied housing)
- ✓ Loan Packaging Program (for development and rehabilitation of affordable housing for lower income households and seniors)
- ✓ Low-Income Housing Tax Credit Programs (for development of rental housing and preservation of existing affordable housing for large family units)
- ✓ McAuley Institute (for new housing or rehabilitation of housing for lower income households)



5. HOUSING POLICY PROGRAM

- ✓ Mercy Loan Fund (for new housing or for rehabilitation of housing for the disabled and lower income households)
- ✓ Neighborhood Housing Services (for rehabilitation of housing for lower income households)
- ✓ Section 8 Housing Assistance (rent subsidies for very low-income households)
- ✓ Section 223(f) Mortgage Insurance for Purchase/Refinance (for acquisition and development of new rental housing)
- ✓ Section 241(a) Rehabilitation Loans for Multi-family Projects (for energy conservation and rehabilitation of apartments)
- ✓ Neighborhood Stabilization Program (acquire and redevelop foreclosed properties)

Responsible Agency: City of Antioch (Housing Coordinator)

Implementation Schedule: The Housing Coordinator reviews potential funding opportunities on an annual basis with budget review. In addition, pursue funds on an ongoing basis as available, based on specific program application requirements.

Non-Quantified Objective: Maximize access to governmental and private housing programs, and thereby facilitate achievement of other Housing Element objectives.

Funding Source: CDBG, General Fund; funding from programs pursued

2.3.2 Housing for Extremely Low-Income Households: Encourage the development of housing units for households earning less than 30 percent of the Median Family Income (MFI) for Contra Costa County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancy units and transitional housing. The City will encourage development of housing for extremely-low income households through a variety of activities such as targeted outreach to for-profit and non-profit housing developers, providing financial or in-kind technical assistance, fee waivers/deferrals, land-write downs, expedited/priority processing, identifying grant and funding opportunities and/or offering additional incentives to supplement density bonus provisions in state law. Densities up to 35 units per acre are now permitted in high density residential districts. This will offer



5. HOUSING POLICY PROGRAM

additional opportunities to provide housing for extremely low-income households.

Responsible Agency: City of Antioch CDBG & Housing Programs

Implementation Schedule: Outreach to developers on at least an annual basis; apply for or support applications for funding on an ongoing basis; review and prioritize local funding at least twice in the planning period.

Quantified Objective: Encourage and facilitate construction of 175 units affordable to extremely low-income households to meet RHNA.

Funding Source: CDBG

Policy 2.4

Proactively assist and cooperate with non-profit, private, and public entities to maximize opportunities to develop affordable housing. One of the objectives of the General Plan Land Use Element is to distribute low and moderate-income housing throughout the City, rather than concentrate it in one portion of the community. For example, the element allows for higher density housing within designated Focus Areas to facilitate affordable housing development. Additionally, the recent amendments to the Zoning Ordinance rezoned seven sites for higher density development. These sites are now more geographically dispersed around the City.

Implementing Programs

2.4.1 Support Non-Profit Housing Sponsors: Support qualified non-profit corporations with proven track records in their efforts to make housing more affordable to lower and moderate-income households and for large families. This effort will include providing funding, supporting grant applications, identifying available sites for housing development, and City involvement in the development of such sites.

In addition, the City will promote affordable development by encouraging developers to use the State and City density bonus program. Recent amendments to the Zoning Ordinance modified development standards and other regulations to make it easier to develop on infill parcels. The City will continue focused outreach efforts to non-profit organizations on an ongoing basis to develop partnerships for housing development.

Responsible Agency: City of Antioch CDBG & Housing Programs

Implementation Schedule: Ongoing



5. HOUSING POLICY PROGRAM

Non-Quantified Objective: By supporting these entities in their efforts, increase the production of affordable housing to meet other objectives of the Housing Element.

Funding Source: Private sources, CDBG

Policy 2.5

Proactively encourage the development of affordable housing within the Rivertown area.

Implementing Programs

2.5.1 Additional Development Incentives for the Rivertown Focus Area: Use voluntary incentives to encourage the production of affordable housing, including housing as part of mixed-use projects. Within the Rivertown Focus Area, provide incentives for the production of affordable housing *in addition* to City density bonus incentives. The City shall promote this Program by creating informational brochures for distribution to developers and by discussing these benefits with both potential developers and past developers within the City. Examples of such additional incentives include, but are not limited to the following:

- ✓ Leverage City-owned properties. Pursue development of City-owned properties in the Rivertown Focus Area as catalyst projects to spur additional investment.
- ✓ Higher than minimum required density bonuses. Provide the density bonuses available through the City's Senior Housing Overlay District throughout the Rivertown Focus Area.
- ✓ Fast track processing. By expediting the development review process, carrying costs for lands being developed with affordable housing can be minimized.

Additionally, the City of Antioch has received a grant from the Strategic Growth Council for the development of a Specific Plan in the downtown area. The Specific Plan has an objective of increasing infill and compact development. By investing in one of the City's lowest income areas, the Specific Plan will bring new stores, amenities and services. Through the redevelopment of the downtown, the additional high density housing could also provide a variety of housing types including affordable housing.

Responsible Agency: Community Development Department (Planning Division) and Housing Coordinator



5. HOUSING POLICY PROGRAM

Implementation Schedule: Development incentives are being studied and included in the Downtown Specific Plan, which includes the Rivertown Focus Area. A draft document is due in the second half of 2015, and adoption is expected in early 2016.

Quantified Objective: Achievement of objectives for development of new housing for very low-income households.

Funding Source: CDBG, General Fund

Goal 3

Facilitate the development of special purpose housing to meet the needs of the elderly, persons with disabilities, large families, and the homeless.

Policy 3.1

Identify and maximize opportunities to expand housing opportunities for those residents of the City who have special housing needs, including the elderly, disabled, large families, and the homeless.

Implementing Programs

3.1.1 Housing Opportunities for Special Needs Groups: Expand housing opportunities to meet the special housing needs of the elderly; persons with disabilities, including those who have developmental disabilities; large families; and the homeless. Recent amendments to the Zoning Ordinance will help increase housing opportunities for special needs groups. A new emergency shelter overlay district has been created to provide adequate sites for emergency shelters as required by State law. Transitional housing is now explicitly defined and listed as a residential use. Single Room Occupancy (SRO) units are defined as a form of multi-family housing subject to the standards and requirements applicable to comparable multi-unit residential facilities. Residential care facilities serving six or fewer people are permitted as a residential use. Facilities serving seven or more residents may be subject to a use permit, but any standard requirements or conditions imposed on such facilities must be comparable to those imposed on other group residential facilities. Additionally, densities up to 35 units per acre are now permitted in high density residential districts. This will offer additional opportunities to provide housing for special needs groups.

The City shall also develop sources of predevelopment financing through available Federal, State, and private sources (i.e., HOME and CDBG) to assist non-profit developers.



5. HOUSING POLICY PROGRAM

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing, project-based

Non-Quantified Objective: Maximize opportunities to address the housing needs of special needs groups within the City, as identified in Section 3 of this Housing Element.

Funding Source: State and Federal housing funds, CDBG, NSP

- 3.1.2 Senior Housing:** Continue to implement the Senior Housing Overlay District (SH). Through density bonus options and other incentives, this district allows higher densities and more flexible design standards, reflecting the unique needs of an elderly population and providing more affordable units to the growing number of senior citizens that live on a small fixed income. A developer is granted an increase of 20 percent over the otherwise maximum allowable residential density and an additional incentive or financially equivalent incentive. Additional bonuses will be granted for projects including very low and low-income seniors. These overlay district areas are located close to services specific to senior citizen needs. The parking requirement for these projects is 0.75 parking spaces per dwelling unit.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing, project-based

Non-Quantified Objective: Facilitate housing that is affordable for lower-income seniors.

Funding Source: General Fund

- 3.1.3 Incentives for Special Needs Housing:** Enable special needs groups to access appropriate housing through the reasonable accommodation ordinance. This ordinance gives persons with disabilities the opportunity to request reasonable accommodation from zoning laws when they are a barrier to equal housing access pursuant to State and federal law. The City has approved such requests such as reducing the number of required parking stalls in order to accommodate a handicap van parking stall at the Don Brown Homeless Center, which provides services to the homeless and disabled populations. The City has also approved the conversion of a bedroom into a semi-independent living space for a person with a disability without requiring the provisions of Section 9-5.3904 as it pertains to second units.



5. HOUSING POLICY PROGRAM

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing, project-based

Non-Quantified Objective: Continue to provide reasonable accommodations to encourage the development of specialized housing for persons with disabilities.

Funding Source: General Fund

- 3.1.4 Coordination with Agencies Serving the Homeless:** Continue to cooperate with public and private agencies, such as the Contra Costa Continuum of Care, to develop housing (including transitional housing), family counseling, and employment programs for the homeless. The City will continue to fund homeless services through CDBG. The City shall monitor statistics from police, County agencies, and private organizations regarding homeless shelter needs to determine if Antioch is meeting the needs of its homeless population.

Responsible Agency: City of Antioch CDBG & Housing Programs, Contra Costa County Health Services Department, and public service agencies

Implementation Schedule: Ongoing

Non-Quantified Objective: Develop housing self-sufficiency for those who are currently homeless by working with appropriate agencies to implement housing and employment programs.

Funding Source: HUD, HCD, CDBG, and private funds

- 3.1.5 Emergency Shelters and Supportive and Transitional Housing:** Implement recent amendments to Zoning Code that brought City into compliance with State requirements (SB 2) for accommodating emergency shelters, and transitional and supportive housing for homeless individuals and families and persons with disabilities. In June 2014, the City established a new Emergency Shelter Overlay District that complies with the requirements of State law by providing for establishment of emergency shelters without discretionary zoning approval. With this amendment, the City has sites with sufficient capacity to meet the local need for emergency shelters. The City will monitor implementation of the Zoning Code to determine if further changes are needed to meet applicable requirements of State and federal law.

Responsible Agency: Community Development Department, CDBG & Housing Programs



5. HOUSING POLICY PROGRAM

Implementation Schedule: Ongoing

Non-Quantified Objective: Compliance with SB 2

Funding Source: General Fund

3.1.6 Zoning for Employee Housing: Amend the Zoning Ordinance to explicitly define and provide zoning provisions for employee housing in accordance with California Health and Safety Code Sections 17021.5 and 17021.6. Specifically, the Ordinance shall be amended to do the following:

- Any employee housing providing accommodations for six or fewer employees shall be deemed a single family structure. Employee housing shall not be included within the definition the definition of a boarding house, rooming house, hotel, dormitory, or other similar term.
- No conditional use permit, zoning variance or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.

Responsible Agency: Community Development Department

Implementation Schedule: Within 18 months of Housing Element adoption

Non-Quantified Objective: Compliance with Health and Safety Code regarding Employee Housing

Funding Source: General Fund

Goal 4

Reduce residential energy and water use to conserve energy/water and reduce the cost of housing.

Policy 4.1

Provide incentives for energy conservation measures in new housing by providing information on programs available through PG&E.



5. HOUSING POLICY PROGRAM

Implementing Programs

- 4.1.1 Encourage Energy Conservation:** Continue to pursue funding sources and program partnerships for energy saving and conservation. Encourage developers to utilize energy-saving designs and building materials.

Responsible Agency: City Building Official, Community Development Department, in association with energy providers

Implementation Schedule: Ongoing

Non-Quantified Objective: Minimize costs of space heating and cooling in new and existing dwelling units.

Funding Source: General Fund, developers, energy providers

- 4.1.2 Water Conservation Program:** As part of the development review process, ensure that new residential development meets City standards and guidelines for conserving water through provision of drought-tolerant landscaping, and the utilization of reclaimed wastewater when feasible. Continue to encourage water conservation through City's Water Efficient Landscape Ordinance that conforms to the State's model ordinance.

Responsible Agency: Community Development Department, City Engineer, and Building Official

Implementation Schedule: Ongoing, project-based

Non-Quantified Objective: Conservation of water resources

Funding Source: General Fund

- 4.1.3 Green Building Encouragement:** Continue to encourage "green building" practices in new and existing housing development and neighborhoods. The City will continue to provide information on green building programs and resources on the City website and at City Hall. The City shall continually analyze current technologies and best practices and update the informational material as necessary. The City will continue to promote the Energy Upgrade California program, which provides incentives for energy-saving upgrades to existing homes.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing



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Non-Quantified Objective: Encourage green building practices

Funding Source: General Fund

Goal 5

Remove governmental constraints inhibiting the development of housing required to meet identified needs in Antioch.

Policy 5.1

Review and modify standards and application processes to ensure that City standards do not act to constrain the production of affordable housing units.

Implementing Programs

5.1.1 Maintain a Streamlined, Affordable Application Process: Continue efforts to identify ways to streamline and improve the development review process, as well as eliminate any unnecessary delays and restrictions in the processing of development applications, consistent with maintaining the ability to adequately review proposed projects. Utilize input received from developers to assist in identifying means to implement this program. Undertake a regular review to ensure that development review fees are the minimum necessary to recover costs. The City will review development review procedures and fee requirements on an annual basis. If, based on its review, the City finds development review procedures or fees unduly impact the cost or supply of housing, the City will make appropriate revisions to ensure the mitigation of these identified impacts. The recent amendments to the Zoning Ordinance will make it possible to further streamline and improve the process by permitting certain developments by right.

Responsible Agency: Community Development Department, City Engineer, and Building Official

Implementation Schedule: Annual review, revisions as found appropriate

Non-Quantified Objective: Minimize the costs of residential development within Antioch attributable to the time it takes to review development applications and plans.

Funding Source: General Fund

5.1.2 Residential Development Impact Fee Ordinances: Ensure that new residential development is adequately served by public facilities and services by continuing to implement the Development Impact Fee Program. Based on the findings of



5. HOUSING POLICY PROGRAM

an impact fee study completed in February 2014, the fee schedule includes a maximum of \$7,198 per single-family unit and \$4,692 per multifamily unit, which is similar to comparable jurisdictions. The Development Impact Fee Ordinance provides certainty of fees for developers. The fee was based on the projected costs of capital facility, equipment and infrastructure improvements necessary to serve the new development within the City.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing, project-based

Non-Quantified Objective: Continually ensure provision of adequate public facilities and services to new and existing residential development.

Funding Source: General Fund

- 5.1.3 Density Bonus Ordinance:** Zoning Ordinance was amended to bring City's requirements into compliance with State law. Continue to monitor implementation to identify further changes that may be required.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing

Non-Quantified Objective: Ensure that City density bonus provisions comply with State requirements.

Funding Source: General Fund

- 5.1.4 Pre-Application Conferences:** Continue pre-application conferences for applicants to assist developers in meeting City requirements and development expectations.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing, project-based

Non-Quantified Objective: Minimize development review time and costs for new residential projects.

Funding Source: General Fund

- 5.1.5 Development Standards Handouts:** Regularly update handouts on development standards.



5. HOUSING POLICY PROGRAM

Responsible Agency: Community Development Department

Implementation Schedule: Update handouts on a semiannual basis and when development standards are modified.

Non-Quantified Objective: Minimize development review time and costs for new residential projects.

Funding Source: General Fund

- 5.1.6 Review and Revise Residential Parking Requirements:** Continue to monitor the effects of the recent amendments to the City's Zoning Ordinance that allow reduction of parking requirements that may constrain residential development. The amendments established procedures broadening the authority of the Zoning Administrator and the Planning Commission to allow reductions to a project's normally required number of parking spaces and modifications to development standards for parking areas. The amended provisions allow modification to parking requirements without requiring approval of a variance.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing

Non-Quantified Objective: Allow a reduction or amendment to the parking requirements of projects as appropriate.

Funding Source: General Fund

- 5.1.7 Review and Revise Use Permit Approval Processes and Criteria:** Continue to monitor the effects of the recent amendments to the Zoning Ordinance on the use permit approval process. The Zoning Ordinance now allows up to 20 units/acre to be permitted by right in the new R-25 and R-35 districts, subject to compliance with all other applicable standards. Allowing multi-family uses to be permitted by right and introducing new development standards minimizes the subjective approval criteria as well as removing a layer of discretionary review, which may be viewed as constraints.

Responsible Agency: Community Development Department

Implementation Schedule: Ongoing

Non-Quantified Objective: Minimize the use of discretionary review by permitting more things by right.



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Funding Source: General Fund

- 5.1.8 Amend Residential Growth Management Program Ordinance:** Municipal growth initiatives that limit the number of new units that may be constructed each year have been found in conflict with State law if they affect the jurisdiction's ability to meet its Regional Housing Needs Allocation (RHNA). If the City experiences a significant increase in its rate of development, and it appears that the trigger will be met, it will amend the Residential Growth Management Program Ordinance to exempt income-restricted housing needed to meet RHNA. If the Ordinance is amended, the City will consider and address any undue constraints on housing cost and supply and approval certainty and timing. However, at the current rate of development, the need for this revision appears unlikely.

Responsible Agency: Community Development Department

Implementation Schedule: Within one year of Housing Element adoption

Non-Quantified Objective: Ensure that the Residential Growth Management Program Ordinance adopted in March 2014 does not affect the City's ability to meet its Regional Housing Needs Allocation.

Funding Source: General Fund

- 5.1.9 Monitor Effects of Regional Fees:** Like other jurisdictions in the county, Antioch is subject to regional transportation impact fees levied by Contra Costa County. The City shall monitor the effects of these fees on housing costs and production, and continue to work with the County to ensure that the fees are equitable and appropriately applied and adjusted. The City shall also work with the County to pursue a fee reduction or exemption for high density housing near transit.

Responsible Agency: Community Development Department

Implementation Schedule: Periodic and ongoing, as fees are reevaluated

Non-Quantified Objective: Ensure that the Regional Transportation Impact Fee does not overly burden housing production in Antioch, particularly affordable and/or high density housing.

Funding Source: General Fund



5. HOUSING POLICY PROGRAM

5.1.10 Use Permit Process Monitoring: The City will evaluate the impacts and potential constraints to multi-family development in the R-25 & R-35 zones. The report will be referenced in the progress report required pursuant to Government Code Section 65400. The evaluation will consider approvals and denials, number of applications, length of approval process, types of conditions imposed including cost and any reductions in the initially proposed number of units. The City will solicit and consider input from developers including non-profit organizations as part of the evaluation process. If the City determines that the process does pose a constraint to the development of housing including housing affordable to lower-income households, the City will evaluate the necessary steps to remove or mitigate the constraint such as replacing the use permit process or other similar action.

Responsible Agency: Community Development Department

Implementation Schedule: Periodic and ongoing, as relevant development applications are received and processed

Non-Quantified Objective: Ensure that the requirement of a Use Permit for housing at densities above 20 dwelling units per acre does not pose a constraint to housing production.

Funding Source: General Fund

Goal 6

Provide equal housing opportunities for all existing and future Antioch residents.

Policy 6.1

Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.

Implementing Programs

6.1.1 Cooperative Association: Continue to contract with Bay Area Legal Aid or other similar organizations to provide fair housing counseling and tenant/landlord counseling. Continue to refer cases and questions to the appropriate fair housing service provider for enforcement of prohibitions on discrimination in lending practices and in the sale or rental of housing. Additionally, the City will create written materials in English and Spanish, explaining how complaints can be filed. The materials will be available at City Hall in the Community Development Department, City Manager's office, the City's website and throughout the community in places such as bus stops,



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public libraries, community centers, local social centers, and other public locations.

Responsible Agency: City of Antioch CDBG & Housing Programs

Implementation Schedule: Referrals are ongoing. The written materials are completed and available.

Non-Quantified Objective: City assistance to eliminate housing discrimination within the community.

Funding Source: CDBG

B. QUANTIFIED OBJECTIVES

Table 5-1 summarizes the quantified objectives for the 2015-2023 Planning Period.

**Table 5-1
QUANTIFIED OBJECTIVES
2015-2023**

Program/Income Level	Quantified Objective (dwelling units or households)
New Construction	
Extremely-Low Income	35
Very-Low Income	35
Low Income	60
Moderate Income	350
Above-Moderate Income	1,225
Total	1,705
Rehabilitation	
Extremely-Low Income	0
Very-Low Income	0
Low Income	20
Moderate Income	10
Above-Moderate Income	--
Total	30
Preservation/Conservation	
Extremely-Low Income	20
Very-Low Income	21
Low Income	41
Moderate Income	--
Above-Moderate Income	--



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Table 5-1
QUANTIFIED OBJECTIVES
2015-2023

Program/Income Level	Quantified Objective (dwelling units or households)
Total	82

7.0 Circulation

7.1 INTRODUCTION

The Circulation Element addresses broad issues of physical mobility – how people and goods move about within the community. Convenient and safe movement between home, work, school, shopping and recreation is an important component of Antioch's perceived quality of life and its economic prosperity, and serves as a framework for its overall pattern of development. The Circulation Element establishes official City policy to meet the need for safe and convenient movement of people and goods between land uses at the development intensity anticipated in the Land Use Element.

The Circulation Element represents Antioch's policies governing its transportation system, including:

- roadways and intersections;
- pedestrian and bicycle paths; and
- bus and rail transit.

Circulation is one of the most pervasive issues of the General Plan, and is related to land use, community design, growth management, economic development, air quality, energy consumption, and the City's infrastructure¹. Antioch's transportation issues affect more than just the City, and are of a regional nature, involving regional, State, and Federal agencies, as well as adjacent communities.

7.1.1 Existing Roadway Network

State Route (SR) 4 and SR 160 provide direct access to Antioch. SR 4 runs east-west, connecting Antioch with Oakley, Brentwood, Pittsburg, I-680, Martinez, Pinole, and I-80. SR 4 is a divided freeway from I-680 east through Concord, Pittsburg, and Antioch, and

is currently a two-lane roadway through Oakley and Brentwood. SR 4 has been one of the more congested freeways in Contra Costa, in particular, the segments between Lone Tree Way and Railroad Avenue in the morning and Bailey Road to Lone Tree Way in the afternoon, and is in the process of being widened. On- and off-ramps between SR 4 and Antioch's local street network occur at East Eighteenth Street, Hillcrest Avenue, A Street/Lone Tree Way, G Street, L Street/Contra Loma Boulevard, and Somersville Road.

SR 160 begins at the East Eighteenth Street/SR 4 junction, and continues north over the San Joaquin River via the Antioch Bridge to Rio Vista and Sacramento. Access to and from SR 160 and Antioch's local street network occurs at Wilbur Avenue south of the Antioch Bridge.

Primary arterials provide access to Pittsburg to the west, Oakley and Brentwood to the east, and rural Contra Costa County to the south. The major thoroughfares in Antioch are identified in Table IV.D-1. Each major arterial is briefly described below.

A Street/Lone Tree Way. A Street runs between downtown Antioch and SR 4 providing direct access to the Rivertown District. South of SR 4, A Street becomes Lone Tree Way, and continues southeast into Brentwood.

Deer Valley Road. Deer Valley Road runs north-south beginning in the north at the Hillcrest Avenue/Davison Drive junction and ending in the south at Marsh Creek Road, south of the City's boundary in Contra Costa County.

Hillcrest Avenue. Hillcrest Avenue is located in eastern Antioch on both sides of SR 4 linking the area north of East Eighteenth Street to Prewett Ranch Road.

¹ State law specifically recognizes the relationship between the Circulation Element and the Land Use Element, requiring these two components of a City's General Plan to be correlated.

Table 7.A – Primary Arterials in Antioch

Arterial	Activity Centers Served
North/South Direction	
A Street/Lone Tree Way	Antioch City Park, SR 4, Sutter Delta Medical Center, Prewett Park
Deer Valley Road	Prewett Park
Hillcrest Avenue	Hillcrest Park & Ride lot, SR 4
L Street/Contra Loma Blvd.	Contra Costa County Fairgrounds
Somersville Road	County East Mall, Black Diamond Mines Regional Preserve
Dallas Ranch Road	Sand Creek Specific Plan, including proposed golf course and employment-generating areas.
East/West Direction	
Eighteenth Street	Employment Development Department, County Library, Oak View Memorial Park, SR 4
James Donlon Blvd.	Antioch Community Park
West Fourth Street/A Street extension	Downtown
West Tenth Street	Downtown
Wilbur Avenue	SR 160
Davison Drive	Commercial uses along Lone Tree Way and Hillcrest Avenue
Buchanan Road	Regional connection to the west of Antioch

L Street/Contra Loma Boulevard. L Street runs north-south in northern Antioch between SR 4 and West Tenth Street. Contra Loma Boulevard runs north-south in southern Antioch between SR 4 and James Donlon Boulevard.

Somersville Road. Somersville Road runs north-south in western Antioch on both sides of SR 4 providing access to the Pittsburg-Antioch Highway and Buchanan Road.

Eighteenth Street. Eighteenth Street is located north of SR 4 and runs parallel to SR 4. Eighteenth Street acts as a major arterial between A Street and the SR 4/SR 160 junction.

James Donlon Boulevard. James Donlon Boulevard connects Lone Tree Way and Somersville Road, and provides east-west access through the southwest quadrant of Antioch.

West Fourth Street/A Street Extension. West Fourth Street and West Sixth Street and the A Street Extension provide east-west access in Downtown Antioch. West Fourth Street is the main arterial between Somersville Road and G Street. The A Street extension is the main connector between the eastern portion of the downtown area and the SR 4 freeway.

West Tenth Street. West Tenth Street provides east-west access in downtown Antioch between Somersville Road and A Street. West of Somersville Road, West Tenth Street becomes the Pittsburg/Antioch Highway, serving industrial uses and providing a regional roadway connection to the west of Antioch.

Wilbur Avenue. Wilbur Avenue provides east-west access in northeastern Antioch, and becomes a major arterial between A Street and SR 160.

Dallas Ranch Road. Dallas Ranch Road provides north-south access between Lone Tree Way and the Sand Creek Specific Plan Focus Area. Dallas Ranch Road will serve as one of the primary routes into the Sand Creek Focus Area.

Buchanan Road. Buchanan Road runs east-west between Contra Loma Boulevard and the westerly City limit. Buchanan Road serves as one of the primary routes to the west of Antioch.

Davison Drive. Davison Drive is located south of Hwy 4 and serves as an east-west connection between Lone Tree Way and Hillcrest Avenue.

7.1.2 Rail Facilities

Burlington Northern Santa Fe (BNSF) and Union Pacific (UP) both have railroad tracks running through Antioch. The BNSF tracks run along the southern bank of the San Joaquin River, and the UP tracks run adjacent to SR 4. Grade-separated railroad intersections exist at McElheny Road, Wilbur Avenue and SR 4 for the BNSF line. Grade-separated intersections exist at G and L Streets, Cavallo Road and SR 4 for the UP line. The number of trains using the UP tracks is minimal. UP is considering sale of the right-of-way.

Amtrak offers passenger rail service to Antioch on the BNSF, which services the Oakland-Bakersfield corridor. The train station is located at the foot of I Street, and is also served by Tri-Delta Transit. Four round-trip San Joaquin route passenger trains run on BNSF's tracks 7 days a week.

Between 1995 and 2000, ridership increased by approximately 24 percent, nearly 5 percent annually. Antioch-Pittsburg riders comprise less than 2 percent of all passengers on the San Joaquin route. Freight activity on the UP tracks creates significant disturbances to roadway traffic at the existing A Street and Somersville Road at-grade crossings.

7.1.3 Existing Transit Service

Tri Delta Transit provides transit service to Antioch as well as to Shore Acres, Bay Point, Pittsburg, Oakley, and Brentwood. Tri-Delta Transit also provides connections to and from the Bay Point/Pittsburg BART station, Martinez, and the Bishop Ranch. Transfers to County Connection's Route 930C, which services Pittsburg, Concord, Walnut Creek

and the Walnut Creek BART station are possible at the Hillcrest Park & Ride lot.

About nine westbound or eastbound Tri Delta Transit buses serve the Hillcrest Park & Ride lot and the Pittsburg/Bay Point BART station during the a.m. and p.m. peak hours. Between six and seven buses serve the Sutter Delta Medical Center in Antioch during the a.m. and p.m. peak hours.

7.1.4 Existing Bicycle and Pedestrian Facilities

Existing and proposed bikeway facilities in Antioch are distributed throughout Antioch, and are listed in Table 7.B. Class I facilities are bike paths that exclude motor vehicle access. Class II facilities are designated bike lanes that provide a space in the road for bicycle travel. Class III facilities are bicycle routes that provide signage to alert bicyclists and motorists that a bicycle route exists.

Pedestrian access is available throughout the developed areas of Antioch, including sidewalks, wheelchair ramps, and crosswalks. Many outlying areas are still rural in character, and do not have sidewalks, including Wilbur Avenue between Viera Avenue and SR 160, and Lone Tree Way east of Heidorn Ranch Road. Pedestrian and bicycle facilities will be provided in accordance with the General Plan as future development proceeds.

Table 7.B – Existing and Proposed Bicycle Facilities

Existing Class I Trails	
Delta De Anza Trail	From Pittsburg City Limit to Hillcrest Ave. along the Contra Costa Canal
Mokelumne Trail (EBMUD right-of-way)	From Buchanan Rd. to Hillcrest Ave.
North of Lone Tree Way	Between Hillcrest Ave. and the curve of Fairside Wy.
Adjacent to PG&E power lines	From Prewitt Family Park north
Creek trail	Buchanan Rd. to Sequoia Dr.
South Antioch trail	Empire Mine Rd. to Woodhaven Wy.

Table 7.B – Existing and Proposed Bicycle Facilities (continued)

Existing Class II Lanes		Existing Class III Shared Routes	
Buchanan Rd.	From Contra Loma Blvd. to Somersville Rd.	Bluerock Dr.	From Lone Tree Wy. to Deer Valley Rd.
Canada Valley Rd.	From Laurel Rd. to Vista Grande	Buchanan Blvd.	Pittsburg city limits to Contra Loma Blvd.
Contra Loma Blvd.	From James Donlon Blvd. to SR 4	Country Hills Dr.	From Deer Valley Rd. to Hillcrest Ave.
Country Hills Dr.	From Hillcrest Ave. to 2 mi. east of Vista Grande; Lone Tree Wy. to Deer Valley Rd.	Canada Valley Rd.	From Vista Grande to Lone Tree Wy.
Dallas Ranch Rd.	From Lone Tree Wy. to Mokelumne Dr.	Country Hills Dr.	From 2 miles east of Vista Grande to SR 4 By-pass
Davison Dr.	From Lone Tree Wy. to Hillcrest Ave./ Deer Valley Rd.	Fitzuren Wy.	Contra Loma Blvd. to "G" St.
Deer Valley Rd.	From Hillcrest Ave. to 800 feet South of Prewett Ranch Rd.	"L" St.	10th St. to 9th St.
Eighteenth Street	Safe routes to school project from "D" to "L" St..	Laurel Rd.	From Canada Valley Rd. to Laurel Rd. in Oakley
Frederickson Lane	From Hanson Dr. to Golf Course Rd.	Ninth St.	"L" St. to "A" St.
Golf Course Rd.	From Lone Tree Wy. to Mt. Hamilton Rd.	Tenth St.	Somersville Road to "L" St.
Hillcrest Ave.	From SR4 to Prewett Ranch Rd.	Tregallis Wy.	"G" Street to Hillcrest Ave.
James Donlon Blvd.	From Lone Tree Wy. to Somersville Rd.	Wilbur Avenue	A Street to SR 160
Laurel Rd.	From Hillcrest Ave. to Canada Valley Rd.	Proposed Facilities (Class II, unless otherwise noted)	
Lone Tree Wy.	From James Donlon Blvd. to SR 4	Mokelumne	Extend from Hillcrest Ave. to EBMUD ROW
Mokelumne Dr.	From Lone Tree Wy. to Prewett Ranch Rd.	EBMUD ROW	Brentwood, crossing SR4 By-pass (Class I)
Mt. Hamilton Dr.	From Dallas Ranch Rd. to Golf Course Rd.	Dallas Ranch Rd.	Extend lanes south
Muirwood Dr.	From Bamboo Wy. to Mt. Hamilton Dr.	James Donlon Blvd.	Extend from Somersville Rd. to Pittsburg
Pittsburg-Antioch Highway	From L Street to western city limits	Wild Horse Road	Will be extended east to the SP rail line
Prewett Ranch Rd.	From Dallas Ranch Rd. to Hillcrest Ave.	Canada Valley Rd.	Extend from vista Grande to Lone Tree Wy.
Sycamore Dr.	From Somersville Rd. to L Street	Country Hills Dr.	Extend to the SR 4 By-pass
Via Dora Dr.	From Deerfield Dr. to Hillcrest Ave.	Delta DeAnza Trail	Extend to Neroly Rd.
Wild Horse Rd.	From Hillcrest Ave. to Meadow Lake	Fitzuren Way	Contra Loma Blvd. to "G" St.
		Hillcrest Ave.	Extend from East 18 th St. to SR 4
		Laurel Rd.	Connect to Laurel Rd. In Oakley
		Buchanan Road	Construct bicycle lanes or route to connect Delta-De Anza and Mokelumne trails; Pittsburg city limits to Contra Loma Blvd.
		Rivertown-Southeast Antioch	Construct bicycle lanes connecting Rivertown to Southeast Antioch

Note: Class indicates the type of bicycle facility (bikeway). Class I represents separate, multi-use trails or paths. Class II represents striped, bicycle lanes on roadways. Class III represents signed bicycle routes sharing the roadway. The City of Antioch adopted TRANSPLAN's East Contra Costa Bikeway Plan in November

of 2001. In this plan, the City of Antioch affirmed the 'North of Highway 4' and 'South of Highway 4' trunk bicycle routes. All the facilities listed in Plan are listed in Table 7.B.

The Contra Costa Transportation Authority has completed and adopted a Countywide Bicycle Plan, which has also been adopted by the City of Antioch.

7.1.5 Parking

Parking requirements and standards for development within the City of Antioch are incorporated into the City's Zoning Ordinance. Parking facilities appear to be adequate throughout the community, including the Downtown and other commercial areas.

7.1.6 Regional Planned Transportation Improvements

Several planned and programmed transportation improvements have been programmed for completion in the seven year Capital Improvement Program (CIP) contained in the Contra Costa Transportation Authority's *2001 Update to the Contra Costa Countywide Congestion Management Program (CMP)*. The County CMP provides the overall direction and approach for the regional transportation system, and includes specific projects that may affect the future regional transportation system. The projects included in the CIP are those that:

- the County Transportation Authority proposes for programming through the State and Federal funding cycles;
- are already programmed;
- are proposed for funding through the Metropolitan Transportation Commission's Regional Transportation Improvement Program (RTIP) and Federal processes;
- encompass Transportation for Clean Air bicycle projects; and
- are developer-funded projects where funding through fee programs is imminent.

The following regional roadway and transit improvements within the City of Antioch are identified in the *2001 Update*:

Planned SR 4 Improvements

- Widen from four to six mixed-flow lanes from Loveridge to SR 160 (Phase 1).
- Widen from six to eight lanes (six mixed-flow lanes and two HOV lanes, with a median to accommodate future BART extension) for its ultimate configuration.
- Construct a new interchange at Contra Loma Boulevard.
- Improve the Hillcrest interchange, including signalization, frontage road, and park-and-ride lot in the northeast quadrant.

SR 4 By-Pass

- Phase 1
 - Construct a four-lane expressway from SR 4 to Lone Tree Way with partial interchanges at SR 4 and Lone Tree Way, and an intersection at Laurel Road.
 - Construct a two-lane roadway from Lone Tree Way to Balfour Road with at-grade intersections at Balfour Road, Sand Creek Road, and Lone Tree Way, along with construction of one mile of Sand Creek Road east to Fairview.
- Phase 2
 - Widen to four lanes from Lone Tree Way to Balfour Road;
 - Construct a freeway-to-freeway interchange with connectors at SR 160;
 - Construct full interchanges at Laurel Road and Lone Tree Way;
 - Upgrade the entire length of the Bypass to four-lane freeway status, with full interchanges constructed at Balfour, Sand Creek, and Marsh Creek.

Arterials and Roadways

- Buchanan Road: widen to four lanes between Somersville Road and the Antioch city limits.
- Deer Valley Road: widen from Prewett Ranch to south of Balfour.
- East Eighteenth Street: widen to four lanes from Hillcrest to Cavallo.
- East Eighteenth Street: widen to four lanes with a median from SR 160 to Viera.
- Hillcrest Avenue: widen from Prewett Ranch to south of Balfour (developer funded).
- James Donlon Boulevard: extend from Somersville Road to Standard Oil Road (developer funded).
- Lone Tree Way and Hillcrest Avenue: widen to six lanes, plus turn lanes.
- Lone Tree Way: widen at James Donlon to six lanes.
- Lone Tree Way: widen to six lanes, construct a median, turn lanes and a bike path on the north side from Heidorn to SR 4 By-pass.
- Pittsburg-Antioch Highway: widen to four lanes from Somersville Road to the Antioch city limits.
- Somersville Road: widen to four lanes from Buchanan Road to James Donlon Boulevard and reconstruct the bridge over the Contra Costa Canal.
- Standard Oil Road: construct a new two-lane arterial.
- Wilbur Avenue: widen to four lanes from the BNSF railroad to SR 160.

Transit

- Extend rail service connected to BART easterly to a station at or near Hillcrest Avenue, and into Brentwood along the SR 4 By-pass.
- Establish Tri Delta Transit express bus commuter service between Antioch, Oakley, and Brentwood to Concord and to

Lawrence Livermore Laboratory in Livermore.

- Construct park and ride lots at the Somersville Road/SR 4 and future SR 4 By-pass/Lone Tree Way intersections.

Systems Management

- Lone Tree Way: interconnect signals from Davison to Empire.
- SR 4 Corridor Signal Interconnect: interconnect 50 signals on Leland, Delta Fair, and Somersville, as well as at freeway interchanges on SR 4; install traffic responsive coordination plans.

The East Contra Costa Fee and Financing Authority imposes a fee to fund the widening of SR 4, the SR 4 Bypass and other East County projects.

7.2 GOALS OF THE CIRCULATION ELEMENT

To provide for a sustained high quality of life, it is the goal of the Circulation Element to achieve and maintain a balanced, safe, problem-free transportation system that:

- *improves present traffic flows and provides easy and convenient access to all areas of the community;*
- *is safe for all modes of motorized and non-motorized transportation;*
- *reduces dependence on single occupant automobile travel by providing a high level of pedestrian, bicycle, and public transit travel opportunities; and*
- *preserves a sense of comfort and well-being throughout the community by reducing the intrusiveness of commercial, business park, and industrial traffic, rail traffic, and regional traffic on neighborhood streets and residents' quality of life.*

Antioch recognizes that even by constantly expanding the local roadway network and providing an ongoing

sequence of programmed street improvements, problems of traffic congestion will continue. Providing a real solution to traffic congestion requires a balanced approach to future transportation improvements. An efficient transportation system needs to offer Antioch area residents not only efficient automobile traffic distribution, but also viable alternatives to automobile travel. The General Plan aims to increase the balance between various modes of transportation by increasing the desirability of transit, walking, and bicycling. The General Plan also coordinates land use, transportation, and air quality concepts and strategies. General Plan objectives are designed to improve traffic flow, local air quality, and energy conservation. To achieve this of balance, the City of Antioch will:

- provide for the efficient movement of vehicles by designing, constructing, and maintaining a roadway circulation network, which will function at an acceptable level of service (LOS), as set forth in the Growth Management Element.
- expand the existing roadway system where it is feasible to do so, increasing its carrying capacity and eliminating congestion;
- regulate the intensity of future development in relation to the carrying capacity of Antioch roadways as part of ensuring that the performance standards of the Growth Management Element are met;
- provide a mix of land uses that realistically balances growth in the local employment and housing, increasing local employment opportunities and reducing the need for long commutes to work;
- ensure that each new development that would cumulatively contribute to the need for improvements provides appropriate mitigation;
- provide a system of bicycle routes and pedestrian links such that pedestrian and bicycle travel become safer and more useful for everyday tasks such as travel to shopping, work, and recreational facilities;
- achieve and maintain an organization of land uses which integrates places of residence, retail commerce, daily service needs, work, education, and recreation, thereby reducing the number and length of vehicular trips;
- require site plans for individual development projects to minimize or eliminate through traffic within residential neighborhoods;
- to the degree feasible, encourage mixed-use developments to reduce vehicle trips;
- improve the relationship of roadways with land uses, including regulating driveway access and development intensity where needed;
- improve the carrying capacity of existing roadways through implementation of transportation systems management concepts;
- participate in developing regional circulation improvement measures in cooperation with surrounding cities and Contra Costa County. Such measures may include, but are not limited to, the development of reciprocal traffic improvement fee programs; and
- implement the provisions of the Contra Costa County Congestion Management Program by requiring development projects to analyze and provide mitigation for traffic impacts on regional circulation facilities.

It is Antioch's intent to require new developments to mitigate their traffic impacts, either through construction of new roadways or participation in land-based financing mechanisms.

7.3 VEHICULAR CIRCULATION OBJECTIVE AND POLICIES

SR 4 has become increasingly congested due to continued residential, commercial, and industrial growth in Antioch and eastern Contra Costa County. Recognizing that the economic vitality and quality of life for residents of Antioch and the East County region are dependent upon the condition of SR 4, improvements are being made to the SR 4 freeway from Willow Pass to SR 160. Construction of a SR 4 By-pass from the SR 4/SR 160 interchange east into Brentwood is also being funded.

Traffic conditions on Antioch roadways are generally acceptable, with congestion developing at the intersections of major arterials and at freeway interchanges during peak hours. As traffic volumes increase throughout the City, it will be critical to improve the local roadway system to provide additional capacity, including extending or expanding existing roadways, constructing new roadways, and providing connections between existing roads. Construction of railroad grade separations at primary roadways and improving intersection operations to accommodate future traffic levels will also be important.

Figure 7.1 illustrates Antioch's roadway plan, which has been developed to provide acceptable access to and within the City of Antioch. This plan includes existing and proposed major thoroughfares, and the proposed locations of future rail transit stations. Antioch's roadway classifications consist of the following.

- *Freeways and Expressways.* Freeways are divided highways with full control of access and grade separations for all intersecting traffic flows. There are no intersections at-grade, traffic signals, pedestrians, or parking on freeways to interfere with the continuity of high capacity, high speed traffic flow. Freeways are designed to provide regional, rather than, local traffic movement. Expressways are partially developed freeways on which some or all

intersections are not grade separated. Like freeways, expressways do not provide direct access to adjacent land uses.

- *Arterials.* Arterials are the major streets, typically with four through lanes¹ that serve large volumes of through traffic between different sections of the urbanized area, and provide access to freeways and expressways. The primary function of arterials is to provide for through traffic movement. Although they may provide access to abutting land uses, such access is typically limited. Direct access for individual residential units is generally prohibited, but access into individual neighborhoods or multi-family developments may be permitted. Arterials need to have sufficient carrying capacity so as to prevent the undesirable diversion of through traffic into residential neighborhoods.
- *Collector Streets.* A collector street is a relatively moderate-speed, moderate-volume street, typically with two through lanes, designed for circulation within and between neighborhoods. These roads serve relatively short trips, and are meant to collect and distribute traffic from local streets to the arterial network. Direct access for individual residential units is generally discouraged, but access into individual neighborhoods or multi-family developments may be permitted.
- *Local Streets.* These streets are primarily used for access to individual abutting land uses. These streets are more pedestrian-oriented than collector or arterial roadways, and will also carry higher volumes of bicycle traffic. Through vehicular traffic is discouraged.

¹ Depending upon traffic volumes, arterials may have six or even eight through lanes. Additional left- and right-turn lanes are often provided at intersections.

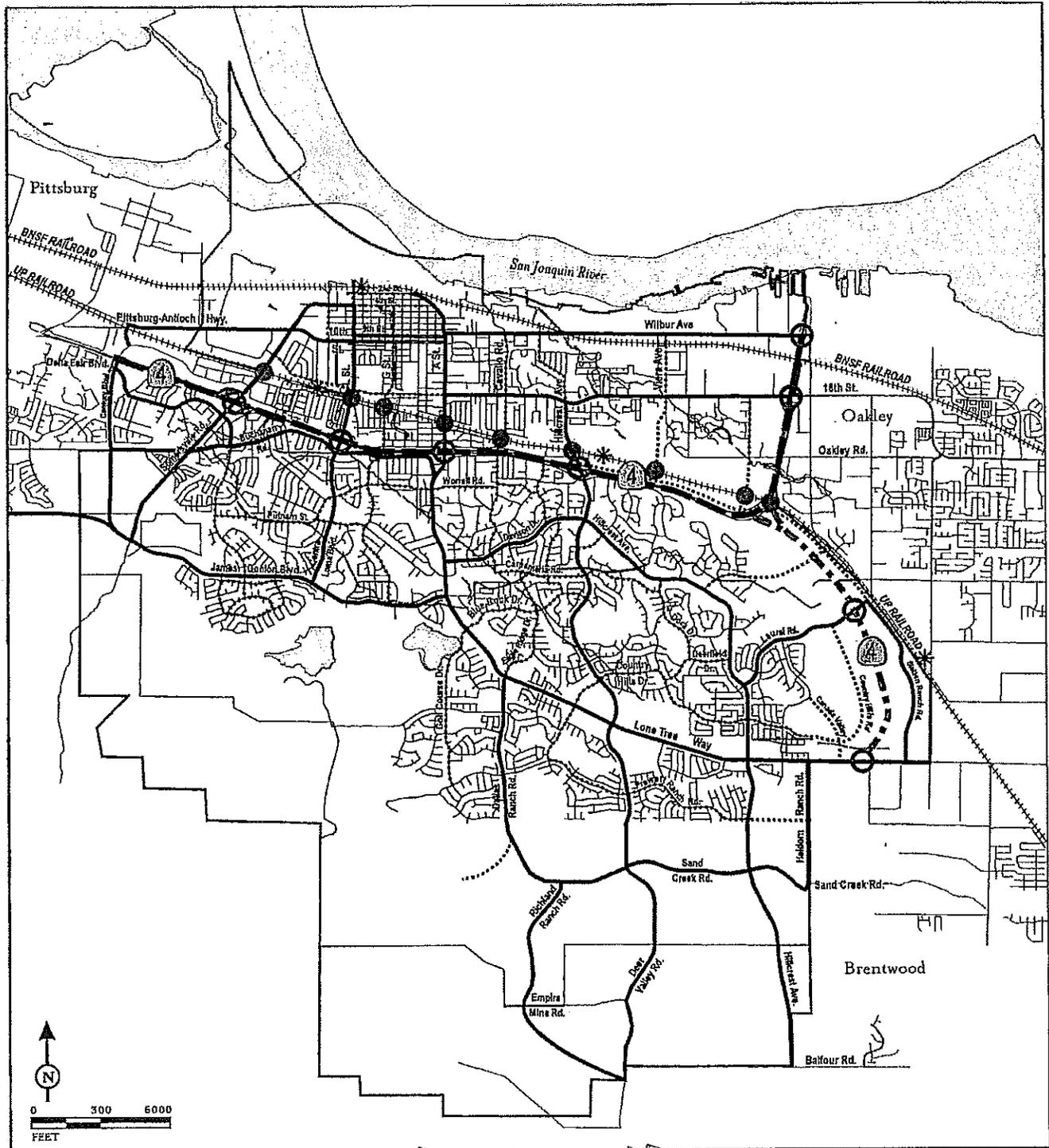


FIGURE 7.1

LSA

- CITY OF ANTIOCH
- PLANNING AREA BOUNDARY

- | | |
|---------------------------|---------------------------|
| FREEWAYS | RAIL |
| ARTERIALS | PROPOSED FREEWAY |
| ARTERIAL (COUPLET) | RAILROAD GRADE SEPARATION |
| MAJOR COLLECTOR | RAIL TRANSIT STATION |
| MAJOR COLLECTOR (COUPLET) | FREEWAY INTERCHANGE |

City of Antioch
General Plan
Circulation

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7.3.1 Vehicular Circulation Objective

Provide adequate roadway capacity to meet the roadway performance standards set forth in the Growth Management Element.

7.3.2 Vehicular Circulation Policies

- a. Facilitate meeting the roadway performance standards set forth in the Growth Management Element and improving traffic flow on arterial roadways.
 - Work with the UP and BNSF railroads to construct grade separations along the tracks at Somersville Road, Hillcrest Avenue, "A" Street, the proposed Viera Road extension, and the proposed Phillips Lane extension.
 - Promote the design of roadways to optimize safe traffic flow within established roadway configurations by minimizing driveways and intersections, uncontrolled access to adjacent parcels, on-street parking, and frequent stops to the extent consistent with the character of adjacent land uses.
 - Provide adequate capacity at intersections to accommodate future traffic volumes by installing intersection traffic improvements and traffic control devices, as needed, as development occurs.
 - Facilitate the synchronization of traffic signals.
 - Where needed, provide acceleration and deceleration lanes for commercial access drives.
 - Provide for reciprocal access and parking agreements between adjacent land uses, thereby facilitating off-street vehicular movement between adjacent commercial and other non-residential uses.
 - Encourage regional goods movement to remain on area freeways and other appropriate routes.
- b. Design and reconfigure collector and local roadways to improve circulation within and

connections to residential and commercial areas.

- Implement appropriate measures to mitigate speeding and other traffic impacts in residential areas.
 - Implement roadway patterns that limit through traffic on local residential streets.
- c. Require the design of new developments to focus through traffic onto arterial streets.
 - d. Where feasible, design arterial roadways, including routes of regional significance, to provide better service than the minimum standards set forth in Measure C and the Growth Management Element. Thus, where feasible, the City will strive to maintain a "High D" level of service ($v/c = 0.85-0.89$) within regional commercial areas and at intersections within 1,000 feet of a freeway interchange. The City will also strive where feasible to maintain Low-range "D" ($v/c = 0.80-0.84$) in all other areas of the City, including freeway interchanges.
 - e. Establish Assessment Districts in areas that will require major roadway infrastructure improvements that will benefit only that area of the City, and thereby facilitate the up-front construction of needed roadways.
 - f. Design street intersections to ensure the safe passage of through traffic and accommodate anticipated turning movements. Implement intersection improvements consistent with the following lane geometrics, unless traffic analyses indicate the need for additional turn lanes.

Number of Through Lanes on Route	Intersection Turn Lanes	
	Intersections with 4-Lane Arterials	
	Left	Right
6 or 8	1	1
4	1	1
2 (Collector)	1	NA
2 (Local)	NA	NA
	Intersections with Collectors	
	Left	Right
6 or 8	1	1
4	1	NA
2 (Collector)	1	NA
2 (Local)	NA	NA

- g. Where uses such as commercial centers that generate heavy traffic volumes are located along arterial roadways, provide acceleration and deceleration lanes as needed to maintain the carrying capacity of through traffic lanes.
- h. Require traffic impact studies for all new developments that propose to increase the approved density or intensity of development or are projected to generate 50 peak hour trips or more at any intersection of Circulation Element roadways. The purpose of these studies is to demonstrate that:
 - the existing roadway system, along with roads to be improved by the proposed project, can meet the performance standards set forth in Sections 3.4.1 and 3.4.2 of the Growth Management Element, and
 - required findings of consistency with the provisions of the Growth Management Element can be made.
- i. Require the preparation of a traffic management plan for special event uses to serve major events (e.g. fairs, festivals, sporting events), where traffic volumes that are generated less than 45 times per year would exceed the roadway performance standards set forth in the Growth Management Element. Such special event venues shall be required to

provide sufficient manual traffic control as to maintain consistency with Growth Management Element roadway performance standards. Evaluate the traffic impacts of special event uses based on factors specifically related to the special event, rather than those of a typical development (e.g., traffic patterns, hourly flow, and presence of manual traffic controls).

- j. Require that existing driveways that are unnecessary or substandard be removed or upgraded, wherever feasible, in conjunction with any on-site development or any adjacent street construction.
- k. Where single family residences have no feasible alternative but to front on collector or arterial roadways, require, wherever possible, that circular driveways or on-site turnarounds be provided to eliminate the need for residents to back onto the street.
- l. Locate driveways on corner parcels as far away from the intersection as is possible.
- m. Avoid locating driveways within passenger waiting areas of bus stops or within bus bays. Locate driveways so that drivers will be able to see around bus stop improvements.
- n. Use raised medians as a method for achieving one or more of the following objectives: access control, separation of opposing traffic flows, left turn storage, aesthetic improvement, and/or pedestrian refuge.
- o. Where medians are constructed, provide openings at the maximum feasible intervals, typically no less than 1/8 mile.
- p. Where a series of traffic signals are provided along a route, facilitate the coordination of traffic signals to optimize traffic progression on a given route. Traffic signalization should emphasize facilitating access from neighborhood areas onto the City's primary roadway network, and should work to discourage through traffic from using local streets.
- q. Demand-actuated traffic signals should include push buttons to signal the need for pedestrians to cross, and include audible

- signals and countdown signs to assist the disabled in crossing streets. Demand-actuated traffic signals corresponding with bicycle routes should include bicycle sensitive loop detectors or push buttons adjacent to the curb.
- r. Avoid offset intersections along arterials and collectors. Intersections along local and minor residential collector streets may be offset within the subdivision as a means of discouraging through traffic.
 - s. Expand intersections to include additional turning and through lanes at intersections where needed to relieve congestion and improve intersection operation, so long as the intersection can continue to accommodate pedestrians and bicyclists. Avoid traffic system improvements that facilitate vehicular turning and bus movements, but that also discourage pedestrian or bicycle movements. This can be accomplished on wide streets by providing safe stopping places for pedestrian crossing the street.
 - t. Maintain the first priority for public streets of providing safe and efficient travel for the public with parking as a second priority.
 - u. Generally, permit parking on collector streets, with restrictions as needed to accommodate transit stops, on-street bicycle lanes, added lanes at intersections, or other operational requirements.
 - v. Private streets, where permitted, shall provide for adequate circulation and emergency vehicle access. Private streets that will accommodate more than 50 vehicles per hour in the peak hour or that are designed for on-street parking shall be designed to public street standards. The design of other private streets shall be subject to the review and approval of the City Engineer. Private streets shall be improved to public street standards prior to acceptance of dedications to the City.
 - w. Provide arterial and collector roadways within hillside areas with added rights-of-way as needed for roadway slopes, and no on-street parking in order to provide extra safety.
 - x. Require new development to construct all on-site roadways, including Circulation Element routes, and provide a fair share contribution for needed offsite improvements needed to maintain the roadway performance standards set forth in the Growth Management Element. Contributions for offsite improvements may be in the form of fees and/or physical improvements, as determined by the City Engineer. Costs associated with mitigating off-site traffic impacts should be allocated on the basis of trip generation, and should have provisions for lower rates for income-restricted lower income housing projects needed to meet the quantified objectives of the General Plan Housing Element.
 - y. Where feasible, require permitted General Plan land uses that generate high volumes of traffic to be located along major transportation corridors and near transit facilities to minimize vehicular use, congestion, and traffic delays.
 - z. Provide direct access between industrial areas and freeways, with truck routes avoiding residential areas to the extent possible.
 - aa. Design street systems serving industrial areas, including the primary routes accessing these areas to accommodate the movement of trucks.
 - bb. Pursue construction of public parking facilities within the downtown area to serve projected parking demand and facilitate mixed-use development without the need to meet off-street parking standards on each individual parcel.

7.4 NON-MOTORIZED TRANSPORTATION OBJECTIVE AND POLICIES

Bicycling and walking are key elements of Antioch's planned circulation system. The City currently has an extensive network of bikeways, sidewalks, and multi-use trails that

enhance neighborhood accessibility, and help to reduce reliance on the private automobile for mobility within the community.

There has been a resurgence of interest in bicycling, both for recreational purposes and as a quiet, non-polluting means of transport. Bikeways are becoming increasingly important because they are a non-polluting alternative mode of transport, and provide links to schools, civic and neighborhood centers, shopping, employment, and other trails within the region. Maintaining a system of bicycle facilities for Antioch is important, both as recreation and transportation. The hilly nature of the southern portion of the General Plan study area poses a constraint to the widespread use of bicycles as a means of transportation and recreation; however, despite the area's hilly terrain, there are many residents who would choose to use bicycles for transportation and recreation.

By striping bicycle routes throughout the City, riders will be able to travel with a greater sense of security. Thus, Antioch's vision is to establish a system of bikeways to encourage bicycle travel as an alternative when:

- commuting to school or work;
- riding for recreation or fitness along roadways; and
- riding off-road trails in the hills of Antioch.

To facilitate the use of bicycles in Antioch, the General Plan accomplishes the following:

- provides for the implementation of a system of bicycle facilities connecting residential areas to schools, parks, and employment and shopping areas;
- encourages the provision of bicycle parking, security, and other facilities at key destinations;
- recognizes Caltrans standards for bicycle and pedestrian facilities where they cross state highways; and
- provides safe routes for bicycles within the City.

The design of pedestrian-oriented neighborhoods with well connected streets and sidewalks, as well as convenient and safe connections to shopping, schools, and recreation encourages walking and bicycling.

7.4.1 Non-Motorized Transportation Objectives

Maintenance of a safe, convenient, and continuous network of pedestrian sidewalks, pathways, and bicycle facilities serving both experienced and casual bicyclists to facilitate bicycling and walking as alternatives to the automobile.

7.4.2 Non-Motorized Transportation Policies

- a. Design new residential neighborhoods to provide safe pedestrian and bicycle access to schools, parks and neighborhood commercial facilities.
- b. Design intersections for the safe passage of pedestrians and bicycles through the intersection.
- c. Provide street lighting that is attractive, functional, and appropriate to the character and scale of the neighborhood or area, and that contributes to vehicular, pedestrian, and bicycle safety.
- d. Maintain roadway designs that maintain mobility and accessibility for bicyclists and pedestrians.
- e. Integrate multi-use paths into creek corridors, railroad rights-of-way, utility corridors, and park facilities.
- f. Provide, as appropriate, bicycle lanes (Class II) or parallel bicycle/pedestrian paths (Class I) along all arterial streets and high volume collector streets, as well as along major access routes to schools and parks.
- g. Design new roadway bridges to meet Caltrans standards for bridges involving State highways, including bicycle lanes on all new bridges along Circulation Element roadways. Where provision of bicycle lanes is not feasible, undertake measures

- to provide alternative routes and to prohibit bicycle riding on bridge walkways.
- h. Require the provision of bicycle parking and other support facilities (e.g., racks or lockers) as part of new office and retail developments and public facilities.
 - i. Where shopping facilities are located adjacent to residential areas, provide direct access between residential and commercial uses without requiring pedestrians and bicyclists to travel completely around the commercial development.
 - j. Permit the sharing or parallel development of pedestrian walkways with bicycle paths, where this can be safely accomplished, in order to maximize the use of public rights-of-way.
 - k. Orient site design in non-residential areas to allow for safe and convenient pedestrian access from sidewalks, transit and bus stops, and other pedestrian facilities, in addition to access through required parking facilities.
 - l. Require the construction of attractive walkways in new residential, commercial, office, and industrial developments, including provision of shading for pedestrian paths.
 - m. Maximize visibility and access for pedestrians, and encourage the removal of barriers for safe and convenient movement of pedestrians.
 - n. Ensure that the site design of new developments provides for pedestrian access to existing and future transit routes and transit centers.
 - o. Pave walks and pedestrian pathways with a hard, all-weather surface that is easy to walk on. Walks and curbs should accommodate pedestrians with disabilities. Walks within open space areas should have specially paved surfaces that blend with the surrounding environment.
 - p. In general, design walks to provide a direct route for short to medium distance pedestrian trips, and to facilitate the

movement of large numbers of pedestrians. Meandering sidewalks are appropriate in areas where the natural topography or low-density land uses lend themselves to informal landscapes.

7.5 TRANSIT OBJECTIVE AND POLICIES

Transit is an important part of Antioch's transportation planning efforts. Expansion of bus service and extension of rail transit into the community will assist in easing the burden on the SR 4 freeway during peak commute hours. Bus and rail transit service will also improve access to Antioch's employment-generating areas, and provide mobility to transit-dependent populations (e.g., youth and senior citizens).

Smart growth principles being implemented throughout the nation have incorporated the concept of a "transit oasis." The transit oasis is a system that can provide transit service to concentrations of employment, community activities, and residences, consistent with the moderate development intensities of suburban communities such as Antioch. The concept of the transit oasis is to provide local bus service that is linked with regional transportation opportunities, commonly rail or light rail. Within proximity of the rail transit center, transit vehicles would be given priority on roadways (e.g., dedicated lanes and turn lanes) so they could operate at high frequencies and at regular intervals. A one-way transit loop, with stops within a five-minute walk, can effectively serve about 900 acres with a 10-minute frequency of service, and require only a single vehicle and a single lane right-of-way. Each of the transit centers proposed within Antioch could serve as the focal point of a transit oasis system. The transit center would be part of the transit oasis system.

7.5.1 Transit Objective

Maintenance of rail and bus transit, providing both local and regional service that is available throughout the week, and operates on par with automobile travel during peak commute hours.

7.5.2 Transit Policies

- a. Facilitate development of rail transit centers within the Hillcrest Station Area Focus Area and the East Lone Tree Focus Area by:
 - permitting higher residential densities and mixed-use development adjacent to the rail transit station;
 - working with Caltrans and the Contra Costa County Transportation Commission to provide freeway interchanges capable of serving these transit centers; and
 - working with BART, Amtrak, Tri-Delta Transit, and other transit providers toward the development and implementation of a transit oasis system within areas surrounding area transit centers, including establishment of a system of priority transit lanes or dedicated travel lanes in addition to those needed for vehicular travel to facilitate movement by transit oasis vehicles in areas surrounding the transit center.
- b. Permit higher residential densities and mixed-use development adjacent to the downtown Amtrak stop and other rail transit station(s).
- c. Approval of higher densities and mixed-use transit-oriented development shall be commensurate with the level of transit service being provided and conditioned upon the availability of adequate public services and facilities pursuant to the performance standards set forth in the Growth Management Element. Approval of such higher densities and mixed-use transit-oriented development shall be approved in anticipation of future transit service only when there is reasonable assurance that transit services will be available within one to two years of initial occupancy of transit-oriented development.
- d. Design transit stations to provide safe and convenient vehicular, bicycle, and pedestrian access.
- e. Cooperate with Caltrans, Tri-Delta Transit, BART, and other transit providers to establish park-and-ride lots at convenient locations.
- f. Pursue cooperation between local and regional transit providers to coordinate multi-modal transit connections (e.g., timed transfers connecting different transit routes and future rail service, bicycle parking at transit centers, and transit stops at park-and-ride lots).
- g. Preserve options for future transit use when designing roadway and highway improvements.
- h. Include Tri-Delta Transit in the review of new development projects, and require new development to provide transit improvements in proportion to traffic demands created by the project. Transit improvements may include direct and paved access to transit stops, provision of bus turnout areas and bus shelters, and roadway geometric designs to accommodate bus traffic.
- i. Encourage ridership on public transit through use of City information sources (e.g., City web site, and mail-outs) to provide information on transit services.
- j. Require community care facilities and large age-restricted developments (50 units or more, but excluding facilities designed for "active" adults) to provide transportation services for the convenience of residents.
- k. Work with the MTC, Contra Costa Transportation Authority, the Ports of San Francisco and Oakland, and water transit providers to determine the feasibility and establish commuter ferry service in Antioch.



3.0 commercial design guidelines

3.1 general commercial guidelines

3.1.1 Introduction

This section provides general design guidelines and concepts that are applicable to new commercial development projects in Antioch, including individual retail, service, and office uses as well as commercial centers, to promote the creation of good community design and quality development. Section 3.2 provides additional guidelines that apply to more specific areas and uses.

3.1.2 Design Objectives

The design of each commercial project in Antioch shall keep in mind the following objectives:

- A. Consider the area's size and scale
- B. Articulate building forms and elevations to create varied rooflines, building shapes, and patterns of shade and shadow;
- C. Utilize landscaping to provide project amenities and screen parking and equipment areas;
- D. Provide site access, parking, and circulation that is arranged in a logical and safe manner for pedestrians and vehicles;
- E. Design spaces for outside equipment, trash receptacles, storage, and loading areas in the least conspicuous part of the site.

3.1.3 Site Planning

A. Site Character/Compatibility

1. Natural amenities unique to the site such as views of the San Joaquin River or Mount Diablo, mature trees, etc. shall be preserved and incorporated into development proposals.
2. Structures that are distinctive because of their historical or cultural significance, or their unique architectural style shall be preserved and incorporated into development proposals.
3. As applicable, safe vehicle and pedestrian connections shall be provided between commercial buildings, centers and adjacent commercial uses.

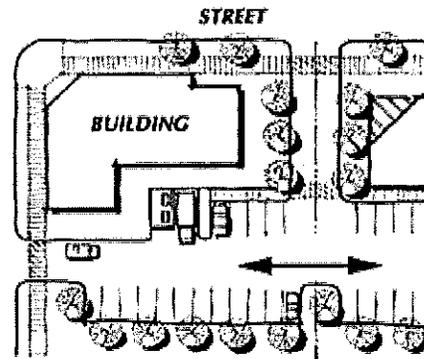


Figure 3.1.1 Shared parking and access serve to connect commercial projects

4. Commercial developments are required to incorporate onsite parking to minimize negative impacts on the street and adjacent uses.
5. Views of parking areas from the street shall be discouraged. Landscaping, low walls and shrubs, and berming shall

be utilized to screen parking areas.

6. The internal site vehicular circulation system shall be designed to minimize conflicts between inbound and outbound traffic and incorporate safe pedestrian paths of travel.
7. Service areas shall be located away from shopping areas and existing or planned amenities (e.g. parks, open space, water features).
8. Service areas that are too expansive, underutilized, and require heavy landscape screening shall be avoided.
9. Walls and fences are generally used for security purposes to define ownership, to mitigate nuisances such as noise, and to screen areas from public view.

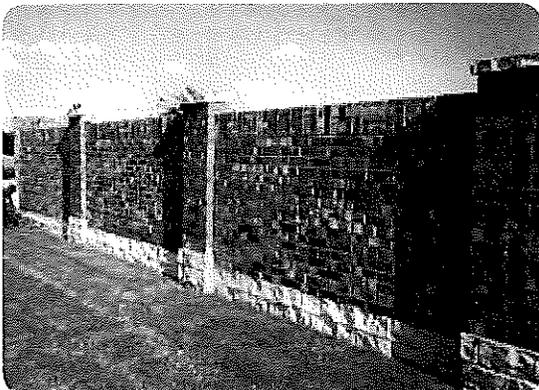


Figure 3.1.2 A 6' wall is architecturally compatible with and effectively screens a commercial use

B. Land Use Buffering

1. Non-residential uses shall be separated from residential uses as necessary to maintain a pleasant living environment for residents. This shall be achieved with masonry walls.

2. Residential uses shall be buffered from the impacts of adjacent commercial uses, including noise, odor, vibration, dust, and glare by a minimum 72" masonry wall properly landscaped.
3. Full height walls, greater than 6 feet in height, shall be avoided. Walls shall be masonry in construction. A minimum 24 inch landscaping strip shall be located between all walls and the adjoining sidewalk or roadway of adjacent residential property.
4. When situated adjacent to a residential area, loading areas, driveways, trash and storage areas, and rooftop equipment shall be located as far as possible from adjacent residences and properly screened from view.
5. When adjacent commercial and residential uses can mutually benefit from enhanced physical connections between these uses, appropriate linkages (e.g. walkways, common landscape areas, building orientation, and unfenced property lines) are recommended.
6. Building orientation and landscape buffers shall be used to minimize any direct line of sight from commercial buildings into adjacent private residential structures and open space to protect privacy.
7. When commercial buildings abut open space or residential projects, the rear setback area shall be landscaped to be functionally and/or visually combined with the residential open space where possible.



C. Building Siting

1. On all commercial sites, at least 15 percent of the projects' total building frontage shall be situated at the front setback line. (Building frontage shall be determined by multiplying the sum of the linear street frontage on the front lot line by 15 percent.)

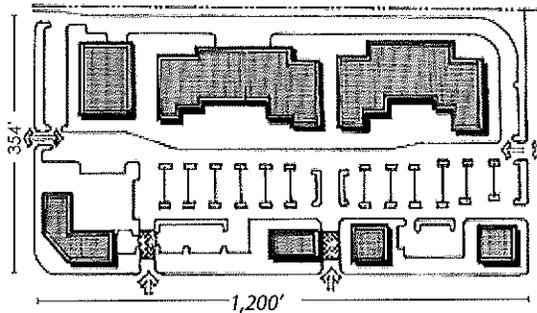


Figure 3.1.3 This site plan example depicts an approximate 10 acre site with 42% freestanding "pad" building frontage

2. Corner buildings shall include angled or sculpted building corners or an open plaza located near the corner.



Figure 3.1.4 Proper corner treatments provide a clear view and enhance the public realm while adding architectural interest in design

3. On commercial sites over 5 acres, multiple buildings shall be clustered to create a "village" feeling and stimulate pedestrian activity. Plazas, patios, and pedestrian walkways shall be included.



Figure 3.1.5 This site layout incorporates pedestrian plazas and new urban principles creating a village type sense of place

4. When clustering of buildings is impractical, a visual and physical link shall be established between buildings. These links can be accomplished through architecture, landscaping, and site planning.
5. Commercial sites shall incorporate a "Main Street" with sidewalks and angled parking to promote pedestrian activity.



Figure 3.1.6 A "Main Street" within a commercial development project promotes pedestrian activity

6. Small or unusable open space areas shall be grouped into larger, more prominent landscape areas rather than equally distributing them into areas of low impact.
7. Commercial sites shall recognize the importance of using spaces between buildings as "outdoor rooms" on the site. These spaces shall be utilized as usable common space.

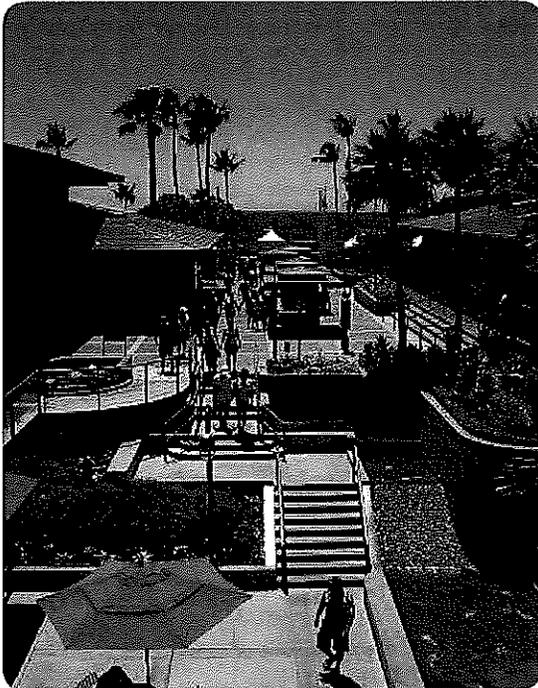


Figure 3.1.7 A courtyard enhanced pathway creates a view corridor and useable public open space

8. Service areas shall be architecturally integrated into the building, at the sides or rear, out of the circulation pattern and screened from view.

D. Site Amenities

1. Site amenities form elements of commonality that help to establish the identity of a building or commercial area and provide comfort and interest to its users. Individual site amenities within a commercial setting shall have common features, such as color, material, and design to provide a cohesive environment and a more identifiable character.
2. Seating is an important amenity that shall be provided throughout Antioch's commercial areas. Seating in the public right-of-way shall coordinate with other streetscape furnishings.



Figure 3.1.8 Seating placed in a commercial area provides a place of rest

3. Tree grates shall be used along street edges and plazas where a continuous walking surface is needed. Grate sizes shall be a minimum of 4 feet in diameter with knockouts provided to enlarge the inside diameter as the tree grows.



4. Tree guards shall extend vertically from tree grates, and serve to protect trees in highly active areas. Tree guards shall be narrow, painted in a similar color, and relate to other site furnishings.



Figure 3.1.9 A tree grate and guard

5. Removable bollards are encouraged in locations where emergency access may be necessary. Bollards shall be used to separate pedestrians from vehicular traffic areas and to light sidewalk surfaces. Bollard design shall coordinate with other streetscape furnishings.
6. The design of trash receptacles shall coordinate with other streetscape furnishings.
7. Irrigated pots and planters shall be durable and have color tones that

complement the adjacent structures and be located where pedestrian flow will not be obstructed.



Figure 3.1.10 An example of a planter that complements the adjacent structure

8. Kiosks or directories could be provided near the pedestrian entrances of commercial centers to assist visitors in wayfinding.

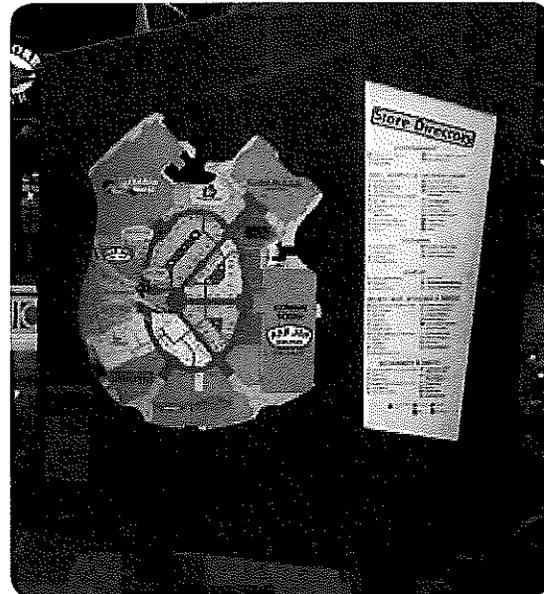


Figure 3.1.11 A kiosk aids visitors in finding their destinations

9. Kiosks that serve as information booths and/or shelter for small vendors are encouraged. They shall be located where pedestrian flow will not be obstructed.
10. The design of newspaper boxes shall be consolidated into one rack. The rack shall be attractive on all sides and properly anchored.
11. Bicycle racks shall be provided and conveniently located in parking areas and throughout the site.
12. Bicycle racks shall be selected that are durable and visually subdued. Based on their performance, "loop racks" and "ribbon bars" are encouraged, and shall be sized according to parking requirements.

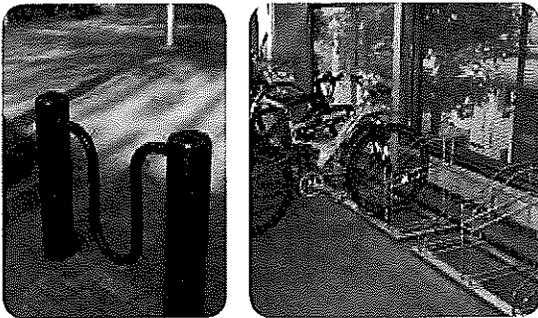


Figure 3.1.12 Ribbon bars and loop racks provide a safe location for bicycle parking

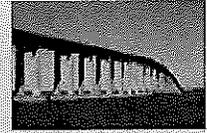
E. Site Utilities and Mechanical Equipment

1. Utility and mechanical equipment (e.g. electric and gas meters, electrical panels, and junction boxes) shall be screened from the view of public streets and neighboring properties.



Figure 3.1.13 An example of utilities screened by a low wall that matches the structure

2. Mechanical equipment shall be concealed by building elements that were designed as an integral part of the building design, unless local utilities prohibit this practice.
3. Mechanical equipment shall not cause adjacent occupants and activities to be subject to noise that is disturbing by virtue of its volume or nature.



F. Trash and Storage Areas

1. Whenever possible, trash enclosures shall be architecturally integrated into the design of the structure, at the rear of the building.
2. Trash enclosures shall provide adequate space for recycling.
3. Trash enclosures shall be located away from sensitive uses, such as residences or schools, to minimize nuisance for adjacent property owners.

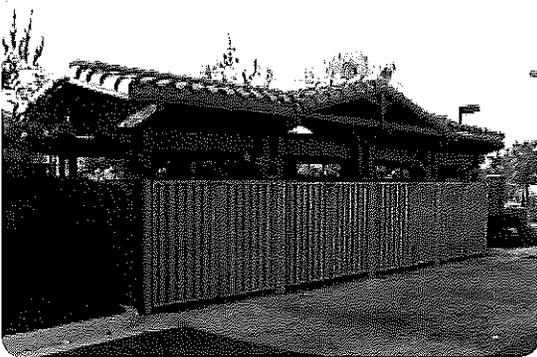


Figure 3.1.14 Screening of trash enclosures through metal doors and masonry walls

4. Trash enclosures shall be constructed with masonry walls, metal doors, have overhead coverings, and shall be architecturally compatible with the project.
5. All trash enclosures and garbage bins shall be screened from public view to the greatest extent possible.
6. Landscaping shall be used around trash enclosures to providing screening and deter graffiti.

3.1.4 Architecture

A. Architectural Imagery

Choosing a quality regional architectural style, such as Craftsman, Spanish Colonial Revival, Mission Revival, and Victorian, for new developments in Antioch is encouraged and is meant to establish a sense of place that sets the city apart from neighboring communities. Each architectural style will create a particular character and a sense of consistency throughout a commercial center or commercial district.

B. Building Form and Mass

1. New structures shall be designed to avoid blank facades, particularly on major streets, but shall provide storefront windows, doors, entries, transoms, awnings, cornice treatments, and other architectural features to add visual interest.
2. Buildings shall be designed to allow maximum sun and ventilation, to provide protection from prevailing winds, and to enhance public views of features such as the San Joaquin River and Mount Diablo, and to minimize obstruction of views from adjoining structures.

C. Wall Articulation

1. Long, flat, monolithic wall facades shall be "broken" by vertical and horizontal articulation characterized by:
 - a. Breaks (reveals, recesses) in the surface of the wall itself;
 - b. A column or pier at least 1 foot wide and 8 inches deep;
 - c. Placement of window and door openings; and

- d. The placement of balconies, awnings and canopies.

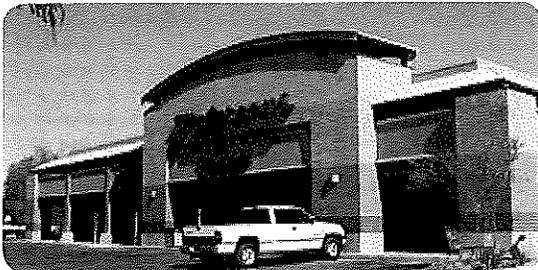


Figure 3.1.15 A structure that uses canopies, columns and recesses to provide vertical and horizontal articulation

- 2. Storefronts shall include large window and door openings to provide a more inviting and engaging pedestrian environment. Commercial storefronts shall exhibit a minimum of 45% void (openings) to 55% solid (wall) ratio.



Figure 3.1.16 A storefront with larger window openings on the ground floor

- 3. Each wall surface visible from a street, parking lot, or adjacent property shall be treated as a major facade and shall be designed for public view.
- 4. Wall areas shall be landscaped to complement the architectural style of the buildings. Landscaping shall be spaced to cover 2/3 of flat wall surfaces.

D. Roofs

- 1. Slopes of pitched roofs shall be shallow and shall range between 3:12 and 6:12. Pitches may be steeper on architectural elements and towers.
- 2. Full gabled, hipped, and shed roofs are encouraged.
- 5. Continuous mansard roofs or "tacked on" brow mansard roofs are prohibited.
- 6. Long, unbroken, monotonous, horizontal rooflines are prohibited. No roofline ridge or parapet shall run unbroken for more than 75 feet. Vertical or horizontal articulation is required.
- 7. Radical roof pitches that create overly prominent or out-of-character buildings such as A-frames, geodesic domes, or chalet-style buildings are prohibited. The visible portion of sloped roofs shall be sheathed with a roofing material complementary to the architectural style of the building.



Figure 3.1.17 Example of a roof material that complements the architectural style of the building



Figure 3.1.18 Strong architectural design components together with quality building materials create a dynamic and engaging storefront

8. Roof overhangs or other details that create usable shade on sidewalk areas are desirable. Clipped rooflines, which do not extend outward from the exterior walls, are prohibited.

E. Materials/Colors

1. Materials shall be durable and easy to maintain and blend or compliment the exterior color of the surrounding environment and buildings. Encouraged materials include:
 - a. Stucco finish, consistent with architectural style, i.e. smooth, sand, lace;
 - b. Clay or concrete roof tiles;
 - c. Native fieldstone;
 - d. Sandstone and flagstone;

- e. Wrought iron (galvanized, powder coated, or anodized aluminum);
- f. Brick (accent material);



Figure 3.1.19 The use of brick as an accent material creates a pleasant storefront

- g. Tile (accent material);
 - h. Slumpstone garden walls;
 - i. Split face concrete block;
 - j. Slump block (for building walls);
 - k. Metal accents; and
 - l. Concrete block (bulkhead or accent material only).
2. Discouraged materials:
 - a. Metal or aluminum siding/roofing;
 - b. Wood shingle on walls;
 - c. Log cabin appearance;
 - d. Plywood siding;
 - e. Plastic tile;
 - f. Pipe railings;
 - g. Metal stair treads;
 - h. Precision architectural concrete block (cinder block); and
 - i. Unlimited, bare aluminum window frames.

3.1 general commercial guidelines

3. The building design of franchise and corporate businesses shall be the same as or coordinate with the predominant architecture style, materials, and colors of the overall project.
4. Colors shall be appropriate to the chosen architectural style.
5. Building background wall colors that are loud, bright, or reflective are prohibited.
6. Accent colors shall be used to complement the architecture and provide visual variety to commercial buildings.



Figure 3.1.20 Accent colors used on the window trim add to the richness and character of this old building

7. Color enhancement considerations may include color accents and tonal variations, window trim, shutters, architectural banding, rear balconies and/or other design details and amenities and shall be limited to no more than three accent colors.

8. Building Equipment and Utility Screening

1. Roof top mounted equipment shall be screened from the street and other buildings on all four sides by a structural feature that is an integral part of the building's architectural design.

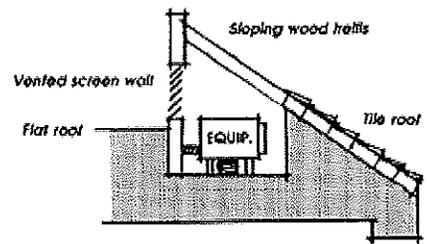
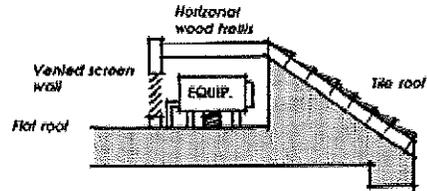
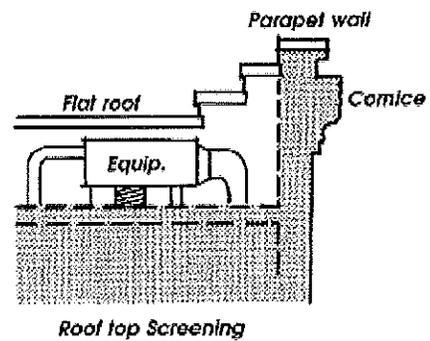


Figure 3.1.21 Types of screening for roof top mounted equipment

2. Roof top equipment shall be grouped and located so that it is not visible from the line of sight angle from the pedestrian right of way.



3. Rooftop equipment shall be screened from view from a taller building, adjacent residential structures or adjacent elevated roadways. Refuse storage areas that are visible from upper stories shall be designed so that an opaque or semi-opaque horizontal cover/screen reduces unsightly views.
4. Electronic surveillance equipment and alarm hardware shall be as invisible and unobtrusive as possible.
5. Where utility, service, garbage and/or loading areas face adjacent public streets and/or open space, these facilities are to be thoroughly screened through the use of landscaping, low walls or earth berming integrated with plant material. (Location and screening must be shown on plans.)

G. Security

1. Posted building numbers (street addresses) shall be clearly visible from the public right-of-way and conform to public safety standards.
2. Permanent, fixed security grilles in front of windows are discouraged. If security grilles are necessary, they shall be placed inside the building behind the window display area.
3. The use of scissors grilles is prohibited since they communicate a message of high crime and cannot be integrated visually into the overall design of a building or storefront.

3.1.5 Storefront

When designing storefronts, emphasis shall be placed on the display windows and their contents. The rest of the storefront shall be designed in an uncomplicated manner to clearly display the product or service offered inside. Contemporary commercial centers shall utilize many of the basic elements of traditional storefront design such as structural bays, display windows, bulkheads, and recessed entries.

A. Commercial storefront entries are typically recessed and/or sheltered by a covered arcade structure, canopy, or awning. This places the emphasis on the entrance and provides more area for display space and a sheltered transition area to the interior of the store. The recessed entry shall be adequately illuminated 24 hours a day.

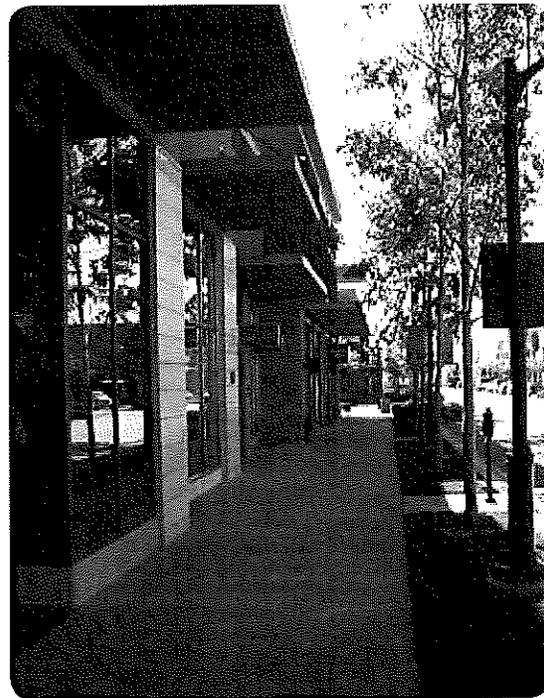


Figure 3.1.22 A canopy provides pedestrian shelter

B. Buildings situated at the corner of a public street shall provide a prominent corner entrance to retail shops.

C. Storefront windows shall be as large as possible to maximize visibility into the storefront displays and retail interior. Use of clear glass (at least 88% light transmission) on the first floor is strongly encouraged.

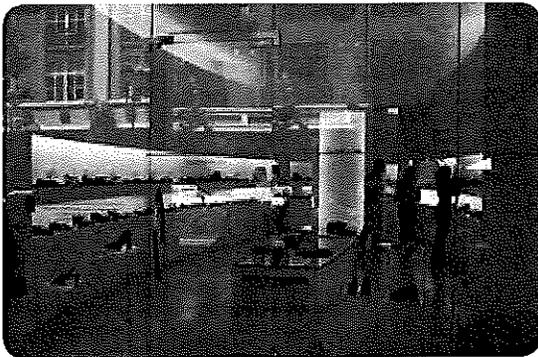


Figure 3.1.23 An example of a storefront window and door that maximizes visibility into the interior

D. Doors to retail shops shall contain a high percentage of clear glass to view the retail contents. A minimum of a 50% glass area is encouraged.

E. The maximum bulkhead heights for new construction shall be 36 inches.

F. Secondary entrances shall incorporate awnings, trellises, or landscaping to provide an inviting facade.

3.1.6 Parking and Circulation

Properly functioning parking areas and circulation systems are beneficial to property owners, tenants, and customers and contribute to the overall success of a commercial development. It is important for entries and exits, parking lots, and pedestrian pathways

to allow customers and delivery vehicles to navigate through the site easily and safely. The following guidelines shall be incorporated into the design of commercial projects in Antioch.

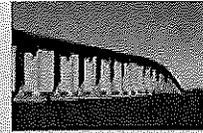
A. General

1. Parking space and aisle dimensions shall conform to City development standards.
2. Parking lots shall be designed with a clear hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.



Figure 3.1.24 A major access drive with no parking

3. A vehicle entering any commercial parking area shall not be required to enter a public street to move from one location within the same parking facility or premises.
4. Reciprocal access between adjacent commercial projects is strongly



encouraged.

5. Intersections shall be kept to a minimum.
6. Dead end aisles are prohibited.
7. Parking lots with over 300 stalls shall be divided into a series of connected smaller lots (approximately 50 to 75 parking spaces) utilizing landscaped clean water strips at least 4 feet in width and raised walkways.
8. Where necessary, parking lots shall be separated from the sides of buildings by a raised walkway (with a minimum 6 feet width).

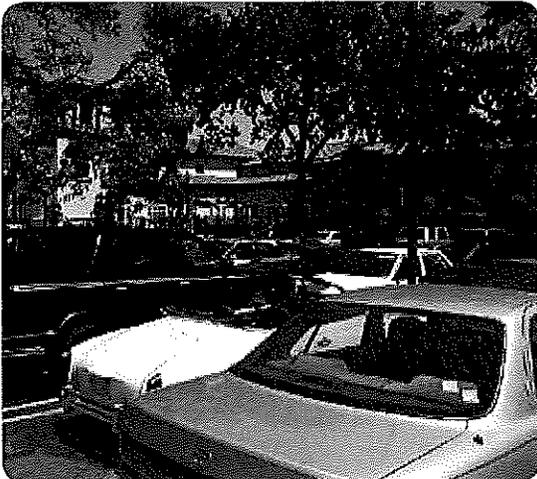


Figure 3.1.25 Small, well-situated parking lots provide easy access to commercial buildings

9. Parking spaces shall be discouraged at the rear of buildings unless they are integral to the project site design and include sufficient pedestrian access and circulation.

B. Project Entry Design



Figure 3.1.26 An entry into a commercial project

A main entry drive shall extend from the public street to the front cross aisle and shall:

1. Include a minimum seven (7) foot wide landscaped area for medians located between the public street and the first bisecting parking aisle;
2. Include minimum five (5) foot wide sidewalks from the street to the front cross aisle on both sides;
3. Include two seven (7) foot wide landscaped parkways flanking both sides;
4. Not contain any parking stalls; and
5. Feature a prominent form of entry monumentation that consists of walls, berms, art, water features, or structures.

C. Vehicular Circulation

1. Access drives on side streets are encouraged to maintain efficient traffic flow on major roadways.
2. The parking lots and driveways must be designed for sufficient movement to avoid conflict with vehicular traffic in the street.
3. Delivery vehicles shall not be permitted to stop or park and impede traffic and shall use designated delivery spaces for all deliveries.
4. Delivery and loading operations shall be designed and located in a way that mitigates circulation impacts to internal traffic flow and adjoining residential neighborhoods.

2. Accent materials such as decorative concrete or unit pavers shall be used to emphasized pedestrian crossings at driveways and major circulation aisles.



Figure 3.1.28 Decorative pavers used in pedestrian crossings provide clear delineation for pedestrian path of travel

D. Pedestrian Circulation

1. Parking areas shall be designed for pedestrian safety with walkways parallel to parking aisles. The design shall minimize the need for a pedestrian to cross parking aisles and landscape islands to reach building entries.

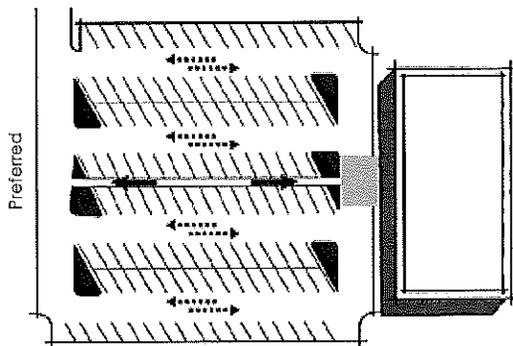


Figure 3.1.27 Design that places walkways parallel to parking aisles

3. All commercial projects shall connect an onsite pedestrian circulation system to offsite public sidewalks. At a minimum, this connection shall be:
 - a. Located on one side of the main entry drive aisle;
 - b. A minimum of 6 foot clear width at all points including locations where signs, poles, fire hydrants, etc. are placed in the walkway;
 - c. Raised and protected from the drive aisle by a 6 inch high curb; and
 - d. Constructed of decorative concrete or interlocking paving stone systems.
4. Handicapped accessibility for each site shall comply with the ADA Standards for Accessible Design.



E. Screening

1. All parking lots shall incorporate screening at the street periphery. Screening shall maintain a clear vision zone as required by the Municipal Code.
2. Structures, screen walls or landscaping shall not be located in the line of sight for drivers entering, leaving or driving through the site.
3. Parking lot screening shall be implemented utilizing the following options:
 - a. Plant a maximum 36 inch high solid hedge, berm or screen wall that incorporates vertical or horizontal undulation at least every 50 feet; and
 - b. Provide trees to create a full shade canopy at maturity.



Figure 3.1.29 Screening along the parking lot periphery

4. A parking area adjacent to a residential property, shall have a 6 foot decorative masonry wall.
5. A parking area adjacent to a residential front yard shall have a three foot solid wall unless a higher wall is required for noise attenuation.

F. Parking Lot Landscaping

1. New project site design and parking lots must comply with the California Regional Water Quality Control Boards for the San Francisco Bay Region and the Central Valley Region added Provision "C.3" requirements which can be accessed online at the following address: <http://www.cccleanwater.org/construction/nd.php>
2. Parking lots shall include landscaping that accents the importance of driveways from the street, frames the major circulation aisles, and highlights pedestrian pathways.
3. Provide continuous landscape planting strips between every other row of parking. At least one tree shall be planted for every 35 feet. This strip shall be a minimum of 5 feet in width, not including a 6 inch wide curb and a 12 inch wide concrete strip (courtesy curb) on both sides (8 feet gross width).



Figure 3.1.30 Landscape planting strip breaks up a parking lot

4. Create large planting islands at the ends of parking rows that are a minimum of 300 square feet with a 5 foot wide minimum planted width. The islands

shall be planted with shade trees, low shrubs, and/or groundcover and be protected by a 6 inch high curb on all sides and a 12 inch wide concrete strip (courtesy curb) on all sides (8 feet gross width).

5. Provide interior planting island fingers between every 10 parking spaces to avoid long rows of non-shaded parked cars. The planting fingers shall be a minimum of 160 square feet (8 by 20 feet) and be protected by a 6 inch high curb.
6. Parking lot landscaping shall provide 50 percent shade coverage of parking lot within five years of development. Trees



Figure 3.1.31 Trees properly spaced within a parking lot create a refreshing shade canopy

shall be selected from the approved landscape palette in the appendix.

7. A minimum landscape clearance of three feet is required around any fire hydrants.

G. Parking Lot Lighting

1. The style of lighting standards in a parking lot shall relate to the overall architectural design of the commercial uses.

2. The color of the parking lot lighting poles shall be black, white, brown, bronze, hunter green, or midnight blue. Distracting colors such as yellow, pink and orange are not permitted.
3. Lighting systems shall be designed for normal levels during operating hours and reduced intensity levels throughout late, non-operational hours (for security purposes).
4. The type and location of parking area lighting shall prevent direct glare onto adjoining property, streets, or skyward.
5. Pedestrian scale parking lot lighting shall be between 18 and 30 feet high. High mast lighting over 30 feet high is not permitted unless the parking lot contains over 500 parking spaces.

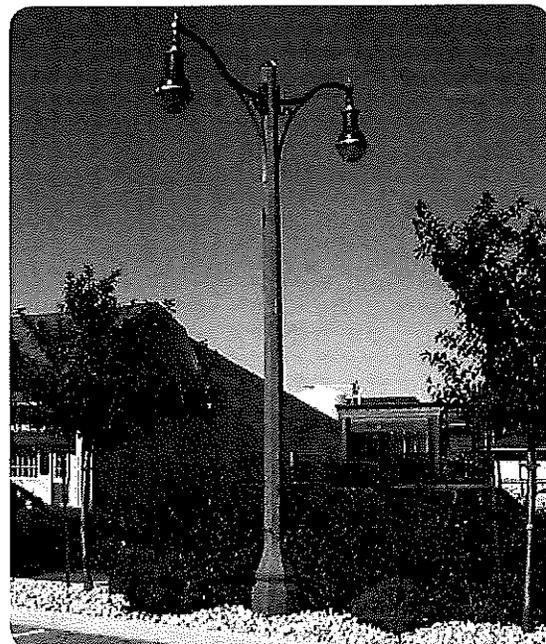
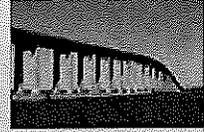


Figure 3.1.32 An example of pedestrian-scaled parking lot lighting



H. Paving

1. Decorative paving treatments shall be incorporated into parking lot design, driveway entries, and pedestrian walkways.
2. The design, materials, and colors of paved pedestrian areas shall complement the architectural style of the primary buildings and make a positive contribution to the aesthetic and function of the site.
3. Stamped concrete, stone, brick or granite pavers, exposed aggregate, or colored concrete may be used as a traffic-calming device to promote pedestrian safety and minimize the negative impact of large expanses of black asphalt pavement on parking lots.

I. Loading & Delivery

1. Loading facilities shall generally be located at the rear of the site. When this portion of the site is adjacent to residential uses, loading and delivery facilities shall be screened from view.
2. Appropriate setbacks and landscaping shall screen loading facilities.
3. Noise attenuation measures shall be incorporated into the design and construction of loading and delivery facilities where noise producers such as refrigeration delivery vehicles may be expected.
4. Rear and side alleys shall be designed to maintain efficient traffic flow. Dead end aisles are strongly discouraged.

3.1.7 Landscaping

A. General

1. Landscape areas are used to frame and soften structures, to define site functions, to enhance the quality of the environment, and to screen undesirable views. Landscaping shall complement or be compatible with the landscaping of the surrounding area.
2. All areas not covered by structures, service yards, walkways, driveways, and parking spaces shall be landscaped. Landscaped areas shall incorporate a multi-tiered planting design system including:
 - grasses and ground covers;
 - shrubs;
 - trees; and
 - hardscape such as decorative:
 - vertical structures;
 - boulders;
 - benches; and
 - fountains.

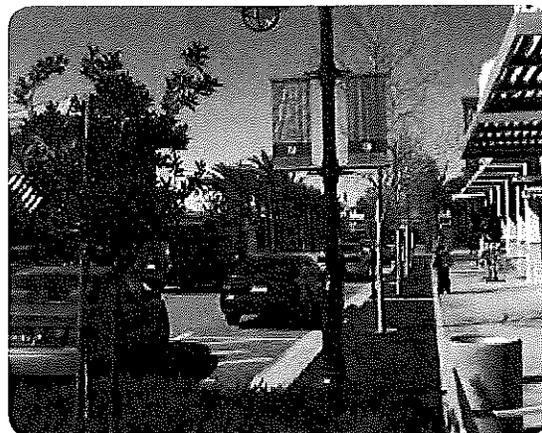


Figure 3.1.33 Good use of grass, shrubs, and trees within a commercial development

3. All landscape site design must comply with the California Regional Water Quality Control Boards for the San Francisco Bay Region and the Central Valley Region, Provision "C.3" requirements which can be accessed online at the following address: <http://www.cccleanwater.org/construction/nd.php>
4. Specimen trees (36 inch box or larger) shall be used in groupings and rows at major focal points such as project entries and pedestrian gathering areas.



Figure 3.1.34 Mature trees help establish a new development

5. New development shall appear "established" as quickly as possible by planting mature trees.
6. Existing mature trees and other vegetation shall be preserved and incorporated into landscape plans.
7. Landscaping shall be protected from vehicular and pedestrian

encroachment by raised planting surfaces, depressed walkways, or 6 inch curbs. Concrete mow-strips separating turf and shrub areas are encouraged.

8. Landscaping around buildings, particularly at entrances, is encouraged to soften the edge between the parking lot and the structure. Irrigated pots and planters are encouraged for this purpose.
9. The proposed plant materials shall be drought-tolerant. Water conservation shall be an important criterion for plant material selection.
10. Landscaping shall be used in combination with walls to soften the otherwise blank surfaces. Vines planted on walls are strongly encouraged to hide flat wall surfaces and to help reduce graffiti.

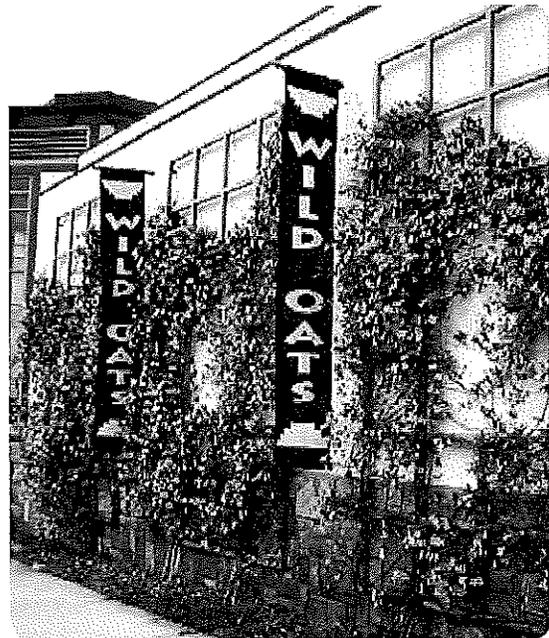
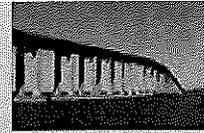


Figure 3.1.35 Vines on an otherwise blank surface



B. Freeway Landscape Buffer

State Route 4/160 and State Route 4 bypass transect the City of Antioch creating a special need to address the aesthetic impacts of the freeway and adjacent areas.

1. A 30 foot landscape buffer shall be provided adjacent to any freeway right-of-way.
2. The freeway landscape buffer shall contain, at a minimum, one 24 inch box tree and one 15 gallon tree for every 30 feet of freeway adjacent lot line.
3. Parking lots or structures may be provided adjacent to, but not in, the landscape buffer area.

C. Irrigation

1. Permanent and automatic landscape irrigation systems shall be provided for all landscape material, including potted plants and revegetation on permanent slopes to maintain good conditions.
2. The landscape irrigation system shall be designed to prevent run-off and overspray.
3. Deep root irrigation is required for all trees whose top of root crown is higher than any adjacent paved areas. This includes street trees planted in tree wells. A separate bubbler head for each tree is required.

D. Slope Revegetation and Erosion Control

1. All slopes shall be revegetated within 30 days of completion of grading or covered with straw mulch, jute netting, or other geo-textile material capable of controlling erosion prior to planting.

2. All plant materials shall be appropriate to the site conditions, conserve water, and spaced to control soil erosion.
3. Trees, shrubs, and ground covers shall be planted in undulating massings and groupings to reduce the constricted character of manufactured slopes.



Figure 3.1.36 A slope with a variety of vegetation

4. All slopes within the street right of way or private street tracts not performing as a screening berm shall not be steeper than 6:1.

3.1.8 Lighting

- A. Lighting shall be designed to satisfy both functional and decorative needs. All security lighting shall be designed as part of an overall lighting plan rather than as single stand alone elements.
- B. As a security device, lighting shall be adequate to delineate path of travel but not overly bright. All building entrances and plazas shall be well lighted.
- C. Street lighting shall be designed using the most recent edition of the recommended IES standards, unless otherwise approved by the City. Pedestrian ways, not adjacent to the roadway, shall have 2.0 maintained foot candles.



Figure 3.1.37 An example of pedestrian-oriented lighting

D. Lighting sources shall be shielded, diffused or indirect to avoid glare to pedestrians and motorists. Wall-mounted lights are encouraged to minimize the total number of freestanding lights.

E. All project exterior lighting, with the exception of lighting for public streets, shall be consistent with the architectural style of the commercial building.

F. All lighting fixtures for each commercial project shall be from the same family of fixtures with respect to design, materials, color, and color of light.

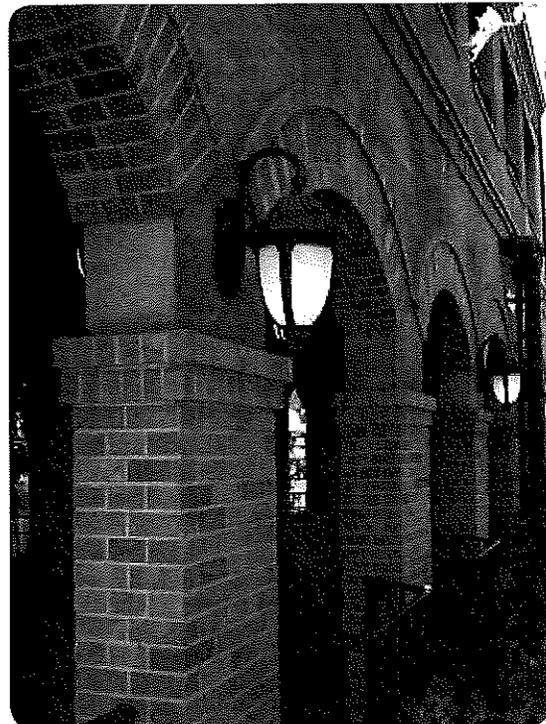
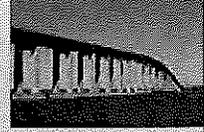


Figure 3.1.38 Light fixtures that complement the architectural style of the building



3.1.9 Public Space

A. Plazas and Courtyards

1. Plazas and courtyards shall be incorporated into commercial developments whenever possible. They are required in regional centers and malls.
2. Retail shops, restaurants, offices or other activity-generating uses shall be located at the edges of plazas.



Figure 3.1.39 An example of activity-generating uses at the edge of a plaza

3. Plazas shall provide at least one sitting place for each 400 square feet of plaza in addition to any outdoor dining. Simple sitting niches with a view of the activities within the space are encouraged.
4. Visual features, such as fountains, shall be incorporated into plazas and courtyards to attract pedestrians.



Figure 3.1.40 The use of a fountain to attract pedestrians

5. Courtyards shall be landscaped with a variety of plant materials. Shade trees or other elements that provide relief from the sun are encouraged.

B. Public Art

1. Public art shall be incorporated as an integral part of site design rather than a standalone object.
2. The setting of public art shall be considered in its design; likewise, the impact of physical space and nearby structures on public art shall be considered.
3. Freestanding pieces of art or sculpture shall not obstruct a pedestrian path or create a traffic hazard.
4. Public art shall be constructed using durable materials and finishes.
5. Public art shall be as vandal proof as industry standards permit.

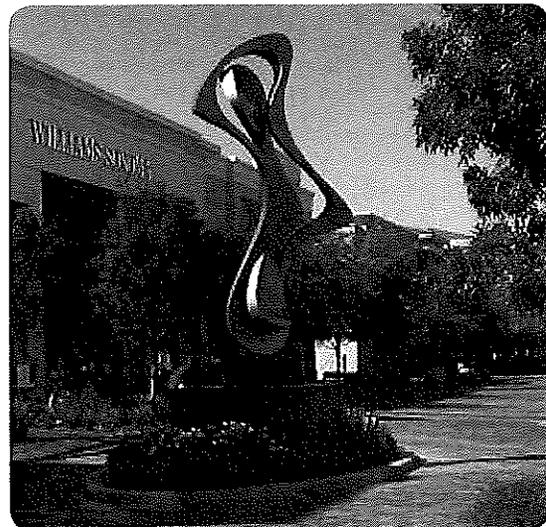


Figure 3.1.41 Public art constructed of metal adds interest to the streetscape

3.1.10 Commercial Building/Center Rehabilitation

The rehabilitation of older commercial buildings and centers provides an excellent means of maintaining and reinforcing the desired character and image of Antioch. Renovation and expansion not only increases property values in the area, but also serves as an inspiration to other property owners and designers to make similar efforts.

While the following section provides specific direction for existing buildings or centers, any proposed renovations shall also follow the general commercial guidelines contained in this chapter. In addition, restoration and remodeling of all historic structures in the City of Antioch shall respect *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Building* published by the U.S. Department of the Interior, National Park Service.

A. Site Plan Rehabilitation

Frequently, during the renovation of an aging commercial building or center, the goal of the applicant/developer is to inject a new image or appearance to the existing architecture. However, improvements to the site plan are just as important and these guidelines shall be followed:

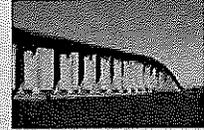
1. The entry drive shall provide more definition through:
 - a. Accented paving at entries;
 - b. Addition of new asphalt/concrete entry drive paving;
 - c. Additional trees planted along the entry drive;
 - d. Addition of public art and water features at the entry;

- e. Addition of lights lining the entry drive; and
 - f. Placement of low garden walls at the front and flanking the entry drives.
2. The site plan's relationship shall be strengthened with the street by employing the following techniques:
 - a. Adding small pad structures along the front setback line where underutilized parking is currently located. Corner locations shall be considered first.



Figure 3.1.42 A pad structure placed on the front setback line

- b. Connecting the older portions of the shopping center to the street with pedestrian walkways enhanced by accent paving, landscaping, and architectural canopies or colonnades.
- c. Adding a new centrally located common use entry drive and reducing the number of multiple entry driveways.
- d. Adding vehicle entries to non-residential side streets whenever appropriate.



- e. Widening the sidewalk areas in front of storefronts to allow space for placement of pedestrian enhancements and landscaping.



Figure 3.1.43 Widened sidewalks encourage pedestrian enhancements and landscaping

- f. Restriping the parking lot to provide a more efficient vehicle circulation pattern.
- g. Relocating or removing trees to provide better lines of site into the facility area while still maintaining a well shaded parking area.

B. Architectural Rehabilitation

Many commercial buildings and centers in Antioch will need to undergo architectural transformation to remain viable. The goal of these renovations is to inject a fresh, new, or contemporary look to the exterior of the building.



Figure 3.1.44 This building is designed to be viewed from all sides

1. Buildings shall be designed to be viewed from all sides.
2. Large buildings or centers shall incorporate changes in vertical and horizontal planes to break up a monolithic appearance.
3. Large centers shall employ arcades and trellises to diminish the impact of a building's mass while providing inviting areas for customers.
4. Articulated storefronts, rather than blank walls, shall face onto pedestrian spaces. Smaller commercial spaces shall be placed in front of larger ones to reduce the area of large blank walls.
5. Each building shall have a definable base (wainscot/bulkhead), roofline (or parapet cap detail), and entry.
6. Long building facades should incorporate vertical elements that create a rhythm of bays generally between 20 and 30 feet wide. These bays can be designed as multiple facades on a single structure that gives the appearance of several smaller buildings.
7. When the major portion of the shopping center is located back from the street, smaller, freestanding structures (i.e., flower market, restaurant) can be used to provide a street front presence and provide some buffer for parking.
8. Adjacent buildings shall be compatible in height and scale.

9. Whenever possible during rehabilitation, trash enclosures shall be architecturally integrated into the design of the structure, at the rear of the building.
10. Cart storage should be integrated within the building and site design. Large "cart corrals" are acceptable if they are designed to complement the project's site plan and architecture.
11. Corporate architecture and generic redesigns are not recommended. The redesign of each project shall create a pedestrian-scale atmosphere and provide a clear appearance and theme.
12. Shopping cart storage areas shall be incorporated into redesign of parking lots in all centers where they are present.

A. Sign Replacement

Signs play a major role in defining or redefining the theme, quality, and success of a commercial building or center.

1. Remove all illegal, non-conforming, and poorly designed signs.
2. Replace internally illuminated pole signs with high quality monument signs that employ indirect lighting.
3. Monument signs shall incorporate colors, materials, and fonts that complement the colors and materials found throughout the renovated building or center.

4. Desirable wall sign types for individual tenants include reverse channel letter signs or channel letter signs.



Figure 3.1.45 A channel letter sign

5. Undesirable sign types for commercial buildings or centers include:
 - a. Internally illuminated can signs with translucent plastic panels;
 - b. Illuminated awnings; and
 - c. Roof signs.
6. Temporary window signs shall be grouped to allow views into store displays.
7. All signage shall comply with Section 7, Sign Design Guidelines.



3.2 specific use guidelines

3.2.1 Introduction

The guidelines contained within this section are specifically written to address some of the more challenging — from a design perspective — commercial development types common to Antioch. For each of the commercial development types, the guidelines focus primarily on site organization and building design, but also include other specific guidance as appropriate. These guidelines are intended to supplement the development concepts and recommendations outlined in Chapter 2, Rivertown, and Section 3.1 for general commercial development.

3.2.2 Malls and Regional Centers

A. Description

Malls and regional centers are two distinct types of commercial centers, but are treated together here because they serve the region and share

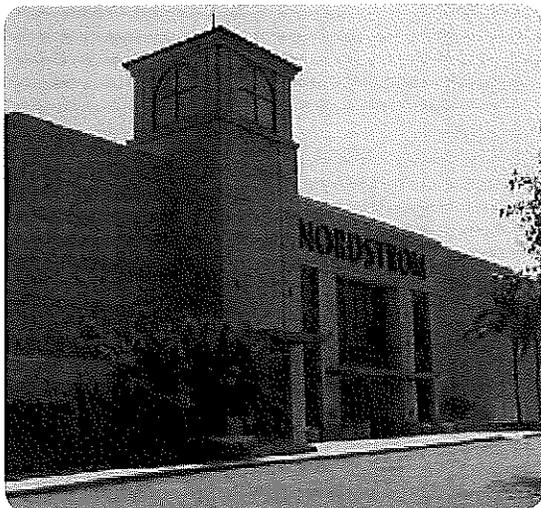


Figure 3.2.1 A well defined entrance to a shopping mall anchor tenant

many other development characteristics. This section applies to malls and regional centers.

A mall contains all shops within a single building or close cluster of buildings. Access to the shops is from one or more interior pedestrian walkways that may or may not be enclosed under a roof. Typically, mall buildings are centered on a site and surrounded by large parking areas.

A regional center is a shopping center with two or more anchor tenants and has an expected market area radius of 10 to 15 miles. Malls and large regional centers often present difficult architectural challenges because they tend to be internally oriented and have little interaction with public streets.

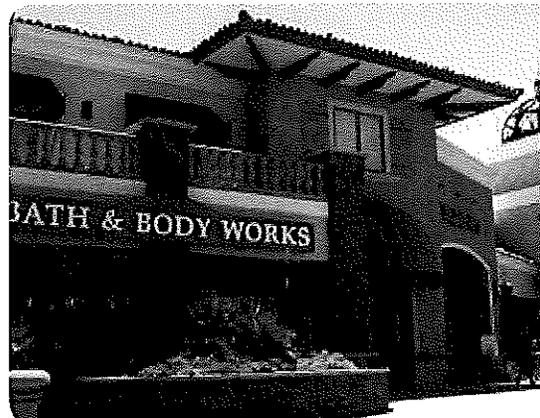


Figure 3.2.2 A regional center provides a well accented linear path of travel for pedestrians

B. Site Planning

1. A series of buildings with varied sizes and volumes is strongly preferred over a single massive structure. Small, low buildings on street frontages shall transition to larger and taller structures on the interior of the site.

2. Satellite buildings shall be located at the front and/or side setback.
3. Services areas are problematic because these types often do not have a "back". Service areas typically must be located along the building perimeter or within the building. These areas shall be completely screened from the public street, residential areas, and internal driveways by walls, berms, and landscaping that incorporate the project architectural design, landscaping scheme, and circulation pattern.
4. All sides of principal buildings that directly face an abutting public street shall include at least one customer entrance that is accessible during business hours.

C. Parking and Circulation

1. Parking and circulation areas shall provide safe, convenient, and efficient access. The areas shall be distributed around the site to reduce the scale and amount of paved surface and to shorten the distance to sidewalks and entries.
2. No more 50% of off-street parking shall be located between the front facade of the principal building(s) and the primary abutting street.
3. Regional centers and malls shall include very clear circulation hierarchies with carefully planned major driveway routes that are delineated by significant landscape areas and no adjacent parking.

4. Existing and proposed pedestrian and/or bicycle circulation systems and easements must be integrated into site design.



Figure 3.2.3 A good example of a well defined pedestrian pathway incorporated into a vehicular parking lot

D. Pedestrian Circulation

1. Sidewalks, separated by a landscaped parkway, shall be provided along all public streets that abut regional centers and malls. Sidewalks shall be at least 8 feet in width.
2. Continuous internal pedestrian circulation shall be provided from the public sidewalk or right-of-way to the entrances of all principal buildings within regional centers and malls.
3. All walkways shall be distinguished from vehicular circulation surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort as well as aesthetics.



4. Walkways shall be a minimum 8 feet in width and shall connect focal points of pedestrian activity such as transit stops, street crossings, building and store entry points, and plazas. Weather protection features for walkways, such as awnings or arcades, shall be provided along the storefront adjacent to the buildings.



Figure 3.2.4 Walkways that incorporate special paving and landscaping

5. All walkways shall feature adjoining landscaped areas that include trees, shrubs, flowerbeds, ground cover, and other vegetation for no less than 50% of the walkway length with the remaining area as hardscape.
6. Pedestrian walkways shall be provided in parking lots. The walkways shall be embellished and defined by landscaping, trees, lighting, special paving materials, and/or trellises.



Figure 3.2.5 A canopy provides protection against sun and rain

7. All walkways shall be raised to a standard sidewalk height and shall be constructed of a different paving material than the parking lot. Colored, stamped or other specialty treatment is recommended.
8. Sidewalks shall be provided along the full length of any building facade featuring a customer entrance and along any building facade abutting public parking areas and comply with ADA regulations.

E. Architecture

1. When large structures are unavoidable, break up the building volumes, through wall articulation, varying heights, and using ornamentation to mitigate their scale.

2. Since mall and regional center buildings are typically visible from every side, they shall have full, careful, and consistent architectural treatment on all sides.
3. At least 15 percent of shops and restaurants at the building perimeter of a mall or center shall have a storefront on the exterior facades of buildings.



Figure 3.2.6 Exterior facades that incorporate seating areas and well defined entrances promote activity

4. Principal buildings shall feature multiple entrances to reduce walking distances from cars, facilitate pedestrian and bicycle access from public sidewalks, and provide convenient access to individual stores and store departments.
5. There shall be at least one visually significant building entrance visible from the adjacent public streets and from each parking lot.
6. Facades shall be articulated to reduce the scale and uniform appearance of large retail buildings.
7. All building facades greater than 100

feet in horizontal length shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of the facade. No uninterrupted facade shall exceed 100 feet in horizontal length.

8. All ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than 60% of their horizontal length.

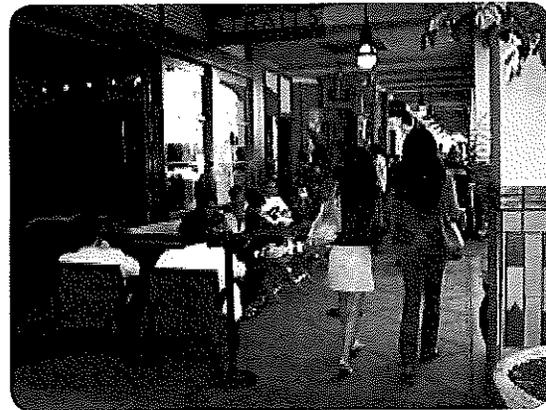
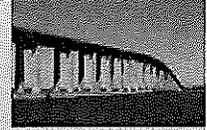


Figure 3.2.7 A ground floor facade contains an arcade and display windows

9. All building facades shall include a repeating pattern, at intervals of no more than 30 feet horizontally or vertically, of some combination of the following elements:
 - Color change;
 - Texture change;
 - Material module change; and
 - Expression of architectural or structural bays through a change in plane no



less than 12 inches in width such as an offset, reveal, or projecting rib.

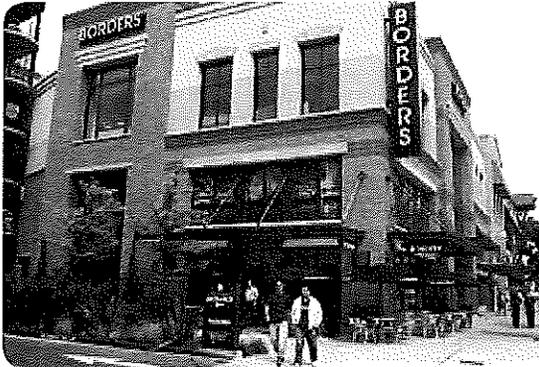


Figure 3.2.8 This building facade exhibits texture, color, and material changes

F. Design Elements

1. The use of entryway design elements and variations will give orientation and aesthetically pleasing character to regional centers and malls. Each principal building within a regional center or mall shall have highly visible customer entrances featuring no less than three of the following elements:
 - Canopies or porticos;
 - Overhangs;
 - Recesses and projections;
 - Arcades;
 - Raised corniced parapets over the door;
 - Peaked roof forms;
 - Arches;
 - Outdoor patios;
 - Display windows;
 - Colored concrete and / or textured paving;
2. Architectural details such as tile work and moldings that are integrated into the building structure and design; and
- Integral planters or long walls that incorporate landscaped areas and/or seating areas.



Figure 3.2.9 An interesting entryway design displays a canopy, peaked roof and display windows

2. Variations in rooflines shall be used to add interest to and reduce the scale of malls and regional centers. In all instances, roof design and features shall complement the character of adjoining neighborhoods and uses.
3. Roofs shall be designed to integrate a minimum of two of the following elements or another feature designed to reduce the bulk and mass of the overall structure:
 - Full parapets concealing flat roofs and rooftop equipment from public view and including a three-dimensional cornice treatment;
 - Overhanging eaves, extending no less than 5 feet past the supporting walls; and/or

- Sloping roofs with an average slope of 1:3, vertical to horizontal run.
- 4. Exterior building materials and colors comprise a significant part of the visual impact of a building; therefore, they shall be aesthetically pleasing and compatible with materials and colors used in adjoining neighborhoods.
- 5. Predominant exterior building materials shall be high quality, including:
 - Brick;
 - Smooth stucco;
 - Sandstone;
 - River rock;

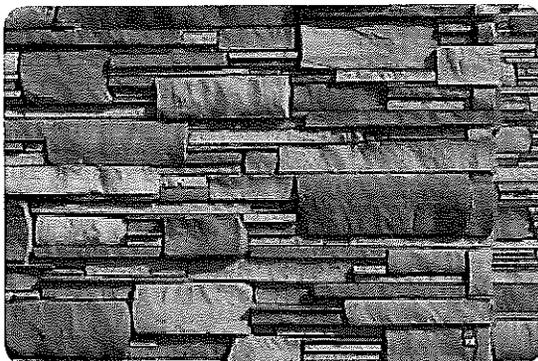
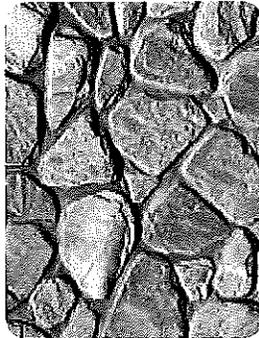
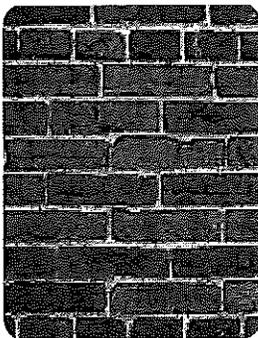


Figure 3.2.10 Examples of exterior materials (clockwise from top left): brick, river rock and sandstone

- Other native stone;
 - Tinted, textured concrete masonry units; and
 - Split-faced block.
6. Facade colors shall be low reflecting, subtle, neutral, or earth tone colors. The use of high intensity, metallic, black, red, orange, or fluorescent colors is strongly discouraged.
 7. Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing shall not be used.
 8. Predominant exterior materials shall not include the following:
 - Smooth-faced concrete block;
 - Unfinished tilt-up concrete panels; and
 - Pre-fabricated steel panels.

G. Amenities

1. Regional centers and malls shall help establish or enhance community spaces by providing at least two of the following:
 - A patio/seating area;
 - A pedestrian plaza with benches;
 - A transportation center;
 - Pedestrian corridor adjacent to storefronts;
 - An outdoor playground area;
 - A kiosk area;
 - A water feature;



- Public art;
- A clock tower; or
- A live performance area



Figure 3.2.11 Amenities within a regional center promote walkability

2. All community and public amenities shall have direct access to the public sidewalk network.
3. When carts are present, place shopping cart corrals adjacent to landscape islands with decorative finish materials complementing the building design,
4. Long term storage for carts shall be provided either within the tenant space or adjacent to it, behind a decorative screening wall exceeding the height of the carts.

3.2.3 Specialty Retail Centers

A. Description

Specialty retail centers are unanchored retail centers that typically feature more non-

essential, affluent, leisurely or recreational shopping, as well as various entertainment and restaurant experiences. There is no specific service area identified, as these centers are typically a destination, often as a tourist attraction. The market for a specialty center covers a 10- to 15-mile radius, which is as large as a regional center. Shoppers at these centers tend to spend time browsing through several shops. Specialty centers typically rely on particularly attractive and often thematic architecture as well as unique goods and services.



Figure 3.2.12 Specialty retail stores vary the facade and awning treatments

B. Site Planning

1. The retail site shall be organized to encourage pedestrian circulation. Walkways shall be attractive and embellished with landscaping, ornamental light fixtures, furniture, trellises, and/or other decorative features.
2. Buildings within a project shall employ variety in size and mass to provide visual

interest.

3. Specialty centers shall utilize a significant amount of landscaping, including plantings around buildings, walkways, and plazas.



Figure 3.2.13 A plaza within a specialty retail center has interest and flair

C. Building Design

1. Building design shall express a single architectural theme with substantial and consistent architectural detailing, although individual storefronts may exhibit different but compatible themes.
2. All additional site features, including landscaping, outdoor furniture, and site fixtures shall conform to the architectural theme.
3. Variable roof planes and building height is encouraged.

3.2.4 Neighborhood Centers

A. Description

Neighborhood centers typically include a grocery store and/or drug store as an anchor store with a series of smaller shops. They may

also have one or more freestanding building sites. The major design problem related to neighborhood centers is the interface between the center's service activities and adjacent residences. This section applies to centers with a gross square footage under 300,000 square feet.



Figure 3.2.14 A neighborhood center invites activity through design

B. Site Organization

1. All buildings on the same site shall demonstrate a strong spatial and functional relationship. In addition, buildings shall demonstrate variety in size and mass.
2. Portions of primary buildings and freestanding buildings shall be located at the street setback lines.
3. Parking shall be provided within convenient walking distances of all tenants.
4. Pad layout shall be integrated into the site design in terms of parking lot layout, on-site circulation, lighting, landscaping, and building design so as to minimize the effects of noise and disturbance on neighbors.



5. When the neighborhood center abuts a residential neighborhood, the scale of the shopping center shall complement that of nearby residences. This effect can be achieved by:
 - a. Keeping buildings as small as possible, particularly in height;
 - b. Reducing the perceived scale through building articulation and ornamentation;
 - c. Break up large expanses of walls with design details and avoid large, out of proportion design elements; and
 - d. Distributing the project floor area among a complex of smaller buildings.

C. Architecture

1. Where long buildings are unavoidable, their linearity shall be mitigated by changes in the building height, wall plane, and spatial volumes and by varied use of window areas, arcades, materials, and roof elements.
2. Portions of commercial buildings adjacent to and visible from residential properties shall be stylistically consistent with the more public portions of the commercial building.
3. Building elements, such as large blank building walls, loading areas, etc., that disrupt the continuity of shops and businesses are discouraged along major pedestrian corridors.
4. The use of arcades, awnings, or similar architectural treatments is encouraged

to provide relief from the sun.



Figure 3.2.15 A neighborhood center utilizes awnings for continuity in pedestrian corridors

5. Incorporate tower elements or other vertical architectural features at the "ends" of the center.
6. Full roof treatments are encouraged; flat roofs, mansards and veneer parapets are discouraged.

D. Walls and Fences

1. Walls and fences shall be architecturally compatible with the buildings.
2. All storage areas shall be screened from public view from any adjoining properties and from the public right-of-way by appropriately designed walls, fencing and landscaping.
3. Residential uses shall be buffered from the impacts of adjacent commercial uses, including noise, odor, vibration, dust, and glare by a minimum 72" built in place masonry wall and landscaping.

4. Vines and shrubs shall be spaced to cover 2/3 of the flat surface wall area.
5. Full height walls over 6 feet in height, shall be avoided unless necessary for sound attenuation and, if necessary, shall be built in place masonry. A minimum 24 inch landscaping strip shall be located between all walls over 42 inches in height and the adjoining sidewalk or roadway.
6. Non-transparent perimeter walls and/or fences shall be architecturally treated on both sides and shall incorporate landscaping.
7. Combination solid wall/view fences shall be used around the perimeter of commercial areas adjacent to open space or common areas, where some security is necessary and where the view is desirable. Combination solid wall/view fencing shall be 5 feet high and constructed of galvanized, manufacturer applied paint or powder coated tubular steel fencing over a low masonry wall.



Figure 3.2.16 A view fence in a commercial area provides security without restricting the view

3.2.5 Mini-Malls

A. Description

The typical mini-mall development pattern is composed of a series of commercial tenants of varying sizes and types, in rectangular, single



Figure 3.2.17 A mini-mall features neighborhood serving retail conveniences

story structures. The building typically faces the street and is oriented to the parking lot, which is located adjacent to the street. This section will apply to any small and medium mini-mall commercial development under 5 acres. These standards dictate a certain amount of building placement at the front setback line to better define the street.

B. Site Organization

1. For corner lots, a minimum 15% of each building frontage facing a public street shall be placed at the corner abutting the front or side setback lines.
2. A portion of the primary building shall be built to the front setback line along streets. When these buildings have "double frontage" (a direct relationship to street on one side, parking lot on the other), they shall be carefully designed



to assure that all sides of the building appear to be active and functional.



Figure 3.2.18 A mini-mall with a walkway/arcade places the building frontage at the setback line

3. Parking shall be distributed along the sides and rear of the buildings.
4. Parking lots shall be shared or include an access easement with adjacent commercial uses to improve circulation and reduce the number of driveway curb cuts.

C. Building Design

1. Blank building walls are discouraged.
2. Building design shall express a single architectural theme.
3. Where appropriate, a raised pedestrian walkway/arcade shall be provided immediately adjacent to the storefront. The walkway/arcade shall be a minimum of 8 feet wide.

3.2.6 Big Box Retail

A. Description

Big box retail outlets, often called

superstores, are typically housed in large single story structures generally more than 50,000 square feet. Due to their positive economic impact on communities, they are becoming more prolific along local freeways, at major intersections and major commercial corridors. These types of retail developments tend to be characterized by large parking areas and minimal, "big box" architectural design.



Figure 3.2.19 A major big box retail anchor tenant draws activity to center

B. Site Planning

1. Parking area design shall minimize adverse visual impacts of expansive parking lots by incorporating additional landscaping within parking areas as well as segmenting the parking area into smaller components.

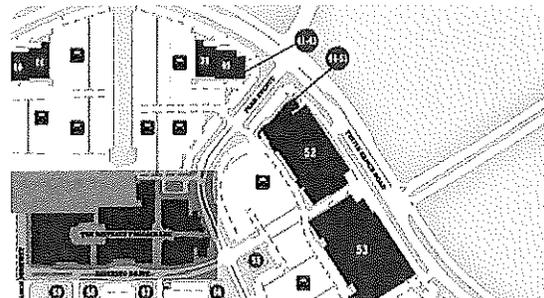


Figure 3.2.19 Adverse visual effects are minimized by breaking up the parking area into smaller segments

2. The major entry aisle shall be aligned with the building entry of the most prominent building on the site.
3. Parking aisles shall be oriented to provide clear paths of travel and minimize the number of parking aisles crossed by pedestrians.
4. Cart storage shall be integrated within the initial building and site design. Large "cart corrals" are acceptable if they are designed to complement the project's site plan and architecture.
5. Significant building wall articulation shall be provided on all exterior building elevations visible to the public from the site or adjacent properties. Exterior wall treatments such as mass offsets, arcades, porticos, colonnades, and wing walls can be used to successfully mitigate the appearance of the typical big box building appearance.
6. The base of the big box building shall be enhanced on all four sides by landscaping.

C. Architecture

1. The building design shall incorporate a 3 foot high minimum building base.
2. Building materials shall be durable and resistant to damage, defacing, and general wear and tear.
3. Use of pre-cast decorative concrete, stone masonry, brick and commercial grade ceramic tile are highly encouraged.
4. Multiple plane rooflines are highly encouraged. Cornice details shall be used at the top of parapet walls to provide distinctive caps to building facades.

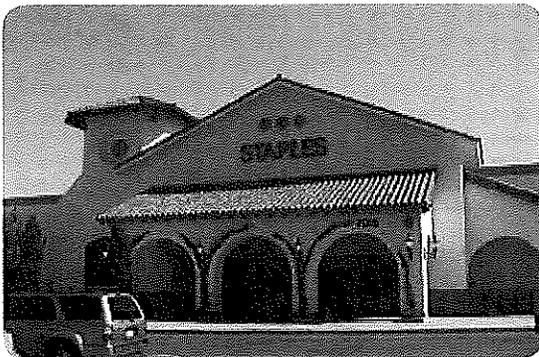


Figure 3.2.19 Buildings shall incorporate distinct rooflines



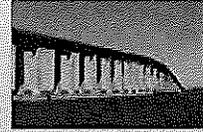
Figure 3.2.20 Landscaping at the rear of the building is a good example of how circulation and landscaping can be provided on all four sides of the building

7. Auxiliary outdoor storage and/or garden areas shall be integrated within the primary building and their design shall complement the architecture of the main building.

3.2.7 Hotels and Motels

A. Description

Hotels and motels provide visitors with a strong first impression of Antioch and therefore deserve special attention within the guidelines. They are quasi-residential uses and shall be designed and sited to minimize the effect of noise from



State Route 4 and major streets. The scale of and activities associated with hotels and motels often make them problematic neighbors for adjacent residential properties. In addition, hotel and motel architecture is often thematic, which presents a strong temptation to exaggerate the design of the building front and to neglect the other sides. However, all sides of a building shall be stylistically consistent.



Figure 3.2.21 A warm and inviting motel invites visitors

B. Site Organization

1. The primary presence along the major street frontage shall be the building and driveway approach, not the parking lot.

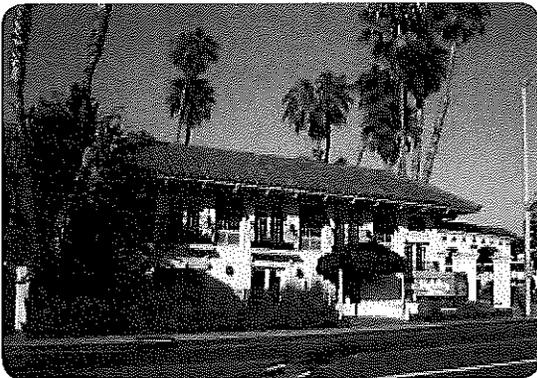


Figure 3.2.22 A motel with the building and driveway approach facing the street

2. Some short-term parking spaces (no more than 5 spaces) shall be provided near the office for visitors to check in to the hotel or motel.
3. Delivery and loading areas shall be screened to minimize any impact on sensitive uses. Loading and unloading areas shall be located in the rear.
4. Avoid locating driveway, garage ramps, or loading and service areas where they interfere with the flow of pedestrian movement or impact the privacy of guest rooms.
5. Utilize parking lots and open spaces on the site to help buffer the hotel/motel from any adjacent incompatible or sensitive uses.
6. Recreational facilities such as swimming pools shall be designed to offer privacy to facility users. They shall not be exposed to public streets to function as advertising.



Figure 3.2.23 A swimming pool shielded from the public street provides a private amenity

C. Safety

Safety and security for persons and property are of paramount concern. At night, lighting is an integral component of the built and natural environment. Effective lighting provides safety and direction for vehicles and pedestrians and visibility and security for the hotel businesses.

- All external corridors shall have clear instructions for emergency exits, as well as fire extinguishers and alarm buttons where appropriate.
- Landscaping shall maintain adequate sight lines for visual safety, visibility and efficient security.
- Pedestrian areas, paseos, sidewalks, parking lots and building entrances should be adequately lit to provide safety and security.
- Lighting should be designed to provide ambiance, safety, and security without unnecessary spillover or glare onto adjacent properties and light intensity should be of satisfactory quality to ensure visibility, safety, and security.
- Lighting for uncovered parking areas, vehicle accessways and walkways shall not exceed a height of sixteen (16) feet.

C. Architecture

1. All sides of a building shall be stylistically consistent.
2. Surface at least 25% of the total exterior surface area in masonry or natural stone.
3. Masonry or stone shall be applied to logical places on each of the building's facades, and shall begin and end at logical breaks related to the structure of the building. A single one-story high, horizontal "banding" of masonry or stone is strongly discouraged.
4. The remainder of the exterior may be surfaced in stucco, or integrally dyed decorative concrete or ceramic masonry units. Metal or vinyl siding is prohibited.
5. Any significant departures from standardized architectural "themes" intended to market or brand a hotel or motel building, such as Swiss chalets or castles, is strongly discouraged.
6. Public or semi-public spaces (hotel/motel lobby, restaurants, meeting rooms, and banquet facilities) sited at ground level adjacent to a pedestrian walkway or a major street shall use glass and transparent materials between the height of three feet (3') and eight feet (8') above the walkway or street grade.
7. Noise attenuation techniques shall be included in the design of buildings near major noise generators (e.g., major streets and highways). Techniques may include: double pane glass, berms, thick tree groves over 35' in depth, or lowering the grade of the subject building below the roadway elevation.
8. Mechanical equipment of all types, including swimming pool equipment, shall be located and screened to minimize impacts on adjacent uses.
9. Air conditioning units shall not be visible from public streets. Central air is required.



10. Exterior corridors and stairwells on multi-level hotel/motel buildings are strongly discouraged and shall not be located adjacent to residential uses.
11. Guest rooms shall be accessible from hallways within hotels over two stories. Avoid room entrances directly adjacent to parking lots or exterior walkways.
12. Walkway, stairway and balcony railings and other similar details shall be visually substantial and stylistically consistent with the basic building design.

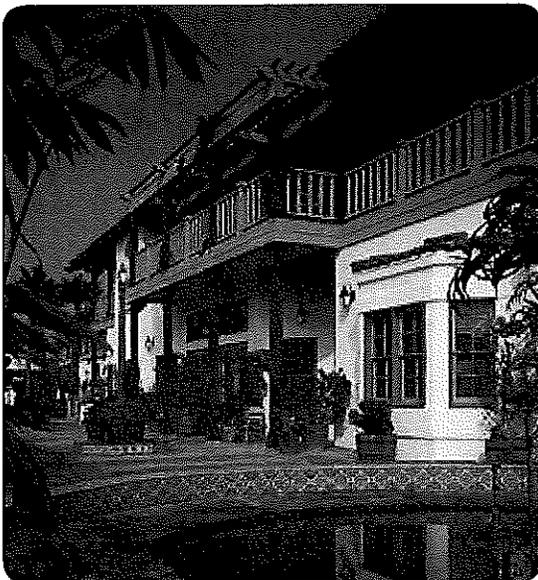


Figure 3.2.24 A building design with a uniform architectural style and second floor enhancements

13. Roof terraces and gardens augment open space. Their design and location shall encourage human occupation and use.

3.2.8 Drive-Through Businesses

A. Description

Various uses with drive-through services such as restaurants, banks, and drug stores are common in Antioch. These types of establishments present unique design challenges due to building siting, traffic, vehicular access and on-site circulation.



Figure 3.2.25 A drive through restaurant that provides good flow thru circulation

B. Site Planning

1. The building shall be the predominant visual element along street frontages, not parking lots or drive-through lanes.
2. Drive-through aisles shall be located towards the rear of the building, away from the street frontage, and screened from adjacent parking areas through landscaping and walls.



Figure 3.2.26 A building located along the street frontage with the drive-through aisle to the rear

3. Buildings with drive-through services shall be "built-to" the minimum front setback lines.
4. Drive-through lanes shall not exit directly to the main entrance. Drive-through aisles shall provide a minimum 30-foot outside radius for any curve.
5. Whenever possible, the main structure shall be sited as to maximize the distance for vehicle queuing while screening the drive-through operations.

C. Stacking Lanes

1. Stacking lanes and driveways shall be incorporated into the overall site plan landscape and streetscape concept.
2. Stacking lanes or driveways shall not be located between the building and the street or where a setback is required.

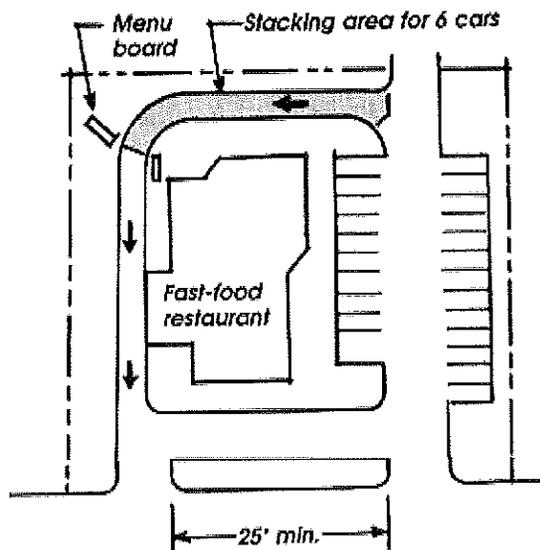
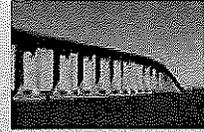


Figure 3.2.27 Example of proper location for stacking lanes

3. Whenever possible, locate stacking lanes and driveways out of view of the public street and/or sidewalk, at the rear and/or flank of the building
4. A minimum of 6 stacking spaces on site shall be provided for restaurant and food sale use drive-through facilities.
5. A minimum of 5 stacking spaces shall be provided on site for banking, pharmacies and similar non-food related use drive-through facilities.
6. Stacking spaces shall be 11.5 feet in width and 21.5 feet in length
7. Paved areas, such as aisles and stacking lanes, shall be minimized and water permeable surfaces and soft landscaped areas maximized to contribute to the appearance and environmental sustainability of the site.
8. Multiple windows servicing a single stacking lane (e.g. order window, payment window, pickup window) shall be considered to promote reduced idling.

D. Architecture

1. All building elevations shall be architecturally enhanced.
2. On a corner site, the building's height relative to the street width shall be sufficient to define the street edge and corner and shall add interest to the street, direct pedestrians, provide visual relief and create or extend the street wall.
3. Prototypical buildings shall be avoided. Instead, appropriate building types and expressions shall be developed to



address individual site conditions and local contexts.



Figure 3.2.28 Placing drive-through activities away from the street permits the alignment of building faces along the street to create good street edge definition

4. The height of the building or facades facing the street shall be maximized to achieve an appropriate scale to define the street (i.e. by maximizing ceiling height, parapet height and through roof design).
5. The length of the building shall be maximized at the front lot line or setback line (at both streets on a corner lot).
6. Stand alone buildings shall be avoided and the building and drive-through facility shall be incorporated into larger, multi-use buildings when possible.
7. A two story building shall be provided where necessary to be compatible with existing structures and projects in the immediate area.
8. Walls along the street face and visible from the street, shall be transparent to maximize views in and out of the building and the relationship between interior and exterior to support and animate the public street and sidewalk.

9. Buildings shall incorporate a full roof with built-in roof top wells for mechanical equipment screening.
10. A canopy shall be provided at the drive-through pick-up window area.
11. Landscaping shall be placed around the perimeter of the building and where possible, provide shade cover for the que.

3.2.9 Office Buildings

A. Description

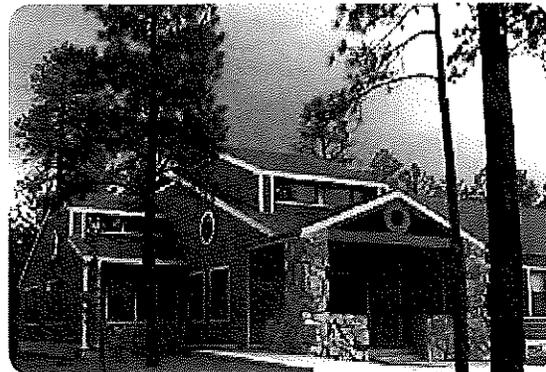


Figure 3.2.29 An interesting office building design complements the neighborhood character

Outside of Rivertown, Antioch office buildings are primarily located along commercial corridors such as Hillcrest Avenue and Lone Tree Way. Office buildings have different architectural form from other corridor commercial buildings because of the following functional characteristics:

1. The intensity of use is lower while building scale is greater;
2. Buildings are typically active on all four sides;
3. Office activities are not limited to the

first floor;

4. They have fewer entries along the building perimeter;
5. There are no display windows; and
6. Occupancy of office buildings is more predictable.

B. Site Planning

1. The first floor of office buildings shall be placed at the minimum required front setback. Second and third floors shall provide an additional foot of setback for each additional floor.
2. Surface parking shall be located towards the rear of the site or at the side of the building.
3. Multi-story buildings shall not be placed adjacent to residential private open space areas.

C. Architecture

1. Building massing and design shall reinforce a sense of balance, scale and proportion within the project and the surrounding neighborhood.
2. Design elements shall be incorporated by using authentic architectural styles and detailing.



Figure 3.2.30 Well proportioned features create balance in design

3. Vertical elements such as pilasters or columns shall be used to break up monolithic structures or create the appearance of a series of smaller attached buildings, or a combination of both.
4. The primary building entry shall convey a sense of arrival through architectural features and accent paving.
5. Building entrances and entrances to lobby/reception areas shall be clearly defined.
6. Elements such as trellises, arcades, terraces, and patios shall be utilized to provide transitional spaces between the interior and exterior of buildings. These elements shall utilize colors and materials that unify architectural themes.
7. Building surfaces over two stories high or 40 feet in length shall provide vertical and horizontal wall plane offsets.



Figure 3.2.31 An office building provides functional vertical and horizontal wall plane offsets

8. New developments shall transition from the height of an adjacent development



to the maximum height of the proposed structure.

3.2.10 Vehicle Dealerships

A. Description

Vehicle dealerships typically specialize in the sale and servicing of one or more lines of new or used automobiles. Dealerships



Figure 3.2.32 A uniquely designed vehicle dealership

are regional in nature and can have a market radius in excess of 20 or 30 miles. The major portion of a vehicle dealership site is typically used for outdoor storage and display of vehicles. A relatively minor portion is used for structures and customer parking.

B. Site Planning

1. Provisions shall be made onsite for the unloading of vehicles from carriers out of the public right-of-way.
2. Outdoor vehicle displays oriented toward streets shall be limited to permanent at-grade display areas, any permanent features or structures shall

be architecturally compatible with the project.

3. All storage areas shall be screened from view from the public street and any adjacent residential area by appropriately designed walls, fencing and landscaping.
4. No potentially noisy activity, such as vehicle repair, cleaning, or testing, shall be located near or oriented toward residential properties.

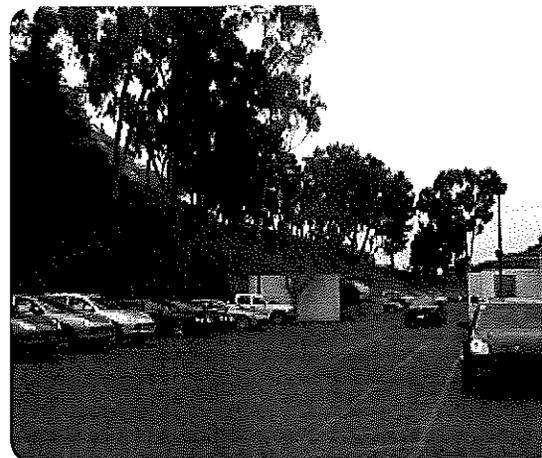


Figure 3.2.33 This site planning for a vehicle dealership respects the adjacent residential uses

5. Sufficient space shall be provided for service drop-off areas to prevent vehicle stacking on public street(s). Customer parking shall be provided for the sales, service, and parts areas.

C. Architecture

1. Buildings shall be stylistically consistent on all sides and well articulated.

2. The showroom shall be oriented toward the major public streets.



Figure 3.2.32 A showroom that can be easily viewed from the major public street

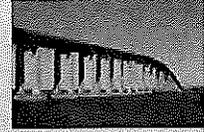
3. Walls and fences shall be architecturally compatible with the buildings.
4. All Service uses shall be entirely contained within the building(s). On-site access must be provided to the individual service bays in all cases. The access points to the service bays shall not be visible to the public.
5. Provisions shall be made for a vehicle washing area. The wash rack shall not be visible or be audible from any public street or residential area.
6. Landscaping shall be provided along all display perimeters but shall remain low (less than 32 inches in height).

D. Additional Guidelines

1. Public address systems are not allowed.
2. All noise producing activities shall be

contained within the structures or otherwise screened to reduce/soften the noise generating uses from any adjacent residential areas.

3. Storage areas for junk parts, packing materials from parts shipments, used oil, and lubricants shall be screened from public view by appropriately designed walls, fencing, and landscaping. Chain-link fencing is prohibited.
4. When adjacent to residential, the perimeter of the site shall be heavily landscaped. In addition, parking lots shall contain significantly more landscaping than is required for retail commercial parking lots. Landscaping shall be maintained at a low level (less than 32 inches in height).
5. Areas around the dealership structure and/or canopies, up to 10 feet outside the canopy footprint, shall be illuminated so that the maximum horizontal illuminance at grade level does not exceed 30 foot candles in the structure area and is at least 1.0 foot-candles and no more than 8 foot-candles at the perimeter edge.
6. Lighting for uncovered parking areas, vehicle accessways and walkways shall not exceed a height of sixteen (16) feet. Lighting shall be directed onto the driveways, walkways and parking areas within the development and away from adjacent properties and public rights-of-way.
7. Lighting shall be directed away from nearby residential uses.



3.2.11 Service Stations and Car Washes

A. Description

Service stations and car washes are intensive auto-oriented uses that are characterized by large areas of paving.



Figure 3.2.33 A gas station provides easy entry and exit

and shall be screened from view from the public street. The visibility of service bays and car wash openings shall be minimized.

5. All storage areas shall be screened from public view from any adjoining properties and from the public right-of-way by appropriately designed walls, fencing and landscaping.
6. All vehicles left overnight shall be stored within the structure or behind a screening wall out of sight from the public right-of-way.
7. Enhanced landscaping shall be provided along all perimeters but shall be maintained at a low level (less than 32 inches in height).

B. Site Planning

1. The site design for corner and mid-block sites shall convey a strong link to the street or corner.
2. The site shall be designed to accommodate anticipated circulation patterns and minimize paving.
3. Driveway cuts shall be limited to two per site, unless otherwise allowed by the City Engineer for valid circulation reasons.
4. Service and car wash bay openings shall not face residential properties

C. Architecture

1. Site-specific architectural design is strongly encouraged, rather than corporate or franchise design solutions.
2. All structures on the site (including kiosks, car wash buildings, gas pump columns, etc.) shall be architecturally consistent and related to an overall architectural theme.
3. All building elevations shall be architecturally enhanced.
4. High quality building materials are encouraged. Reflective, glossy, and fluorescent surfaces are discouraged.
5. The roof design of all structures including pump canopies, shall incorporate roof treatments with a low to moderate pitch. Flat roofs or mansard roof applications are not allowed unless they are consistent with an established architectural theme.
6. The gas pump canopies shall not be internally illuminated. Light fixtures shall be recessed into the canopy.
7. Each gas pump island shall include stacking for at least two vehicles (40 feet) on-site, on at least one end of the pump island.

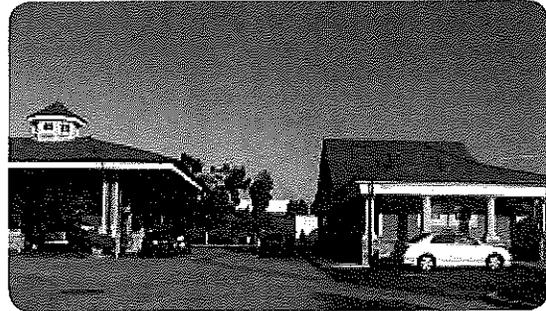


Figure 3.2.32 An example of high quality and consistent building



D. Additional Guidelines

1. Service stations shall provide areas for patrons to service vehicles with water and air. These facilities need to be located where they do not obstruct the main circulation patterns of the site.
2. Car wash facilities shall be designed to minimize machinery and blower noise levels. Facilities shall be oriented away from adjacent sensitive uses.
3. Automatic car wash sites shall provide vacuuming and drying facilities for vehicles upon exiting the car wash building. These areas shall be carefully oriented to avoid being a nuisance to adjacent uses.
4. Areas around the pump islands and under canopies to 10 feet outside the canopy footprint shall be illuminated so that the maximum horizontal illuminance at grade level does not exceed 30 foot candles in the service area and is at least 1.0 foot-candles and no more than 8.0 foot-candles at the edge of the service area. (per traffic engineering handbook, 4th edition)
5. Light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy so that light is restrained to no more than 85 degrees from vertical (5 degrees below horizontal).
6. Lights shall not be mounted on the top or sides (fascias) of the canopy and the sides of the canopy shall not be illuminated.

3.2.12 Automotive Repair and Smog Services

A. Description

Automotive repair service facilities are typically freestanding buildings, but can also be found in mixed-use projects or commercial planned developments. These uses are typically associated with noise, large numbers of parked vehicles, traffic, and the presence of hazardous materials. While these facilities rarely make good residential neighbors, they are necessary to urban life and can be accommodated into many other settings if care is taken to mitigate their negative characteristics.



Figure 3.2.35 An automotive repair facility

A. Site Planning

1. Driveway access points shall be limited to the minimum number necessary.
2. Vehicle drop-off areas shall be provided to prevent vehicle overflow onto adjacent streets.

3. The interior of work bays shall not be visible from a public street, any adjacent residential buildings, or designated open space.



Figure 3.2.36 Landscaping screens work bays from a public street

4. Vehicles left on the site overnight shall be screened from public view through solid walls and/or landscaping.

C. Architecture

1. Building design shall be stylistically consistent and compatible with surrounding buildings through use of similar scale, materials, colors, and/or detailing.
2. Building materials shall have the appearance of substance and permanency; lightweight metal or other temporary appearing structures are discouraged. Landscaping shall be located along the building perimeter.
3. Landscaping should be located along the building perimeter.

3.2.13 Self-Service Storage Facilities

A. Description

Self-service storage facilities have characteristics in common with both commercial uses and industrial uses. They are similar to other commercial uses in that they provide a service to residential and business uses. However, the character of their development is often more similar to industrial buildings and their low activity level does not add to the vitality of a commercial area.

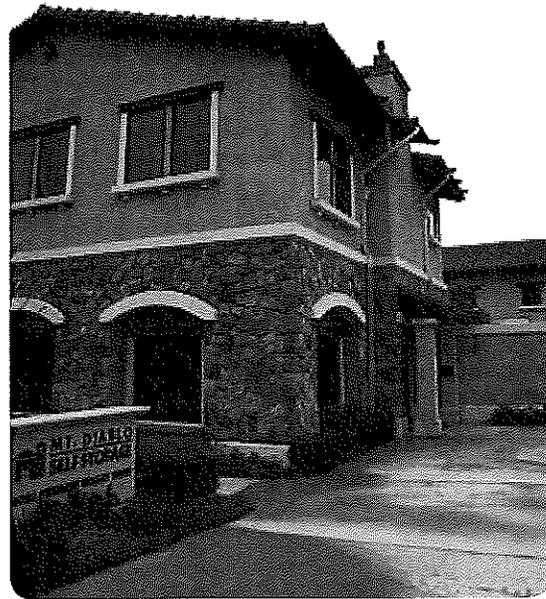


Figure 3.2.37 A self-service storage facility can be architecturally harmonious with community character



B. Site Planning

1. In order to prevent views into the facility from the public right-of-way, all activities shall be confined to one building or building massing shall be located around the perimeter of the site.
 2. Storage unit doors shall not face any adjoining residential use. The unit doors shall be screened from the view of the public right-of-way through the use of landscaping material or architectural design features.
 3. Access drives shall not be located around the perimeter of the site.
 4. If a caretakers residence is included, it shall be incorporated into the site design with the on-site office. Any private open space area shall be screened from public view by a wall or appropriate landscaping.
2. The building shall incorporate a design compatible with the surrounding area. If any portion of the immediately surrounding area is residential, only the front office shall be subject to any applicable residential design standards.
 3. Exterior corridors and stairwells are strongly discouraged and shall not be located adjacent to residential uses.
 4. Walls and fences shall be architecturally compatible with the buildings. They shall be kept as low as possible while keeping the site secure. Use of rolled razor wire is prohibited.
 5. Long buildings or rooflines shall be broken by variation in horizontal and vertical planes.

C. Architecture

1. Buildings shall be stylistically consistent on all sides and well articulated.



Figure 3.2.38 A building that incorporates the same style and materials on all sides

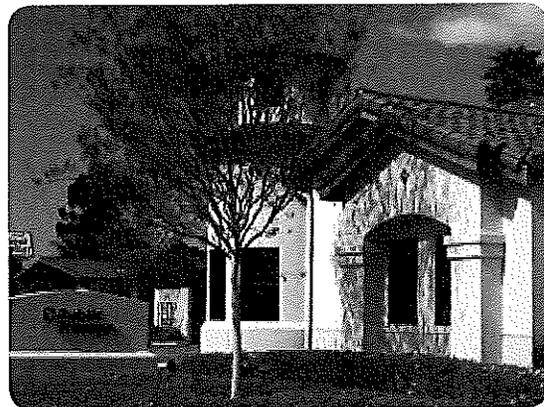
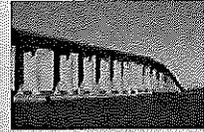


Figure 3.2.39 Architectural features break up a monotonous facade

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4.0 business park design guidelines

4.1 introduction

The intent of the business park design guidelines is to aid private development in the creation of a high quality and aesthetically unified business park development within the City of Antioch. Used in conjunction with basic principles of good design and applicable jurisdictional regulations, they will expedite the approval process and facilitate the development of quality business park projects within the City. For the purpose of these Design Guidelines a business park is defined as: A Business Park contains five (5) or more office/industrial buildings planned, organized, and managed to function as a unified whole and featuring all of the following: common driveways, common parking, common signage plan, and common landscaping plan.

These Design Guidelines are intended to create standards for the character of all development within a business park in keeping with the City's vision and design standards. They are designed to guide and monitor development of individual sites and buildings, roadways, landscaping, and all other site improvements, in addition to encouraging excellence and innovation in design.

4.2 design objectives

The following objectives form the basis for the business park design guidelines. The intention of the guidelines is to promote an outstanding development that will:

A. Create a high quality business environment that provides abundant business opportunity,

employment, and recreation in a functional and attractive environment;

B. Encourage visual continuity of the architecture in terms of mass, scale, materials, and color relative to adjacent development.

C. Control access and design parking sufficient for tenants, but also to promote safe interaction between vehicles and pedestrians;

D. Encourage superior project design that will attract a wide variety of appropriate businesses to the community that will stimulate job growth and economic vitality.

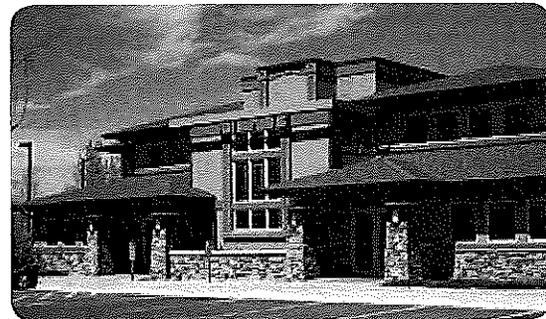


Figure 4.2.1 Selection of appropriate architectural style and quality of design add to the character of the neighborhood

4.3 site planning

The overall site design of each business park project should contribute to the growing sense of place and character in the City of Antioch. Site planning guidelines consider the internal organization of a development project and the external relationship with the public right-of-way, adjacent properties and other projects.

New project site design must comply with the California Regional Water Quality Control Boards for the San Francisco Bay Region and the Central Valley Region added Provision "C.3" requirements. The current requirements can be accessed online at the following

address: <http://www.cccleanwater.org/new-developmentc3>

4.3.1 Building Placement

A key element in designing a business park is designing the arrangement of structures, parking, circulation areas, and open space and how they relate in scale and character to the surrounding environment.

A. Variations in siting and orientation of each building shall be considered in relation to its specific parcel, the effect on adjacent parcels, and, as it occurs, the massing of consecutive lots.

B. Building scale shall be appropriate to the site so that the buildings do not dominate. Building forms shall complement and preserve the natural landforms and minimize cut and fill to the greatest extent possible.

C. Building placement that creates opportunities for plazas, courtyards, patios, or outdoor dining is strongly encouraged.



Figure 4.3.1 Building placement relates to the site to create external ambiance

D. A variety of building and parking setbacks

should be provided in order to avoid long monotonous building facades and to create diversity in design.

E. Building entries should be located so that they are easily identifiable with convenient public access. Each project should provide a well-defined entry sequence for pedestrian and vehicular uses from the street to the building.

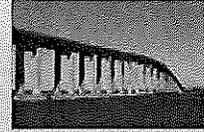


Figure 4.3.2 A building entry that is clearly delineated by paving, landscaping and hardscape directs pedestrians into the space

F. Secondary entrances shall be easily accessible and convenient to building parking and delivery areas, but not be dominant.

G. Pedestrian pathways should be in conformance with current Americans with Disabilities Act (ADA) standards and conform to the City of Antioch Municipal Code,

H. Open space within each building site is encouraged. Limit combined impervious site coverage for individual building sites (including buildings, parking, plazas, sidewalks, and drives) to a maximum of 70 percent of each site's land area. Consideration for varying site coverage requirements may be given for sites adjacent



to significant common open space.



Figure 4.3.3 Open space within a building site

4.3.2 Parking Orientation

It is integral to site design to develop a circulation system that efficiently moves vehicles in a well-defined manner while avoiding and reducing potential conflicts between pedestrians and vehicles.

- A. The placement and design of parking areas and structures should foster safe pedestrian access and circulation and clearly identifiable public access and visitor parking.
- B. Pedestrian access should be provided between transit stops and building entrances.
- C. Site and building design shall accommodate pedestrian circulation onsite from parking areas to plazas, open space, pedestrian pathways, and to adjoining buildings. Existing and proposed pedestrian and/or bicycle circulation systems and easements shall be integrated into site design.



Figure 4.3.4 Well defined pedestrian access connects buildings, parking and transit stops

- D. Site access and internal circulation through the parking lot should promote safety, efficiency, and convenience. A continuous circulation pattern through the site should be provided to the greatest extent possible.
- E. Parking lots which accommodate a significant number of vehicles should be divided into a series of connected smaller lots.
- F. Parking areas should not dominate the street frontage and should be screened by buildings and landscaping.

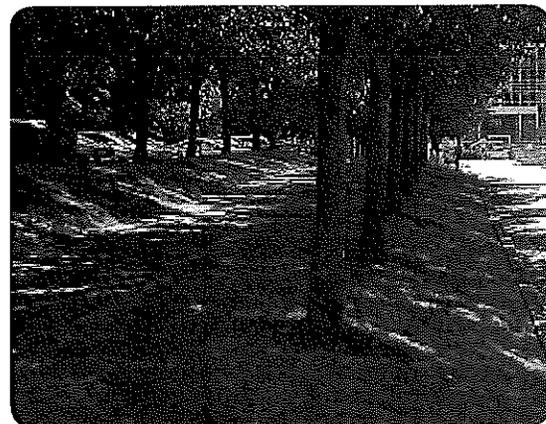


Figure 4.3.5 Proper landscaping provides screening to conceal parking areas as much as possible

G. Loading and service areas should be provided with separate access and circulation whenever possible.

4.3.3 Storage, and Equipment Areas

When designing the placement of auxiliary structures and areas, primary placement consideration should be to minimize their visibility and adverse impacts to the greatest extent possible.

A. Auxiliary structures associated with business park buildings or complexes such as trash enclosures, phone booths, vending machines, and storage areas should be compatible with and integrated into the overall design of the business park.

B. Loading and service areas shall be concealed from public view and from adjoining properties by appropriately designed walls, fencing and landscaping whenever possible or shall be located to the rear of the site and designed for minimal visual impact and circulation conflicts.

C. Where roll-up doors are employed, sound attenuation walls may also be needed.

D. Recycling areas shall be accommodated within trash storage areas.



Figure 4.3.6 Refuse areas should be screened and match the overall design of the business park

E. Rooftop equipment shall be completely screened from view.

F. Where possible, utilities shall be placed underground or screened from public view for improved service reliability and greater public safety. Underground utilities eliminate visual blight and enhance the quality of the public realm.

4.3.4 Site Amenities

Integrating site amenities, such as courtyards, site furniture, and landscaping, adds to the creation of a sense of place and an aesthetically pleasing environment.

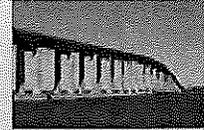
A. Small recycled water fountains, special accent paving, murals, inlays, trelliswork, sculpture, and/or other design features shall be incorporated into plaza, courtyard, and streetscape designs.



Figure 4.3.7 Plazas and courtyards provide an engaging place for workers to congregate

B. Outdoor space, both public and private, should play a significant role in the site plan and should be safe and secure and appropriately scaled for its use.

C. Outdoor space at large facilities should include employee break and activity areas.



Jogging paths, par courses, and like activities can be designed to meander through the open space and around parking areas.

D. Building compounds should be used to create protective enclosure and human scale, creating their own windbreaks and shade. Use buildings to screen and protect major pedestrian and open space areas from wind and noise.

E. Position entrances and courtyards to relate to adjacent buildings.

F. Focal elements such as sculptures, art, or water features employing water conservation techniques should be incorporated into courtyard and plaza design.

G. Seating should be provided in the courtyard/plaza. Where applicable, users should be provided with a choice between social and quiet seating.

H. Permeable paving materials (e.g. open paving blocks and permeable paving blocks, etc.) should be used in plazas, courtyards, walkways, and parking areas. Permeable paving materials should not be used in the public roadways.

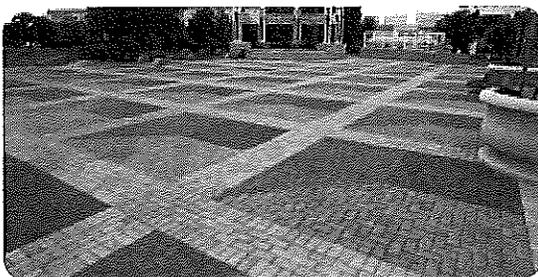


Figure 4.3.8 Permeable paving materials can be visually interesting

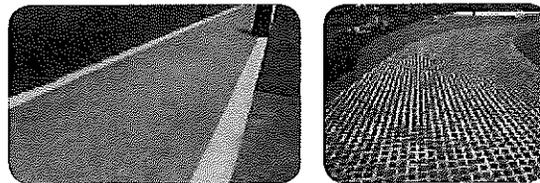


Figure 4.3.9 Examples of permeable paving materials in circulation areas

I. Site Furniture

1. When plazas are adjacent to the public right-of-way, paving and furniture styles should complement the public streetscape elements and be constructed of durable materials.
2. Site furniture should be carefully placed to not create pedestrian/vehicular conflicts. There should be adequate circulation space surrounding site furniture.

4.3.5 Safety

Safety and security are integral components of a business park, both the built and natural environment. Good site plan design places pedestrian pathways in highly visible areas to provide for safe passage day or night.

A. Landscaping shall maintain adequate sight lines for visual safety, visibility and efficient security.

B. Lighting should be designed to provide atmosphere, safety, and security without unnecessary spillover or glare onto adjacent properties and light intensity should be of satisfactory quality to ensure visibility, safety, and security.

C. Lighting for pedestrian walkways, parking areas, and vehicle access ways shall not

exceed a height of sixteen (16) feet.

D. Entrances, parking lots and pathways should be visible from streets or buildings for safety and surveillance purposes.

E. Lighting that is mandated for general safety and security shall be provided on a 24-hour basis.

4.4 architecture

The purpose of the architecture portion of these design guidelines is to provide direction for development of the vertical elements of the business park in order to achieve a built environment that is in harmony with the natural setting, adjacent properties where appropriate, and provides a comfortable, distinctive, and stimulating environment.

4.4.1 General Guidelines

A. Each business park should have a distinct architectural concept that is consistent in theme but rich in subtle variation.



Figure 4.4.1 A business park with a unifying architectural theme

B. Buildings within the same business park should be designed to provide a clear, unified, and easily identifiable image. Methods to

achieve this include using similar architectural styles and materials, complementary roof forms, signs, colors, and decorative pavement.

C. All buildings should relate visually to one another, be compatible with adjacent buildings, and not obscure desirable views, such as the San Joaquin River and Mount Diablo, from nearby proposed buildings.

D. Encouraged architectural qualities and design elements for business park buildings are:

1. Building modulation indentations and architectural details;
2. Building entry accentuation;
3. Screening of equipment and storage areas; and
4. Landscaping to soften building exteriors and buffer between uses.



Figure 4.4.2 Landscaping and architecture can work together to provide a comfortable and inviting environment

E. The design elements for business park buildings that are discouraged include:

1. Large blank, flat surfaces;
2. Exposed, untreated concrete block



walls (except split face);

3. Unscreened loading doors facing the street;
4. Roll-up doors; and
5. Exposed roof drains.

4.4.2 Height and Mass

A. The height and mass of business park buildings should consider the visual and physical relationship to adjacent uses. A structure that dominates its environment by its relative size is strongly discouraged.

B. The mass of a larger building should be broken down into a group of buildings clustered into traditional building compounds or a campus setting to create a sense of community and shelter.

C. Building design should employ clean, simple, geometric forms and coordinated massing to produce overall unity, scale, and interest.



Figure 4.4.3 An example of a building design that is simple yet exhibits a unified and interesting facade

D. Varying building heights/massing and setbacks to define different functions such as offices and warehousing is encouraged.

E. Buildings should relate to the terrain and each other in their massing and forms. Larger masses should be located at the centers of building compositions, with smaller forms stepping outwards and down.

F. Design buildings to step back and step down to follow natural terrain and help break up mass. Use landscape materials to reinforce tiered building forms. "Stepped down approaches" are especially appropriate for breaking up larger structures in excess of 100,000 square feet or those over two stories in height.

4.4.3 Building Design

A. Variety in building forms should be employed to create visual character and interest.

B. Facades with a high level of visual interest from both vehicular and pedestrian viewpoints are encouraged. The exterior character of all buildings should enhance pedestrian activity in their immediate vicinities.

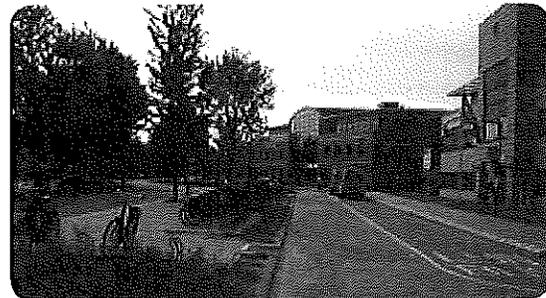


Figure 4.4.4 These building facades relate to both pedestrians and vehicles

C. Long unbroken building facades should be broken up with architectural details. Facades with varied front setbacks are encouraged to provide visual interest.

D. Rear and side wall elevations should provide building offsets and architectural details similar

to the front facade.

E. Entrances to individual buildings should be readily identifiable to visitors through the use of recesses or pop-outs, roof elements, columns, or other architectural elements.

4.4.4 Roofs

A. Roofs should be integral to the architectural theme of business park buildings and contribute to the visual continuity. Rooflines of business park buildings should include variations to avoid long, continuous planes.

B. Rooftops should be considered as design elements from various viewpoints: at ground level, from other buildings, and from adjacent perimeter roadways. Mixing roof forms on buildings creates variety in the "roofscape." Roofs should also be interesting when seen from above in higher buildings.

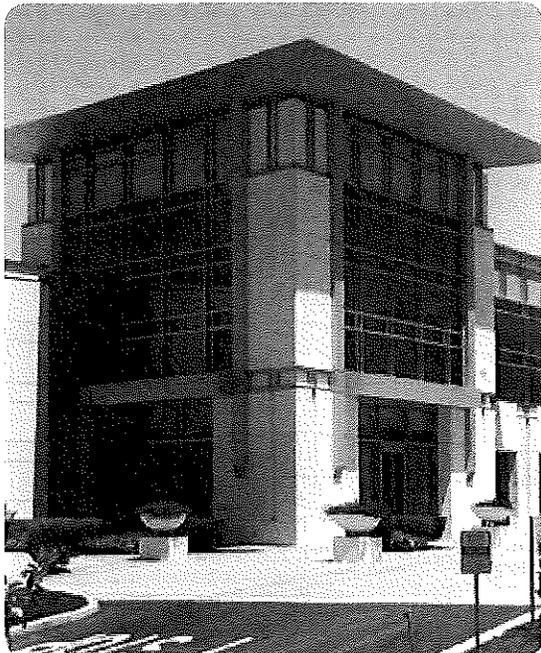


Figure 4.4.5 Roof elements can define a building entry

C. Rooftop equipment should be screened from view on all four sides by architectural features integrated with the design of the building.

D. Roof design shall allow solar panels to be integrated into the roof design, flush with the roof slope. Building orientation and shading design should minimize solar gain and maximize daylight harvesting.

4.4.5 Materials and Color

A. High maintenance materials such as stained wood, clapboard, or shingles are prohibited.

B. Materials should be chosen to withstand abuse by vandals or accidental damage by machinery. False facades and other simulated materials and ornamentation are discouraged.

C. Clear or lightly tinted low-e glass (glazing) should be used, particularly at pedestrian levels where transparency between indoor and outdoor spaces is desirable.

D. The use of various siding material (i.e. masonry, concrete texturing, cement, or plaster to produce effects of texture and relief that provide architectural interest) are encouraged.



Figure 4.4.6 A buildings that incorporates a variety of materials to provide visual interest



E. Storage containers or accessory structures shall be architecturally treated on all four exterior sides of the building.

F. Storage containers or accessory structures should employ a variety of building forms, materials, colors and other architectural treatments to add visual interest. Exterior materials should include stucco, plaster, glass, stone, brick, or decorative masonry.

G. The use of compatible colors in a single facade or composition is required. Compatible colors add interest and variety while reducing building scale and breaking up plain walls.

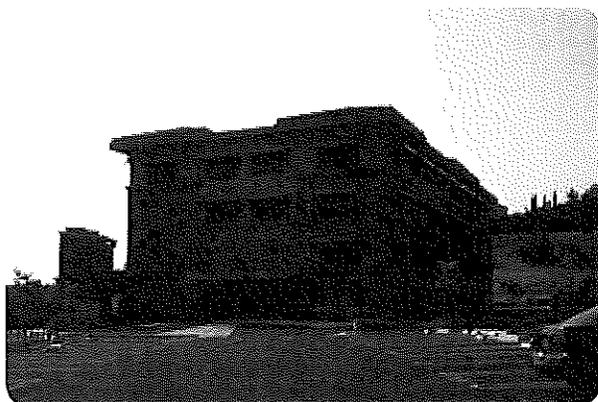


Figure 4.4.7 Colors can help de-emphasize large buildings

H. A color palette should be used on business park buildings to help reduce their perceived size. Contrasting trim and color bands that help break up the vertical monotony of flat walls are encouraged.

I. Brightly colored and highly reflective roof surfaces, including unpainted galvanized metal roofing and illuminated roofing, are prohibited.

4.5 parking and circulation

A fundamental development objective for all sites is the safe and efficient movement of vehicles and pedestrians with the least amount of impact to the surrounding properties.

A. Sufficient paved, off-street parking shall be provided onsite with assigned spaces that are compliant with the ADA. No required parking shall be permitted on any public street or access road or at any place other than the paved parking spaces provided. Each owner shall be responsible for compliance with this requirement by its tenants, employees, and visitors.

B. Parking shall be designed to minimize conflicts between automobiles and pedestrians and create a clearly organized system of entrances, driveways, and parking lots, while still providing adequate and convenient parking spaces.

C. Vehicular access to any site shall be designed to encourage an efficient, smooth flow of traffic in relationship to other driveways, street curvature, site distances, median cuts,



Figure 4.5.1 An example of a parking lot design that promotes ease of movement

and other common traffic engineering criteria. Paved areas and curb cuts should be minimized.

D. Parking lots and driveways shall be designed for sufficient movement to avoid conflict with vehicular traffic in the street.

E. "Gated parking" is discouraged but if required shall be designed to prevent traffic queuing onto a public street.

F. Access for each site shall be determined in concert with the business park's overall traffic circulation, capacity needs, and requirements. Full movement access points on arterial streets shall be located a minimum of 800 feet from a signalized intersection.

G. Pedestrian circulation should be physically separated from vehicular circulation as much as possible to reduce traffic hazards and make the pedestrian system safer, more efficient, and visually attractive.

H. Intersections where pedestrian routes cross vehicular traffic are critical areas and should be clearly marked for visual identification by both motorists and pedestrians.

I. At least one sidewalk connection between the building and the perimeter street is required. Large parking areas shall have sidewalk connections to the building entries or ground plaza areas.

J. Commuter bicycle accessibility to and within the business park is encouraged. Bicycle storage facilities should be provided.

K. Parking structures should be designed as integral components of the overall design of the specific project with related materials and forms incorporated in both the parking structure and the buildings served.

L. Adjacent properties should be adequately screened from the parking structures and lots.

M. The design of surface parking lot lighting fixtures shall be compatible with the architecture used in the development and not be on poles over 25 feet high.

N. In public parking lots, a higher foot-candle level should be provided at vehicle driveways, entry throats, pedestrian paths, plaza areas, and other activity areas.

O. Parking and security lights will not be obtrusive to neighboring residential properties.

P. The internal circulation shall not conflict with the main access and exit aisle.

4.6 loading facilities

4.6.1 Location

A. Loading and service dock areas shall be located to the rear or sides of a building, away from the main building entrance, or related high visibility areas.

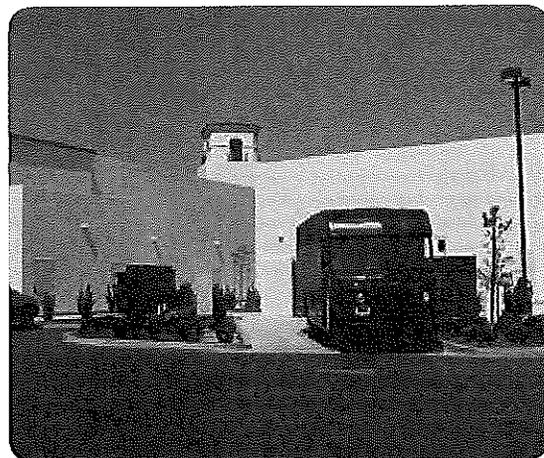
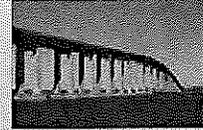


Figure 4.6.1 A loading facility that is screened from public view by placement in the rear of the building



B. Service, loading, emergency generator, and trash areas should be enclosed within the building structure.

C. Loading areas shall be designed to accommodate backing and maneuvering onsite, not from a public street, and when occupied shall not prohibit onsite vehicular circulation.

4.6.2 Screening

A. Where screening is required by applicable development regulations, a combination of elements should be used including low solid masonry walls, berms, and landscaping.

B. External facilities and equipment must be enclosed and screened with landscaping to minimize adverse views from adjoining streets, buildings, or open space.

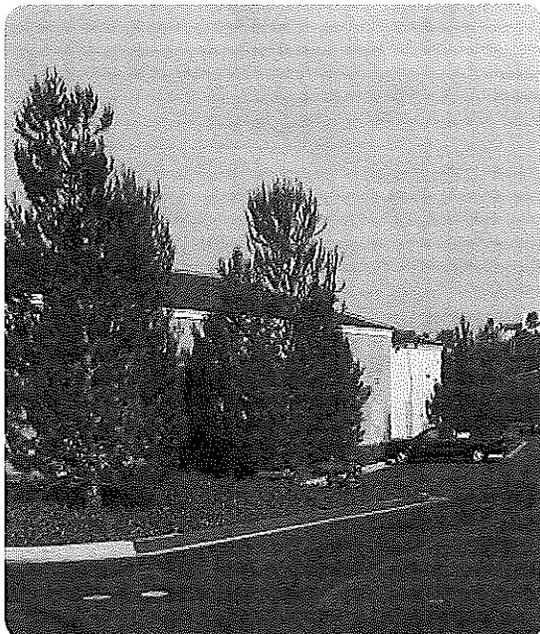


Figure 4.6.2 Walls and landscaping provide screening for loading areas

C. The method of screening should be architecturally integrated with the adjacent building in terms of materials, colors, shape, and proportion.

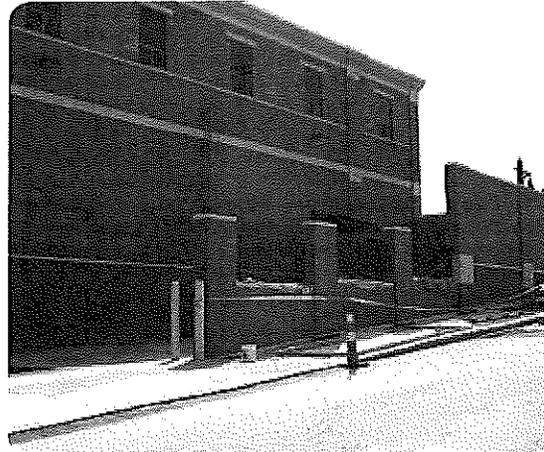


Figure 4.6.3 Using similar materials for screening elements lends overall cohesiveness

4.7 landscaping

Landscaping shall preserve and protect the special attributes of the area and minimize adverse effects on the natural environment to the greatest extent possible. Regionally appropriate landscape treatments are encouraged to create a continuous landscape character throughout the business park.

A. Landscaping should be in scale with adjacent buildings and be of an appropriate size at maturity to accomplish its intended purpose.

B. Elements such as trellises, arcades, terraces, and patios should be utilized to provide transitional spaces between the interior and exterior of buildings. These elements should utilize colors and materials that unify architectural themes.

C. Landscaping should be used to define areas such as entrances to buildings and parking lots, provide transition between neighboring properties (buffering), and provide screening for outdoor storage, loading and equipment areas.

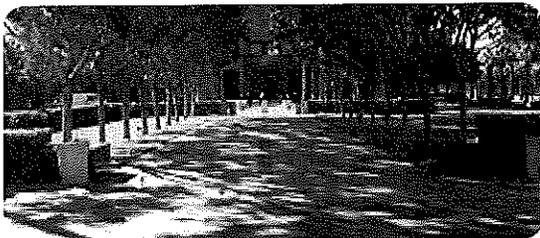


Figure 4.7.1 Landscaping can highlight building entries

D. A minimum of 50% of the area should have shade coverage at tree maturity. Maintenance trimming must comply with these requirements.

E. Landscaping within courtyards and patios should include a balance of hardscape and softscape materials.

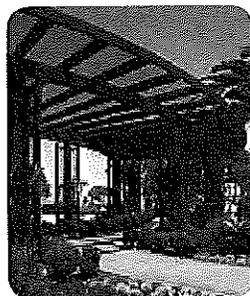


Figure 4.7.2 Types of transitional spaces

F. All metal planters or accessory features shall be powder-coated galvanized metal.

G. Landscaping around the entire base of the building softens the edge between the parking lot and building and is encouraged.

H. Pedestrian areas shall be identified and accentuated by incorporating distinct paving materials, canopied trees, and extensive groundcover plantings.

I. A 6-foot or larger landscape strip should be provided between parking areas and the office (front) portion of a structure, including a 6" curb. The use of drought-tolerant trees, shrubs, and groundcovers is encouraged.

J. A minimum 24" box tree shall be planted throughout, to establish a mature look at initial planting, except at entries and accent points where a minimum 48" box tree shall be used.

K. Trees in paved areas should be provided with "deep root" barriers, deep root automatic irrigation, and expandable metal tree grates of adequate size. Root barriers shall be of a material specifically designed for containing tree roots. Irrigation shall be adapted for deep watering.

L. Use of landscape elements adjacent to walls is encouraged in business park areas to reduce their visual impact and opportunities for graffiti.

M. Landscaping should be protected from vehicular encroachment by raised planting surfaces or the use of curbs.

N. Parking areas should be well-lit and well-landscaped to create the appearance of "cars



in a forest" rather than trees in a parking lot.



Figure 4.7.3 Landscaping provides needed greenery and shade cover in a parking lot

O. Continuous planting strips should be provided between every other row of parking. The strip should be a minimum of 5' wide not including a 6" high curb with a 12" wide concrete strip on both sides (8' gross width).

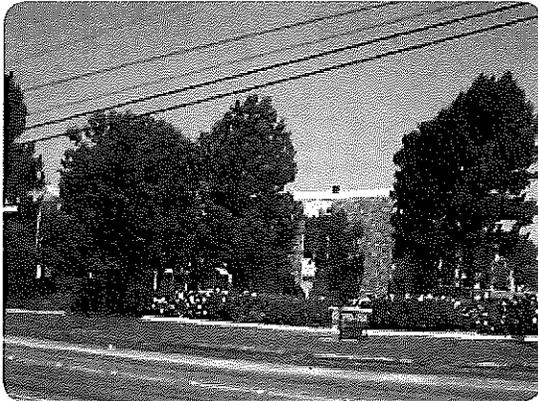


Figure 4.7.4 Proper use of landscaping as screening provides a pleasant street front

P. Surface parking areas adjacent to primary circulation corridors shall be screened and/or buffered with a combination of landscape planting, berms, and fencing.

Q. Landscaped areas should provide sufficient clearance to fire protection features (i.e. connections, hydrants, and backflow preventers). In hydrant locations, the canopy height of trees should be a minimum 6 feet and the clearance radius around the hydrant should be a minimum of 3 feet. New planting around fire hydrants shall provide a minimum of seven feet clearance to allow for plant growth.

4.8 lighting

The primary consideration of project lighting is to provide a safe, functional, and aesthetically pleasing lighting system throughout the business park to reinforce its distinctive and high quality design.

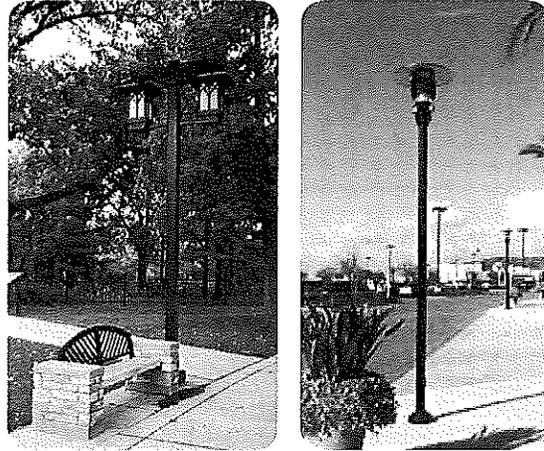


Figure 4.8.1 Lighting is important for the safety and comfort of drivers and pedestrians

A. The visual impact and amount of spillover light should be minimized for surrounding uses. High-mounted, widely spaced pole fixtures that illuminate large areas from a single source are prohibited.

B. Lighting fixture placement should provide the appropriate illumination for outdoor areas

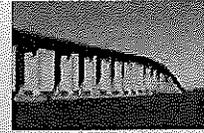
such as parking, shipping and receiving, pedestrian walkways, and work areas.



Figure 4.8.2 Pathways should be well lit to designate safe passage at building entries

C. If business park activities and operations occur during the night, low-level lighting versus high mast lighting should be provided at driveway entrances.

D. Light spread should be confined to site boundaries.



5.0 mixed-use design guidelines

5.1 introduction

The mixed-use design guidelines are intended to provide clear and useful recommendations for the design, construction, review, and approval of mixed-use development in the City of Antioch. The mixed-use guidelines in this section refer to residential uses over retail uses. Office uses over retail is covered under the commercial design guidelines in Chapter Three. Mixed-use development plays a vital role in creating neighborhoods where people can walk between home, work, shopping, and recreation. This chapter will help ensure that new projects will be well designed, uphold the City's vision, and contribute to the quality of the public realm.

The primary design issue related to mixed-use projects is the need to successfully balance the requirements of residential uses, such as the need for privacy and security, with the needs of commercial uses for access, visibility, parking, loading, and possibly extended hours of operation. There are two basic types of mixed-use with residential projects. The first type is vertical mixed-use, which is typified by residential use over commercial uses in the same building. The second, called horizontal mixed-use, combines residential and commercial uses on the same site, but in separate buildings.

5.2 design objectives

The following objectives form the basis for the mixed-use design guidelines. The intention of the guidelines is to promote a desired level of development quality that will:

- A. Provide the resident living in upper floors of a mixed-use project with a high quality environment;
- B. Protect the pedestrian and enhance the pedestrian environment and scale;
- C. Protect bicyclists and their environment ensuring the needs of non-motorized travelers are incorporated into the circulation plan;
- D. Design parking that not only provides secure resident parking, but also promotes safe interaction between vehicles and pedestrians;
- E. Ensure that retail/commercial space on the lower floor is appropriately designed to promote uses that serve the community living in a mixed-use development;
- F. Ensure compatibility between adjacent uses, especially residential; and
- G. Encourage high quality mixed-use infill development that is comprised of residential, office, entertainment, and commercial uses.

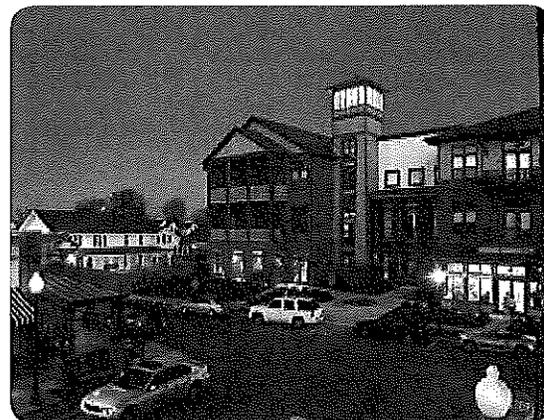


Figure 5.2.1 Mixed-use projects create a pedestrian-friendly atmosphere where neighbors can socialize and enjoy each other

Ultimately, the goal of these mixed-use design guidelines is to ensure that the new infill mixed-

use properties in Antioch are a source of tremendous pride for City residents and create a comfortable, pedestrian-friendly environment.

5.3 site planning

The design of each mixed-use project site shall contribute to the evolving sense of place and character in the City of Antioch. Site planning guidelines consider the internal organization of a development project and the external relationship with the public right-of-way and other projects.

5.3.1 Building Placement

One of the most important elements of new mixed-use development is the way the project is integrated physically and functionally into the public realm. Properly executed building placement and orientation can enliven adjacent public spaces, encourage pedestrian activity, and strengthen the link between businesses and residences.

A. Buildings shall be constructed near or along the front property line(s). A "zero setback" from the front property line(s) is encouraged.

B. Variations in the zero setback from the property line(s) may be appropriate when the resulting setback provides greater accommodation for pedestrian circulation, sidewalk dining areas, enhanced entries, and improves the pedestrian realm.

C. When a front setback is necessary, a majority of the setback shall be landscaped with limited landscaping to accommodate uses that keep the public realm active, such as outdoor dining and seating.

D. Create a dynamic, uninterrupted pedestrian zone by avoiding excessive side yard setbacks between buildings. A zero setback from the side property line(s) is encouraged wherever possible.

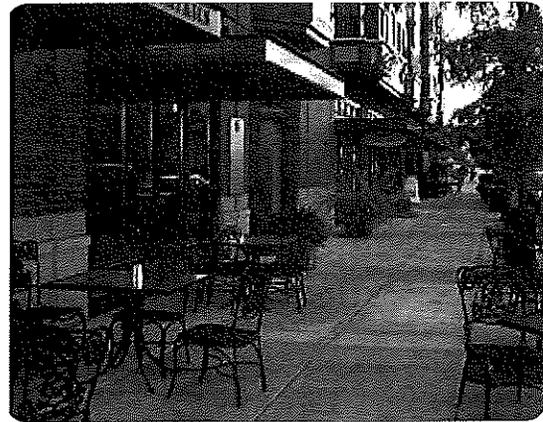


Figure 5.3.1 Outdoor furniture clearly signals a pedestrian zone

E. At least 30 percent of the linear frontage on a major arterial (excluding driveways and pedestrian connections) shall be designed in order to accommodate pedestrian-oriented, neighborhood serving commercial uses. The minimum interior depth of these commercial spaces shall be 25 feet.

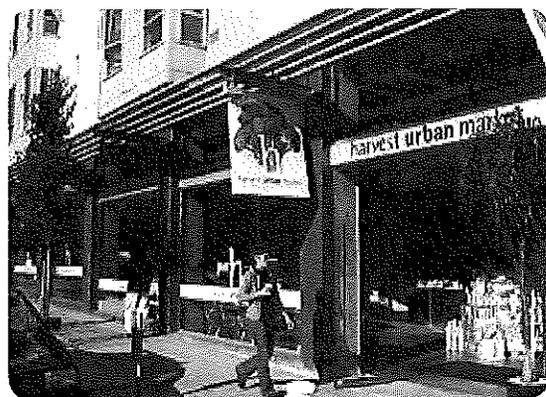
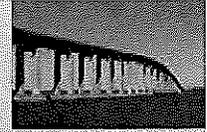


Figure 5.3.2 Incorporation of a full range of services can produce a walkable urban setting where people can live, work, shop and dine



5.3.2 Street Orientation

Mixed-use buildings shall be sited and oriented so that the primary commercial building entry is located along the public sidewalk, which is the main pedestrian route.

A. The main pedestrian access point to the building shall be located along the facade that is oriented to the primary street.

B. Buildings on corner lots shall have the primary entry facing the intersection. Corner entries help create an active public realm and reinforce significant street and sidewalk intersections.

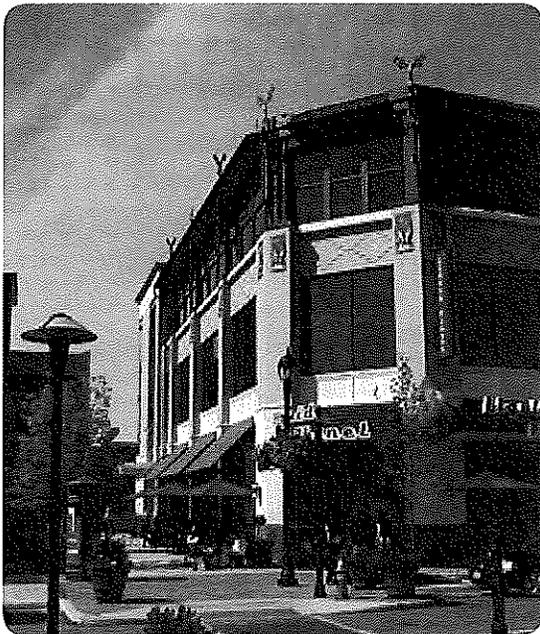


Figure 5.3.3 A corner building facade orients the main entry to the primary street for added visual interest

C. Entries that face the primary street shall be directly connected to the street's sidewalks. Secondary and residential entrances can be connected to interior courtyards and parking lots.

D. The most active ground floor uses such as storefronts, lobbies, and restaurant dining areas shall front the public sidewalk. Private amenities, such as courtyards, that are not accessible to the public shall be located within the project site or on upper floors and not along the street.

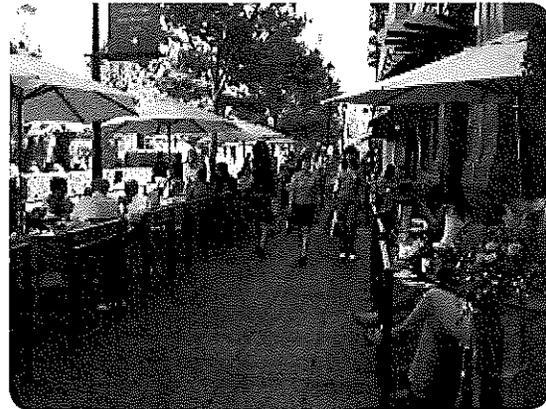


Figure 5.3.4 Outdoor dining serves as an active use fronting the public sidewalk stimulating the pedestrian experience

E. For buildings sited on less significant intersections, such as a major arterial and a collector, at least 50% of the side street ground floor elevation shall include storefront design features.

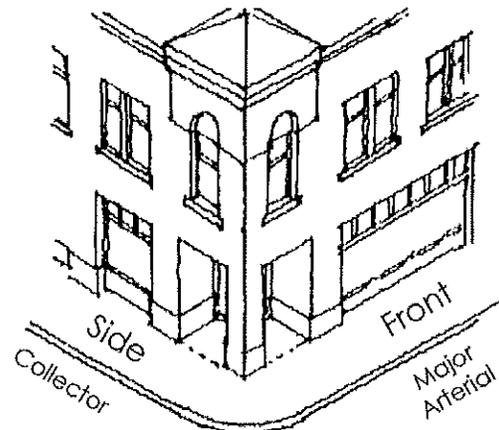


Figure 5.3.5 A smaller window area on the side street creates continuity in design and allows for additional display area

5.3.3 Parking Orientation

A well planned circulation system efficiently moves vehicles in a well-defined manner while avoiding and reducing potential conflicts between pedestrians and vehicles.

A. On-site surface parking between the front property line and the building is strongly discouraged. Instead, parking shall be located to the rear of the site in a parking lot, within the building, or in a separate structure.



Figure 5.3.6 Parking to the rear of the site allows for a strong, highly visible storefront and pleasant urban pedestrian environment

B. Vehicular access shall be provided from side streets, adjacent alleys, and parallel streets whenever possible.

C. The number of curb cuts for vehicular entry into the site shall be minimized so that pedestrian and bicycle areas are safe, secure, and passable.

D. Where possible, rear parking lots shall be designed and located contiguously so vehicles can travel from one private parking lot to another without having to enter the street. This may be achieved with reciprocal access agreements.

E. Consolidation of parking is encouraged to reduce the number of access drives from major roadways. Shared driveway access is encouraged whenever practical to further reduce vehicle/pedestrian interactions and safety concerns.

F. Pedestrians shall have a clear and direct route from on-site parking to the building entry and public sidewalk system. The circulation path shall be direct, continuous, and free of barriers (e.g., site equipment, signage, utility poles, etc.).

G. Any paving pattern, color, and material used to articulate pathways and pedestrian areas shall continue when driveways intersect with these areas. Where pedestrian circulation paths cross vehicular circulation paths, a material change, contrasting color, or slightly raised crossing shall be used to clearly delineate the continuing pedestrian path.



Figure 5.3.7 Articulated paving for the sidewalk and crosswalk direct the circulation flow



5.3.4 Trash, Storage, and Equipment Areas

Truck loading/material handling shall be accommodated on-site in designated areas to minimize noise, odor, and visual blight to adjacent structures, residential properties, and public streets.

A. Loading and service areas shall be concealed from view within the building envelope or shall be located to the rear of the site and designed for minimal visual impact and circulation conflicts.

B. When trash enclosures, loading docks, utility equipment, and similar uses are visible from a side street or a neighboring property, they shall be screened using materials, colors, and landscaping that are harmonious with the site design and building architecture.



Figure 5.3.8 Utility screening can be seamlessly integrated into a building design

C. Rooftop equipment shall be completely screened from view.

D. Trash storage areas shall be covered to reduce unsightly views.

E. Trash enclosures shall provide an area for recycling.

F. Utilities shall be placed underground for improved service reliability and greater public safety. Underground utilities eliminate visual blight and enhance the quality of the public realm.

5.3.5 Site Amenities

Similar to site design and building architecture, site amenities such as courtyards, site furniture, and landscaping contribute to the overall tone, image, and style of the mixed-use project.

A. Outdoor spaces play a significant role in the development of the site plan and shall be designed as "outdoor rooms" that can be used for play, recreation, social or cultural activities. Avoid undifferentiated, empty spaces.

B. Outdoor spaces shall be appropriately scaled for the intended use and be designed to include safety and security measures.



Figure 5.3.9 Outdoor space serves as an important component or "third place" for informal social gatherings

C. Useable open space or public gathering places accessible to the community (e.g., a roof garden, expanded waiting area adjacent to a bus stop, etc.) shall be provided on larger projects.

D. Landscaping, shade trees, and benches shall be incorporated into the site design as well as outdoor dining areas to encourage pedestrian activity on the ground floor level of a building.



Figure 5.3.10 Landscaping enhances an outdoor dining area

E. Permeable paving materials (e.g., crushed stone, open paving blocks, permeable paving blocks, etc.) may be used in plazas, courtyards, walkways, and parking areas. Permeable paving materials shall not be used in the public right-of-way.

F. Courtyards and Plazas

1. Both private and semi-private outdoor spaces shall be incorporated in mixed-use developments. Private outdoor courtyard areas for residents only are

strongly encouraged. Semi-private plaza areas for visitors shall also be provided in areas adjacent to the retail/commercial uses.

2. Semi-private areas shall be centrally located and be designed as courtyards or outdoor rooms. Outdoor furnishings, community amenities, public gathering spaces, trees, shrubs, and trellises for shade shall be provided where appropriate.



Figure 5.3.11 A semi-private area for residents and visitors provides a relaxing respite from the activity of the urban streetscape environment



3. Mixed-use projects shall include a minimum 10% of public and private open space in the form of courtyards and plazas. Access shall be provided from both the public right-of-way sidewalk and ground floor commercial spaces.



Figure 5.3.12 A public plaza accessible from the sidewalk and ground floor provides an opportunity for farmers markets and other social amenities

4. All Courtyards and plazas shall be designed and oriented in a way that allows the majority of the space to have direct sunlight for the duration of the day to eliminate damp, dark corridors for the health and safety of the pedestrian. Shade trees or other sun-screening elements shall be incorporated in the design to provide areas of rest and relief from the sun.
5. Focal elements such as sculptures, art, or water features shall be incorporated into courtyard and plaza design.

6. Seating shall be provided in the courtyard/plaza. Where applicable, users shall be provided with a choice between social and quiet seating.



Figure 5.3.13 A shaded courtyard seating area enhances the public realm

F. Site Furniture

1. When plazas are adjacent to the public right-of-way, paving and furniture style shall complement the public streetscape elements and be constructed of durable materials.
2. Site furniture shall be carefully placed to not create pedestrian/vehicular conflicts. There shall be adequate circulation space surrounding site furniture.
3. Graffiti resistant material and/or coating and skateboard deterrents shall be required to retain the furniture's attractiveness.
4. All outdoor seating areas shall leave at least five feet of unobstructed pedestrian space.
5. All outdoor dining furniture and umbrellas in the public right of way shall be removed and stored inside during hours of non-operation.

5.4 architecture

Mixed-use projects generally take their architectural design cues from traditional urban environments, i.e. compact vertical form, higher FAR's, etc. Appropriate building scale, height, and massing, along with high quality detailing, articulation, and materials will engage the pedestrian and will become a positive addition to the public realm. Each project shall possess a distinguishable identity and identifiable design.

5.4.1 Street Environment and Building Frontage

Mixed-use development is compact in design and efficiently uses the site.

A. Building plans, facades, and architectural details shall create visual interest at the street level (e.g., staggering the frontage of the building, recessing doors and windows, providing awnings and canopies for weather protection and scale, and visually extending interior spaces outside through paving and glazing to create the concept of an indoor/outdoor room, etc.).

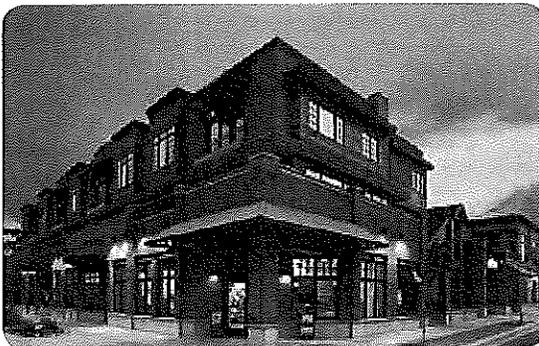


Figure 5.4.1 Corner storefront design attracts pedestrian interest through recessed doors, changes in materials, and enhanced lighting

B. Projects located at intersections shall ensure the design treatments are continued around the corner.



Figure 5.4.2 Facade treatments that continue on all sides of the building create a continuity in design and visual interest

C. Development located at signalized intersections of major streets shall include pedestrian-oriented, community serving commercial uses such as a bookstore, coffee shop, or local market.

D. Whenever possible, parcels shall be consolidated along corridors to ensure a mixed-use project is at least 10,000 square feet of ground floor space. This allows for heightened design criteria, more efficient design, and an improved pedestrian experience.



5.4.2 Building Form and Articulation

Successful mixed-use projects utilize human-scaled massing, varied articulation treatments, and traditional facades.

A. Large, mixed-use projects with street frontages greater than 100' shall incorporate traditional massing and facade techniques such as:

1. Dividing the facade into modular bays a minimum of every 25 feet;
2. Creating opportunities for relief and variation in both the vertical and horizontal plane with recessed and/or projected areas; and

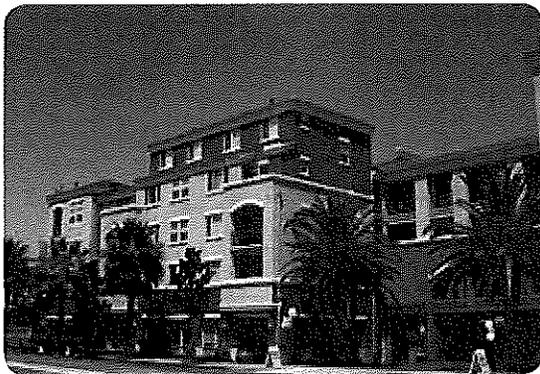


Figure 5.4.3 An example of a large mixed-use project that varies the facade

3. Using traditional architectural detailing (i.e. ornamentation, window placement, changes in materials and/or colors) as opportunities to bring a human scale to a larger frontage.

B. Rear walls and elevations visible from the public right-of-way shall be designed to maximize visual appeal by using vertical and horizontal wall plane breaks.

C. Overarticulation that may look forced or unauthentic shall be avoided.

D. The proportion and placement of windows on upper floors shall be designed to look different from the windows on the ground floor.



Figure 5.4.4 Upper floors of this building are distinct from the ground floor

E. The design and positioning of street facing balconies shall be compatible with the design of the building.

F. Facade "base", "middle", and "top"

1. Traditionally, vertical mixed-use buildings have been designed with a distinct "base", "middle", and "top". Today, this concept still holds true for both traditional and more modern/contemporary facades. All new projects shall follow this concept to create a human-scaled public realm.
2. The area where the first floor commercial base meets the second floor uses

above shall be clearly defined with a strong cornice, sign band, change in materials or colors, awnings, or canopies.



Figure 5.4.5 A strong cornice treatment separates commercial uses on the ground floor from residential above

3. The building shall have a defined and significant top edge and a perimeter parapet to stylistically define the top of the building.

G. Building entries and access

1. In order to promote active, pedestrian-friendly streets, each individual tenant or business establishment and residential lobbies shall be oriented to and accessible from the major street frontage and directly accessible from the public sidewalk.
2. Where possible, primary entrances shall be located at major intersections.

5.4.3 Building Height

Building height must be sensitive to the context of the site and consider adjacent uses.

A. Three stories are preferred to ensure sufficient bulk at a major intersection. Additional floors may be considered, depending on individual site considerations and overall design.

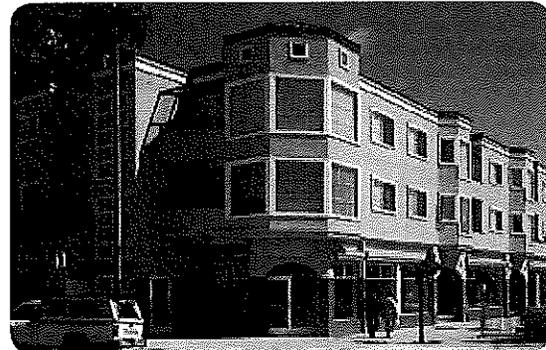


Figure 5.4.6 A three story building can provide sufficient bulk at a major intersection to anchor the entire block

B. The first floor height to the finished ceiling shall be at least 14 feet to ensure appropriate scale of the base of the building in relation to the upper floors.

C. Building height shall transition from the maximum building height to a lower height when directly adjacent to a single-family residential zoned district.

D. In order to accommodate the desired ceiling heights of ground floor retail/commercial uses, new mixed-use development shall be allowed to exceed the currently allowed building heights by four feet.

E. Heights greater than three stories may be considered for a compact mixed-use project development that includes underground parking, public open space adjacent to



the street, and is sensitively designed to be compatible with adjacent properties.

F. The three-story limit will be strictly adhered to when the mixed-use project is directly adjacent to single-family residences.

G. Variations in building height and massing as well as articulated facades are strongly encouraged as they contribute to community image and improve the pedestrian experience.



Figure 5.4.7 Variation in height and massing contributes to an interesting streetscape and community image

5.4.4 Roof and Upper Story Details

Every effort shall be made to ensure that mixed-use buildings emulate a traditional urban environment. Rooflines on mixed-use structures shall be flat with parapets. However, pitched and full roofs are appropriate architectural design features when dictated by building design.

A. Roofline ridges and parapets shall not run unbroken for more than 75 feet. Vertical or horizontal articulation is required.

B. The visible portion of sloped roofs shall be sheathed with a roofing material

complementary to the architectural style of the building.

C. Radical roof pitches that create overly prominent or out-of-character buildings (e.g., A-frames, geodesic domes, or chalet-style buildings) are not allowed.

D. The following roof types are inconsistent with the desired mixed-use development in Antioch: sloped roofs, gable-end roofs, single pitch (shed) roofs, false mansard roofs, and curving roofs.

E. Rooftops can provide usable outdoor space in both residential and commercial developments.

F. Roof-mounted utility and communication equipment shall be screened from view by structural features that are an integral part of the building's architectural design.



Figure 5.4.8 Useable rooftop space produces an inviting garden setting for urban relaxation

5.4.5 Building Materials and Finishes

A. A well-defined building "base" (i.e., ground floor) provides scale and articulation at the pedestrian level. The "base" shall consist of traditional thicker walls along with high quality, durable, and easy to clean materials and finishes. Special materials (e.g., granite, marble, polished stone, and other metal panels) shall be utilized as accent materials on the building's "base."

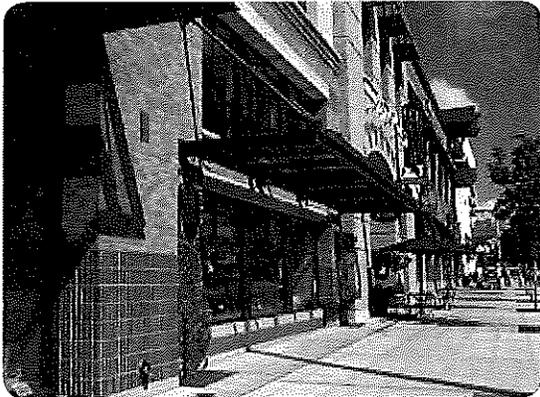


Figure 5.4.9 This building has a well-defined building base with durable materials

B. Upper floors that are less prone to vandalism shall utilize high quality finish materials of traditional mixed-use projects (e.g., brick veneer, smooth troweled stucco, etc.).

C. High-quality materials convey a sense of permanence and concern. Materials and colors shall be selected to unify the building appearance and fit into the pedestrian context. Avoid overly vibrant colors and/or monochromatic color palettes.

D. The following materials are inappropriate because they do not uphold the quality or lifespan that is desirable for new development.

1. Mirrored glass, reflective glass, or heavily tinted glass;
2. Vinyl siding;
3. Utility, decorative scored or split-faced block (split face block might be considered at the base up to no more than 2 feet above the sidewalk);
4. Vertical wood sheathing such as T-II.

5.4.6 Compatibility with Adjacent Properties

Site designing mixed-use projects must respect and complement adjacent buildings through consideration of mass, rhythm, scale, setbacks, height, building materials, texture, and related design elements.

A. To ensure and protect the privacy of residents in adjacent single-family homes, windows in mixed-use projects facing single-family residences within 15 feet of the property line, shall be carefully arranged. Examples of privacy options include translucent or louvered windows, offset window patterns, and locating windows five-feet above the floor level.

B. Upper floors of mixed-use buildings shall be stepped back when adjacent to single-family residences.

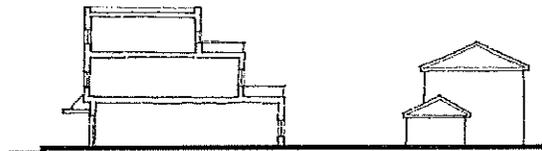
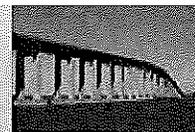


Figure 5.4.10 Proper mixed-use project design incorporates stepped back upper stories next to single family residential



C. Mixed-use projects shall be designed to minimize vehicular circulation on streets through local single-family neighborhoods.

D. Guest parking areas shall be located and designed to be convenient to minimize spillover to adjacent residential neighborhoods. Parking for residents, visitors, and/or employees shall be accommodated onsite or on adjacent public streets that are not serving single-family residences.

E. Parking and loading/unloading areas shall not create stacking/queuing issues at ingress/egress points. Site design must ensure that vehicles entering and exiting the site do not adversely impact adjacent streets and neighborhoods.

F. Facades and garages that face existing single-family homes shall be designed to be compatible with the setbacks and scale of the existing development.

G. The design shall clearly delineate between public space and private space.



Figure 5.4.11 Stoops are a design technique used to separate public and private spaces

H. In order to integrate new buildings with the existing urban fabric, new buildings are encouraged to incorporate passageways and attractive plaza areas between buildings that allow light to reach adjacent buildings.

I. Parking shall be separated from adjacent residences and buildings by no less than five feet.

5.4.7 Construction Details Between Floors

Appropriate construction methods can mitigate the impact of ground floor commercial uses on adjoining residential units.

A. Common walls between residential and non-residential uses shall be constructed to minimize the transmission of noise and vibration.

B. Where practical, mechanical equipment and other sources of noise shall be located away from building areas and exterior spaces designed for use by residents.

C. Non-residential spaces (e.g., dining establishments) shall be adequately ventilated to prevent odors from spreading to residential uses.

5.5 storefront design

Storefront design shall be reflective of the building's overall architectural style, yet highlight the individual character and personality of the use. A successful storefront with inviting display windows will attract passersby and contribute to the overall quality of the streetscape.

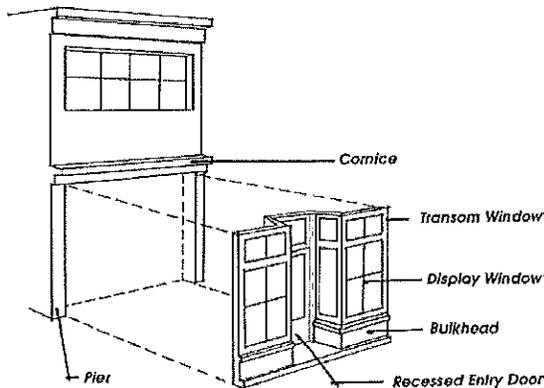


Figure 5.5.1 The storefront is the most important architectural feature of a mixed-use building

A. A well-designed storefront facade is comprised of:

1. An inviting recessed entry door;
2. Transparent display and transom windows and/or doors that allow shoppers to look into the retail or commercial space;
3. Bulkheads beneath the windows to mirror traditional development;
4. Piers that frame the windows and/or door openings; and
5. A decorative cornice treatment.

B. At least 70 percent of the ground floor facade of a commercial/retail use shall be devoted to transparent windows and/or doors.



Figure 5.5.2 A ground floor facade with transparent windows and doors entices the passerby

C. Windows shall be large glazed panels, possibly with small upper transoms. Window patterns shall have a slight inset and not appear flat. Glass shall be clear (88% light transmission) and not heavily tinted.

D. Generally, the most appropriate storefront design shall be comprised of a lower bulkhead not exceeding two feet above sidewalk grade.

E. Intersections provide great opportunities to showcase unique and interesting storefront facades.



5.6 parking and circulation

Parking and circulation patterns for mixed-use projects shall be sensitively designed to ensure that adjacent properties are not impacted by new mixed-use development. Parking structures, tuck under parking, parking in the rear of the structure, and other creative solutions to providing parking are recommended (i.e., access to parking areas by alleys and side streets is encouraged).

- A. Parking shall be provided on-site, on-street parking is not allowed.
- B. Customer and tenant parking shall be provided at the rear of buildings, within the building, in off-street parking lots or adjacent parking lots. Whenever possible, parking structures shall be placed behind the mixed-use project.

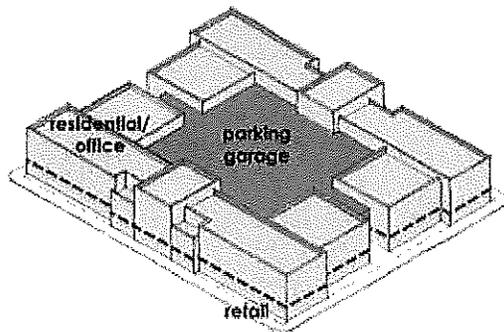


Figure 5.6.1 An illustration of a project that incorporates a parking garage within the site design

- C. Mixed-use projects that accommodate parking in parking structures must provide secure separate parking spaces for the residential units. The secure residential spaces shall be accessed via a gate code or other security mechanism.
- D. Larger parking structures shall provide non-parking uses, such as retail storefronts, fronting on the street level.

- E. Parking shall be conveniently located near non-residential uses. Parking lots visible from the street and pedestrian areas shall incorporate landscaping treatments (e.g., trees, shrubs, groundcover, etc.). Larger parking lots that are not parking structures shall also incorporate landscaped medians where appropriate.
- F. Parking access shall be taken directly from an alley where possible.
- G. Adjacent properties shall be adequately screened from the parking structures and lots.
- H. Parking provided to the general public (visitors to commercial or residential uses) shall be clearly marked and separate from private resident parking spaces.
- I. Secure, covered bicycle parking in residential mixed-use projects shall be provided.
- J. Commercial bicycle racks shall be in public view, close to building entrances, with high visibility and sufficient lighting.



Figure 5.6.2 Bicycle parking areas that are integrated into the site design. These facilities are secure, close to the entry and sheltered.

- K. The design of surface parking lot lighting fixtures shall be compatible with the architecture

used in the development and not be on poles over 25 feet high.

L. In public parking lots, a higher foot-candle level shall be provided at vehicle driveways, entry throats, pedestrian paths, plaza areas, and other activity areas.

M. Parking and security lights will not be obtrusive to neighboring residential properties.

5.7 landscaping

Private mixed-use project landscaping is typically different from the landscape treatments and methods used in suburban commercial and residential settings as detailed below.



Figure 5.7.1 Proper landscaping complements the architecture of a mixed-use project

A. Landscape design shall consider the scale and mass of a building and its relationship to the street and neighboring properties.

B. Emphasis shall be placed on California or Mediterranean style landscaping, particularly indigenous plants, ornamental vines, and flowers in either container pots or as part of an arbor/trellis. Landscaping must be well maintained with drip irrigation systems for trees/garden beds and pots that does not drain across the pavement.

C. All landscaping shall employ features and techniques that reduce the demand for and consumption of water, including appropriate low-water plants, a high degree of paving permeability and water conserving irrigation techniques and systems.

D. Expansive surfaces can be visually screened with vines or foliage. Vines can be used to make a building's architecture more dramatic or soften hard materials.

E. Courtyards, gardens, and fountains are very desirable in mixed-use projects. Landscaping within courtyards shall include a balance of hardscape and softscape materials.

F. Ceramic, terra cotta, wood, or stucco decorative planters shall be used to enhance private areas accessible by the public. Large freestanding planters in seating areas shall provide an internal irrigation system.

G. Trees in paved areas shall be provided with "deep root" barriers, deep root automatic irrigation, and expandable metal tree grates of adequate size. Root barriers shall be of a material specifically designed for containing tree roots. Irrigation shall be adapted for deep watering.



Figure 5.7.x Well maintained planters appropriately placed, soften the buildings intrusion on the public realm



5.8 lighting

The basic requirement of lighting is to make the pedestrian environment safe and secure. However, lighting design can enhance a building's architecture and highlight important design features (e.g., entrances, towers, etc).

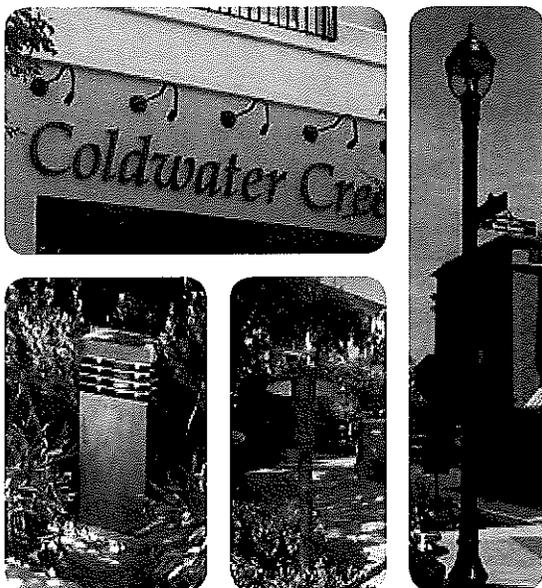


Figure 5.8.1 Examples of lighting that are appropriately scaled for a pedestrian environment

- D. Wall mounted lights shall be used to the greatest extent possible to minimize the total number of freestanding light fixtures.
 - E. The lighting of building elements and garden walls is an effective and attractive lighting technique. However, light sources for wall washing and tree lighting shall be hidden.
 - F. Lighting shall be shielded to minimize glare and not spill over onto adjacent properties.
 - G. Exterior doors, aisles, passageways, and recesses shall have a minimum level of light of one foot-candle during evening hours. These lights shall be equipped with vandal resistant covers.
- A. Specialized lighting effects that enhance the attractiveness of commercial streets, restaurants, and entertainment venues for pedestrian traffic are encouraged.
- B. Lighting fixtures shall be attractively designed to complement the architecture of the project, signify building entry locations, and improve visual identification of residences and businesses.
- C. On each project site, all lighting fixtures shall be architecturally compatible with the buildings and from the same "family" with respect to design, materials, color, style, and color of light.



6.0 residential design guidelines

6.1 single-family residential

6.1.1 Introduction

The guidelines in this section seek to provide property owners, project designers, and developers with a clear understanding of the City's expectations for new single-family residential development. These guidelines will be used as criteria for approval during the City's plan review process.

The intent of these guidelines is to ensure that single-family residential developments are architecturally diverse and appear to be neighborhoods that have evolved naturally over time rather than master planned communities. Variation in home sizes, floor plans, elevations, and lot sizes contribute to such diversity. Regional architecture styles such as Craftsman, Spanish Colonial Revival, Mission Revival, and Victorian are encouraged.



Figure 6.1.1 Diversity among single-family houses gives a neighborhood a distinct character

All single-family detached residential development shall comply with the City of Antioch Zoning Ordinance and all other applicable codes and ordinances while reflecting the intent of the Design Guidelines. All required setbacks, building heights, lot coverage, street designs and other applicable minimum requirements are not addressed here. These guidelines seek to set a higher degree of design excellence than the minimum zoning standard.

6.1.2 Design Objectives

The following goals and objectives form the basis for the single-family residential design guidelines. These guidelines seek to promote a desired level of development quality that will:

- Recognize and fulfill the different economic, social, and physical needs of residents;
- Create a human-scaled, bicycle and pedestrian-friendly environment;
- Create visual diversity and create neighborhoods with a unique sense of place; and
- Incorporate physical and pedestrian connections between neighborhoods to help create a unified community .

6.1.3 Site Planning

Site planning is one of the most important aspects of making a residential neighborhood a desirable place to live. A mix of densities and lot sizes creates diversity in housing products. Neighborhoods should be pedestrian scaled, have a high quality streetscape, and provide access to open space and neighborhood serving commercial uses, where appropriate.

A. Project Entry and Character

Residential neighborhood entries shall incorporate special paving, architectural elements, and landscaping treatments to set the overall tone for the community's character and design. In larger projects a hierarchy of design, similar but smaller entry features, shall be used to further distinguish the residential clusters within a neighborhood.

1. Neighborhoods in Antioch shall be distinguished from one another through the use of edges and landmarks that are formed with trees, open space, parks, natural features, or major streets.



Figure 6.1.2 Different types of housing respond to the different needs of Antioch residents

2. Project entry features shall reflect the overall architectural identity and character of the project. Entry features shall consist of authentic materials (real rock, stone, brick, wood, iron-work,

etc.). Stucco is discouraged unless true to the architectural style of the home, i.e. Spanish Revival, Mission, etc.

3. A combination of the following accent features shall be incorporated into the project entries: lighting, public art, large specimen trees, landscaped medians, stone wall features, water features, architectural monumentation, and / or signs.

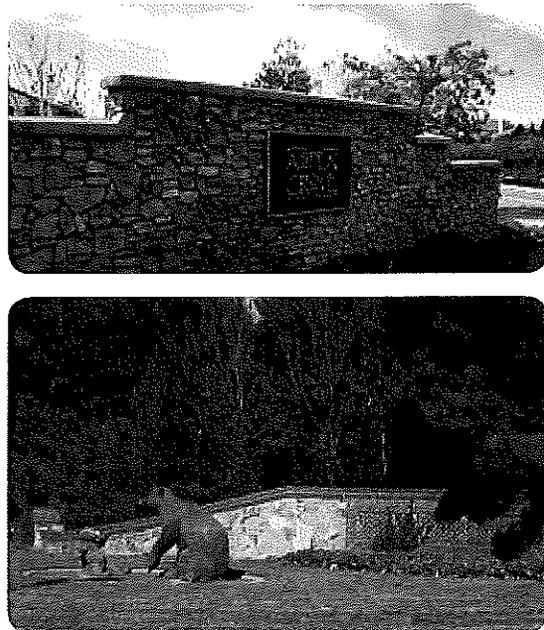


Figure 6.1.3 A sign or public art can be components of a project entry

4. Colored and textured paving treatment at entry drives is encouraged to accentuate these areas.

B. Circulation

Single-family residential development shall have a circulation network that will efficiently connect all parts of the neighborhood together. All modes of transportation — vehicular, transit, bicycle, and pedestrian — need to be



integrated into the circulation network.

1. The length of blocks within single-family subdivisions should be between 300 and 400 feet.
2. The use of cul-de-sacs is encouraged where they can be incorporated appropriately into the site design and shall be used where topographical constraints exist.
3. Cul-de-sacs shall provide bicycle and pedestrian connections within the neighborhood other than that provided at the single entry/exit point.
4. Single-family residential developments shall provide vehicular, bicycle, and pedestrian connections to adjacent residential and non-residential areas.



Figure 6.1.4 The use of a bicycle / pedestrian trail to connect different areas reduces the need for dependence on an automobile

5. Security walls and fences shall not be used as community barriers because they isolate neighborhoods from surrounding areas. Pedestrian access and mobility through neighborhoods is encouraged. Walls and fences may be appropriate as a land use "edge" treatment depending on the nature of adjoining uses.

6. Where shrub planting or low walls are used for screening allow a clear line of site into the area.
7. A street circulation network shall provide access to all areas of the development. Dead-end streets shall be discouraged.
8. The circulation network design shall consider the location of street trees, parkways, pedestrian scale lighting, sidewalks, and on-street parking, along with determining the appropriate relationship between the street width and building setbacks.
9. In addition to walkway lighting, peripheral lighting shall be provided for neighborhood streets to provide security.
10. Neighborhood streets shall be as narrow as possible and shaded by rows of trees. These techniques slow traffic and create an environment suitable for pedestrians and bicycles.

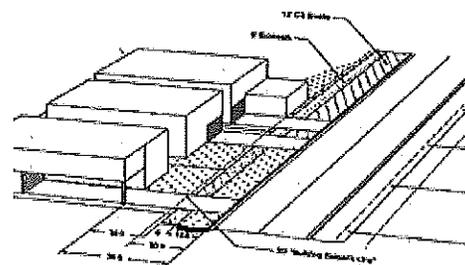


Figure 6.1.5 Residential Street with detached sidewalk

11. Streets shall be bordered with a minimum five foot wide irrigated parkway/planter strip and minimum five foot wide sidewalk.

C. Building Placement

Building placement shall enhance the quality of the streetscape. Neighborhood development shall provide variation in lot sizes and building placement to avoid a repetitive and regimented appearance. Setbacks shall conform to City standards, but follow these guidelines whenever possible.

1. When siting homes, great care shall be taken to highlight view corridors of the San Joaquin River and Mount Diablo from streets and neighborhood open space.
2. Architectural diversity in the neighborhood shall be enhanced by providing a minimum of 5 foot variation in lot width, side setback, and/or building height for at least every third house. The front setback shall be staggered at least every third house an additional five feet to create a varied streetscape.

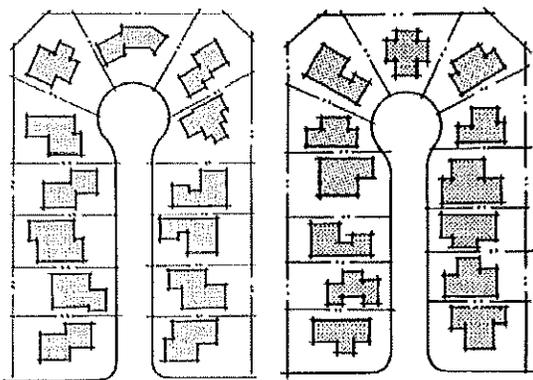


Figure 6.1.6 Illustrations of varied lot widths (left) and front setbacks (right)

3. No two identical floor plans shall be

placed on adjacent lots.

4. Residents shall be provided with privacy both inside and outside their homes by utilizing site layout techniques such as alternating the placement of windows, rear yard outdoor patio areas, and entrances on adjacent lots. Windows on adjacent properties shall not be located directly across from each other.
5. Maximize energy conservation by considering climactic factors such as prevailing winds, shade trees, window and door orientation, and the positioning of buildings on the site.

D. Street Orientation

Homes shall be oriented towards the street to establish a sense of belonging and community for the residents.

1. Homes and other structures shall be sited to define the street environment and the transition between public and private space.
2. Residential development on a single loaded street shall look onto the adjacent open space.

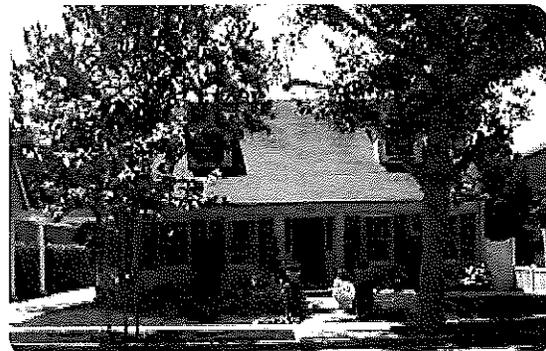


Figure 6.1.7 A house where living spaces face the street creates an inviting streetscape



3. Lots shall not be placed centered on "T" intersections since noise and glare from headlights is often problematic for homes on those lots.

E. Parking Orientation

Neighborhood parking lots and single-family residential garages shall be as invisible as possible.

1. In new subdivisions, only one house plan shall have a garage that extends beyond the main portion of the home. All other house plans shall vary garage door placement and layout to de-emphasize the garage. Possible techniques include:
 - a. Locating the garage at the rear of the lot, accessible from the side or rear;
 - b. Recessing the garage behind the main living portion of the home;
 - c. Garage door must be architecturally compatible with the style of the house and high end designs will provide color and articulation choices.
 - d. Placing the garage perpendicular to the street (side entry garage); and
 - e. Providing shared driveway access.
2. Garages shall be used for vehicle parking and not used for storage.
3. Tandem parking bays are generally not supported, but may be contemplated for any bays above the minimum parking requirement to provide additional parking or storage space.
4. If parking lots are needed for guests, the lots shall be integrated into the overall

project design and consist of a number of smaller lots central to residential units.

F. Storage

Adequate private storage space shall be provided for each single family residence within each residence, garage and within rear yards.

1. A minimum of 150 cubic feet of usable storage space shall be provided in addition to the garage and designated utility area.
2. Residential storage areas shall not be allowed on balconies or porches visible from public right away.

G. Grading and Drainage

These guidelines are intended to create landforms that work together with the surrounding topography, existing vegetation, circulation, and land features as well as other elements of the total project site.

1. Grading shall be in compliance with provisions of the Antioch Municipal Code.
2. Development on hillside lots shall accommodate a majority of the grade differential by stepping the building to reflect the slope of the natural topography.



Figure 6.1.8 The slopes on this property are contoured to meet the grade of the street

3. The differentiation in pad heights between the subject property and adjacent properties shall be kept to a minimum.
4. Drainage methods shall be coordinated with adjacent properties.
5. Cuts and fills shall be a 2:1 slope or less unless stabilized by a stone retaining wall or crib walls as approved by the City Engineer. Retaining walls 4 feet high or more, not located within a City right-of way, are acceptable providing they are cast-in-place concrete walls faced with natural materials (river rock, brick, etc.).
6. Excessive cut and fill shall be avoided by following natural contours whenever possible.
7. Slopes shall be rounded and contoured to blend with the existing terrain and to minimize grade differentials with adjacent streets and properties. Manufactured slopes shall not be a dominant site feature.

6.1.4 Architecture

These guidelines aim to promote high quality architectural designs that enhance the character of Antioch. Neighborhood developments shall utilize architectural styles that complement each other when grouped together. The architectural style and design theme of each residential development shall establish unique a neighborhood identity.

A. Architectural Styles

To understand and recognize "architectural style" for the purpose of these guidelines, architectural styles classify architecture in terms

of form, techniques, materials, time period, region, etc. It overlaps with, and emerges from, the study of the evolution and history of architecture.



Figure 6.1.9 An example in Antioch of a Victorian style house

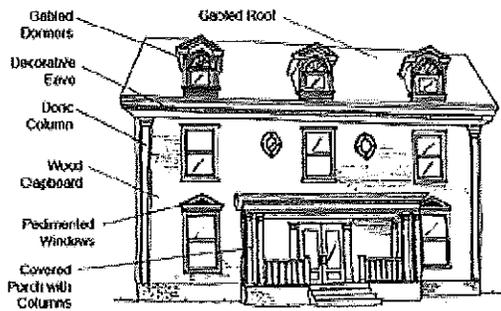
1. When determining the architectural style of a house for style selection or design review purposes, there are several common characteristics that can be used to help identify the proper style. These same characteristics shall be carefully examined for design review purposes to be sure that they are consistent with the style identified on the house plans.
2. To truly be loyal to any particular house plan style, the floor plans and interior features of the house shall also be considered. The more a style is researched, the better the art form is understood and can then be applied throughout the resulting plans. The results can be beautifully replicated house plans that go well beyond the scope of design review.

These features or characteristics are the component parts that, when put



together, make up the style:

- a. Roof type;
- b. Symmetry and shape;
- c. Frame;
- d. Articulation;
- e. Massing;
- f. Windows and doors;
- g. Building materials and colors;
- h. Decorative trim; and
- i. Porches, eaves and columns.



Colonial Revival Style

Figure 6.1.10 Many characteristics contribute to the architectural style of a building

A more complete description of styles and their characteristics can be found in the following resources:

- A Field Guide to American Houses by Virginia McAlester.
- Encyclopedia of 20th-century Architecture by R. Stephen Sennott
- American Shelter: An Illustrated Encyclopedia of the American Home by Les Walker
- The Visual Dictionary of American Domestic Architecture by Rachel Carley

B. Street Environment and Building Frontage

Single-family residential development shall efficiently use the site, and relate to the street.

1. Front porches are encouraged to create an attractive interface with semi-public front yard areas. Porches shall match the scale and be integral to the architectural design of the home.



Figure 6.1.11 A front porch provides an opportunity for relaxation and interaction with the neighbors

2. The front entry shall be the focal point of the home. Roof elements, columns, porticos, or other architectural features shall be utilized.
3. Garages in single-family residential neighborhoods shall be subordinate to the front of the house and shall not dominate the streetscape.
4. The height, mass, and appearance of residential units shall include some variation to provide visual interest to the streetscape. The lower floor of a two-story house shall use architectural accents, texture and/or color to add detail and interest.

C. Building Form and Articulation

Building form and articulation includes variation in wall planes (projections and recesses) and wall height (vertical relief) as well as variations in roof forms and heights to reduce the perceived scale of the structure.

1. Residential homes shall incorporate articulation of all facades, including variation in massing, roof forms, and wall planes, as well as surface articulation.
2. The highest level of articulation will likely occur on the front facade and facades visible from public streets. Similar and complementary massing, materials, and details shall be incorporated into every other structure elevation.
3. Elements and details of homes shall be true to the chosen architectural style. See Appendix for individual style sheets

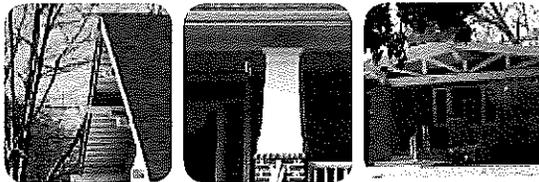


Figure 6.1.12 Details such as projecting eaves, tapered columns and exposed beams are characteristics of a Craftsman style house

4. Wall planes on all sides of the house shall be variable if visible from a public street or pedestrian pathway.
5. Surface detailing shall not serve as a substitute for well integrated and distinctive massing.
6. Architectural elements that add visual interest, scale, and character such as recessed or projecting balconies, trellises, recessed windows, and porches are strongly encouraged.

7. Architectural elements such as overhangs, trellises, projections, and awnings shall be used to create shadows that contribute to a structure's character.
8. Chimneys should be featured as architectural elements rather than hidden with a wall surface. Chimney caps shall be decorative and spark arrestors concealed.

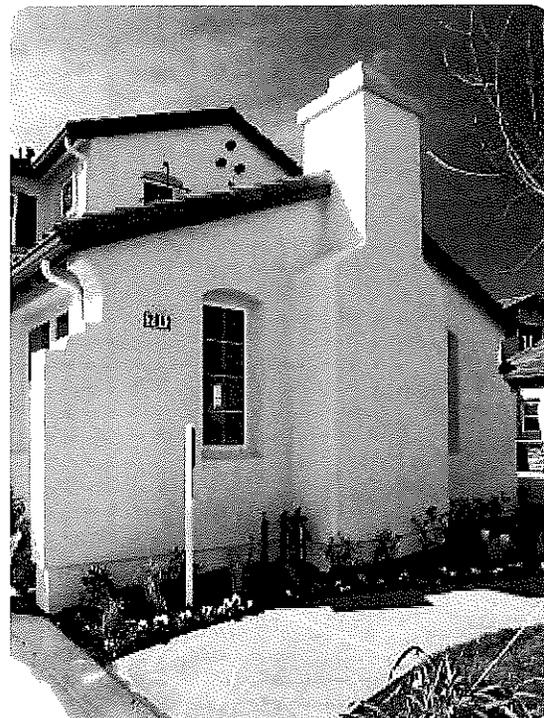


Figure 6.1.13 The chimney is a featured architectural element along with window insets and trim

9. Variation in mass and building height in higher density developments along streets and public right-of-ways shall be incorporated by providing a mix of single-story and two-story homes. Two-story homes shall have single-story elements on prominent elevations.



10. A mix of single story homes, two story homes, and even one and one half story homes shall be included to provide an appealing streetscape with a variety of home types, height, mass and size.
11. Massing shall accentuate entries and minimize garage prominence.
12. Porches shall be a minimum of six feet deep with materials and/or details that are authentic to the architectural style of the home.

D. Building Height

Single-family residential homes shall be one or two stories. Homes shall have varied heights to create visual interest in the neighborhood.

1. In order to encourage a mix of building heights, the Floor Area Ratio (gross floor area divided by the lot area) shall be .60 for single-story buildings and .54 for two-story buildings and above.
2. New developments shall have a two thirds / one-third mix of two-story and single-story buildings.
3. Corner lots shall feature single-story homes.
4. Depending on architectural style, two story residences shall emphasize first story architectural features.
5. Additions to structures shall be designed to be compatible with adjacent structures and neighborhood. The height and mass of additions shall not adversely impact any adjacent structures.

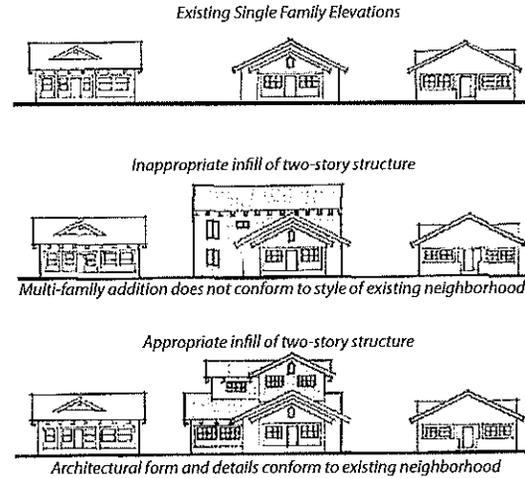


Figure 6.1.14 Single Story and Two Story are compatible when appropriate scale and massing techniques are employed

6. The second story of a house shall be designed to reduce the appearance of the overall scale of the structure depending on the chosen architectural style. Possible techniques include setting the second story back from the fronts and sides of the first story, providing larger front and/or side setbacks for the entire structure, and/or placing at least 60 to 70% of the second story floor area over the back half of the first story.

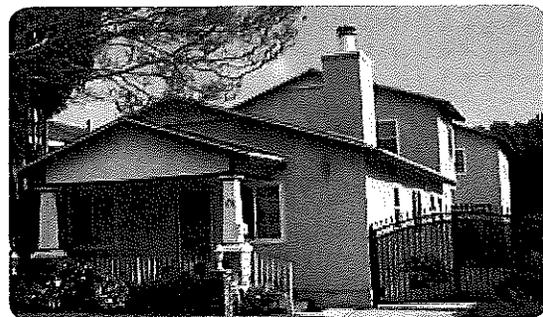


Figure 6.1.15 This Second Story addition over part of the existing structure uses the same architectural style, materials and rooflines.

7. A second story shall not exceed 80% of the first floor square footage.

E. Roof and Upper Story Details

Visual diversity shall be created by incorporating multiple rooflines and designs while remaining consistent with the architectural style of the home.

1. A variety of roofs shall be incorporated throughout the development (e.g., gabled, hipped, dormers, etc.).
2. Multi-form roofs, gabled, hipped, and shedroof combinations are encouraged to create varying roof forms, and break up the massing of the building.
3. Various roof forms and changes in roof plane shall be used on all structure elevations visible from a public street or pedestrian right-of-way.



Figure 6.1.16 Craftsmen roofs feature intersecting gables to create an interesting building form

4. Variation in ridgeline height and alignment shall be utilized to create visual interest.
5. Full, sloped roofs are strongly encouraged with both vertical and horizontal roof articulations.

6. Where applicable to the architectural style, roof eaves shall extend a minimum of 18 inches from the primary wall surface to enhance shadow lines and articulation of surfaces.
7. Roof overhangs shall be sized appropriately for the desired architectural style.
8. Gable ends shall face the street.
9. Exposed gutters and downspouts, unless designed as an outstanding architectural feature of the overall theme, shall be colored to match fascia.

F. Building Materials and Finishes

The use of high quality materials will create a look of permanence within a project. Materials and colors shall be varied to generate visual interest in the facades and to avoid the monotonous appearance that is sometimes common in some contemporary residential development projects.

1. Key portions of the facade shall be enhanced with special materials and color.

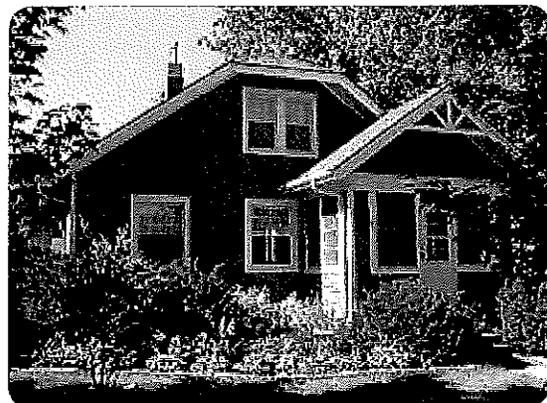


Figure 6.1.17 The white trim on this house contrasts with the blue siding for a pleasing appearance



2. Material changes shall occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect (e.g., chimney, pilaster, projection, fence line, etc.).
3. Contrasting but complementary colors shall be used for trim, windows, doors, and key architectural elements.
4. Roof materials and colors shall be consistent with the desired architectural style as identified in the appendix on the style sheets.
5. Projects of three or more homes shall provide a minimum of three distinctly different color/material palettes per architectural style.
6. Heavier materials shall be used lower on the structure elevation to form the base of the structure.



Figure 6.1.18 A heavy material such as brick serves as a strong base for a house

7. Paving materials shall be compatible with the project aesthetic. Permeable paving materials are encouraged.
8. Stucco may be an appropriate

building material if careful attention is paid to ensure it is appropriate to the architectural style of the house (i.e., the creamier stucco colors and finishes of a Spanish eclectic home would be appropriate).

G. Windows, Doors and Entries

The desired architectural style of the building can be captured by carefully designing windows, doors, and entries.

1. Entrances shall be enhanced by using lighting, landscaping, and architecture detailing.
2. The main entrance to a home shall be clearly identifiable and shall be articulated with projecting or recessed forms so as to create a covered landing that will provide for shelter from the weather.

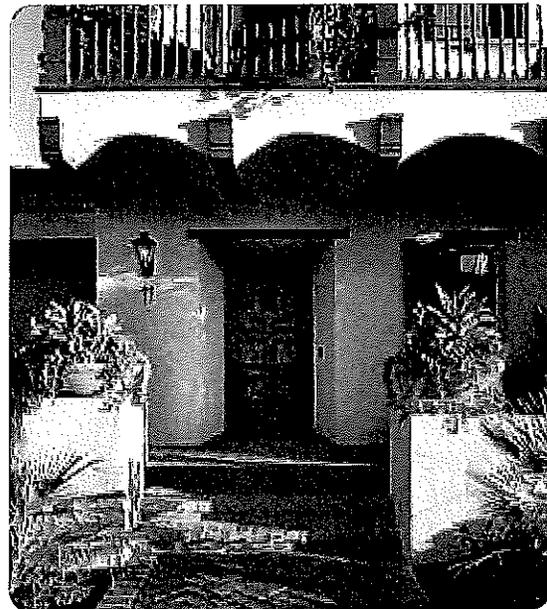


Figure 6.1.19 A recessed entry to a house adds interest and provides protection from the elements

3. Window type, material, shape, and proportion shall complement the architectural style of the building.
4. Windows shall be located to maximize incoming daylight and reduce the need for indoor lighting and promote energy efficiency. Environmental Protection Agency (EPA) "Energy Star" windows with low e-coatings shall be used.
5. In order to enhance privacy, windows on side elevations shall be staggered and not be positioned directly opposite of the adjacent structure's windows.
6. Windows shall have mullions appropriate to the architectural style of the structure.
7. Where architecturally appropriate, windows shall be generously inset from structure walls to create shade and shadow detail. The minimum inset shall be six inches.

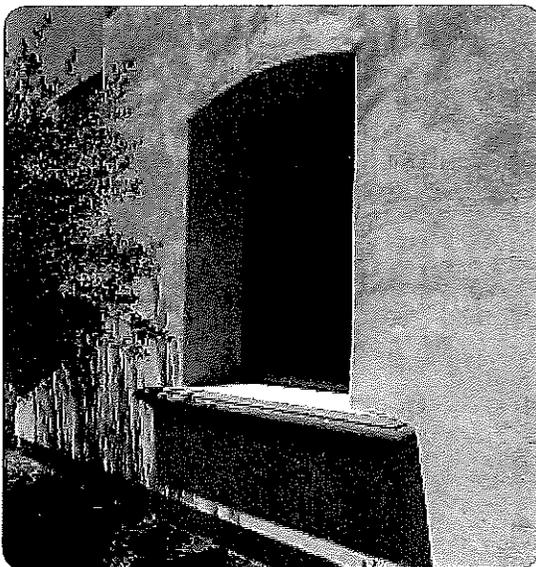


Figure 6.1.20 An inset window is appropriate for Spanish Colonial style houses

8. Windows shall be articulated with sills, trim, kickers, shutters, or awnings that are authentic to the architectural style of the structure.

H. Garages

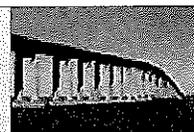
When garages are well integrated into a project it will ensure that they do not dominate front facades.

1. Garage doors shall be recessed a minimum of six inches from the face of the garage.
2. Garage doors facing the street shall be set back from the exterior face of the main house to help reduce their visual impact.



Figure 6.1.21 The garaged pictured here is set back from the rest of the house to de-emphasize its visual impact on the streetscape

3. A maximum of two garage bays shall face the street. Garage bays over two units shall have a different orientation. However, in the case of a custom home on a large lot, more than two garage bays may face the street if the garage is placed towards the rear of the site or



- if a third bay is oriented differently.
4. Garage doors shall incorporate panels and/or windows to articulate large planes.
 5. Garage standards shall be:
 - Interior dimensions: twenty-five by twenty-five feet;
 - Minimum garage door width of nine feet single, sixteen feet double;
 - Seven feet minimum height.
 6. The ratio of garage frontage to the width of the house shall not be greater than 50 percent.
 7. Each garage shall include a wash tub and sink.
 8. Roof forms, trellises, and balconies shall be located directly above the garage door to help minimize the impact of garage doors on the street scene.

I. Compatibility with Adjacent Properties

In new developments, single-family homes shall vary from adjacent neighbors in architectural style, height, and material selection, while still relating to the overall theme of the larger development as a whole.

1. The same floor plan or exterior colors for dwelling units shall not be placed side by side.
2. Homes directly across the street from one another, shall not have the same floor plan.

6.1.5 Landscaping

Landscaping shall be used to define entrances

to neighborhoods and homes, to provide a buffer between incompatible land uses, and to provide screening when necessary.

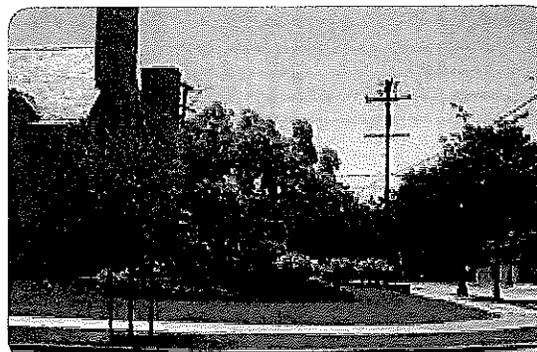


Figure 6.1.22 Plant variety creates a high level of interest for passers-by yet does not interfere with the corner line of site

A. A variety of height, textures, and colors shall be used in the landscape palette. A combination of trees, shrubs, and ground cover shall be incorporated into landscaping plans.

B. Plant materials shall be placed to not interfere with lighting, clear line of sight or restrict access to emergency equipment (e.g., fire hydrants, fire alarm boxes, etc.). Trees or large shrubs shall not be planted under overhead lines or over underground infrastructure if growth may interfere with public utilities.

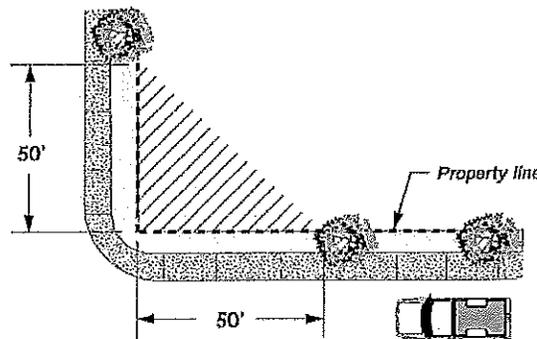


Figure 6.1.23 Limit the height of structures and other visual obstructions in the hatched area for clear line of sight

C. Large specimen trees (48" box) shall be strategically placed to assist new development in looking "established" as quickly as possible.

D. Trees shall be kept trimmed. When selecting tree species, consider maintenance and wildfire issues (trimming for example) and nearby pedestrian activities and public right-of-way.

E. Trees and shrubs shall be located and spaced to allow for mature and long-term growth.

F. Root problems caused by trees and shrubs shall be minimized by carefully selection and planting procedures. Root barriers shall be required for any tree placed by pavement or other situations where roots could disrupt adjacent paving/curb surfaces. (See Tree planting diagram and detail in Appendix)

G. Landscaping efforts shall be coordinated with adjacent property owners whenever possible to provide a consistent aesthetic.



Figure 6.1.24 Complementary landscaping plans on adjacent home create a unified streetscape

H. Parkway shall be planted with shade trees to provide a pleasant pedestrian environment and contribute to streetscape continuity.

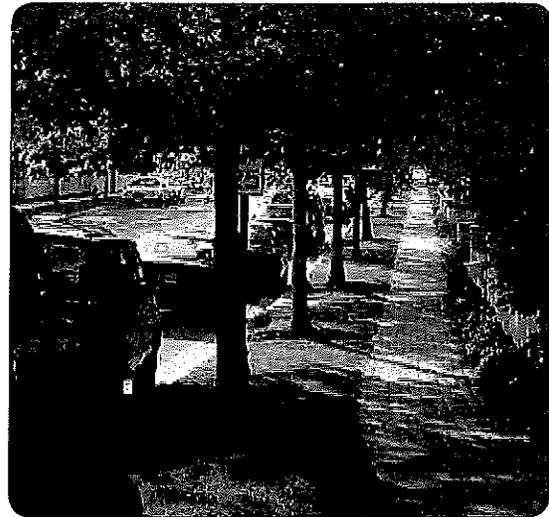


Figure 6.1.25 Parkway canopy trees provide shade on a hot afternoon

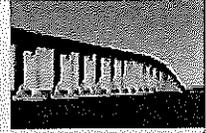
I. Individual lot landscaping shall be compatible with the architectural style, size, and massing of the individual home creating a diverse landscape streetscene.

6.1.6 Walls

Walls should be designed to complement the architecture of the project and should be heavily landscaped.

A. The maximum height of any perimeter wall should be six feet. Specialty walls such as screen walls, sound walls, and retaining wall should have a maximum height dependent on necessity and location.

B. Perimeter walls should be architecturally enhanced and should use materials and colors that complement the neighborhood's architectural style.



C. Perimeter walls should incorporate design techniques such as textures, staggered setbacks, and variation in height in conjunction with landscaping to provide visual interest and to soften the appearance of perimeter walls.

D. Walls shall be constructed of natural materials such as plaster or smooth stucco finish, brick, flagstone, slumpstone, split face block or other approved masonry. Unfinished precision masonry block is not permitted. Walls shall be designed in a style, material and color to complement the house or neighborhood.

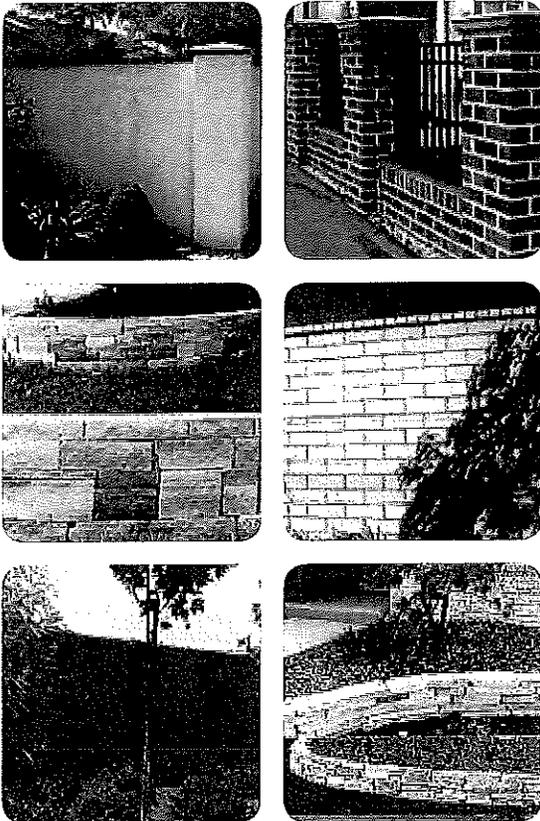


Figure 6.1.26 Acceptable wall materials include (clockwise from top right): Brick, Slump Stone, Stack Stone, Split Face Block, Flagstone and Smooth Stucco

E. Side yard and rear yard walls should be no higher than six feet. Front yard walls should be a maximum height of three feet.

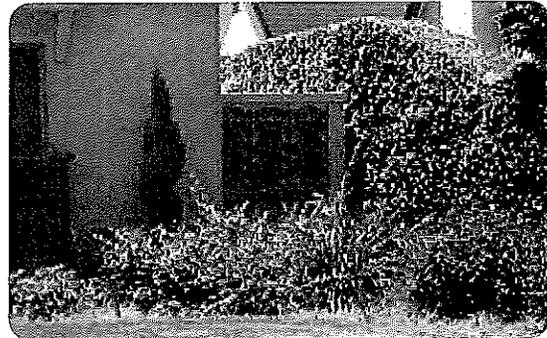


Figure 6.1.27 Wrought iron accents continue from front facade to front wall creating a unifying effect by design

F. Walls should be constructed as low as possible while still performing screening, noise attenuation, and security functions with a maximum height of 6 feet unless additional height is required for noise attenuation.

G. Walls required for screening purposes should be constructed of non-transparent materials and incorporate standards to provide for wall inserts and/or decorative columns or pilasters to provide relief.



Figure 6.1.28 An example of pilasters on a perimeter wall

H. Non-transparent perimeter walls and/or fences shall be architecturally treated on both sides and shall incorporate landscaping whenever possible.

I. Walls on sloping terrain should be stepped to follow the terrain.

J. In designing sound walls, rhythm and sequence should be employed to establish consistent, recognizable patterns that create a sense of familiarity and comfort. They also provide a sense of progression, unless continued indefinitely. Rhythm and sequence should be created using both articulation in the barrier wall and/or landscaping.

K. Sound walls should be constructed of precast concrete, metal, brick or wood. Several surface finishes and textures are available to provide a large variety of options for barrier wall design. A variety of colors can be used to create contrast. All stucco walls shall have a cap of a different material to give it a definite finished appearance.

L. Sound walls shall be softened through the use of plants that camouflage their hard edges (e.g. cap, base, and ends) such as vines cascading over the top of walls and base plantings. Planting mature tall trees in front or behind a wall can effectively reduce the apparent wall height and shrubs and vines can be used to break up the expanse of the wall body.

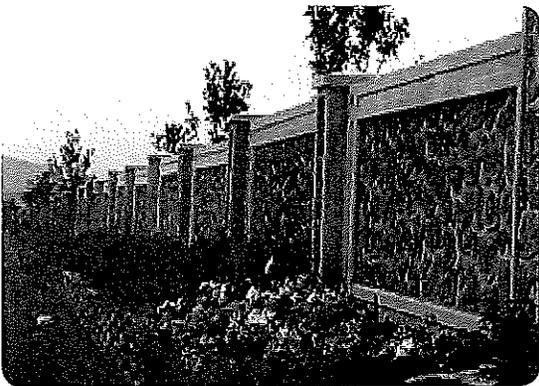


Figure 6.1.29 The use of landscaping around a sound wall

M. Wall foundations must be designed by civic in concert with soils engineer.

6.1.7 Fences

Although there are many design possibilities (as shown in the photographs), fences can either be solid or open and can be constructed of various materials. A sampling of wall and fence style is shown on page 6-19.

A. Fences are an integral part of the streetscape. They shall be coordinated with the style, color, and material of the house.

B. Fences, and hedges in the required front yard setback shall be less than 36 inches in height.



Figure 6.1.30 Fencing color and materials should be consistent with the architecture of the house

C. Either no front yard fencing or low (three foot high) classic garden fencing or retaining walls (sandstone) are preferred.

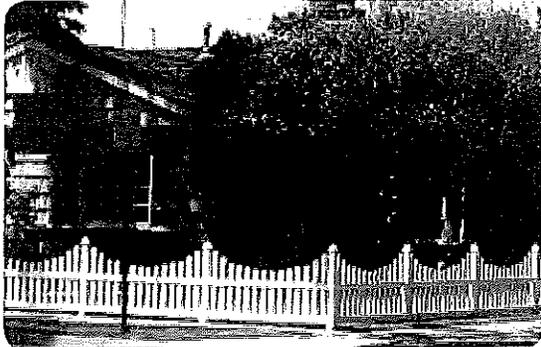


Figure 6.1.31 A front yard fence is intended to delineate private property while remaining low

D. Fencing shall be constructed of authentic materials (natural woods, common brick, stone, river rock, clinker brick, wrought iron and wooden beams for example). However, vinyl and other manufactured fencing materials may be acceptable if the overall appearance appears natural. No wire fencing is allowed.



Figure 6.1.32 Fencing can be used to create an inviting entry

E. Whenever possible homes adjacent to common open space areas should have wrought iron grillwork and view fences to provide visual access to open space.

F. The recommended standard for wrought



Figure 6.1.33 Wrought iron view fencing allows safe views of public areas

iron is 1/2 to 3/4 inch thick pickets, at a maximum of four inches on center with pilasters every 12 feet on center. Powder-coating of all wrought iron fencing is required to reduce the potential for rust. No sharp projections are allowed to protrude above the fence.

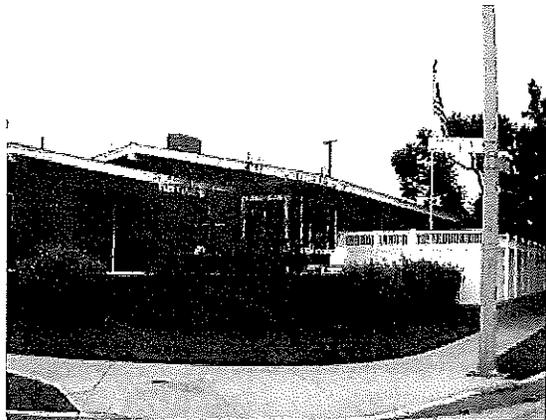
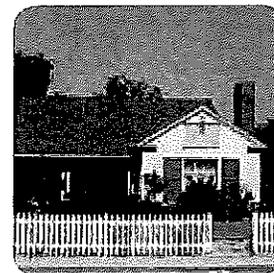
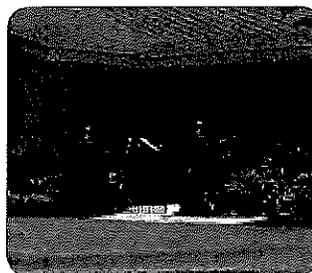
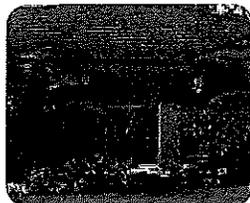
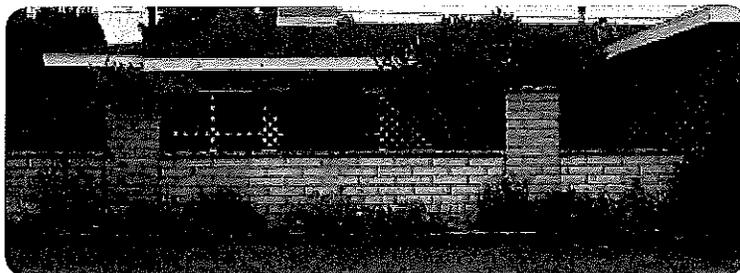
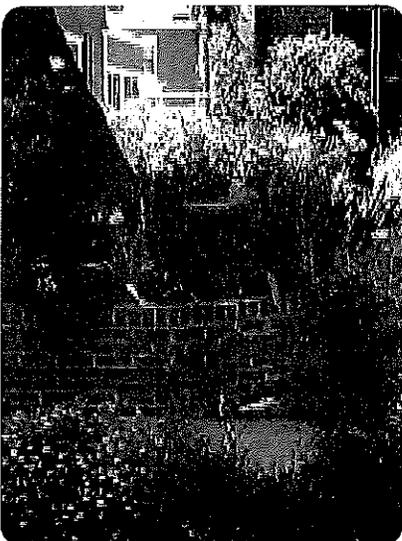


Figure 6.1.34 Fencing behind the front setback line works with the architectural style and the landscaping to create a pleasing street front appearance

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Fences



Walls

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6.1.8 Community Facilities and Open Space

Neighborhood spaces and pedestrian features are important places for residents to gather, socialize, and play. Community facilities and open space must be safe and secure. Provide spaces for small intimate meetings or larger community gatherings. Spaces/amenities shall be centrally located and serve a variety of functions. Incorporate natural site features whenever possible. C-3 criteria are included in the appendix for reference.

A. The size and scale of neighborhood amenities shall be appropriately scaled.



Figure 6.1.35 An HOA maintained open space is appropriate usable open space for some residential areas

B. Open space shall be a primary feature of the development site plan, not just the unusable open space between buildings.

C. Open space shall accommodate a variety of sitting areas, gathering areas, and active recreational areas.

D. Open spaces and community facilities shall be visible from adjacent residences to help promote site safety.

E. Open spaces and community facilities shall be easily accessible from all residential units.

F. Community features such as plazas, interactive water features, and community gardens shall be included whenever possible.



Figure 6.1.36 A playground or tot lot may be included as a public facility in residential open spaces

G. Public art in the community shall be designed in context with the development. Art shall help create an identity and character for the neighborhood.

H. Promote connectivity by providing pedestrian and bicycle access to adjacent neighborhoods, open space, and other land uses where possible.

6.2 multi-family residential

6.2.1 Introduction

The multi-family design guidelines are intended to foster quality developments and to provide a pleasant residential environment within the context of higher density. Multi-family buildings in Antioch shall contribute to the sense of community by carefully relating to the scale and form of adjacent properties, and by designing street frontages that create architectural and landscape interest for the pedestrian and neighboring residents. As defined for purposes of this section, multi-family includes all "attached" dwelling units, including townhouses and apartment complexes.

6.2.2 Design objectives

The design guidelines for multi-family developments are based on the following objectives.

- A. Establish distinctive multi-family residential architectural designs that support high quality development.
- B. Provide attractive, functional, and convenient site arrangements.
- C. Identify landscape materials and designs that enhance the appearance of multi-family housing developments and contribute to the overall quality of the community.
- D. Provide amenities appropriate for different age groups of multi-family residential developments as appropriate.
- E. Use crime prevention techniques to enhance safety and security within multi-family residential developments such as:

- Avoid long, dead-end drive aisles.
- Off-street parking shall be located interior to the site, and be designed to minimize visual disruption of the overall project design.
- Pathway lighting is a safety feature and shall be used to light all pathways and open areas including pathways from the parking lot to the building's entrance.
- No parking shall be located between a building and a public street.

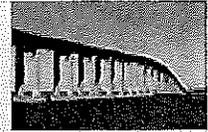


Figure 6.2.1 The design of this project allows residents to monitor the courtyard

6.2.3 Site Planning

A. Building Siting and Massing

1. Views, particularly of the San Joaquin River and Mount Diablo, mature trees, and similar natural amenities unique to the site shall be preserved and incorporated into development proposals whenever possible.
2. Clustering of multi-family units shall be a consistent site-planning element. Large projects shall be broken up into groups of structures.
3. Buildings shall be generally oriented



to the street with varying setbacks to provide visual interest and varying shadow patterns.

4. Developments shall relate directly to the adjacent street, and present an attractive and interesting facade to passersby as in figure 6.2.2.



Figure 6.2.2 These townhouses are oriented to the street

5. Buildings shall be oriented to promote privacy to the greatest extent possible.
6. Multi-family residential development shall respect existing development in the immediate area.

B. Circulation

1. Principal vehicular access into multi-family projects shall be through an entry drive.
2. All site entrances shall be visible from a public street and well lighted.
3. The main site entry design shall incorporate patterned or colored concrete.
4. Special accents, such as monument, public art, ornamental features, decoration, special textured paving,

flowering accents, walls, shrubs, and the use of specimen trees, shall be used to generate visual interest at entries.

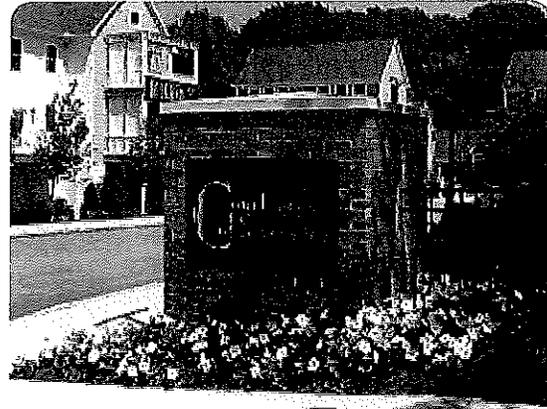


Figure 6.2.3 An entry sign located at the project entrance is an integral part of a wayfinding system

5. Entry drives shall have sidewalks on both sides.
6. All entry drive locations shall be coordinated with existing or planned median openings.
7. Where possible, all multi-family projects shall incorporate pedestrian connections to adjoining residential, commercial projects, and other compatible land use facilities.
8. Cross circulation between vehicles and pedestrians shall be minimized. A continuous, clearly marked walkway shall be provided from the parking areas to main entrances of buildings.
9. Walkways shall be located to minimize the impact of pedestrians on the privacy of nearby residences or private open space. Avoid siting a walkway directly against a building. A landscaped planting area between

walkways and building facades is strongly encouraged.



Figure 6.2.4 a front walkway landscaped so it does not impact the privacy of residents

important public space whose character is clearly and coherently delineated by landscaping, lighting, building massing, and pedestrian/vehicular circulation.



Figure 6.2.5 A well-designed parking court that incorporates landscaping into the circulation pattern

C. Parking

1. Multi-family parking areas shall be divided into a series of connected smaller parking courts.
2. Parking areas shall be located within the development's interior and not along street frontages. Carports and tuck-under parking shall not be visible from a public street.
3. Adverse visual impacts of parking areas and garages on the residential character of the street, including blank walls, garage doors, parking facilities, and driveway openings along street frontages, shall be minimized.
4. Carports, detached garages, and accessory structures shall be designed as an integral part of the architecture of projects. They shall be similar in material, color, and detail to the principal buildings of a development. Prefabricated metal carports are prohibited.
5. Parking courts shall be treated as an

6. Where garages are utilized, garage doors shall not appear flush with the exterior wall.

6.2.4 Architecture

A. Character Defining Elements

1. While there is no required architectural "style" for multi-family residential structures in Antioch, regional styles such as Craftsman, Spanish Colonial Revival, Mission Revival, and Victorian are encouraged. The primary focus shall be on constructing a high-quality residential environment.
2. Architectural elements such as bays, bay windows, recessed or projecting balconies, verandas, balconies, porches and other elements that add visual interest, scale and character to



the neighborhood are encouraged.

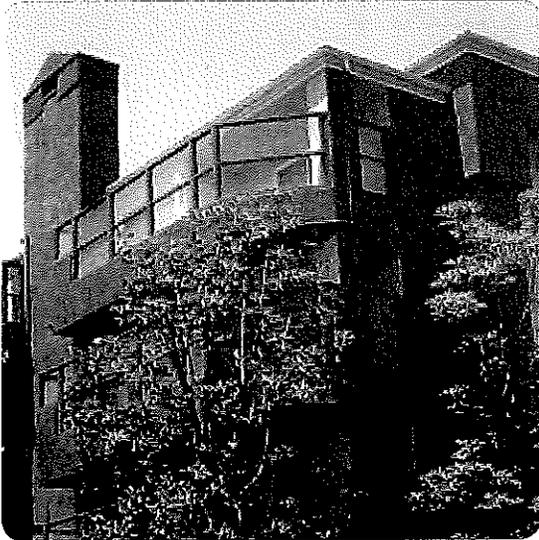


Figure 6.2.6 Balconies can be used to effectively break up the building facade

B. Building Height, Scale and Articulation

1. The maximum number of attached units per building shall be 8. Buildings with 3, 4, 5, and 6 units per structure shall be mixed throughout the project.

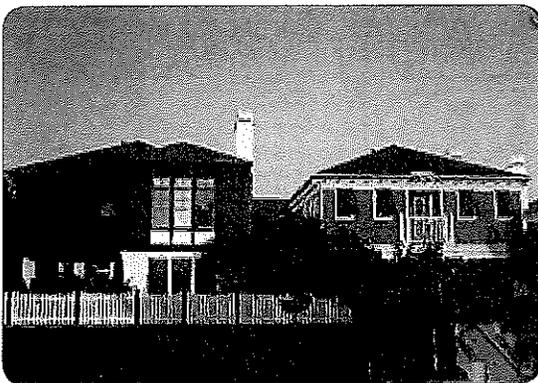


Figure 6.2.7 A tri-plex uses changes in color and facade to create the appearance of different buildings

2. Building heights shall be varied to give the appearance of a collection of smaller structures.
3. In some cases, upper stories shall be stepped back to reduce the scale of facades that face the street, common space, and adjacent residential structures.
4. Buildings containing 3 or more attached dwellings in a row shall incorporate at least one of the following:
 - a. Each dwelling unit shall have at least one architectural projection not less than 2 feet from the wall plane and not less than 8 feet wide.



Figure 6.2.8 Modern designs incorporate a variety of projections to vary the facade

- b. Projections shall extend the full height of single story buildings, at least one-half the height of two-story buildings, and two-thirds the height of a three-story building; or

- c. A change in wall plane of at least 3 feet for at least 12 feet for each two units.



Figure 6.2.xx Projections and wall plane changes to the style, create interest and break up the monotony of a multi-family structure

- 5. The perceived height and bulk of multi-story buildings shall be reduced by dividing the building mass into smaller-scale components and adding details such as projecting eaves, dormers and balconies. The use of awnings, moldings, pilasters and comparable architectural embellishments are also encouraged.

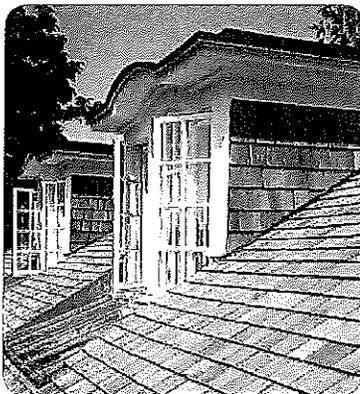
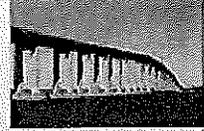


Figure 6.2.10 An example of a dormer window

- 6. All building elevations shall be considered in the evaluation of any new construction, additions or alterations. Side and rear views of a building shall not be minimized because of their orientation away from the public right-of-way. The same or compatible design features shall be continued or repeated upon all elevations of a building.
- 7. Arcades and other types of overhangs shall be used to provide human scale to the interface between the facade and sidewalk.
- 8. Building facades that enclose stairwells shall include residential-type windows to reduce the visual bulk of the stairwell and enhance safety. Building facades enclosing elevator shafts shall use architectural treatments to reduce visual mass.
- 9. All mechanical equipment, whether mounted on the roof or the ground, shall either be suitably screened or placed in locations that are not viewed from residences, common areas, or the street. All screening devices shall be compatible with the architecture and color of the adjacent buildings.

C. Entryways

- 1. Courtyard doors or gates used at multifamily building entries shall be attractively designed as an important architectural feature of the building or complex.
- 2. Strongly delineate the separation between public and private space with paving, building materials, grade separations, or with physical barriers



such as landscaping, fences, walls, screens, or building enclosures.



Figure 6.2.11 A courtyard gate complements the theme of the complex

3. Each entry to a dwelling unit shall be emphasized and differentiated through architectural elements such as porches, stoops, roof canopies, and detailing. Opportunities shall be provided for residents to personalize their entry by providing ground level space or a wide ledge for potted plants.



Figure 6.2.12 Individual dwelling units can be personalized through planters

D. Stairways

1. Not more than four second floor dwelling units shall be served by a single flight of exterior stairs. Where appropriate for the architectural style, the stairway design shall be open to allow views for natural surveillance.
2. Stairways shall be constructed of durable material that is compatible with the design of the primary structure. Prefabricated metal stairs are strongly discouraged but may be considered on a case by case basis.



Figure 6.2.13 stairs should be integral to the architecture of the structure

E. Building Materials

1. The development's dwelling units, community facilities, and parking structures shall be unified by a consistent use of building materials, textures, and colors. Exterior columns or supports for site elements, such as trellises and

porches, shall utilize materials and colors that are compatible with the entire project.



Figure 6.2.14 This project has variety while maintaining similar building materials, textures, and colors

2. Building materials shall be durable, require low maintenance, and relate a sense of quality and permanence. Frequent changes in materials shall be avoided.
3. Inappropriate materials for exterior applications include:
 - a. Plastics/plastic laminates;
 - b. Asphalt shingles;
 - c. Corrugated fiberglass, metal or plastic;
 - d. Rock veneers or unrealistic imitation rock;
 - e. Plywood or similar wood;
 - f. Highly reflective materials;
 - g. Unfinished concrete; and
 - h. Unfinished metal, aluminum or similar material.

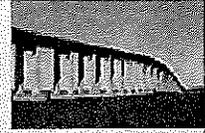
F. Roofs

1. Rooflines shall be segmented and varied within an overall horizontal context. Varying heights are encouraged.



Figure 6.2.15 An example of variation in rooflines for interest

2. Combinations of one, one-and-a-half, and two story units are encouraged to create variation and visual interest.
3. Use of vertical elements such as towers may be used to accent the predominant horizontal massing and provide visual interest.
4. Full hipped or gabled roofs covering the entire building are preferred over mansard roofs and segments of pitched roofs applied at the building's edge.
5. Roofs shall reflect a residential appearance through pitch and use of materials.
6. Roof pitch for a porch may be slightly lower than that of the main building.
7. Carport roofs visible from buildings or streets shall incorporate roof slope and materials to match adjacent buildings. Flat carport roofs are prohibited.



G. Colors

1. Color is an important element in establishing a structure's character and architectural style. The predominant color of the building and accessory structures shall be a muted, non-garish tone.
2. Color shall be used as an important accent in the project's appearance. More than one predominant paint color is encouraged. Compatible accent colors shall be used to enhance important architectural elements and details.
3. Bright or intense colors shall be used very sparingly, and shall typically be reserved for more refined or delicate detailing.
4. Materials such as brick and stone shall be left in their natural colors.

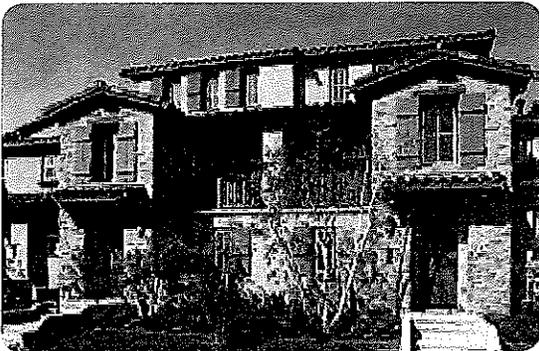


Figure 6.2.16 The stone on this building retains its natural color and complements the colors of the structure

6.2.6 Landscaping

A. Introduction

Landscaping for multi-family projects can be used to define and accent specific areas (e.g., building entrances, parking lots), define the

edges of various land uses, provide a transition between neighboring properties (buffering), and screen storage areas. Landscaping shall be used as a unifying element within a project and to ensure compatibility with surrounding projects.

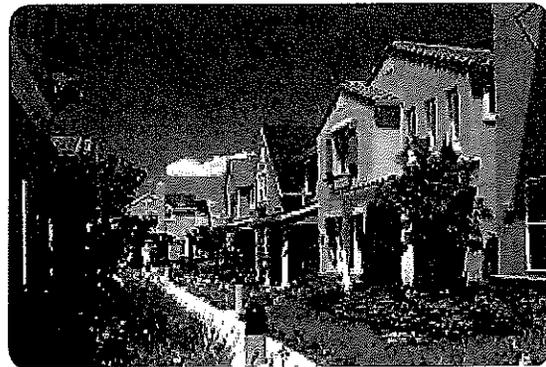


Figure 6.2.17 Landscaping within a multi-family project adds color and interest

1. Landscaped areas shall generally incorporate plantings utilizing a three-tier system: (1) grasses and ground covers, (2) shrubs and vines, and (3) trees.
2. New landscaping shall complement existing landscape materials, location, and massing on adjacent established developments where appropriate.
3. The following planting design concepts are encouraged within each project:
 - a. Specimen trees (48 inch box or more) in informal groupings or rows at major focal points;
 - b. Use of planting to create shadow and patterns against walls;
 - c. Use of planting to soften building lines and emphasize the positive features of the site;

- d. Use of flowering vines on walls, arbors, or trellises;



Figure 6.2.18 An example of vines on a trellis

- e. Trees to create canopy and shade, especially in parking areas and passive open space areas; and
 - f. Berms, plantings, and walls to screen parking lots, trash enclosures, storage areas, utility boxes, etc.
4. Landscaping around the building perimeter is encouraged.
 5. Landscaping shall be protected from vehicular and pedestrian encroachment by raised planting surfaces and the use of curbs. Concrete step areas shall be provided in landscape planters adjacent to

parking spaces.

6. Vines and climbing plants on powder-coated metal trellises and perimeter walls are encouraged.
7. Gravel, bark, or AstroTurf is not allowed as a substitute for plant materials.
8. Landscaping shall emphasize water-efficient plants.

B. Landscaping at Site Entries and Entry Statements

Vehicular entries provide a good opportunity to introduce and identify multi-family projects. The vehicular entry zone in a multi-family development is the area between the public street and the project's internal circulation system.



Figure 6.2.19 Plants, paving, and structures welcome residents and visitors into this project

1. The vehicular entry zone shall be treated with special landscape elements that will give individual identity to the project (i.e. special paving, graphic signage, specialty lighting, specimen trees, flowering plants).



2. Textured paving, stamped concrete or rough textured concrete may be used to delineate site entries.

C. Landscaped Area Spacing and Size

1. Plant materials shall be placed so that they do not interfere with the lighting of the premises or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes. Trees or large shrubs shall not be planted under overhead lines or over underground utilities if their growth might interfere with such public utilities. Trees and large shrubs shall be placed as follows:



Figure 6.2.20 The landscaping here still allows the light to work effectively

- a. A minimum of 8 feet between the center of trees and the edge of the driveway, 6 feet from a water meter, gas meter, and sewer laterals.
- b. A minimum of 25 feet between the center of trees and the beginning of curb returns at intersections.
- c. A minimum of 15 feet between the center of trees and large shrubs to utility poles and street lights; and

- d. A minimum of 8 feet between the center of trees or large shrubs and fire hydrants and fire department sprinkler and standpipe connections.

D. Plant Maintenance and Irrigation

1. All young trees shall be securely staked with double staking and/or guy-wires. Root barriers shall be required for any tree placed within 10 feet of pavement or other situations where roots could disrupt adjacent paving/curb surfaces.
2. Automatic sprinkler controllers shall be installed to ensure that landscaped areas will be watered properly. Backflow preventors and anti-siphon valves shall be provided in accordance with current codes.
3. Sprinkler heads and risers shall be protected from car bumpers. "Pop-up" heads shall be used near curbs and sidewalks. The landscape irrigation system shall be designed to prevent run-off and overspray.



Figure 6.2.21 An example of a pop-up sprinkler

4. All irrigation systems shall be designed to reduce vandalism by placing controls in appropriate enclosures.

6.2.6 Lighting

- A. Street lighting shall be installed inside the project on both sides of the street using a minimum 70 watt HPSV.
- B. All lighting in parking areas shall be arranged to provide safety and security for residents and visitors but prevent direct glare of illumination onto adjacent units.
- C. Pedestrian-scaled lighting shall be located along all pedestrian routes of travel within multi-family communities.



Figure 6.2.22 Pedestrian scaled lighting improves the safety of multi-family areas

6.2.7 Walls and Fences

Walls and fences provide security and privacy in addition to screening unsightly views. They can be utilized with landscaping to enhance and buffer the appearance of development. The following guidelines apply to walls and fences in multi-family residential development.

- A. The design of walls and fences, as well as the materials used, shall be consistent with the

overall development's design. Fence and wall



Figure 6.2.23 This fence color is consistent with overall project design

color shall be compatible with the development and adjacent properties. Paint color used on fences shall be common colors readily purchased and kept readily available on the development's premises.

- B. Visually penetrable materials (e.g., wrought iron or tubular steel) shall be used in areas of high activity (i.e., pools, playgrounds) and areas adjacent to street frontage.
- C. Wall design and selection of materials shall consider maintenance issues, especially graffiti removal and long-term maintenance. Decorative capstones on stucco walls are required to help prevent water damage from rainfall and moisture.
- D. Perimeter walls shall incorporate various textures, staggered setbacks, and variations in height in conjunction with landscaping to provide visual interest and to soften the appearance of perimeter walls. Chain link fencing is not permitted.
- E. Screen walls, sound walls and retaining walls



height shall be determined by site features and location, such as proximity to noise generators and privacy issues.

F. The proportion, scale, and form of the walls adjacent to homes shall be consistent with the building's design.

G. Long continuous perimeter walls are discouraged. Perimeter walls shall incorporate wall inserts and or decorative columns or pilasters to provide relief. The maximum unbroken length of a perimeter wall shall be 100 feet.

H. The colors, materials and appearance of walls and fences shall complement the architecture of the buildings. Fencing, where screening is not specifically required, shall be of decorative iron or similar material.

6.2.8 Multi Family Storage

A. Adequate private storage space shall be provided for all multi-family units.

B. A minimum of 250 cu feet of lockable, enclosed storage space shall be located in a garage, carport, storage building or in an enclosed storage space that is accessed from the rear of the unit. Exterior closets on balconies may also be used if not visible from the public right of way

C. Multi-family storage must be in addition to designated utility area.

6.2.9 Trash and Storage Facilities

Trash enclosures and storage facilities shall be located in nonconspicuous areas, well screened with landscaping, and fortified so as to protect adjacent uses from noise and odors.

A. Trash enclosure locations shall be accessible for trash collection but shall not block circulation

or driveways. Trash enclosures shall be located inside parking courts or at the end of parking bays.



Figure 6.2.24 An example of an appropriate trash enclosure

B. Architectural screening elements shall be constructed of the same materials and finishes as the primary building. Gates shall be solid metal painted to match adjacent building design.

C. Trash enclosures shall be adequately screened on three sides with landscaping.

D. All trash enclosures shall be covered.

E. Trash enclosures shall be sized to accommodate both recycling and trash containers.

F. The trash enclosure pad shall be designed to drain to a pervious surface through indirect soil infiltration in accordance with the Contra Costa Clean Water Program Stormwater C.3 Guidebook, which can be referenced from the following website link: <http://cccwcleanwater.org/construction/nd.php#Guidebook>

6.2.10 Community Facilities and Open Space

A. Residents of housing projects shall have access to community facilities and useable open space, whether common or private, for recreation and social activities.

B. All support buildings within multi-family residential projects (i.e., laundry facilities, recreation buildings, and sales/lease offices) shall be compatible in architectural design with the rest of the complex.

C. The design and orientation of open space areas shall be sheltered from the noise and traffic of adjacent streets or other incompatible uses.

D. Buildings shall be oriented to create courtyards and open space areas, thus increasing the area's aesthetic appeal. Community features such as plazas, interactive water features, and community gardens shall be included whenever possible.



Figure 6.2.25 A community garden provides a chance for residents to interact

E. Community facilities and open spaces shall be conveniently located for the majority of units.



Figure 6.2.26 Community open space is convenient for most units

F. Open space areas shall take advantage of prevailing breezes and direction of the sun to provide natural lighting and ventilation for open spaces.

G. Community facilities and open spaces shall be contiguous to the units they serve and be screened from public view.

H. Children's play areas shall be visible from as many units as possible.



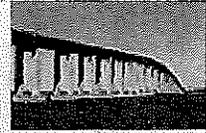
Figure 6.2.27 A playground visually accessible but secure

I. In large developments, separate, but not necessarily segregated, play areas or informal outdoor spaces shall be provided for different age groups for safety reasons. Small developments may combine play areas (e.g., a tot lot incorporated into a larger activity area for older children).

J. Seating areas shall be provided in areas where adults can supervise children's play and also where school-age children can sit. Seating location shall consider comfort factors, including sun orientation, shade, and wind.

K. Mailboxes shall be located in highly visible, heavy use areas for convenience, to allow for casual social interaction, and to promote safety.

L. A trash and recycling receptacle shall be located adjacent to the mailboxes.



6.3 rivertown residential

6.3.1 Introduction

Rivertown is bounded by the San Joaquin River on the north, 4th Street to the west, 10th Street to the south, and F and "A" Street to the east. Many of the residential buildings in Rivertown were built in the early portion of the twentieth century, when site planning was less focused on automobiles and development was smaller-scale and more diverse. The guidelines in this section are intended to ensure that patterns of new infill single-family and multi-family residential development preserve and enhance the character of Rivertown. The most important issue with infill development is one of compatibility, especially when considering larger single-family homes and multi-family projects. The architectural style, height, bulk, landscaping, and setbacks of infill projects shall consider and complement the characteristics of nearby properties.



Figure 6.3.1 A variety of architectural styles can be found throughout Rivertown

One of the distinguishing characteristics of Rivertown neighborhoods is the diversity of residential architectural styles. Some of the predominant styles include:

- Craftsman - a very popular California architectural style during the first three decades of the 1900s. One to one-and-a-half story Craftsman bungalows featured shallow pitched roofs, projecting eaves, and exterior walls of wood shingles, wood siding, or stucco.

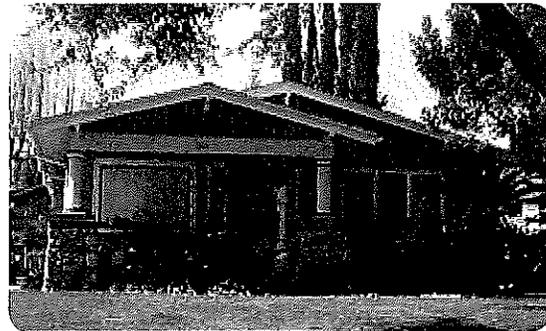


Figure 6.3.2 A front porch with sturdy columns is typical for a Craftsman style house

- Colonial Revival - based on diverse historic styles in the eastern United States, Colonial Revival became popular during the 1920s.

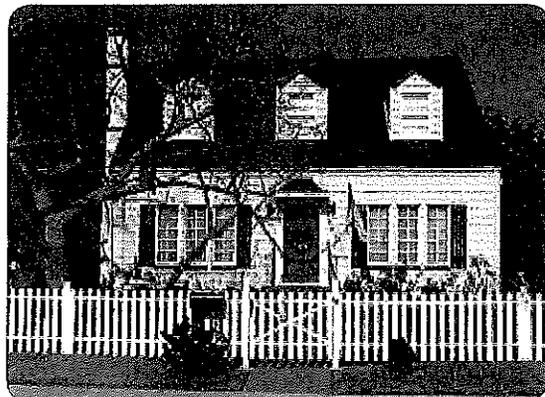


Figure 6.3.3 Strong symmetry and dormer windows are common design features of the Colonial Revival style

This style incorporates simple rectangular volumes and classical details. Identifying features include symmetrically balanced

windows with a center door or entry porch supported by pilasters.

- Spanish Colonial Revival - derived from a variety of European and American sources, including the Pueblo and Mission styles, Spanish Colonial Revival became a dominant California style after 1915. Features include stucco exterior walls, red clay tile roofs, and wood and iron decorative detailing.



Figure 6.3.9 Arched windows are common design elements of the Spanish Colonial Revival style

- Victorian - In the late 1800s and early 1900s, the Industrial Revolution transformed the



Figure 6.3.10 Prominent porches, asymmetrical structures and brightly painted wood siding are common components of Victorian style houses

construction industry and home styles. Victorian houses took advantage of new technology by utilizing rounded porch

columns, ornate decoration, and manufactured windows. These houses also feature a prominent front porch.

6.3.2 General Guidelines

The following guidelines are applicable to both single-family and multi-family residential projects in Rivertown. These guidelines are intended to address issues specific to Rivertown residential neighborhoods. In all other instances the general guidelines for single-family residential in chapter 6.1 and multi-family residential in chapter 6.2 will apply. The guidelines for Mixed-use residential projects are found in Chapter 5.

A. Site Planning and Architecture

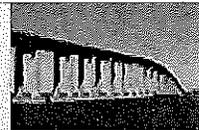
New single-family and multi-family residential projects have the following site planning and architectural guidelines in common:

1. Projects shall incorporate views of the San Joaquin River whenever possible.
2. Balconies, porches, and patios shall be incorporated to break up large wall masses, offset floor setbacks, and add human scale to buildings.



Figure 6.3.11 A porch can visually break up a vertical plane and add human scale

3. Details shall reinforce and enhance the architectural form and style of the house.



B. Materials and Color

The choice of materials and colors for residential projects shall provide enduring quality and reflect the existing historic architectural styles in Rivertown. New architecture shall use a palette of materials that are compatible with the existing structures and convey an image of quality and durability.

1. Walls shall consist of Smooth stucco, board-and-batten or ship-lap wood siding, wood shingles, natural brick, or natural stone;

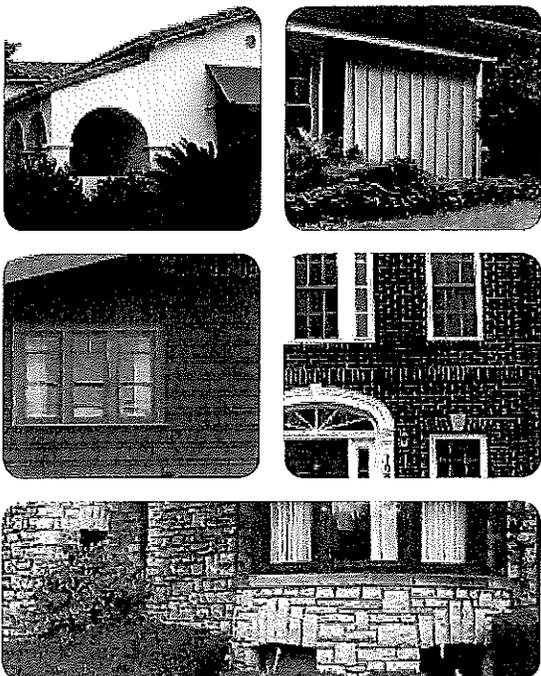


Figure 6.3.12 Recommended wall materials include (clockwise from top left) Smooth Stucco, Board-and-Batten wood siding, Wood Shingles, Brick and Stone

2. Roofs shall consist of asphalt composition shingles (50 year minimum), unglazed clay tiles, or split wood shingles (class C required); Several manufacturers produce wood

shingles which are pressure-treated with fire retardant chemicals to meet Underwriters Laboratories, Inc. Class C requirements.

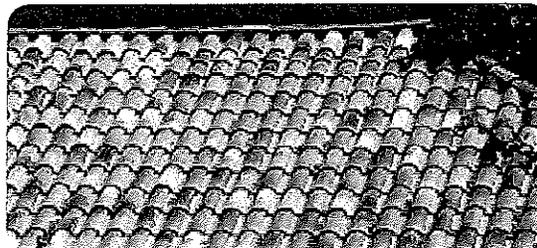


Figure 6.3.13 Acceptable roofing types include (from top) Asphalt Composition Shingle, Clay Tile and treated Wood Shingle

3. Materials that appear inexpensive, insubstantial or garish shall not be used in new construction, such as:
 - a. Vinyl, metal, plywood, and other sheet materials for walls; or
 - b. Glazed or painted tiles, metal or sheet materials, composition roll for roofing.

4. Board-and-batten siding shall be installed so there are no visible joints in the underlying "board" material.
5. Painted surfaces shall use colors that reinforce the architectural style and are compatible with natural materials, such as brick or stone, used on the building.



Figure 6.3.14 Board-and-batten installation shall be seamless, and all painted surfaces shall complement natural materials

6.6.3 Single-Family Residential

The single most important issue with infill development is compatibility with the existing neighborhood. The design of single-family housing shall reflect the walkable scale, visual variety, and street orientation of Antioch's traditional neighborhoods.

A. Site Planning

Single-family development shall be physically integrated into the surrounding neighborhood. Common patterns, such as entries facing the street, front porches, setbacks, and garages/ parking toward the rear, shall be continued in new projects.

1. Front yard setbacks shall consider the existing street setback pattern and follow either of the following criteria:
 - a. Equal to the average setback of all residences on both sides of the street within 100 feet of the property lines of the new project, but in no case less than that required by the subject zone; or;

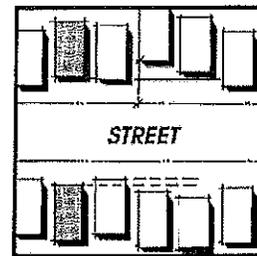


Figure 6.3.15 Average of setbacks on both sides of street

- b. Equal to the average of the two immediately adjacent buildings but in no case less than that required by the subject zone. The new building may be averaged in a stepping pattern. This method works well where it is desirable to provide a front porch along the front façade.

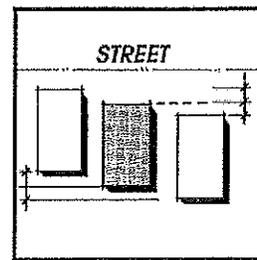
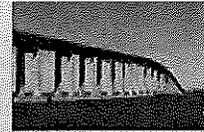


Figure 6.3.16 Averaging existing setback patterns helps to determine the best setback for new infill development



- Two-story houses shall have additional setbacks at the second story to blend with adjacent single story residences unless this guideline conflicts with the architectural style of the structure.



Figure 6.3.17 Articulation and form is compatible with the existing structure and adjacent one-story units

- Side yard setbacks in the neighborhood create a certain rhythm along the street. New residential projects shall be respectful of the open space patterns created by these setbacks and shall provide side yards that repeat the existing pattern. Infill projects will be required to demonstrate how they meet these criteria.

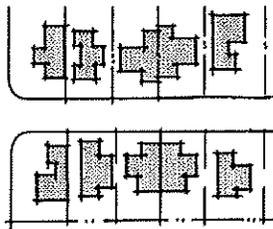


Figure 6.3.18 Varying side yard setbacks can be used to break up the monotony along a residential street

- The total square footage of the footprints of a house, garage and any ancillary structures shall not exceed 50% of the total lot size.



Figure 6.3.19 Ample sideyards and varying setbacks loosen the appearance of the streetfront

- Entrances and windows, not garages, shall be the dominant elements of front facades.

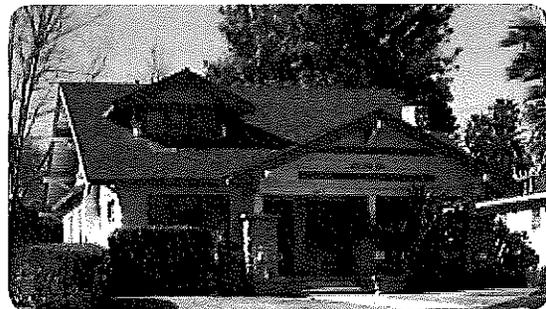


Figure 6.3.20 A facade that is dominated by inviting elements such as doors and windows adds warmth and a human element to a home

- All off street parking and/or garages shall be located behind the front façade to the rear of the property or not be visible from the street.
- Garages shall be set back at least 5 feet from the porch entry. Rear garages are strongly encouraged and shall be designed to preserve back yard space.

8. The width of the garage shall be less than 50% of the width of the structure.
9. On corner lots, the garage face shall be at least 30 feet from the corner.

B. Architecture

New residential development shall reflect a common vocabulary of forms, details, and materials that are consistent with the architectural styles currently found in Rivertown. Buildings shall be designed to be compatible with the surrounding neighborhood. Measures shall be implemented to insure that the height and mass of new structures do not adversely impact any adjacent structures.

1. Living areas, such as living rooms, family rooms, or dining rooms, shall be oriented towards the street.
2. New residential construction shall incorporate roofs that are compatible with the existing neighborhood styles. The use of flat roofs is not permitted unless architecturally consistent with the style of the structure.
3. Roof forms shall be consistent on all parts of the house and garage. All roofs shall have a similar pitch.



Figure 6.3.21 The use of consistent roof pitches gives a house a cohesive appearance

4. Projects containing at least four houses must include at least three distinct models (both in plan and elevation), plus one or more variations for corner lots. Homes of the same model may not occur on adjacent lots. A project shall include an equal amount of one- and two-story houses.

6.3.4 Multi-Family Residential

Multi-family residential housing shall be designed to fit the scale and rhythm of Rivertown and incorporate the distinctive characteristics and architectural styling of the surrounding neighborhood.

A. Site Planning

Site planning of new multi-family residential projects in Rivertown shall consider the project's relationship with existing homes and streets. Transitions between new projects and their surroundings shall enhance the charm and character of the existing neighborhood.

1. New development shall blend with the existing street setback pattern in Rivertown residential areas.
2. Upper stories should provide an additional ten-foot setback from the ground floor.

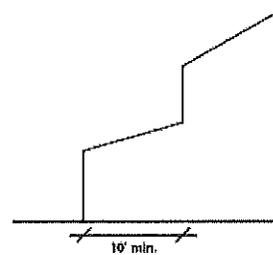
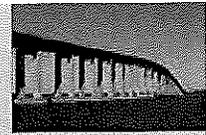


Figure 6.3.22 Second stories should be set back at least 10'



3. Development shall provide "eyes-on-the-street" security by orienting residences towards the street and common spaces.
4. Ground floor residences shall have direct access from the street and/or common spaces.
5. Public, communal, and private spaces shall be clearly distinguished by design elements such as fences and walls, landscaping, changes in grade.
6. The entry drive to multi-family projects located on a street frontage, shall be designed to create a positive identity for the project.



Figure 6.3.23 A well designed entry sign lends a feeling of unity to a multi-family development project

7. Landscaping, enhanced paving, and other design elements shall frame and distinguish entry drives.

8. Parking shall be located behind, under or within the buildings.

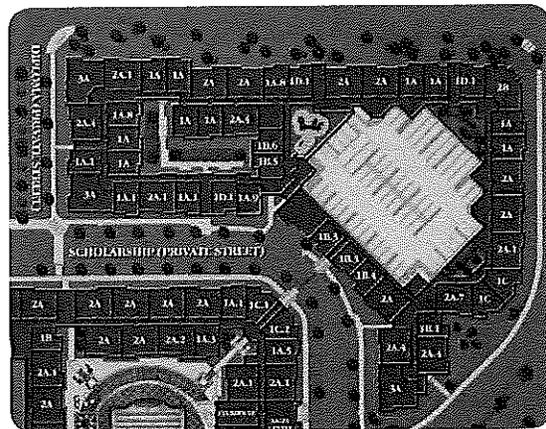


Figure 6.3.24 Parking spaces sheltered from street frontage views

9. Parking shall be unobtrusive and not disrupt the quality of common spaces and pedestrian environments.
10. Service facilities shall not be visible from public areas. Utility meters, transformers, and other service elements shall be enclosed or otherwise concealed from view.
11. Trash enclosures shall be architecturally compatible with the buildings, covered by a roof structure, and heavily landscaped. The enclosure shall contain sufficient room for recycling.
12. Trash enclosures shall be designed as part of the structure wherever possible or located to the rear of the project and not visible from the street.

B. Architecture

The design of new multi-family residential projects shall draw on the architectural styles of Rivertown residential areas and demonstrate a commitment to lasting and durable design. Multi-family projects shall have a unifying theme and possess a common vocabulary of forms and architectural elements consistent with existing Rivertown architectural styles.

1. Building forms shall vary roof heights and wall planes. Long, unbroken volumes and large, unarticulated wall and roof planes are prohibited



Figure 6.3.17 A variety of roof heights and broken-up wall planes adds visual interest to a multi-family structure

2. Roof forms shall cover the entire width and depth of buildings. Superficial roof forms, such as "mansards," affixed to the building are not allowed.
3. In areas near the Rivertown commercial district, flat roofs may be allowed, but only if they are screened from public view by continuous parapets or by

pitched roofs and consistent with their architectural context.

4. Individual residence entries shall be clearly identified by employing different details and contrasting materials.

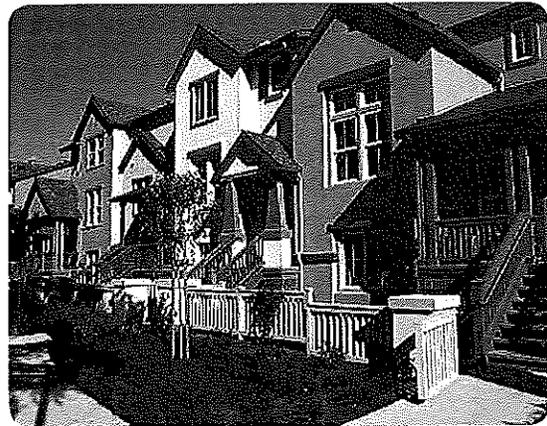
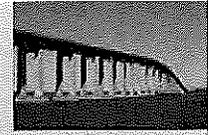


Figure 6.3.26 The individual units are clearly separated by different design elements and paint applications. The landscaping clearly delineates private and public spaces.

5. Stairways, fences, trash enclosures and other accessory elements shall be designed as integral parts of the structure. Manufactured components attached to the exterior of buildings, such as stairways and sheds, are prohibited.



C. Landscaping, Common Space, and Lighting

Landscaping and common space for multi-family residential projects shall integrate the project into Rivertown residential areas and create a sense of continuity between the site and architectural concepts. Lighting is an integral part of the planning and design of multi-family residences and shall not be treated as an afterthought.

1. Landscaping shall support and enhance the distinction and transition between private, common, and public spaces.



Figure 6.3.27 Mature landscaping softens the transition from private to public space and provides increased privacy to the residents

2. Plazas and common areas subject to pedestrian traffic shall be surfaced with a combination of landscape and decorative pavers or textured concrete.

3. Onsite lighting shall be mounted on architecturally designed posts less than 16 feet in height and preferably lower.

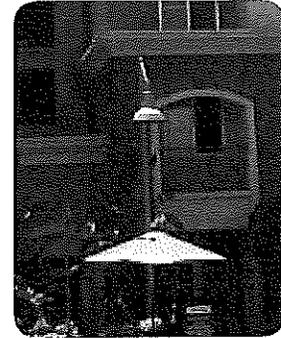
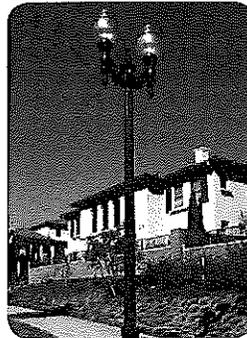


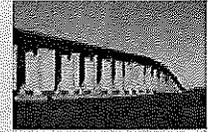
Figure 6.3.28 Light posts can add architectural interest to a residential area

4. Exterior lighting fixtures shall be compatible with the architectural style, color, and materials of the structure.
5. The use of "flood" lights to light an entire structure or yard is prohibited. Colored lights are prohibited.
6. Any exterior night lighting installed shall be of a low intensity, low-glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spillover onto adjacent parcels.



Figure 6.3.20 Low intensity lighting illuminates without disturbing neighboring parcels

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8.0 streetscape design guidelines

8.1 introduction

The public realm, as it is commonly referred to, is the area contained in the public street right of way. This area is under public ownership and includes areas such as streets, sidewalks, open space, landscaping, lighting, and street furniture. Comprehensive planning and design of public and private streetscape elements can help establish a cohesive character and, ultimately, a stronger, more distinct identity for the City of Antioch. In the public realm, emphasis is placed on creating a safe and suitable pedestrian environment. Particular attention should be paid to the design of new and replacement sidewalks, crosswalks, use of storefront displays and merchandising to promote pedestrian traffic, and provision of sidewalk dining areas.



Figure 8.1.1 The public realm includes streets, sidewalks, landscaping and lighting

The guidelines in this chapter are intended to be used as a planning tool for public projects and to guide conditions of approval for private projects. These guidelines contain concepts, illustrations, images, recommendations, and

design guidance that will aid in implementation of public area improvements.

8.2 design objectives

The streetscape design guidelines aim to create a unified and visually attractive environment. This effort will ultimately act as an investment catalyst, encouraging private property upgrades and new development. Specifically, the intention of the design guidelines is to:

A. Establish a clear sense of arrival, through a distinct change in landscape, built areas, or special entrance features;



Figure 8.2.1 An example of entrance features and landscaping that provides a sense of arrival

B. Organize signage, lighting, and street furniture to give people a sense of direction and orientation;

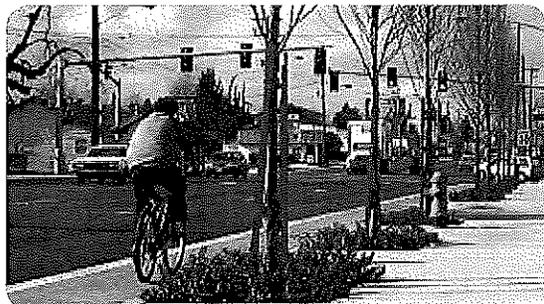


Figure 8.2.2 The design of this public right of way accommodates multiple forms of travel

- C. Create a public realm that is safe, secure, and enjoyable;
- D. Establish a high quality street furniture palette that creates interest and comfort for the public realm;
- E. Establish a landscape palette that sets the proper tone, is easy to maintain, and is appropriate to the locale; and
- F. Balance the needs of the pedestrian with vehicular and bicycle traffic.

8.3 street materials and furnishings

The design of the public right-of-way, particularly paving, street furniture, landscaping, and lighting, should contribute to the evolving sense of place and character of the City of Antioch.

8.3.1 Paving

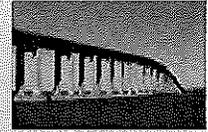
Smooth, attractive, and easy-to-navigate crosswalks are critical in attracting pedestrian use. Sidewalks need to be wide enough to comfortably accommodate pedestrian circulation patterns and to adequately buffer pedestrians from fast and noisy vehicular traffic. Crosswalks and key intersections also warrant special attention. They should be accentuated with special paving, bulb-outs, mini-plazas, and/or public art so that they stand out as important locations within the public realm.

A. Sidewalks

Sidewalks are the key pedestrian circulation component. They provide pedestrian access to virtually every activity and connect walking with other modes of travel, including automobiles and public transit. The pedestrian experience will play an important part in the functionality

and the economic health of the City of Antioch. The following are design guidelines for sidewalks and pedestrian treatments.

1. Sidewalks should have a "through pedestrian zone" that is kept clear of street furniture, landscape features, and other fixtures/obstructions. A minimum of five feet — preferably eight feet — should be reserved to allow for two people to walk comfortably side by side in compliance with the American Disabilities Act (ADA) requirements.
2. Sidewalk surfaces should be stable, firm, smooth, cleanable and slip-resistant.
3. Sidewalk paving pattern, color, and material should continue when driveways/curb cuts intersect. Where pedestrian circulation paths come in contact with vehicular circulation paths, crossing should clearly delineate a continuous pedestrian path (material change, contrasting color, or slightly raised surface).
4. Design features such as enhanced paving on walkways, landscaping, and lighting should be used to distinguish the pedestrian route from the vehicular route.
5. Sidewalks shall be well maintained, kept free of litter and cleaned regularly.



6. On-street parallel parking (Rivertown only) or diagonal parking, raised planters, and landscaped planting strips should be used to define the sidewalk edge and provide a buffer between pedestrians and moving vehicles.

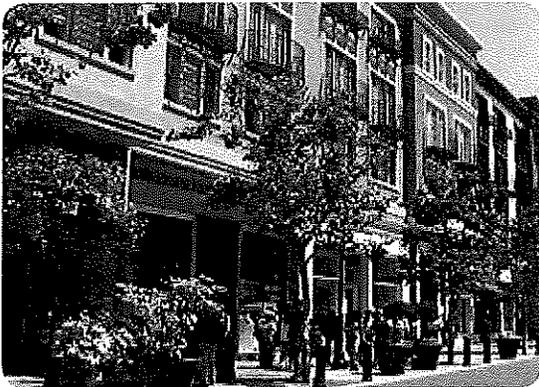


Figure 8.3.1 An example of a sidewalk with planters defining the street edge

7. Planting areas, bike racks, street lighting, transit furnishings, newspaper racks, and other street furniture should be contained in the furnishings zone located between the sidewalk and curb to keep the "through pedestrian zone" free for walking.



Figure 8.3.2 A sidewalk featuring a wide "through pedestrian zone"

8. Raised planters adjacent to hard surfaces shall be fitted with skateboard deterrent devices that are tamper-proof, safe, attractive, designed to minimize liability and blend in with the character of the site.
9. Where appropriate, seating and outdoor dining opportunities can be accommodated in the area between the through pedestrian zone and the face of adjacent retail buildings.

B. Crosswalks

Pedestrian crossings are critical components of pedestrian mobility. On high volume streets, pedestrian crossings should be located at signalized intersections. Valuable improvements may include accent paving, additional landscaping, directional signs where appropriate, sidewalk extensions, and selected street furnishings consistent with the guidelines.



Figure 8.3.3 Crosswalks utilizing accent paving

The following are design guidelines for crosswalk treatments.

1. Crosswalks width shall comply with City standards. A 12 inch white stripe should be located approximately 18 inches from the crosswalk where cars should stop. Wider crosswalks are encouraged, particularly in areas with high pedestrian volumes.
2. Crossing distances should be minimized to the greatest extent possible. Uninterrupted pedestrian crossings without a central refuge island should be limited to a maximum of 50 feet.

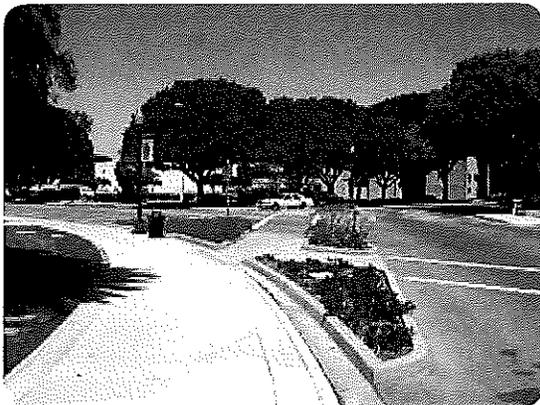


Figure 8.3.4 Types of bulb-outs

3. Extensions of the sidewalk into the roadway at crosswalks are called "bulb-outs" or "curb extensions" and are designed to give pedestrians greater visibility as they approach the crossing. Bulb-outs decrease the distance users must cross as well as slow traffic. Sidewalk bulb-outs should be used where feasible given the requirements of traffic volumes and specific storm drainage conditions. Landscaping in bulb-outs should be kept to a minimum, always under 18 inches for driver and pedestrian visibility.
4. The turning radius at intersections should be reduced to minimize the crossing distance of pedestrians and help slow traffic. The presence of buses, trucks, and other large vehicles must be considered in designing turning radii.
5. Pedestrian crosswalks should be adequately lit, have clear sight distances, and be free of obstructions (i.e., foliage and poles at crosswalk entries and median refuge islands).
6. Where appropriate, in-pavement flashers in conjunction with sign mounted flashers should be considered at mid-block crossing areas.



Figure 8.3.5 Crosswalks utilizing countdown signal



- Countdown pedestrian walk-signals should be employed at intersections with high vehicular and pedestrian traffic.

8.3.2 Street Furniture Palette

Street furnishings not only serve a utilitarian function but also improve the aesthetic quality of the public realm. Street furnishings include all items placed within the public right-of-way, such as streetlights, benches, bus shelters, bollards, trash receptacles, planters, tree grates/guards, bicycle racks, kiosks, and newspaper racks. Proper design and placement of street furnishings is extremely critical, and when properly executed, has the power to unify and bring new life to the City of Antioch. The following design guidelines should be considered when selecting and locating street furniture amenities.

A. High-quality street furniture conveys a sense of permanence and shows the community that the public realm is important and well protected.



Figure 8.3.6 High quality street furniture

B. Materials and colors should be carefully selected to create the desired aesthetic and vision for the public realm. Metal components are preferred and shall be powder-coated the same color to create a sense of continuity. Poured concrete may be used where appropriate. Wood slats shall be avoided.

C. The design and selection of street furniture should consider the safety, security, comfort, and convenience of the user. Prior to final selection, the Public Works Department should review choices for durability of materials and ease of maintenance after installation.

D. Street furniture should be securely anchored to the sidewalk and a graffiti-resistant coating should be applied to ensure a good appearance over the long term.

E. Street furniture should be located along the street edge of sidewalks. A clear and sufficient width should be maintained to accommodate pedestrian traffic.

F. Furnishings should be grouped together to create a more organized and efficient use of sidewalk space. Trash and recycling cans



Figure 8.3.7 The placement of a trash receptacle next to a bench encourages its use

should be located near benches with a variety of furnishings in higher pedestrian traffic areas.

G. Waste receptacles should have liners to prevent litter from leaking or falling out of the container. Plastic liners with a disposable, heavy-duty inner plastic bag are preferred. Avoid expensive metal liners that are not secured and are subject to theft.

H. Provisions to accommodate persons with disabilities should be incorporated into the design and location of furnishings. This includes a provision for space adjacent to walkways for wheelchair and/or stroller parking. A 48-inch clear zone should be maintained.

I. A six-foot bench, as well as trash and recycling receptacles, should be placed approximately every 100-feet in the high traffic areas of Rivertown, and should be clustered at transit stops and intersections.

J. Exterior electrical outlets or connection availability shall be provided where accent lights may be used. Additional outlets shall be provided to accommodate tree lighting.

K. The use of ADA compliant tree grates is required where proposed street trees would be located in the sidewalk area. Tree grates should be a minimum width of four feet and have progressive knockouts to allow for growth. Tree grates provide more clear pedestrian area while reinforcing the desired urban character.

L. Bicycle racks should be located near transit stops, civic uses, commercial areas, parking lots, and within parks and open spaces. Well placed and secure bicycle racks will encourage bicycle ridership and provide an attractive alternative to locking bicycles to trees and light poles. Along major streets, bicycle racks are required at key locations. The U-shape style

rack is recommended due to its functionality and ease of use. The rack design permits bicycles to be parked parallel to the sidewalk, which keeps bicycles out of pedestrian traffic.

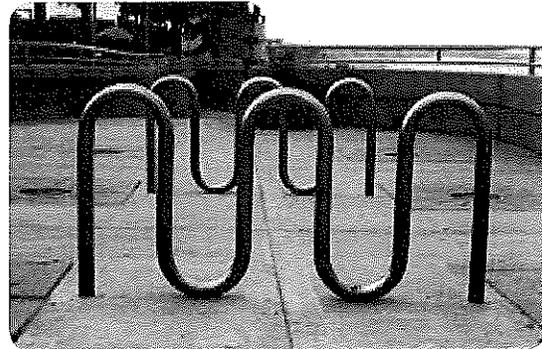


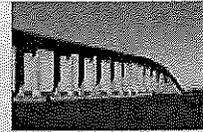
Figure 8.3.8 A U-shaped style bicycle rack

M. Newspaper racks should be designed to house multiple publications in one permanent enclosure. Enclosures should open towards the sidewalk and be screened from view to create an organized street scene.



Figure 8.3.9 A screened newspaper rack enclosure limits the number of racks and opens to the sidewalk

N. Drinking fountains, bollards, kiosks, and other street furnishings should also be carefully



located throughout the City. Raised landscape planters or walls should be used to define selected sidewalk extensions, public plazas, and paseos. When properly placed, bollards help to delineate between vehicle and pedestrian zones and create a safe walking environment.

O. Kiosks should be located in key locations between parking and shopping areas and in the public parks. Kiosks effectively display information, direct visitors to rest rooms, plazas, ATMs, shopping areas, parking and other public facilities, and facilitate moving people throughout the City.

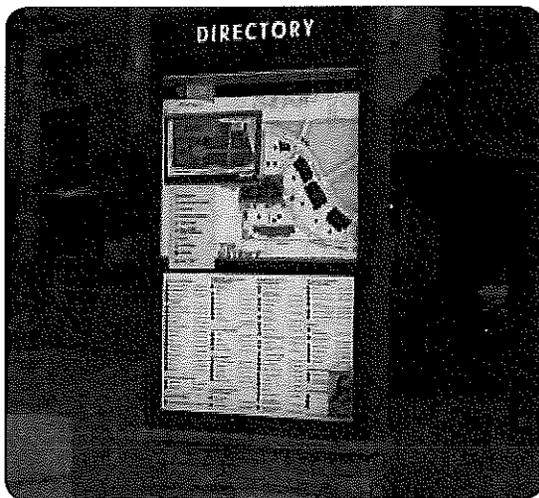


Figure 8.3.10 Kiosks provide pedestrian direction and identify the pedestrian circulation pattern for the center

P. Banners, telephone boxes, informational displays and other street furniture should be incorporated into streetscape improvements at appropriate locations such as poles at intersections for banners where none exist.

8.3.3 Landscaping

Landscaping in the public right-of-way,

including street trees, medians, parkways (landscaped strips between the street and sidewalk), and accent plantings, improves the appearance of roadways, complements private properties, and unifies the area. Plant materials and hardscaping should be easy to maintain, set the proper tone, be appropriate to the locale, and blend with other uses in the area. Landscaping can be used to frame, soften, and define important structures. Safety and environmental impacts should be considered when selecting and locating trees and other landscaping elements.

Urban "greening" is a key feature of redevelopment activities and, while this effort is not always "green" in the traditional sense, the focus of landscaping should be to create comfortable and attractive pedestrian spaces. The addition of appropriate street trees alone can be the single biggest improvement to a revitalized community. A suggested plant palette is shown in table 8-1.

A. General Guidelines:

1. Incorporate a combination of trees, shrubs, and ground cover into landscaping plans.
2. Emphasis should be placed on Mediterranean and California style landscaping, particularly indigenous plants, ornamental plants, vines, and flowers.
3. Landscaping should complement the overall design theme through the careful use of flower and leaf color and texture, plant forms and plant masses.
4. Landscaping in selected commercial areas can be accented with lighting features that convey a sense of security

for uses after dark. Well placed lighting can provide a sense of excitement to the evening landscape.

5. Street trees and ground cover may be planted in parkways adjacent to the curb where appropriate.



Figure 8.3.11 An example of appropriate placement of street trees with grass in the parkway

6. Trees, flowering plants, low ground cover, and grass are encouraged in setback areas.
7. A variety of height, textures, and colors should be used in the planting palette.
8. Trees and shrubs should be located and spaced to allow for mature and long-term growth.
9. Trees and shrubs should be selected to minimize root problems.
10. Plant materials specified for the pedestrian realm and the public open space areas are subject to City approval.
11. Walkways should be provided along the predominant paths of likely travel through landscaped areas to protect landscaping from foot traffic.

12. A protective barrier/fence between landscaped areas and pedestrian walkways should be used to protect plants and trees.



Figure 8.3.12 These barriers protect the landscaping from pedestrian traffic

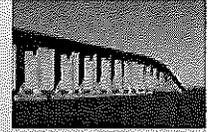
13. Placement and choice of trees and large shrubs should avoid conflict with site features and utilities (water meter, gas meter, sewer laterals, fences, lighting, utility poles, driveways, walkways, fire hydrants, fire department sprinklers, standpipe connections, etc.)

B. Street Trees

Street trees play a key role in establishing a unified street scene, reducing perceived street



Figure 8.3.13 The trees on this street provide a comfortable environment for drivers and pedestrians



widths, and softening otherwise discordant arterials. When properly scaled, trees often make a street memorable through rich and vibrant foliage, colors, and textures. Accent trees should be used to call attention to important intersections, gateways, and other key locations.

The following guidelines attempt to create harmony and consistency within the City of Antioch. Generally, species should be chosen for their cleanliness, ability to survive in an urban environment, and appropriate scale in relation to the built environment (i.e. buildings). Street edge trees should provide shade and cool the City during the warm summer months.

The following are general guidelines for street planting and placement.

1. Trees that provide attractive fall colors, seasonal flowers, or shade are preferred.

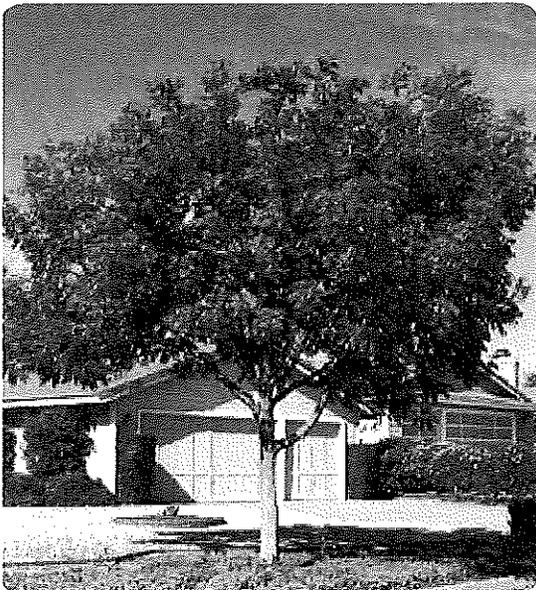


Figure 8.3.14 The leaves of the Chinese Pistache change color in fall

2. Species native or naturalized to the region are encouraged. They tend to be easier to maintain and their appearance blends with surrounding regional vegetation.
3. For each block on a street, two species are recommended. A mix of species results in better long-term management because they are less prone to diseases and insects than use of a single species. At the same time, too many species creates a discordant urban scene.
4. Street trees should be spaced approximately 30 to 50 feet apart on center depending on specific requirements of each individual species.
5. A minimum of six feet of structural soil depth should be provided for trees. The soil can be provided under tree grates and pavement.
6. Install structural soil systems to direct new root growth downward below

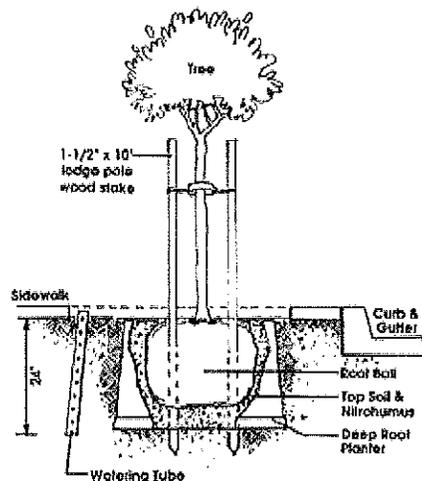


Figure 8.3.15 A deep root barrier contains root growth

hardscape areas. This helps to postpone root damage to surrounding hardscape and structures. Provide deep root watering and air to root systems when trees are planted within five feet of a building, paving, and/or curb so the life of the planted material can be sustained. Structural soil systems are preferred over root barriers as they are often more effective.

7. Trees in paved areas should be provided with "deep root" barriers, automatic irrigation, and metal tree grates of adequate size.
8. Tree grates with a minimum width of four feet are required in sidewalks and plaza spaces as the grates allow for

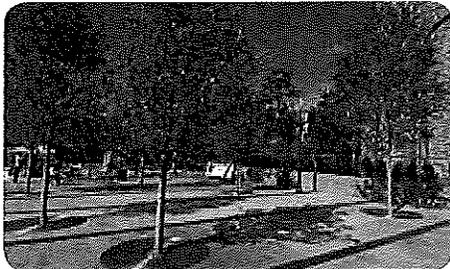


Figure 8.3.16 Tree planting characteristics vary between urban and suburban settings

improved accessibility and increased sidewalk usability. The mature tree trunk size should be considered when choosing grates.

9. Utilize at-grade planters and decomposed granite tree wells instead of tree grates within landscaped parkways and on neighboring streets. This treatment is more appropriate for residential applications. Generally these streets have wider pedestrian zones and are likely to have room to incorporate trees into the parkway planting area or in at-grade planters or tree wells.
10. If the sidewalk is new or being repaired, existing street trees should be placed in tree grates appropriate to current tree dimensions as determined by the Public Works Department and level with sidewalks to ensure that they are ADA compliant.
11. Street tree placement should consider utilities and adjacent businesses. Avoid conflicts with overhead power lines, utility lines, and structures based on mature growth of each species. Trees should align with property lines and not block views of storefront businesses or signs to the greatest extent possible.
12. Where sidewalk dimensions allow, 48-inch box street trees should be planted approximately 40 feet apart in five-foot tree grates adjacent to the curb. If trees placed in the ground interfere with underground utilities, trees in planters with irrigation should be located curb adjacent.
13. Street trees along major streets and



boulevards should be planted in tree wells with metal or concrete grates that are landscaped with materials approved by the City.

14. If the above guidelines cannot be met, a minimum expectation is a four-foot wide sidewalk unencumbered and tree grates that are ADA compliant.

C. Medians

Medians and pedestrian refuge islands play an important role as safety features and traffic calming measures. Landscaped medians provide a visual separation between oncoming traffic, provide areas for left-turn movements, and can potentially create a perceived narrow travel width that slows traffic. A median also provides opportunities for pedestrian refuge across wide traffic rights-of-way. They also provide additional opportunities to enhance the quality of the public realm. Medians can greatly influence how passing motorists perceive the overall quality of the community since they are located within the driver's primary line of sight. The following guidelines give general direction for the design of medians.

1. Select median trees that have high, upright branching structure to avoid interference with truck/vehicle traffic and to provide clear sightlines for pedestrians and vehicles.
2. Medians can also contain decorative structural elements such as railings, metal trellises or a fence less than three feet tall.
3. Shrubs, vines, and ground cover should be kept less than 4 feet tall to maintain sight distance lines for passing vehicles.
4. Plant materials should be kept below 18 inches at crosswalks and pedestrian



Figure 8.3.17 An example of an appropriate tree for a median

refuge islands.

5. Choose species that need minimal maintenance to ensure a clean and healthy appearance.
6. Select median colors that have a strong contrast with the driving lanes. Integral color, which changes the color of concrete, in the medians can help minimize the maintenance associated with stains, fading, and dirt. Warm earth

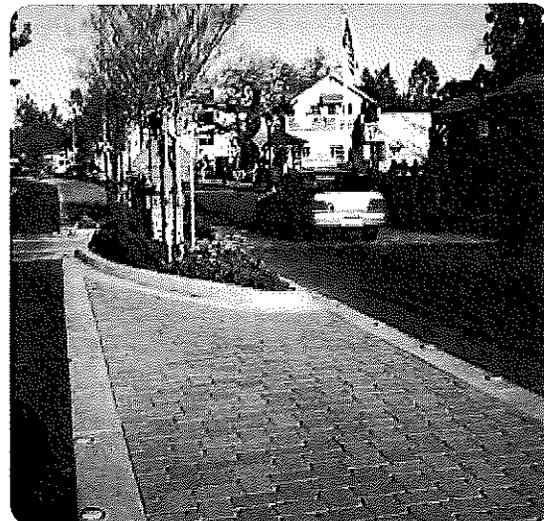


Figure 8.3.18 The pavers in this median contrast with the asphalt in the driving lanes

tones in the brick red to terra cotta range provide an excellent contrast to black asphalt. These are common colors for stained concrete. Avoid using colors in the gray range with blue or violet tones.

7. Medians should contain a combination of approximately 60% hardscape and 40% softscape with a minimum 18-inch paving strip at the perimeter of the median for maintenance workers to walk and to provide a buffer between plant materials and traffic lanes.
8. Intersection design should incorporate a median width no less than three feet when combined with a left-turn lane. This minimum width provides sufficient room for a pedestrian refuge island and directional signs.
9. Where possible, medians should utilize the same paving, directional signs, architectural features, and plant materials so that they become a unifying public realm feature throughout the City.
10. Medians with turning lanes or tapered ends should be enhanced with special paving.

D. Sidewalk Landscaping

Sidewalk landscaping should include planter pots, landscaped parkways, raised planters, and plaza landscaping. The City can implement some public right-of-way improvements as funding is secured and allocated, while other projects will require collaboration between private property owners and the City. Entities such as a business improvement district or a Main Street organization could help facilitate public/private cooperation. The following

are general guidelines that can help create a cohesive appearance for sidewalk landscape treatment projects.

1. Choose species that are hardy and not easily affected by varying temperatures, wind, or water supply. Some damage to plants and irrigation is anticipated near pedestrian traffic and tougher plant materials will help to maintain an attractive streetscape appearance.



Figure 8.3.19 Examples of different types of sidewalk landscaping

2. In Rivertown and other pedestrian-oriented areas, accent plants and flowers can be used in hanging baskets to bring charm and human scale to the streetscape.

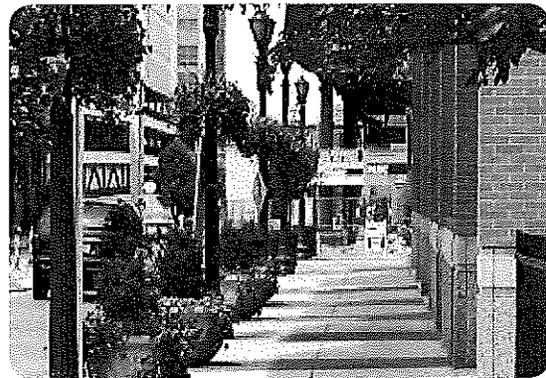


Figure 8.3.20 Hanging baskets with plants and flowers can be placed on street lights



3. Choose ornamental and interesting species for highly visible areas such as seating areas, gateways, and intersections. Use plants with scent or contrasting foliage, color, and texture.
4. High speed streets should include landscaped planters / parkways between the sidewalk and street to buffer pedestrians from vehicular traffic.
5. Sight distance lines are critical to maintaining traffic and pedestrian safety. Keep plant materials below 18 inches for pedestrian safety and visibility at crosswalks and driveways.
6. Plant size at full growth should be considered when planting next to sidewalks to minimize the need for maintenance and pruning.
7. Flowering trees and fruit bearing trees should be avoided near pedestrian sidewalks to maintain clear passageways.

pathways in addition to standard street lights. This is particularly desirable in Rivertown and other pedestrian-oriented areas. The average maintained horizontal illumination level for street lights should not be less than 0.9 foot candles in commercial areas, 0.6 foot candles in mixed-use areas, and 0.4 foot candles in residential areas.



Figure 8.3.21 An example of pedestrian scaled lighting

8.3.4 Lighting

One of the most important and effective ways to unify the public realm is through lighting. The lighting style selected for major streets and public open spaces plays a critical role in the overall image the city presents to residents and visitors.

- A.** Light fixtures along high traffic streets (five lanes or less) should be between 35 and 40 feet in height.
- B.** Pedestrian-scaled street lighting should be provided along sidewalks and pedestrian

C. Pedestrian-scaled street lights should be provided at bus shelters in addition to standard street lights to provide heightened security for transit users.

D. When properly designed, specialized lighting effects that are often associated with restaurants, stores, entertainment venues, and plazas are highly desirable on commercial streets since they bring life and activity to the street environment.

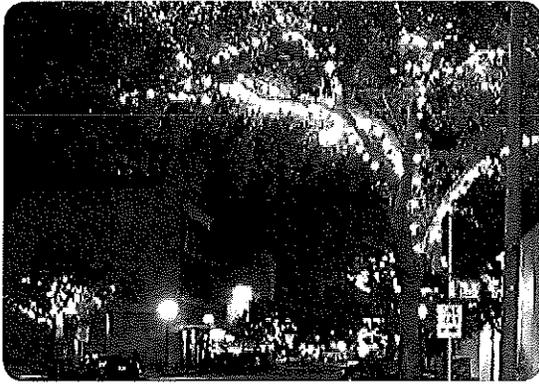


Figure 8.3.22 The lights located in the trees provide a sense of the activity on the street

- E. Electrical service for seasonal/event lighting shall be provided.
- F. The lighting of building elements and garden walls is an effective and attractive technique. Light sources for wall washing and tree lighting should be hidden.
- G. Lights should be shielded to minimize glare.
- H. Exterior doors, aisles, passageways, and recesses should have a minimum illumination level of one foot candle during evening hours. These lights should be equipped with vandal-resistant covers.
- I. Whenever possible, place lights at least 30 inches from the back of the curb.
- J. Place lights at least 5 feet from the edge of the curb transition point nearest the driveway or curb cut. At signalized intersections, lights are generally mounted on the signal poles.
- K. Trees should be pruned to prevent branches from obstructing street lights and photo cells.
- L. Street lights should utilize color corrected high pressure sodium bulbs and contain internal reflectors to direct light downward.

M. Street lights should be sturdy enough to withstand potential vandalism and minimize maintenance.

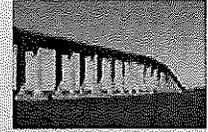
N. Spacing for street lights on commercial streets will range from 100 to 150 feet, depending on the level of pedestrian traffic.



Figure 8.3.23 The spacing of lights depends on the level of pedestrian traffic

O. Lighting levels should be sufficient for the safety of site occupants and visitors but should not spill onto adjacent properties.

P. Lighting in a public surface parking lot should complement the architectural style of surrounding commercial uses, should not exceed 40 feet in height, and should minimize light pollution.



8.4 traffic calming

The objective of traffic calming measures is to reduce vehicle speeds and improve quality of the pedestrian environment, while conforming to required engineering standards. Typical traffic calming measures include refuge islands, bulbouts, street trees, accent paving, and narrow travel lanes. These simple, easy to incorporate methods can transform the overall quality of Antioch's street network, resulting in a safer, friendlier, and more beautiful public realm.

8.4.1 General Guidelines:

The following guidelines apply to all types of traffic calming measures.

- A. Traffic calming should not conflict with emergency vehicles. In some cases, traffic calming methods may not be appropriate.
- B. Traffic calming installations must address drainage, site, and utility conflicts.
- C. Traffic calming on major streets should not divert traffic to smaller, residential streets.

8.4.2 Refuge Islands

A refuge island is a raised space separating two main directions of traffic movement. Refuge islands provide pedestrians with shorter crossing distances and an opportunity for rest.

- A. Crossing distances should be minimized to the greatest extent possible. Pedestrian crossings without a central refuge island should be limited to a maximum of 50 feet.
- B. Pedestrian refuge areas should be at least 4 feet wide to reduce the possibility of island users, particularly those in wheelchairs, from

projecting into the traffic lanes. The width of a refuge island walkway should not be less than the width of the crosswalk.

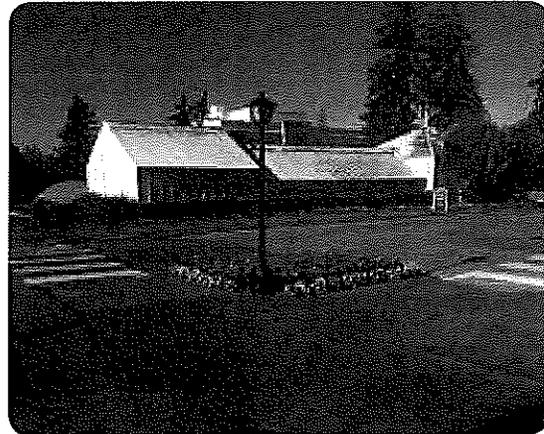


Figure 8.4.1 Well landscaped medians protect pedestrians that are crossing a street

- C. The median should be extended a short distance beyond the edge of the crosswalk to ensure that turning vehicles do not encroach on the pedestrian refuge area.
- D. Refuge areas should be level with the crosswalk and have an accented paving surface different in color and texture from surrounding surfaces. Stamped or textured concrete are preferred.



Figure 8.4.2 The color of the crosswalk and refuge island allow the pedestrian areas to stand out

8.4.3 Bulbouts

A bulbout describes the extension of curbs into the street at crosswalks. They reduce the distance that pedestrians must cross and attempt to slow traffic by narrowing the street.

A. Sidewalk bulbouts should be used where feasible considering the requirements of traffic volumes and storm drainage conditions.



Figure 8.4.3 An example of a bulbout

B. Intersections with bulbouts should be designed so that the outer travel lane has adequate clearance for large vehicles to turn.

C. Landscaping should be kept to a minimum in bulbouts. Bulbouts should be accented with stamped or textured colored concrete.

D. Special attention must be paid to drainage near bulbouts. If gutter flow cannot be accommodated around the perimeter of the bulbout, features such as a removable grate may be incorporated to facilitate water flow.

8.4.4 Street Trees

Street trees planted at the sidewalk edge and in medians tend to calm traffic because they appear to enclose and narrow the street. However, street trees should not interfere with vehicular or pedestrian visibility.

8.4.5 Accent Paving

Accent paving provides visual and audible cues for motorists to slow down and become more aware of pedestrian traffic. Therefore, pedestrian crossings should be accented with stamped or textured colored concrete.

8.4.6 Narrow Travel Lanes

Narrowing travel lanes encourages slower vehicle speeds and reduces pedestrian crossing distances. This technique should be used in environments such as Rivertown that experience a higher degree of potential conflicts, such as high pedestrian traffic, frequent turning movements, and parking vehicles. Travel lanes should be no wider than 12 feet.

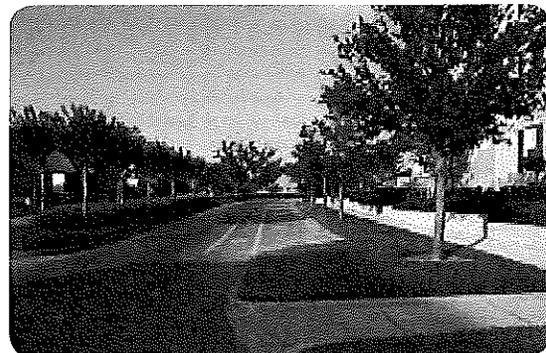


Figure 8.4.4 An example of how a narrow travel lane can slow traffic



8.5 navigational sign system

The establishment of a clear and attractive navigational (also known as wayfinding) system allows visitors to find important services and attractions such as City Hall, the public library, performance venues such as El Campanil Theater, shopping areas, the Municipal Public Marina, parks, public parking, and transportation facilities. The following guidelines relate to the development of a citywide wayfinding program.

A. Gateways will be instrumental in providing a sense of arrival and transition into the City of Antioch and districts within the city. Physical elements of the entry, including medians, signs, archways, paving materials, and landscape planting materials, should function together to physically define the city and its districts. The primary entries should be located at significant entrance points along State Route 4 and other appropriate locations.

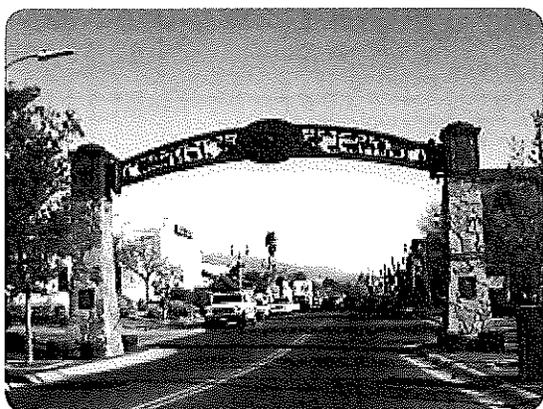


Figure 8.5.1 This arching welcoming sign welcomes visitors into a commercial district

B. A sign program should include directional signs with arrows and labeling to denote the locations of key destinations. Signs for different

districts, such as Rivertown or the Lone Tree Way corridor, may incorporate distinct logos, colors, or materials, but the directional signs should be similar enough to make them easy to use.

C. Directional signs should reflect design materials and components of the gateways and street signs to provide consistency and unity.

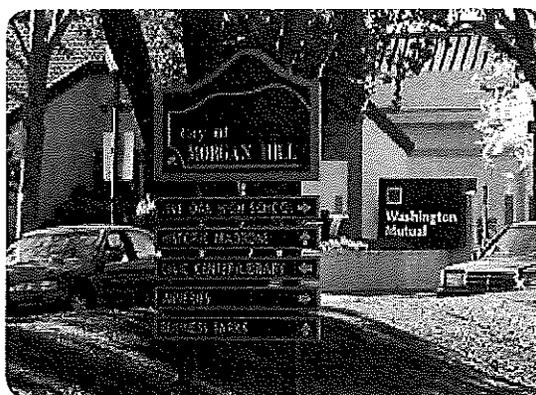


Figure 8.5.2 A sign that shows the location of different destinations

D. Directional signs should be oriented to vehicular traffic. Signs should be lighted, landscaped, and placed permanently at roadsides or within medians at key locations around the city. These signs should be smaller than gateways but similar in style.

E. Street signs are one of the best opportunities to provide a unifying element for Antioch and its districts. In the long-term, consideration should be given to developing a unique street sign program for different districts. Street signs should exhibit the following:

1. A color unique to the particular district;
2. A font selection consistent with desired character of each area;

3. A logo; and
4. Design components that are reflective of the gateway and directional signs.

8.6 public art

Public art creates a sense of place by bringing out the community's unique character. Art can be integrated into public improvements such as benches, trash containers, street lights, signs, paving patterns, fountains, and gateways. Locations for public art pieces are suggested at most public spaces such as streets, plazas, or along pedestrian passageways.



Figure 8.6.1 Public art that is integrated into the public right of way

- A.** Public art should be incorporated into the public realm wherever possible to promote a heightened aesthetic, provoke interest, and send the message that Antioch is a great place to visit.
- B.** Where possible, public art should incorporate the distinct Antioch elements mentioned in Section 8.6. Murals are a way of illustrating the area's unique history and culture.
- C.** Interactive art (i.e., video projections, a climbing structure, or water features) can help create active street scenes.
- D.** Public art can be used as a landmark that attracts pedestrians to key locations (i.e., a

plaza or paseo).

E. Residents, particularly school children, can create decorative tiles that can be integrated into paving, benches, seating areas, walls, stairs, entries, and fountains.

F. Public art should incorporate lighting to provide visibility and enjoyment during evening hours.

8.7 utilities

New development must place utilities underground and/or screen them from view in an aesthetically pleasing fashion.

A. Utilities shall be placed underground for improved service reliability and greater public safety. Underground utilities eliminate visual blight and enhance the quality of the public realm.

B. Overhead utilities must be placed underground wherever major streets' streetscape improvements are made.

C. Structures, fences, rock walls, trellises, and landscaping should be used to screen above ground utility transformers, pull-boxes, and termination cabinets where allowed by utility providers.

D. Transformers should be placed underground to minimize visual impacts. If this is not possible, the transformers should be well screened and placed in the rear or side setback area to minimize visibility from the public right-of-way.

E. On-site connections and utilities should be installed underground where feasible. If utilities and connections cannot be located below ground, these elements should not interfere with, or adversely affect the access, visibility, appearance, or character of the structures in the vicinity.



9.0 sustainability

9.1 sustainable design

9.1.1 Introduction

Sustainable design guidelines provide an alternate vision for the built environment. These planning concepts promote a healthier lifestyle thereby reducing the dependence on automobiles, providing substantial areas of parks and open space through the design of an integrated community that contains housing, shops, work places, schools and community facilities. This consists of encouraging an environment that is:

- A. Sympathetic and in harmony with the natural environment. Buildings should be low in profile and feature colors and materials that complement the land and native environment;
- B. Based in the sound economic practices of thoughtful design that results in the long-term viability of the project.



Figure 9.1.1 A business park that is designed to complement the natural landscape

- C. Possessive of a cohesive architectural theme, a "sense of place," evolving logically over time; and
- D. Aesthetically pleasing for those who spend their time there.

9.1.2 Sustainable Planning

The integration of office, retail and residential space should be considered to create a vibrant neighborhood and further reduce the need for the automobile. Shops, offices and places of entertainment should be designed to be reached on foot creating interactions that reduce sprawl and create a true neighborhood.

- A. The design of flexible industrial and commercial buildings should be considered to reduce future waste while increasing the buildings' market appeal to future tenants.
- B. To produce a community of lasting value, develop spacious pedestrian-friendly streets and boulevards, convenient public transportation, open space, parkland and bicycle paths.
- C. Livability and walkability will be integrated in the planning and design with transit and bicycling as alternate forms of transportation being promoted to reduce the dependency on cars.

9.1.3 Sustainable Design

Developers are encouraged to incorporate sustainable strategies whenever economically feasible. Use of the Leadership in Energy and Environmental Design (LEED™) standard will be supported and encouraged in the development of more sustainable buildings. Energy conserving



Figure 9.1.2 Buildings that meet LEED standards incorporate principles of sustainable design

strategies to be considered should include, but not be limited to, the following:

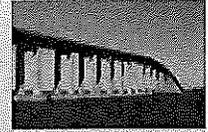
- A. Building shape, mass, orientation and placement. Buildings should be oriented to take advantage of prevailing summer breezes and to buffer against adverse winter wind conditions;
- B. Building clustering;
- C. Materials that have superior insulation and/or thermal mass characteristics;
- D. The passive solar effectiveness of building fenestrations, including the placement of all glass areas and their shading devices, and employment of glazing performance standards;
- E. Building systems that conserve water;

F. Daylighting.:



Figure 9.1.3 Building placement that takes advantage of natural light

- G. Earth sheltering with creative land forming.
- H. Building systems that conserve water.
- I. In hardscape areas, when feasible, a variety of paving materials in sand settling beds should be considered instead of concrete to promote water infiltration and increase the site's water absorption capacity.
- J. Wherever possible, drought tolerant plants are to be used reducing the amount of manicured landscaping. The reliance on indigenous, low maintenance plants instead of turf grass will limit the need for fertilization, pesticides and irrigation.
- K. Bio-retention should be considered as a natural stormwater management system which will improve water quality and increase groundwater recharge. Native trees, shrubs and groundcovers that can handle the ebb and flow of water can be used in combinations naturally found in the region.



- L. The use of materials that are manufactured locally from available resources should be considered to conserve energy use and limit costs associated with transportation. Use of materials that originate in the region helps to connect the project to the community and to support the local economy.



Figure 9.1.4 Local produce and products are fresher and reduce transport needs

RESOLUTION NO. 2014/52

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
APPROVING AND ADOPTING THE 2014-2019 FIVE-YEAR CAPITAL IMPROVEMENT
PROGRAM

WHEREAS, California Government Code Section 66002 states that local agencies that have developed a fee program may adopt a Capital Improvement Program to indicate the approximate location, size and timing of projects, in addition to an estimate for the cost of all facilities or improvements to be financed by fees; and

WHEREAS, the City Manager of the City of Antioch, in accordance with Antioch Municipal Code, Title 2, Section 2-2.06(B)(7), has submitted to the City Council the proposed 2014-2019 Capital Improvement Program; and

WHEREAS, the City Council of the City of Antioch has heretofore considered said Five-Year Capital Improvement Program 2014-2019; and

WHEREAS, the City Council did receive, consider and evaluate all public comments on the Five-Year Capital Improvement Program 2014-2019 document as submitted by the City Manager; and

WHEREAS, pursuant to 14 CFR section 15378, a project under the California Environmental Quality Act (CEQA) does not include government fiscal activities like the budget and Capital Improvements Program, as each project in the Capital Improvements Program will be reviewed for compliance with CEQA before the project is undertaken and a determination made whether the project is not a project under CEQA, such as for continuing maintenance; is a project but is subject to an exemption; is a project but there is not a possibility of significant environmental impacts; or is project and an Initial Study should be conducted;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby adopts the Five-Year Capital Improvement Program 2014-2019 as presented.

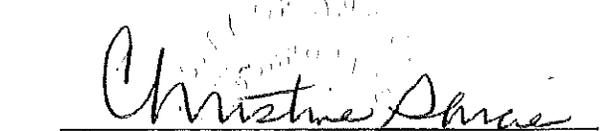
* * * * *

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 10th day of June, 2014 by the following vote:

AYES: Council Members Wilson, Rocha, Tiscareno, Agopian and Mayor Harper

NOES: None

ABSENT: None


ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH

ORDINANCE NO. 932-C-S

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
REPEALING AND RE-ENACTING CHAPTER 15 OF TITLE 4
OF THE ANTIOCH MUNICIPAL CODE, DEALING WITH
TRANSPORTATION SYSTEMS MANAGEMENT

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

SECTION 1: Chapter 15 of Title 4 of the Antioch Municipal Code is hereby repealed and rescinded in its entirety.

SECTION 2: Chapter 15 of Title 4 of the Antioch Municipal Code is hereby re-enacted to read as follows:

CHAPTER 15. TRANSPORTATION SYSTEMS MANAGEMENT.

Sec. 4-15.01. Goals and Objectives.

The following goals and objectives are adopted to assist the staff in implementing this Transportation Systems Management (TSM) ordinance and program:

A) To promote maximum efficiency in the existing transportation system and to further the transportation goals of the Measure C Growth Management Program, Contra Costa's Congestion Management Program and the Bay Area Clean Air Plan by:

- 1) Promoting and encouraging the use of transit, ridesharing, bicycling, walking, flexible work hours and telecommuting as alternatives to solo driving;
- 2) Incorporating these goals and objectives into the land use review and planning process;
- 3) Developing proactive programs and/or projects either alone or in conjunction with other jurisdictions, or with Antioch's

regional transportation planning committee aimed at achieving these goals;

- 4) Considering the incorporation of appropriate technology designed to facilitate traffic flow, provide transit and highway information, provide trip generation alternatives, and related technology into the transportation system; and
- 5) Cooperating with other jurisdictions, the private sector, and transit operators in planning and implementing transportation programs.

B) To reflect an ongoing commitment to expand TSM efforts beyond employer-based trip reduction programs, in order to achieve traffic congestion management and air quality goals.

C) To comply with applicable state and federal laws as well as with Measure C Growth Management Program requirements pertaining to TSM.

D) To ensure the continuation of a proactive TSM program effort aimed at reducing vehicle trips, vehicle emissions and traffic congestion in the most efficient and cost effective manner.

E) To participate, in conjunction with other jurisdictions and the regional transportation planning committee, in a proactive effort to support and develop projects which will achieve the Measure C TSM/TDM goals as described in the regional transportation committee's Action Plan, the Countywide Comprehensive Transportation Plan, the Measure C Strategic Plan, the Congestion Management Plan and/or the Bay Area Clean Air Plan. Such participation may include, but not be limited to:

- 1) Promotion and encouragement of the use of transit, ridesharing, bicycling, walking, flexible work hours, telecommuting or other alternatives to solo driving; and
- 2) Projects incorporating appropriate technology designed to facilitate traffic flow, provide transit and highway information and related technology.

F) To incorporate these goals into its land use review and planning process.

SECTION 3: This ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption and shall be published once within fifteen (15) days upon passage and adoption in the Ledger-Dispatch, a newspaper of general circulation printed and published in the City of Antioch.

* * * * *

I HEREBY CERTIFY that the foregoing ordinance was introduced at a regular meeting of the City Council of the City of Antioch, held on the 28th day of October, 1997, and passed and adopted at a regular meeting thereof, held on the 9th day of December, 1997.

AYES: Council Members Hernandez, Payton, Soliz, and Mayor Rocha.

NOES: Council Member Sudario.

ABSENT: None.

Mary Helen Rocha
MAYOR OF THE CITY OF ANTIOCH

ATTEST:

Glenn K. Randall
CITY CLERK OF THE CITY OF ANTIOCH

3.0 Growth Management

3.1 INTRODUCTION AND PURPOSE

The premise of growth management in the City of Antioch has long been to ensure that development paid its own way, and that sufficient public services and facilities were available to support new development. The City defined the desired pattern of land uses, and proactively assisted in setting up funding mechanisms for expansion of infrastructure designed to ensure that the costs of capital facilities needed to support growth were paid for by new development. As individual development came forward, the emphasis was on mitigating the impacts of proposed growth. Today, one of the key themes of the Antioch General Plan is that new growth and development be directed toward the achievement of the community vision set forth in the General Plan. New development needs to make a positive contribution to the community, and not just avoid or mitigate its impacts.

Antioch will face a number of difficult growth management challenges over the next 20 years as it moves from a bedroom suburb to a full service city. Key among these challenges is the need to effectively address nagging traffic congestion problems in the East County region in the face of rapid residential growth forecasts. In response, Antioch has committed to expand local employment opportunities and reduce the need for Antioch residents to commute long distances to work. The desire to revitalize Antioch's Rivertown area, its riverfront, and its older areas; to enhance municipal income streams through expanded retail opportunities, and the need to expand both upper end and affordable housing opportunities also need to be factored into the community's growth management strategy.

New growth and development within Antioch will increase the demand for infrastructure and services provided by the City and other agencies. In addition, future land use and

development decisions will have an effect on municipal costs and revenues. As long as Antioch continues to grow in population and expand its economic base, the City's operating and capital budgets will have to respond to increased demands for services and facilities. Since the fiscal burden of providing expanded infrastructure is beyond the normal capacity of municipal revenues, it is imperative that the expansion of the City's residential and non-residential sectors occur such that a burden is not placed on the community's resources.

As discussed in Section 3.1.2, Antioch voters passed an advisory growth control measure. Measure U calls for the City to not only enforce public services and facilities performance standards during the review of individual development proposals, but also to phase the rate of new development to ensure the continuing adequacy of those services and facilities. Managing the *rate* of growth adds a new challenge. To implement annual growth limits in addition to the public services and facilities performance standards that the City has been implementing, along with large-scale assessment districts to provide up-front financing of infrastructure, requires that care be taken to ensure the viability of such infrastructure financing mechanisms.

It is the purpose of this Element of the General Plan to bring together those portions of the General Plan that address various aspects of growth management, and thereby set forth a comprehensive strategy to manage the location and rate of future growth and development. It is also the purpose of the Growth Management Element to implement the provisions of countywide Measure J and the City's Measure U (see Sections 3.1.1 and 3.1.2, below). The Growth Management Element thus sets forth performance standards for key community services and facilities, thereby establishing a clear linkage between future growth and the adequacy of community services and facilities.

3.1.1 Contra Costa County Measure J Requirements

- One purpose of the Growth Management Element is to comply with the requirements of the Measure J Growth Management Program (GMP), adopted by the voters of Contra Costa County in November 2004. The GMP requires each local jurisdiction to meet the six following requirements: Adopt a development mitigation program;
- Address housing options;
- Participate in an ongoing cooperative, multi-jurisdictional planning process;
- Adopt an Urban Limit Line (ULL);
- Develop a five-year capital improvement program; and,
- Adopt a transportation systems management (TSM) ordinance or resolution.

Measure J (2004) is a 25-year extension of the previous Measure C Contra Costa Transportation Improvement and Growth Management Program approved by the voters in 1988.

Both programs include a ½ percent transportation and retail transactions and use tax intended to address existing major regional transportation problems. The Growth Management component is intended to assure that future residential business and commercial growth pays for the facilities required to meet the demands resulting from that growth.

Compliance with the GMP is linked to receipt of Local Street Maintenance and Improvement Funds and Transportation for Livable Community funds from the Transportation Authority. The Growth Management Program defined by the original Ordinance 88-01 continues in effect along with its linkage to Local Street maintenance and improvement funds through March 31, 2009. Beginning on April 1, 2009, the Measure J CMP requirements take effect.

Measure J eliminates the previous Measure C requirements for local performance standards

and level-of-service standards for non-regional routes. Measure J also adds the requirement for adoption of a voter-approved ULL.

3.1.2 Antioch's Advisory Measure U

In November 1998, Measure U was approved by a large majority of Antioch voters (69 percent). Measure U was an advisory measure calling for the City to phase the rate of new development to:

“Provide adequate schools, street improvements, and Highway 4 improvements for a sustained high quality of life, by making new growth pay its own way through maximizing fees, assessment districts, matching fund programs, and any other means effective to expedite the construction of needed infrastructure.”

A series of community workshops were conducted during early 1999, leading to an interim ordinance.

The interim ordinance was subsequently replaced by a permanent ordinance that is consistent with the provisions of the General Plan Element.

3.2 GOALS OF THE GROWTH MANAGEMENT ELEMENT

To provide for a sustained high quality of life and ensure that new development occurs in a logical, orderly, and efficient manner, it is the goal of the Growth Management Element to accomplish the following:

- *Maintain a clear linkage between growth and development within the City and expansion of its service and infrastructure systems, including transportation systems; parks, fire, police, sanitary sewer, water, and flood control facilities; schools; and other essential municipal services, so as to ensure the continuing adequacy of these service facilities.*

This goal is cornerstone of the Growth Management Element. The quantified

public services and facilities performance standards delineated in this Element set a benchmark for quantifying the impacts of new development, and also represent the measuring tool by which mitigation of those impacts will be required by the City. Implementation of these performance standards is thus designed to mitigate the impacts of growth, and ensure that new development pays its own way in terms of the capital costs associated with needed expansion of public services and facilities. The provisions of the Growth Management Element are also intended to address efficiency in the provision of public services and facilities. By moderating the rate of new residential growth, consistent with the ability of the City and service agencies to keep pace, the cost of providing public services can be maintained at reasonable rates.

"Efficiency" in the provision of public services and facilities often also means constructing large-scale capital facilities at the initial phase of new development to avoid interim periods of inadequate service. The City of Antioch recognizes that that it is sometimes necessary to construct large-scale infrastructure ahead of development, possibly making financing difficult for individual developments. Where financing required large-scale capital facilities is needed, but beyond the ability of individual developments, many communities permit the construction of interim facilities. However, maintenance of such interim facilities is often costly, and in the end more expensive than constructing the ultimate facilities up front. As a result, Antioch strives to avoid the use of interim facilities, and supports the establishment of land-based financing mechanisms in the form of assessment districts to facilitate the financing of large-scale capital facilities. Policies related to interim facilities and financing of capital facilities is contained in the Public Services and Facilities Element.

- *Maintain a moderate rate of residential growth to ensure that the expansion of public services and facilities keeps pace.*

This goal recognizes that there is a limit to the rate at which public services and facilities can reasonably be expanded. Because of long lead times for the construction of regional highway improvements, schools, and large-scale flood control facilities, the provision of some critical facilities can fall behind rapid residential growth, even if new development does ultimately pay its own way. By moderating residential growth rates, potential lag times between project approvals and housing occupancy can be minimized or eliminated.

- *Recognize the ultimate buildout of future development within the City of Antioch and its Planning Area that is established in the General Plan Land Use Element.*

The land use map and policies contained in the Land Use Element define the City's future land use pattern, along with maximum appropriate development intensities throughout the Antioch Planning Area. As a result, the General Plan Land Use Element establishes an ultimate buildout for the General Plan. The policies of the Growth Management Element are intended to recognize that build out of the General Plan will occur as the result of numerous individual development decisions and numerous incremental improvements to the public services and facilities serving Antioch. In setting forth public services and facilities and defining the responsibility of individual developments to mitigate impacts and pay their own way, the Growth Management Element is intended to provide a system for the expansion of infrastructure that will support build out of the General Plan as expressed by the ultimate buildout established in the Land Use Element.

- *Manage the City's growth in a way that balances the provision of diverse housing options with local employment opportunities and provides sufficient municipal revenues to cover the cost of high quality municipal services and facilities.*

Achievement of a balance between local jobs and housing was a key factor in the implementation of the City's advisory Measure U, and a key component of Antioch's vision as expressed in Chapter 2, Community Vision, of the General Plan. The General Plan recognizes sustaining a high quality of life for Antioch residents necessarily involves reducing the need for long commutes to work, and that "balancing" jobs and housing means much more than just having an appropriate number of employment and housing opportunities within the community. "Balancing" jobs and housing means providing a range of housing types appropriate for the types of employment opportunities found in Antioch. Conversely, "balancing" jobs and housing means providing the employment-generating lands that will provide the employment opportunities appropriate to Antioch residents. This Element is intended to assist in the financing of infrastructure needed to develop job-producing uses. It accomplishes this purpose by establishing achievable performance standards and considering the feasibility financing infrastructure expansion.

- *Improve regional cooperation in relation to mitigating the regional impacts of new development.*

Some of the services and facilities (e.g., fire protection, schools, and sewage treatment) provided to Antioch residents and businesses are provided by special districts, and not by the City. Effective management of growth, including mitigation of impacts and expansion of services and facilities to support future growth requires the cooperation of the City and outside agencies providing local services. The provisions of the Growth Management Element, along with the provisions of the Public Services and Facilities Element, are intended to provide for such coordination.

For many issues (e.g., transportation, air quality, and economic development), a cooperative regional approach to problem solving is the only effective means. Traffic

congestion resulting from home-to-work trips is primarily a regional problem resulting from regional imbalances of employment and housing, and can only be solved by concerted efforts at both ends of existing problematic commutes.

The impacts of new development are not always restricted to the municipal boundaries of the jurisdiction approving the development. Often, developments approved by one community impact other communities. In the case of development projects that will exacerbate regional jobs-housing imbalances, the traffic, noise, and air quality impacts of such developments can manifest themselves at some distance away from the development itself. "Equitable" mitigation involves not only that projects pay their own way within the jurisdiction where they are approved, but may also mean mitigating impacts in other jurisdictions.

The Growth Management Element seeks to establish a basis for communities to jointly provide mitigation for impacts occurring in other jurisdictions, as well as a basis for regional cooperation to address regional issues. Antioch recognizes that the effectiveness of its Growth Management Element ultimately relies on the extent to which active partnerships with other jurisdictions can be formed and maintained to address the regional aspects of mitigating development impacts.

3.3 GENERAL PLAN APPROACH

3.3.1 Growth Management Provisions in the General Plan

Antioch's growth strategy is to undertake a comprehensive program to accommodate planned economic and population growth in a manner consistent with community values and the lifestyles of existing and future residents. Thus, growth management is central to the General Plan, and "growth management" provisions appear throughout the General

Plan. In effect, the various elements of the General Plan each address specific aspects of managing growth within Antioch, and are intended to work together to function as a comprehensive growth management program. The specific growth management roles of individual General Plan elements are described below.

- The *Growth Management Element* implements the provisions of countywide Measure C, and provides supporting policies for implementation of Antioch's advisory Measure U. This Element establishes a quantified annual cap on residential growth, and sets forth roadway and highway level of service standards, as well as public services and facilities performance standards. This Element also implements the provisions of Measure J by providing general policy direction for achieving a balance between local jobs and housing, as well as for City participation in regional transportation planning efforts.
- The *Land Use Element* defines acceptable locations and the appropriate intensity for new development, and sets forth policies regarding development design and land use compatibility. By defining acceptable locations and appropriate intensities for new development, the Land Use Element establishes the maximum allowable development intensity for the City at "build out" of the Antioch Planning Area. Incorporated into the Land Use Element are the provisions of a boundary agreement Antioch maintains with the City of Brentwood. The agreement is intended to establish an agreed upon boundary between the two cities, and provide for compatible land uses along the cities' mutual boundary¹.

This element also addresses the effect of the urban limit line established by the Voter-Approved Urban Limit Line (Figure 4.12) and directs new development to

occur within the Voter-Approved Urban Limit Line, thereby achieving a compact form of community.

The Land Use Element specifically delineates lands set aside for the development of employment-generating uses, and defines the types of employment-generating uses appropriate for each area so designated. Overall, the land use pattern defined in this element, along with the aggressive economic development program called for in the General Plan, is designed to achieve a balance between local housing and employment. Overall, the Land Use Element sets for smart growth concepts, including providing for a close relationship between land use and transportation facilities (e.g., public transit, bicycle and pedestrian transportation, higher density development nodes at transportation centers).

- The *Circulation and Transportation Element* directly addresses the provision of the new and expanded transportation facilities that are needed to support development of the land uses delineated in the Land Use Element, consistent with the level of service standards set forth in the Growth Management Element. This Element defines the specific improvements that will be made over time to the City's roadway and highway systems in order to maintain the level of service standards set forth in the Growth Management Element.
- The *Public Services and Facilities Element* directly addresses the provision of the new and expanded public services and facilities that are needed to maintain the performance standards set forth in the Growth Management Element. This Element defines the responsibilities of new development projects for the provision of expanded services and facilities, and provides policy direction for the manner in which expansion of public services and facilities will be financed. This element also addresses avoidance of interim facilities and the financing of large-scale

¹ The provisions of the boundary agreement permit either city to terminate the agreement upon notice to the other city.

facilities needed to maintain the performance standards set forth in the Growth Management Element.

- The *Resource Management Element* provides policy direction for the management of open space, hillside development, biological resources, water resources and quality, cultural and historical resources, and energy resources in relation to new growth and development.
- The *Environmental Hazards Element* addresses the constraints on growth presented by natural and man-made hazards.
- A *Development Review Program* is included as part of General Plan implementation programs. The Development Review Program is a compilation of General Plan policies affecting the review of individual development projects. This portion of the General Plan presents a comprehensive definition of the General Plan performance standards that will be used to review new development proposals in order to implement the policies of the General Plan. Thus, the Development Review Program sets forth the specific criteria that will be used to determine the consistency of proposed new developments with the General Plan.

In addition to the Development Review Program, General Plan implementation programs include Follow-up Studies, Intergovernmental Coordination, and General Plan Maintenance. These sections set forth requirements for monitoring and coordination of the City's Growth Management Element, including monitoring of compliance with stated performance standards and coordination with the City's Capital Improvement Program.

- The *Housing Element* delineates the specific programs that the City of Antioch will implement to ensure housing opportunities for all economic segments of

the economy. The Housing Element, unlike the balance of the General Plan, is intended by state law to be short-term, setting forth a five-year program. As a result, the Housing Element is required to be updated every five years. This Element sets forth specific policies and programs designed to ensure opportunities for the development of upper end housing, and for housing for service workers who could not otherwise afford for-sale housing within Antioch. State law requires that the California Department of Housing and Community Development review local Housing Elements to determine whether they meet the applicable legal requirements.

The Measure J Growth Management Program requires jurisdictions to report on their progress towards Housing Element compliance. The City must prepare a biennial report of the implementation of actions outlined in the City's Housing Element, for submittal to CCTA as part of the biennial GMP Compliance Checklist. The report will demonstrate reasonable progress using one of the following three options:

- a. Comparing the number of housing units approved, constructed or occupied within the City over the preceding five years with the number of units needed on average every year to meet the housing objectives established in the City's Housing Element; or,
- b. Illustrating how the City has adequately planned to meet the existing and projected housing needs through the adoption of land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development; or,
- c. Illustrating how the City's General Plan and zoning regulations facilitate the improvement and development of sufficient housing to meet those objectives.

3.3.2 Growth Management Provisions Outside of the General Plan

3.3.2.1 Capital Improvements Program.

The City of Antioch maintains a five-year capital improvements program (CIP) that lists projects, along with their costs and funding sources. The CIP identifies proposed capital improvements for parks and trails, roadway improvements, traffic signal projects, water and wastewater system improvements, and community facilities projects (e.g., community center, art in public places, Antioch Marina, police facility, city hall, fishing pier, library). This program defines priorities for public improvements throughout the community.

3.3.2.2 Transportation Systems Management Ordinance. The City of Antioch has adopted, and is implementing a Transportation Systems Management Ordinance to promote maximum efficiency in the existing transportation system, and to further the transportation goals of Measure J and the provisions of Contra Costa County's Congestion Management Program. The ordinance achieves these goals by:

- Promoting and encouraging the use of transit, ridesharing, bicycling, walking, flexible work hours, and telecommuting.
- Incorporating these features into the land use review process.
- Developing transportation systems management and demand management proactive programs and projects.
- Where feasible, incorporating technology in the transportation system to facilitate traffic flow, provide transit and highway information, and provide trip generation alternatives.

3.3.2.3 Participation in Regional

Transportation Planning. Antioch is an active participant in regional transportation planning efforts, including the TRANSPLAN Committee. The TRANSPLAN Committee was formed in 1991 to serve as a transporta-

tion planning and coordinating group for the eastern portion of Contra Costa County. TRANSPLAN, whose members include the cities of Antioch, Brentwood, Oakley, and Pittsburg, as well as Contra Costa County, coordinates and represents East County's interests in the Measure J transportation planning and growth management process. TRANSPLAN projects include regional bikeway plans, East County Traffic Management Study, State Route 4 East Rail Transit Study, and the State Route 239 Interregional Corridor Study.

Members of the City Council also serve in active roles on the boards of the Contra Costa Transportation Authority and Tri-Delta Transit.

Participation In Other Regional Programs.

The City of Antioch participates in a number of other regional planning programs. These include the following:

- ABAG (regional land use and transportation planning for the San Francisco Bay Area);
- Community Advisory Board – San Francisco Bay Water Transit Authority (water-based transit);
- East Bay Division, League of California Cities (coordination regarding issues of mutual interest in relation to statewide issues and state legislation);
- East Contra Costa Regional Fee and Financing Authority (areawide financing of major transportation improvements);
- Mayor's Conference (forum for discussion of issues of mutual interest for cities within Contra Costa County); and
- State Route 4 By-Pass Authority (financing and construction of the State Route 4 by-pass east of State Route 160).

3.4 SERVICE STANDARDS FOR TRANSPORTATION FACILITIES

This portion of the Growth Management Element sets level of service¹ standards for roadways within the City of Antioch Planning Area, along with policies to ensure that these standards are maintained. These standards form the basis for the City's circulation policies, and for the ways in which land use and circulation will be correlated with each other. Roadways are grouped into two categories: "Routes of Regional Significance" and "Basic Routes."

Policies and programs to define the responsibilities of new development projects for the provision of expanded roadway facilities are provided in Chapter 7.0 of the General Plan (Circulation Element). Policy direction addressing the manner in which expansion of roadways and other public services and facilities will be financed is provided in Section 8.13 (Public Services and Facilities Element).

3.4.1 Routes of Regional Significance

"Routes of Regional Significance" include state highways and other major roadways that carry a significant amount of through traffic, and link Antioch to neighboring jurisdictions. Routes of Regional significance are subject to implementation of "Action Plans," which are a set of programs and policies that are developed with other jurisdictions in the County to address traffic impacts along these regional routes. Development projects that may impact regional routes are required to comply with adopted Action Plans. These Action Plans are described in the Circulation Element.

¹ Traffic levels of service (LOS) are expressed in terms of volume-to-capacity ratios to estimate the delay experienced by drives at intersections. They are expressed as the letters A-F with A representing free flow (volumes less than 60% of capacity, and F representing gridlock (volumes greater than 100% of capacity).

The following are officially designated as routes of regional significance.

- State Route 4, including freeway interchanges and the State Route 4 bypass
- State Route 160, including freeway interchanges
- Lone Tree Way
- Hillcrest Avenue
- Deer Valley Road
- Delta Fair Boulevard, west of Sommersville Road
- Buchanan Road, west of Sommersville Road
- James Donlon Boulevard
- Somersville Road
- Sand Creek/Dallas Ranch Road
- Standard Oil Road

While it may be desirable to add new roadways to this list, to do so in the absence of preparing and adopting "Action Plans" would leave such additional routes without enforceable performance standards. The Antioch Circulation Element identifies roadways that should be added to the County's list of Routes of Regional Significance, including 18th Street, Wilbur Avenue, Sunset Avenue, Oakley Avenue, and the Pittsburg-Antioch Highway. Each of these roadways provides access between Antioch and other communities. A program to prepare Action Plans and have these roadways designated as Routes of Regional Significance is included in Chapter 12, Implementation.

3.4.1.1 Performance Standards for Routes of Regional Significance. Discretionary projects that impact Routes of Regional Significance shall comply with the requirements of the adopted Action Plans. The improvements proposed for each of these routes are described in the Circulation Element.

Table 3.A – Level of Service Traffic Standards

Land Use	Level of Service (LOS)	Range of Volume-to-Capacity Ratios (V/C)
Rural	Low – C	0.70 – 0.74
Semi-Rural	High-C	0.75 – 0.79
Suburban	Low-D	0.80 – 0.84
Urban	High-E	0.85 – 0.89
Central Business District	Low-E	0.90 – 0.94

3.4.2 Basic Routes

This Growth Management Element requires consistency with the following traffic standards for Basic Routes, which are defined as all local roads not otherwise designated as Routes of Regional Significance. The standards are defined for various land uses, as illustrated in Table 3.A.

3.4.2.1 Performance Standards for Basic Routes. The minimum acceptable operating levels of service on arterials, collectors, and intersections during peak hours shall be as follows.

- a. Regional commercial portions of the Antioch Planning Area; intersections within 1,000 feet of a freeway interchange: Low "E" (v/c = 0.90-0.94)
- b. Residential and commercial portions of the Rivertown Focus Area; freeway interchanges: High "D" (v/c = 0.85-0.89)
- c. Residential and arterial roadways in non-Regional Commercial areas: Mid-range "D" (v/c = 0.83-0.87)

The locations of each of these types of routes is illustrated in the Circulation Element Map. For school facilities, the applicable performance standard is design of facilities to avoid impeding traffic on public streets before, during, and after normal school days.

3.4.3 Transportation Facilities Objective

Maintain acceptable traffic levels of service on City roadways through implementation of Transportation Systems Management, Growth

Management, and the City's Capital Improvement Program, and ensure that individual development projects provide appropriate mitigation for their impacts.

3.4.4 Transportation Facilities Policies

- a. Place ultimate responsibility for mitigating the impacts of future growth and development, including construction of new and widened roadways with individual development projects. The City's Capital Improvements Program will be used primarily to address the impacts of existing development, and to facilitate adopted economic development programs.
- b. Continue to develop and implement action plans for routes of regional significance (see Circulation Element requirements).
- c. Ensure that development projects pay applicable regional traffic mitigation fees and provide appropriate participation in relation to improvements for routes of regional significance (see also Circulation Element Policy 5.3.1f).
- d. Consider level of service standards along basic routes to be met if 20-year projections based on the City's accepted traffic model indicate that conditions at the intersections that will be impacted by the project will be equivalent to or better than those specified in the standard, or that the proposed project has been required to pay its fair share of the improvement costs needed to bring operations at impacted intersections into conformance with the applicable performance standard.

- e. The policy set forth in Paragraph d, above, is based on *projected, with project* traffic conditions and is a more stringent standard than that required by Measure J, which does not require jurisdictions to adopt local LOS standards. In cases where the standard set forth in paragraph d, above, is not met in the *no project* condition (i.e., projected traffic will not meet the applicable standard, even if the proposed project is not built), General Plan traffic standards for Basic Routes will be considered to be met if (1) the proposed project has been required to pay its fair share of the improvement costs needed to bring operations at impacted intersections into conformance with the applicable performance standard and actual physical improvements will be provided by the project so as to not result in a further degradation of projected level of service at affected intersections.

3.4.5 Transportation Systems Management (TSM) Policies

- a. Continue to implement the City's TSM program to reduce trip generation and maximize the carrying capacity of the area's roadway system.
- b. Work to establish rail transit service within Antioch.
- c. Work with Tri-Delta Transit and other service providers to promote regional transit service. Refer proposed development projects to Tri-Delta Transit, and require the provision of bus turnouts and bus stops in locations requested by the agency, where appropriate.
- d. Maintain a comprehensive system of bicycle lanes and routes as specified in the Circulation Element.
- e. Synchronize traffic signals where feasible to improve the flow of through traffic.

3.5 SERVICE STANDARDS FOR OTHER COMMUNITY SERVICES

This section of the Growth Management Element sets forth performance standards for public services and facilities other than the transportation network. Descriptions of current facilities serving Antioch and its Planning Area, as well as plans and programs for expansion of facilities maintained by the City and the special districts serving the City are described in the Public Services and Facilities Element.

Standards are presented for services and facilities provided by the City of Antioch, as well as those provided by Special Districts other than the City, including fire protection services provided by the Contra Costa County Fire Protection District, school facilities provided by the Antioch Unified School District¹, and sewage treatment facilities provided by the Delta Diablo Sanitation District. In addition to the fire, police, water, sanitary sewer, flood control, and park performance standards that are set forth in the Growth Management Element, standards are also provided for community centers, schools, and general public services and facilities. The inclusion of these additional standards recognizes the crucial role that community centers, schools and other governmental facilities will play in ensuring a high quality of life for Antioch residents.

Policies and programs to define the responsibilities of new development projects for the provision of expanded public services and facilities needed to meet the performance objectives and stated that follow are provided in the Public Services and Facilities Element of the General Plan. Policy direction addressing the manner in which expansion of roadways and other public services and facilities will be financed is provided in Section 8.13 (Public Services and Facilities Element).

¹ A small portion of the Antioch Planning Area is located within the boundaries of the Brentwood School District and the Liberty Union High School District. Standards and policies for schools will apply to each school district serving the Planning Area.

3.5.1 Community Centers¹

3.5.1.1 Performance Objective. Ensure that community centers provide sufficient space to conduct civic meetings, recreational programs, and social activities to meet the needs of Antioch residents.

3.5.1.2 Performance Standard. Maintain a minimum of 750 square feet of community center space per 1,000 population.

3.5.2 Fire Protection Facilities

3.5.2.1 Performance Objective. Maintain competent and efficient fire prevention and emergency fire, medical, and hazardous materials response services with first responder capability in order to minimize risks to life and property.

3.5.2.2 Performance Standard. Prior to approval of discretionary development projects, require written verification from the Contra Costa County Fire Protection District that a five minute response time (including three minute running time) can be maintained for 80 percent of emergency fire, medical, and hazardous materials calls on a citywide response area basis.

3.5.3 Police Service

3.5.3.1 Performance Objective. Maintain an active police force, while developing programs and police facilities that are designed to enhance public safety and protect the citizens of Antioch by providing an average response time to emergency calls of between seven and eight minutes from the time the call is received to the time an officer arrives.

3.5.3.1 Performance Standard. Maintain a force level within a range of 1.2 to 1.5 officers,

¹ Community centers consist of buildings, other than City Hall, designed for community meetings, indoor recreational and instructional programs, and social activities. Included in the definition of community centers are such specialized facilities as senior centers, youth centers, and gymnasiums. Existing facilities include the Nick Rodriguez Community Center, Prewitt Family Park Center, and the Antioch Senior Center.

including community service officers assigned to community policing and prisoner custody details, per 1,000 population. The ratio of community service officers assigned to community policing and prisoner custody details to sworn officers shall not exceed 20 percent of the total number of sworn officers.

3.5.4 Water Storage and Distribution²

3.5.4.1 Performance Objective. Maintain a water system that is capable of meeting the daily and peak demands of Antioch residents and businesses, including the provision of adequate fire flows and storage for drought and emergency conditions.

3.5.4.2 Performance Standard. Adequate fire flow as established by the Contra Costa County Fire Protection District, along with sufficient storage for emergency and drought situations and to maintain adequate service pressures.

3.5.5 Sanitary Sewer Collection and Treatment Facilities¹

3.5.5.1 Performance Objective. A wastewater collection, treatment, and disposal system that is capable of meeting the daily and peak demands of Antioch residents and businesses.

3.5.5.2 Performance Standards.

- a. Sanitary sewers (except for force mains) will exhibit unrestricted flow in normal and peak flows.
- b. Prior to approval of discretionary development projects, require written verification from the Delta Diablo Sanitation District that the proposed project will not cause the rated capacity of

² The performance objectives and standards for water storage and distribution relate to the provision of capital facilities. Policies related to water conservation and the use of reclaimed wastewater are contained in the Open Space/Conservation Element.

treatment facilities to be exceeded during normal or peak flows.

3.5.6 Flood Control

3.5.6.1 Performance Objective. Ensure adequate facilities to protect Antioch residents and businesses from damaging flood conditions.

3.5.6.2 Performance Standard. Provide sufficient facilities development to protect structures for human occupancy and roadways identified as evacuation routes from inundation during the 100-year flood event.

3.5.7 Parks and Recreational Facilities

3.5.7.1 Performance Objective. A system of park, recreational, and open space lands of sufficient size and in the appropriate locations, including provision of a range of recreational facilities, to serve the needs of Antioch residents of all ages.

3.5.7.2 Performance Standard. Provide five acres of improved public and/or private neighborhood parks and public community parkland per 1,000 population, including appropriate recreational facilities.

3.5.8 Schools

Recognizing that provision of school facilities is the responsibility of the school district, as set forth in State law (SB50). The intent of the General Plan in setting forth objectives and a performance standard for school facilities to require the maximum mitigation allowable by law.

3.5.8.1 Performance Objective. Provision of schools in locations that are readily accessible to student populations, along with sufficient facilities to provide educational services without overcrowding.

3.5.8.2 Performance Standard. Require new development to provide necessary funding and/or capital improvements to mitigate projected impacts on school facilities,

as determined by the responsible school district.

3.5.9 Entitlement Process and Capital Improvements Program

3.5.9.1 Entitlement Process and Capital Improvements Program Objective. To ensure the attainment of public services and facilities standards through the City's development review process, Capital Improvements Program, and a variety of funding mechanisms.

3.5.9.2 Entitlement Process and Capital Improvements Program Policies

- a. Ensure that discretionary development projects comply with the City's performance standards, by approving such projects only after making one or more of the following findings.
 - The City's adopted performance standards will be maintained following project occupancy; or
 - Project-specific mitigation measures or conditions of approval have been incorporated into the project.
- b. Require new development to fund public facilities and infrastructure, either directly or through participation in a land-based financing district, as necessary to mitigate the impacts of new development on public services and facilities.
- c. Levy mitigation requirements in proportion to each development's anticipated impacts. Where infrastructure is required to be installed in excess of a development's proportional mitigation requirement, utilize benefit districts over the area to be benefited by the infrastructure or provide reimbursement to the development for excess cost.
- d. Maintain a Five-Year Capital Improvement Program, designed, in part, to ensure that traffic and other public service performance standards are met and/or maintained, and to address the needs of

existing development. Update capital improvement plans as part of the annual budget process.

3.6 MANAGING THE RATE OF GROWTH

3.6.1 Rate of Growth Objectives

- a. Provide for a reasonable rate of residential growth that ensures the ability of the City to provide housing opportunities for all economic segments of the community as required by State Housing Element law, and that facilitates the ability of public services and facilities provided by the City and outside agencies to expand at a commensurate rate.
- b. Encourage reinvestment in older neighborhoods in order to increase the efficiency and reduce the costs of providing public services, stabilize older residential neighborhoods, and revitalize the Rivertown area.

3.6.2 Rate of Growth Policies

- a. Prohibit the granting of new residential development allocations for the calendar years 2006 and 2007. For the five-year period from 2006 to 2010, no more than 2,000 development allocations may be issued. Thereafter, limit the issuance of development allocations to a maximum annual average of 600, recognizing that the actual rate of growth will vary from year to year. Thus, unused development allocations issued after December 31, 2010 may be reallocated in subsequent years, and development allocations may be moved forward from future years, provided that the annual average of 600 development allocations may not be exceeded during any given five-year period (i.e., no more than 3,000 development allocations may be issued for any given five-year period).
- b. To move development allocations forward from future years, the following finding must be made:

The constraints posed by needed infrastructure phasing or capital facilities financing require that development allocations be moved forward from future years to avoid jeopardizing the feasibility of existing infrastructure financing mechanisms or the financing of infrastructure for the development allocations that would otherwise be granted during the calendar year.

- c. To facilitate the development of housing required to meet the needs of all economic segments of the community and special needs groups identified in the Housing Element, age-restricted housing and multiple-family dwellings shall be counted as less than one single family dwelling unit for the purposes of residential development allocations. The relationship between an allocation for a single-family dwelling and an allocation for age-restricted housing and multiple-family dwellings shall be based on such factors as differences in traffic generation, school impacts, and demand for new recreation facilities.
- d. In order to avoid a predominance of any one housing type, limits shall be placed on the number of annual allocations that may be granted to age-restricted senior housing, single family detached housing, and multifamily housing.
- e. Permit residential projects that are subject to limitations on development allocations to proceed with other necessary approvals not directly resulting in the division of land or construction of residential dwelling units (e.g., General Plan amendments, rezoning, environmental review, annexation, etc.). The processing of such applications is not, however, a commitment on the part of the City that the proposal will ultimately receive development entitlements or allocations.
- f. To facilitate the development of housing required to meet the needs of all economic segments of the community and special needs groups identified in the Housing

Element, exempt the following types of developments from limitations on the annual issuance of development allocations, whether for single-family or multi-family residential development. Dwelling units approved pursuant to the following exemptions shall not be counted against the established maximum annual development allocation.

- (1) Income-restricted housing needed to meet the quantified objectives for very low and low income housing set forth in the Housing Element, along with "density bonus" dwelling units approved pursuant to the provisions of the Housing Element and the City's Density Bonus ordinance.
- (2) Dwelling units designed for one or more Special Needs Groups, as defined in the Housing Element (i.e., handicapped, income-restricted senior housing), pursuant to programs set forth in the Housing Element as needed to meet the Housing Element's quantified objectives for housing of special needs groups.
- (3) Dwelling units within development projects having vested rights through a valid (unexpired¹) development agreement or vesting map.
- (4) Construction of a single dwelling unit by or for the owner of the lot of record on which the dwelling unit is to be constructed.
- (5) Construction of a second dwelling unit on a lot of record.
- (6) Development of a project of four or fewer dwelling units.
- (7) Development projects within the Rivertown Focused Planning Area.
- (8) Smart growth, transit-oriented development projects.
- (9) Properties outside the City limits, as shown on the General Plan Land Use Map, that subsequently annex to the City and otherwise provide positive impacts to the City consistent with this article. Approval of such an exemption shall be at the sole discretion of the Council, and the details shall be memorialized by a statutory development agreement or other binding instrument. However, residential development in Roddy Ranch shall be subject to the residential development allocation program.

3.6.3 Development Allocation Policies

- a. Development allocations shall constitute a right, granted by the City Council, to apply for building permits for lots within an approved tentative map, subject to recordation of the map and conformance with all conditions of approval placed on the tentative tract map.
- b. Development allocation reservations shall constitute a "set aside" of a portion of the maximum annual number of development allocations in future years for dwelling units within an approved large-scale development project (e.g., Specific Plan, Planned Development) for which a tentative map has not yet been approved.
- c. At least once during each fiscal year, the City will grant development allocations for approved and proposed projects based upon the extent to which such projects meet or are consistent with the objectives set by the City Council for the following allocation period and, if appropriate, for succeeding allocation periods.
- d. Development objectives shall be adopted by the City Council following public hearing. In defining development objectives, the City Council shall provide an indication to the development community of the City's expectations for residential development for the allocation period.

¹ The majority of existing development agreements expired on December 31, 2002.

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- (1) Base development objectives on the need to implement the provisions of the Antioch General Plan, public service and facilities capacities, recommendations of the City's Capital Improvements Program, environmental constraints, and other relevant factors.
 - (2) Formulate development objectives so as to facilitate comparative review of development projects and thereby allow the City to appropriately limit the number of development allocations at times when requests for such allocations would exceed the specified annual average, or the number of allocations assigned to any given time period.
 - (3) Incorporate identification of development projects providing net benefits to the community into development objectives, thereby providing such project with a priority for the granting of development allocations.
- e. Permit requests for development allocations (either tentative maps or other applicable approval for residential projects not requiring a land division) in excess of the limitations on annual allocations described above, provided that the project is phased so that the no single phase exceeds the number of allocations granted to the project for a given year. Thus, development projects may be granted development allocations for use in up to four years subsequent to the original allocation¹.
 - f. Permit development projects to carry over unused development allocations into subsequent years.
 - g. Upon expiration of a development entitlement, the development allocations and reservations associated with the expired entitlement shall be automatically rescinded, and may be reallocated to other development projects, consistent with the annual limits set forth above.

3.7 REGIONAL COOPERATION

3.7.1 Regional Cooperation Objectives

- a. Resolution of regional and multi-jurisdictional transportation issues for the maintenance of regional mobility as required by Measure J Growth Management Program and the Contra Costa Congestion Management Program.
- b. A regional approach to regional issues that recognizes and respects Antioch's local interests.
- c. Establishment of a system of development review within Antioch *and* surrounding communities based on the principle that the impacts of new development must be mitigated or offset by project-related benefits within *each* of the jurisdictions in which the impacts will be experienced.

3.7.2 Regional Cooperation Policies

- a. Continue participation in regional transportation planning efforts, including the Contra Costa Transportation Authority, Eastern Contra Costa Transit Authority (Tri-Delta Transit), and TRANSPLAN.
- b. As part of the evaluation of individual development projects, address and provide appropriate mitigation for impacts on regional and local transportation facilities.
- c. Maintain ongoing communications with agencies whose activities affect and are affected by the activities of the City of Antioch (e.g., cities of Brentwood, Oakley and Pittsburg; Contra Costa County; Antioch Unified School District; Contra

¹ For example, a 250-dwelling unit residential development project may, at one time, be granted 50 development allocations per year for a five-year period.

Costa County Fire Protection District; Delta Diablo Sanitation District). The primary objective of this communication will be to:

- (1) Identify opportunities for joint programs to further common interests in a cost efficient manner;
 - (2) Assist outside agencies and the City of Antioch to understand each other's interests, needs, and concerns; and
 - (3) Resolve differences in these interests, needs, and concerns between Antioch and other agencies in a mutually beneficial manner.
- d. Support and promote inter-jurisdictional programs to integrate and coordinate the land use and circulation plans of area municipalities and the County, and to establish an ongoing inter-jurisdictional process for reviewing development proposals and mitigating their inter-jurisdictional impacts based on the principle that it is not appropriate for a jurisdiction, in approving a development project, to *internalize* its benefits and *externalize* its impacts.
- e. Continue to refer major planning and land use proposals to all affected jurisdictions for review, comment, and recommendation.
- a. Maintain an inventory of employment-generating lands, providing for a variety of office-based, industrial, and commercial (retail and service) employment opportunities.¹
 - b. Maintain an inventory of residential lands that provides for a broad range of housing types including executive housing in both urban and rural settings, traditional single family neighborhoods, middle to upper end attached housing products, and affordable housing².
 - (1) Provide a balance between the types and extent of employment-generating lands planned within the City of Antioch with the types and intensity of lands planned for residential development.
 - (2) Encourage businesses to locate and expand within Antioch through an aggressive economic development program that provides essential information to prospective developers and businesses, along with tangible incentive programs for new and expanding businesses.

3.8 BALANCING EMPLOYMENT AND HOUSING OPPORTUNITIES

3.8.1 Employment and Housing Balance Objective

Achievement of a balance between housing and employment opportunities within Antioch, providing the opportunity for households of all income levels to both live and work in Antioch.

3.8.2 Employment and Housing Balance Policies

¹ This inventory, including identification of locations for employment-generating uses and the types and intensity of development appropriate for each location, is provided in the Land Use Element.

² The Land Use Element delineates the inventory of residential lands, and defines appropriate housing types and development intensities. One of the primary objectives of the Land Use Element is to increase opportunities for local employment for existing and future residents. Specific plans and programs to accomplish this objective are set forth in that Element. The primary objective of the Housing Element is to provide housing opportunities at all income levels.

RESOLUTION NO. 2009/20

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROVING
AMENDMENTS TO THE GENERAL PLAN GROWTH MANAGEMENT ELEMENT TO
COMPLY WITH THE REQUIREMENTS OF MEASURE J**

WHEREAS, the City Council of the City of Antioch did receive an application from the **City of Antioch** requesting approval of amendments to the Growth Management Element of the General Plan (Chapter 3) in order to comply with the requirements of the Measure J Growth Management Program (2004) (GP-09-01); and,

WHEREAS, pursuant to CEQA Statutes Section 21065, the proposed changes to the Antioch Municipal Code do not meet the definition of a "project" under CEQA because the proposed changes to the General Plan are minor edits to the text that will not cause a direct or reasonably foreseeable indirect physical change in the environment; and,

WHEREAS, the City of Antioch adopted the Growth Management Element of the General Plan in 2003; and,

WHEREAS, the Measure J Growth Management Program (2004) requires updates to the City of Antioch's Growth Management Element in order to comply with the requirements of the Program; and,

WHEREAS, on March 4, 2009, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary and recommended that the City Council approve the proposed changes to the General Plan Growth Management Element; and,

WHEREAS, the City Council duly gave notice of public hearing as required by law; and,

WHEREAS, on March 17, 2009, the City Council duly held a public hearing on the matter, and received and considered evidence, both oral and documentary.

NOW, THEREFORE BE IT RESOLVED that the City Council, after reviewing the staff report and considering testimony offered, does hereby **APPROVE** amendments to the Growth Management Element of the General Plan (Chapter 3), attached (incorporated herein by reference) as Exhibit "A", in order to comply with the requirements of the Measure J Growth Management Program (2004) (GP-09-01).

RESOLUTION NO. 2009/20
March 17, 2009
Page

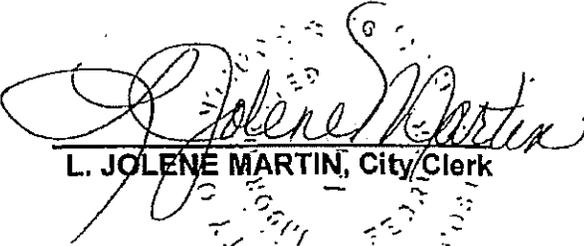
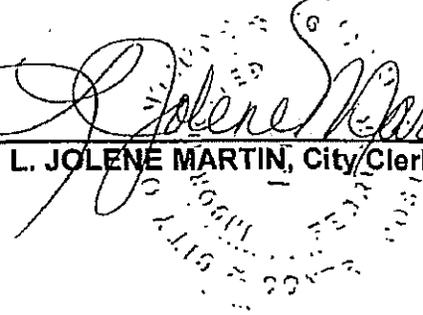
* * * * *

I HEREBY CERTIFY that the foregoing resolution was duly passed and adopted by the City Council of the City of Antioch, California, at an adjourned regular meeting thereof held on the 17th day of March, 2009, by the following vote:

AYES: Council Members Kalinowski, Rocha, Moore, Parsons and Mayor Davis

NOES: None

ABSENT: None


L. JOLENE MARTIN, City Clerk




STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of May 12, 2015

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Ken Warren, Assistant Engineer *kw*

APPROVED BY: Ron Bernal, Director of Public Works/City Engineer *RJB*

SUBJECT: Resolution to Vacate a Surplus Public Sanitary Sewer Easement and Authorize the City Manager to Execute any Additional Documents that may be Necessary to Vacate the Easement and Quitclaim any Interest to the Underlying Fee Owner (Fitness International, LLC) for the City Sports Club (PW 371-RA-53, UP-14-07, AR-14-02)

RECOMMENDED ACTION

It is recommended that the City Council approve the attached resolution to vacate a surplus public sanitary sewer easement and authorize the City Manager to execute any additional documents that may be necessary to vacate the easement and quitclaim any interest to the underlying fee owner (Fitness International, LLC) for the City Sports Club (PW 371-RA-53, UP-14-07, AR-14-02).

STRATEGIC PURPOSE

This action supports Long Term Goal F: Economic Development, Strategy F-3: Grow Antioch's economy through commercial development by working with developers to create more jobs and stores. Additionally, this action is in line with Long Term Goal K: Public Works & Engineering, through elimination of maintenance and stewardship responsibilities for unnecessary public improvements.

FISCAL IMPACT

There is no fiscal impact from the recommended action. The applicant has paid all costs associated with the preparation of this staff report and recordable documents.

DISCUSSION

Background

On April 15, 2015, the Planning Commission adopted Resolution No. 2015-07 approving a Use Permit, Lot Merger and Design Review for the applicant, Fitness International, LLC and its brand, LA Fitness, operating as City Sports Club, to construct a new 38,000-square-foot fitness center on a 2.5-acre vacant pad in the Lone Tree Landing retail center, located at the northeast corner of Lone Tree Way and Hillcrest Avenue. A Vicinity Map is included as Attachment "B".

A project condition of approval (J.13) requires that “the existing surplus sanitary sewer easement shall be vacated and any surplus sanitary sewer pipe shall be properly abandoned, at no cost to the City and as approved by the City Engineer”.

The applicant has requested that the City Council approve the attached resolution (Attachment “A”) to vacate the surplus public sanitary sewer easement and authorize the City Manager to execute any additional documents that may be necessary to vacate the easement and quitclaim any interest to the underlying fee owner (Fitness International, LLC) for the City Sports Club.

Analysis

A segment of 10-foot wide public sanitary sewer easement (10' SSE, 2007-195040 OR), approximately 207.43 feet in length (207.43'), was intended to provide service to an existing parcel that will be eliminated by the impending lot merger and is surplus to the current project. The subject public easement should be vacated and any interest quitclaimed to the underlying fee owner (Fitness International, LLC). Any and all improvements constructed within the public easement to be vacated shall be properly abandoned at no cost to the City and as approved by the City Engineer.

ATTACHMENTS

- A. Resolution
- B. Vicinity Map

ATTACHMENT "A"

RESOLUTION NO. 2015/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
TO VACATE A SURPLUS PUBLIC SANITARY SEWER EASEMENT AND
AUTHORIZE THE CITY MANAGER TO EXECUTE ANY ADDITIONAL DOCUMENTS
THAT MAY BE NECESSARY TO VACATE THE EASEMENT AND QUITCLAIM ANY
INTEREST TO THE UNDERLYING FEE OWNER (FITNESS INTERNATIONAL, LLC)
FOR CITY SPORTS CLUB (PW 371-RA-53, UP-14-07, AR-14-02)**

WHEREAS, on April 15, 2015, the Planning Commission adopted Resolution No. 2015-07 approving a Use Permit, Lot Merger and Design Review for the applicant, Fitness International, LLC, and its brand LA Fitness, operating as City Sports Club, to construct a new 38,000-square-foot fitness center on a 2.5-acre vacant pad in the Lone Tree Landing retail center, located at the northeast corner of Lone Tree Way and Hillcrest Avenue; and

WHEREAS, a project condition of approval (J.13) requires that "the existing surplus sanitary sewer easement shall be vacated and any surplus sanitary sewer pipe shall be properly abandoned, at no cost to the City and as approved by the City Engineer"; and

WHEREAS, a segment of 10-foot wide public sanitary sewer easement (10' SSE, 2007-195040 OR) approximately 207.43 feet in length (207.43') was intended to provide service to an existing parcel, will be eliminated by the impending lot merger, is surplus to the current project, should be vacated and any interest quitclaimed to the underlying fee owner (Fitness International, LLC); and

WHEREAS, pursuant to California Streets & Highway Code section 8333(c), the City desires to vacate the described public sanitary sewer easement;

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

1. The area being vacated is depicted and described on attached Exhibits "A" and "B";
2. The easement is surplus to the City's needs;
3. From and after the date that this resolution is recorded, the subject area will no longer constitute a public service easement;
4. The City Manager is authorized to sign any additional documents necessary to vacate the easement and quitclaim any interest back to the underlying fee owner; and
5. The City Clerk shall cause a certified copy of the resolution of vacation to be recorded in the Contra Costa County Recorder's Office.

RESOLUTION NO. 2015/**

May 12, 2015

Page 2

* * * * *

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 12th day of May, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH

AZ

EXHIBIT "A"
LEGAL DESCRIPTION
VACATION OF A PORTION OF
SANITARY SEWER EASEMENT

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

BEING A PORTION OF THAT CERTAIN SANITARY SEWER EASEMENT AS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED ON JULY 6, 2007, AS DOCUMENT NUMBER 2007-0195040, OFFICIAL RECORDS OF CONTRA COSTA COUNTY, AND ALSO BEING A PORTION OF PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP MS-357-303-05, FILED FOR RECORD ON JULY 6, 2007, IN BOOK 200 OF PARCEL MAPS AT PAGES 39 THROUGH 40, OFFICIAL RECORDS OF CONTRA COSTA COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 2 AS SHOWN ON SAID MAP, THENCE ALONG THE GENERAL WESTERLY LINE OF SAID PARCEL 2, SOUTH 00° 46' 52" WEST, 171.70 FEET;

THENCE CONTINUING ALONG SAID LINE, SOUTH 11° 14' 33" WEST, 33.04 FEET TO A POINT ON THE GENERAL NORTHERLY LINE OF THE AFOREMENTIONED SANITARY SEWER EASEMENT (2007-0195040);

THENCE LEAVING SAID GENERAL WESTERLY LINE OF SAID PARCEL 2, AND ALONG THE GENERAL NORTHERLY LINE OF SAID EASEMENT, SOUTH 78° 45' 27" EAST, 26.29 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 89° 13' 08" EAST, 10.97 FEET TO THE **POINT OF BEGINNING** OF THE DESCRIPTION;

THENCE CONTINUING ALONG LAST SAID LINE, SOUTH 89° 13' 08" EAST 207.43 FEET TO THE EASTERLY LINE OF SAID EASEMENT;

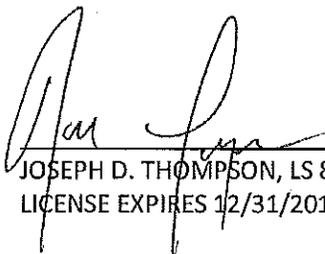
THENCE ALONG SAID EASTERLY LINE, SOUTH 00° 46' 52" WEST, 10.00 FEET TO THE GENERAL SOUTHERLY LINE OF SAID EASEMENT;

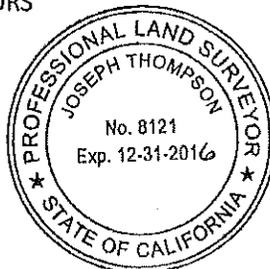
THENCE ALONG SAID GENERAL SOUTHERLY LINE, NORTH 89° 13' 08" WEST, 207.43 FEET;

THENCE LEAVING LAST SAID LINE, NORTH 00° 46' 52" EAST, 10.00 FEET TO THE **POINT OF BEGINNING** OF THE DESCRIPTION;

CONTAINING 2,074± SQUARE FEET OF LAND, MORE OR LESS

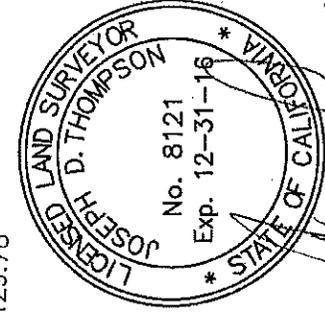
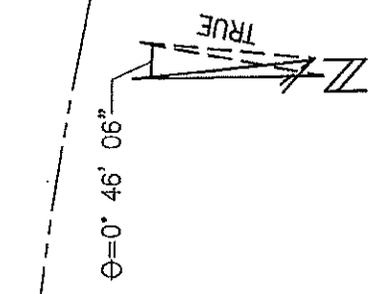
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS


JOSEPH D. THOMPSON, LS 8121
LICENSE EXPIRES 12/31/2016



1-22-15
DATE

CITY OF ANTIOCH FLOOD CONTROL CHANNEL
15456 OR 37
379 M 41



POC NORTHWEST CORNER PARCEL 2
228.72'

PARCEL 2
PM M.S.
357-303-05
200 M 39

S78°45'27"E
26.29'
S89°13'08"E
10.97'
POB

N86°41'57"W
248.73'
S00°46'52"W 171.70'

PARCEL 1
PM M.S.
357-303-05
200 M 39

S11°14'33"W
33.04'

VACATION OF A PORTION OF 10' SSE
2007-195040 OR
2,074 SQ FT

S89°13'08"E 207.43'
N89°13'08"W 207.43'

S00°46'52"W
10.00'

PARCEL 3
PM M.S.
357-303-05
200 M 39

PARCEL 1
197 M 28

LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
M	OR OFFICIAL RECORDS MAPS
PM	PARCEL MAP
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
SSE	SANITARY SEWER EASEMENT
SQ	SQUARE FEET

PARCEL 6
PM M.S.
357-303-05
200 M 39

PARCEL 5
PM M.S.
357-303-05
200 M 39

PARCEL 4
PM M.S.
357-303-05
200 M 39

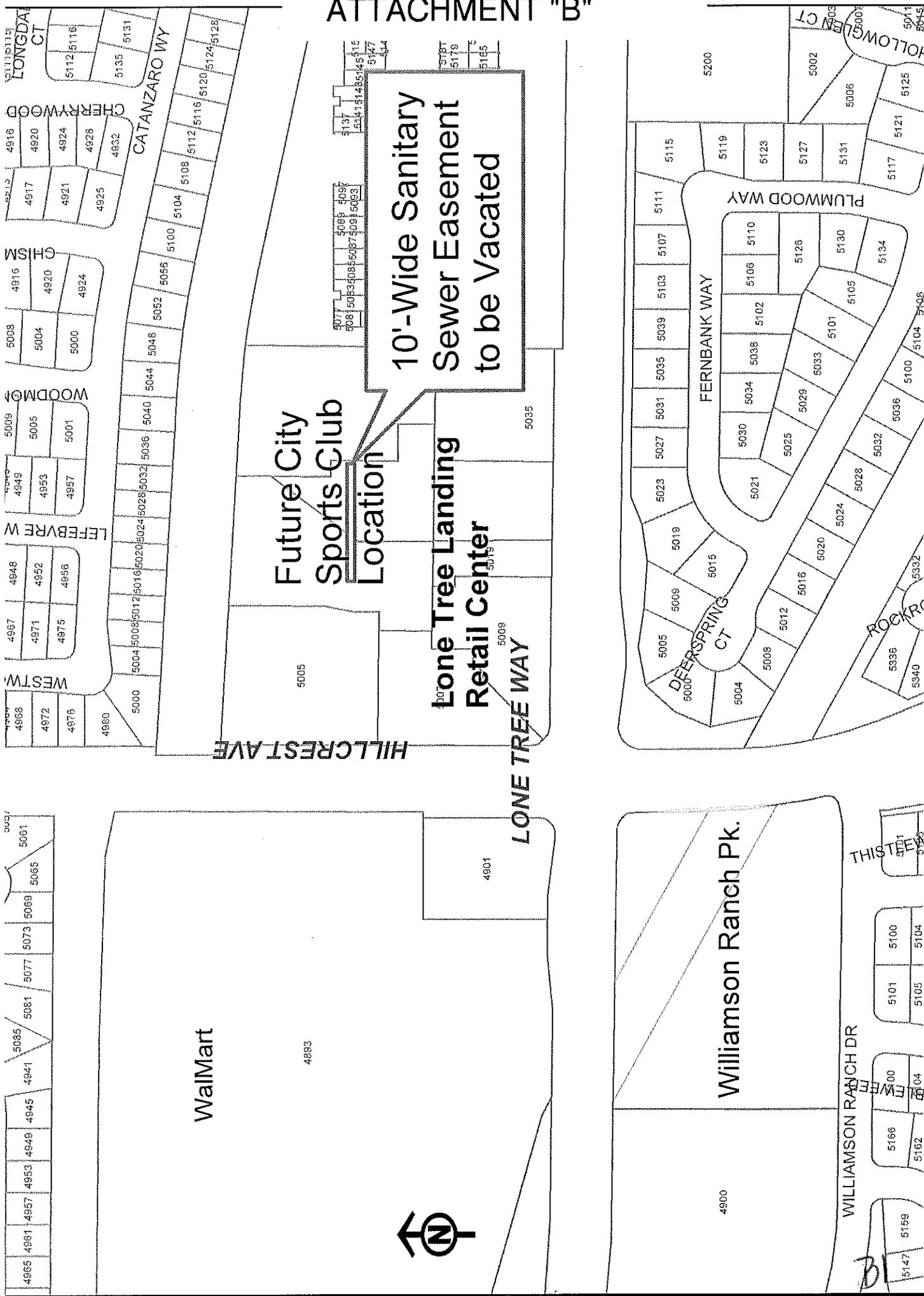
PARCEL 7
PM M.S.
357-303-05
200 M 39

SCALE	1" = 80'
JOB NO.	A03629-10
BY	RASHI/KJK
DATE	JAN 2015
SHEET	1 OF 1

EXHIBIT "B"
SANITARY SEWER EASEMENT VACATION
LONE TREE LANDING RETAIL CENTER
ANTIOCH, CALIFORNIA

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road
Livermore, California 94551
Phone 925-245-8788
Fax 925-245-8796

ATTACHMENT "B"



10'-Wide Sanitary Sewer Easement to be Vacated

Future City Sports Club Location

Lone Tree Landing Retail Center

Walmart

Williamson Ranch Pk.



600 Feet

300

150

0

VICINITY MAP

City of Antioch GIS



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of May 12, 2015
TO: Honorable Mayor and Members of the City Council
SUBMITTED BY: Lynn Tracy Nerland, City Attorney *LTN*
SUBJECT: Marina Lease: Twin Rivers Marine Insurance

RECOMMENDED ACTION

It is recommended that the City Council approve a new Lease Agreement for Office Spaces at the Antioch Marina with Twin Rivers Marine Insurance Agency for an expanded area and extended term and authorize the City Manager to execute the Agreement in substantially the same form as presented in Attachment A.

STRATEGIC PURPOSE

This action addresses the following long term goals:

Strategy F-2: Grow Antioch's Economy through Economic Development Activities.

Long Term Goal K: Public Works & Engineering. Designing, building, operating, maintaining, stewarding and enhancing Antioch's assets and resources in partnership with the community.

Long Term Goal M: Legal Services. Provide legal counsel to the City Council and staff to enable and support all City policies, procedures and initiatives.

FISCAL IMPACT

Twin Rivers Marine Insurance is currently paying a monthly rent of \$1,606.90 for the office space known as Unit 7 (approximately 1,028 square feet) and up to 5 boat slips per month if available. The additional area that Twin Rivers Marine Insurance desires to rent last had a monthly rent of \$877.18 and was known as Unit 3 (approximately 608 square feet). The proposed Lease sets a monthly rent for the combined space of \$2,494.08 with the rent starting on September 1, 2015, given the tenant improvements that Twin Rivers will need to make to be able to use the expanded space.

DISCUSSION

Gary Clausen, with Twin Rivers Marine Insurance Agency, has leased different office spaces at the Marina since 1993. In 1993, it appears that proposals were solicited and there were no competing offers. In 2011, a new lease was executed with another 5-year term with the continuing CPI rent escalation starting at a monthly rent of \$1,485.03. Another long-term Marina tenant, Mr. Bundy recently decided to retire from his attorney/certified public accountant practice. Twin Rivers Marine Insurance desires to expand its operations into Mr. Bundy's former space following completion of some

3.K
Agenda Item #

tenant improvements. Twin Rivers would like to be operating in the expanded space on June 1, 2015 or as soon as possible after that. Likewise, City staff would like to avoid having a vacant space that can become a Code Enforcement and Police issue. A marine insurance agency is a very complimentary use to the Marina operations and Public Works staff reports that Twin Rivers is an excellent tenant.

The following are the key terms of the proposed new Lease Agreement for the expanded use and extended term:

- Monthly rent of \$2,494.08 with a CPI escalator (no less than 1% or more than 5%).
- Term of the Lease would be 5 years beginning on June 1, 2015, with another 5-year option under the same terms that Twin Rivers Marine Insurance could exercise.
- City maintains the shell/exterior of the building, electrical wiring, heating and air conditioning system and common area restrooms. Tenant is responsible for painting, flooring, window cleaning and janitorial services.
- Continuing provisions regarding insurance, indemnification, default, possessory interest tax and other standard lease provisions.

ATTACHMENTS

- A Lease Agreement for Office Spaces at the Antioch Marina with Twin Rivers Marine Insurance Agency (Unit 7 and Unit 3)

RECORDED AT REQUEST OF
AND FOR THE BENEFIT OF:
CITY OF ANTIOCH

WHEN RECORDED MAIL TO:
City Attorney's Office
P.O. Box 5007
Antioch, CA 94531-5007

LEASE AGREEMENT: ANTIOCH MARINA OFFICE SPACE

LESSOR: CITY OF ANTIOCH

LESSEE: TWIN RIVERS MARINE INSURANCE AGENCY, INC.

THIS LEASE AGREEMENT is made and entered into this 1st day of June 2015, by and between the CITY OF ANTIOCH, a municipal corporation ("LESSOR" or "CITY"), and TWIN RIVERS MARINE INSURANCE AGENCY, INC. ("LESSEE").

WITNESSETH:

1. DEMISED PREMISES.

CITY owns property known as the Antioch Marina described as Parcel B shown on the Parcel Map filed April 3, 1989 in Book 139 of Parcel Maps, Page 12, Contra Costa County Records ("Property").

LESSOR hereby leases for the term and upon the covenants and conditions set forth in this agreement, a portion of the Property known as the northern area (ground level) of the building known as the Antioch Marina Harbor Masters Building, more commonly designated as Unit #3 (approximately 608 square feet) and Unit #7 (approximately 1028 square feet) at Marina Plaza, Antioch, California 94509-7905 and up to 5 boat slips per month as long as available ("Premises").

2. TERM.

The term of this lease shall be for five (5) years from the date first written above. If LESSEE for a period of at least 120 consecutive days fails to use or maintain the Premises, then all rights of LESSEE to the Premises shall terminate immediately, at LESSOR's sole discretion. LESSEE shall at its sole cost be required to remove and restore Premises to its original condition, at LESSOR's sole discretion.

If LESSEE desires to extend the Term of the LEASE for an additional five (5) years on the same terms, LESSEE shall provide written notice to LESSOR no earlier than one

hundred twenty (120) days and no later than sixty (60) days prior to the Expiration Date of May 31, 2020. If LESSEE fails to provide such notice, this Lease shall terminate upon the Expiration Date.

LESSEE agrees to surrender the Premises to LESSOR in accordance with the terms of this Lease on the Expiration Date. If LESSEE remains in possession of the Premises after the expiration of the Term without LESSOR's express written consent, LESSEE's continued possession of the Premises shall be on the basis of a tenancy at sufferance. In addition, LESSEE shall defend, indemnify and hold LESSOR harmless from and against all claims, liability, damages, costs or expenses, including reasonable attorneys' fees and the costs of defending the same, incurred by LESSOR and arising directly or indirectly from LESSEE's failure to timely surrender the Premises, including: (i) any rent payable by or any loss, costs or damages, including lost profits, claimed by any prospective tenant of the Premises or any portion thereof, and (ii) LESSOR's damages as a result of such prospective tenant's rescinding or refusing to enter into the prospective lease of the Premises or any portion thereof, because of LESSEE's holding over.

3. RENT.

A. Rent Commencement.

The obligation of LESSEE to pay the rental amounts in Subsection (B) below shall commence on September 1, 2015. No rent shall be charged for the months of June, July and August 2015 in consideration for the tenant improvements to the expanded space that LESSEE shall be making. LESSEE shall comply with the prevailing wage laws as applicable to these tenant improvements.

B. Rent Amount.

Rent shall be \$2,494.08 per month. On June 1, 2016 the rent shall increase by the percentage increase of the Consumer Price Index, All Consumer Index for the San Francisco Bay area for the previous year, but in no event less than one (1.0) percent nor more than five (5.0) percent. On June 1st of each of the following four years, the rent shall increase by the percentage increase of the Consumer Price Index, All Consumer Index for the San Francisco Bay Area for the previous year, but in no event less than one (1.0) percent nor more than five (5.0) percent.

4. RENT PAYMENT PROCEDURE.

On or before the first (1st) day of each month, the LESSEE shall pay LESSOR the appropriate rent amount for that calendar month with payments sent to Accounts Receivable, City Hall, City of Antioch, P. O. Box 5007, Antioch, CA 94531-5007. Payments received after the fifteenth (15th) day of the month in which the rent is due, shall be subject to a delinquency fee and interest as set forth in the City of Antioch Master Fee Resolution.

5. USE OF PREMISES.

LESSEE agrees that the Premises shall be used as an office for selling and servicing marine insurance and related fields of business. This Agreement does not allow for any other use or work of any other nature on the Property. No use shall be made or permitted to be made upon the Premises, nor acts done, which shall increase the existing rate of insurance on the Premises, or cause the cancellation of insurance on the Premises. No residential uses are permitted on the Premises. LESSOR reserves the right to inspect the Premises. LESSOR may also post any notice on the Premises required or permitted by law.

No hazardous materials shall be brought or handled at any time on the Property. LESSEE represents, warrants and covenants to LESSOR that LESSEE shall at no time use, or permit the Premises to be used by anyone under LESSEE's control, in violation of any federal, state or local law, ordinance or regulation relating to the environmental conditions on, under or about the Premises, including, but not limited to, air quality, soil and surface and subsurface water conditions. LESSEE shall assume sole and full responsibility and cost to remedy any such violations caused by LESSEE or anyone under LESSEE's control that may affect the Premises so long as the violations are not directly caused by LESSOR or its successors and assigns other than LESSEE.

LESSEE shall be responsible for all damage to the Premises caused by LESSEE or its guests or invitees cause to Premises.

6. IMPROVEMENT OF PREMISES.

As necessary, LESSOR agrees that it shall provide improvements to the exterior of the Premises lighting in ceiling; and heating and air conditioning; and any structural items required by building and fire codes.

It shall be LESSEE's responsibility to provide and install all office furniture, fixtures and equipment required to conduct business, and telephone outlets as needed. LESSEE shall maintain Premises in an orderly and safe condition. LESSEE shall not perform any construction, reconstruction, remodeling, alterations or other work without first obtaining LESSOR's approval in writing.

7. TITLE TO IMPROVEMENTS.

Installations and improvements placed within the Premises by LESSEE shall, at the option of the LESSOR, be removed by LESSEE within thirty (30) calendar days after the expiration of the term of this Lease. If LESSOR exercises such option, and the LESSEE does not remove the improvements, the LESSOR has the right to remove the improvements at the LESSEE's expense. Any installation or improvement that LESSOR decides to not remove shall become the property of the LESSOR without cost to the LESSOR and without any payment to LESSEE.

8. LIENS.

LESSEE agrees to keep LESSOR free and harmless and indemnify LESSOR against all claims for labor or materials in connection with improvements, repairs, or alterations of the Premises, and the cost of defending against such claims, including reasonable attorney's fees. LESSEE shall cure immediately mechanic's liens that may be filed on the Premises or post a statutory mechanic's lien release bond within seven (7) days after filing of any mechanic lien.

9. ENCUMBRANCES.

LESSEE understands and agrees not to encumber the Lease, Leasehold Estate, Premises or the improvements thereon by Deed of Trust, mortgage or other security instrument without written express consent of the LESSOR.

10. ASSIGNMENT/SUBLEASE.

LESSEE agrees not to assign or transfer the whole or any part of this Lease, nor to permit persons, other than the LESSEE or his/her employees or agents, to occupy or conduct business on the premises, without written permission of the LESSOR.

11. DEFAULT.

If the LESSEE fails to pay rent as proscribed, or otherwise does not comply with the conditions of this Lease, and after written notice, such failure has not been corrected within thirty (30) calendar days for failure to pay rent, or sixty (60) calendar days for the performance of any other condition, LESSOR shall have the right to immediately terminate this Lease. In the event of such termination, LESSEE shall have no further rights hereunder, and LESSEE shall immediately vacate the premises. LESSOR shall in that event have the right to immediately, and without resort to the courts, re-enter and take possession of the Premises. LESSOR shall also have all other rights provided by law in such instance.

12. MAINTENANCE AND REPAIR.

A. LESSOR's Obligation.

LESSOR shall maintain the shell (exterior) of the Premises and the electrical wiring, the lighting in ceilings, excluding light bulbs, and the heating and air conditioning system, excluding filters. LESSOR will maintain restroom facilities in a common area, and provide and maintain a garbage dumpster accessible to LESSEE and garbage service to that dumpster.

B. LESSEE's Obligation.

LESSEE shall, to the satisfaction of the LESSOR, maintain the Premises, and all improvements which LESSEE has installed, in good condition and repair. LESSEE further agrees to maintain the Premises in a safe, clean and sanitary condition, free of any health or fire hazards, and to keep the Premises free and

clear of rubbish and litter. LESSEE is responsible for maintaining interior paint, carpeting, vinyl flooring, janitorial services and window cleaning in the Premises.

13. TAXES AND UTILITIES.

LESSEE shall pay all taxes and assessments levied upon the LESSEE or the Premises, including possessory interest tax pursuant to Revenue and Taxation Code Section 107.6, levied by Contra Costa County. LESSEE shall also pay all gas, electrical, water and City sewer but not Delta Diablo District charges for sewer treatment, telephone and computer charges applicable to the Premises. LESSEE shall also maintain a City of Antioch business license.

14. NON-DISCRIMINATION.

LESSEE agrees not to discriminate against any person by reason of sex, color, race, creed, religion, marital status, ancestry, sexual orientation or national origin. LESSEE shall not discriminate when making its services available to the public.

15. NO WARRANTY; ASSUMPTION OF RISK; HOLD HARMLESS.

LESSOR makes no warranty or representation of any kind concerning the Premises or the fitness of Premises for intended use by LESSEE. LESSEE has inspected the Premises, accepts its condition and assumes all risk. On behalf of itself and its agents, representatives, assigns, employees and contractors, LESSEE assumes all risk of loss or injury arising from its entry onto the Premises. City, its officers, agents, contractors, volunteers and employees shall not be liable for any injury, sickness, disease or death or any person or damage to property directly or indirectly related to any act or failure to act arising from Lessee's entry or use of the Premises.

LESSEE shall defend, hold harmless and indemnify LESSOR, its officers and employees against causes of action, liability, damage, and expense including reasonable attorney's fees, for judicial relief of any kind, for damage to property of any kind whatsoever belonging, including LESSEE or its employees, or injury or death, to any person or persons, resulting directly or indirectly from granting and performance of this Lease or arising from the use and operation of the Premises. This obligation to indemnify and defend LESSOR shall survive termination of the Lease.

16. INSURANCE. LESSEE shall obtain and keep in effect throughout the terms of this Lease, insurance in a company or companies acceptable to LESSOR with a minimum A.M. Best's rating of A:VII and shall pay all premiums and charges of such coverage. Each insurance policy required by this provision shall be endorsed to state that coverage shall not be canceled except after thirty (30) days prior written notice to the City. A policy or policies, or duly issued certificates thereof, shall be delivered to LESSOR at the commencement of this Lease, and shall be kept in full force and effect, without reduction to the amounts of coverage, during the term of this Lease. The required insurance is as follows:

- A. Worker's Compensation Insurance and Employers' Liability.
 LESSEE shall maintain in force Worker's Compensation Insurance for all of its employees, providing policy limits and coverage consistent with the Worker's Compensation laws of the State of California during the term of his Lease. In addition, LESSEE shall maintain employers' liability coverage of at least \$1,000,000 for each accident and each employee bodily injury by disease.
- B. Commercial General Liability and Property Damage Insurance.
 LESSEE shall maintain commercial general liability in amounts not less than \$1,000,000 for bodily injury, personal injury and property damage with not less than a \$2,000,000 aggregate limit. The general liability policy is to contain or be endorsed to contain:
1. The City, its officers, officials, employees and volunteers are to be covered as additional insureds.
 2. LESSEE's insurance shall be primary insurance as respects the City, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees and volunteers shall be excess of the LESSEE's insurance and shall not contribute to it.
- C. Property Insurance.
 LESSEE shall obtain property insurance to insure against fire, lightening, vandalism and malicious mischief insurance providing 100% replacement cost of all the improvements, equipment, materials and supplies used or stored for use by the LESSEE with no coinsurance penalty provision.

17. ACTIVE PUBLIC USE.

The object of this Lease is the complete and continuous use of the Premises by and for the benefit of the public, without discrimination. LESSEE agrees that he/she will operate the Premises fully and continuously that the public may enjoy maximum benefits.

18. SIGNS.

LESSEE agrees that all signs placed or posted on the Premises, visible from outside the Premises, promoting LESSEE's business, must be approved by LESSOR. Unapproved signs, banners, flags, etc., shall be removed by LESSEE upon LESSOR's request.

19. NOTICES.

Notices shall be addressed to the parties as follows:

To LESSOR:
 City Manager
 City of Antioch
 P.O. Box 5007
 Antioch, CA 94531-5007

To LESSEE:
 Gary Clausen
 Twin Rivers Insurance Agency, Inc.
 7 Marina Plaza
 Antioch, CA 94509

20. COMPLIANCE WITH LAWS.

LESSEE shall comply with all federal, state and local laws, ordinances, regulations and rules that pertain to Premises and its use. Should any discharge, leakage, spillage, emission or pollution of any type occur upon or from the Premises due to LESSEE's entry and use of the Premises, then LESSEE, at its sole cost, shall clean all affected property to the satisfaction of the City and any governmental body having jurisdiction.

21. MODIFICATION.

This Lease is subject to modification or amendment only by the written mutual consent of both parties.

22. MISCELLANEOUS PROVISIONS.

A. No Personal Liability. No member, official or employee of the LESSOR shall be personally liable in the event of any default or breach by the LESSOR.

B. Entire Agreement. This Lease constitutes the complete agreement between the parties and supersedes any and all other agreements, either oral or in writing between the parties with respect to the subject matter of this Lease. No other agreement, statement or promise relating to the subject matter of this Lease not contained in this Lease shall be valid or binding. The parties agree that this Lease may be recorded in the Contra Costa County Recorder's Office.

C. Relocation Benefits. LESSEE agrees that its use of Premises or this Lease shall not entitle LESSEE to any relocation benefits pursuant to federal, state or local law and waives any such claim against LESSOR. On behalf of its itself, its agents, representatives and successors-in-interests, LESSEE releases any claim it may have against the City under any federal, state or local relocation laws, including without limitation, Chapter 16 (commencing with Section 7260) of Division 7 of Title 1 of the California Government Code; Article 9 of Chapter 4 of Division 24 of the California Health and Safety Code, federal requirements titled "Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and any implementing regulations. This release applies to all future claims and LESSEE on behalf of its itself, its agents, representatives and successors-in-interests agrees to waive any and all rights pursuant to Section 1542 of the California Civil Code, which reads as follows:

"A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing of the release, which if known by him must have materially affected his settlement with the debtor."

D. Applicable Law; Attorney's Fees. If any action at law or in equity is brought to enforce or interpret the provisions of this Lease, the rules, regulations, statutes

and laws of the State of California shall control. The prevailing party shall be entitled to reasonable attorney's fees in addition to any other relief to which the prevailing party may be entitled. Any litigation concerning this Lease shall be initiated in the County where the Premises is located.

- E. Severance. If any part of this Lease is invalid by reason of law or governmental regulation, or if any provisions are waived by the LESSOR, the remaining portions of this Lease shall remain in full force and effect.
- F. No Dedication. Nothing contained in this Lease shall be deemed a gift or dedication of any portion of the Premises to or for the general public or for any public purpose whatsoever. This Lease shall be strictly limited to and for the purposes expressed within.
- G. Reservations. LESSOR reserves the right, without the consent of LESSEE, to grant such easements, licenses, rights or dedications that LESSOR deems necessary.
- H. Condemnation. If the Premises is taken by condemnation, the Lease shall terminate on the date of the taking.
- I. Authority. The parties represent that the individuals signing this Lease have the authority to do so.
- J. No waiver. No waiver by any party, at any time, of any breach of any provision of this Agreement shall be deemed a waiver or breach of any other provision or consent to a subsequent breach of the same or another provision. If any action by any party shall require the consent or approval of another party, such consent or approval of such action on any one occasion shall not be deemed consent to or approval of such action on any subsequent occasion or consent or approval of any other action.
- K. Agreement Construction. The parties acknowledge that this Agreement, as executed, shall not be construed for or against either party.
- L. Amendment of Agreement. This Agreement may only be amended by a written instrument signed by both parties.
- M. Binding Effect. This Agreement shall be binding on and shall inure to the benefit of the heirs, executors, administrators, successors, and assigns of LESSEE and LESSOR, except as otherwise provided in this Agreement.
- N. Subordination; Estoppel Certificates. This LEASE AGREEMENT shall be subordinate to each and every deed of trust, mortgage or other security instrument which may now or hereafter affect Premises and to any renewals, extensions, supplements, amendments, modifications or replacements thereof. In confirmation of such subordination, LESSEE shall execute and deliver promptly

any certificate of subordination that LESSOR may request, provided that such certificate acknowledges that this LEASE AGREEMENT remains in full force and effect. If any mortgagee or lender succeeds to LESSOR'S interest in LESSOR'S REAL PROPERTY through a foreclosure proceeding or by a deed in lieu of foreclosure, LESSEE shall attorn to and recognize such successor as LESSOR under this LEASE AGREEMENT.

IN WITNESS WHEREOF, this Lease is executed by the City of Antioch, acting by and through its City Manager and the City Council's authorization on _____.

CITY OF ANTIOCH

TWIN RIVERS INSURANCE AGENCY
INC.

By: _____
Steven Duran, City Manager

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

APPROVED AS TO FORM:

By: _____
City Attorney

[Signatures to be notarized]



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of May 12, 2015

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Ahmed Abu-Aly, Associate Engineer, Capital Improvements Division

APPROVED BY: Ron Bernal, Public Works Director/City Engineer *REB*

SUBJECT: Approval of Sole Source Request and Proposal, and Authorization for the City Manager to Sign an Agreement with Parsons Brinckerhoff, Inc. to Conduct Construction Inspection Services for the 2015 Pavement Maintenance Rubberized Cape Seal Project (P.W. 328-8)

RECOMMENDED ACTION

It is recommended that the City Council approve the attached sole source request and proposal, and authorize the City Manager to sign the Consultant Services Agreement with Parsons Brinckerhoff, Inc. (PB) of Antioch to conduct construction inspection services for the 2015 Pavement Maintenance Rubberized Cape Seal project for the period of June 1, 2015 through August 31, 2015 in an amount not to exceed \$68,567.

STRATEGIC PURPOSE

This item supports Strategy K-1 in the Strategic Plan by ensuring well maintained public facilities and rights-of-way in that the PB consultant will be assisting with construction inspection of the City's infrastructure improvements, as well as Strategy K-5 by reducing the City's liability from third party claims by providing well maintained streets and infrastructure.

FISCAL IMPACT

The proposed consultant inspection services contract cost of \$68,567 is included in the current FY 14/15 budget of \$4,100,000 funded from the Gas Tax fund for the Pavement Preventative Maintenance Program that includes the 2015 Pavement Maintenance Rubberized Cape Seal.

DISCUSSION

Background:

Due to the amount of Capital Improvement projects currently or soon to be under construction will require the services of one additional inspector. The current staff of two inspectors is not able to provide adequate coverage and insure full contract compliance. The role of this inspector will be to inspect a large rubberized cape seal project recently awarded. Staff contacted three firms. PB was the only firm to provide a written proposal. For this reason, staff has prepared a Sole Source Request for this contract.

L

Analysis:

PB has successfully performed construction management services for the City on various sensitive projects. PB has an inspector with experience and expertise in these types of construction projects available and ready to start immediately. PB is familiar with Antioch's construction standards and procedures. The construction of these two projects entail construction work on numerous residential streets and on heavily travelled arterial roads that will require continual inspection services and monitoring of the traffic control measures.

Construction of this project will start in June and is expected to be completed in August 2015.

ATTACHMENTS

- A. Proposal from Parsons Brinckerhoff, Inc. dated May 5, 2015
- B. Sole Source/Brand Request form

ATTACHMENT "A"



3260 Lone Tree Way
Suite 104
Antioch, CA 94509
925-756-2381
Fax: 925-756-2385

May 5, 2015

Mr. Ron Bernal, PE
Public Works Director/City Engineer
City of Antioch
PO Box 5007, 200 H Street
Antioch, CA 94509

Subject: Proposal to Provide Construction Inspection Services for City of Antioch Cape Seal Project

Dear Mr. Bernal,

Per your request, please accept this proposal to provide construction inspection services for the City of Antioch Cape Seal project that is tentatively scheduled to occur June 1, 2015 through August 31, 2015.

PB will provide inspector Roy Robbert at a rate of \$124 per hour. This rate includes vehicle, computer, smart phone, field equipment, safety equipment, and all overhead/profit. The cost is estimated below:

STAFF	REGULAR RATE	1.5 x OVERTIME RATE	GRAND TOTAL
Roy Robbert, Inspector	\$124 / HR	\$150.79 / HR	
Hours	480	60 (If Needed and Approved by City)	
TOTAL	\$59,520	\$9,047	\$68,567

Inspection services will be provided in accordance with the Caltrans Construction Manual and as directed by the City of Antioch.

PB is very excited about the opportunity to assist the City of Antioch on this important project and we are committed to making it a success. We will exceed your expectations. If you have any questions regarding this proposal, please contact me at (925) 765-3225 / littell@pbworld.com.

Sincerely,

PARSONS BRINCKERHOFF

Bart Littell, P.E.
Vice President, Construction Manager

ATTACHMENT "B"

CITY OF ANTIOCH
SOLE SOURCE/BRAND REQUEST

THIS FORM MUST BE COMPLETED AND APPROVED PRIOR TO
ANY SOLE SOURCE PURCHASE OR CONTRACT

When a request is made for a non-competitive purchase of goods or services, then the specification, special circumstances or special qualifications that justify limiting the bidding or contracting to one source must be justified in writing and approved by the City Manager or, if the amount of the contract exceeds the City Manager's authority, the City Council. In such cases, the requesting department must complete this form for approval. Please answer in the space provided, and/or in an attachment and address, by specific reference, each question listed below (1-5) in your justification. **Be sure to answer each part of each question.** Failure to respond fully to any of the questions could result in delay or rejection of your request due to inadequate justification.

1. Using appropriate detail, such as brand name, model number etc., briefly describe the product you wish to purchase. In the case of a service, use enough detail to clearly describe to someone not familiar with the process what you are purchasing.

Parsons Brinckerhoff, Inc. (PB) is a world-wide engineering firm and its Northern California headquarters for construction management/construction inspection services has been located in Antioch for approximately 13 years. City staff requests approval to have PB provide construction inspection services for the Rubberized Cape Seal Project and for the Pavement Plugs and Base Repairs Project, which are two significant street re-surfacing projects to be completed by August of 2015. PB's proposed construction inspector has experience and expertise in these types of Public Works projects.

2. Please check one:

- a. SOLE SOURCE: Item is available from one source only; or item is one-of-a kind and is not sold through distributors; or manufacturer is exclusive distributor; or special circumstances and/or qualifications merit consideration of sole source to save money and/or time.
- b. SOLE BRAND: Various sources can supply the specified model and brand; competitive bids will be solicited for the requested brand only. Meets form, fit and function - nothing else will do.
- c. STANDARDIZATION REQUEST: The Department requires the item to standardize parts, design, quality etc. (This requires a detailed memo with analysis and justification.)

ATTACHMENT "B"

3. What are the unique performance features of the product, brand or service requested that are not available in any other product, brand or service? (For services: What unique qualifications, experience, rights, and/or licenses does this vendor possess?)
- i) *The PB inspector is available and ready to start immediately for these construction projects that have been awarded and are about to start.*
 - ii) *PB inspectors are familiar with City of Antioch construction standards, procedures and personnel because they have worked directly under contract for the City of Antioch or on other projects in Antioch where City staff was involved in an oversight role. These projects include: Wilbur Avenue Bridge Widening, Markley Creek Restoration, Somersville Bridge Widening over CCWD Canal, SR4 Bypass, SR4 Corridor Widening (Loveridge to SR160), and SR4 Widening at Lone Tree Way and Sand Creek Interchange.*
 - iii) *PB billing rates for public works inspectors are some of the lowest in the industry and a reduced rate has been applied to this work due to inspector's ability to utilize the Antioch office.*
4. (a) Why are the unique performance features required (not merely preferred), and how would your requirement be inhibited without this particular service/item? or (b) What are the unique circumstances that compel (not merely make easier) the recommendation of this service/item at this particular time?
- i. *Time is of the essence given that the construction contracts for the two projects have been awarded and construction needs to proceed. The formal RFP process will take too long and jeopardize the project construction schedules. PB has more construction inspectors in the Antioch area than any firm and they have shown to be very competitive in the Antioch area when competing for projects. Thus, staff recommends sole-sourcing this inspection work to PB.*
 - ii. *The PB inspector has a significant amount of paving inspection experience and completed a very similar paving restoration project in Discovery Bay in 2014.*
 - iii. *Due to the amount of construction management work PB has performed in east Contra Costa County, PB staff are very familiar with representatives and protocols for local utility companies, environmental agencies, emergency services, County, Caltrans, traffic signal maintenance personnel, and City engineering/maintenance staff. This knowledge is a critical factor in quickly and successfully resolving issues, gaining approvals, and keeping projects on track.*
5. What other products/services, if any, have been examined and rejected, and why? *(Please provide a specific meaningful explanation, one vendor one feature at a time. For products be sure to clearly identify the product by name and model number and include the name, address, and telephone number of the company representative who's product you tested.)*

Staff contacted Zumwalt Engineering Group who currently does not have staff available for inspection services, and NV5 Inc., which did not respond with a proposal.

6. If justification is based on matching and/or intermixing with existing equipment (refer to 1.c.), list the quantity, manufacturer, brand, and model of the existing equipment, and why the matching is required not simply preferred.

ATTACHMENT "B"

Not Applicable

I HEREBY CERTIFY THAT:

1. I am an approved department representative, and am aware of the City's requirements for competitive bidding, as well as the criteria for justification for sole source/brand purchasing.
2. I have gathered the required technical information and considered comparable and/or equal equipment/service.
3. I believe that a sole source/brand purchase in this case would withstand a possible audit or a vendor's protest.

REQUESTOR: Ahmed Abu Ali

DATE: 5/5/15

DEPT. HEAD/DIRECTOR: PmBuel

DATE: 5/5/15

FINANCE DIRECTOR:

APPROVED:

NOT APPROVED: DATE: / /

COMMENTS:

BY: _____

FINAL APPROVAL:

(Council Agenda Date and Item)



City Manager
(Up to \$50,000.00)

City Council
(Over \$50,000.00)

B3



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of May 12, 2015

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Steve Duran, City Manager

SUBJECT: Animal Services Update Regarding a Trap Neuter Return (TNR) Program for Downtown Antioch

RECOMMENDED ACTION

It is recommended that the City Council receive and file this staff report on the status of a Trap Neuter Return (TNR) program for downtown Antioch.

STRATEGIC PURPOSE

A TNR program is being designed to support the following strategies and objectives in the City's Strategic Plan:

Strategy B-1: Deploy limited resources effectively to provide animal control services.

Strategy B-2: Increase animal neutering and adoptions.

Short Term Objectives:

- Continue and increase outreach to rescue groups and adoption groups.
- Develop and implement a plan to increase neutering of feral cats and decrease this population.
- Increase public's awareness regarding spaying and neutering animals.

FISCAL IMPACT

The fiscal Impact of this action is estimated to be minimal. The proposed program, which is still being developed would take staff time to manage; but would be implemented by volunteers.

DISCUSSION

The City Council directed staff to work with animal rescue groups to create a program that could provide an orderly and well managed TNR program and feeding of the cats in the Rivertown area. Measures of success (from the Strategic Plan) would be:

- Increased spaying and neutering.
- Increased adoptions.
- Increased number of animals delivered to rescues.
- Decreased euthanasia.

In the last few months, staff asked Holly Cuciz to assist with mediation and facilitation of meetings with animal rescue groups and three meetings have taken place, with Homeless Animals Response Program (H.A.R.P.) taking the lead as the rescue group that will help coordinate volunteers. The meetings have included Karen Kops of HARP, Lisa Kirk of Helping Animals Live Organization (HALO), Julie Linford of oucastcat.org, and Susan Smith, who has been managing the cat colonies downtown. This group has had three meetings with staff, including the City Manager, Police Chief, Acting Captain Morefield, and Animal Services Supervisor Monika Helgemo.

Here is an outline of the program, which staff and these volunteers are drafting:

- The program will be monitored by Animal Control, and run by volunteers participating with an authorized rescue group.
- Volunteers will Trap/Neuter/Return (TNR) unadoptable cats. Volunteers will remove kittens and adoptable cats to animal rescue programs with openings.
- The Community Cat Manager can solicit the assistance of other animal rescue groups with TNR when necessary. The City recognizes the need for occasional mass trappings (when resources are available) to better control the cat population.
- Only assigned volunteers shall be allowed to feed on city property at 3 designated stations as part of the colony management program. Assigned volunteers shall be provided with an ID badge. Volunteers will be recruited to regularly clean colony areas.
- Animal Control will conduct a walk-through with volunteers to determine the best areas for feeding stations on City property, as well as documenting issues and places that need improvement.
- Animal Control will work with the authorized animal group(s) to respond to any complaints about cats in this colony.
- Animal Control will oversee the installation of signs in collaboration with the authorized group. Signs should be posted that prohibit the public from abandoning animals per California Penal Code 597.1. There should also be signs that prohibit rogue feeding.
- Animal Control will notify the Community Cat Manager/animal group if a feral cat, ear-tipped cat or microchipped cat is impounded so it can be relinquished to the appropriate group.
- The authorized animal group shall provide an annual report on the colony to Animal Control. They should also report quarterly spay/neuter results.
- Animal Control will provide necessary documentation to authorized rescue group(s) and other volunteers helping with TNR, which would allow them to receive any public or private subsidies, grants, medical care or other forms of assistance for colonies in Antioch.

-Animal Control will work with rescue groups to obtain funds and other assistance for low-cost spay/neuter services.

ATTACHMENTS

None



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of May 12, 2015

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Ron Bernal, Director of Public Works/City Engineer *REB*

SUBJECT: Drought-Water Conservation Update

RECOMMENDED ACTION

It is recommended that the City Council hold the scheduled public hearing and adopt the attached Resolution (Attachment A) identifying water conservation measures and penalties effective May 12, 2015.

STRATEGIC PURPOSE

In order to meet the requirements of recent restrictions placed on water agencies by Governor Jerry Brown's Executive Order B-29-15, and to comply with the State Water Resources Control Board (SWRCB) Emergency Regulations for Drought Emergency Water Conservation, the Public Works Department is asking the City Council to implement Stage III of the City's Water Shortage Contingency Plan, and adopt the proposed water use prohibitions and penalties. This supports:

- Strategy K-1 to reduce water usage; and
- Strategy K-2 to protect the City's Water Rights and deliver high quality water to our customers.

FISCAL IMPACT

The proposed Water Use Prohibitions and Fines for Violations (Attachment B), incorporates fines consistent with penalties established by SWRCB and Executive Order B-29-15. Failure to take these required actions can subject the City to significant fines of up to \$10,000 per day.

DISCUSSION

In the midst of California's most severe drought in its 164-year history, prompted by the governor's executive order, the SWRCB has mandated the State of California, as a whole, achieve 25% water reduction. Individual water agencies must have a drought program in place by May 12, 2015 which mandates between 4% and 36% conservation depending on each agencies residential daily water usage. Antioch's usage has been determined to be 141 gallons/capita/day placing us in the 28% conservation tier. For purposes of measuring water conservation, the SWRCB has established a June 2013 through February 2014 baseline water production as the basis for Antioch's mandated 28% reduction for the same period in 2015/16.

At the conclusion of the Public Hearing, staff is recommending Council adopt the proposed water use prohibitions and penalties memorialized in Water Use Prohibitions and Fines for Violations (Attachment B).

Water Use Prohibitions Single Family and Multi-Family Residential Customers:

- a. Watering of outdoor landscapes in a manner that causes excessive runoff such that water flows onto adjacent property, non-irrigated areas, private and public walkways, roadways, parking lots, or structures.
- b. Watering of outdoor landscapes during and up to 48 hours after measurable rainfall.
- c. Watering of outdoor landscapes more than three days per week.
- d. Watering of outdoor landscapes during the daylight hours of 9:00 am – 5:00 pm.
- e. Washing a vehicle, trailer or boat using a hose without a shut off nozzle.
- f. Washing paved or other hard-surfaced areas, including sidewalks, walkways, driveways, patios, and parking areas.
- g. Use of water for non-recirculating decorative fountains or filling decorative lakes or ponds.
- h. Using a hose without an automatic shutoff nozzle
- i. Failing to repair a controllable leak of water.

Water Use Prohibitions Non-Residential Customers as listed above, plus:

- j. Serving of drinking water other than upon request in eating or drinking establishments, including but not limited to restaurants, hotels, cafes, cafeterias, bars, or other public places where food or drink are served and/or purchased.
- k. Operators of hotels and motels shall provide guests with the option of choosing not to have towels and linens laundered daily. A notice shall be prominently displayed in each bathroom.

Water Conservation Incentives

At the April 28th meeting, Council asked about what additional incentives, such as low flow toilets, could be offered beyond what Contra Costa Water District (CCWD) offers as rebates and incentive programs to help customers improve their water use efficiency. CCWD's program currently includes:

- Residential High-Efficiency Clothes Washer Rebates
- Water-Efficient Landscape Rebates
- Commercial High-Efficiency Clothes Washer Rebates
- Smart Sprinkler Timer Rebates
- Commercial Irrigation Equipment Rebates

Council asked about low flow toilet and shower head rebates or incentives which were previously offered by CCWD. In talking with CCWD, rebates for toilet replacement are no longer offered for the following reasons:

- Advancing technology has improved flushing capabilities of toilets and all new homes built since 1994 have low-flow toilets already installed.
- Before ending their program, CCWD researched their customer base and found that more than 70% of houses were either built or had converted to low-flow toilets.
- The low-flow toilet rebate was no longer the most efficient method of achieving increased water conservation as outdoor watering accounts for up to two-thirds of residential water use during the hot summer months.
- The consumer no longer has a choice, as all toilets marketed today are low-flow.

In ending the toilet rebate program, CCWD increased the rebates available to customers who participate in the lawn to garden program, offering up to \$1,000 in refunds to replace front yard lawn with drought tolerant plant material. The City of Antioch is a partner in this program, as we are in all CCWD's water rebate programs.

We do not have funding allocated for low flow toilet rebates nor the staff resources necessary to verify compliance with program requirements. For these and the reasons CCWD discontinued their program, staff recommends this not be a program the City pursues at this time focusing our limited resources on education and enforcement. The City does have a small supply of low flow shower heads that are available to residents who are interested in making this modification

Public Works Drought Management Program and Enforcement

Numerous strategies are being proposed to help our customers and the City conserve the SWRCB mandated 28%. The Public Works Department in conjunction with the Finance Department and Code Enforcement Division currently incorporates the following inspection and enforcement measures:

- Since January 2015, the Water Distribution Division has kept a daily log of field responses to water violations. The Drought Hotline (925) 779-6140, which was instituted in 2009, is monitored daily. If a member of the public registers a complaint, or any Public Works crew reports a water use concern from the field, a Water Distribution Operator is dispatched to investigate the complaint. If the Operator finds there is a violation, the homeowner is given a Courtesy Notice (Attachment C). If no one is home, a door-hanger is left at the residence (Attachment D). A record is kept of the address, the date of the visit and the infraction. The Operator will make a follow-up visit and if the homeowner has not corrected the violation, the matter is referred to Code Enforcement for further action. In April there were 41 violations, three of these were referred to Code Enforcement for further action. To date, 95% of the violations are related to excessive irrigation.
- Besides City water distribution field workers, Public Works is coordinating with the Police Department to enlist the help of the VIPs to identify and notify excessive water users.

Changes in the Future

The current water bills already provide information about last year's same month usage for comparison purposes. Although this information is useful, it doesn't let customers compare their current monthly usage against the Governor's mandated conservation level. Public Works Department is working with the Finance Department to notify all residents of their 2013 monthly usage and will be sending letters out with historical information for the calendar year 2013. This will help our customers track their conservation efforts against their 2015 usage.

Governor Brown continues to empower cities to enforce restricted activities, broadening enforcement authority and increasing penalties. On April 1, 2015, the Governor directed the SWRCB to establish a funding mechanism to replace turf and ornamental landscaping throughout California to create a drought friendly environment. No legislation has yet been approved or implemented by the SWRCB. Staff will continue to monitor the State's actions. As additional restrictions are adopted by the State, staff will bring modifications to the City's program for Council consideration and adoption. Attached is the most current Fact Sheet issued by the SWRCB (Attachment E).

ATTACHMENTS

- A. Resolution Adopting Drought Measures and Penalties
- B. Water Use Prohibitions and Fines for Violations
- C. Courtesy Notice
- D. Door-Hanger
- E. SWRCB Notice of Proposed Emergency Regulation Fact Sheet

RESOLUTION NO. 2015/

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
UPDATING THE CITY'S DROUGHT MANAGEMENT PROGRAM**

WHEREAS, Article X, Section 2 of the California Constitution declares that waters of the State are to be put to beneficial use, that waste, unreasonable use, or unreasonable method of use of water be prevented, and that water be conserved for the public welfare, and further declares that it is self-executing; and

WHEREAS, the City is authorized pursuant to California Water Code sections 350 et seq., to establish and enforce rules and regulations for the sale, distribution, and use of water; and to enact rules and to enact rules and regulations to restrict the use of water during any water emergency caused by drought, or other threatened or existing water shortage, and to prohibit the wastage of City water or the use of City water during such periods, for any purpose other than household uses or such other restricted uses as may be determined to be necessary by the City and may prohibit use of such water during such periods for specific uses which the City may from time to time find to be non-essential; and

WHEREAS, on July 15, 2014, the State Water Resources Control Board (SWRCB) approved emergency regulations mandating that residents and water suppliers take certain action relative to water use and use of potable water for irrigation purposes and on March 17, 2015, the SWRCB, in light of California entering a fourth year of extraordinary drought conditions, reauthorized the emergency regulations adopted in 2014, and approved additional mandates requiring water suppliers and businesses to take certain further actions relative to water use and use of potable water for irrigation purposes, including the imposition of fines of up to \$500 per day for each violation of the SWRCB emergency regulations, and the imposition of fines of up to \$10,000 per day against urban water suppliers found to be non-compliant with the SWRCB rules and regulations; and

WHEREAS, the California Governor formally declared on April 1, 2015, by Executive Order B-29-15 that a continued state of emergency exists due to water shortage and drought conditions, that the orders and provisions of Executive Orders B-26-14 and B-28-14 remain in full force and effect subject to modification by Executive Order B-29-15, and that he was directing the SWRCB to impose additional water use restrictions to achieve a statewide 25% reduction in potable urban water usage through February 28, 2016; and

WHEREAS, the SWRCB is developing additional regulations to implement Executive Order B-29-15; and

WHEREAS, the United States Bureau of Reclamation (Reclamation) has announced its initial 2015 water year allocations for the Central Valley Project (CVP) and has forecast that the water supply available to Contra Costa Water District (District) to be no more than a historical low of 25% of its historical use under a median forecast, and

WHEREAS, drought conditions contribute to further uncertainty regarding regulatory conditions in the Sacramento-San Joaquin Delta that affect the amount and quality of water that can be legally moved from Reclamation's reservoirs to pumping plants in the Delta, including the District's and the City's, and

WHEREAS, as of the date of enactment of this resolution and based on current and historic water supply availability, City projects that the City water supplies will be impacted in 2015-2016 as a result of drought conditions, and

WHEREAS, conservation and waste prevention measures are necessary to manage demands within the City to comply with emergency regulations of the State of California and to ensure sufficient water is available for critical domestic, municipal and industrial water needs of the City's customers in 2015-2016, and to ensure that water supplies are not depleted in the event that the following year is also dry; and

WHEREAS, while City water conservation efforts, recycled water, and supplemental water purchases have stretched the City's available water supplies, discretionary outdoor water use will require further reduction pursuant to the actions and requirements of the Governor and SWRCB.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Antioch that the Council hereby finds and determines that:

1. Each of the facts recited above are incorporated herein;
2. Based upon the facts recited above, and upon the authority contained in Water Code §350 et seq., and §375 et seq., §31021 et seq., §31024 et seq., and §31026 et seq., drought conditions exist that can affect water supply and quality available to the City; and
3. Conservation and measures to prevent waste and unreasonable use are necessary to manage demands so that reasonable water needs of City customers can be met in 2015; and
4. The City intends to meet the overall 25% water use reduction requirement by requiring the following water use reductions:
 - a. Non-residential customers are hereby required to reduce their water use by 25% with a focus on outdoor landscape and to be conservation minded in their everyday use of water, with water use during 2013 used as the baseline for reduction; and
 - b. Residential customers are hereby required to reduce their water use by 25% and to be conservation minded in their everyday use of water, with water use during 2013 used as the baseline for reduction.
 - c. All customers who use water for irrigation purposes shall irrigate no more than three times per week as follows:
 - i. Customers with even numbered addresses shall water on Tuesday, Thursday and Saturday.
 - ii. Customers with odd numbered addresses shall water on Wednesday, Friday and Sunday.
5. The water use prohibitions, attached hereto as Attachment B and incorporated herein as if fully set forth, are necessary to conserve water, promote effective water supply planning, assure reasonable and beneficial use of water, prevent waste and unreasonable use of water, and prevent unreasonable methods of use of water within the City; and said water use prohibitions are

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necessary to assure that sufficient supplies of water will be available to meet the needs of, and to protect the health and safety of, the City's customers and other members of the public.

6. This Resolution is effective and operative immediately upon its adoption and supersedes in full Resolution Number 2014/79 which was issued on August 18, 2014.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted and passed by the City of Antioch, California, at a regular meeting thereof, held on the 12th day of May, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH

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Water Use Prohibitions and Fines for Violations

Effective May 12, 2015

Water Use Prohibitions Single Family and Multi-Family Residential Customers:

- a. Watering of outdoor landscapes in a manner that causes excessive runoff such that water flows onto adjacent property, non-irrigated areas, private and public walkways, roadways, parking lots, or structures.
- b. Watering of outdoor landscapes during and up to 48 hours after measurable rainfall.
- c. Watering of outdoor landscapes more than three days per week.
- d. Watering of outdoor landscapes during the daylight hours of 9:00 am – 5:00 pm.
- e. Washing a vehicle, trailer or boat using a hose without a shut off nozzle.
- f. Washing paved or other hard-surfaced areas, including sidewalks, walkways, driveways, patios, and parking areas.
- g. Use of water for non-recirculating decorative fountains or filling decorative lakes or ponds.
- h. Using a hose without an automatic shutoff nozzle
- i. Failing to repair a controllable leak of water.

Water Use Prohibitions Non-Residential Customers:

- a. Watering of outdoor landscapes in a manner that causes excessive runoff such that water flows onto adjacent property, non-irrigated areas, private and public walkways, roadways, parking lots, or structures.
- b. Watering of outdoor landscapes during and up to 48 hours after measurable rainfall.
- c. Watering of outdoor landscapes more than three days per week.
- d. Watering of outdoor landscapes during the daylight hours of 9:00 am – 5:00 pm.
- e. Washing a vehicle, trailer or boat using a hose without a shut off nozzle.
- f. Washing paved or other hard-surfaced areas, including sidewalks, walkways, driveways, patios, and parking areas.
- g. Use of water for non-recirculating decorative fountains or filling decorative lakes or ponds.
- h. Using a hose without an automatic shutoff nozzle
- i. Failing to repair a controllable leak of water.
- j. Serving of drinking water other than upon request in eating or drinking establishments, including but not limited to restaurants, hotels, cafes, cafeterias, bars, or other public places where food or drink are served and/or purchased.
- k. Operators of hotels and motels shall provide guests with the option of choosing not to have towels and linens laundered daily. A notice shall be prominently displayed in each bathroom.

Fines for Violations of Prohibitions

Fine for first offense:	\$100.00/day
Fine for second offense:	\$200.00/day
Fine for third and each subsequent offense:	\$500.00/day



Attachment C

Date: _____

COURTESY NOTICE

Dear Water Customer:

The City of Antioch has been made aware of a water issue on your property located at:

Address: _____

Violation: _____

You are required to address this problem immediately.

Antioch Municipal Code, Section 6-5.10 Waste of Water: No person shall misuse or waste water. Any person misusing or wasting water shall be guilty of an infraction which carries a penalty of up to \$500/day.

Mandatory restrictions prohibit the following activities:

- a. Watering of outdoor landscapes in a manner that causes excessive runoff such that water flows onto adjacent property, non-irrigated areas, private and public walkways, roadways, parking lots, or structures.
- b. Washing a vehicle, trailer or boat using a hose without a shut off nozzle.
- c. Washing paved or other hard-surfaced areas, including sidewalks, walkways, driveways, patios, and parking areas.
- d. Use of water for non-recirculating decorative fountains or filling decorative lakes or ponds.
- e. Using a hose without an automatic shutoff nozzle
- f. Failing to repair a controllable leak of water.

If you fail to comply with this request, the matter will be referred to Code Enforcement for further action.

We encourage you to take this opportunity to renew your conservation efforts. Additional information to assist you in reducing water usage can be found at www.antiochwater.com and (925) 779-6140. Information regarding water efficient rebates is available at www.ccwater.com.

Sincerely,

Adam Molinar,
Water Distribution Superintendent



**City of Antioch
PUBLIC WORKS**

IMPORTANT NOTICE

Date: ____/____/____

On August 26, 2014, the City Council approved resolution # 2014/79 indentifying four prohibited activities to promote water conservation. Please correct the activity noted below. Customers that do not comply with the resolution will be referred to Code Enforcement for further action including a fine of up to \$500 per day per violation.

The mandatory restrictions prohibit the following activities:

- a. Using City furnished water for non-recirculating decorative fountains or filling decorative lakes or ponds.
- b. Washing paved or other hard-surfaced areas, including sidewalks, walkways, driveways, patios, and parking areas with City furnished water.
- c. Outside watering with City furnished water that results in flooding or runoff into a gutter, drain, patio, driveway, walkway or street.
- d. Washing a vehicle, trailer or boat with City furnished water using a hose without an automatic shut off nozzle.

If you have any questions or need additional information, please call:

(925) 779-6140

■ Check here if this is 2nd notice

**City of Antioch
PUBLIC WORKS
NOTICIA IMPORTANTE**

Fecha: ____/____/____

El 26 de Agosto, 2014, el Concejo Municipal aprobo la resolucion #2014/79 identificando cuatro actividades prohibidas para promover la conservacion del agua. Por favor, corrija la actividad se senale mas adelante. Los clientes que no cumplan con la resolucion sera referidos al Codigo de Ejecucion de la Accion, que incluye ademas una multa de hasta \$500 por dia por cada violacion.

Las restricciones obligatorias prohiben las siguientes actividades:

- a. El uso de agua para fuentes decorativas que no recirculan la agua, o llenando lagos o estanques decorativos.
- b. Lavando allano o otras areas de superficie dura, incluyendo aceras, calzadas, caminos de entrada, patios y areas de estacionamiento con la agua.
- c. Fuera de riego con agua que da lugar a inundaciones o el escurrimiento en una alcantarilla, drenaje, patio, calzadas, caminos de entrada, o en la calle.
- d. Lavar un vehiculo, remolque, o barcos con una manguera sin un apagado automatico de la boquilla.

Si usted tiene alguna pregunta o necesita informacion adicional, por favor llame a:

(925) 779-6140

■ Check here if this is 2nd notice



NOTICE OF PROPOSED EMERGENCY REGULATION IMPLEMENTING THE 25% CONSERVATION STANDARD

On April 1, 2015, Governor Jerry Brown issued the fourth in a series of Executive Orders on actions necessary to address California's severe drought conditions. With snowpack water content at a record low level of 5 percent of average for April 1st, major reservoir storage shrinking each day as a percentage of their daily average measured over the last several decades, and groundwater levels continuing to decline, urgent action is needed. The April 1 Executive Order requires, for the first time in the State's history, mandatory conservation of potable urban water use. Commercial agriculture in many parts of the State has already been notified of severe cutbacks in water supply contracted through the State and Federal Water Projects and is bracing for curtailments of surface water rights in the near-term. Conserving water more seriously now will forestall even more catastrophic impacts if it does not rain next year.

Stakeholder Involvement

To maximize input in a short amount of time, the State Water Board released a proposed regulatory framework for implementing the 25% conservation standard on April 7, 2015 for public input. Over 250 comments were submitted by water suppliers, local government, businesses, individuals, and non-governmental organizations. Draft regulations that considered this input were released on April 18 for informal public comment. Almost 300 comments were received that addressed the methodology for the assignment of conservation standards, the availability of exclusions or adjustments under defined conditions, how to approach the commercial, industrial and institutional (CII) sector, the requirements for smaller water suppliers, and the approach to enforcement. A Notice of Proposed Emergency Regulations, which considers this input and initiates the formal emergency rulemaking process, was released on April 28, 2015. If approved, water savings amounting to approximately 1.3 million acre-feet of water, or nearly as much water as is currently in Lake Oroville, will be realized over the next nine months.

What's Next

The Notice of Proposed Emergency Rulemaking begins a formal comment period that will conclude just prior to the State Water Board's consideration of adoption of the proposed emergency regulation at its May 5-6, 2015 meeting. The formal comment period will conclude on May 4, 2015 at 10:00am. All comments will be immediately provided to the Board Members and posted on the State Water Board's webpage at:
http://www.waterboards.ca.gov/waterrights/water_issues/programs/drought/emergency_mandatory_regulations.shtml





During this formal notice period, all **comments must be received by 10:00am on Monday May 4, 2015** and submitted either electronically to: commentletters@waterboards.ca.gov or in writing to the address in the Notice. All comments should indicate on the subject line: "Comment Letter – Emergency Conservation Regulation."

Proposed Emergency Regulation - Key Provisions

Conservation Standard for Urban Water Suppliers

As drought conditions continue, all water suppliers will need to do more to meet the statewide 25% conservation standard. Since the State Water Board adopted its initial emergency urban conservation regulation in July 2014, statewide conservation has reached 9%. Everyone must do more, but the greatest opportunities to meet the statewide 25% conservation standard exist in those areas with higher water use. Often, but not always, these water suppliers are located in areas where the majority of the water use is directed at outdoor irrigation due to lot size, climate and other factors. As temperatures are forecast to climb to above average for the summer months, it will become even more important to take aggressive actions to reduce outdoor water use. The emergency regulation establishes tiers of required water reductions that emphasize the opportunities to reduce outdoor water use.

Many comments spoke to the question of fairness and equity in the construction of the tiers in earlier drafts of the regulation. Concerns were raised about accounting for factors that influence water use, such as past conservation, climate, lot size, density, and income. Ultimately, the tier structure proposed on April 18, 2015 was maintained as the best way to achieve the 25% water reduction called for by the Governor.

Feedback is specifically requested on whether the conservation framework should be modified to double the number of tiers and use two percent increments instead of four percent. This change would provide further refinement for water suppliers that find themselves on one side or the other of a tier.

The conservation savings for all urban water suppliers are allocated across nine tiers of increasing levels of residential water use (R-GPCD) to reach the statewide 25 percent reduction mandate. This approach lessens the disparities in reduction requirements between agencies that have similar levels of water consumption, but fall on different sides of dividing lines between tiers. Suppliers have been assigned a conservation standard that ranges between 8% and 36% based on their R-GPCD for the months of July – September, 2014. These three months reflect the amount of water used for summer outdoor irrigation, which provides the greatest opportunity for conservation savings. Some suppliers may be eligible, under specific conditions, for placement into a lower 4% conservation tier. Water suppliers that reduced their water use prior to the drought will have a lower R-GPCD and thus a lower conservation standard than water suppliers with similar climate and density factors where R-GPCD remains high.



Fact Sheet

Urban water suppliers (serving more than 3,000 customers or delivering more than 3,000 acre feet of water per year and accounting for more than 90% of urban water use) will be assigned a conservation standard, as shown in the following table:

Tier	R-GPCD Range		# of Suppliers in Range	Conservation Standard
	From	To		
1	reserved		0	4%
2	0	64.9	23	8%
3	65	79.9	24	12%
4	80	94.9	44	16%
5	95	109.9	51	20%
6	110	129.9	48	24%
7	130	169.9	82	28%
8	170	214.9	54	32%
9	215	612.0	85	36%

The Smith family of three learns that their water district must reduce water use by 12 percent. A manufacturing plant uses 20 percent of the water and cannot reduce its use. So, residents are told to reduce their use by 15 percent to meet the overall 12 percent target. The Smith family uses an average of 210 gallons per day (or about 70 gallons per person), 165 gallons for indoor use and 45 gallons for watering their small yard. To meet the 15% reduction requirement they must reduce total water use to about 180 gallons per day. This is equivalent to about 60 gallons per person per day.

The Jones family of four learn that their water district must reduce water use by 32 percent. An oil refinery uses 10 percent of the district's water and cannot reduce its use. Their city also has many small businesses, and a golf course, which can reduce use by more than 10 percent. The residents must now reduce their use by 30 percent to meet the overall 32 percent target. The Jones family uses an average of 1,200 gallons per day (or about 300 gallons per person); 300 gallons for indoor use and 900 gallons outdoors, to irrigate a large yard that includes grass and fruit trees. To cut water use by 30 percent, the Jones' must cut their water use by 360 gallons per day to 840 gallons which is equivalent to 210 gallons per person per day.

Exceptions

The proposed regulation allows water suppliers to request to modify their total water use or be placed into a lower conservation tier under two situations:

1. Urban water suppliers delivering more than 20 percent of their total water production to commercial agriculture may be allowed to modify the amount of water subject to their conservation standard. These suppliers must provide written certification to the Board to be able to subtract the water supplied to commercial agriculture from their total water production for baseline and conservation purposes.
2. Urban water suppliers that have a reserve supply of surface water that could last at least four years may be eligible for placement into lower conservation tier. Only suppliers meeting the eligibility criteria will be considered. These criteria relate to the source(s) of supply, storage capacity, and the number of years that those supplies could last.

Feedback is specifically requested on whether the regulation should allow water suppliers whose supplies include groundwater to apply for inclusion the 4% reserve tier if it can be demonstrated that they have a minimum of 4 years of supply, do not rely upon imported water, and their groundwater supplies recharge naturally.

Commercial, Industrial and Institutional Sector Clarification

There are no specific use reduction targets for commercial, industrial, and institutional users served by urban and all other water suppliers. Water suppliers will decide how to meet their conservation standard through reductions from both residential and non-residential users. Water suppliers are encouraged to look at their commercial, institutional and industrial properties that irrigate outdoor ornamental landscapes with potable water for potential conservation savings.

Conservation Standard For All Other Water Suppliers

Smaller water suppliers (serving fewer than 3,000 connections) will be required to achieve a 25% conservation standard or restrict outdoor irrigation to no more than two days per week. These smaller urban suppliers serve less than 10% of Californians.

End-User Requirements

The new prohibitions in the Executive Order apply to all Californians and will take effect immediately upon approval of the regulation by the Office of Administrative Law. These include:

- Irrigation with potable water of ornamental turf on public street medians is prohibited; and
- Irrigation with potable water outside of newly constructed homes and buildings not in accordance with emergency regulations or other requirements established in the California Building Standards Code is prohibited.

These are in addition to the existing restrictions that prohibit:

- Using potable water to wash sidewalks and driveways;
- Allowing runoff when irrigating with potable water;
- Using hoses with no shutoff nozzles to wash cars;
- Using potable water in decorative water features that do not recirculate the water;
- Irrigating outdoors during and within 48 hours following measureable rainfall; and
- Restaurants from serving water to their customers unless the customer requests it.

Additionally, hotels and motels must offer their guests the option to not have their linens and towels laundered daily, and prominently display this option in each guest room.



It will be very important as these provisions are implemented to ensure that existing trees remain healthy and do not present a public safety hazard. Guidance on the implementation of both prohibitions will be developed.

Self-Supplied CII

Commercial, industrial and institutional properties under Provision 5 of the Executive Order with an independent source of water supply (not served by a water supplier), are required under the proposed emergency regulation to either limit outdoor irrigation to two days per week or achieve a 25% reduction in water use. Often, these properties have large landscapes that would otherwise not be addressed by this regulation.

New Reporting Requirements

Total monthly water production and specific reporting on residential use and enforcement as laid out in the previously adopted emergency regulations will remain in effect. Because the conservation standard applies to total water production, the proposed emergency regulation expands the reporting to include information on water use in the commercial, industrial, and institutional sectors. Small water suppliers with fewer than 3,000 service connections will be required to submit a single report on December 15, 2015 that provides their water production from June-November 2015 and June-November 2013 and the number of days per week outdoor irrigation is allowed.

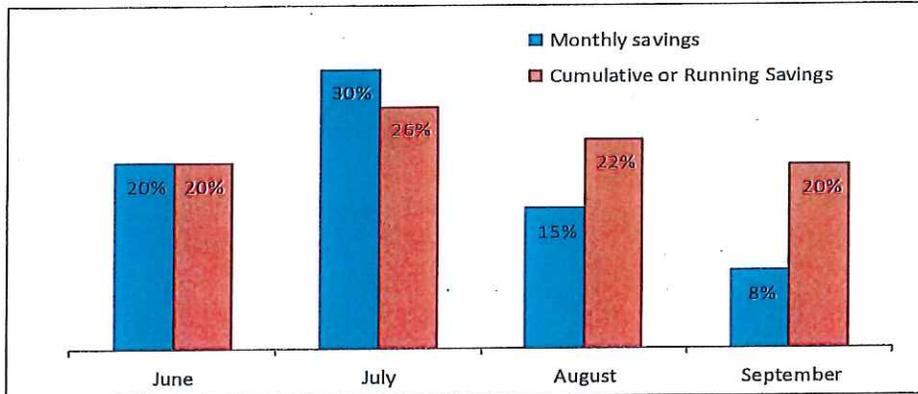
Commercial, industrial, and institutional facilities with an independent source of supply (they are not served by a water supplier) are not required to submit a report; however they should be prepared to demonstrate their compliance with the two day per week watering restriction or the 25% reduction in water use if requested to do so by the Board.

Compliance Assessment

In many communities around the state, over half (and up to 80 percent) of total residential water use is for outdoor irrigation during the summer months. With summer just around the corner, bringing with it the greatest opportunity for making substantial conservation gains, immediate action is essential. As a result, the Board will begin assessing compliance with the submittal of the June monthly report on July 15, 2015. Beyond June, the Board will track compliance on a cumulative basis. Cumulative tracking means that conservation savings will be added together from one month to the next and compared to the amount of water used during the same months in 2013. This tracking will look like the sample graph below.

Example Comparison of Monthly Savings and Cumulative Savings

	2013 Water Use	2015 Water Use	Monthly savings	Cumulative or Running Savings
June	1000	800	20%	20%
July	1500	1050	30%	26%
August	1200	1020	15%	22%
September	900	825	8%	20%



Two additional tools are included in the proposed emergency regulation to both expedite the investigation of water suppliers not meeting their conservation standard and to require the implementation of actions to correct this situation. A proposed informational order would require water suppliers to respond to request for information or face immediate enforcement. The proposed conservation order can be used to direct specific actions to correct non-compliance. Both of these tools are tailored to the emergency circumstances that the State finds itself in as a result of continuing drought conditions. Violation of an information or conservation order carries a penalty of up to \$500 per day.

The Board will work with water suppliers along the way that are not meeting their targets to implement actions to get them back on track. These actions could include changes to rates and pricing, restrictions on outdoor irrigation, public outreach, rebates and audit programs, leak detection and repair, and other measures. The Board may use its enforcement tools to ensure that water suppliers are on track to meet their conservation standards at any point during the 270 days that the emergency regulation is in effect.

Conclusion

No one knows how the future will unfold. While the state may return to "normal," or even to above average hydrologic water conditions in 2016, such an outcome is far from certain. If there is a fifth, or even sixth, year of water scarcity the emergency regulation will have contributed to safeguarding the state's future water supplies, thereby forestalling potentially dramatic economic consequences. An example of the challenge facing the State comes from Australia, which experienced persistent and severe drought across most of its continent between 2002 and 2012. Over the full course of the 10 years of drought, half a percentage point may have been shaved from Australia's GDP growth rate due to water curtailments, lowered productivity, unemployment and reduced exports. A half-point reduction in GDP growth is significant: if this were to occur in California, cumulative state output would be reduced by close to half a trillion dollars over the same 10-year span of time.



Fact Sheet

The State Water Board is committed to working with water suppliers around the State on implementation of the emergency regulation to reduce the risk that the State faces if drought conditions do not abate. A workshop to discuss implementation of the emergency regulation will be scheduled for October 2015, and the Board will continue to receive monthly updates and hear public comment as it has been doing since adopting its initial emergency regulation in July 2014.

As Governor Brown said on April 1, 2015, when announcing his fourth Executive Order since the drought began, "All of us in so many different parts of California, doing so many different things, have to now pull together in our own different contexts to do what is required."

(This fact sheet was last updated on April 28, 2015)



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of May 12, 2015

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Ron Bernal, Director of Public Works/City Engineer *REB*

SUBJECT: Water and Sewer Charges

RECOMMENDED ACTION

It is recommended that the City Council conduct a public hearing on proposed Water and Sewer Rate and Capacity Charges Increases and:

1. Adopt the Resolution approving Water and Sewer Rates proposed in the March 2015 Water and Sewer Rates and Capacity Charges Study received at the March 24, 2015 City Council Meeting and listed in the Proposition 218 Notice;
2. Adopt the Resolution approving Water and Sewer Capacity Charges proposed in March 2015 Water and Sewer Rates and Capacity Charges Study received at the March 24, 2015 City Council Meeting.

STRATEGIC PURPOSE

These actions will accomplish Long Term Goal K/Strategy K-2 to design, build, operate, maintain and steward Antioch's sewer and water assets and resources because:

- Clean water and the ability to flush toilets is critical to quality of life;
- Increases are needed because of drought conditions and the inability to rely on river water as a primary water source and to maintain aging infrastructure;
- Increases are modest, particularly when compared to other water and sewer agencies in the region.

The proposed rate adjustments are necessary to maintain the financial stability and the structural integrity of the City's Enterprise Programs. This supports Long Term Goal N/Strategy N-2 Ensure the City achieves long-term fiscal sustainability. If these enterprise funds run dry, the General Fund would be tapped to provide the funding necessary to operate the enterprises.

These adjustments are also necessary to address new regulatory mandates, as well as increased costs affecting both Water and Sewer operations. Utility fee calculations are based on operation and maintenance expenses (including labor, utilities, supplies and materials), capital expenditures for infrastructure, and adequate reserves for meeting capital and operational needs. The California Constitution requires utility rates not to

exceed the proportional cost of the service to the property. Therefore, it is legally important to base these rates on a defensible rate study, to comply with regulatory mandates and reduce liability.

FISCAL IMPACT

The proposed rate adjustments, as recommended by staff, were used in preparing operational and capital budgets for fiscal years 2015/16 and 2016/17. The proposed increases address the rising costs of purchasing and treating water as well as maintaining water distribution and wastewater collection systems; and the need to meet increasing mandates from both federal and state agencies. The proposed increases will ensure adequate funds for projected operations and capital expenditures and will allow the water and sewer utilities to begin to build adequate funding reserves for both the water and sewer enterprise programs. Failure to adopt the rate adjustments would result in the inability to operate and maintain these vital utilities.

DISCUSSION

Background

The City of Antioch currently provides water and sewer services to a population of more than 105,000, covering an estimated 29 square miles of developed and undeveloped land. In compliance with the California Constitution and other state laws, the Water and Sewer Rates and Capacity Charges Study analyzes the adequacy of the revenues from rates to meet the projected expenditures of the water and sewer enterprise funds to determine whether revenues will be adequate to cover operating and maintenance costs as well as needed capital costs and meeting target reserve levels. Water Rates and Charges and Sewer Service Charges were developed for the five-year period Fiscal Year 2015-16 (FY 16) through FY 20. The proposed actions are before the Council because:

- The effects of the ongoing drought have negatively impacted water quality and reliability.
- It is imperative that the aging infrastructure is maintained.
- The City must comply with ever changing and more stringent State and Federal standards and requirements for water and sewer programs.
- Increases have been kept to a minimum and result in Antioch's rates being one of the lowest in the region, with some agencies proposing rate increases of up to 30%.

Water System

In order to serve our customers with residential, commercial and industrial water supplies, the City will continue to rely on raw water supplies from two primary sources: the Contra Costa Canal and the San Joaquin/Sacramento Rivers when able, given the drought and State policy. Together, these primary raw water supply sources have the potential to provide the City with a total water capacity of approximately 60 million gallons per day (MGD). Raw water obtained from the Canal is purchased from the Contra Costa Water District at wholesale rates. This water is very expensive compared to the water the City obtains directly from our own facilities on the Delta; however, with

the current drought situation our ability to pump from the river has been severely restricted due to unacceptable levels of salinity.

The City owns and operates a 38 MGD water treatment facility along with water storage facilities, chlorination facilities, and booster pumping stations. Public Works personnel maintain approximately 339 miles of water main; 31,400 meters and service connections; and 2,390 backflow prevention devices; repair and flush approximately 3,443 fire hydrants; exercise system valves; administer a water conservation program; and staff an alternative work shift and 24-hour Stand-by program that responds to emergency after hour calls for service 365 days/year. Staff prepares and submits mandatory monthly and annual reports to California's State Water Resources Control Board.

Sewer System

In addition to the water system, the City operates its own sewer collection system to serve all sanitary collection needs. The City's collection system does not provide treatment services, but instead serves to transport the wastewater via three primary drainage basins. From these basins, the wastewater is conveyed to a regional wastewater treatment facility operated by Delta Diablo (Sanitation) District, a separate public agency. The City collection system is composed of approximately 300 miles of pipeline, an estimated 5,300 manhole structures and approximately 28,250 residential and commercial sewer lateral connections. The program performs tree root eradication, manhole rehabilitation, infiltration control, spot repairs and larger trunk line cleaning. Personnel assist in staffing an alternative work shift and 24-hour Stand-by program, responding to emergency after hour calls for service 365 days/year.

Rate Study

Historically, the City reviews its utility rate structures every five years. The last rate study was conducted in 2010, with revised rates going into effect in fiscal year 10/11. Factors taken into consideration for the updated Utility Rate Study are:

1. California Constitutional Requirements and other State laws;
2. City of Antioch adopted and revised budgets for Fiscal Year 2014-15;
3. Assessment of the financial health of the City's owned and operated utilities;
4. City of Antioch Municipal Code – Ordinances relating to Water and Sewer Enterprises;
5. City of Antioch 2010 Urban Water Management Plan (UWMP);
6. City of Antioch 2013 Water System Master Plan Update;
7. City of Antioch 2014 Wastewater Collection System Master Plan;
8. Utility billing system data – monthly data for the period January 2012-2013;
9. Current Operational Costs;
10. Capital Expenditures;
11. Age of Infrastructure; and
12. Comparison of rates to those of nearby municipalities.

The proposed increases are necessary to maintain the financial stability and structural and legal integrity of the City's Enterprise Programs; and to address new Federal and

State regulatory mandates, as well as increasing costs affecting both Water and Sewer operations.

Utility fee calculations are based on the cost of operation and maintenance expenses (including labor, utilities, supplies and materials), legal requirements, capital expenditures for infrastructure, and adequate reserves for meeting capital and operational needs. This rate increase addresses the rising costs of treating water as well as maintaining water distribution and wastewater collection systems; and the need to meet increasing mandates from both Federal and State agencies. The City is committed to proactively improving and maintaining our aging systems while providing excellent services at all levels within our programs. The City is recommending annual rate adjustments in monthly commodity and service charges for both programs.

Drought Impacts

The State is facing an unprecedented drought with water supplies in both the State and Federal reservoirs dropping to alarming levels. On April 1, 2015, Governor Jerry Brown issued the fourth in a series of Executive Orders on actions necessary to address California's severe drought conditions. The Executive Order requires, for the first time in the State's history, mandatory conservation of potable urban water use. On April 7, 2015 the State Water Board released a proposed regulatory framework for implementing the Statewide 25% conservation standard mandated by the Executive Order. Antioch's current per capita daily water use has put us in the 28% reduction tier. Although this has not been ratified by the State Water Resources Control Board, it is expected this conservation standard will not be adjusted downward.

As calculated by the State, the implementation of these programs, based on a 2013 baseline has resulted in a 2014 reduced water production citywide of 13%. The current and projected reduction in water use and sales will remain a part of our future revenue projections even in non-drought years as the State has passed into law, as part of the "2009 Water Package", language that will require local urban water agencies to achieve and maintain a 20% water reduction by 2020. In addition to our revenue loss due to the city's Drought Management Program and other conservation efforts, we have experienced significant declines in revenues generated from connection fees as local housing developments have virtually stopped.

In order to promote increased water conservation, Governor Brown has recommended rate structures with higher surcharges for people who use large amounts of water. Higher surcharges can only be imposed upon rate payers through a Proposition 218 process once calculated through a rate study and determined to reflect the actual cost of providing the service being charged.

Water Rates - Proposed Rate Structure (Table 1):

The proposed water rate structure has two components:

1. A monthly meter service charge which varies by meter size: and
2. A quantity rate for actual metered water usage in each of four elevation zones. Quantity rates increase for higher elevation zones as a result of additional electricity costs associated with pumping water to higher elevations.

Most single family customers have a 5/8 x 3/4-inch meter. Average monthly water use for single family customers has decreased from 15 HCF (about 370 gallons per day) to 13 HCF (about 320 gallons per day). In order to promote continued water conservation and penalize waste, two-tier quantity rates have been developed for single family customers.

Table 1

Service Category	effective dates >					
	Current	7/1/2015 2015-16	7/1/2016 2016-17	7/1/2017 2017-18	7/1/2018 2018-19	7/1/2019 2019-20
Quantity Rates, \$/HCF						
<i>HCF = hundred cubic feet (748 gallons)</i>						
Non-Single Family						
Zone I	\$2.42	\$2.99	\$3.24	\$3.73	\$4.05	\$4.44
Zone II	\$2.51	\$3.08	\$3.33	\$3.83	\$4.16	\$4.55
Zone III	\$2.64	\$3.15	\$3.41	\$3.92	\$4.25	\$4.65
Zone IV	\$2.92	\$3.32	\$3.59	\$4.10	\$4.45	\$4.86
Single Family						
<i>Tier 1</i>	<i>All Use</i>	<i>0 - 13 HCF</i>	<i>0 - 13 HCF</i>	<i>0 - 12 HCF</i>	<i>0 - 12 HCF</i>	<i>0 - 12 HCF</i>
Zone I	\$2.42	\$2.53	\$2.74	\$3.17	\$3.45	\$3.78
Zone II	\$2.51	\$2.62	\$2.83	\$3.27	\$3.56	\$3.89
Zone III	\$2.64	\$2.69	\$2.91	\$3.36	\$3.65	\$3.99
Zone IV	\$2.92	\$2.86	\$3.09	\$3.54	\$3.85	\$4.20
<i>Tier 2</i>	<i>All Use</i>	<i>> 13 HCF</i>	<i>> 13 HCF</i>	<i>> 12 HCF</i>	<i>> 12 HCF</i>	<i>> 12 HCF</i>
Zone I	\$2.42	\$4.19	\$4.53	\$5.24	\$5.68	\$6.22
Zone II	\$2.51	\$4.28	\$4.62	\$5.34	\$5.79	\$6.33
Zone III	\$2.64	\$4.35	\$4.70	\$5.43	\$5.88	\$6.43
Zone IV	\$2.92	\$4.52	\$4.88	\$5.61	\$6.08	\$6.64
Meter Service, \$/meter-month						
5/8 x 3/4-inch	\$15.60	\$17.50	\$18.80	\$21.20	\$22.90	\$24.40
1-inch	\$25.27	\$39.30	\$42.50	\$47.70	\$52.00	\$55.00
1½-inch	\$47.74	\$74.00	\$81.00	\$90.00	\$98.00	\$105.00
2-inch	\$75.62	\$117.00	\$127.00	\$142.00	\$155.00	\$165.00
3-inch	\$156.77	\$217.00	\$235.00	\$264.00	\$287.00	\$305.00
4-inch	\$246.73	\$359.00	\$389.00	\$437.00	\$475.00	\$506.00
6-inch	\$488.45	\$715.00	\$775.00	\$870.00	\$946.00	\$1,008.00
8-inch	\$725.62	\$1,142.00	\$1,237.00	\$1,390.00	\$1,512.00	\$1,610.00
10-inch	\$1,554.76	\$1,640.00	\$1,777.00	\$1,997.00	\$2,171.00	\$2,312.00
12-inch	\$2,808.34	\$2,352.00	\$2,548.00	\$2,864.00	\$3,113.00	\$3,315.00

The first tier quantity rate applies to water use equal to or below average monthly water use; the second tier quantity rate applies to above average water use. All other customers (those shown as "Non-Single Family" in the chart above including multi-family, industrial, commercial, etc.) have a uniform increased quantity rate that applies to the applicable elevation zone.

Sewer Service – Proposed Rate Structure (Table 2):

Each residential customer category has a different volume of wastewater discharge that reflects differences in indoor water use discharged into the sanitary sewer.

The sewer rate structure has two unit cost components:

1. A monthly account charge which is the same for all accounts and dwelling units; and

2. A quantity rate for the volume of wastewater discharge. Residential accounts are assigned to one of three categories: single family, multiple family (two, three or four dwelling units) and apartment and mobile homes.

Table 2

Sewer Service Charges	effective dates >					
	Current	7/1/2015 2015-16	7/1/2016 2016-17	7/1/2017 2017-18	7/1/2018 2018-19	7/1/2019 2019-20
Unit Costs Applicable to All Users						
Account Charge, \$/month	na	\$3.53	\$3.79	\$4.01	\$4.22	\$4.44
Volume Rate, \$/HCF		\$0.95	\$1.01	\$1.07	\$1.13	\$1.20
Uniform Charges						
<i>Residential</i>						
Single Family Dwelling Unit, \$/month	\$11.06	\$11.60	\$12.20	\$12.80	\$13.40	\$14.00
Multi Family Dwelling Unit, \$/month	\$11.06	\$10.10	\$10.80	\$11.40	\$12.00	\$12.70
Apartment/Mobile Home Dwelling Unit, \$/month	\$11.06	\$8.90	\$9.50	\$10.00	\$10.60	\$11.10
<i>Nonresidential</i>						
Account Charge, \$/month	\$11.06	\$3.53	\$3.79	\$4.01	\$4.22	\$4.44
Volume Rate, \$/HCF		\$0.95	\$1.01	\$1.07	\$1.13	\$1.20

The unit cost components and the volume of wastewater discharge for each residential customer category are used to calculate a different uniform monthly charge for each residential customer category. Monthly charges for individual nonresidential accounts are the sum of the monthly account charge component plus the quantity rate component times the volume of wastewater discharge. The volume of wastewater discharge for nonresidential accounts is equal to metered water use (water use for irrigation or fire protection is not included).

Proposition 218 Notification

Implementation of the proposed increases requires the City to notify property owners of a public hearing to review proposed increases a minimum of 45 days prior to the public hearing consistent with Proposition 218 and the ability to protest those increases. This notice was provided after the March 24, 2015 City Council meeting when the City Council set the public hearing for May 12, 2015. The notices included the proposed increases for the next five fiscal years. A copy of the actual notice is provided as Attachment D.

At the public hearing to consider the water and sewer service charge adjustments, any protests received will be reported to the City Council. At the conclusion of the public hearing, the Council may adopt revised water and sewer service charge adjustments assuming that the total protests received represent less than the majority of properties. The March 2015 Final Water and Sewer Rates and Capacity Charges Study (Attachment C) prepared by Municipal Financial Services has analyzed the adequacy of revenues from rates to meet projected expenditures of the water and sewer enterprise funds to determine whether revenues will be adequate to cover operating and maintenance costs as well as needed capital costs while meeting target reserve levels. Water rates and charges and Sewer Service Charges were developed for the five-year period Fiscal year 2015-16 (FY16) through FY20. This report meets the requirements

of Proposition 218 (Prop 218) by providing rates that are established by the cost of services provided.

San Juan Capistrano Prop 218 Court Case

Although on April 20, 2015 the Fourth Appellate District, Division Three, issued a decision concluding that tiered charges imposed by the City of San Juan Capistrano, violated Proposition 218 (a 1996 ballot measure that barred governments from charging more for a service than it costs to provide it), the court did not declare tiered pricing illegal or invalidate the use of rate tiers entirely. As long as cities and water agencies can document that it costs them more to produce the extra water, they can charge more: "...tiered, or inclined rates that go up progressively in relation to usage are perfectly consistent with [Proposition 218 and other precedents], the tiers must still correspond to the actual cost of providing service at a given level of usage."

The City of San Juan Capistrano was found to have invalid methodology for establishing its tiered water rates thus rendering them in noncompliant with Prop 218. They had not correlated the incremental cost of providing service at the various tier levels to the actual cost of providing water at those levels. Antioch's methodology does support tiered water rates in compliance with state law.

Public Outreach

Staff has already met with a representative of the Antioch Unified School District (AUSD) to discuss the proposed increases and ideas on how to reduce water and sewer bills through water conservation measures. Staff has:

- Provided advice on water conservation measures to help AUSD attain greater conservation and savings aligned with other uses in the City;
- Identified and begun replacing meters that could be exchanged for smaller, less costly meters; and
- Determined that the recent refinancing of former Redevelopment Agency bonds will provide additional revenue to the School District estimated to be a total of \$1,758,313, which is about \$103,430 a year for 17 years.

Staff conducted a meeting on March 31st, to present the Water and Sewer Rates and Capacity Charges Study to the Building Industry Association (BIA), large developers with project applications in process with the City, the AUSD and the Chamber of Commerce. Representatives from the AUSD, Applebee's Restaurant, DeNova Homes and the BIA, and a property manager attended the meeting.

Water and Sewer Capacity Charges

Capacity charges (or Water & Sewer Facility Reserve Fees, as listed in the City's Master Fee Schedule) are separate from utility rates, and not included in the rate structure. Capacity charges are intended to recover both a portion of the proposed Capital Improvement Program (CIP) cost, and utility rate payers' prior investment in capital facilities that support land development by providing capacity for new connections. These charges (or fees) are designed to pay for the facilities in existence at the time the charge is imposed or to pay for new facilities that will be constructed in

the future that are of benefit to the person or property being charged (new development or increases to existing service capacity). Capacity charges help ensure that “growth pays for growth” (as required by the City’s General Plan) by allocating the cost of new facilities and the cost of unused capacity in existing facilities to new development. (A portion of utility rates pay the cost of repairing and refurbishing facilities used by current customers).

The proposed capacity charges meet the regulatory requirements defined in Government Code Section 66000 *et seq.* regarding the establishment of capacity charges. These charges will be considered as well at the May 12, 2015 City Council meeting and subsequently during the annual budget process each year. The proposed increase for these charges is shown in Table 3 (Water Capacity Charges) and Table 4 (Sewer Capacity Charges).

Capacity Charges – Water Facility Reserve Fees

Antioch collects two charges shown in the Master Fee as one charge:

1. A fee passed on to Contra Costa Water District for its treatment capacity;
2. A fee for the City’s own treatment capacity, and transmission and distribution facilities.

Table 3 shows the City’s current and proposed Capacity Fees (1 and 2 above).

Table 3

Water Capacity Charges	Current	Proposed
	<u>Capacity Charge</u>	<u>Capacity Charge</u>
Single Family Residential Connection	\$5,060	\$5,080
Meter Connection Size	<u>Capacity Charge</u>	<u>Capacity Charge</u>
½ x ¾-inch	\$5,060	\$5,080
1.00-inch	\$7,498	\$12,700
1.50-inch	\$14,997	\$25,400
2.00-inch	\$23,995	\$40,700
3.00-inch	\$43,869	\$76,300
4.00-inch	\$74,983	\$127,100
6.00-inch	\$149,967	\$254,200
8.00-inch	\$364,282	\$406,700
10.00-inch	\$311,282	\$584,700
12.00-inch	\$644,856	\$838,900

Additionally, the City collects a separate fee which is passed on to Contra Costa Water District for its wholesale municipal supply.

Capacity Charges – Sewer Facility Reserve Fees

The current sewer capacity charges (Facility Reserve Fees) are based on water meter size and described in Title 6 (Sanitation and Health), Chapter 4 (Sewer System) of the Antioch Municipal Code. Proposed charges are based on wastewater discharge volume and shown in Table 4 below.

Table 4

Sewer Capacity Charges		
Unit Cost of Capacity, \$/gallons per day	\$11.91	
Capacity Charges		
Residential	<i>gallons per day</i>	<i>Capacity Charge</i>
Single Family	210	\$2,500
Multiple Family	168	\$2,000
Apartments/Mobile Homes	137	\$1,630

Rate Study Time Line

- February 24, 2015: Council adopted rate protest tabulation procedures.
- March 24, 2015: Council accepted draft report and authorized mailing of the Proposition 218 Notice of Public Hearing on proposed adjustments and increases to water and sewer charges.
- March – April, 2015: Outreach to Building Industry Association, developers, Chamber of Commerce and others; outreach to Antioch Unified School District continues.
- April 28, 2015: First reading/introduction of Municipal Code Amendments.
- May 12, 2015:
 - Council adopts amendments to the Municipal Code.
 - Council conducts Public Hearing and accepts the Draft study on Water and Sewer Rates and Capacity Charges.
 - Council votes on adopting Resolution Authorizing Water and Sewer Rate Increases.
 - Council votes on adopting Resolution authorizing Capacity Charge Increases.
- July 1, 2015: New water and sewer rates are implemented. New capacity charges are implemented.

ATTACHMENTS

- A. Resolution 2015/XX authorizing Water and Sewer Rates Increases.
- B. Resolution 2015/XX authorizing Water and Sewer Capacity Charge Increases
- C. Water and Sewer Rates and Capacity Charges Study from Municipal Financial Services.
- D. Copy of Notice of Public Hearing.
- E. Copy of Resolution No. 2015/09 Guidelines for the Submission and Tabulation of Protests in Connection with Rate Hearings

RESOLUTION NO. 2015/

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
ADOPTING WATER AND SEWER RATES**

WHEREAS, at the request of the City, Municipal Financial Services, an independent public finance consultant, has prepared a report regarding water and sewer rates and capacity charges ("Report"); and

WHEREAS, the Report recommends certain increases to water and sewer rates ("Recommended Rates") in order to ensure the health and safety of the community while protecting the City's financial stability; and

WHEREAS, a copy of the Report is available for inspection at the Public Works Department, 1201 W. 4th Street, Antioch; and

WHEREAS, the City Council is satisfied that the Report complies with the requirements set forth in section 6 of Article XIII D of the California Constitution; and

WHEREAS, on March 24, 2015 the City Council adopted Resolution No. 2015/13 declaring an intention to adjust water and sewer rates and setting a date for public hearing on those rate adjustments; and

WHEREAS, on May 12, 2015, the City Council held a full and fair public hearing on the Recommended Rates. At the hearing, all interested persons had an opportunity to provide oral and written testimony regarding the Recommended Rates; and

WHEREAS, in accordance with the requirements of section 6 of Article XIII D of the California Constitution, the May 12, 2015 public hearing was held not less than 45 days after mailing notice of the hearing to the addresses to which the City customarily mails its billing statements; and

WHEREAS, the City accepted and caused the tabulation of all written protests against the Recommended Rates. Based upon the results of this tabulation, a majority protest against the Recommended Rates does not exist; and

WHEREAS, based on the information presented at the May 12, 2015 public hearing, including but not limited to the Report and oral and written testimony and protests from members of the public, the City Council determines that:

- A. Revenues derived from the Recommended Rates are not expected to exceed the funds required to provide water and sewer service.
- B. Revenues derived from the Recommended Rates may not be used for any purpose other than to provide water and sewer service.
- C. The amount of the Recommended Rates imposed upon any parcel or person as an incident of property ownership will not exceed the proportional cost of water and

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sewer service attributable to the parcel.

- D. The Recommended Rates are imposed upon a parcel only where water or sewer service is actually used by, or immediately available to, the parcel.

WHEREAS, the City Council now finds it necessary to adopt the Recommended Rates;

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANTIOCH AS FOLLOWS:

Section 1: Approval of Report.

The Report, which is incorporated by reference, is hereby approved in the form on file with the City Clerk and available for public inspection; and

Section 2: New Rates and Charges.

The City Council hereby adopts the Recommended Rates.

2.1 Water Rates: Water quantity rates and meter charges will be as follows:

Service Category	7/1/2015 2015-16	7/1/2016 2016-17	7/1/2017 2017-18	7/1/2018 2018-19	7/1/2019 2019-20
Quantity Rates, \$/HCF					
Non-Single Family					
Zone I	\$2.99	\$3.24	\$3.73	\$4.05	\$4.44
Zone II	\$3.08	\$3.33	\$3.83	\$4.16	\$4.55
Zone III	\$3.15	\$3.41	\$3.92	\$4.25	\$4.65
Zone IV	\$3.32	\$3.59	\$4.10	\$4.45	\$4.86
Single Family					
<i>Tier 1</i>	<i>0 - 13 HCF</i>	<i>0 - 13 HCF</i>	<i>0 - 12 HCF</i>	<i>0 - 12 HCF</i>	<i>0 - 12 HCF</i>
Zone I	\$2.53	\$2.74	\$3.17	\$3.45	\$3.78
Zone II	\$2.62	\$2.83	\$3.27	\$3.56	\$3.89
Zone III	\$2.69	\$2.91	\$3.36	\$3.65	\$3.99
Zone IV	\$2.86	\$3.09	\$3.54	\$3.85	\$4.20
<i>Tier 2</i>	<i>> 13 HCF</i>	<i>> 13 HCF</i>	<i>> 12 HCF</i>	<i>> 12 HCF</i>	<i>> 12 HCF</i>
Zone I	\$4.19	\$4.53	\$5.24	\$5.68	\$6.22
Zone II	\$4.28	\$4.62	\$5.34	\$5.79	\$6.33
Zone III	\$4.35	\$4.70	\$5.43	\$5.88	\$6.43
Zone IV	\$4.52	\$4.88	\$5.61	\$6.08	\$6.64
Meter Service, \$/meter-month					
5/8 x 3/4-inch	\$17.50	\$18.80	\$21.20	\$22.90	\$24.40
1-inch	\$39.30	\$42.50	\$47.70	\$52.00	\$55.00
1½-inch	\$74.00	\$81.00	\$90.00	\$98.00	\$105.00
2-inch	\$117.00	\$127.00	\$142.00	\$155.00	\$165.00
3-inch	\$217.00	\$235.00	\$264.00	\$287.00	\$305.00
4-inch	\$359.00	\$389.00	\$437.00	\$475.00	\$506.00
6-inch	\$715.00	\$775.00	\$870.00	\$946.00	\$1,008.00
8-inch	\$1,142.00	\$1,237.00	\$1,390.00	\$1,512.00	\$1,610.00
10-inch	\$1,640.00	\$1,777.00	\$1,997.00	\$2,171.00	\$2,312.00
12-inch	\$2,352.00	\$2,548.00	\$2,864.00	\$3,113.00	\$3,315.00

2.2 Sewer Rates: Sewer rates will be as follows:

Sewer Service Charges		<i>effective dates ></i>				
Service Category		7/1/2015 2015-16	7/1/2016 2016-17	7/1/2017 2017-18	7/1/2018 2018-19	7/1/2019 2019-20
<i>Residential</i>						
Single Family Dwelling Unit, \$/month		\$11.60	\$12.20	\$12.80	\$13.40	\$14.00
Multi Family Dwelling Unit, \$/month		\$10.10	\$10.80	\$11.40	\$12.00	\$12.70
Apartment/Mobile Home Dwelling Unit, \$/month		\$8.90	\$9.50	\$10.00	\$10.60	\$11.10
<i>Nonresidential</i>						
Account Charge, \$/month		\$3.53	\$3.79	\$4.01	\$4.22	\$4.44
Volume Rate, \$/HCF		\$0.95	\$1.01	\$1.07	\$1.13	\$1.20

Section 3: Severability.

If any subdivision, paragraph, sentence, clause, or phrase of this Resolution is, for any reason, held to be invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect the validity or enforcement of the remaining portions of this Resolution. It is the City Council's express intent that each remaining subdivision, paragraph, sentence, clause or phrase would have been adopted irrespective of the fact that one or more subdivisions, paragraphs, sentences, clauses, or phrases be declared invalid or unenforceable.

Section 4: Effective Date.

All rates and charges set forth in this Resolution shall become effective on July 1, 2015, and shall remain in effect until changed by the City Council.

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 12th day of May, 2015, by the following vote.

AYES:

ABSENT:

NOES:

A. SIMONSEN, City Clerk

RESOLUTION NO. 2015/___

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
ADOPTING WATER AND SEWER CAPACITY CHARGES**

WHEREAS, at the request of the City, Municipal Financial Services, an independent public finance consultant, has prepared a report ("Report") regarding water and sewer rates and water and sewer capacity charges, as defined under Government Code section 66013; and

WHEREAS, the Report recommends certain increases to water and sewer capacity charges ("Recommended Capacity Charges") in order to conform with General Plan policies that new development pay for its impacts, which are discussed throughout the General Plan including in Chapter 3.0, "Growth Management" with this requirement that new development pay for its impacts further detailed as to water and sewer capacity in Section 8.4 of the General Plan, "Water Facilities Objective and Polices," and Section 8.5 of the General Plan, "Wastewater Management Objective and Polices" ("Ensure that adequate infrastructure is in place and operational prior to occupancy or new development, such that (1) new development will not negatively impact the performance of water facilities serving the existing developed area, and (2) the performance standards set forth in the Growth Management Element will continue to be met"); and

WHEREAS, a copy of the Report is available for inspection at the Public Works Department, 1201 W. 4th Street, Antioch; and

WHEREAS, the City Council is satisfied that the Recommended Capacity Charges do not exceed the cost of service and comply with the requirements set forth in section 1 of Article XIII C of the California Constitution; and

WHEREAS, the City Council now finds it necessary to adopt the Recommended Capacity Charges.

**NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE
CITY OF ANTIOCH AS FOLLOWS:**Section 1 Water Capacity Charge.

1.1 Fiscal Year 2015-2016. The water capacity charge for new Single Family Residential connections for fiscal year 2015-2016 shall be \$5,080, regardless of meter connection size. The capacity charge for other customer classifications for fiscal year 2015-2016 shall be determined on the basis of meter connection size as follows:

Meter Connection Size	Water Capacity Charge
5/8 x 3/4 -inch	\$5080
1.00-inch	\$12,700
1.50-inch	\$25,400
2.00-inch	\$40,700
3.00-inch	\$76,300
4.00-inch	\$127,100
6.00-inch	\$254,200
8.00-inch	\$406,700
10.00-inch	\$584,700
12.00-inch	\$838,900

1.2 Annual Adjustment. For fiscal years 2016-2017 through 2019-2020, water capacity charges for all customer classifications shall be adjusted in accordance with the Engineering News Record 20-City Construction Cost Index.

Section 2 Sewer Capacity Charge.

2.1 Single Family Residential. The sewer capacity charge for new Single Family Residential connections for fiscal year 2015-2016 shall be \$2,500.

2.2 Multiple Family. The sewer capacity charge for new Multiple Family connections for fiscal year 2015-2016 shall be \$2,000 per dwelling unit. The Multiple Family classification includes duplexes, triplexes and quadplexes.

2.3 Apartment/Mobile Homes. The sewer capacity charge for new Apartment and Mobile Home connections for fiscal year 2015-2016 shall be \$1,630 per dwelling unit.

2.4 Non-Residential. The non-residential sewer capacity charge shall be \$11.91 per average gallon of discharge per day. The City Engineer may require the property owner to demonstrate a reasonable estimate of average daily discharge prior to establishing a new connection. Within three years of establishing a new non-residential connection, the City Engineer may adjust the initial capacity charge to account for actual average daily discharge.

2.5 Annual Adjustment. For fiscal years 2016-2017 through 2019-2020, sewer capacity charges for all customer classifications shall be adjusted in accordance with the Engineering News Record 20-City Construction Cost Index.

Section 3: Severability.

If any subdivision, paragraph, sentence, clause, or phrase of this Resolution is, for any reason, held to be invalid or unenforceable by a court of competent jurisdiction,

such invalidity or unenforceability shall not affect the validity or enforcement of the remaining portions of this Resolution. It is the City Council's express intent that each remaining subdivision, paragraph, sentence, clause or phrase would have been adopted irrespective of the fact that one or more subdivisions, paragraphs, sentences, clauses, or phrases be declared invalid or unenforceable.

Section 4: Effective Date.

All rates and charges set forth in this Resolution shall become effective on July 1, 2015 and shall remain in effect until changed by the City Council.

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 12th Day of May, 2015, by the following vote.

AYES:

ABSENT:

NAYS:

A. SIMONSEN, City Clerk

FINAL DRAFT

March 2015



Prepared for City of Antioch, California

Water and Sewer Rates and Capacity Charges Study

Submitted by

MUNICIPAL FINANCIAL SERVICES

CI



FINAL DRAFT
Water and Sewer Rates and Capacity Charges Study

Prepared for
City of Antioch, California
March 2015

**MUNICIPAL
FINANCIAL
SERVICES**

2960 Valley Basin Avenue
Henderson, Nevada 89052

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List of Abbreviations

AF	acre feet (equal to 325,851 gallons)
AMC	Antioch Municipal Code
AWWA	American Water Works Association
BOD	Biochemical Oxygen Demand
CAFR	Comprehensive Annual Financial Report
CCI	Construction Cost Index
CCWD	Contra Costa Water District
CIP	Capital Improvement Program
City	City of Antioch
DD	Delta Diablo
DSC	debt service coverage
DWR	Department of Water Resources
FY	Fiscal year (July 1 to June 30)
ENR	Engineering News Record
FY14	July 1, 2013 to June 30, 2014
gpd	gallons per day
HCF	Hundred Cubic Feet (equal to ~ 748.1 gallons)
mgd	million gallons per day
O&M	Operation and maintenance
SWRCB	State Water Resources Control Board
TSS	Total Suspended Solids

Executive Summary

The City of Antioch, in conjunction with Municipal Financial Services, has analyzed the adequacy of revenues from rates to meet projected expenditures of the water and sewer enterprise funds to determine whether revenues will be adequate to cover operating and maintenance costs as well as needed capital costs while meeting target reserve levels. Water rates and charges and Sewer Service Charges were developed for the five-year period Fiscal Year 2015 - 16 (FY16) through FY20.

Water Fund 611 Revenue Required from Rates

Water rates were developed to generate sufficient revenues to cover operating and maintenance expenditures and capital expenditures, and to meet target reserve levels. The approximate amount of revenues required from water rates for the five-year period, FY16 through FY20, is \$167,480,000.

Beginning Balance, July 1, 2015	\$15,729,000	
Expenditures		
Production, Service & Supplies	\$102,208,000	58%
Distribution	\$34,322,000	20%
Supervision	\$17,571,000	10%
Capital Expenses	\$14,271,000	8%
Meter Reading/Warehouse/Stores	\$6,575,000	4%
Capital Reserve	\$1,000,000	1%
Total Expenditures	\$175,947,000	100%
Revenues		
Charges for Services	\$167,480,000	99%
Warehouse/Stores	\$1,400,000	0.8%
Investment Income and Other	\$255,000	0.2%
Total Revenues	\$169,135,000	100%
Net Revenues	(\$6,812,000)	
Ending Balance, June 30, 2020	\$8,917,000	
Ending Balance 90 Days Cash Target	\$8,556,000	

Projected capital expenditures in Fund 611 during the same time period are approximately \$14,300,000. In addition to projected capital expenditures, an amount of \$1,000,000 is allocated to a capital reserve as a funding source for future capital expenditures. A summary of the projected five-year expenditures, revenues, and fund balances is shown in the adjacent table.

Note that no debt service is proposed for this fund and that available fund balance is used to mitigate greater increases in water rates.

Water Fund 612 Revenue Projected from Capacity Charges

Water capacity charges were developed in accordance with applicable requirements found in the State of California Government Code. Capacity charges are intended to recover both a portion of the proposed Capital Improvement Program (CIP) cost, and utility rate payers' prior investment in capital facilities that support land development by providing capacity for new connections. Projected capital expenditures during the same time period are \$7,695,000. The approximate amount of revenues projected from water capacity charges for the five-year period, FY16 through FY20, is \$6,561,000. The available fund balance is reduced by approximately \$1,100,000 during the five-year period.

Sewer Fund 621 Revenue Required from Sewer Service Charges

Sewer Service Charges were developed to generate sufficient revenues to cover operating and maintenance expenditures and capital expenditures, and to meet target reserve levels. The approximate amount of revenues required from sewer service charges for the five-year period, FY16 through FY20, is \$29,861,000.

Projected capital expenditures in Fund 621 during the same time period are approximately \$7,000,000. In addition to projected capital expenditures, an amount of \$500,000 is allocated to a capital reserve as a funding source for future capital expenditures. A summary of the projected five-year expenditures, revenues, and fund balances is shown in the adjacent table.

Note that no debt service is proposed for this fund and that available fund balance is used to mitigate greater increases in Sewer Service Charges.

Beginning Balance, July 1, 2015	\$10,373,000	
Expenditures		
Collection	\$22,269,000	59%
Supervision	\$8,042,000	21%
Capital Expenses	\$6,970,000	18%
Capital Reserve	\$500,000	1%
Total Expenditures	\$37,781,000	100%
Revenues		
Charges for Services	\$29,861,000	99%
Investment Income and Other	\$178,000	1%
Total Revenues	\$30,039,000	100%
Net Revenues	(\$7,742,000)	
Ending Balance, June 30, 2020	\$2,631,000	
Ending Balance 90 Days Cash Target	\$1,563,000	

Sewer Fund 622 Revenue Projected from Capacity Charges

Sewer capacity charges were developed in accordance with applicable requirements found in the State of California Government Code. Capacity charges are intended to recover both a portion of the proposed Capital Improvement Program cost, and utility rate payers' prior investment in capital facilities that support land development by providing capacity for new connections. Projected capital expenditures during the same time period are \$2,500,000. The approximate amount of revenues projected from sewer capacity charges for the five-year period, FY16 through FY20, is \$3,200,000.

Recommended Water Rates

Recommended water quantity rates and water meter service charges for FY16 – FY20 are listed in the table below. Note that Single Family water quantity rates for FY16 – FY20 are not uniform for each elevation zone. Uniform water quantity rates are replaced with inclining block (tiered) rates with two tiers of water use. The price break for the two tiers for FY16 and FY17 is 13 hundred cubic feet (HCF) per month. Water consumption less than or equal to 13 hundred cubic feet per month is charged the Tier 1 rate applicable to each elevation zone and water consumption greater than 13 HCF per month is charged the Tier 2 rate applicable to each elevation zone.

The price break decreases to 12 HCF for FY18 – FY20. The decrease in the price break reflects projections of continued water conservation. The development of inclining block rates is described in Section 3.

Table ES-1. Recommended Water Rates and Charges						
Service Category	effective dates >	7/1/2015	7/1/2016	7/1/2017	7/1/2018	7/1/2019
	Current	2015-16	2016-17	2017-18	2018-19	2019-20
Quantity Rates, \$/HCF						
<i>HCF = hundred cubic feet (748 gallons)</i>						
Non-Single Family						
Zone I	\$2.42	\$2.99	\$3.24	\$3.73	\$4.05	\$4.44
Zone II	\$2.51	\$3.08	\$3.33	\$3.83	\$4.16	\$4.55
Zone III	\$2.64	\$3.15	\$3.41	\$3.92	\$4.25	\$4.65
Zone IV	\$2.92	\$3.32	\$3.59	\$4.10	\$4.45	\$4.86
Single Family						
<i>Tier 1</i>						
	<i>All Use</i>	<i>0 - 13 HCF</i>	<i>0 - 13 HCF</i>	<i>0 - 12 HCF</i>	<i>0 - 12 HCF</i>	<i>0 - 12 HCF</i>
Zone I	\$2.42	\$2.53	\$2.74	\$3.17	\$3.45	\$3.78
Zone II	\$2.51	\$2.62	\$2.83	\$3.27	\$3.56	\$3.89
Zone III	\$2.64	\$2.69	\$2.91	\$3.36	\$3.65	\$3.99
Zone IV	\$2.92	\$2.86	\$3.09	\$3.54	\$3.85	\$4.20
<i>Tier 2</i>						
	<i>All Use</i>	<i>> 13 HCF</i>	<i>> 13 HCF</i>	<i>> 12 HCF</i>	<i>> 12 HCF</i>	<i>> 12 HCF</i>
Zone I	\$2.42	\$4.19	\$4.53	\$5.24	\$5.68	\$6.22
Zone II	\$2.51	\$4.28	\$4.62	\$5.34	\$5.79	\$6.33
Zone III	\$2.64	\$4.35	\$4.70	\$5.43	\$5.88	\$6.43
Zone IV	\$2.92	\$4.52	\$4.88	\$5.61	\$6.08	\$6.64
Meter Service, \$/meter-month						
5/8 x 3/4-inch	\$15.60	\$17.50	\$18.80	\$21.20	\$22.90	\$24.40
1-inch	\$25.27	\$39.30	\$42.50	\$47.70	\$52.00	\$55.00
1½-inch	\$47.74	\$74.00	\$81.00	\$90.00	\$98.00	\$105.00
2-inch	\$75.62	\$117.00	\$127.00	\$142.00	\$155.00	\$165.00
3-inch	\$156.77	\$217.00	\$235.00	\$264.00	\$287.00	\$305.00
4-inch	\$246.73	\$359.00	\$389.00	\$437.00	\$475.00	\$506.00
6-inch	\$488.45	\$715.00	\$775.00	\$870.00	\$946.00	\$1,008.00
8-inch	\$725.62	\$1,142.00	\$1,237.00	\$1,390.00	\$1,512.00	\$1,610.00
10-inch	\$1,554.76	\$1,640.00	\$1,777.00	\$1,997.00	\$2,171.00	\$2,312.00
12-inch	\$2,808.34	\$2,352.00	\$2,548.00	\$2,864.00	\$3,113.00	\$3,315.00

Recommended Sewer Service Charges

Recommended sewer service rates and charges for FY16 – FY20 are listed in the table below. The recommended rates and charges replace the current Sewer Lateral Maintenance charge (\$0.31 per month) and Sewer Service charge (\$10.75 per month). Recommended uniform charges for Residential users are based on unit costs applicable to all users. The unit costs are used to calculate monthly bills for Nonresidential users.

Table ES-2. Recommended Sewer Service Rates and Charges						
Service Category	effective dates >	7/1/2015	7/1/2016	7/1/2017	7/1/2018	7/1/2019
	Current	2015-16	2016-17	2017-18	2018-19	2019-20
Unit Costs Applicable to All Users						
Account/Dwelling Unit Charge, \$/month	na	\$3.53	\$3.79	\$4.01	\$4.22	\$4.44
Volume Rate, \$/HCF		\$0.95	\$1.01	\$1.07	\$1.13	\$1.20
Uniform Charges						
<i>Residential</i>						
Single Family Dwelling Unit, \$/month	\$11.06	\$11.60	\$12.20	\$12.80	\$13.40	\$14.00
Multi Family Dwelling Unit, \$/month	\$11.06	\$10.10	\$10.80	\$11.40	\$12.00	\$12.70
Apartment/Mobile Home Dwelling Unit, \$/month	\$11.06	\$8.90	\$9.50	\$10.00	\$10.60	\$11.10
<i>Nonresidential</i>						
Account Charge, \$/month	\$11.06	\$3.53	\$3.79	\$4.01	\$4.22	\$4.44
Volume Rate, \$/HCF		\$0.95	\$1.01	\$1.07	\$1.13	\$1.20

Uniform charges for Residential users are based on assigned levels of wastewater discharge volume. There are three subcategories of Residential users - Single Family dwelling units, Multiple Family dwelling units (accounts with two, three or four dwelling units), and dwelling units in apartments and mobile homes in mobile home parks.

"Dwelling unit" means a structure or the part of a structure that is used as a home, residence or sleeping place by one person who maintains a household or by two or more persons who maintain a common household.

For FY15, monthly wastewater discharge volume for single family accounts is 210 gallons per day (gpd). For multiple family dwelling units monthly wastewater discharge volume is 168 gpd and for dwelling units in apartments and mobile homes in mobile home parks the monthly wastewater discharge volume is 137 gpd. For each year during FY16 – FY20, the monthly wastewater discharge volume for single family accounts is reduced by 2 gallons per day.

Monthly bills for nonresidential users are based on the sum of an account charge plus a charge for the volume of wastewater discharge. The volume of wastewater discharge would be based on metered water use (in units of HCF).

Recommended Water and Sewer Capacity Charges

The capacity charges developed in this study are based on the buy-in cost method for valuation of the system. The system buy-in method recovers the replacement cost of capacity in those portions of the existing system in which there is capacity available (for example, the transmission, distribution, storage and pumping components of the water system). The buy-in method excludes service laterals and meters as these assets do not benefit new users connecting to the water or sewer systems. The value of the water and sewer systems is adjusted to account for contributed capital and assets, near term capital improvements that add capacity and working capital.

Recommended capacity charges for FY16 are listed in the table below. Charges for FY17 and later may be escalated using an appropriate index such as the *Engineering News Record* 20-City Construction Cost Index.

Table ES-3. Recommended Water Capacity Charges			
	<u>Unit Cost, \$/gpd</u>	<u>Peak Use, gpd</u>	<u>Capacity Charge</u>
Single Family Residential Connection	\$6.16	825	\$5,080
Meter Connection Size	<u>Meter Peak Capacity, gpm</u>	<u>Equivalency Factor</u>	<u>Capacity Charge</u>
5/8 x 3/4-inch	15 gpm	1.0	\$5,080
1.00-inch	38 gpm	2.5	\$12,700
1.50-inch	75 gpm	5.0	\$25,400
2.00-inch	120 gpm	8.0	\$40,700
3.00-inch	225 gpm	15.0	\$76,300
4.00-inch	375 gpm	25.0	\$127,100
6.00-inch	750 gpm	50.0	\$254,200
8.00-inch	1,200 gpm	80.0	\$406,700
10.00-inch	1,725 gpm	115.0	\$584,700
12.00-inch	2,475 gpm	165.0	\$838,900

Table ES-4. Recommended Unit Cost of Capacity and Sewer Capacity Charges		
Unit Cost of Capacity, \$/gallons per day	\$11.91	
Capacity Charges		
Residential	<u>gallons per day</u>	<u>Capacity Charge</u>
Single Family	210	\$2,500
Multiple Family	168	\$2,000
Apartments/Mobile Homes	137	\$1,630
Nonresidential	<u>gallons per day</u>	<u>Capacity Charge</u>
Example 1	210	\$2,500
Example 2	630	\$7,500
Example 3	2,100	\$25,010
Example 4	4,200	\$50,020
Example 5	5,250	\$62,530

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Section 1

Introduction

This section describes the organization of the report, rate-making objectives, the rate-setting process, and a general description of the water and wastewater systems.

1.1 Organization of the Report

This report is divided into seven sections. This introduction provides an overview of the study objectives and evaluation of the efficiency of the City's water and sewer systems compared to those of other similar municipalities.

Section 2 discusses characteristics of customers and their use of the water and sewer systems. The number and type of connections to each system, water use, and wastewater discharge projected for FY15 – FY20 is developed in this section.

Section 3 describes the development of water rates.

Section 4 describes the development of sewer service charges.

Section 5 describes the development of water capacity charges.

Section 6 describes the development of sewer capacity charges.

Section 7 describes the limitations of the study document.

1.2 Rate-Making Objectives

There are numerous rate-making objectives that must be considered when developing rates and rate structures.

Revenue sufficiency. Generate sufficient revenue to fund operating costs, capital costs and bonded debt, and maintain adequate reserves.

Revenue stability. Recover revenue from fixed and variable charges that will cover fixed and variable costs (barring water shortages when rationing may be required).

Conservation signal. Reward customer for efficient water use and discourage its waste.

Administrative efficiency. Enable efficient implementation and ongoing administration, including monitoring and updating.

Affordability. Be as affordable as possible while maintaining the utilities sound financial position and credit rating.

Customer acceptance. Be as simple as possible to facilitate customer understanding and acceptance.

Fairness. Provide for each customer class to pay its proportionate share of the required revenue in compliance with legal rate-making requirements.

Economic development. Rates must be competitive with local jurisdictions to retain and attract economic development.

1.3 Overview of Utility Rate Setting Process

Rate studies classically have three categories of technical analysis – the development of revenue required from rates, the allocation of costs among functional cost categories (cost-of-service analysis) and the design of a rate structure. An overview of the rate-setting analytical steps is shown in Figure 1-1.

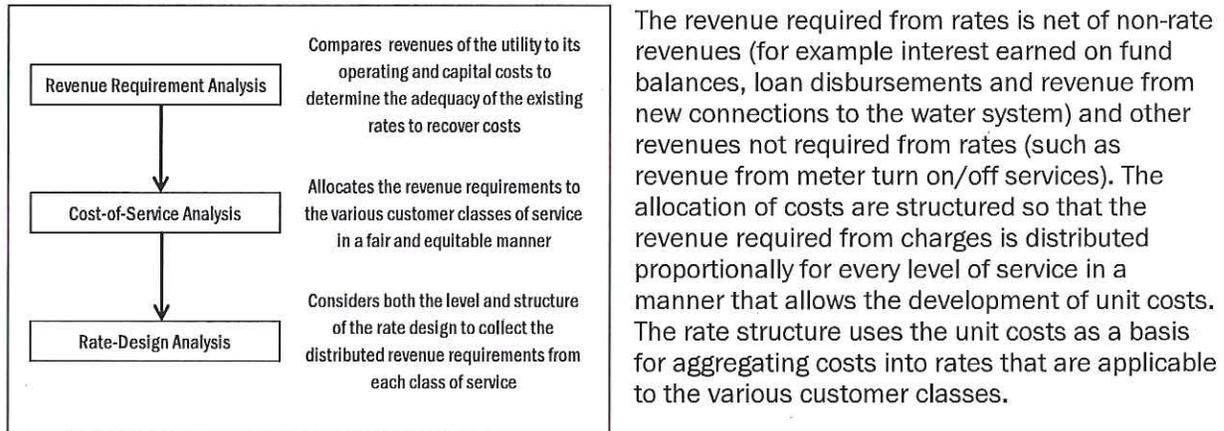


Figure 1-1. Overview of Rate Setting Analytical Steps

Information and data for the development of water rates and preparation of this report comes from a number of documents provided by the City. The list of documents, and the key information and data from each used in this study, are summarized below.

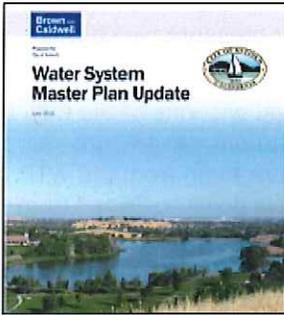
City of Antioch Fiscal Year 2014-15 Adopted Budget. This document shows the recommended FY 2014-15 Annual Budget and Five-Year Capital Improvement Program for the water and wastewater enterprise funds. The City provided a mid-year update of the budget with actual values for FY 2013-14, a revised budget for FY 2014-15, and projected values for FY2015-16 and FY2016-17. Enterprise funds are funded primarily from fees and other user charges.

City of Antioch Municipal Code. Ordinances relating to the water and sewer enterprises are codified in various portions of the Antioch Municipal Code listed below.

- Title 3: Finance, Chapter 11: Sewer Capacity Acquisition Fee
- Title 6: Sanitation And Health, Chapter 4: Sewer System
- Title 6: Sanitation And Health, Chapter 5: Water System
- Title 6: Sanitation And Health, Chapter 6-10: Drought Management Regulations and Water Conservation

City of Antioch 2010 Urban Water Management Plan (UWMP). Dated June 27, 2011, the purpose of the UWMP is to maintain efficient use of urban water supplies, continue to promote conservation programs and policies, ensure that sufficient water supplies are available for future beneficial use, and provide a mechanism for response during water drought conditions. The UWMP evaluates total projected water use be compared to water supply sources in 5-year increments over a 20-year planning period. Water demand projections from the UWMP were used as a reference for projections shown in this study.

City of Antioch 2013 Water System Master Plan Update (2013 Water Master Plan). Dated June 2013, the 2013 Water Master Plan reviews changes in water supply, water use characteristics, drinking water regulations, and study area demographics and presents significant Brown and Caldwell (BC) findings, conclusions and recommendations for existing and future facilities through the year 2035.



City of Antioch 2014 Wastewater Collection System Master Plan (2014 Collection System Master Plan). Dated August 2014, the purpose of the 2014 Collection System Master Plan is to update the trunk system capacity assessment and recommended capacity improvement program presented in the City's 2003 Wastewater Collection System Master Plan to reflect updated land use and flow estimates and sewer projects completed since the 2003 report was developed.

Utility Billing System data. Monthly water use data for each of the City's metered accounts, for the time period January 2012 through December 2013, were provided in an Excel file. Each account record had descriptive information of the account's customer class, meter size and elevation pressure zone. The City also generated special reports, such as the *Multiple Unit Report*, which listed accounts with multiple sewer lateral connections to the collection system.

Department of Water Resources Form 38 Reports. The City submits Form 38 annually to the State of California Department of Water Resources (DWR). This form, titled "Public Water System Statistics", is used to summarize Active Service Connections, Total Water into the System (production), and Metered Water Deliveries for the City's Water System.

1.4 Antioch Water Utility

The City of Antioch, incorporated in 1872, is located in the western part of the state and is the second largest city in Contra Costa County. The City of Antioch currently occupies a land area of approximately 29 square miles and serves a population of about 105,117 residents. Antioch's population grew about 5.9 percent between 2003 and 2013 while the overall Contra Costa County growth rate during this corresponding time period was just shy of 8 percent.

The water system delivers treated water to residential, commercial and irrigation customers. Personnel maintain approximately 339 miles of water main, 31,400 service connections and meters, 2,390 backflow prevention devices, maintain, repair and flush approximately 3,443 fire hydrants, exercise system valves and administers a water conservation program. Personnel staff an alternative work shift and 24-hour Stand-by system that responds to emergency after hour calls for service.

The principal sources of raw water supply are the Sacramento/San Joaquin Rivers Delta and the Contra Costa Water District (CCWD) Canal, which can be stored in the Antioch Municipal Reservoir. Canal water, purchased from CCWD is pumped from Victoria Canal, Rock Slough, and Old River in the western Delta and the Los Vaqueros Reservoir. Even under the most favorable conditions, the city obtains the largest percentage of its raw water from CCWD.

The pipelines from the CCWD Canal to the water treatment plant (WTP) have a capacity over 60 million gallons per day (mgd), well above the maximum predicted future water demand. Water from the Canal can be pumped into the municipal reservoir or directly to the WTP. The WTP has a maximum capacity of about 38 mgd. Treated water flows into two 1.0 million gallon (MG) clearwells before entering the distribution system. In addition to expansion, the City improved water source reliability by purchasing treated water from CCWD produced at the Randall-Bold Plant (RBP), using a connection to the CCWD multipurpose pipeline at Hillcrest Avenue, and the Diablo Water District (DWD) conveyance system.

The service area extends from steep hilly terrain in the south and west portions of the service area to flat with a gentle slope in the northeast portion of the service area. Elevations in the service area range from sea level to over 700 feet. Generally, the service area is limited to elevations less than 560 feet. Four

pressure zones are currently required to distribute water, and eventually six to seven may be necessary depending on future land development.

The Antioch distribution system consists of four primary pressure zones. Water pressure typically is maintained between 40 and 100 pounds per square inch gage (psig).¹

Pressure Zone I. Pressure Zone I distribution system serves the older residential sections of the City, the original central business district and some major industrial users. Ground elevations range from sea level to 50 feet. Zone I is served by gravity principally through a 24 inch-diameter main from the WTP. Pressure reducing valve installations between Zones I and II allows water to flow down to Zone I from Zone II.

Pressure Zone II. Pressure Zone II serves primarily residential and commercial users and has ground elevations ranging from sea level to 170 feet. One area above 170 feet in elevation is supplied by the small Sunset Booster Pump Station. The principal water mains in Zone II are 10, 12, 16, 20, 24 and 30 inches in diameter. The system is supplied by two Zone II Booster Pump Stations – one built in 1967 and one built in 1988, which take suction from the WTP clearwells. There is emergency WTP generator capacity available to operate 58% of the Zone II booster pumps should there be a power outage. Four water storage reservoirs are located in Zone II.

Pressure Zone III East. Pressure Zone III East encompasses much of the newer residential and commercial growth in the City. Zone III East generally extends south from the Canal, with some development north of the canal in the eastern portion of the City. It is bounded on the west by Contra Loma Regional Park and on the east by a Southern Pacific Railroad right-of-way. The zone border extends south to the city limits but excludes most of the area south of Lone Tree Way and west of Deer Valley Road. Three Booster Pump Stations, Hillcrest and Lone Tree 1 and 2, and two reservoirs, Hillcrest and Lone Tree, serve Zone III East. Zone III East is served with 12, 16, 20 and 24 inches in diameter water mains.

Pressure Zone III West. Zone III West is a developed residential area on the west side of the City. Most existing development is residential but some commercial development will occur in the western portion of this zone. After the completion of the planned developments at Meadowlands and Black Diamond Ranch, this zone will encompass about 1.25 square miles. It is bound by the Canal, Black Diamond Mines, Contra Loma Regional Park, and the City limits. Zone III West is served by the Donlon Booster Pump Station which fills the Cambridge Reservoir. Water mains of 8, 10, 12 and 16 inches in diameters serve the Zone III West development.

Pressure Zone IV West. The Zone IV West facilities serve to the higher elevations of the Mira Vista Hills Subdivision and the higher elevations in Black Diamond Ranch. The Cambridge Booster Pump Station has emergency power facilities to convey water into Zone IV West and the Mira Vista Hills Reservoir. New 8, 10 and 12 inches in diameter mains serve the Zone IV West development.

Pressure Zone IV East. Zone IV East includes all of the Higgins Ranch and parts of the Dallas Ranch, Black Diamond Knolls, and Diablo West developments. Zone IV East is bound by Contra Loma Regional Park on the west, Zone III East on the north and east, and the proposed new Urban Limit Line on the south. The Dallas Ranch Booster Pump Station serves Zone IV East. The Booster Pump Station conveys water to Zone IV East and to the Empire Mine Reservoir. The reservoir has a capacity of 3.5 MG and an overflow elevation of 510 feet.

¹ Text for this section is excerpted from the City of Antioch 2010 Urban Water Management Plan dated June 27, 2011.

Recent data from the City's Utility Billing System summarizing the number of meters and water demand, by customer class, are shown in the figures below. The units of water demand shown in the figure (7,930,000 HCF) are equivalent to approximately 16.3 million gallons per day or 5.9 billion gallons per year.

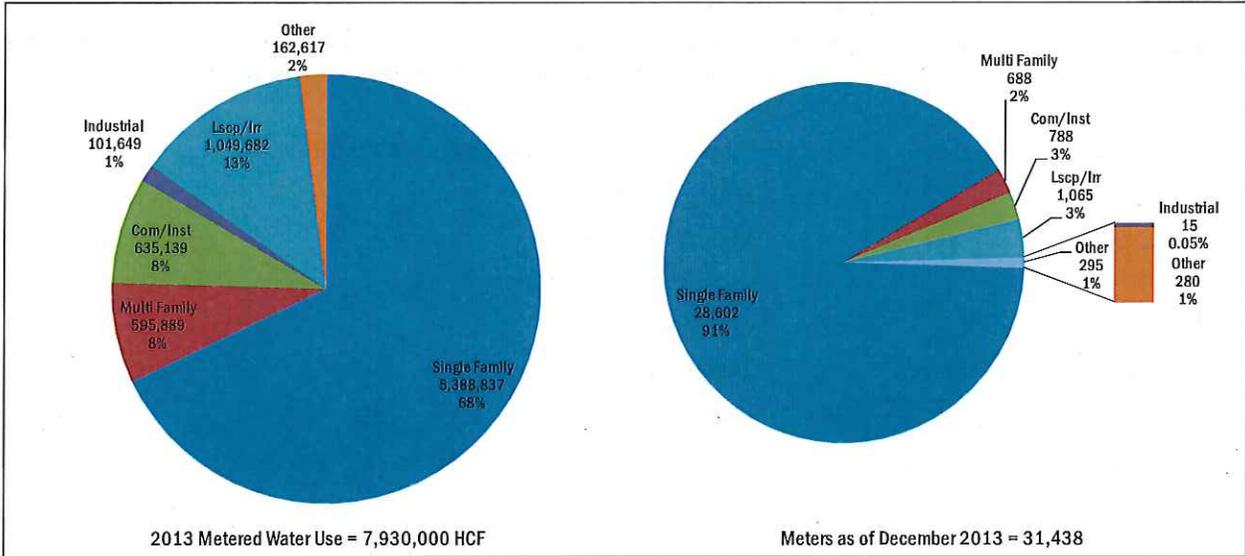


Figure 1-2. Water Demand (CY13) and Number of Meters by Customer Class (December 2013)
 Abbreviations – Single (Single Family); Com (Commercial); Inst (Institutional); Irr (Irrigation); Lscp (Landscape)

Recent data from the City's Utility Billing System summarizing the number of meters by size, is shown in the figure below.

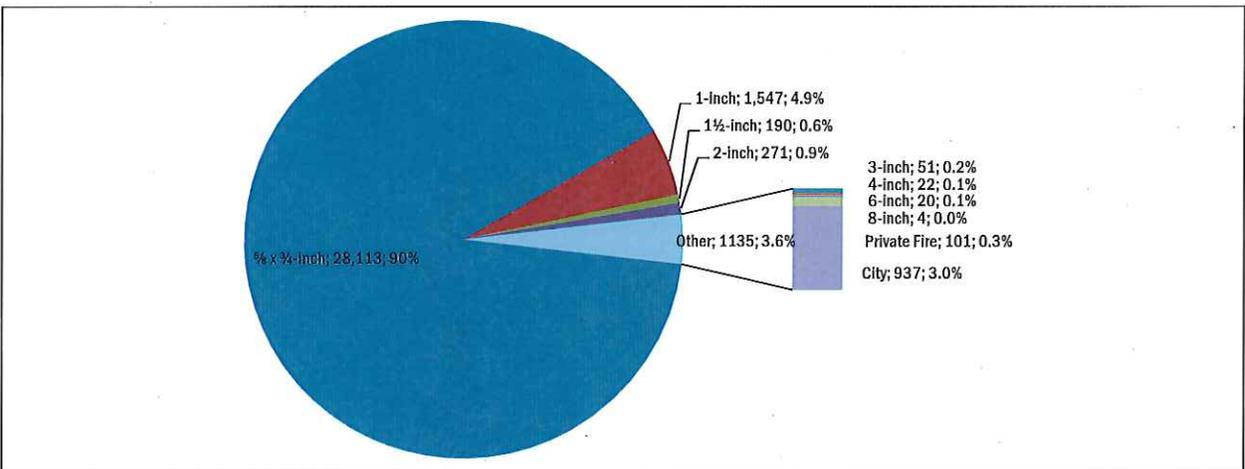


Figure 1-3. Number of Meters by Size (December 2013)

1.5 Current Water Rates

Water rates are established as allowed in Title 6 (Sanitation and Health), Chapter 5 (Water System) of the Antioch Municipal Code (AMC). Water rates were last increased on July 1, 2014. The City's current water meter service rates and water use (quantity) rates, are shown in the sidebar below.

Service Type	Rate
Quantity	<i>\$/HCF</i>
Zone I	\$2.42
Zone II	\$2.51
Zone III	\$2.64
Zone IV	\$2.92
Meter Service	<i>\$/meter</i>
5/8 x 3/4-inch	\$15.60
1-inch	\$25.27
1½-inch	\$47.74
2-inch	\$75.62
3-inch	\$156.77
4-inch	\$246.73
6-inch	\$488.45
8-inch	\$725.62
10-inch	\$1,554.76
12-inch	\$2,808.44

Each water account has one or more meters and each meter is billed for metered water use at the rates shown (except fire service accounts which are not billed for water use).

The City has six main categories of user accounts.

- Single Family
- Multiple Family
- Commercial/Institutional
- Industrial
- Landscape
- Irrigation

1.6 Antioch Sewer Utility

The sewer collection activity is primarily responsible for maintaining an estimated 300 miles of sanitary sewer system lines and approximately 28,250 residential and commercial sewer lateral connections. This program also performs root foaming, manhole rehabilitation, infiltration control, spot repairs and cleaning of larger trunk lines. Employees in this activity provide a comprehensive program of televising, archiving and benchmarking the overall condition of the sewer system infrastructure. Data from these activities are used to establish maintenance requirements, the need for repairs and development of Capital Improvement Projects. Personnel also assist in staffing an alternative work shift and 24-hour Stand-by system that responds to emergency after hour calls for service.

Pursuant to State Water Resources Control Board Order 2006-0003, Statewide General Discharge Requirements of Sanitary Sewer Systems the City of Antioch has developed and implemented a Sewer System Management Plan (SSMP). The goal of the SSMP is to minimize the frequency and severity of sanitary sewer overflows. The SSMP covers the management, planning, design, and operation and maintenance of the agency's sanitary sewer system. The development process began in January 2007 and was completed April 2009 and adopted by Council on April 28, 2009.

Wastewater from the City is collected through the City's sewer system and is discharged into Delta Diablo's conveyance system. There are three main connection points between the City system and the Delta Diablo system:

- Bridgehead Pump Station, in the northwest section of the City: Wastewater from the southern part of the City, including Roddy Ranch and Ginocchio future development focus areas, is transported through the Lone Tree Interceptor to the Bridgehead Pump Station.
- Fulton Shipyard (Antioch) Pump Station, in the north section of the City: Sewage from the central and northern parts of the City is collected at the Fulton Shipyard Pump Station. Sewage from the Bridgehead Pump Station is conveyed to the Fulton Shipyard Pump Station through a Delta Diablo -owned and operated force main and gravity conveyance system. Sewage from the Fulton Shipyard Pump Station is pumped into the Antioch Interceptor and conveyed to the Delta Diablo Wastewater Treatment Plant.
- Pittsburg-Antioch Interceptor, in the northeast section of the City: In addition to sewage from Pittsburg, sewage from the eastern part of Antioch is conveyed to the Delta Diablo Wastewater Treatment Plant through the Pittsburg-Antioch Interceptor.

All of the City of Antioch's collected wastewater is conveyed to the Delta Diablo wastewater treatment plant for processing. Delta Diablo was originally formed in 1976 to protect the health of the public and the environment by collecting and effectively treating wastewater in the communities of Antioch, Bay Point and Pittsburg. Treated effluent is discharged into New York Slough, a section of the San Joaquin River. For Fiscal Year 2014-15, Delta Diablo charges Antioch residents \$290.96 annually on their property taxes.

Recent data from the City's Utility Billing System was used to project customer wastewater discharge characteristics for FY15. The number of accounts and dwelling units are shown in the figure below on the right. Wastewater discharge is shown in the figure below on the left. Wastewater discharge for Single Family, Multi Family and Commercial/ Apartments customer classes is based on water use during January and February (annualized to a 12 month value). Wastewater discharge for Institutional and Other customer classes is based on 12 months of metered water use (not including irrigation or fire service meters).

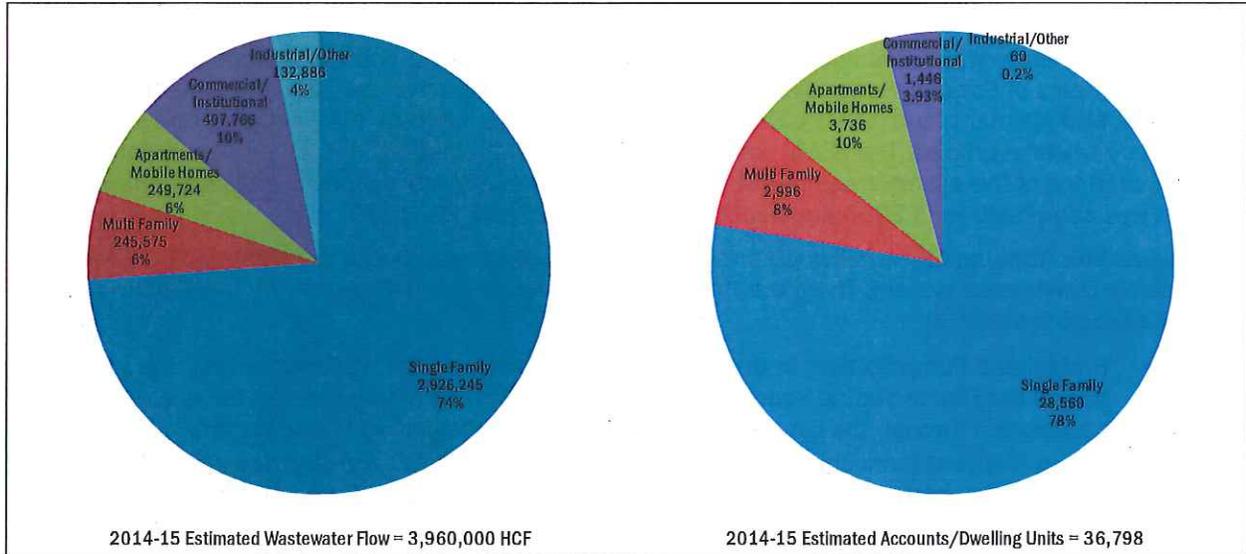


Figure 1-4. Wastewater Discharge and Number of Accounts/Dwelling Units

1.7 Current Sewer Service Charges

Sewer Service Charges are established as allowed in Title 6 (Sanitation and Health), Chapter 4 (Sewer System) of the Antioch Municipal Code. Sewer Service Charges were last increased on July 1, 2014. The City's Sewer Service Charges, as described in the City's *Master Fee Schedule*, are listed below:

- Sewer Service - \$10.75 per month
- Sewer Later Maintenance - \$0.31 per month per unit

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1.8 Water System Comparison with Comparable Cities

The City's water system costs and service characteristics were compared with those of three other nearby municipalities with similar populations and water systems.

1.8.1 Comparison of Comprehensive Annual Financial Reports

In this exercise similar municipalities were chosen based on location, population served and primary water source. Water fund financial information for FY13 (ending June 30, 2013) was obtained from each jurisdiction's Comprehensive Annual Financial Report (CAFR) and from the State of California Department of Finance.

The Department of Finance estimated that the City of Antioch had a population of 105,117 as of January 1, 2013. Based on these statistics and geographic location, the following cities were selected as similar municipalities: City of Brentwood, City of Martinez, and the City of Pittsburg.

Revenues and expenditures for each jurisdiction are shown in the table below.

Table 1-1. Water System Financial Metrics				
	Antioch	Brentwood	Martinez	Pittsburg
<i>Statistics</i>				
<i>Population as of January 1, 2013</i>	105,117	53,278	30,488	65,339
<i>Surface Water as % of Total Supply (approximate)</i>	100%	75%	100%	100%
Operating Revenues				
Charges for Services	\$25,128,575	\$18,441,440	\$10,668,120	\$18,325,684
Other Revenues	\$112,890	\$216,183	\$576,227	\$1,342,649
Total Operating Revenues	\$25,241,465	\$18,657,623	\$11,244,347	\$19,668,333
<i>Operating Revenue per 2013 Capita</i>	<i>\$240</i>	<i>\$350</i>	<i>\$369</i>	<i>\$301</i>
Operating Expenses				
Water System Operations	\$18,353,992	\$13,153,649	\$8,670,144	\$12,271,853
Depreciation	\$4,553,292	\$2,970,644	\$1,888,290	\$1,665,896
Total Operating Expenses	\$22,907,284	\$16,124,293	\$10,558,434	\$13,937,749
<i>Operating Expenses per 2013 Capita</i>	<i>\$218</i>	<i>\$303</i>	<i>\$346</i>	<i>\$213</i>
Operating Income (Loss)	\$2,334,181	\$2,533,330	\$685,913	\$5,730,584
Nonoperating Revenues (Expenses)				
Interest and Investment Earnings	\$127,775	\$120,150	\$42,455	\$114,747
Interest Expense	(\$47,995)	(\$2,839,762)	(\$305,069)	(\$1,580,278)
Other	blank	(\$23,375)	blank	(\$63,134)
Total Nonoperating Revenues	\$79,780	(\$2,742,987)	(\$262,614)	(\$1,528,665)
Income (Loss) Before Transfers / Contributions	\$2,413,961	(\$209,657)	\$423,299	\$4,201,919
Contributions	\$1,220,351	\$3,349,412	blank	\$350,014
Net Transfers	(\$476,760)	\$107,701	blank	(\$705,232)
Net Income (Loss)	\$3,157,552	\$3,247,456	\$423,299	\$3,846,701
Net Assets				
Beginning of year	\$100,969,273	\$115,944,002	\$39,154,511	\$57,376,239
Ending of year	\$104,126,825	\$119,191,458	\$39,577,810	\$61,222,940
<i>Source: Population data is from the State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2013, with 2010 Census Benchmark; revised May 10, 2013.</i>				
<i>Surface water as a percent of total water supply was based on data from each City's website or correspondence with selected City staff.</i>				
<i>Financial data is from the Fiscal Year ending June 30, 2013 Comprehensive Annual Financial Report (CAFR) for each City.</i>				

Each of the four cities exhibits very good water system financial metrics in terms of generating positive Operating Income and Net Income.

1.8.2 Comparison of Water System Efficiency Metrics

Four efficiency metrics were developed to provide an indicator of how cost-effective water operations are in Antioch compared to other community systems. They are:

- Operating expenses per full time equivalent employee (FTEE)
- Operating expenses per water service connection
- Operating expenses per gallon of water delivered
- Operating expenses per mile of water mains

The efficiency metrics are based on total operating expenditures, as shown in the previous table, and service statistics for FY13 for each City.

Table 1-2. Water System Efficiency Metrics				
	Antioch	Brentwood	Martinez	Pittsburg
<i>Statistics</i>				
<i>Population as of January 1, 2013</i>	105,117	53,278	30,488	65,339
<i>Occupied Housing Units as of January 1, 2013</i>	32,649	16,827	14,376	19,881
<i>Surface Water as % of Total Supply (approximate)</i>	100%	75%	100%	100%
<i>Water System Operating Expenses, FY 2013</i>	\$22,907,284	\$16,124,293	\$10,558,434	\$13,937,749
Efficiency Metric #1				
Number of FTEEs (Full Time Equivalent Employees)	47.00	22.52	19.00	27.26
<i>Operating Expenses per FTEE (rounded)</i>	\$487,400	\$716,000	\$555,700	\$511,300
Efficiency Metric #2				
Number of Water Service Connections	31,583	17,122	9,768	17,664
<i>Operating Expenses per Service Connection (rounded)</i>	\$725	\$940	\$1,080	\$790
Efficiency Metric #3				
Amount of Water Delivered - Gallons	6,966,000,000	3,348,000,000	1,376,050,000	3,317,850,000
<i>Operating Expenses per Million Gallons</i>	\$3,288	\$4,816	\$7,673	\$4,201
<i>Gallons per Capita (rounded)</i>	66,300	62,800	45,100	50,800
Efficiency Metric #4				
Miles of Water Mains	333	256	100	225
<i>Operating Expenses per Mile of Water Mains (rounded)</i>	\$68,800	\$63,000	\$105,600	\$61,900
<i>Lineal Feet of Water Mains per Housing Unit</i>	54	80	37	60
<p><i>Source: 2011 Population and Housing Units data are from the State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011 - 2013, with 2010 Census Benchmark.</i></p> <p><i>Surface water as a percent of total water supply was based on data from each City's website or correspondence with selected City staff.</i></p> <p><i>FTEE, service connection, number of active wells, miles of water mains and water delivery data was provided by Staff from each City or from City reports.</i></p>				

The City of Antioch demonstrates the highest efficiency in three of the four metrics. Because the City of Antioch has a lower value for Lineal Feet of Water Mains per Housing Unit, its water system is less concentrated in terms of customer base per mile of water mains and its metric for Operating Expenses per Mile of Water Mains is slightly higher than those of cities with a more concentrated customer base.

Section 2

User Characteristics

The purpose of this section is to summarize the identification of residential and nonresidential users and their corresponding water use characteristics. The data used in this section comes from the City's water use reports, the UWMP and the City's billing system.

2.1 Historic Water Deliveries

Historical water delivery and service connection data for 2003 through 2013 was provided by the City as shown in its annual report using the Department of Water Resources Form 38 (Public Water System Statistics). Detailed water delivery data for 2012 and 2013 was also provided from the City's billing system. There are differences in the way the two sets of data are reported and summarized by the City which lead to small differences between the two sets of data. The differences are not material to the development of projected water use. Detailed water delivery and service connection data from Form 38 reports is summarized in Table A-1 of Appendix A.

Metered water deliveries by customer class and month for calendar years 2012 and 2013 based on data from the City's billing system are shown in Figure 2-1 in units of hundred cubic feet (HCF). Water deliveries for fire service connections and recycled water are not included in the totals.

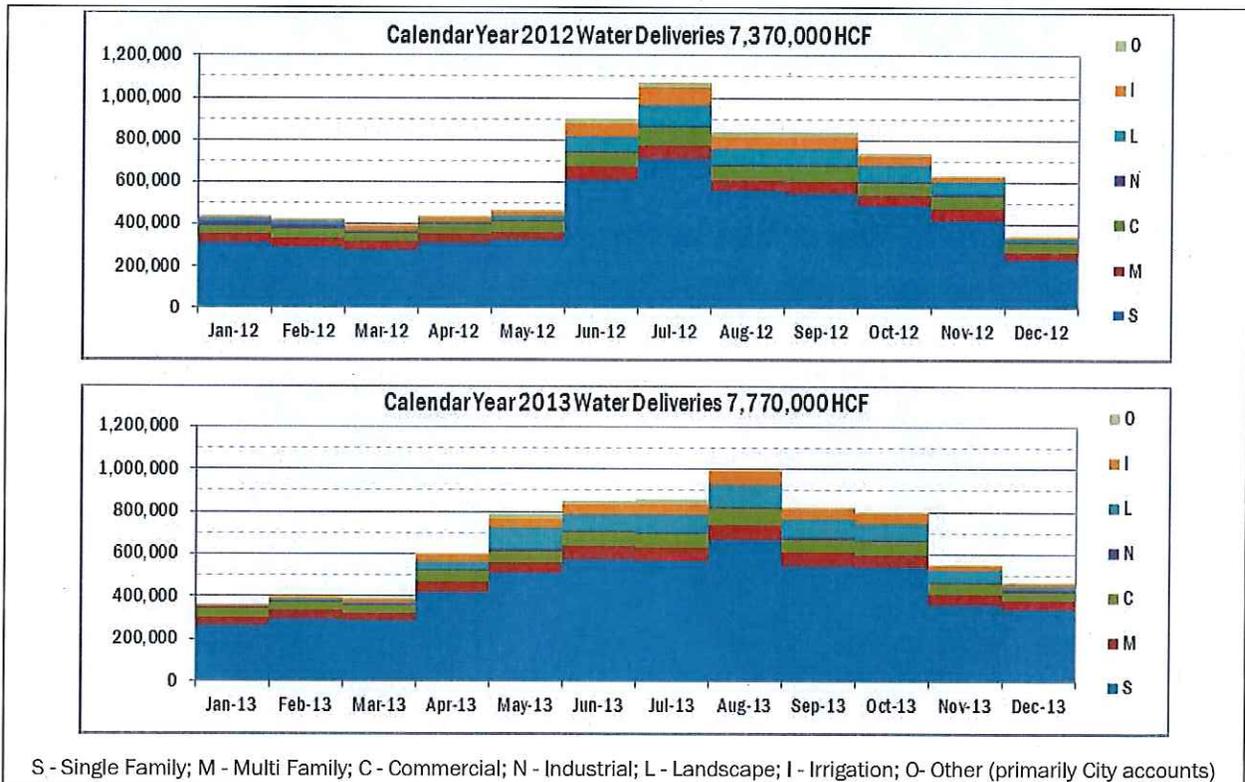


Figure 2-1. Metered Water Use by Customer Class and Month for 2012 and 2013

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Water deliveries in 2013 were 400,000 HCF greater (approximately 5.4 percent) than in 2012. Most of the increase in water deliveries was due to increased water use during March, April and May by Residential, Landscape and Irrigation customers.

Water delivery projections for FY15 – FY20 are based upon the net impact of two variables: 1) increase in water use due to the growth in the number of metered accounts; and 2) decrease in water use due to conservation. Growth in the number of metered accounts includes approximately 240 single family connections per year. Water use is projected to decline by approximately 16 percent from calendar year 2013 to FY15. Projected water use for FY16 – FY20 is based on a percent reduction from the previous years' value. Reductions in metered water use for FY16 – FY20 are projected to be 3 percent per year for single family accounts. Reductions in metered water use are projected to be 1 percent per year for all other customer classes. Projected metered water deliveries, by customer class, are shown in the figure below.

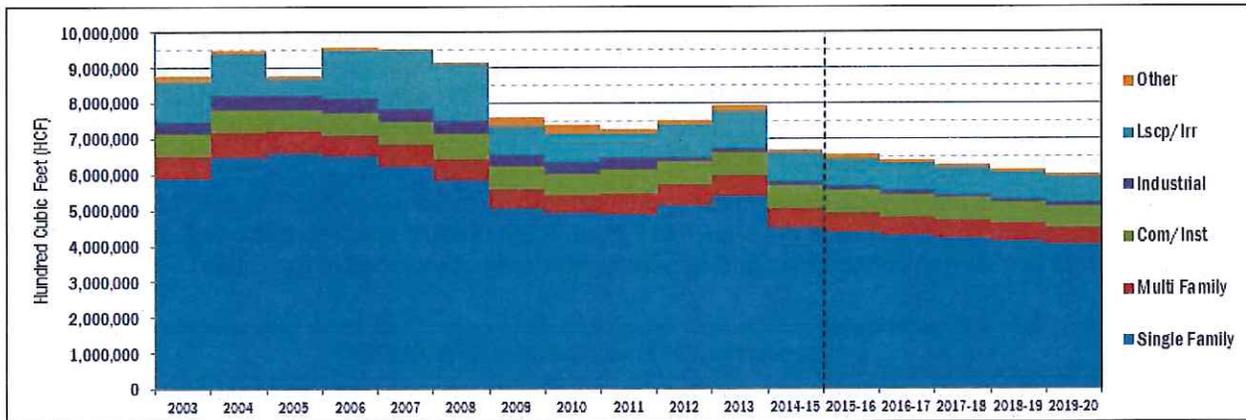


Figure 2-2. Projected Metered Water Use by Customer Class

2.2 Evaluation of Water Use by Pressure Zone

Water use by pressure zone (in units of HCF) is shown below in Figure 2-3 for 2012 (left) and 2013 (right). Detailed water use by pressure zone is summarized in Table A-2 of Appendix A.

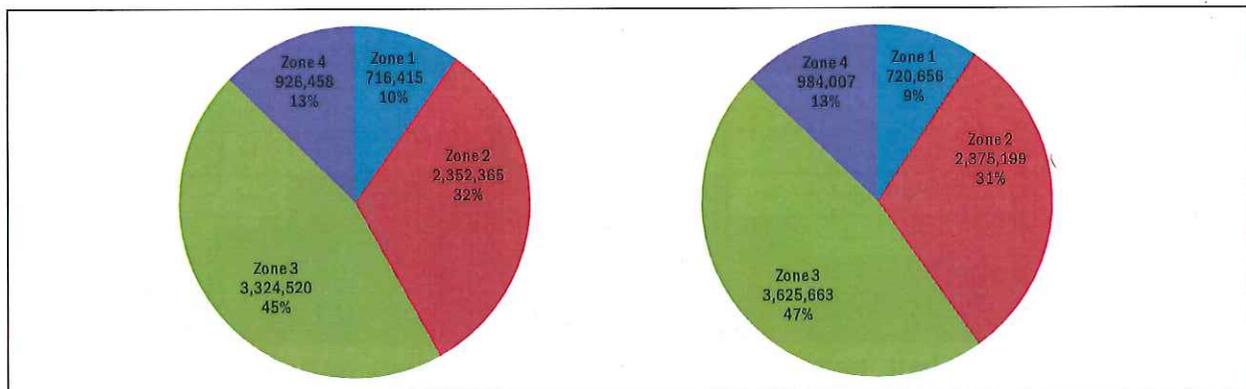


Figure 2-3. Water Use by Pressure Zone

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2.3 Evaluation of Water Use by Block for Single Family Residential

Annual average water use is a commonly used as a break point for inclining block rate structures for single family residential accounts. An inclining block rate structure is a schedule of rates applicable to blocks of increasing usage in which the usage in each succeeding block is charged a higher unit rate than in the previous blocks. In this study, a two-block structure, with the first block including water use equal to or below annual average water use, will be evaluated. Note that the terms “block” and “tier” will be used interchangeably.

Average monthly water use for single family residential accounts for the 24-month period ending December 2013 is shown below in Figure 2-4. The annual average for 2012 was 15.0 HCF per month. The annual average for 2013 was 15.8 HCF per month.

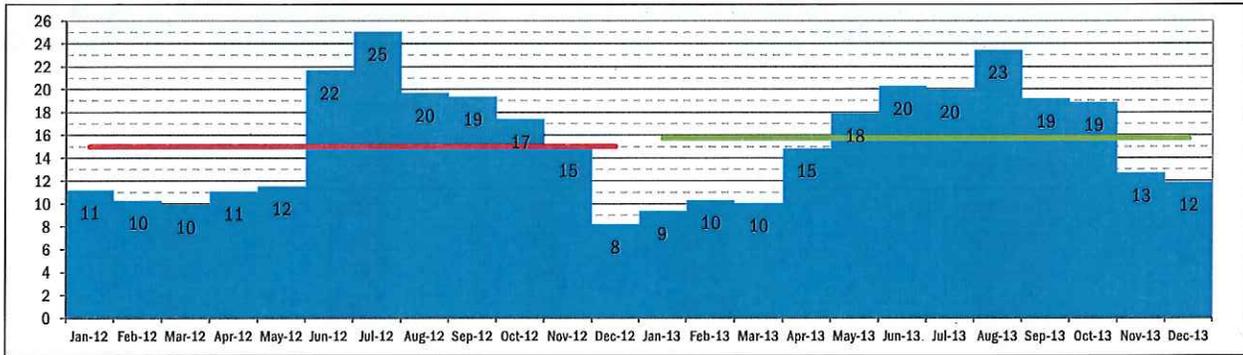


Figure 2-4. Single Family Residential Average Monthly Water Use, HCF

Using a first block defined as water use less than or equal to 15 HCF, total water use in each block was calculated for the 24-month period ending December 2013 is shown below in Figure 2-5. On an annual basis, the first block, Tier 1, contains approximately 69 percent of all water use. The next block Tier 2, contains approximately 31 percent of all water use.

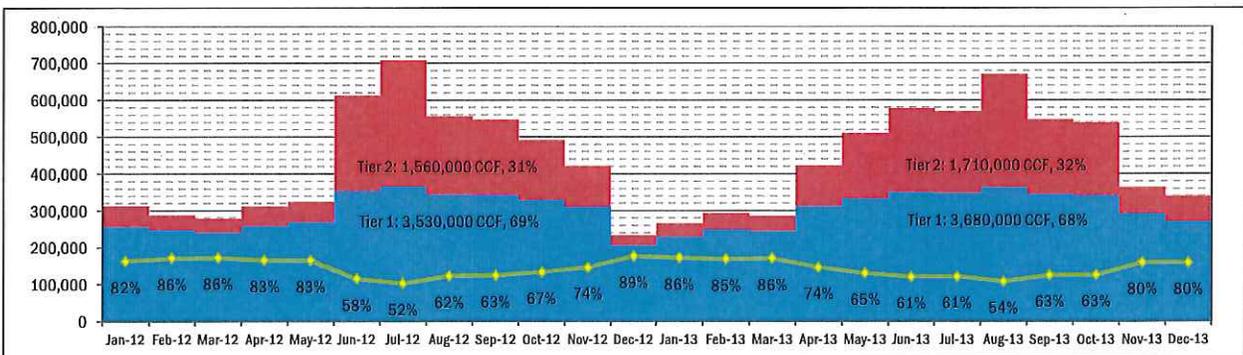


Figure 2-5. Single Family Residential Total Water Use, HCF

Tier breaks for FY16 – FY20 are adjusted to account for water conservation. The price break for the two tiers for FY16 and FY17 is water consumption less than or equal to 13 HCF per month (Tier 1) and greater than 13 HCF per month (Tier 2). The price break drops to 12 HCF for FY18, FY19 and FY20 to reflect projected conservation.

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2.4 Water Meter Equivalency Factors

Meter charges for meter sizes greater than $\frac{5}{8}$ x $\frac{3}{4}$ -inch are based, in part, on an "equivalency factor" that relates the design maximum flow capacity of a meter (in gallons per minute, gpm) to that of a standard $\frac{5}{8}$ x $\frac{3}{4}$ -inch meter. The water meter service charge ratios (equivalency factors) and maximum flow capacity used in this study are shown in the table below and are based on values published by the California Public Utilities Commission Water Division.

The equivalency factors used in the development of current service charges are not known but may be approximated by calculating the ratio of the monthly charges for each meter size in relation to the monthly charge for a $\frac{5}{8}$ x $\frac{3}{4}$ -inch meter. The implied equivalency factors based on the current service charges are shown in the table below for comparison to those used in this study.

Table 2-1. Water Meter Equivalency Factors

Meter Size	Recommended Equivalency Factors		Current Implied Equivalency Factors	
	Maximum Flow Capacity	Meter Service Charge Ratios *	Monthly Service Charge	$\frac{5}{8}$ x $\frac{3}{4}$ -inch Equiv. Factor
$\frac{5}{8}$ x $\frac{3}{4}$ -inch	15 gpm	1.0	\$15.60	1.0
1.00-inch	38 gpm	2.5	\$25.27	1.6
1.50-inch	75 gpm	5.0	\$47.74	3.1
2.00-inch	120 gpm	8.0	\$75.62	4.8
3.00-inch	225 gpm	15.0	\$156.77	10.0
4.00-inch	375 gpm	25.0	\$246.73	15.8
6.00-inch	750 gpm	50.0	\$488.45	31.3
8.00-inch	1,200 gpm	80.0	\$725.62	46.5
10.00-inch	1,725 gpm	115.0	\$1,554.76	99.7
12.00-inch	2,475 gpm	165.0	\$2,808.44	180.0

Source: California Public Utilities Commission Water Division, Standard Practice U-7-W, "Rate Design For Water And Sewer System Utilities Including Master Metered Facilities", July 2006.

2.5 Water Meters

The projected number of water meters, by size, was based on data from the City's utility billing system as of December 2013. Values from the utility billing system and projections for FY15 through FY20 are shown in the table below.

Table 2-2. Water Meters							
Category	December	Projected Fiscal Year					
	2013	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Metered Service							
5/8 x 3/4-inch	28,113	28,338	28,563	28,788	29,038	29,288	29,563
1-inch	1,547	1,547	1,547	1,547	1,547	1,547	1,547
1½-inch	190	190	190	190	190	190	190
2-inch	271	271	271	271	271	271	271
3-inch	51	51	51	51	51	51	51
4-inch	22	22	22	22	22	22	22
6-inch	20	20	20	20	20	20	20
8-inch	4	4	4	4	4	4	4
10-inch	0	0	0	0	0	0	0
12-inch	0	0	0	0	0	0	0
Total	30,218	30,443	30,668	30,893	31,143	31,393	31,668
Notes:							
1 The number of meters and connections as of December 2013 are from the City's water billing data. The meter sizes for all "City" customer class accounts (937) are not listed in the City data base and are assumed to be 5/8, 3/4-inch.							
2 The estimated number of additional meter connections for 2014-15 onward are projected as shown below.							
		<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>
5/8 x 3/4-inch		225	225	225	250	250	275

The equivalent number of water meters for FY15 through FY20 are shown in the table below.

Table 2-3. Equivalent Water Meters								
Category	Equivalent Meter Factors		Projected Fiscal Year					
	Flow Rate	Factors	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Metered Service								
5/8 x 3/4-inch	15 gpm	1.00	28,338	28,563	28,788	29,038	29,288	29,563
1-inch	38 gpm	2.53	3,919	3,919	3,919	3,919	3,919	3,919
1½-inch	75 gpm	5.00	950	950	950	950	950	950
2-inch	120 gpm	8.00	2,168	2,168	2,168	2,168	2,168	2,168
3-inch	225 gpm	15.00	765	765	765	765	765	765
4-inch	375 gpm	25.00	550	550	550	550	550	550
6-inch	750 gpm	50.00	1,000	1,000	1,000	1,000	1,000	1,000
8-inch	1,200 gpm	80.00	320	320	320	320	320	320
10-inch	1,725 gpm	115.00	0	0	0	0	0	0
12-inch	2,475 gpm	165.00	0	0	0	0	0	0
Total			38,010	38,235	38,460	38,710	38,960	39,235

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Section 3

Development of Water Rates

Revenue from water rates must adequately fund water utility operations, capital costs, reserves, and bonded debt related to the provision of water service (if any). The City established Water Fund 611 as a Public Works Enterprise Fund that accounts for the revenues and expenditures related to providing water service through approximately 31,000 service connections throughout Antioch to more than 100,000 consumers. The cost of treating the water, transporting it and maintaining the distribution infrastructure, including 333 miles of mainlines, is also accounted for in this fund. The Water Fund includes the following programs: Water Supervision, Water Production, Water Distribution, Meter Reading, Warehouse & Central Stores, and Capital Projects for the City of Antioch.

A separate fund, the Water Line Expansion Fund 612, is set up to track the development fees collected from developers to fund offsite or oversized facilities in three areas: water storage, plant expansion and other facilities including oversized mains.

3.1 Current Water Rates and Revenue from Rates

Resolution No. 2010/44, which was passed in June 2010, adopted Water Quantity and Water Service Charges (Water Rates) effective July 1, 2010.² Subsequent increases of eight percent per year (based on the combined average for all water rates) were to be effective every July 1 for the next four years, beginning with FY12.

Resolution No. 2011/58, which was passed in September 2011, corrected zone surcharge rates for Zones II, III and IV.

Increases of eight percent, scheduled for July 1, 2012, were not implemented.

Estimated revenue from Water Rates for FY15, based on rates that went into effect July 1, 2014, is shown in the adjacent table.

Service Type	Units	Water Rate	Revenue	%
Quantity	<i>CCF</i>	<i>\$/CCF</i>		
Zone I	642,000	\$2.42	\$1,553,640	
Zone II	2,112,000	\$2.51	\$5,301,120	
Zone III	3,086,000	\$2.64	\$8,147,040	
Zone IV	850,000	\$2.92	\$2,482,000	
Subtotal	6,690,000		\$17,483,800	73%
Meter Service	<i>meters</i>	<i>\$/meter</i>		
5/8 x 3/4-inch	28,338	\$15.60	\$5,304,874	
1-inch	1,547	\$25.27	\$469,112	
1 1/2-inch	190	\$47.74	\$108,847	
2-inch	271	\$75.62	\$245,916	
3-inch	51	\$156.77	\$95,943	
4-inch	22	\$246.73	\$65,137	
6-inch	20	\$488.45	\$117,228	
8-inch	4	\$725.62	\$34,830	
Subtotal	30,443		\$6,441,887	27%
Total			\$23,925,687	100%

² The July 1, 2010 increase in Water Rates was based on a study by Black & Veatch consultants.

3.2 Projected Expenditures and Funding Sources

Budgeted and projected expenditures and the sources of funds (water rates, other operating and nonoperating revenues and use of fund balance) are described in this section.

3.2.1 Projected Expenditures

Budgeted and projected expenditures are shown in the table below. All actual and budgeted expenditure values were provided by the City. Projected operating expenditures are based on annual escalation rates provided by the City.

Table 3-1. Water Fund 611 Budgeted and Projected Expenditures									
Expense Category	Notes	Actual 2013-14	Budget Revised 2014-15	Budget Proposed 2015-16	Proj. Cost Esc.	Projected			
						2016-17	2017-18	2018-19	2019-20
Operating Expenses	[1]								
Supervision		2,594,183	3,225,907	3,243,751	4%	3,374,000	3,509,000	3,649,000	3,795,000
Production, Serv & Supl		13,577,773	16,498,063	17,119,740	4%	17,805,000	18,517,000	19,258,000	20,028,000
Production, Personnel		1,361,298	1,593,540	1,749,820	4%	1,820,000	1,893,000	1,969,000	2,048,000
Distribution		4,757,074	5,967,086	6,336,539	4%	6,590,000	6,854,000	7,128,000	7,413,000
Meter Reading		312,205	535,952	801,467	5%	684,000	718,000	754,000	792,000
Warehouse/Stores		400,032	488,713	511,164	5%	537,000	564,000	592,000	622,000
Total Operating		23,002,565	28,309,260	29,762,481		30,810,000	32,055,000	33,350,000	34,698,000
Capital Expenses	[1]								
Personnel		37,488	122,790	124,060	4%	129,000	134,000	139,000	145,000
Projects		1,633,243	2,612,450	1,160,000	varies	2,790,000	3,090,000	3,240,000	3,320,000
Total Capital		1,670,731	2,735,240	1,284,060		2,919,000	3,224,000	3,379,000	3,465,000
Capital Reserve	[2]	0	0	0	varies	0	0	0	1,000,000
Total Expenditures		24,673,296	31,044,500	31,046,541		33,729,000	35,279,000	36,729,000	39,163,000
1 All data was provided by the City. The 2015-16 budget for Meter Reading includes \$150,000 for a one-time equipment purchase. Projected values for 2016-17 and beyond exclude that amount.									
2 The Capital Reserve fund is for the accumulation of funds for future Capital Projects.									

3.2.2 Projected Source of Funds

The City plans to fund its projected operating and capital expenditures through a mix of revenues from water rates, and other operating and nonoperating revenues and use of fund balance.

The table below shows how the City plans to fund projected capital expenditures.

Table 3-2. Source of Funds for Capital Expenditures						
Item	Projected					Five-Year Total
	2015-16	2016-17	2017-18	2018-19	2019-20	
Capital Projects						
FY16 - FY20 CIP Specific	3,810,000	5,390,000	3,890,000	4,040,000	4,120,000	21,250,000
Total Capital Projects	3,810,000	5,390,000	3,890,000	4,040,000	4,120,000	21,250,000
Fund Source						
Fund 611 Rates	1,160,000	2,790,000	3,090,000	3,240,000	3,320,000	13,600,000
Fund 612 Capacity Charges	2,650,000	2,600,000	800,000	800,000	800,000	7,650,000
Total Fund Sources	3,810,000	5,390,000	3,890,000	4,040,000	4,120,000	21,250,000

The table below summarizes how the City plans to fund all water Fund 611 expenditures. Note the use of fund balance as a source of revenues.

Table 3-3. Source of Funds for All Projected Water Fund 611 Expenditures						
Expense Category	Projected					Five-Year Total
	2015-16	2016-17	2017-18	2018-19	2019-20	
Expenditures						
Supervision	3,244,000	3,374,000	3,509,000	3,649,000	3,795,000	17,571,000
Production, Serv & Supl	17,120,000	17,805,000	18,517,000	19,258,000	20,028,000	92,728,000
Production, Personnel	1,750,000	1,820,000	1,893,000	1,969,000	2,048,000	9,480,000
Distribution	6,337,000	6,590,000	6,854,000	7,128,000	7,413,000	34,322,000
Meter Reading	801,000	684,000	718,000	754,000	792,000	3,749,000
Warehouse/Stores	511,000	537,000	564,000	592,000	622,000	2,826,000
Capital Expenses (Cash)	1,284,000	2,919,000	3,224,000	3,379,000	3,465,000	14,271,000
Capital Reserve	0	0	0	0	1,000,000	1,000,000
Debt Service	0	0	0	0	0	0
Total Expenditures	31,047,000	33,729,000	35,279,000	36,729,000	39,163,000	175,947,000
Add / (Use) Fund Balance	(3,000,000)	(3,800,000)	(1,430,000)	(450,000)	(260,000)	(8,940,000)
Revenue Required from Water Rates	28,047,000	29,929,000	33,849,000	36,279,000	38,903,000	167,007,000

3.3 Base – Extra Capacity Cost Allocation

Allocation of functional costs to cost components is performed using the “base-extra capacity” method. Using this method, costs are separated into six cost components. Each component is described below.³

1. Base costs – costs that tend to vary with the total quantity of water used plus those O&M expenses and capital costs associated with service to customer under average demand conditions;
2. Extra-capacity costs – costs associated with meeting peak demand rate of use requirements in excess of average (base) use and include O&M expenses and capital costs for system capacity beyond that required average rate of use; these costs are subdivided into costs necessary to meet maximum-day extra demand and maximum-hour demand in excess of maximum-day demand;
3. Customer costs – costs associated with serving customers, irrespective of the amount or rate of water use; these costs are subdivided into costs for meter reading and billing, customer accounting and collection, and financial reporting; and maintenance and capital costs related to customer meters and services;
4. Fire protection – costs that apply solely to the fire protection function; these costs include those directly related to public fire hydrants and related branches and mains; and private fire protection costs.

3.4 Allocation of Costs to Functional Categories

The total amount of revenue required from water rates and charges (costs) is allocated between amounts to be recovered from meter service and quantity charges. Allocation is accomplished by the development of factors that allocate costs among six functional cost categories.

The functional cost categories and the allocations are based on principles and methodology found in the American Water Works Association Manual of Water Supply Practices, *M1 Principles of Water Rates, Fees, and Charges*. The use of these industry standard principles and methods ensures that revenue requirements are equitably recovered from classes of customers in proportion to the cost of serving those customers.

The general cost of service process includes the following steps:

1. Identification of annual revenue requirements by function;
2. Allocation of functional costs to cost components (which may include annual water usage, peak water demand, customer meters and bills, and fire protection);
3. Development of units of service by customer class for each cost component;
4. Development of unit costs of service for each cost component; and
5. Distribution of costs to customer classes.

³ A more complete discussion of functional cost categories as they apply to the base-extra capacity method may be found in the American Water Works Association, *Manual of Water Supply Practices, M1 Principles of Water Rates, Fees, and Charges*, 2012 Sixth Edition, page 62.

The development of cost allocation percentages for the base year are shown in detail in Appendix B, Tables B-1 ("Plant in Service" cost allocation factors and B-2 (cost allocation percentages for the base year). Allocation of revenue required from rates to functional cost categories are summarized in the table below.

Table 3-4. Allocation of Costs to Functional Categories						
Item	Projected					
	2015-16	2016-17	2017-18	2018-19	2019-20	
Revenue Required from Water Rates	\$28,047,000	\$29,929,000	\$33,849,000	\$36,279,000	\$38,903,000	
Allocations [1]						
Percent	<i>base year</i>					
Base	41.4%	41.4%	41.1%	40.9%	40.9%	
Extra Capacity	26.4%	26.4%	26.2%	25.9%	25.9%	
Electricity (Zones II, III & IV)	4.7%	4.7%	4.7%	4.7%	4.7%	
Fire Protection	11.9%	11.9%	12.2%	12.4%	12.4%	
Service Laterals/Meters	11.4%	11.4%	11.6%	11.9%	11.9%	
Customer/Billing	4.2%	4.2%	4.2%	4.2%	4.2%	
Dollars						
Base	\$11,610,000	\$12,314,000	\$13,927,000	\$14,836,000	\$15,909,000	
Extra Capacity	\$7,415,000	\$7,837,000	\$8,864,000	\$9,410,000	\$10,090,000	
Electricity (Zones I, II, III & IV)	\$1,306,000	\$1,394,000	\$1,577,000	\$1,690,000	\$1,812,000	
Fire Protection	\$3,338,000	\$3,636,000	\$4,113,000	\$4,499,000	\$4,824,000	
Service Laterals/Meters	\$3,193,000	\$3,482,000	\$3,938,000	\$4,311,000	\$4,623,000	
Customer/Billing	\$1,186,000	\$1,265,000	\$1,431,000	\$1,534,000	\$1,645,000	
Notes:						
1	Allocations for 2015-16 onward are adjusted to incorporate reduction in water use due to conservation.					
	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	
Commodity	0.00%	-0.25%	0.00%	-0.25%	0.00%	
Capacity	0.00%	-0.25%	0.00%	-0.25%	0.00%	
Electricity (Zones II, III & IV)	no change	no change	no change	no change	no change	
Fire Protection	0.00%	0.25%	0.00%	0.25%	0.00%	
Service Laterals/Meters	0.00%	0.25%	0.00%	0.25%	0.00%	
Customer/Billing	no change	no change	no change	no change	no change	

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3.5 Water Rate and Charges Unit Costs

Allocation of revenue required from rates to functional cost categories shown in the previous table is merged with units of service shown in Section 2 to develop unit costs of service.

Table 3-5. Water Rates and Charges Unit Costs

Allocation Category	Projected				
	2015-16	2016-17	2017-18	2018-19	2019-20
Revenue Requirement	\$28,047,000	\$29,929,000	\$33,849,000	\$36,279,000	\$38,903,000
Base					
Revenue Allocation	\$11,610,000	\$12,314,000	\$13,927,000	\$14,836,000	\$15,909,000
Units of Use (HCF)	6,550,000	6,410,000	6,270,000	6,140,000	6,010,000
Avg Base Rate (\$/HCF)	\$1.77	\$1.92	\$2.22	\$2.42	\$2.65
Extra Capacity					
Revenue Allocation	\$7,415,000	\$7,837,000	\$8,864,000	\$9,410,000	\$10,090,000
Units of Use (HCF)	6,550,000	6,410,000	6,270,000	6,140,000	6,010,000
Avg Extra Capacity Rate (\$/HCF)	\$1.13	\$1.22	\$1.41	\$1.53	\$1.68
Electricity (Zones I, II, III & IV)					
Revenue Allocation	\$1,306,000	\$1,394,000	\$1,577,000	\$1,690,000	\$1,812,000
Units of Use (HCF)	6,550,000	6,410,000	6,270,000	6,140,000	6,010,000
Avg Zones I/ II/III/IV Rate (\$/HCF)	\$0.20	\$0.22	\$0.25	\$0.28	\$0.30
Public Fire Protection					
Revenue Allocation	\$3,338,000	\$3,636,000	\$4,113,000	\$4,499,000	\$4,824,000
Units of Use (equivalent meters)	38,235	38,460	38,710	38,960	39,235
Public Fire Protection Rate (\$/eq. mtr-month)	\$7.28	\$7.88	\$8.85	\$9.62	\$10.25
Meters/Service Laterals					
Revenue Allocation	\$3,193,000	\$3,482,000	\$3,938,000	\$4,311,000	\$4,623,000
Units of Use (equivalent meters)	38,235	38,460	38,710	38,960	39,235
Meter/Lateral Rate (\$/eq. mtr-month)	\$6.96	\$7.54	\$8.48	\$9.22	\$9.82
Customer					
Revenue Allocation	\$1,186,000	\$1,265,000	\$1,431,000	\$1,534,000	\$1,645,000
Units of Use (accounts)	30,668	30,893	31,143	31,393	31,668
Account Rate (\$/acct-month)	\$3.22	\$3.41	\$3.83	\$4.07	\$4.33

3.6 Recommended Water Rates and Charges

The unit costs shown in the previous table are used to develop recommended water rates and charges. Tables showing detailed rate and charges calculation are included in Appendix C: Elevation Zone rates (Table C-1), Uniform Quantity rates (Table C-2), Single Family Inclining Block rates (Table C-3), Meter Service charges (Table C-4) and Private Fire Protection charges (Table C-5 and Table C-6). Recommended water rates and charges are listed in the table below.

Table 3-6. Recommended Water Rates and Charges												
Service Category	effective dates >						2015-16	2016-17	2017-18	2018-19	2019-20	
	Current	7/1/2015 2015-16	7/1/2016 2016-17	7/1/2017 2017-18	7/1/2018 2018-19	7/1/2019 2019-20						
<i>HCF = hundred cubic feet (748 gallons)</i>												
Quantity Rates, \$/HCF												
Non-Single Family												
Zone I	\$2.42	\$2.99	\$3.24	\$3.73	\$4.05	\$4.44	24%	8%	15%	9%	10%	
Zone II	\$2.51	\$3.08	\$3.33	\$3.83	\$4.16	\$4.55	23%	8%	15%	9%	9%	
Zone III	\$2.64	\$3.15	\$3.41	\$3.92	\$4.25	\$4.65	19%	8%	15%	8%	9%	
Zone IV	\$2.92	\$3.32	\$3.59	\$4.10	\$4.45	\$4.86	14%	8%	14%	9%	9%	
Single Family												
<i>Tier 1</i>												
	<i>All Use</i>	<i>0 - 13 HCF</i>	<i>0 - 13 HCF</i>	<i>0 - 12 HCF</i>	<i>0 - 12 HCF</i>	<i>0 - 12 HCF</i>						
Zone I	\$2.42	\$2.53	\$2.74	\$3.17	\$3.45	\$3.78	na	8%	16%	9%	10%	
Zone II	\$2.51	\$2.62	\$2.83	\$3.27	\$3.56	\$3.89	na	8%	16%	9%	9%	
Zone III	\$2.64	\$2.69	\$2.91	\$3.36	\$3.65	\$3.99	na	8%	15%	9%	9%	
Zone IV	\$2.92	\$2.86	\$3.09	\$3.54	\$3.85	\$4.20	na	8%	15%	9%	9%	
<i>Tier 2</i>												
	<i>All Use</i>	<i>> 13 HCF</i>	<i>> 13 HCF</i>	<i>> 12 HCF</i>	<i>> 12 HCF</i>	<i>> 12 HCF</i>						
Zone I	\$2.42	\$4.19	\$4.53	\$5.24	\$5.68	\$6.22	na	8%	16%	8%	10%	
Zone II	\$2.51	\$4.28	\$4.62	\$5.34	\$5.79	\$6.33	na	8%	16%	8%	9%	
Zone III	\$2.64	\$4.35	\$4.70	\$5.43	\$5.88	\$6.43	na	8%	16%	8%	9%	
Zone IV	\$2.92	\$4.52	\$4.88	\$5.61	\$6.08	\$6.64	na	8%	15%	8%	9%	
Meter Service, \$/meter-month												
5/8 x 3/4-inch	\$15.60	\$17.50	\$18.80	\$21.20	\$22.90	\$24.40	12%	7%	13%	8%	7%	
1-inch	\$25.27	\$39.30	\$42.50	\$47.70	\$52.00	\$55.00	56%	8%	12%	9%	6%	
1 1/2-inch	\$47.74	\$74.00	\$81.00	\$90.00	\$98.00	\$105.00	55%	9%	11%	9%	7%	
2-inch	\$75.62	\$117.00	\$127.00	\$142.00	\$155.00	\$165.00	55%	9%	12%	9%	6%	
3-inch	\$156.77	\$217.00	\$235.00	\$264.00	\$287.00	\$305.00	38%	8%	12%	9%	6%	
4-inch	\$246.73	\$359.00	\$389.00	\$437.00	\$475.00	\$506.00	46%	8%	12%	9%	7%	
6-inch	\$488.45	\$715.00	\$775.00	\$870.00	\$946.00	\$1,008.00	46%	8%	12%	9%	7%	
8-inch	\$725.62	\$1,142.00	\$1,237.00	\$1,390.00	\$1,512.00	\$1,610.00	57%	8%	12%	9%	6%	
10-inch	\$1,554.76	\$1,640.00	\$1,777.00	\$1,997.00	\$2,171.00	\$2,312.00	5%	8%	12%	9%	6%	
12-inch	\$2,808.34	\$2,352.00	\$2,548.00	\$2,864.00	\$3,113.00	\$3,315.00	-16%	8%	12%	9%	6%	

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3.7 Revenue from Water Rates and Charges

The impact of cost of service allocations upon the amount of revenue from each category of rates and charges is summarized in the table below.

Service Type	2014-15	Projected					Five-Year Total
	Current	2015-16	2016-17	2017-18	2018-19	2019-20	
Quantity							
Zone I	\$1,554,812	\$1,880,828	\$1,994,525	\$2,246,016	\$2,388,141	\$2,562,677	\$11,072,187
Zone II	\$5,303,329	\$6,371,486	\$6,741,414	\$7,584,292	\$8,066,970	\$8,636,437	\$37,400,598
Zone III	\$8,143,571	\$9,513,421	\$10,078,532	\$11,332,833	\$12,032,120	\$12,885,827	\$55,842,733
Zone IV	\$2,481,852	\$2,762,780	\$2,923,610	\$3,266,016	\$3,471,325	\$3,710,886	\$16,134,617
Total	\$17,483,565	\$20,528,515	\$21,738,081	\$24,429,157	\$25,958,556	\$27,795,827	\$120,450,136
Meter Service							
% x 3/4-inch	\$5,304,874	\$5,998,230	\$6,494,573	\$7,387,267	\$8,048,342	\$8,656,046	\$36,584,459
1-inch	\$469,112	\$729,565	\$788,970	\$885,503	\$965,328	\$1,021,020	\$4,390,386
1½-inch	\$108,847	\$168,720	\$184,680	\$205,200	\$223,440	\$239,400	\$1,021,440
2-inch	\$245,916	\$380,484	\$413,004	\$461,784	\$504,060	\$536,580	\$2,295,912
3-inch	\$95,943	\$132,804	\$143,820	\$161,568	\$175,644	\$186,660	\$800,496
4-inch	\$65,137	\$94,776	\$102,696	\$115,368	\$125,400	\$133,584	\$571,824
6-inch	\$117,228	\$171,600	\$186,000	\$208,800	\$227,040	\$241,920	\$1,035,360
8-inch	\$34,830	\$54,816	\$59,376	\$66,720	\$72,576	\$77,280	\$330,768
10-inch	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10-inch	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$6,441,887	\$7,730,995	\$8,373,119	\$9,492,210	\$10,341,830	\$11,092,490	\$47,030,645
Totals							
Dollars							
Quantity Charges	\$17,483,565	\$20,528,515	\$21,738,081	\$24,429,157	\$25,958,556	\$27,795,827	\$120,450,136
Meter Charges	\$6,441,887	\$7,730,995	\$8,373,119	\$9,492,210	\$10,341,830	\$11,092,490	\$47,030,645
Total	\$23,925,452	\$28,259,510	\$30,111,200	\$33,921,367	\$36,300,386	\$38,888,318	\$167,480,781
Percent							
Quantity Charges	73%	73%	72%	72%	72%	71%	
Meter Charges	27%	27%	28%	28%	28%	29%	

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3.8 Water Fund 611 Projected Cash Flow

The projected cash flow for FY15 – FY20 is shown in the table below. Note the use of fund balance to mitigate the level of rate increases.

Table 3-8. Water Fund 611 Projected Cash Flow								
Items	Notes	Budget	Projected					Five-Year Total
		2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	
Beginning Balance, July 1	[1]	22,504,000	15,729,000	13,252,000	9,985,000	8,962,000	8,863,000	
Revenues								
Charges for Services		23,925,000	28,260,000	30,111,000	33,921,000	36,300,000	38,888,000	167,480,000
Warehouse/Stores		265,000	280,000	280,000	280,000	280,000	280,000	1,400,000
Investment Income	[2]	75,000	25,000	66,000	50,000	45,000	44,000	230,000
Other		5,000	5,000	5,000	5,000	5,000	5,000	25,000
Loan Disbursement		0	0	0	0	0	0	0
Total Revenues		24,270,000	28,570,000	30,462,000	34,256,000	36,630,000	39,217,000	169,135,000
Expenditures								
Supervision		3,226,000	3,244,000	3,374,000	3,509,000	3,649,000	3,795,000	17,571,000
Production, Serv & Supl		16,498,000	17,120,000	17,805,000	18,517,000	19,258,000	20,028,000	92,728,000
Production, Personnel		1,594,000	1,750,000	1,820,000	1,893,000	1,969,000	2,048,000	9,480,000
Distribution		5,967,000	6,337,000	6,590,000	6,854,000	7,128,000	7,413,000	34,322,000
Meter Reading		536,000	801,000	684,000	718,000	754,000	792,000	3,749,000
Warehouse/Stores		489,000	511,000	537,000	564,000	592,000	622,000	2,826,000
Additional Staffing		0	0	0	0	0	0	0
Capital Expenses		2,735,000	1,284,000	2,919,000	3,224,000	3,379,000	3,465,000	14,271,000
Capital Reserve		0	0	0	0	0	1,000,000	1,000,000
Debt Service		0	0	0	0	0	0	0
Total Expenditures		31,045,000	31,047,000	33,729,000	35,279,000	36,729,000	39,163,000	175,947,000
Net Revenue		(6,775,000)	(2,477,000)	(3,267,000)	(1,023,000)	(99,000)	54,000	(6,812,000)
Ending Balance, June 30		15,729,000	13,252,000	9,985,000	8,962,000	8,863,000	8,917,000	
<p>1 The beginning balance for FY 2014-15 was provided by the City.</p> <p>2 Interest income for FY 2015-16 onward is based on the interest rates listed below times the beginning fund balance.</p>								
			<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	
			0.5%	0.5%	0.5%	0.5%	0.5%	

3.9 Water Fund 611 Target Balances

Projected target cash levels for Water Fund 611 are shown in the table below. Operating targets are based on a minimum of 90 days to a maximum of 180 days of annual operation expenses.

Table 3-9. Water Fund 611 Projected Target Balances							
Item	Notes	Budgeted			Projected		
		2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Operating Expenses		28,310,000	29,763,000	30,810,000	32,055,000	33,350,000	34,698,000
Lower Target Ending Balance	[1]	6,981,000	7,339,000	7,597,000	7,904,000	8,223,000	8,556,000
Higher Target Ending Balance	[1]	13,961,000	14,678,000	15,194,000	15,808,000	16,447,000	17,111,000
<i>Ending Balances</i>		<i>15,729,000</i>	<i>13,252,000</i>	<i>9,985,000</i>	<i>8,962,000</i>	<i>8,863,000</i>	<i>8,917,000</i>
Amount Over (Under) Lower Target		8,748,000	5,913,000	2,388,000	1,058,000	640,000	361,000
Amount Over (Under) Higher Target		1,768,000	(1,426,000)	(5,209,000)	(6,846,000)	(7,584,000)	(8,194,000)

1 Targets are based on 90 days to 180 days of annual operation expenses.

Projected target cash levels for Water Fund 611 and Water Fund 612 are shown in the figure below along with the minimum and maximum target ending balance levels for Water Fund 611.

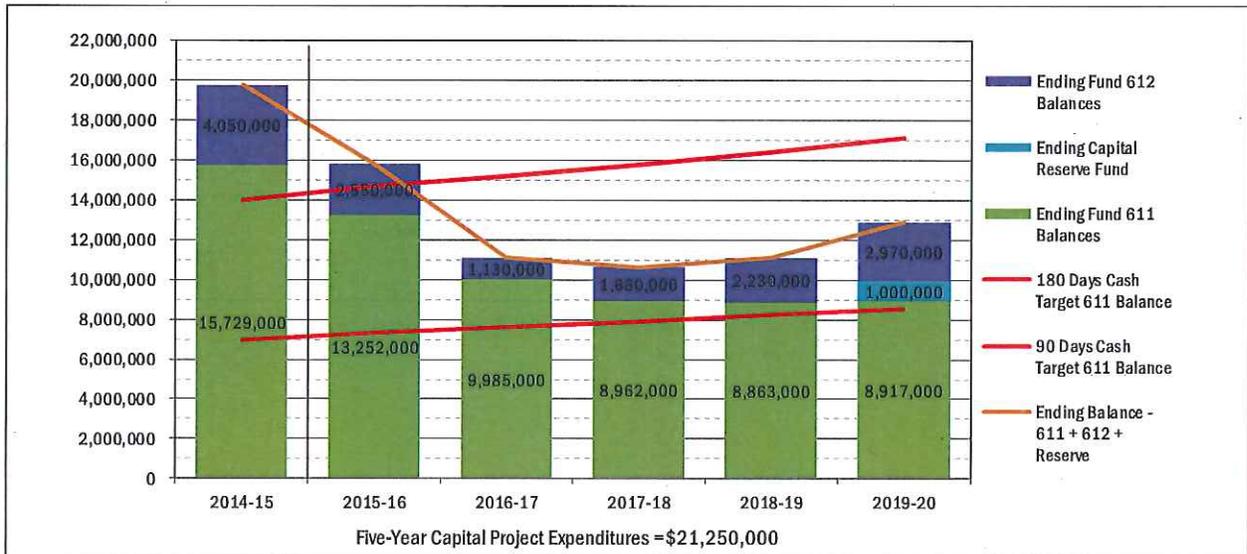


Figure 3-1. Projected Cash for Water Fund 611 and Water Fund 612

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3.10 Single Family Residential Monthly Water Bills

Historical and projected (for FY16 – FY20) monthly water bills for Single Family Residential accounts are shown in the figure below. Detailed water bills at levels of monthly water use from 0 HCF to 50 HCF are shown in Tables D-1 (current rates versus recommended FY16 rates with uniform quantity charges), D-2 (current rates versus recommended FY16 rates with inclining block quantity charges), D-3 (summary of Table D-1) and D-4 (summary of Table D-2) in Appendix D.

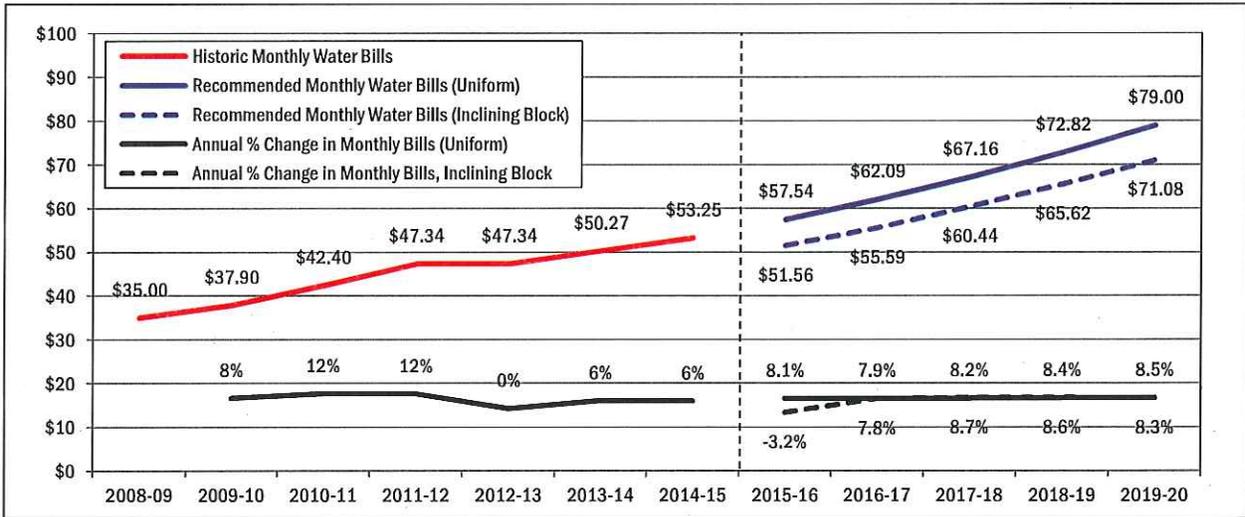


Figure 3-2. Historic and Projected Monthly Single Family Water Bills, FY9 – FY20

Monthly bills are for a 5/8 x 3/4-inch meter connection in Zone II with water consumption of 15 HCF per month during FY9 – FY15, 13 HCF per month during FY16 and FY17 and 12 HCF per month during FY18, FY19 and FY20

3.11 Residential Monthly Water Bills Surveys

Monthly water bills for Single Family users were compared to those for other agencies. The comparison was for a user with the smallest meter size using 13 HCF of water per month in Zone II. Results of the survey are shown in the figure below.

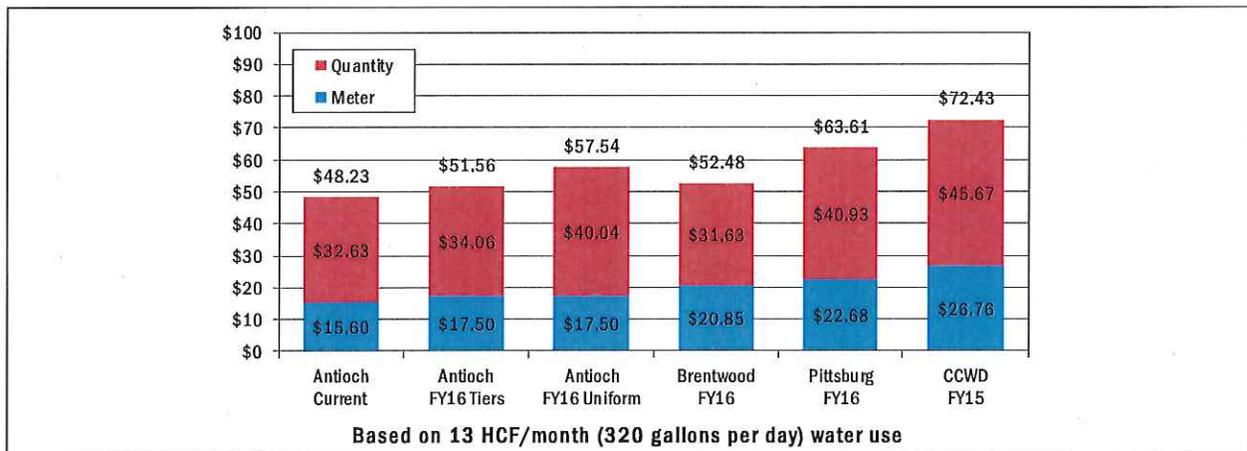


Figure 3-3. Single Family Monthly Water Bills Survey

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Section 4

Development of Sewer Service Charges

Sewer Service Charges must adequately fund sewer utility operations, capital costs, and reserves. The City established Sewer Fund 621 as an Enterprise Fund that accounts for the revenues and expenditures related to providing wastewater collection, storm drain and channel maintenance services for the City of Antioch. A separate fund, Sewer Facility Expansion Fund 622, is set up to track the development fees collected from developers to fund offsite or to oversize sewer facilities and replace inadequate sewers.

4.1 Current Sewer Service Charges and Revenue from Charges

Resolution No. 2010/45, which was passed in June 2010, adopted Sewer Service Charges effective July 1, 2010.⁴ At that time, charges increased four percent, from \$9.46 per month to \$9.84 per month.

Subsequent increases were effective on July 1, 2011 (four percent) and July 1, 2013 (four percent).

The current Sewer Service Charge for all units is a fixed sum of \$11.06 per month. Estimated revenue from Sewer Service Charges for FY15 is shown in the adjacent table.

Customer Class	Accounts	Units	Sewer Service Charge [1]		
			\$/month-unit	Revenue	
Single Family	28,560	28,560	\$11.06	\$3,790,483	78%
Multi Family	613	2,996	\$11.06	\$397,629	8%
Apartments/Mobile Homes	74	3,736	\$11.06	\$495,842	10%
Commercial	700	1,396	\$11.06	\$185,277	4%
Churches/Housing Authority	7	50	\$11.06	\$6,636	0.14%
Industrial	11	13	\$11.06	\$1,725	0.04%
Other	47	47	\$11.06	\$6,238	0.13%
Total	30,012	36,798		\$4,883,831	100%

1 Sum of the Sewer Service (\$10.75) and the Sewer Lateral Maintenance (\$0.31) charges.

⁴ The July 1, 2010 increase in Sewer Service Charges was based on a study by Black & Veatch consultants.

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4.2 Methodology for Determination of Updated Sewer Service Charges

Calculation of a Sewer Service Charge is a series of simple mathematical operations. Defining the wastewater characteristics and revenue requirements required for those operations are more complex and represent a major emphasis in this report. Basic steps for the development of Sewer Service Charges are summarized below. The methodology of computing Sewer Service Charges conforms with the State Water Resources Control Board (SWRCB) *Revenue Program Guidelines for Wastewater Agencies*, 1998 edition.

Define revenue required from Sewer Service Charges. The City's operating budget, projected capital expenditures and target levels of reserve funds are used to project total annual expenditures and revenues required from Sewer Service Charges.

Define user wastewater system characteristics. User characteristics for each customer are characterized in terms annual wastewater discharge and number of residential dwelling units or number of nonresidential accounts.⁵

Develop unit costs. The annual amount of revenue required from Sewer Service Charges is allocated between revenue to be recovered from a charge that is the same for all dwelling units and accounts and a charge that is the same for each HCF of wastewater discharge. Revenue recovered from dwelling units and accounts is divided by the total number of dwelling units and accounts to yield a unit cost (\$/dwelling unit-account). Revenue recovered from HCF is divided by HCF of wastewater discharge to yield a unit cost (\$/HCF).

Develop revenue required from each customer class. The amount of revenue required from each customer class is the unit cost for dwelling units and accounts (\$/dwelling unit-account) times the number of dwelling units or accounts *plus* the unit cost for per HCF (\$/HCF) times the wastewater discharge for each customer class.

Develop Sewer Service Charges for each customer class. The amount of revenue required from each customer class is recovered by a uniform charge for each residential customer class and by a combination of a uniform charge and a flow-based charge for nonresidential customers.

⁵ "Dwelling unit" means a structure or the part of a structure that is used as a home, residence, or sleeping place by one person who maintains a household or by two or more persons who maintain a common household. See California Civil Code Section 1940-1954.1.

4.3 Sewer Fund 621 Projected Expenditures

Budgeted and projected expenditures are shown in the table below. Budgeted expenditures for FY15 were provided by the City. Projected operating expenditures are based on annual escalation rates provided by the City. Projected capital expenditures were provided by the City.

Revenues from the current level of Sewer Service Charges are sufficient to fund only projected operating expenditures (the operating fund balance would remain at approximately the current level). Increases in the Sewer Service Charges and use of fund balance are required to generate approximately \$7.0 million for capital expenditures.

The list of expenditures includes a line item for Capital Reserves. Capital Reserves are for expenditures for capital projects related to an emergency or unplanned repair and replacement project.

Table 4-1. Sewer Fund 621 Budgeted and Projected Expenditures

Expense Category	Notes	Budget Revised 2014-15	Budget Proposed 2015-16	Proj. Cost Esc.	Projected Fiscal Year				Five-Year Total
					2016-17	2017-18	2018-19	2019-20	
Operating Expenses	[1]								
Supervision		1,533,778	1,515,000	3%	1,560,000	1,607,000	1,655,000	1,705,000	8,042,000
Collection		4,355,196	4,279,000	2%	4,365,000	4,452,000	4,541,000	4,632,000	22,269,000
Total Operating		5,888,974	5,794,000		5,925,000	6,059,000	6,196,000	6,337,000	30,311,000
Capital Expenses	[1]								
Personnel		130,456	135,950	3%	140,000	144,000	148,000	152,000	719,950
Projects		1,575,000	1,250,000	varies	1,250,000	1,250,000	1,250,000	1,250,000	6,250,000
Total Capital		1,705,456	1,385,950		1,390,000	1,394,000	1,398,000	1,402,000	6,969,950
Capital Reserves	[2]		100,000	varies	100,000	100,000	100,000	100,000	500,000
Total Expenditures		7,594,430	7,279,950		7,415,000	7,553,000	7,694,000	7,839,000	37,780,950

1 All data was provided by the City.
2 The Capital Reserve fund is for the accumulation of funds for future Capital Projects.

4.4 Residential Dwelling Units and Wastewater Discharge

The current Sewer Service Charge is assessed on the number of units associated with an account. As part of the process of developing Sewer Service Charges, the concept of a dwelling unit is defined and the method of assigning units to each account is described.

"Dwelling unit" means a structure or the part of a structure that is used as a home, residence or sleeping place by one person who maintains a household or by two or more persons who maintain a common household.

Water meter read data for single family accounts revealed that average wastewater discharge was approximately 210 gpd during February and March of 2011 (8.5 hundred cubic feet per month – one hundred cubic foot equals approximately 748 gallons).

Water meter read data for multiple family accounts (accounts with two, three or four dwelling units) and for apartments and mobile homes in mobile home parks was also evaluated. Based on the available data, it is estimated that average wastewater discharge for multiple family dwelling units is 168 gpd and average wastewater discharge for dwelling units in apartments and mobile homes in mobile home parks is 137 gpd.

Wastewater Discharge for residential dwelling units is summarized in the table below.

Table 4-2. Wastewater Discharge for Residential Dwelling Units			
Unit of Measure	Single Family	Multiple Family	Apartments/ Mobile Homes
Average Annual gallons per day	210	168	137
Average Annual hundred cubic feet per month	8.5	6.8	5.6

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4.5 Total Wastewater Discharge

Current and projected annual wastewater discharge for each customer class is shown in the table below. The additional number of accounts and dwelling units for FY16 onward is projected to average approximately 240 per year.

Table 4-3. Current and Projected Wastewater Discharge						
Customer Class	Estimated	Projected Fiscal Year				
	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Wastewater Discharge, HCF [1]						
Single Family	2,926,245	2,914,757	2,902,728	2,892,631	2,881,934	2,873,048
Multi Family	245,575	245,575	245,575	245,575	245,575	245,575
Apartments/Mobile Homes	249,724	249,724	249,724	249,724	249,724	249,724
Commercial/Institutional	407,766	399,611	395,615	391,658	387,742	383,864
Industrial	121,781	101,649	100,633	99,626	98,630	97,644
Other	11,105	11,105	10,994	10,884	10,775	10,667
Total, HCF	3,962,196	3,922,420	3,905,268	3,890,099	3,874,380	3,860,523
Total, million gallons	2,964	2,934	2,922	2,910	2,898	2,888
Total, gallons per day (round to 1,000)	8,121,000	8,017,000	8,004,000	7,973,000	7,941,000	7,891,000
Accounts/Dwelling Units [1]						
Single Family Dwelling Units	28,560	28,785	29,010	29,260	29,510	29,785
Multi Family Dwelling Units	2,996	2,996	2,996	2,996	2,996	2,996
Apartment/Mobile Home Dwelling Units	3,736	3,736	3,736	3,736	3,736	3,736
Commercial/Institutional	1,446	1,446	1,446	1,446	1,446	1,446
Industrial	13	13	13	13	13	13
Other	47	47	47	47	47	47
Total	36,798	37,023	37,248	37,498	37,748	38,023
Notes:						
1 Wastewater discharge and accounts/dwelling units data is from Table E-1.						

4.6 Revenue Required from Sewer Service Charges

The annual amount of revenue required Sewer Service Charges is shown in the table below. Fund balance is used in each year to meet a portion of capital expenses or increase the capital reserve.

Table 4-4. Source of Funds for All Projected Sewer Fund 621 Expenditures						
Expense Category	2015-16	2016-17	2017-18	2018-19	2019-20	Total
Operating Expenses						
Supervision	\$1,515,000	\$1,560,000	\$1,607,000	\$1,655,000	\$1,705,000	\$8,042,000
Collection	\$4,279,000	\$4,365,000	\$4,452,000	\$4,541,000	\$4,632,000	\$22,269,000
Capital Expenses	\$1,385,950	\$1,390,000	\$1,394,000	\$1,398,000	\$1,402,000	\$6,969,950
Capital Reserve	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Add / (Use) Fund Balance	(\$1,980,000)	(\$1,760,000)	(\$1,580,000)	(\$1,400,000)	(\$1,200,000)	(\$7,920,000)
Total Expenditures	\$5,299,950	\$5,655,000	\$5,973,000	\$6,294,000	\$6,639,000	\$29,860,950

4.7 Allocation of Costs to Functional Categories

Allocation of revenue required from Sewer Service Charges to functional cost categories are summarized in the table below.

Table 4-5. Allocation of Revenue Required to Functional Categories						
Expense Category	2015-16	2016-17	2017-18	2018-19	2019-20	Total
Allocation, %						
Allocation % - Accounts/Units						
Supervision	100%	100%	100%	100%	100%	
Collection	5%	5%	5%	5%	5%	
Capital Expenses	33%	31%	31%	30%	29%	
Capital Reserves	33%	31%	31%	30%	29%	
Add / (Use) Fund Balance	33%	31%	31%	30%	29%	
Allocation % - Flow						
Supervision	0%	0%	0%	0%	0%	
Collection	95%	95%	95%	95%	95%	
Capital Expenses	67%	69%	69%	70%	71%	
Capital Reserves	67%	69%	69%	70%	71%	
Add / (Use) Fund Balance	67%	69%	69%	70%	71%	
Allocation Summary, \$						
Accounts-Units	\$1,567,781	\$1,693,347	\$1,803,257	\$1,911,354	\$2,024,694	\$9,000,433
Flow	\$3,732,169	\$3,961,653	\$4,169,743	\$4,382,646	\$4,614,306	\$20,860,517
Total	\$5,299,950	\$5,655,000	\$5,973,000	\$6,294,000	\$6,639,000	\$29,860,950
Allocation Summary, %						
Accounts	30%	30%	30%	30%	30%	
Flow	70%	70%	70%	70%	70%	

4.8 Calculation of Unit Costs

Sewer Service Charges will have two unit cost components – an account charge that is the same for every account or unit and a flow charge for every hundred cubic feet of wastewater discharge. Calculation of the unit costs is shown in the table below.

Table 4-6. Calculation of Unit Costs					
Expense Category	2015-16	2016-17	2017-18	2018-19	2019-20
Allocation, \$					
Accounts/Dwelling Units	\$1,567,781	\$1,693,347	\$1,803,257	\$1,911,354	\$2,024,694
Flow	\$3,732,169	\$3,961,653	\$4,169,743	\$4,382,646	\$4,614,306
Total	\$5,299,950	\$5,655,000	\$5,973,000	\$6,294,000	\$6,639,000
Account/Unit Cost					
Cost Allocation, \$	\$1,567,781	\$1,693,347	\$1,803,257	\$1,911,354	\$2,024,694
Accounts/Dwelling Units	37,023	37,248	37,498	37,748	38,023
Unit Cost, \$/Account-Unit/month	\$3.53	\$3.79	\$4.01	\$4.22	\$4.44
Flow Unit Cost					
Cost Allocation, \$	\$3,732,169	\$3,961,653	\$4,169,743	\$4,382,646	\$4,614,306
Flow, HCF	3,922,420	3,905,268	3,890,099	3,874,380	3,860,523
Unit Cost, \$/HCF	\$0.95	\$1.01	\$1.07	\$1.13	\$1.20

4.9 Revenue Required from Each Customer Class

Each unit cost is multiplied by the number of accounts or units and wastewater discharge for each customer class to determine the amount of revenue required from each customer class. Calculation of the amount of revenue required from each customer class is shown in the table below.

Table 4-7. Calculation of Revenue Required from Customer Classes					
Expense Category	2015-16	2016-17	2017-18	2018-19	2019-20
Unit Costs					
Account/Dwelling Unit, \$/account-dwelling unit/month	\$3.53	\$3.79	\$4.01	\$4.22	\$4.44
Flow, \$/HCF	\$0.95	\$1.01	\$1.07	\$1.13	\$1.20
Revenue Required from Charges					
<i>Account/Dwelling Unit Costs</i>					
Number of Accounts/Dwelling Units					
Single Family	28,785	29,010	29,260	29,510	29,785
Multi Family	2,996	2,996	2,996	2,996	2,996
Apartments/Mobile Homes	3,736	3,736	3,736	3,736	3,736
Commercial/Institutional	1,446	1,446	1,446	1,446	1,446
Industrial	13	13	13	13	13
Other	47	47	47	47	47
Total	37,023	37,248	37,498	37,748	38,023
Revenue Required					
Single Family	\$1,218,934	\$1,318,836	\$1,407,097	\$1,494,227	\$1,586,027
Multi Family	\$126,869	\$136,202	\$144,076	\$151,701	\$159,535
Apartments/Mobile Homes	\$158,205	\$169,844	\$179,662	\$189,171	\$198,939
Commercial/Institutional	\$61,233	\$65,737	\$69,537	\$73,218	\$76,998
Industrial	\$550	\$591	\$625	\$658	\$692
Other	\$1,990	\$2,137	\$2,260	\$2,380	\$2,503
Total	\$1,567,781	\$1,693,347	\$1,803,257	\$1,911,354	\$2,024,694
<i>Flow Costs</i>					
Wastewater Discharge					
Single Family	2,914,757	2,902,728	2,892,631	2,881,934	2,873,048
Multi Family	245,575	245,575	245,575	245,575	245,575
Apartments/Mobile Homes	249,724	249,724	249,724	249,724	249,724
Commercial/Institutional	399,611	395,615	391,658	387,742	383,864
Industrial	101,649	100,633	99,626	98,630	97,644
Other	11,105	10,994	10,884	10,775	10,667
Total	3,922,420	3,905,268	3,890,099	3,874,380	3,860,523
Revenue Required					
Single Family	\$2,773,380	\$2,944,638	\$3,100,571	\$3,260,004	\$3,434,023
Multi Family	\$233,664	\$249,121	\$263,229	\$277,791	\$293,525
Apartments/Mobile Homes	\$237,612	\$253,330	\$267,676	\$282,485	\$298,484
Commercial/Institutional	\$380,228	\$401,327	\$419,813	\$438,608	\$458,816
Industrial	\$96,719	\$102,085	\$106,788	\$111,569	\$116,709
Other	\$10,566	\$11,153	\$11,666	\$12,189	\$12,750
Total	\$3,732,169	\$3,961,653	\$4,169,743	\$4,382,646	\$4,614,306
Revenue Requirement Summary					
Single Family	\$3,992,314	\$4,263,474	\$4,507,667	\$4,754,231	\$5,020,050
Multi Family	\$360,533	\$385,323	\$407,304	\$429,492	\$453,059
Apartments/Mobile Homes	\$395,817	\$423,174	\$447,338	\$471,655	\$497,423
Commercial/Institutional	\$441,461	\$467,064	\$489,351	\$511,826	\$535,814
Industrial	\$97,269	\$102,676	\$107,413	\$112,227	\$117,401
Other	\$12,557	\$13,289	\$13,927	\$14,568	\$15,253
Total	\$5,299,950	\$5,655,000	\$5,973,000	\$6,294,000	\$6,639,000

4.10 Development of Sewer Service Charges

Calculation of sewer service charges for each customer class is shown in the table below.

Table 4-8. Development of Sewer Service Charges					
Customer Category	2015-16	2016-17	2017-18	2018-19	2019-20
Revenue Required					
Single Family	\$3,992,314	\$4,263,474	\$4,507,667	\$4,754,231	\$5,020,050
Multi Family	\$360,533	\$385,323	\$407,304	\$429,492	\$453,059
Apartments/Mobile Homes	\$395,817	\$423,174	\$447,338	\$471,655	\$497,423
Commercial/Institutional	\$441,461	\$467,064	\$489,351	\$511,826	\$535,814
Industrial	\$97,269	\$102,676	\$107,413	\$112,227	\$117,401
Other	\$12,557	\$13,289	\$13,927	\$14,568	\$15,253
Total	\$5,299,950	\$5,655,000	\$5,973,000	\$6,294,000	\$6,639,000
Sewer Service Charges					
Single Family					
Cost Allocation	\$3,992,314	\$4,263,474	\$4,507,667	\$4,754,231	\$5,020,050
Number of Dwelling Units	28,785	29,010	29,260	29,510	29,785
Rate, \$/dwelling unit/month	\$11.60	\$12.20	\$12.80	\$13.40	\$14.00
Multiple Family					
Cost Allocation	\$360,533	\$385,323	\$407,304	\$429,492	\$453,059
Number of Dwelling Units	2,996	2,996	2,996	2,996	2,996
Rate, \$/dwelling unit/month	\$10.10	\$10.80	\$11.40	\$12.00	\$12.70
Apartments/Mobile Homes					
Cost Allocation	\$395,817	\$423,174	\$447,338	\$471,655	\$497,423
Number of Dwelling Units	3,736	3,736	3,736	3,736	3,736
Rate, \$/dwelling unit/month	\$8.90	\$9.50	\$10.00	\$10.60	\$11.10
Nonresidential					
Account Rate					
Account Cost Allocation	\$63,773	\$68,465	\$72,423	\$76,256	\$80,193
Number of Accounts	1,506	1,506	1,506	1,506	1,506
Rate, \$/account/month	\$3.53	\$3.79	\$4.01	\$4.22	\$4.44
Flow Rate					
Cost Allocation	\$487,513	\$514,565	\$538,267	\$562,366	\$588,275
Wastewater Discharge, HCF	512,365	507,241	502,169	497,147	492,175
Rate, \$/HCF	\$0.95	\$1.01	\$1.07	\$1.13	\$1.20

4.11 Recommended Sewer Service Charges

Recommended sewer service rates and charges for FY16 – FY20 are listed in the table below. The recommended rates and charges replace the current Sewer Lateral Maintenance charge (\$0.31 per month) and Sewer Service charge (\$10.75 per month). Recommended uniform charges for Residential users are based on unit costs applicable to all users. The unit costs are used to calculate monthly bills for Nonresidential users.

Table 4-9. Recommended Sewer Service Rates and Charges						
Service Category	effective dates >	7/1/2015	7/1/2016	7/1/2017	7/1/2018	7/1/2019
	Current	2015-16	2016-17	2017-18	2018-19	2019-20
Unit Costs Applicable to All Users						
Account/Dwelling Unit Charge, \$/month	na	\$3.53	\$3.79	\$4.01	\$4.22	\$4.44
Volume Rate, \$/HCF		\$0.95	\$1.01	\$1.07	\$1.13	\$1.20
Uniform Charges						
<i>Residential</i>						
Single Family Dwelling Unit, \$/month	\$11.06	\$11.60	\$12.20	\$12.80	\$13.40	\$14.00
Multi Family Dwelling Unit, \$/month	\$11.06	\$10.10	\$10.80	\$11.40	\$12.00	\$12.70
Apartment/Mobile Home Dwelling Unit, \$/month	\$11.06	\$8.90	\$9.50	\$10.00	\$10.60	\$11.10
<i>Nonresidential</i>						
Account Charge, \$/month	\$11.06	\$3.53	\$3.79	\$4.01	\$4.22	\$4.44
Volume Rate, \$/HCF		\$0.95	\$1.01	\$1.07	\$1.13	\$1.20

Uniform charges for Residential users are based on assigned levels of wastewater discharge volume. There are three subcategories of Residential users - Single Family dwelling units, Multiple Family dwelling units (accounts with two, three or four dwelling units), and dwelling units in apartments and mobile homes in mobile home parks.

"Dwelling unit" means a structure or the part of a structure that is used as a home, residence or sleeping place by one person who maintains a household or by two or more persons who maintain a common household.

For FY15, monthly wastewater discharge volume for single family accounts is 210 gallons per day (gpd). For multiple family dwelling units monthly wastewater discharge volume is 168 gpd and for dwelling units in apartments and mobile homes in mobile home parks the monthly wastewater discharge volume is 137 gpd. For each year during FY16 – FY20, the monthly wastewater discharge volume for single family accounts is reduced by 2 gallons per day.

Monthly bills for nonresidential users are based on the sum of an account charge plus a charge for the volume of wastewater discharge. The volume of wastewater discharge would be based on metered water use.

4.12 Sewer Fund 621 Projected Cash Flow

The projected cash flow for FY15 – FY20 is shown in the table below.

Table 4-10. Sewer Fund 621 Projected Cash Flow								
Items	Notes	Revised	Proposed	Projected Fiscal Year				Five-Year Total
		Budget 2014-15	Budget 2015-16	2016-17	2017-18	2018-19	2019-20	
Beginning Balance, July 1	[1]	13,065,000	10,373,000	8,446,000	6,729,000	5,184,000	3,811,000	
Revenues								
Charges for Services		4,859,000	5,300,000	5,655,000	5,973,000	6,294,000	6,639,000	29,861,000
Investment Income	[2]	42,000	52,000	42,000	34,000	26,000	19,000	173,000
Other		1,000	1,000	1,000	1,000	1,000	1,000	5,000
Total Revenues		4,902,000	5,353,000	5,698,000	6,008,000	6,321,000	6,659,000	30,039,000
Expenditures								
Supervision		1,534,000	1,515,000	1,560,000	1,607,000	1,655,000	1,705,000	8,042,000
Collection		4,355,000	4,279,000	4,365,000	4,452,000	4,541,000	4,632,000	22,269,000
Capital Expenses		1,705,000	1,386,000	1,390,000	1,394,000	1,398,000	1,402,000	6,970,000
Capital Reserve		0	100,000	100,000	100,000	100,000	100,000	500,000
Total Expenditures		7,594,000	7,280,000	7,415,000	7,553,000	7,694,000	7,839,000	37,781,000
Net Revenue		(2,692,000)	(1,927,000)	(1,717,000)	(1,545,000)	(1,373,000)	(1,180,000)	(7,742,000)
Ending Balance, June 30		10,373,000	8,446,000	6,729,000	5,184,000	3,811,000	2,631,000	
1	The beginning balance for FY2014-15 is from p. 253 of the 2014-15 Operating Budget.							
2	Interest income for FY2015-16 onward is based on the interest rates listed below times the beginning fund balance.							
		<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>		
		0.5%	0.5%	0.5%	0.5%	0.5%		

4.13 Sewer Fund 621 Target Balances

Projected target cash levels for Sewer Fund 621 are shown in the table below. Operating targets are based on a minimum of 90 days to a maximum of 180 days of annual operation expenses.

Item	Notes	Projected Fiscal Year					
		2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Operating Expenses		5,889,000	5,794,000	5,925,000	6,059,000	6,196,000	6,337,000
Lower Target Ending Balance	[1]	1,452,000	1,429,000	1,461,000	1,494,000	1,528,000	1,563,000
Higher Target Ending Balance	[1]	2,904,000	2,857,000	2,922,000	2,988,000	3,056,000	3,125,000
Ending Balances		10,373,000	8,446,000	6,729,000	5,184,000	3,811,000	2,631,000
Amount Over (Under) Lower Target		8,921,000	7,017,000	5,268,000	3,690,000	2,283,000	1,068,000
Amount Over (Under) Higher Target		7,469,000	5,589,000	3,807,000	2,196,000	755,000	(494,000)

1 Targets are based on 90 days to 180 days of annual operation expenses.

Projected target cash levels for Sewer Fund 621 and Sewer Fund 622 are shown in the figure below along with the minimum and maximum target ending balance levels for Sewer Fund 621.

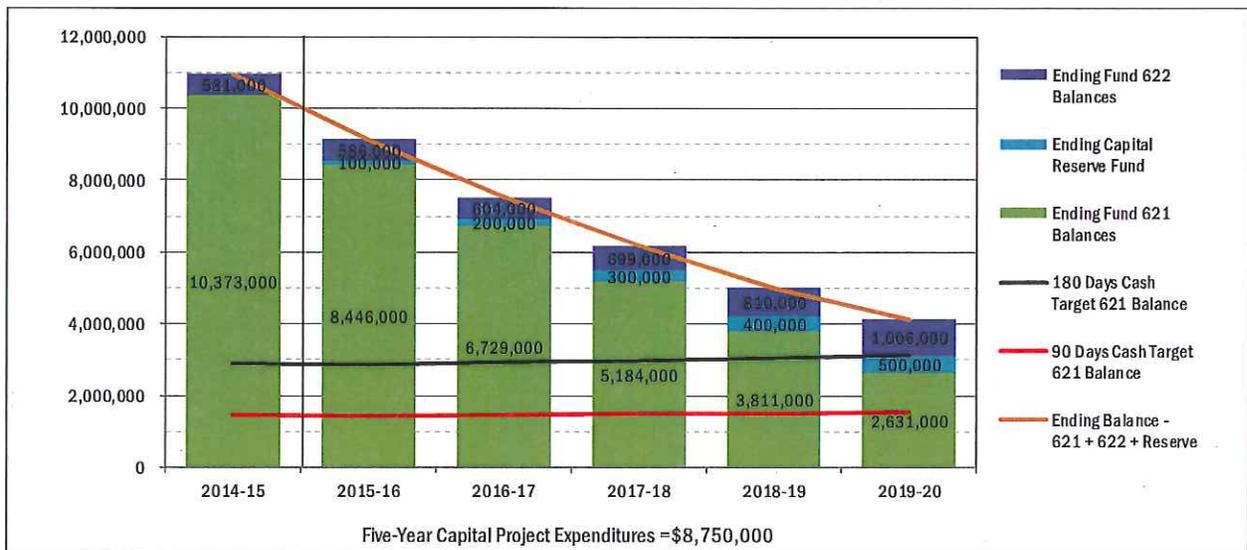


Figure 4-1. Projected Cash for Sewer Fund 621 and Sewer Fund 622

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4.14 Recommended Sewer Service Charges, FY16 – FY20

Historical and recommended (for FY16 – FY20) Sewer Service Charges are shown in the figure below.

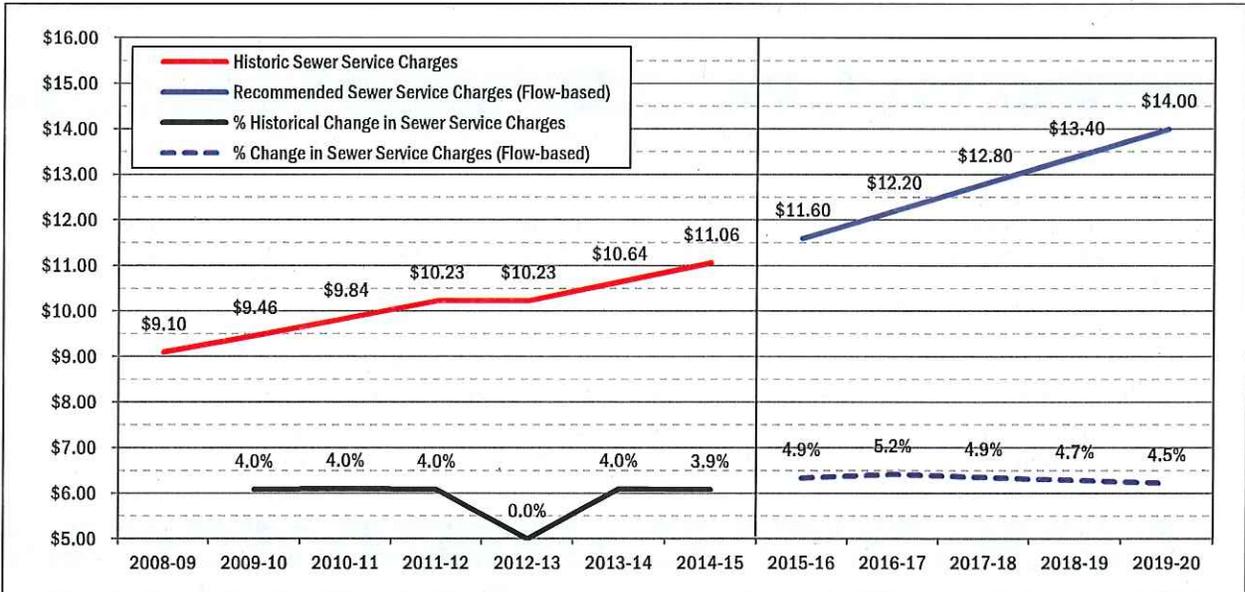


Figure 4-2. Historic and Recommended Sewer Service Charges, FY9 – FY20

C57

4.15 Residential Sewer Service Charges Surveys

The City's current and recommended Sewer Service Charges for FY16 were compared to the Sewer Service Charges for other agencies that provide only sewer collection service. Results of the survey are shown in the table below.

Table 4-12. Residential Sewer Service Charges Survey					
	Single Family	Multiple Family	Apartments Mobile Homes	MF/SF Ratio	Apt-MH/SF Ratio
Bay Point (Delta Diablo)	\$10.49	\$10.49	\$10.49	1.00	1.00
Antioch, Current	\$11.06	\$11.06	\$11.06	1.00	1.00
Antioch, Proposed FY16	\$11.60	\$10.10	\$8.90	0.87	0.77
Pittsburg	\$15.79	\$13.50	\$13.50	0.85	0.85
Sacramento Area Sewer District	\$19.85	\$14.89	\$14.89	0.75	0.75

The City's current and recommended Sewer Service Charges and the applicable wastewater treatment charges from Delta Diablo for FY16 were compared to the Sewer Service Charges and wastewater treatment charges for other agencies. Results of the survey are shown in the table below.

Table 4-13. Single Family Sewer Service and Wastewater Treatment Charges Survey					
	Bay Point, Current	Antioch, Current	Antioch, Proposed FY16	Pittsburg, Current	Brentwood, Adopted FY16
Collection	\$10.49	\$11.06	\$11.60	\$15.79	\$16.92
Treatment	\$24.25	\$24.25	\$24.25	\$24.25	\$33.60
Total	\$34.74	\$35.31	\$35.85	\$40.04	\$50.52

For Bay Point, Antioch and Pittsburg, the Treatment category value is the FY2014-15 Delta Diablo charge.
For Brentwood, the Collection category represents the City's Fixed Base charge and the Treatment category represents the City's Variable Rate charges.
For Brentwood, the Variable Rate charges are based on 6,400 gallons of water use per month.

Section 5

Development of Water Capacity Charges

Capacity charges are intended to recover both a portion of the proposed Capital Improvement Program (CIP) cost, and utility rate payers' prior investment in capital facilities that support land development by providing capacity for new connections. The capacity charges that are developed in this report meet the regulatory requirements found in Government Code Section 66000 *et sequentia* regarding the establishment of capacity charges.⁶

5.1 Regulatory Requirements

Government Code Section 66013 defines a capacity charges as "a charge for public facilities in existence at the time a charge is imposed or charges for new public facilities to be acquired or constructed in the future that are of proportional benefit to the person or property being charged, including supply or capacity contracts for rights or entitlements, real property interests, and entitlements and other rights of the local agency involving capital expense relating to its use of existing or new public facilities. A 'capacity charge' does not include a commodity charge."

Section 66013 also describes requirements related to use of revenue from capacity charges and providing information to the public. This study does not examine the City's practices regarding those requirements.

5.2 Conceptual Approach

In developing capacity charges, we have endeavored to satisfy the rational nexus criteria generally applied to these types of charges. A rational nexus-based capacity charge must:

- Be rationally based on public policy that demonstrates a nexus between new development (connections) and the need to expand or build facilities to accommodate it.
- Not exceed the new development's proportional share of the cost of facilities needed to serve that development, after crediting it for other contributions that it has already made or will make toward that cost.
- Not be arbitrary or discriminatory in its application to individuals or customer classes.

A capacity charge is a charge to pay for public agencies' facilities in existence at the time the charge is imposed or to pay for new facilities that will be constructed in the future that are of benefit to the person or property being charged (new development or increases to existing service capacity). Capacity charges help ensure that the "growth pays for growth" by allocating the cost of new facilities and the cost of unused capacity in existing facilities to new development while allocating the cost of repairing and refurbishing facilities used by current customers to rates.

⁶ The terms "water facility reserve fee", as used by the City, and "capacity charge", as defined in the Government Code and used in this study, are synonymous.

5.3 Current Water Capacity Charges

The basis for current Water Capacity Charges (Facility Reserve Fees) are described in Title 6 (Sanitation and Health), Chapter 5 (Water System) of the Antioch Municipal Code (AMC).

Water Meter Size or Customer Class	Contra Costa	Antioch System	Total
	Water District Treatment	Treatment/ Transmission/ Distribution	
Nonresidential			
5/8 x 3/4-inch	\$1,121.38	\$5,059.69	\$6,181.07
1-inch	\$2,803.45	\$7,498.33	\$10,301.78
1½-inch	\$5,606.90	\$14,996.66	\$20,603.56
2-inch	\$8,971.04	\$23,994.66	\$32,965.70
3-inch	\$17,942.08	\$43,868.60	\$61,810.68
4-inch	\$28,034.50	\$74,983.30	\$103,017.80
6-inch	\$56,069.00	\$149,966.60	\$206,035.60
8-inch	\$100,924.20	\$364,282.49	\$465,206.69
10-inch	\$162,600.10	\$311,281.78	\$473,881.88
12-inch	\$241,096.70	\$644,856.37	\$885,953.07
Residential			
Single dwelling unit	\$1,121.38	\$5,059.69	\$6,181.07
Duplex (2 dwelling units)	\$2,242.76	\$7,408.38	\$9,651.14
Additional dwelling units	\$1,121.38	\$3,657.84	\$4,779.22

Total Water Facility Reserve Fees from the City's *Master Fee Schedule*, updated effective July 1, 2014, are shown in the adjacent table.

This table shows the two, separate charges that are collected by the City, one for Contra Costa Water District (CCWD) for its water treatment capacity and another for the City's separate treatment capacity and transmission and distribution facilities.

Not shown in the table is another facilities reserve charge imposed by the CCWD upon the City for the CCWD wholesale municipal supply.⁷

The City collects both charges for CCWD (water treatment capacity and

wholesale municipal supply) and remits the revenue to CCWD. Note that CCWD charges for its water treatment and charges for its wholesale municipal supply are distinct, separate charges.

The City's current *Master Fee Schedule* does not show the breakdown between the Contra Costa Water District (CCWD) water treatment component and the City's charge for its water treatment, transmission and distribution facilities. The two components are shown in this table to emphasize the fact that only the capacity charge for the City of Antioch is developed as part of this study.

⁷ § 6-5.18.1 of the AMC reads "The Contra Costa Water District has adopted Resolution 93-24, creating a facilities reserve charge and imposing upon wholesale municipal customers amounts to be paid by the city to the District amounts for new or larger water meter issued by the city. It is the intention of the City Council that the amount owed to the Contra Costa Water District for each new or enlarged water meter shall be passed through to the water customer requesting the new or enlarged water meter." As of this writing, the CCWD facilities reserve charge for wholesale municipal customers is \$6,047.00 for a 5/8-inch meter in Antioch (see CCWD Code of Regulations, Title 5, Water Supply and Rates, Chapter 5.20, Charges and Rates – Untreated (Raw) Water Service.

5.4 Water System Valuation and Capacity

The system buy-in method of the capacity charge recovers the cost of capacity in those portions of the existing system in which there is capacity available. The value of the existing system was developed using data for the following elements:

- Existing Fixed Assets
- Contributed Assets
- Contributed Capital
- City System Capital Improvement Program
- Working Capital

Existing Fixed Assets. The replacement value of assets was calculated by assets into type and size categories and multiplying the numbers in each asset category by a unit replacement cost. Calculation of the replacement value of the water system is shown in Appendix F, Table F-1 (treatment plant, reservoirs, pump stations, booster pumps, hydrants, meters, and laterals) and in Appendix F, Table F-2 (transmission and distribution pipe).

Contributed Assets. The City requires owners to construct and contribute assets needed to serve their development. The value of contributed assets is subtracted from the value of the asset base for development of capacity charges. Contributed assets include assets funded by Assessment District revenues.

Contributed Capital. The amount of revenue collected from developers is excluded from the valuation of the system. The amount of revenue collected from developers during 2004 –2013 was obtained from City accounting records. The amount of revenue collected from developers during 1970 – 2003 was estimated using historic fees for 1989 - 2003, estimates of historic fees for 1970 – 1988, and the estimated number of connections per year during 1970 - 2003. Calculation of the estimated amount of revenue collected from developers is summarized in Appendix F, Table F-3.

Capital Improvement Program. Projected expenditures for modifications and upgrades to the City's water system were provided by the City's Engineer. The modifications and upgrades are valued at approximately \$7,000,000 for FY16 – FY20 and are added to the valuation of the system.

Working Capital. The City records a cash balance in the Water Facility Expansion Fund (Fund 612). The budgeted fund balance for July 2015 is approximately \$4,700,000.

The valuation of the Water System, net of adjustments, is shown in Table 5-1.

Table 5-1. Valuation of Water System			
Fixed Asset Category	Valuation	Adjustments	Adjusted Valuation
Water Treatment Plant	\$86,210,000		\$86,210,000
Raw Water Pipelines	\$21,688,000		\$21,688,000
Municipal Reservoir	\$18,000,000		\$18,000,000
E. & W. Canal Pump Stations	\$4,470,000		\$4,470,000
Clearwells	\$0		\$0
Reservoirs	\$35,100,000		\$35,100,000
Booster Pump Stations	\$18,797,000		\$18,797,000
Pressure Reducing Valves	\$1,650,000		\$1,650,000
Hydrants	\$23,075,000		\$23,075,000
Service Laterals	\$76,000,000	(\$76,000,000)	\$0
Meters	\$24,320,000	(\$24,320,000)	\$0
Subsurface Distribution and Transmission Pipes	\$522,541,000		\$522,541,000
Total Fixed Asset Valuation	\$831,851,000	(\$100,320,000)	\$731,531,000
Adjustments			
1. Contributed/Assessment District Assets			
<i>Less: Value of Assets</i>			
Reservoirs and Booster Pump Stations			(\$19,342,000)
Subsurface Collection Pipes			(\$385,263,000)
2. Contributed Capital			
<i>Less: Revenue from Capacity Charges</i>			
			(\$110,603,000)
3. Debt Principal Outstanding			
<i>Less: no Debt Service</i>			
			\$0
4. Water System Expansion CIP (Fund 612)			
<i>Plus: CIP funded by rates, FY16-FY20</i>			
			\$7,000,000
5. Working Capital (Fund 611)			
<i>Plus: Unrestricted Reserves, Average FY16-FY20</i>			
			\$4,700,000
Net Valuation			\$228,023,000

5.5 Water System Unit Cost of Capacity

The Water System unit cost of capacity is calculated by dividing the net valuation of the water system (shown in Table 5-1) by the water system capacity.

The capacity of the water system is expressed in terms of capacity of the City's water treatment plant (WTP). The 2013 Water Master Plan reports that the WTP has a maximum production capacity of about 37 million gallons per day.

Calculation of the Water System unit cost of capacity is shown in Table 5-2.

Table 5-2. Water System Unit Cost of Capacity				
Net Water System		System		Unit Cost
Valuation		Capacity, gpd		\$/gpd
\$228,023,000	÷	37,000,000	=	\$6.16

5.6 Single Family Residential Peak Month Water Use

The water capacity charge for a Single Family residential 5/8 x 3/4-inch water meter connection is correlated with average water use for the peak day in the peak month for all Single Family residential connections. Single Family Residential Peak Month Water Use is estimated as shown in Table 5-3.

Table 5-3. Single Family Residential Peak Month Water Use	
Average Annual Day, gpd	320
Peak Factor	2.58
Peak Day in Peak Month, gpd (rounded)	825

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5.7 Schedule of Water Capacity Charges

The Water Capacity Charges for non-residential connections are a multiple of those for a single family connection. The multiple is based on the size of the water meter for non-residential connections versus that for a single family connection. The multiple is based on the "equivalency factor" between the meter sizes. An "equivalency factor" is a value that expresses the capacity of a water meter in terms of the rated maximum capacity (in gallons per minute) of a standard meter. The standard meter for a single family connection is $\frac{5}{8}$ x $\frac{3}{4}$ -inch.

Table 5-4. Recommended Water Capacity Charges

	<u>Unit Cost, \$/gpd</u>	<u>Peak Use, gpd</u>	<u>Capacity Charge</u>
Single Family Residential Connection	\$6.16	825	\$5,080
Meter Connection Size	<u>Meter Peak Capacity, gpm</u>	<u>Equivalency Factor</u>	<u>Capacity Charge</u>
$\frac{5}{8}$ x $\frac{3}{4}$ -inch	15 gpm	1.0	\$5,080
1.00-inch	38 gpm	2.5	\$12,700
1.50-inch	75 gpm	5.0	\$25,400
2.00-inch	120 gpm	8.0	\$40,700
3.00-inch	225 gpm	15.0	\$76,300
4.00-inch	375 gpm	25.0	\$127,100
6.00-inch	750 gpm	50.0	\$254,200
8.00-inch	1,200 gpm	80.0	\$406,700
10.00-inch	1,725 gpm	115.0	\$584,700
12.00-inch	2,475 gpm	165.0	\$838,900

5.8 Comparison of Current vs. Recommended Capacity Charges

The current and recommended schedule of Water Capacity Charges is shown in Table 5-5. The recommended capacity charges are for FY16.

Table 5-5. Current and Recommended Water Capacity Charges

Connection Type	Recommended	Current	Difference	
			Dollar	Percent
Single Family Residential Connection	\$5,080	\$5,060	\$20	0.4%
Meter Connection Size				
5/8 x 3/4-inch	\$5,080	\$5,060	\$20	0.4%
1.00-inch	\$12,700	\$7,498	\$5,202	69%
1.50-inch	\$25,400	\$14,997	\$10,403	69%
2.00-inch	\$40,700	\$23,995	\$16,705	70%
3.00-inch	\$76,300	\$43,869	\$32,431	74%
4.00-inch	\$127,100	\$74,983	\$52,117	70%
6.00-inch	\$254,200	\$149,967	\$104,233	70%
8.00-inch	\$406,700	\$364,282	\$42,418	12%
10.00-inch	\$584,700	\$311,282	\$273,418	88%
12.00-inch	\$838,900	\$644,856	\$194,044	30%

Charges for FY17 onward may be escalated using an appropriate index such as the *Engineering News Record* 20-City Construction Cost Index, as published by Engineering News-Record, McGraw-Hill Publishing Company. Charges would be escalated by the ratio of the index values from March of the preceding year to March of the current year, with escalated charges to be effective on July 1 of each year.

5.9 Survey of Single Family Water Capacity Charges

The City's current and recommended Water Capacity Charges were compared to the capacity charges for other agencies. The comparison is made using the charge that is typical for a single family connection at each agency. Capacity charges paid to CCWD for raw and treated water in the service areas for the Cities of Antioch and Pittsburg are shown to allow a better comparison with capacity charges in the CCWD retail service area.

Table 5-6. Survey of Single Family Water Capacity Charges

Component	Antioch	Antioch	Pittsburg	Brentwood	Contra Costa
	Current	Recommended FY16	Current	Adopted FY16	Water District
Individual Cities Component	\$5,060	\$5,080	\$5,060	\$7,486	
Contra Costa Water District Treated Water	\$1,121	\$1,121			
Contra Costa Water District Supply Component	\$6,047	\$6,047	\$6,047		
Contra Costa Water District					\$18,966
Total Charges	\$12,228	\$12,248	\$11,107	\$7,486	\$18,966

The City of Pittsburg has fees for 10 separate areas that range from \$2,430 to \$9,200. The median value is used in the survey.
The City of Antioch fee for CCWD treated water is per the Treated Water Service Agreement dated December 5, 2001

5.10 Water Fund 612 Projected Cash Flow

The City maintains a separate enterprise fund – Water Line Expansion, Fund 612, – for operations and expenditures related to water line expansions. The projected cash flow for FY15 – FY20 is shown in the table below. Note that the primary source of revenues are fees collected from developers (water capacity charges).

Table 5-7. Water Fund 612 Projected Cash Flow								
Items	Notes	Budget	Projected Fiscal Year					Five-Year Total
		2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	
Beginning Balance, July 1	[1]	3,682,000	4,046,430	2,550,430	1,126,430	1,658,430	2,225,430	
Revenues								
Capacity Charges	[2]	1,138,430	1,143,000	1,172,000	1,335,000	1,368,000	1,543,000	6,561,000
Investment Income	[3]	35,000	20,000	13,000	6,000	8,000	11,000	58,000
Total Revenues		1,173,430	1,163,000	1,185,000	1,341,000	1,376,000	1,554,000	6,619,000
Expenditures								
Services & Supplies		7,000	7,000	7,000	7,000	7,000	7,000	35,000
Water Main Replacement		800,000	2,650,000	2,600,000	800,000	800,000	800,000	7,650,000
Transfer Out		0	0	0	0	0	0	0
Internal Services		2,000	2,000	2,000	2,000	2,000	2,000	10,000
Total Expenditures		809,000	2,659,000	2,609,000	809,000	809,000	809,000	7,695,000
Net Revenue		364,430	(1,496,000)	(1,424,000)	532,000	567,000	745,000	(1,076,000)
Ending Balance, June 30		4,046,430	2,550,430	1,126,430	1,658,430	2,225,430	2,970,430	

1	The beginning balance for FY2014-15 is from p. 252 of the 2014-15 Operating Budget.							
2	Revenue from capacity charges for 2015-16 onward is estimated as shown below.							
		<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>Total</u>
	current capacity charge, \$/¾-meter >	5,060						
	projected annual escalation percent >			2.5%	2.5%	2.5%	2.5%	
	projected capacity charge, \$/¾-meter >		5,080	5,210	5,340	5,470	5,610	
	projected ¾-meter connections >	225	225	225	250	250	275	
	projected capacity charge revenue, \$ >	1,138,430	1,143,000	1,172,250	1,335,000	1,367,500	1,542,750	6,560,500
3	Interest income for FY2015-16 onward is based on the interest rates listed below times the beginning fund balance.							
		<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>		
		0.5%	0.5%	0.5%	0.5%	0.5%		

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Section 6

Development of Sewer Capacity Charges

Capacity charges are intended to recover both a portion of the proposed Capital Improvement Program (CIP) cost, and utility rate payers' prior investment in capital facilities that support land development by providing capacity for new connections. The capacity charges that are developed in this report meet the regulatory requirements found in Government Code Section 66000 *et sequentia* regarding the establishment of capacity charges.⁸

6.1 Regulatory Requirements

Government Code Section 66013 defines a capacity charges as “a charge for public facilities in existence at the time a charge is imposed or charges for new public facilities to be acquired or constructed in the future that are of proportional benefit to the person or property being charged, including supply or capacity contracts for rights or entitlements, real property interests, and entitlements and other rights of the local agency involving capital expense relating to its use of existing or new public facilities. A ‘capacity charge’ does not include a commodity charge.”

Section 66013 also describes requirements related to use of revenue from capacity charges and providing information to the public. This study does not examine the City’s practices regarding those requirements.

6.2 Conceptual Approach

In developing capacity charges, we have endeavored to satisfy the rational nexus criteria generally applied to these types of charges. A rational nexus-based capacity charge must:

- Be rationally based on public policy that demonstrates a nexus between new development (connections) and the need to expand or build facilities to accommodate it.
- Not exceed the new development's proportional share of the cost of facilities needed to serve that development, after crediting it for other contributions that it has already made or will make toward that cost.
- Not be arbitrary or discriminatory in its application to individuals or customer classes.

A capacity charge is a charge to pay for public agencies' facilities in existence at the time the charge is imposed or to pay for new facilities that will be constructed in the future that are of benefit to the person or property being charged (new development or increases to existing service capacity). Capacity charges help ensure that the “growth pays for growth” by allocating the cost of new facilities and the cost of unused capacity in existing facilities to new development while allocating the cost of repairing and refurbishing facilities used by current customers to rates.

⁸ The term “sewer facility reserve fee”, as used by the City, and “capacity charge”, as defined in the Government Code and used in this study, are synonymous.

6.3 Current Sewer Capacity Charges

Water Meter Size or Customer Class	Sewer Facility Reserve Fees
Nonresidential	
5/8 x 3/4-inch	\$2,335.52
1-inch	\$5,056.01
1½-inch	\$9,068.28
2-inch	\$14,509.24
3-inch	\$29,018.49
4-inch	\$45,341.38
6-inch	\$90,682.77
8-inch	\$145,092.44
10-inch	\$262,980.04
12-inch	\$389,935.92
Residential	
Single dwelling unit	\$2,335.52
Duplex (2 dwelling units)	\$4,671.04
Additional dwelling units	\$404.95

The basis for current Sewer Capacity Charges (Facility Reserve Fees) are described in Title 6 (Sanitation and Health), Chapter 4 (Sewer System) of the Antioch Municipal Code (AMC).

Current Sewer Facility Reserve Fees from the City's *Master Fee Schedule*, updated effective July 1, 2014, are shown in the adjacent table. The *Master Fee Schedule* states that "... Sewer Connection Fees shall automatically adjust in each succeeding year in accordance with the '*Engineering News Record [italics added] Cost of Construction Index.*'"⁹.

6.4 Sewer System Valuation and Capacity

The system buy-in method of the capacity charge recovers the cost of capacity in those portions of the existing system in which there is capacity available. The value of the existing system was developed using data for the following elements:

- Existing Fixed Assets
- Contributed Assets
- Contributed Capital
- City System Capital Improvement Program
- Working Capital

Existing Fixed Assets. The replacement value of subsurface collection pipes was calculated by segregating the pipes into size categories and multiplying the amount of pipe in each size category (in miles) by a unit replacement cost. Calculation of the replacement value of subsurface collection pipes is shown in Appendix G, Table G-1.

Contributed Assets. The City requires owners to construct and contribute assets needed to serve their development. The value of contributed assets is subtracted from the value of the asset base for development of capacity charges. The value of subsurface collection pipe less than 8" in diameter is considered a contributed asset and is excluded from the valuation of the subsurface collection pipe. Contributions of subsurface collection pipe greater than or equal to 8" in diameter vary for each size category. Contributed assets include assets funded by Assessment District revenues.

⁹ The *Engineering News Record* publishes a Construction Cost Index for 20 different cities in the United States and a 20-City composite index. The index used by the City of Antioch is the 20-City Construction Cost Index.

Contributed Capital. The amount of revenue collected from developers is excluded from the valuation of the sewer system. The amount of revenue collected from developers during 2004 – 2013 was obtained from City accounting records. The amount of revenue collected from developers during 1970 – 2003 was estimated using historic fees for 1989 - 2003, estimates of historic fees for 1970 – 1988, and the estimated number of connection per year during 1970 - 2003. Calculation of the estimated amount of revenue collected from developers is summarized in Appendix G, Table G-2.

Capital Improvement Program. Projected expenditures for modifications and upgrades to the City's sewer system were provided by the City's Engineer. The modifications and upgrades are valued at approximately \$2,500,000 for FY16 – FY20 and are added to the valuation of the sewer system.

Working Capital. The City records a small cash balance in the Sewer Facility Expansion Fund (Fund 622). The budgeted fund balance for July 2015 is approximately \$600,000.

The valuation of the Sewer System, net of adjustments, is shown in Table 6-1.

Fixed Asset Category	Valuation	Adjusted Valuation
Subsurface Collection Pipes	\$493,333,000	
Adjustments		
1. Contributed Assets		
<i>Less: Value of Contributed Assets</i>		
Subsurface Collection Pipes		(\$363,069,000)
2. Contributed Capital		
<i>Less: Revenue from Capacity Charges</i>		(\$36,643,000)
3. Debt Principal Outstanding		
<i>Less: no Debt Service</i>		\$0
4. Sewer System Expansion CIP (Fund 622)		
<i>Plus: CIP funded by capacity charges, FY16-FY20</i>		\$2,500,000
5. Working Capital (Fund 622)		
<i>Plus: Unrestricted Reserves, FY16</i>		\$600,000
Net Valuation		\$96,721,000

The capacity of the sewer system is estimated to be equivalent to the current average annual wastewater discharge volume for all customers and is shown in the table below.

Customer Class	CCF
Single Family	2,926,245
Multi Family	245,575
Apartments/Mobile Homes	249,724
Com/Inst	407,766
Industrial	121,781
Other	11,105
Total CCF	3,962,196
Total, million gallons	2,964
Total, gallons per day (round to 1,000)	8,121,000

6.5 Sewer Unit Cost of Capacity

The Sewer Unit Cost of Capacity is calculated by dividing the net valuation of the sewer system (shown in Table 6-1) by the sewer system capacity (shown in Table 6-2). Calculation of the Sewer Unit Cost of Capacity is shown in Table 6-3.

Table 6-3. Sewer Unit Cost of Capacity			
Net Sewer System Valuation		Wastewater Discharge Volume, gallons per day	Unit Cost of Capacity \$/gallons per day
\$96,721,000	÷	8,121,000	= \$11.91

6.6 Schedule of Sewer Capacity Charges

Sewer Capacity Charges for all connections are based on the Sewer Unit Cost of Capacity. Sewer Capacity Charges are determined by multiplying the wastewater volume for a connection times the Sewer Unit Cost of Capacity. Recommended capacity charges for Residential connections and examples of capacity charges for Nonresidential connections are shown in Table 6-4.

Table 6-4. Recommended Sewer Capacity Charges		
Unit Cost of Capacity, \$/gallons per day	\$11.91	
Capacity Charges		
Residential	<i>gallons per day</i>	<i>Capacity Charge</i>
Single Family	210	\$2,500
Multiple Family	168	\$2,000
Apartments/Mobile Homes	137	\$1,630
Nonresidential	<i>gallons per day</i>	<i>Capacity Charge</i>
Example 1	210	\$2,500
Example 2	630	\$7,500
Example 3	2,100	\$25,010
Example 4	4,200	\$50,020
Example 5	5,250	\$62,530

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6.7 Comparison of Current vs. Recommended Capacity Charges

The current and recommended schedule of Sewer Capacity Charges for Residential connections is shown in Table 6-5. The recommended Sewer Capacity Charges are for FY16. Current and recommended Sewer Capacity Charges for Nonresidential connections are not comparable as the current charges are based on water meter size and recommended charges are based on wastewater discharge volume.

Table 6-5. Current and Recommended Residential Sewer Capacity Charges

Customer Class	Current Charges	Recommended Charges	Increase (Decrease)	
			Dollars	Percent
Unit Cost of Capacity, \$/gallons per day		\$11.91		
Single Family	\$2,336	\$2,500	\$164	7%
Multiple Family	\$2,336	\$2,000	(\$336)	-14%
Apartments/Mobile Homes	\$2,336	\$1,630	(\$706)	-30%

Charges for FY17 onward may be escalated using an appropriate index such as the *Engineering News Record* 20-City Construction Cost Index, as published by Engineering News-Record, McGraw-Hill Publishing Company. Charges would be escalated by the ratio of the index values from March of the preceding year to March of the current year, with escalated charges to be effective on July 1 of each year.

6.8 Survey of Single Family Capacity Charges

The City's current and recommended Sewer Capacity Charges were compared to the capacity charges for other agencies. The comparison is made using the charge that is typical for a single family connection at each agency. All agencies included in the survey provide only sewer collection services – not wastewater treatment or disposal. Table 6-6 shows the results of the survey.

Table 6-6. Survey of Single Family Sewer Capacity Charges

Agency	County	Charge
City of Antioch, Current	Contra Costa	\$2,336
City of Antioch, Proposed FY16	Contra Costa	\$2,500
City of Pittsburg	Contra Costa	\$4,214
Sacramento Area Sewer District	Sacramento	\$2,550

The City's current and recommended Sewer Capacity Charges were added to capacity charges levied by Delta Diablo for wastewater treatment and disposal and compared to the total wastewater collection, treatment and disposal capacity charges for other agencies. The comparison is made using the charge that is typical for a single family connection at each agency. Table 6-7 shows the results of the survey.

Table 6-7. Survey of Single Family Wastewater Collection, Treatment and Disposal Capacity Charges					
	Antioch, Current	Antioch, Proposed FY16	Pittsburg, Current	Bay Point, Current	Brentwood, Adopted FY16
Collection	\$2,336	\$2,500	\$4,214		
Treatment	\$5,033	\$5,033	\$4,358		
Total	\$7,369	\$7,533	\$8,572	\$3,940	\$4,470
<i>For Antioch and Pittsburg, the Treatment category value is the FY2014-15 Delta Diablo charge. For Bay Point, the total charge is the FY2014-15 Delta Diablo charge. For Brentwood, the total charge has one component with no breakdown shown by the City.</i>					

6.9 Sewer Facility Expansion Fund 622 Projected Cash Flow

The City maintains a separate enterprise fund – Sewer Facility Expansion, Fund 622 – for operations and expenditures related to construction of oversized sewer facilities or replacement of inadequate sewers.

The projected cash flow for FY15 – FY20 is shown in the table below. Note that the primary source of revenues are fees collected from developers (Sewer Capacity Charges).

Table 6-8. Sewer Fund 612 Projected Cash Flow								
Item	Notes	Budget	Projected Fiscal Year					Total
		2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	
Beginning Balance, July 1	[1]	3,223,647	580,697	586,497	603,997	698,797	809,697	
Revenues								
Capacity Charges	[2]	300,000	562,500	576,000	655,000	672,500	759,000	3,225,000
Transfer from Fund 621								
Investment Income	[3]	15,000	2,900	2,900	3,000	3,500	4,000	16,300
Total Revenues		315,000	565,400	578,900	658,000	676,000	763,000	3,241,300
Expenditures	[1]							
Services & Supplies		56,791	58,500	60,300	62,100	64,000	65,900	310,800
Interfund Charges		1,159	1,100	1,100	1,100	1,100	1,100	5,500
Sewer Main Replacement		2,900,000	500,000	500,000	500,000	500,000	500,000	2,500,000
Total Expenditures		2,957,950	559,600	561,400	563,200	565,100	567,000	2,816,300
Net Revenue		(2,642,950)	5,800	17,500	94,800	110,900	196,000	
Ending Balance, June 30		580,697	586,497	603,997	698,797	809,697	1,005,697	
1 All values for FY2014-15 and FY2015-16 are from p. 258 of the 2014-15 Operating Budget. Expenditures for FY2016-17 onward are based a 3% escalation of the previous years' value.								
2 Revenue from capacity charges for 2015-16 onward is estimated as shown below.								
		<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	
current capacity charge, \$/EDU >		2,336						
projected annual escalation percent >				2.5%	2.5%	2.5%	2.5%	
projected capacity charge, \$/EDU >			2,500	2,560	2,620	2,690	2,760	
projected EDU connections >			225	225	250	250	275	
projected capacity charge revenue, \$ >			562,500	576,000	655,000	672,500	759,000	
3 Interest income for FY 2015-16 onward is based on the interest rates listed below times the beginning fund balance.								
			<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	
			0.5%	0.5%	0.5%	0.5%	0.5%	

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Section 7

Limitations

This document was prepared solely for the City of Antioch in accordance with professional standards at the time the services were performed and in accordance with the contract between the City of Antioch and Municipal Financial Services. This document is governed by the specific scope of work authorized by the City of Antioch in an Agreement dated January 29, 2014; it is not intended to be relied upon by any other party. We have relied on information or instructions provided by the City of Antioch and, unless otherwise expressly indicated, have made no independent investigation as to the validity, completeness, or accuracy of such information.

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Appendix A: Water Use Data

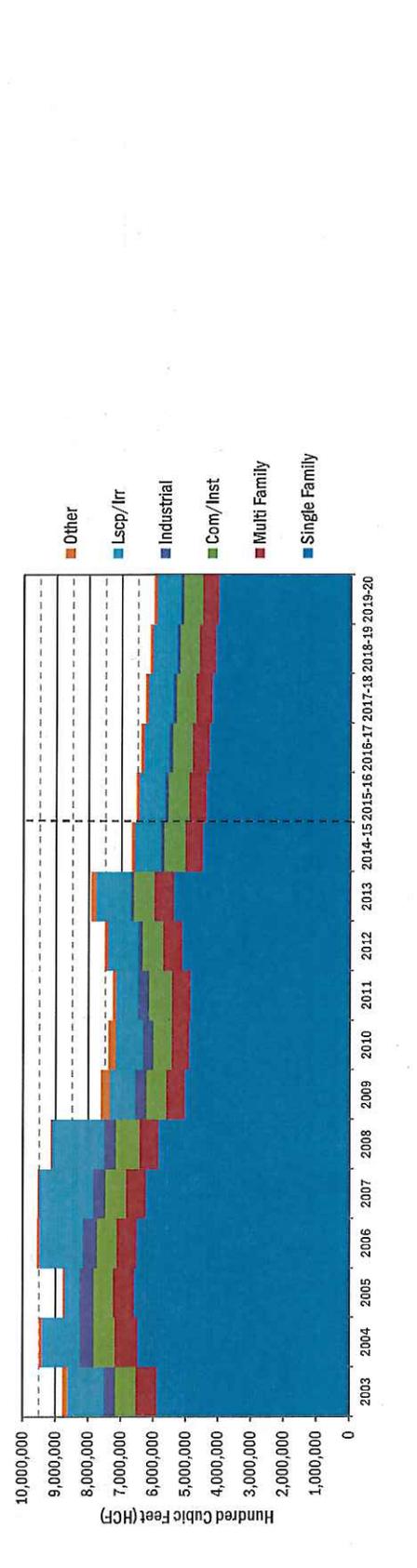
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Table A-1
Historic and Projected Water Deliveries

Item	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Production, HCF	8,550,158	9,055,443	8,902,724	8,539,893	9,311,375	8,839,480	7,898,743	7,515,038	7,565,201	7,824,967	8,242,214	7,245,021					
Deliveries, HCF [1]																	
Single Family	5,886,697	6,478,175	6,592,815	6,509,339	6,227,384	5,844,011	5,049,668	4,905,405	4,875,488	5,138,397	5,388,837	4,497,012	4,396,149	4,297,290	4,203,965	4,112,373	4,025,841
Multi Family	644,884	698,313	635,663	611,033	611,838	589,218	563,518	543,083	576,288	580,836	595,889	544,896	533,998	523,318	512,852	502,595	492,543
Com./Inst	634,733	643,599	605,177	606,880	640,588	717,616	608,402	563,587	702,722	642,078	635,139	649,496	636,506	623,776	611,301	599,075	587,093
Industrial	332,996	424,609	419,220	418,510	365,370	367,813	338,676	320,623	328,698	321,781	101,649	107,454	105,305	103,199	101,135	99,112	97,430
Lscp/lrr	1,117,404	1,175,638	445,171	1,349,048	1,660,566	1,584,738	785,833	814,881	656,015	923,208	1,049,682	792,360	776,513	760,983	745,763	730,848	716,231
Other	160,662	83,926	62,187	70,497	44,060	37,910	277,276	249,410	114,819	111,049	162,617	103,301	101,235	99,211	97,226	95,282	93,376
Total	8,777,577	9,504,260	8,760,253	9,565,307	9,549,806	9,141,306	7,623,373	7,386,989	7,254,030	7,517,349	7,933,813	6,694,519	6,549,706	6,407,776	6,272,242	6,139,284	6,012,214
Total, rounded	8,780,000	9,500,000	8,760,000	9,570,000	9,550,000	9,140,000	7,620,000	7,400,000	7,250,000	7,520,000	7,930,000	6,690,000	6,550,000	6,410,000	6,270,000	6,140,000	6,010,000
Total, million gallons	6,567	7,110	6,554	7,156	7,144	6,839	5,703	5,534	5,427	5,624	5,935	5,008	4,900	4,794	4,692	4,593	4,498
Total, gallons per da	17,990,000	19,480,000	17,950,000	19,600,000	19,570,000	18,740,000	15,620,000	15,160,000	14,870,000	15,410,000	16,260,000	13,720,000	13,420,000	13,130,000	12,860,000	12,580,000	12,320,000
Accounts [2]																	
Single Family	27,234	27,432	27,644	27,550	27,143	27,486	27,812	28,003	28,287	28,466	28,602	28,827	29,052	29,277	29,527	29,777	30,052
Multi Family	693	693	695	695	680	688	688	690	690	688	688	688	688	688	688	688	688
Com./Inst	720	742	719	760	763	769	775	778	789	779	788	788	788	788	788	788	788
Industrial	15	15	19	19	19	18	18	17	17	17	15	15	15	15	15	15	15
Lscp/lrr	1,068	1,073	1,143	1,103	1,103	1,105	1,079	1,081	877	1,076	1,065	1,065	1,065	1,065	1,065	1,065	1,065
Other	191	169	216	243	246	261	295	294	301	301	280	280	280	280	280	280	280
Total	29,921	30,124	30,436	30,359	29,954	30,327	30,667	30,863	30,961	31,321	31,438	31,663	31,888	32,113	32,363	32,613	32,888
Average Use, HCF/mo [3]																	
Single Family	18.0	19.7	19.9	19.7	19.1	17.7	15.1	14.6	14.4	15.0	15.7	13.0	12.6	12.2	11.9	11.5	11.2
Multi Family	78	84	76	73	75	71	68	66	70	70	72	66	65	63	62	61	60
Com./Inst	73	72	70	67	70	78	65	60	74	69	67	69	67	66	65	63	62
Industrial	1,850	2,359	1,839	1,836	1,603	1,703	1,568	1,572	1,611	597	565	597	585	573	562	551	540
Lscp/lrr	87	91	32	103	125	120	61	63	62	72	82	62	61	60	58	57	56
Other	70	41	24	24	15	12	78	71	32	31	48	31	30	30	29	28	28

Notes:
 1 Deliveries for 2003 - 2013 are from Department of Water Resources (DWR) Form 38 reports. Deliveries for 2014 onward are projected.
 2 The number of accounts for 2003 - 2013 are from DWR Form 38 reports. The number of additional accounts for 2014 onward are projected as shown below.

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Single Family	225	225	225	250	250	275
All Other Customer Classes	0	0	0	0	0	0
Single Family	225	225	225	250	250	275
All Other Customer Classes	0	0	0	0	0	0
Single Family	-3.0%	-3.0%	-3.0%	-3.0%	-3.0%	-3.0%
All Other Customer Classes	-2.0%	-2.0%	-2.0%	-2.0%	-2.0%	-2.0%



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Table A-2
Evaluation of Electricity Use and Water Use by Zone

List of Pump Stations Serving Each Zone
 Zone I Canal East, Canal West and River
 Zone II Sunset and Water Treatment Plant
 Zone III Bear Ridge, Donlon, Hillcrest, Lone Tree #1 and Lone Tree #2
 Zone IV Cambridge and Dallas Ranch

Meter	Name	Zone	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13
8147598554	Lone Tree #2	III	\$14,063	\$11,135	\$8,903	\$8,178	\$5,659	\$4,829	\$3,709	\$2,306	\$3,419	\$4,299	\$6,760	\$11,444
8147598893	Hillcrest	III	\$8,382	\$8,582	\$7,602	\$7,894	\$5,009	\$2,736	\$4,291	\$4,188	\$4,508	\$4,330	\$7,232	\$10,244
8147598467	Dallas Ranch	IV	\$15,312	\$16,497	\$15,832	\$15,852	\$13,749	\$9,034	\$5,438	\$4,777	\$4,919	\$6,818	\$7,216	\$12,449
8147598821	Canal W	RawCW	\$14,115	\$28,162	\$21,565	\$12,461	\$7,862	\$1,545	\$327	\$343	\$928	\$1,591	\$13,382	\$17,454
8147598267	Sunset	II	\$769	\$699	\$718	\$728	\$594	\$458	\$490	\$471	\$509	\$465	\$615	\$783
8147598393	Donlon	III	\$6,219	\$6,199	\$5,700	\$5,888	\$4,074	\$2,613	\$2,053	\$2,155	\$2,417	\$2,943	\$4,632	\$6,278
8147598956	Cambridge	IV	\$2,525	\$2,302	\$2,334	\$2,248	\$1,578	\$1,162	\$1,009	\$1,081	\$1,293	\$1,240	\$1,928	\$2,570
3314263702	River	RawR	\$36,993	\$4,397	\$4,339	\$4,497	\$4,310	\$2,044	\$43,276	\$4,007	\$2,995	\$58,987	\$54,951	\$54,501
3314263704	WTP	WTP	\$66,293	\$67,502	\$59,104	\$55,420	\$40,179	\$26,321	\$14,047	\$26,068	\$29,737	\$32,478	\$49,427	\$64,077
8147598424	Lone Tree #1	III	\$11,160	\$10,926	\$11,406	\$10,521	\$8,798	\$4,980	\$3,849	\$4,917	\$5,258	\$5,248	\$8,182	\$10,976
8147598737	Canal E	RawCE	\$6,281	\$5,037	\$7,108	\$7,546	\$6,384	\$4,880	\$214	\$840	\$562	\$2,806	\$5,548	\$6,061
8147598507	Bear Ridge	III	\$402	\$438	\$443	\$432	\$307	\$200	\$193	\$204	\$308	\$204	\$308	\$447
Total			\$182,494	\$161,877	\$145,054	\$131,664	\$98,502	\$60,801	\$78,896	\$101,336	\$116,761	\$121,408	\$160,182	\$197,285

Summary by Month

Dollars	Percent
Zone I	31%
Zone II	23%
Zone III	42%
Zone IV	22%
Total	100%

Summary for FY 2012-13

Zone	HCF	Percent	Calendar Year 2012	Calendar Year 2013	Percent
	by Zone	by Zone	HCF	HCF	by Zone
Zone I	\$558,298	36%	716,415	720,856	9.7%
Zone II	\$537,953	35%	2,352,365	2,375,199	30.9%
Zone III	\$310,845	20%	3,324,520	3,625,663	46.8%
Zone IV	\$149,163	10%	926,458	984,007	12.6%
Total	\$1,556,260	100%	7,319,758	7,705,525	

Water Use in Each Zone *

Zone	HCF	Percent	Calendar Year 2012	Calendar Year 2013	Percent
	by Zone	by Zone	HCF	HCF	by Zone
Zone I	\$558,298	36%	716,415	718,154	9.6%
Zone II	\$537,953	35%	2,352,365	2,361,727	31.6%
Zone III	\$310,845	20%	3,324,520	3,447,989	46.1%
Zone IV	\$149,163	10%	926,458	950,053	12.7%
Total	\$1,556,260	100%	7,319,758	7,477,922	100.0%

Composite of CY 2012 and CY 2013 Data

Zone	HCF	Percent	Calendar Year 2012	Calendar Year 2013	Percent
	by Zone	by Zone	HCF	HCF	by Zone
Zone I	\$558,298	36%	716,415	718,154	9.6%
Zone II	\$537,953	35%	2,352,365	2,361,727	31.6%
Zone III	\$310,845	20%	3,324,520	3,447,989	46.1%
Zone IV	\$149,163	10%	926,458	950,053	12.7%
Total	\$1,556,260	100%	7,319,758	7,477,922	100.0%

* HCF data for 2012 and 2013 is from the City's billing data and is based on sums using only the Zone codes.

Total HCF values based on Zone codes is slightly different from HCF data based on other billing codes and the DWR Form 38 water use data.

The percent by zone used in the development of rates is a composite of CY 2012 and CY 2013 data. Use in each zone for 2012 is estimated to be 59 percent of total 2012 use.

Use in each zone for FY 2012-13 is estimated to be 59 percent of total 2012 use plus 41 percent of total 2013 use.

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Appendix B: Water “Plant in Service Factors” and Allocation of Costs

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Table B-1
Water Fund 611 "Plant in Service" Factors

All Values in \$million Plant in Service	Valuation [1] Dollars	Useful Life, Years	Capital Recovery Expense [2] Dollars	Extra Capacity			Meters and Service Laterals (MTR)	Billing and Collection (CUS)	Basis of Allocation [3,4,5]				
				Base (BAS)	Maximum Day (XMD)	Fire Protection (FP)			(BAS)	(XMD)	(FP)	(MTR)	(CUS)
Water Treatment Plant	37.000	50	2.027	1.212	0.774	0.041			60%	38%	2%		
Municipal Reservoir	24.000	50	1.315	0.786	0.502	0.026			60%	38%	2%		
E. & W. Canal Pump Stations	0.600	30	0.039	0.023	0.015	0.001			60%	38%	2%		
Clearwells	5.480	50	0.300	0.180	0.115	0.006			60%	38%	2%		
Reservoirs	10.000	50	0.548	0.328	0.209	0.011			60%	38%	2%		
Booster Pump Stations	41.630	30	2.708	1.087	0.694	0.926			40%	26%	34%		
Pressure Reducing Valves	4.100	30	0.267	0.107	0.068	0.091			40%	26%	34%		
Transmission Pipes	73.338	50	4.017	1.613	1.030	1.374			40%	26%	34%		
Distribution Pipes >= 8"	217.671	40	12.685	5.094	3.253	4.338			40%	26%	34%		
Distribution Pipes <6"	160.000	40	9.325	5.690	3.634				61%	39%			
Hydrants	23.075	50	1.264			1.264					100%		
Service Laterals	76.000	50	4.163				4.163					100%	
Meters	24.320	30	1.582				1.582						100%
Totals	697.214		40.239	16.121	10.295	8.078	5.745	0.000					
% of Total				40%	26%	20%	14%	0%					

Notes:

- The list of Plant Assets, valuations and useful lives were provided by the City.
- The capital recovery expense is the capital recovery factor times the present value of the asset.
The capital recovery factor is the ratio of a constant annuity to the present value of receiving that annuity for the useful life of the asset using the estimated real interest rate. The capital recovery expense is calculated using an interest rate of > 5.0%
- The Fire Protection allocation for the Treatment Plant and Reservoir is based on the volume of water used for public and private fire protection.
- Fire Protection allocation for Booster Pump Station, PRVs, Transmission Lines and Distribution Lines is based on concepts presented in the American Water Works Association, *Manual of Water Supply Practices, M1 Principles of Water Rates, Fees, and Charges*, 2012 Sixth Edition, page 143.
The allocation is calculated using a formula developed by the Insurance Services Office that relates the percentage of total revenue allocated as fire protection costs based on the population served.

$$\text{Fire Demand} = 1,020 x^{1/2} (1 - 0.01x^{1/2}) \text{ in gallons per minute (gpm) where } x = \text{population in thousands; } x = 106 \text{ for the Antioch Service Area}$$

$$\text{Fire Demand} = 9,420 \text{ gpm}$$

$$\text{Maximum Day Demand} = 26.1 \text{ mgd from the Water Master Plan, Table 3.1}$$

$$\text{Maximum Day Demand} = 18,125 \text{ gpm}$$

$$\text{Fire Protection Allocation} = 9,420 / (9,420 + 18,125)$$

$$\text{Fire Protection Allocation} = 34\%$$

- Base (BAS) and Maximum Day (XMD) allocations for Water Treatment facilities are calculated as shown below:

$$\text{Average Day Demand} = 15.9 \text{ mgd from the Water Master Plan, Table 3.1}$$

$$\text{Maximum Day Demand} = 26.1 \text{ mgd}$$

$$\text{Base Allocation} = \frac{15.9}{26.1} = 61.0\%$$

$$\text{Maximum Day Allocation} = \frac{26.1 - 15.9}{26.1} = 39.0\%$$

Table B-2
Water Fund 611 FY 2015-16 Cost Allocations, \$

Expense Category	Budget Projected 2015-16	Base (BAS)	Extra Capacity (CAP)	Zones II/III/IV Electricity Costs (ELE)	Fire Protection (FP)	Meters and Service Lat. (MTR)	Customer Billing (CUS)	Basis of Allocation [1,2,3]
Operating Expenses								
Supervision	3,243,751	1,821,166	1,163,085	0	0	259,500	0	"System Operation"
Production, Serv & Supl	17,119,740	5,975,982	3,816,553	1,446,162	3,436,814	2,444,229	0	"Plant in Service"
Production, Personnel	1,749,820	982,416	627,419	0	0	139,986	0	"System Operation"
Distribution	6,336,539	3,557,575	2,272,041	0	0	506,923	0	"System Operation"
Meter Reading	801,467						801,467	100% CUS
Warehouse/Stores	511,164						511,164	100% CUS
Additional Staffing	0	0	0		0	0	0	"Plant in Service"
Total Operating	29,762,481	12,337,138	7,879,097	1,446,162	3,436,814	3,350,638	1,312,631	
Capital Expenses								
Personnel	124,060	49,701	31,741		24,905	17,712	0	"Plant in Service"
Projects	1,160,000	464,720	296,793		232,872	165,616	0	"Plant in Service"
Total Capital	1,284,060	514,420	328,534	0	257,777	183,329	0	
Capital Reserve	0	0	0		0	0	0	"Plant in Service"
Total Expenditures	31,046,541	12,851,559	8,207,631	1,446,162	3,694,592	3,533,967	1,312,631	
REVENUE REQUIREMENT ALLOCATION		41.4%	26.4%	4.7%	11.9%	11.4%	4.2%	

1 The "Plant in Service" factor is from Table B-1 and allocates costs as shown below.

	(BAS)	(CAP)	(ELE)	(FP)	(MTR)	(CUS)
	40%	26%	na	20%	14%	0%

2 The "System Operations" factor is based on labor allocation for system operation.

	(BAS)	(CAP)	(ELE)	(FP)	(MTR)	(CUS)
	56%	36%	0%	0%	8%	0%

3 Allocations to BAS and CAP for Production are net of \$1,446,162 for booster station and pump electric utility costs as shown below.

A) Calculate electricity costs for Zones I, II, III and IV

	% by Zone <u>2012-13</u>	2015-16 Electricity Costs <u>All Zones</u>
Zone I	36%	\$518,801
Zone II	35%	\$499,896
Zone III	20%	\$288,854
Zone IV	10%	\$138,610
Total		\$1,446,162

B) Adjust Production BAS and CAP allocations to exclude electricity costs for Zones I, II, III and IV

	(BAS)	(CAP)	Total BAS + CAP
	40%	26%	66%
Production BAS and CAP only >	\$6,858,515	\$4,380,181	\$11,238,696
% Allocation between Production BAS and CAP >	61%	39%	
Electricity costs for Zones I, II, III and IV >	<u>\$882,533</u>	<u>\$563,629</u>	<u>\$1,446,162</u>
Production BAS and CAP net of electricity costs >	\$5,975,982	\$3,816,553	\$9,792,535

Appendix C: Water Quantity, Meter and Private Fire Service Charges Development Tables

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Table C-1

Development of Elevation Charges for Zones II, III and IV

Allocation Category	Notes	Projected Fiscal Year				
		2015-16	2016-17	2017-18	2018-19	2019-20
Units of Use (HCF)	[1]	6,550,000	6,410,000	6,270,000	6,140,000	6,010,000
Use by Zone	<i>allocation %</i>					
Zone I	10%	629,000	616,000	602,000	590,000	577,000
Zone II	32%	2,069,000	2,024,000	1,980,000	1,939,000	1,898,000
Zone III	46%	3,020,000	2,956,000	2,891,000	2,831,000	2,771,000
Zone IV	13%	832,000	814,000	797,000	780,000	764,000
Electricity Costs	[2,3]	\$1,446,000	\$1,504,000	\$1,564,000	\$1,627,000	\$1,692,000
Costs by Zone	<i>allocation %</i>					
Zone I	36%	\$519,000	\$540,000	\$561,000	\$584,000	\$607,000
Zone II	35%	\$500,000	\$520,000	\$541,000	\$562,000	\$585,000
Zone III	20%	\$289,000	\$300,000	\$312,000	\$325,000	\$338,000
Zone IV	10%	\$139,000	\$144,000	\$150,000	\$156,000	\$162,000
Development of Elevation Zone Charges for Zone I, Zone II, Zone III and Zone IV						
Water Thru Zone I						
Electricity Costs, dollars		\$519,000	\$540,000	\$561,000	\$584,000	\$607,000
Water Use, HCF						
Zone I		6,550,000	6,410,000	6,270,000	6,140,000	6,010,000
Zone I Charge, \$/HCF	<i>not rounded ></i>	\$0.079	\$0.084	\$0.089	\$0.095	\$0.101
Water Thru Zone II						
Electricity Costs, dollars		\$500,000	\$520,000	\$541,000	\$562,000	\$585,000
Water Use, HCF						
Zone II		2,069,000	2,024,000	1,980,000	1,939,000	1,898,000
Zone III		3,020,000	2,956,000	2,891,000	2,831,000	2,771,000
Zone IV		832,000	814,000	797,000	780,000	764,000
Total Water Use		5,921,000	5,794,000	5,668,000	5,550,000	5,433,000
Zone II Charge, \$/HCF	<i>not rounded ></i>	\$0.084	\$0.090	\$0.095	\$0.101	\$0.108
Water Thru Zone III						
Electricity Costs, dollars		\$289,000	\$300,000	\$312,000	\$325,000	\$338,000
Water Use, HCF						
Zone III		3,020,000	2,956,000	2,891,000	2,831,000	2,771,000
Zone IV		832,000	814,000	797,000	780,000	764,000
Total Water Use		3,852,000	3,770,000	3,688,000	3,611,000	3,535,000
Zone III Charge, \$/HCF	<i>not rounded ></i>	\$0.075	\$0.080	\$0.085	\$0.090	\$0.096
Water Thru Zone IV						
Electricity Costs, dollars		\$139,000	\$144,000	\$150,000	\$156,000	\$162,000
Water Use, HCF						
Zone IV		832,000	814,000	797,000	780,000	764,000
Zone IV Charge, \$/HCF	<i>not rounded ></i>	\$0.167	\$0.177	\$0.188	\$0.200	\$0.212
Elevation Zone Charges, \$/HCF						
Zone						
Zone I	<i>roundup to \$0.01 ></i>	\$0.08	\$0.09	\$0.09	\$0.10	\$0.11
Zone II	<i>roundup to \$0.01 ></i>	\$0.09	\$0.09	\$0.10	\$0.11	\$0.11
Zone III	<i>roundup to \$0.01 ></i>	\$0.16	\$0.17	\$0.19	\$0.20	\$0.21
Zone IV	<i>roundup to \$0.01 ></i>	\$0.33	\$0.35	\$0.37	\$0.40	\$0.42

Notes:

1 Allocation of water use among zones is based on data shown in Table A-2.

2 Electricity costs for 2015-16 are estimated as described below.

A) Estimate change in water use from 2012-13 to 2015-16

	Actual 2012-13	Estimated 2015-16	% Change
Water Use in All Zones >	7,477,922	6,550,000	-12.4%

B) Apply percent change in water use from 2012-13 to 2015-16 to calculate 2015-16 electricity costs in 2013 dollars

	Actual 2012-13	% Change	Estimated (2013\$) 2015-16
Estimated Electricity Costs in 2013 dollars, All Zones >	\$1,556,260	-12.4%	\$1,363,146

C) Adjust 2015-16 electricity costs in 2013 dollars by 3 percent for two years to current dollars

	Estimated (2013\$) 2015-16	% Change	Estimated (2015\$) 2015-16
Estimated Electricity Costs in 2015 dollars, All Zones >	\$1,363,146	6.1%	\$1,446,162
		round to \$000 >	\$1,446,000

3 Electricity costs for 2016-17 onward are the previous years' value escalated by 4%.

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Table C-2

Quantity Charges

Cost Category	Projected Fiscal Year				
	2015-16	2016-17	2017-18	2018-19	2019-20
Unit Costs					
<i>Avg Base Rate (\$/HCF)</i>	\$1.77	\$1.92	\$2.22	\$2.42	\$2.65
<i>Avg Extra Capacity Rate (\$/HCF)</i>	\$1.13	\$1.22	\$1.41	\$1.53	\$1.68
<i>Zone I Electricity (\$/HCF)</i>	\$0.08	\$0.09	\$0.09	\$0.10	\$0.11
Zone I (=Total)	\$2.99	\$3.24	\$3.73	\$4.05	\$4.44
Zone II	\$0.09	\$0.09	\$0.10	\$0.11	\$0.11
Zone III	\$0.16	\$0.17	\$0.19	\$0.20	\$0.21
Zone IV	\$0.33	\$0.35	\$0.37	\$0.40	\$0.42
Zone Costs					
Zone I	\$2.99	\$3.24	\$3.73	\$4.05	\$4.44
Zone II	\$3.08	\$3.33	\$3.83	\$4.16	\$4.55
Zone III	\$3.15	\$3.41	\$3.92	\$4.25	\$4.65
Zone IV	\$3.32	\$3.59	\$4.10	\$4.45	\$4.86

Table C-3
Single Family Inclining Block Quantity Charges

Item	2015-16	2016-17	2017-18	2018-19	2019-20
Single Family Water Use Characteristics					
Average Annual Water Use					
Annual Water Use, Percent					
Percent Less Than or Equal to Average (Tier 1)	70%	70%	70%	70%	70%
Percent Greater Average (Tier 2)	30%	30%	30%	30%	30%
Tier Breaks					
Tier 1	0 - 13 HCF	0 - 13 HCF	0 - 12 HCF	0 - 12 HCF	0 - 12 HCF
Tier 2	> 13 HCF	> 13 HCF	> 12 HCF	> 12 HCF	> 12 HCF
Annual Water Use, HCF					
Total	4,396,149	4,297,290	4,203,965	4,112,373	4,025,841
Tier 1	3,077,304	3,008,103	2,942,776	2,878,661	2,818,089
Tier 2	1,318,845	1,289,187	1,261,190	1,233,712	1,207,752
Single Family Revenue Requirements					
Base Cost Allocation					
Total All Users, Dollars	\$11,610,000	\$12,314,000	\$13,927,000	\$14,836,000	\$15,909,000
Single Family Allocation based on Water Use					
Percent	67.1%	67.0%	67.0%	67.0%	67.0%
Dollars	\$7,792,257	\$8,255,355	\$9,337,899	\$9,936,671	\$10,656,757
Extra Capacity Cost Allocation					
Total All Users, Dollars	\$7,415,000	\$7,837,000	\$8,864,000	\$9,410,000	\$10,090,000
Single Family Allocation based on Water Use					
Percent	67.1%	67.0%	67.0%	67.0%	67.0%
Dollars	\$4,976,709	\$5,253,956	\$5,943,213	\$6,302,513	\$6,758,858
Single Family Inclining Block Quantity Charges, \$/HCF					
Uniform Quantity Charge					
Base Component					
Dollar Allocation	\$7,792,257	\$8,255,355	\$9,337,899	\$9,936,671	\$10,656,757
Single Family Water Use	4,396,149	4,297,290	4,203,965	4,112,373	4,025,841
Base Unit Cost	\$1.77	\$1.92	\$2.22	\$2.42	\$2.65
Extra Capacity Component					
Dollar Allocation	\$4,976,709	\$5,253,956	\$5,943,213	\$6,302,513	\$6,758,858
Single Family Water Use	4,396,149	4,297,290	4,203,965	4,112,373	4,025,841
Extra Capacity Unit Cost	\$1.13	\$1.22	\$1.41	\$1.53	\$1.68
Uniform Quantity Charge (Base + Extra Capacity Components)	\$2.91	\$3.15	\$3.64	\$3.95	\$4.33
Inclining Block Quantity Charges					
Tier 1 (Base Component Dollars)					
Dollar Allocation	\$7,792,257	\$8,255,355	\$9,337,899	\$9,936,671	\$10,656,757
Single Family Water Use in Tier 1	3,077,304	3,008,103	2,942,776	2,878,661	2,818,089
Tier 1 Quantity Charge	\$2.53	\$2.74	\$3.17	\$3.45	\$3.78
Tier 2 (Extra Capacity Component Dollars)					
Dollar Allocation	\$4,976,709	\$5,253,956	\$5,943,213	\$6,302,513	\$6,758,858
Single Family Water Use w/Uniform Rate	1,318,845	1,289,187	1,261,190	1,233,712	1,207,752
% Reduction in Use	10%	10%	10%	10%	10%
Single Family Water Use in Tier 2 w/Inclining Block	1,186,960	1,160,268	1,135,071	1,110,341	1,086,977
Tier 2 Quantity Charge	\$4.19	\$4.53	\$5.24	\$5.68	\$6.22

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Table C-4
Meter Service Charges

Cost Category	Projected Fiscal Year					
	2015-16	2016-17	2017-18	2018-19	2019-20	
Unit Costs						
Fire Protection Rate (\$/eq. mtr-month)	\$7.28	\$7.88	\$8.85	\$9.62	\$10.25	
Meter/Lateral Rate (\$/eq. mtr-month)	\$6.96	\$7.54	\$8.48	\$9.22	\$9.82	
Account Rate (\$/acct-month)	\$3.22	\$3.41	\$3.83	\$4.07	\$4.33	
Metered Service	<i>Meter Ratio</i>					
5/8 x 3/4-inch	1.00	\$17.50	\$18.80	\$21.20	\$22.90	\$24.40
1-inch	2.53	\$39.30	\$42.50	\$47.70	\$52.00	\$55.00
1½-inch	5.00	\$74.00	\$81.00	\$90.00	\$98.00	\$105.00
2-inch	8.00	\$117.00	\$127.00	\$142.00	\$155.00	\$165.00
3-inch	15.00	\$217.00	\$235.00	\$264.00	\$287.00	\$305.00
4-inch	25.00	\$359.00	\$389.00	\$437.00	\$475.00	\$506.00
6-inch	50.00	\$715.00	\$775.00	\$870.00	\$946.00	\$1,008.00
8-inch	80.00	\$1,142.00	\$1,237.00	\$1,390.00	\$1,512.00	\$1,610.00
10-inch	115.00	\$1,640.00	\$1,777.00	\$1,997.00	\$2,171.00	\$2,312.00
12-inch	165.00	\$2,352.00	\$2,548.00	\$2,864.00	\$3,113.00	\$3,315.00

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Appendix D: Single Family Monthly Water Bills Tables

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Table D-1
Single Family Uniform Quantity Changes

CURRENT RATES

RECOMMENDED RATES FY 2015-16

Monthly Water Use HCF	Monthly Water Use Gpd	% x %-inch Meter Service	Quantity Charge				Total Monthly Bill	Zone I	Zone II	Zone III	Zone IV	Zone I	Zone II	Zone III	Zone IV	Total Monthly Bill	Zone I	Zone II	Zone III	Zone IV	Change In Monthly Bill Dollar	Zone II %
			Zone I	Zone II	Zone III	Zone IV																
0	0	\$15.60	\$0.00	\$0.00	\$0.00	\$15.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17.50	\$17.50	\$17.50	\$17.50	\$17.50	\$17.50	\$17.50	\$17.50	\$1.90	12%	
1	25	\$15.60	\$2.42	\$2.51	\$2.64	\$18.02	\$18.02	\$18.11	\$18.24	\$18.52	\$18.52	\$20.44	\$20.44	\$20.44	\$20.44	\$20.44	\$20.44	\$20.44	\$20.44	\$2.47	14%	
2	49	\$15.60	\$4.84	\$5.02	\$5.28	\$20.44	\$20.44	\$20.62	\$20.88	\$21.44	\$21.44	\$22.86	\$22.86	\$22.86	\$22.86	\$22.86	\$22.86	\$22.86	\$22.86	\$3.04	15%	
3	74	\$15.60	\$7.26	\$7.53	\$7.92	\$22.86	\$22.86	\$23.13	\$23.52	\$24.36	\$24.36	\$25.44	\$25.44	\$25.44	\$25.44	\$25.44	\$25.44	\$25.44	\$25.44	\$3.16	16%	
4	98	\$15.60	\$9.68	\$10.04	\$10.56	\$25.44	\$25.44	\$25.86	\$26.44	\$27.28	\$27.28	\$28.14	\$28.14	\$28.14	\$28.14	\$28.14	\$28.14	\$28.14	\$28.14	\$3.16	16%	
5	123	\$15.60	\$12.10	\$12.55	\$13.20	\$28.14	\$28.14	\$28.64	\$29.32	\$30.20	\$30.20	\$30.96	\$30.96	\$30.96	\$30.96	\$30.96	\$30.96	\$30.96	\$30.96	\$3.16	17%	
6	148	\$15.60	\$14.52	\$15.06	\$15.84	\$30.96	\$30.96	\$31.44	\$32.12	\$33.00	\$33.00	\$33.60	\$33.60	\$33.60	\$33.60	\$33.60	\$33.60	\$33.60	\$33.60	\$3.16	17%	
7	172	\$15.60	\$16.94	\$17.57	\$18.48	\$33.60	\$33.60	\$34.08	\$34.76	\$35.64	\$35.64	\$36.24	\$36.24	\$36.24	\$36.24	\$36.24	\$36.24	\$36.24	\$36.24	\$3.16	18%	
8	197	\$15.60	\$19.36	\$20.08	\$21.12	\$36.24	\$36.24	\$36.72	\$37.40	\$38.28	\$38.28	\$38.88	\$38.88	\$38.88	\$38.88	\$38.88	\$38.88	\$38.88	\$38.88	\$3.16	18%	
9	221	\$15.60	\$21.78	\$22.59	\$23.76	\$38.88	\$38.88	\$39.36	\$40.04	\$40.80	\$40.80	\$41.40	\$41.40	\$41.40	\$41.40	\$41.40	\$41.40	\$41.40	\$41.40	\$3.16	19%	
10	246	\$15.60	\$24.20	\$25.10	\$26.40	\$41.40	\$41.40	\$41.88	\$42.56	\$43.44	\$43.44	\$44.04	\$44.04	\$44.04	\$44.04	\$44.04	\$44.04	\$44.04	\$44.04	\$3.16	19%	
11	271	\$15.60	\$26.62	\$27.61	\$29.04	\$44.04	\$44.04	\$44.52	\$45.20	\$46.08	\$46.08	\$46.68	\$46.68	\$46.68	\$46.68	\$46.68	\$46.68	\$46.68	\$46.68	\$3.16	19%	
12	295	\$15.60	\$29.04	\$30.12	\$31.68	\$46.68	\$46.68	\$47.16	\$47.84	\$48.72	\$48.72	\$49.32	\$49.32	\$49.32	\$49.32	\$49.32	\$49.32	\$49.32	\$49.32	\$3.16	19%	
13	320	\$15.60	\$31.46	\$32.63	\$34.32	\$49.32	\$49.32	\$49.80	\$50.48	\$51.36	\$51.36	\$51.96	\$51.96	\$51.96	\$51.96	\$51.96	\$51.96	\$51.96	\$51.96	\$3.16	19%	
14	344	\$15.60	\$33.88	\$35.14	\$36.96	\$51.96	\$51.96	\$52.44	\$53.12	\$54.00	\$54.00	\$54.60	\$54.60	\$54.60	\$54.60	\$54.60	\$54.60	\$54.60	\$54.60	\$3.16	19%	
15	369	\$15.60	\$36.30	\$37.65	\$39.60	\$54.60	\$54.60	\$55.08	\$55.76	\$56.64	\$56.64	\$57.24	\$57.24	\$57.24	\$57.24	\$57.24	\$57.24	\$57.24	\$57.24	\$3.16	20%	
16	394	\$15.60	\$38.72	\$40.16	\$42.24	\$57.24	\$57.24	\$57.72	\$58.40	\$59.28	\$59.28	\$59.88	\$59.88	\$59.88	\$59.88	\$59.88	\$59.88	\$59.88	\$59.88	\$3.16	20%	
17	418	\$15.60	\$41.14	\$42.67	\$44.88	\$59.88	\$59.88	\$60.36	\$61.04	\$61.92	\$61.92	\$62.52	\$62.52	\$62.52	\$62.52	\$62.52	\$62.52	\$62.52	\$62.52	\$3.16	20%	
18	443	\$15.60	\$43.56	\$45.18	\$47.52	\$62.52	\$62.52	\$63.00	\$63.68	\$64.56	\$64.56	\$65.16	\$65.16	\$65.16	\$65.16	\$65.16	\$65.16	\$65.16	\$65.16	\$3.16	20%	
19	467	\$15.60	\$45.98	\$47.69	\$50.16	\$65.16	\$65.16	\$65.64	\$66.32	\$67.20	\$67.20	\$67.80	\$67.80	\$67.80	\$67.80	\$67.80	\$67.80	\$67.80	\$67.80	\$3.16	20%	
20	492	\$15.60	\$48.40	\$50.20	\$52.80	\$67.80	\$67.80	\$68.28	\$68.96	\$69.84	\$69.84	\$70.44	\$70.44	\$70.44	\$70.44	\$70.44	\$70.44	\$70.44	\$70.44	\$3.16	20%	
21	516	\$15.60	\$50.82	\$52.71	\$55.44	\$70.44	\$70.44	\$70.92	\$71.60	\$72.48	\$72.48	\$73.08	\$73.08	\$73.08	\$73.08	\$73.08	\$73.08	\$73.08	\$73.08	\$3.16	20%	
22	541	\$15.60	\$53.24	\$55.22	\$58.08	\$73.08	\$73.08	\$73.56	\$74.24	\$75.12	\$75.12	\$75.72	\$75.72	\$75.72	\$75.72	\$75.72	\$75.72	\$75.72	\$75.72	\$3.16	20%	
23	566	\$15.60	\$55.66	\$57.73	\$60.72	\$75.72	\$75.72	\$76.20	\$76.88	\$77.76	\$77.76	\$78.36	\$78.36	\$78.36	\$78.36	\$78.36	\$78.36	\$78.36	\$78.36	\$3.16	20%	
24	590	\$15.60	\$58.08	\$60.24	\$63.36	\$78.36	\$78.36	\$78.84	\$79.52	\$80.40	\$80.40	\$81.00	\$81.00	\$81.00	\$81.00	\$81.00	\$81.00	\$81.00	\$81.00	\$3.16	21%	
25	615	\$15.60	\$60.50	\$62.75	\$66.00	\$81.00	\$81.00	\$81.48	\$82.16	\$83.04	\$83.04	\$83.64	\$83.64	\$83.64	\$83.64	\$83.64	\$83.64	\$83.64	\$83.64	\$3.16	21%	
26	639	\$15.60	\$62.92	\$65.26	\$68.64	\$83.64	\$83.64	\$84.12	\$84.80	\$85.68	\$85.68	\$86.28	\$86.28	\$86.28	\$86.28	\$86.28	\$86.28	\$86.28	\$86.28	\$3.16	21%	
27	664	\$15.60	\$65.34	\$67.77	\$71.28	\$86.28	\$86.28	\$86.76	\$87.44	\$88.32	\$88.32	\$88.92	\$88.92	\$88.92	\$88.92	\$88.92	\$88.92	\$88.92	\$88.92	\$3.16	21%	
28	689	\$15.60	\$67.76	\$70.28	\$73.92	\$88.92	\$88.92	\$89.40	\$90.08	\$90.96	\$90.96	\$91.56	\$91.56	\$91.56	\$91.56	\$91.56	\$91.56	\$91.56	\$91.56	\$3.16	21%	
29	713	\$15.60	\$70.18	\$72.79	\$76.56	\$91.56	\$91.56	\$92.04	\$92.72	\$93.60	\$93.60	\$94.20	\$94.20	\$94.20	\$94.20	\$94.20	\$94.20	\$94.20	\$94.20	\$3.16	21%	
30	738	\$15.60	\$72.60	\$75.30	\$79.20	\$94.20	\$94.20	\$94.68	\$95.36	\$96.24	\$96.24	\$96.84	\$96.84	\$96.84	\$96.84	\$96.84	\$96.84	\$96.84	\$96.84	\$3.16	21%	
31	762	\$15.60	\$75.02	\$77.81	\$81.84	\$96.84	\$96.84	\$97.32	\$98.00	\$98.88	\$98.88	\$99.48	\$99.48	\$99.48	\$99.48	\$99.48	\$99.48	\$99.48	\$99.48	\$3.16	21%	
32	787	\$15.60	\$77.44	\$80.32	\$84.48	\$99.48	\$99.48	\$99.96	\$100.64	\$101.52	\$101.52	\$102.12	\$102.12	\$102.12	\$102.12	\$102.12	\$102.12	\$102.12	\$102.12	\$3.16	21%	
33	812	\$15.60	\$79.86	\$82.83	\$87.12	\$102.12	\$102.12	\$102.60	\$103.28	\$104.16	\$104.16	\$104.76	\$104.76	\$104.76	\$104.76	\$104.76	\$104.76	\$104.76	\$104.76	\$3.16	21%	
34	836	\$15.60	\$82.28	\$85.34	\$89.76	\$104.76	\$104.76	\$105.24	\$105.92	\$106.80	\$106.80	\$107.40	\$107.40	\$107.40	\$107.40	\$107.40	\$107.40	\$107.40	\$107.40	\$3.16	21%	
35	861	\$15.60	\$84.70	\$87.85	\$92.40	\$107.40	\$107.40	\$107.88	\$108.56	\$109.44	\$109.44	\$110.04	\$110.04	\$110.04	\$110.04	\$110.04	\$110.04	\$110.04	\$110.04	\$3.16	21%	
36	885	\$15.60	\$87.12	\$90.36	\$95.04	\$109.44	\$109.44	\$109.92	\$110.60	\$111.48	\$111.48	\$112.08	\$112.08	\$112.08	\$112.08	\$112.08	\$112.08	\$112.08	\$112.08	\$3.16	21%	
37	910	\$15.60	\$89.54	\$92.87	\$97.68	\$111.48	\$111.48	\$111.96	\$112.64	\$113.52	\$113.52	\$114.12	\$114.12	\$114.12	\$114.12	\$114.12	\$114.12	\$114.12	\$114.12	\$3.16	21%	
38	935	\$15.60	\$91.96	\$95.38	\$100.32	\$113.52	\$113.52	\$114.00	\$114.68	\$115.56	\$115.56	\$116.16	\$116.16	\$116.16	\$116.16	\$116.16	\$116.16	\$116.16	\$116.16	\$3.16	21%	
39	959	\$15.60	\$94.38	\$97.89	\$102.96	\$115.56	\$115.56	\$116.04	\$116.72	\$117.60	\$117.60	\$118.20	\$118.20	\$118.20	\$118.20	\$118.20	\$118.20	\$118.20	\$118.20	\$3.16	21%	
40	984	\$15.60	\$96.80	\$100.40	\$105.60	\$117.60	\$117.60	\$118.08	\$118.76	\$119.64	\$119.64	\$120.24	\$120.24	\$120.24	\$120.24	\$120.24	\$120.24	\$120.24	\$120.24	\$3.16	21%	
41	1008	\$15.60	\$99.22	\$102.91	\$108.24	\$119.64	\$119.64	\$120.12	\$120.80	\$121.68	\$121.68	\$122.28	\$122.28	\$122.28	\$122.28	\$122.28	\$122.28	\$122.28	\$122.28	\$3.16	21%	
42	1033	\$15.60	\$101.64	\$105.42	\$110.88	\$121.68	\$121.68	\$122.16	\$122.84	\$123.72	\$123.72	\$124.32	\$124.32	\$124.32	\$124.32	\$124.32	\$124.32	\$124.32	\$124.32	\$3.16	21%	
43	1058	\$15.60	\$104.06	\$107.93	\$113.52	\$123.72	\$123.72	\$124.20	\$124.88	\$125.76	\$125.76	\$126.36	\$126.36	\$126.36	\$126.36	\$126.36	\$126.36	\$126.36	\$126.36	\$3.16	21%	
44	1083	\$15.60	\$106.48	\$110.44	\$116.16	\$125.76	\$125.76	\$126.24	\$126.92	\$127.80	\$127.80	\$128.40	\$128.40	\$128.40	\$128.40	\$128.40	\$128.40	\$128.40	\$128.40	\$3.16	21%	
45	1107	\$15.60	\$108.90	\$112.95	\$118.80	\$127.80	\$127.80	\$128.28	\$128.96	\$129.84	\$129.84	\$130.44	\$130.44	\$130.44	\$130.44	\$130.44	\$130.44	\$130.44	\$130.44	\$3.16	21%	
46	1131	\$15.60	\$111.32	\$115.46	\$121.44	\$129.84	\$129.84	\$130.32	\$131.00	\$131.88	\$131.88	\$132.48	\$132.48	\$132.48	\$132.48	\$132.48	\$132.48	\$132.48	\$132.48	\$3.16	21%	
47	1156	\$15.60	\$113.74	\$117.97	\$124.08	\$131.88	\$131.88	\$132.36	\$133.04	\$133.92	\$133.92	\$134.52	\$134.52	\$134.52	\$134.52	\$134.52	\$134.52	\$134.52	\$134.52	\$3.16	21%	
48	1181	\$15.60	\$116.16	\$120.48	\$126.72	\$133.92	\$133.92	\$134.40	\$135.08	\$135.96	\$135.96	\$136.56	\$136.56	\$136.56	\$136.56	\$136.56	\$136.56	\$136.56	\$136.56	\$3.16	21%	
49	1205	\$15.60	\$118.58	\$122.99	\$129.36	\$135.96	\$135.96	\$136.44	\$137.12	\$138.00	\$138.00	\$138.60	\$138.60	\$138.60	\$138.60	\$138.60	\$138.60	\$138.60	\$138.60	\$3.16	22%	
50	1230	\$15.60	\$121.00	\$125.50	\$132.00	\$138.00	\$138.00	\$138.48	\$139.16	\$140.04	\$140.04	\$140.64	\$140.64	\$140.64	\$140.64	\$140.64	\$140.64	\$140.64	\$140.64	\$3.16	22%	

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Table D-3
 Single Family Monthly Bills Comparison
 Current Uniform v Recommended Uniform Quantity Charges

		CURRENT RATES				UNIFORM RECOMMENDED RATES FY 2015-16											
Monthly Water Use HCF	gpd	Total Monthly Bill				Total Monthly Bill				Dollar Change				Percent Change			
		Zone I	Zone II	Zone III	Zone IV	Zone I	Zone II	Zone III	Zone IV	Zone I	Zone II	Zone III	Zone IV	Zone I	Zone II	Zone III	Zone IV
0	0	\$15.60	\$15.60	\$15.60	\$15.60	\$17.50	\$17.50	\$17.50	\$17.50	\$1.90	\$1.90	\$1.90	\$1.90	12%	12%	12%	12%
1	25	\$18.02	\$18.11	\$18.24	\$18.52	\$20.49	\$20.58	\$20.65	\$20.82	\$2.47	\$2.47	\$2.41	\$2.30	14%	14%	13%	12%
2	49	\$20.44	\$20.62	\$20.88	\$21.44	\$23.48	\$23.66	\$23.80	\$24.14	\$3.04	\$3.04	\$2.92	\$2.70	15%	15%	14%	13%
3	74	\$22.86	\$23.13	\$23.52	\$24.36	\$26.47	\$26.74	\$26.95	\$27.46	\$3.61	\$3.61	\$3.43	\$3.10	16%	16%	15%	13%
4	98	\$25.28	\$25.64	\$26.16	\$27.28	\$29.46	\$29.82	\$30.10	\$30.78	\$4.18	\$4.18	\$3.94	\$3.50	17%	16%	15%	13%
5	123	\$27.70	\$28.15	\$28.80	\$30.20	\$32.45	\$32.90	\$33.25	\$34.10	\$4.75	\$4.75	\$4.45	\$3.90	17%	17%	15%	13%
6	148	\$30.12	\$30.66	\$31.44	\$33.12	\$35.44	\$35.98	\$36.40	\$37.42	\$5.32	\$5.32	\$4.96	\$4.30	18%	17%	16%	13%
7	172	\$32.54	\$33.17	\$34.08	\$36.04	\$38.43	\$39.06	\$39.55	\$40.74	\$5.89	\$5.89	\$5.47	\$4.70	18%	18%	16%	13%
8	197	\$34.96	\$35.68	\$36.72	\$38.96	\$41.42	\$42.14	\$42.70	\$44.06	\$6.46	\$6.46	\$5.98	\$5.10	18%	18%	16%	13%
9	221	\$37.38	\$38.19	\$39.36	\$41.88	\$44.41	\$45.22	\$45.85	\$47.38	\$7.03	\$7.03	\$6.49	\$5.50	19%	18%	16%	13%
10	246	\$39.80	\$40.70	\$42.00	\$44.80	\$47.40	\$48.30	\$49.00	\$50.70	\$7.60	\$7.60	\$7.00	\$5.90	19%	19%	17%	13%
11	271	\$42.22	\$43.21	\$44.64	\$47.72	\$50.39	\$51.38	\$52.15	\$54.02	\$8.17	\$8.17	\$7.51	\$6.30	19%	19%	17%	13%
12	295	\$44.64	\$45.72	\$47.28	\$50.64	\$53.38	\$54.46	\$55.30	\$57.34	\$8.74	\$8.74	\$8.02	\$6.70	20%	19%	17%	13%
13	320	\$47.06	\$48.23	\$49.92	\$53.56	\$56.37	\$57.54	\$58.45	\$60.66	\$9.31	\$9.31	\$8.53	\$7.10	20%	19%	17%	13%
14	344	\$49.48	\$50.74	\$52.56	\$56.48	\$59.36	\$60.62	\$61.60	\$63.98	\$9.88	\$9.88	\$9.04	\$7.50	20%	19%	17%	13%
15	369	\$51.90	\$53.25	\$55.20	\$59.40	\$62.35	\$63.70	\$64.75	\$67.30	\$10.45	\$10.45	\$9.55	\$7.90	20%	20%	17%	13%
16	394	\$54.32	\$55.76	\$57.84	\$62.32	\$65.34	\$66.78	\$67.90	\$70.62	\$11.02	\$11.02	\$10.06	\$8.30	20%	20%	17%	13%
17	418	\$56.74	\$58.27	\$60.48	\$65.24	\$68.33	\$69.86	\$71.05	\$73.94	\$11.59	\$11.59	\$10.57	\$8.70	20%	20%	17%	13%
18	443	\$59.16	\$60.78	\$63.12	\$68.16	\$71.32	\$72.94	\$74.20	\$77.26	\$12.16	\$12.16	\$11.08	\$9.10	21%	20%	18%	13%
19	467	\$61.58	\$63.29	\$65.76	\$71.08	\$74.31	\$76.02	\$77.35	\$80.58	\$12.73	\$12.73	\$11.59	\$9.50	21%	20%	18%	13%
20	492	\$64.00	\$65.80	\$68.40	\$74.00	\$77.30	\$79.10	\$80.50	\$83.90	\$13.30	\$13.30	\$12.10	\$9.90	21%	20%	18%	13%
21	516	\$66.42	\$68.31	\$71.04	\$76.92	\$80.29	\$82.18	\$83.65	\$87.22	\$13.87	\$13.87	\$12.61	\$10.30	21%	20%	18%	13%
22	541	\$68.84	\$70.82	\$73.68	\$79.84	\$83.28	\$85.26	\$86.80	\$90.54	\$14.44	\$14.44	\$13.12	\$10.70	21%	20%	18%	13%
23	566	\$71.26	\$73.33	\$76.32	\$82.76	\$86.27	\$88.34	\$89.95	\$93.86	\$15.01	\$15.01	\$13.63	\$11.10	21%	20%	18%	13%
24	590	\$73.68	\$75.84	\$78.96	\$85.68	\$89.26	\$91.42	\$93.10	\$97.18	\$15.58	\$15.58	\$14.14	\$11.50	21%	21%	18%	13%
25	615	\$76.10	\$78.35	\$81.60	\$88.60	\$92.25	\$94.50	\$96.25	\$100.50	\$16.15	\$16.15	\$14.65	\$11.90	21%	21%	18%	13%
26	639	\$78.52	\$80.86	\$84.24	\$91.52	\$95.24	\$97.58	\$99.40	\$103.82	\$16.72	\$16.72	\$15.16	\$12.30	21%	21%	18%	13%
27	664	\$80.94	\$83.37	\$86.88	\$94.44	\$98.23	\$100.66	\$102.55	\$107.14	\$17.29	\$17.29	\$15.67	\$12.70	21%	21%	18%	13%
28	689	\$83.36	\$85.88	\$89.52	\$97.36	\$101.22	\$103.74	\$105.70	\$110.46	\$17.86	\$17.86	\$16.18	\$13.10	21%	21%	18%	13%
29	713	\$85.78	\$88.39	\$92.16	\$100.28	\$104.21	\$106.82	\$108.85	\$113.78	\$18.43	\$18.43	\$16.69	\$13.50	21%	21%	18%	13%
30	738	\$88.20	\$90.90	\$94.80	\$103.20	\$107.20	\$109.90	\$112.00	\$117.10	\$19.00	\$19.00	\$17.20	\$13.90	22%	21%	18%	13%
31	762	\$90.62	\$93.41	\$97.44	\$106.12	\$110.19	\$112.98	\$115.15	\$120.42	\$19.57	\$19.57	\$17.71	\$14.30	22%	21%	18%	13%
32	787	\$93.04	\$95.92	\$100.08	\$109.04	\$113.18	\$116.06	\$118.30	\$123.74	\$20.14	\$20.14	\$18.22	\$14.70	22%	21%	18%	13%
33	812	\$95.46	\$98.43	\$102.72	\$111.96	\$116.17	\$119.14	\$121.45	\$127.06	\$20.71	\$20.71	\$18.73	\$15.10	22%	21%	18%	13%
34	836	\$97.88	\$100.94	\$105.36	\$114.88	\$119.16	\$122.22	\$124.60	\$130.38	\$21.28	\$21.28	\$19.24	\$15.50	22%	21%	18%	13%
35	861	\$100.30	\$103.45	\$108.00	\$117.80	\$122.15	\$125.30	\$127.75	\$133.70	\$21.85	\$21.85	\$19.75	\$15.90	22%	21%	18%	13%
36	885	\$102.72	\$105.96	\$110.64	\$120.72	\$125.14	\$128.38	\$130.90	\$137.02	\$22.42	\$22.42	\$20.26	\$16.30	22%	21%	18%	14%
37	910	\$105.14	\$108.47	\$113.28	\$123.64	\$128.13	\$131.46	\$134.05	\$140.34	\$22.99	\$22.99	\$20.77	\$16.70	22%	21%	18%	14%
38	935	\$107.56	\$110.98	\$115.92	\$126.56	\$131.12	\$134.54	\$137.20	\$143.66	\$23.56	\$23.56	\$21.28	\$17.10	22%	21%	18%	14%
39	959	\$109.98	\$113.49	\$118.56	\$129.48	\$134.11	\$137.62	\$140.35	\$146.98	\$24.13	\$24.13	\$21.79	\$17.50	22%	21%	18%	14%
40	984	\$112.40	\$116.00	\$121.20	\$132.40	\$137.10	\$140.70	\$143.50	\$150.30	\$24.70	\$24.70	\$22.30	\$17.90	22%	21%	18%	14%
41	1,008	\$114.82	\$118.51	\$123.84	\$135.32	\$140.09	\$143.78	\$146.65	\$153.62	\$25.27	\$25.27	\$22.81	\$18.30	22%	21%	18%	14%
42	1,033	\$117.24	\$121.02	\$126.48	\$138.24	\$143.08	\$146.86	\$149.80	\$156.94	\$25.84	\$25.84	\$23.32	\$18.70	22%	21%	18%	14%
43	1,058	\$119.66	\$123.53	\$129.12	\$141.16	\$146.07	\$149.94	\$152.95	\$160.26	\$26.41	\$26.41	\$23.83	\$19.10	22%	21%	18%	14%
44	1,082	\$122.08	\$126.04	\$131.76	\$144.08	\$149.06	\$153.02	\$156.10	\$163.58	\$26.98	\$26.98	\$24.34	\$19.50	22%	21%	18%	14%
45	1,107	\$124.50	\$128.55	\$134.40	\$147.00	\$152.05	\$156.10	\$159.25	\$166.90	\$27.55	\$27.55	\$24.85	\$19.90	22%	21%	18%	14%
46	1,131	\$126.92	\$131.06	\$137.04	\$149.92	\$155.04	\$159.18	\$162.40	\$170.22	\$28.12	\$28.12	\$25.36	\$20.30	22%	21%	19%	14%
47	1,156	\$129.34	\$133.57	\$139.68	\$152.84	\$158.03	\$162.26	\$165.55	\$173.54	\$28.69	\$28.69	\$25.87	\$20.70	22%	21%	19%	14%
48	1,181	\$131.76	\$136.08	\$142.32	\$155.76	\$161.02	\$165.34	\$168.70	\$176.86	\$29.26	\$29.26	\$26.38	\$21.10	22%	22%	19%	14%
49	1,205	\$134.18	\$138.59	\$144.96	\$158.68	\$164.01	\$168.42	\$171.85	\$180.18	\$29.83	\$29.83	\$26.89	\$21.50	22%	22%	19%	14%
50	1,230	\$136.60	\$141.10	\$147.60	\$161.60	\$167.00	\$171.50	\$175.00	\$183.50	\$30.40	\$30.40	\$27.40	\$21.90	22%	22%	19%	14%

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Table D-4
 Single Family Monthly Bills Comparison
 Current Uniform v Recommended Inclinig Block Quantity Charges

		CURRENT RATES				INCLINING BLOCK RECOMMENDED RATES FY 2015-16											
Monthly Water Use		Total Monthly Bill				Total Monthly Bill				Dollar Change				Percent Change			
HCF	gpd	Zone I	Zone II	Zone III	Zone IV	Zone I	Zone II	Zone III	Zone IV	Zone I	Zone II	Zone III	Zone IV	Zone I	Zone II	Zone III	Zone IV
0	0	\$15.60	\$15.60	\$15.60	\$15.60	\$17.50	\$17.50	\$17.50	\$17.50	\$1.90	\$1.90	\$1.90	\$1.90	12%	12%	12%	12%
1	25	\$18.02	\$18.11	\$18.24	\$18.52	\$20.03	\$20.12	\$20.19	\$20.36	\$2.01	\$2.01	\$1.95	\$1.84	11%	11%	11%	10%
2	49	\$20.44	\$20.62	\$20.88	\$21.44	\$22.56	\$22.74	\$22.88	\$23.22	\$2.12	\$2.12	\$2.00	\$1.78	10%	10%	10%	8%
3	74	\$22.86	\$23.13	\$23.52	\$24.36	\$25.09	\$25.36	\$25.57	\$26.08	\$2.23	\$2.23	\$2.05	\$1.72	10%	10%	9%	7%
4	98	\$25.28	\$25.64	\$26.16	\$27.28	\$27.62	\$27.98	\$28.26	\$28.94	\$2.34	\$2.34	\$2.10	\$1.66	9%	9%	8%	6%
5	123	\$27.70	\$28.15	\$28.80	\$30.20	\$30.15	\$30.60	\$30.95	\$31.80	\$2.45	\$2.45	\$2.15	\$1.60	9%	9%	7%	5%
6	148	\$30.12	\$30.66	\$31.44	\$33.12	\$32.68	\$33.22	\$33.64	\$34.66	\$2.56	\$2.56	\$2.20	\$1.54	8%	8%	7%	5%
7	172	\$32.54	\$33.17	\$34.08	\$36.04	\$35.21	\$35.84	\$36.33	\$37.52	\$2.67	\$2.67	\$2.25	\$1.48	8%	8%	7%	4%
8	197	\$34.96	\$35.68	\$36.72	\$38.96	\$37.74	\$38.46	\$39.02	\$40.38	\$2.78	\$2.78	\$2.30	\$1.42	8%	8%	6%	4%
9	221	\$37.38	\$38.19	\$39.36	\$41.88	\$40.27	\$41.08	\$41.71	\$43.24	\$2.89	\$2.89	\$2.35	\$1.36	8%	8%	6%	3%
10	246	\$39.80	\$40.70	\$42.00	\$44.80	\$42.80	\$43.70	\$44.40	\$46.10	\$3.00	\$3.00	\$2.40	\$1.30	8%	7%	6%	3%
11	271	\$42.22	\$43.21	\$44.64	\$47.72	\$45.33	\$46.32	\$47.09	\$48.96	\$3.11	\$3.11	\$2.45	\$1.24	7%	7%	5%	3%
12	295	\$44.64	\$45.72	\$47.28	\$50.64	\$47.86	\$48.94	\$49.78	\$51.82	\$3.22	\$3.22	\$2.50	\$1.18	7%	7%	5%	2%
13	320	\$47.06	\$48.23	\$49.92	\$53.56	\$50.39	\$51.56	\$52.47	\$54.68	\$3.33	\$3.33	\$2.55	\$1.12	7%	7%	5%	2%
14	344	\$49.48	\$50.74	\$52.56	\$56.48	\$54.58	\$55.84	\$56.82	\$59.20	\$5.10	\$5.10	\$4.26	\$2.72	10%	10%	8%	5%
15	369	\$51.90	\$53.25	\$55.20	\$59.40	\$58.77	\$60.12	\$61.17	\$63.72	\$6.87	\$6.87	\$5.97	\$4.32	13%	13%	11%	7%
16	394	\$54.32	\$55.76	\$57.84	\$62.32	\$62.96	\$64.40	\$65.52	\$68.24	\$8.64	\$8.64	\$7.68	\$5.92	16%	15%	13%	9%
17	418	\$56.74	\$58.27	\$60.48	\$65.24	\$67.15	\$68.68	\$69.87	\$72.76	\$10.41	\$10.41	\$9.39	\$7.52	18%	18%	16%	12%
18	443	\$59.16	\$60.78	\$63.12	\$68.16	\$71.34	\$72.96	\$74.22	\$77.28	\$12.18	\$12.18	\$11.10	\$9.12	21%	20%	18%	13%
19	467	\$61.58	\$63.29	\$65.76	\$71.08	\$75.53	\$77.24	\$78.57	\$81.80	\$13.95	\$13.95	\$12.81	\$10.72	23%	22%	19%	15%
20	492	\$64.00	\$65.80	\$68.40	\$74.00	\$79.72	\$81.52	\$82.92	\$86.32	\$15.72	\$15.72	\$14.52	\$12.32	25%	24%	21%	17%
21	516	\$66.42	\$68.31	\$71.04	\$76.92	\$83.91	\$85.80	\$87.27	\$90.84	\$17.49	\$17.49	\$16.23	\$13.92	26%	26%	23%	18%
22	541	\$68.84	\$70.82	\$73.68	\$79.84	\$88.10	\$90.08	\$91.62	\$95.36	\$19.26	\$19.26	\$17.94	\$15.52	28%	27%	24%	19%
23	566	\$71.26	\$73.33	\$76.32	\$82.76	\$92.29	\$94.36	\$95.97	\$99.88	\$21.03	\$21.03	\$19.65	\$17.12	30%	29%	26%	21%
24	590	\$73.68	\$75.84	\$78.96	\$85.68	\$96.48	\$98.64	\$100.32	\$104.40	\$22.80	\$22.80	\$21.36	\$18.72	31%	30%	27%	22%
25	615	\$76.10	\$78.35	\$81.60	\$88.60	\$100.67	\$102.92	\$104.67	\$108.92	\$24.57	\$24.57	\$23.07	\$20.32	32%	31%	28%	23%
26	639	\$78.52	\$80.86	\$84.24	\$91.52	\$104.86	\$107.20	\$109.02	\$113.44	\$26.34	\$26.34	\$24.78	\$21.92	34%	33%	29%	24%
27	664	\$80.94	\$83.37	\$86.88	\$94.44	\$109.05	\$111.48	\$113.37	\$117.96	\$28.11	\$28.11	\$26.49	\$23.52	35%	34%	30%	25%
28	689	\$83.36	\$85.88	\$89.52	\$97.36	\$113.24	\$115.76	\$117.72	\$122.48	\$29.88	\$29.88	\$28.20	\$25.12	36%	35%	32%	26%
29	713	\$85.78	\$88.39	\$92.16	\$100.28	\$117.43	\$120.04	\$122.07	\$127.00	\$31.65	\$31.65	\$29.91	\$26.72	37%	36%	32%	27%
30	738	\$88.20	\$90.90	\$94.80	\$103.20	\$121.62	\$124.32	\$126.42	\$131.52	\$33.42	\$33.42	\$31.62	\$28.32	38%	37%	33%	27%
31	762	\$90.62	\$93.41	\$97.44	\$106.12	\$125.81	\$128.60	\$130.77	\$136.04	\$35.19	\$35.19	\$33.33	\$29.92	39%	38%	34%	28%
32	787	\$93.04	\$95.92	\$100.08	\$109.04	\$130.00	\$132.88	\$135.12	\$140.56	\$36.96	\$36.96	\$35.04	\$31.52	40%	39%	35%	29%
33	812	\$95.46	\$98.43	\$102.72	\$111.96	\$134.19	\$137.16	\$139.47	\$145.08	\$38.73	\$38.73	\$36.75	\$33.12	41%	39%	36%	30%
34	836	\$97.88	\$100.94	\$105.36	\$114.88	\$138.38	\$141.44	\$143.82	\$149.60	\$40.50	\$40.50	\$38.46	\$34.72	41%	40%	37%	30%
35	861	\$100.30	\$103.45	\$108.00	\$117.80	\$142.57	\$145.72	\$148.17	\$154.12	\$42.27	\$42.27	\$40.17	\$36.32	42%	41%	37%	31%
36	885	\$102.72	\$105.96	\$110.64	\$120.72	\$146.76	\$150.00	\$152.52	\$158.64	\$44.04	\$44.04	\$41.88	\$37.92	43%	42%	38%	31%
37	910	\$105.14	\$108.47	\$113.28	\$123.64	\$150.95	\$154.28	\$156.87	\$163.16	\$45.81	\$45.81	\$43.59	\$39.52	44%	42%	38%	32%
38	935	\$107.56	\$110.98	\$115.92	\$126.56	\$155.14	\$158.56	\$161.22	\$167.68	\$47.58	\$47.58	\$45.30	\$41.12	44%	43%	39%	32%
39	959	\$109.98	\$113.49	\$118.56	\$129.48	\$159.33	\$162.84	\$165.57	\$172.20	\$49.35	\$49.35	\$47.01	\$42.72	45%	43%	40%	33%
40	984	\$112.40	\$116.00	\$121.20	\$132.40	\$163.52	\$167.12	\$169.92	\$176.72	\$51.12	\$51.12	\$48.72	\$44.32	45%	44%	40%	33%
41	1,008	\$114.82	\$118.51	\$123.84	\$135.32	\$167.71	\$171.40	\$174.27	\$181.24	\$52.89	\$52.89	\$50.43	\$45.92	46%	45%	41%	34%
42	1,033	\$117.24	\$121.02	\$126.48	\$138.24	\$171.90	\$175.68	\$178.62	\$185.76	\$54.66	\$54.66	\$52.14	\$47.52	47%	45%	41%	34%
43	1,058	\$119.66	\$123.53	\$129.12	\$141.16	\$176.09	\$179.96	\$182.97	\$190.28	\$56.43	\$56.43	\$53.85	\$49.12	47%	46%	42%	35%
44	1,082	\$122.08	\$126.04	\$131.76	\$144.08	\$180.28	\$184.24	\$187.32	\$194.80	\$58.20	\$58.20	\$55.56	\$50.72	48%	46%	42%	35%
45	1,107	\$124.50	\$128.55	\$134.40	\$147.00	\$184.47	\$188.52	\$191.67	\$199.32	\$59.97	\$59.97	\$57.27	\$52.32	48%	47%	43%	36%
46	1,131	\$126.92	\$131.06	\$137.04	\$149.92	\$188.66	\$192.80	\$196.02	\$203.84	\$61.74	\$61.74	\$58.98	\$53.92	49%	47%	43%	36%
47	1,156	\$129.34	\$133.57	\$139.68	\$152.84	\$192.85	\$197.08	\$200.37	\$208.36	\$63.51	\$63.51	\$60.69	\$55.52	49%	48%	43%	36%
48	1,181	\$131.76	\$136.08	\$142.32	\$155.76	\$197.04	\$201.36	\$204.72	\$212.88	\$65.28	\$65.28	\$62.40	\$57.12	50%	48%	44%	37%
49	1,205	\$134.18	\$138.59	\$144.96	\$158.68	\$201.23	\$205.64	\$209.07	\$217.40	\$67.05	\$67.05	\$64.11	\$58.72	50%	48%	44%	37%
50	1,230	\$136.60	\$141.10	\$147.60	\$161.60	\$205.42	\$209.92	\$213.42	\$221.92	\$68.82	\$68.82	\$65.82	\$60.32	50%	49%	45%	37%

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Appendix E: Historic and Projected Wastewater Flow

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Table E-1
Historic and Projected Wastewater Discharge

Item	2011	2012	2013	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Wastewater Discharge, HCF [1]									
Single Family	2,884,026	3,311,424	3,354,264	2,926,245	2,914,757	2,902,728	2,892,631	2,881,934	2,873,048
Multi Family	445,296	471,300	453,378	245,575	245,575	245,575	245,575	245,575	245,575
Apartments/ Mobile Homes				249,724	249,724	249,724	249,724	249,724	249,724
Commercial/ Institutional	407,766	451,032	439,746	407,766	399,611	395,615	391,658	387,742	383,864
Industrial	328,698	121,781	101,649	121,781	101,649	100,633	99,626	98,630	97,644
Other	11,482	11,105	16,262	11,105	11,105	10,994	10,884	10,775	10,667
Total	4,077,268	4,366,642	4,365,299	3,962,196	3,922,420	3,905,268	3,890,099	3,874,380	3,860,523
Total, rounded	4,080,000	4,370,000	4,370,000	3,960,000	3,920,000	3,910,000	3,890,000	3,870,000	3,860,000
Total, million gallons	3,050	3,267	3,266	2,964	2,934	2,922	2,910	2,898	2,888
Total, gallons per day	8,360,000	8,950,000	8,950,000	8,120,000	8,040,000	8,000,000	7,970,000	7,940,000	7,910,000
Accounts/Units [2]									
Single Family	28,287	28,466	28,488	28,560	28,785	29,010	29,260	29,510	29,785
Multi Family	690	690	688	2,996	2,996	2,996	2,996	2,996	2,996
Apartments/Mobile Homes				3,736	3,736	3,736	3,736	3,736	3,736
Commercial/Institutional	1,446	1,446	1,446	1,446	1,446	1,446	1,446	1,446	1,446
Industrial	13	13	13	13	13	13	13	13	13
Other	47	47	47	47	47	47	47	47	47
Total	30,483	30,662	30,682	36,798	37,023	37,248	37,498	37,748	38,023
Average Wastewater Discharge HCF/mo [3,4]									
Single Family	8.5	9.7	9.8	8.5	8.4	8.3	8.2	8.1	8.0
Multi Family	54	57	55	6.8	6.8	6.8	6.8	6.8	6.8
Apartments/Mobile Homes				5.6	5.6	5.6	5.6	5.6	5.6
Commercial/Institutional	23	26	25	23	23	23	23	22	22
Industrial	2,107	781	652	781	652	645	639	632	626
Other	20	20	29	20	20	19	19	19	19

Notes:

- 1 Wastewater discharge for 2011 - 2013 is based on annualized winter water use data from City data. Values for FY 2014-15 onward are projected.
- 2 The number of accounts for 2011 - 2013 are from City data. Accounts and Dwelling Units for 2014-15 are based on City billing system data. The number of additional accounts for FY 2015-16 onward are projected as shown below.

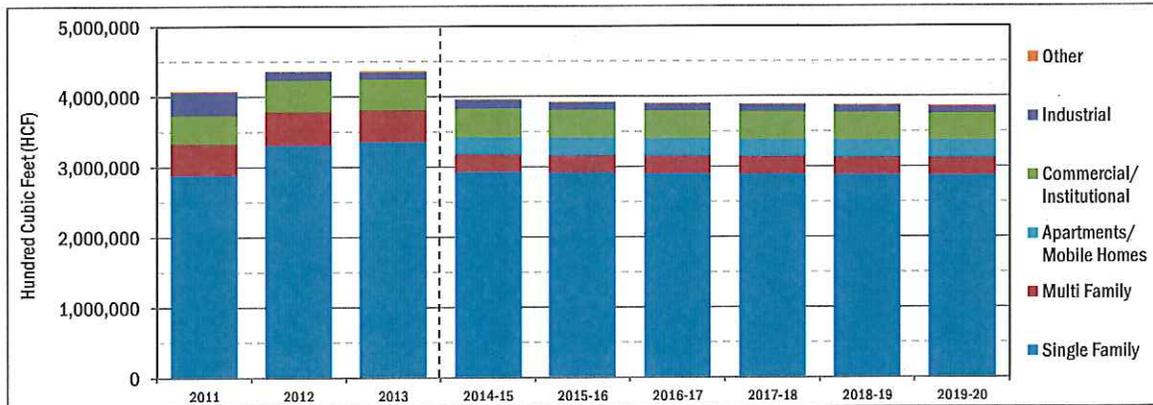
	2015-16	2016-17	2017-18	2018-19	2019-20
Single Family	225	225	250	250	275
All Other Customer Classes	0	0	0	0	0

- 3 Average wastewater discharge for residential accounts for FY 2014-15 is based on the average flows listed below for each customer class.

	Single Family	Multi Family	Apts/MH
average annual gallons per day >	210	168	137
average annual HCF/month >	8.5	6.8	5.6

- 4 Average use for FY 2015-16 onward was developed by the Consultant.

	2015-16	2016-17	2017-18	2018-19	2019-20
Single Family	-1.2%	-1.2%	-1.2%	-1.2%	-1.2%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%
Apartments / Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%
All Other Customer Classes	-2.0%	-1.0%	-1.0%	-1.0%	-1.0%



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Appendix F: Water Capacity Charge Tables

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Table F-1
Water System Assets Valuation

Item	Description	Code	Capacity	Unit Cost	Valuation	Assessment District	
						%	\$
1	Municipal Reservoir	mres	240 mg	\$75,000	\$18,000,000		
2	24" Raw Water Pipe Segment 1-RP	rw	200 lf	\$567	\$113,000		
3	30" Raw Water Pipe Segment 2-RP	rw	12,400 lf	\$743	\$9,218,000		
4	18" Raw Water Pipe Segment 3-RP	rw	4,230 lf	\$567	\$2,398,000		
5	20" Raw Water Pipe Segment 4-RP	rw	2,400 lf	\$567	\$1,361,000		
6	24" Raw Water Pipe Segment 5-TP	rw	250 lf	\$567	\$142,000		
7	24" Raw Water Pipe Segment 6-ETP	rw	2,890 lf	\$567	\$1,639,000		
8	24" Raw Water Pipe Segment 7-ETP	rw	340 lf	\$567	\$193,000		
9	24" Raw Water Pipe Segment 8-ETP	rw	2,340 lf	\$567	\$1,327,000		
10	39" Raw Water Pipe Segment 9-WTP	rw	1,970 lf	\$929	\$1,831,000		
11	39" Raw Water Pipe Segment 10-WTP	rw	3,730 lf	\$929	\$3,466,000		
12	W. Canal Pump Station	ps	20.2 mgd	\$150,000	\$3,030,000		
13	E. Canal Pump Station	ps	7.2 mgd	\$200,000	\$1,440,000		
14	Water Treatment Plant	tmt	37.0 mgd	\$2,330,000	\$86,210,000		
15	Clearwell A	clr	1.0 mg	Included in WTP	\$0		
16	Clearwell B	clr	2.0 mg	Included in WTP	\$0		
17	"D" Street Reservoir	res	1.0 mg	\$2,300,000	\$2,300,000		
18	0.5 MG Reservoir	res	0.5 mg	\$2,800,000	\$1,400,000		
19	3.0 MG Reservoir	res	3.0 mg	\$1,500,000	\$4,500,000		
20	Donlon Reservoir	res	2.0 mg	\$1,900,000	\$3,800,000		
21	Larkspur Reservoir	res	2.0 mg	\$1,900,000	\$3,800,000		
22	Hillcrest Reservoir	res	2.5 mg	\$1,600,000	\$4,000,000		
23	Lone Tree Reservoir	res	2.5 mg	\$1,700,000	\$4,250,000	100%	\$4,250,000
24	Cambridge Reservoir	res	2.5 mg	\$1,600,000	\$4,000,000		
25	Empire Mine Reservoir	res	3.5 mg	\$1,400,000	\$4,900,000	100%	\$4,900,000
26	Mira Vista Hills Reservoir	res	0.5 mg	\$4,300,000	\$2,150,000		
27	Zone I BPS	bps	8.5 mg	decommissioned	\$0		
28	Zone II BPS A	bps	39.7 mg	Included in WTP	\$0		
29	Zone II BPS B	bps	mg	Included in WTP	\$0		
30	Wilber Avenue BPS	bps	5.8 mg	\$520,000	\$3,016,000		
31	Hillcrest BPS	bps	4.3 mg	\$580,000	\$2,494,000		
32	Lone Tree BPS No. 1	bps	5.2 mg	\$580,000	\$3,016,000	100%	\$3,016,000
33	Lone Tree BPS No. 2	bps	10.4 mg	\$390,000	\$4,056,000	100%	\$4,056,000
34	Donlon BPS	bps	2.6 mg	\$580,000	\$1,508,000		
35	Dallas Ranch BPS	bps	6.0 mg	\$520,000	\$3,120,000	100%	\$3,120,000
36	Cambridge BPS	bps	0.36 mg	\$520,000	\$187,000		
37	Bear Ridge BPS	bps	0.2 mg	\$3,500,000	\$700,000		
38	Sunset Lane BPS	bps	0.2 mg	\$3,500,000	\$700,000		
39	6-inch Pressure Reducing Valves	prv	6 lot	\$100,000	\$600,000		
40	8-inch Pressure Reducing Valves	prv	5 lot	\$120,000	\$600,000		
41	12-inch Pressure Reducing Valves	prv	3 lot	\$150,000	\$450,000		
42	Hydrants	hyd	3,550 lot	\$6,500	\$23,075,000		
43	Service Laterals	lat	30,400 lot	\$2,500	\$76,000,000		
44	Meters	mtr	30,400 lot	\$800	\$24,320,000		
Total					\$309,310,000		
Summary							
Water Treatment Plant					\$86,210,000		\$0
Raw Water Pipelines					\$21,688,000		\$0
Municipal Reservoir					\$18,000,000		\$0
E. & W. Canal Pump Stations					\$4,470,000		\$0
Clearwells					\$0		\$0
Reservoirs					\$35,100,000		\$9,150,000
Booster Pump Stations					\$18,797,000		\$10,192,000
Pressure Reducing Valves					\$1,650,000		\$0
Hydrants					\$23,075,000		\$0
Service Laterals					\$76,000,000		\$0
Meters					\$24,320,000		\$0
Total					\$309,310,000		\$19,342,000

Source: The capacity of assets is from the Water System Master Plan Update August 2014 prepared for the City of Antioch by Brown and Caldwell. The valuation of assets and assessment district contributions was provided by Brown and Caldwell separate from the Master Plan.

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Table F-2
Water System Pipeline Lengths and Value by Diameter by Pressure Zone

Pressure Zone	4-inch Diameter or Smaller	6-inch Diameter	8-inch Diameter	10-inch Diameter	12-inch Diameter	14- to 16-inch Diameter	20- to 24-inch Diameter	30- to 36-inch Diameter	Total Lineal Feet	Miles
I	9,140	68,449	92,786	23,983	28,108	18	9,394	-	231,878	43.9
II	10,115	159,785	216,597	59,047	69,205	51,340	18,843	1,786	586,718	111.1
IIA	-	6,262	8,489	2,078	2,435	-	-	-	19,264	3.6
IIB	-	2,661	3,607	2,269	2,660	-	-	-	11,197	2.1
IIC	1,050	3,689	5,001	1,289	1,511	-	-	-	12,540	2.4
III East	1,894	146,791	198,981	70,177	82,250	68,458	23,736	-	592,287	112.2
III West	45	25,800	34,972	7,600	8,907	7,416	-	-	84,740	16.0
IV East	-	39,449	53,475	26,924	31,555	19,030	5,135	-	175,568	33.3
IV West	-	8,480	11,494	5,593	6,556	4,045	-	-	36,168	6.9
Sunset	-	776	1,052	943	1,106	-	-	-	3,877	0.7
Bear Ridge	30	764	1,036	1,013	1,187	-	-	-	4,030	0.8
Total	22,274	462,906	627,490	200,917	235,479	150,307	57,108	1,786	1,758,267	333.0

Capital Cost, \$/lf	\$264	\$264	\$277	\$307	\$343	\$360	\$405	\$531		
Valuation	\$5,880,336	\$122,207,135	\$173,814,782	\$61,681,433	\$80,769,394	\$54,110,520	\$23,128,740	\$948,366	\$522,540,705	

Contributions/Assessment District										
% Asst. District	0%	0%	0%	0%	50%	60%	50%	100%	\$85,363,745	
% Contribution	100%	100%	90%	7%	7%	7%	7%	0%	\$299,899,080	
Total	\$5,880,336	\$122,207,135	\$156,433,303	\$4,317,700	\$46,038,554	\$36,254,048	\$13,183,382	\$948,366	\$385,262,825	

Source: Pipe lengths are from Table 2-4 of the *Water System Master Plan Update August 2014* (Master Plan) prepared for the City of Antioch by Brown and Caldwell.

Categories for 6- and 8-inch pipe and 10- and 12-inch pipe shown in the Master Plan were subdivided by Brown and Caldwell in a separate evaluation.

	< 4-inch	6-inch	8-inch	10-inch	12-inch	14- to 16-inch	20- to 24-inch	30- to 36-inch
Pipe cost, \$/ft >	\$161	\$161	\$170	\$190	\$214	\$225	\$255	\$339
Contingency >	25%	25%	25%	25%	25%	25%	25%	25%
Engineering >	20%	20%	20%	20%	20%	20%	20%	20%
Traffic ctrl, \$/ft >	\$22	\$22	\$22	\$22	\$22	\$22	\$22	\$22
Capital cost, \$/ft >	\$264	\$264	\$277	\$307	\$343	\$360	\$405	\$531

Cost per LF values shown above are based on values listed in Table 7-2 of the Master Plan.

Note: The percent contributions by developers were provided by the City. The percent assessment district contributions were provided by Brown and Caldwell.

Table F-3
Contribution of Water Facility Reserve Fees

Year	Estimated Facility Reserve Fees and Revenues [1,2]			ENR 20 City Construction Cost Index (CCI)		
	Fees	Number of New Connections	Revenues	ENR Index at Year End	Factor Based on 9806 CCI	Escalated Contribution Values
2014	6,181	225	\$1,390,700	9,806	1.000	\$1,390,700
2013	6,036	289	\$1,744,500	9,543	1.028	\$1,792,606
2012	5,734	169	\$969,000	9,338	1.050	\$1,017,598
2011	4,560	139	\$633,800	9,070	1.081	\$685,278
2010	4,560	207	\$943,900	8,804	1.114	\$1,051,363
2009	4,560	170	\$775,200	8,570	1.144	\$887,035
2008	4,560	236	\$1,076,200	8,310	1.180	\$1,270,008
2007	4,560	209	\$953,000	7,967	1.231	\$1,173,050
2006	4,560	351	\$1,600,600	7,751	1.265	\$2,024,997
2005	4,560	392	\$1,787,500	7,446	1.317	\$2,354,139
2004	4,560	112	\$510,700	7,115	1.378	\$703,882
2003	3,003	630	\$1,891,600	6,694	1.465	\$2,771,134
2002	3,003	630	\$1,891,600	6,538	1.500	\$2,837,254
2001	2,965	630	\$1,868,000	6,342	1.546	\$2,888,448
2000	2,965	630	\$1,868,000	6,221	1.576	\$2,944,629
1999	2,913	630	\$1,834,900	6,060	1.618	\$2,969,297
1998	2,875	630	\$1,811,300	5,920	1.657	\$3,000,424
1997	2,838	630	\$1,787,600	5,825	1.684	\$3,009,458
1996	2,838	630	\$1,787,600	5,620	1.745	\$3,119,234
1995	2,838	630	\$1,787,600	5,471	1.792	\$3,204,185
1994	2,703	630	\$1,702,600	5,408	1.813	\$3,087,378
1993	2,605	630	\$1,641,200	5,210	1.882	\$3,089,141
1992	2,185	630	\$1,376,600	4,985	1.967	\$2,708,049
1991	2,065	630	\$1,301,000	4,835	2.028	\$2,638,728
1990	2,065	630	\$1,301,000	4,732	2.072	\$2,696,165
1989	2,065	630	\$1,301,000	4,615	2.125	\$2,764,518
1988	2,022	630	\$1,273,900	4,519	2.170	\$2,764,438
1987	1,971	630	\$1,242,000	4,406	2.226	\$2,764,337
1986	1,922	630	\$1,210,700	4,295	2.283	\$2,764,313
1985	1,877	630	\$1,182,600	4,195	2.338	\$2,764,520
1984	1,855	630	\$1,168,700	4,146	2.365	\$2,764,316
1983	1,819	630	\$1,146,200	4,066	2.412	\$2,764,438
1982	1,712	630	\$1,078,300	3,825	2.564	\$2,764,535
1981	1,582	630	\$996,500	3,535	2.774	\$2,764,406
1980	1,448	630	\$912,500	3,237	3.030	\$2,764,420
1979	1,344	630	\$846,500	3,003	3.266	\$2,764,302
1978	1,242	630	\$782,500	2,776	3.533	\$2,764,259
1977	1,153	630	\$726,200	2,576	3.807	\$2,764,549
1976	1,074	630	\$676,800	2,401	4.084	\$2,764,280
1975	990	630	\$623,600	2,212	4.433	\$2,764,616
1974	904	630	\$569,400	2,020	4.855	\$2,764,267
1973	848	630	\$534,200	1,895	5.175	\$2,764,449
1972	784	630	\$494,200	1,753	5.594	\$2,764,615
1971	707	630	\$445,700	1,581	6.203	\$2,764,551
1970	618	630	\$389,300	1,381	7.101	\$2,764,424
Total		23,919				\$110,602,734

Notes:

- 1 The number of new connections for 2004 - 2013 is from the Comprehensive Annual Financial Report for the Fiscal Year ended June 30, 2013, page 169. Fees for 2013 and 2014 are from the Master Fee Schedules for those years.
- 2 Fees for 2012 and earlier are adjusted downward from the 2013 value by the ENR 20-City CCI. The number of new connections for 2003 and earlier are estimated by the City.

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Appendix G: Sewer Capacity Charge Tables

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Table G-1
Valuation of Subsurface Wastewater Collection Pipe

Subsurface Collection Pipe Inventory [1]											
Diameter (inches)	Length (feet)	Length (miles)	Percent of System	Replacement Cost [2]		Contributions [3]		Assessment District [4]		Adjusted Replacement Values	
				\$/LF	\$	%	miles	%	miles	miles	\$
4	4,940	0.936	0.3%	\$310	\$1,531,400	100%	0.936	0%	0.000	0.000	\$0
6	738,948	139.952	47.7%	\$310	\$229,073,880	100%	139.952	0%	0.000	0.000	\$0
8	567,612	107.502	36.6%	\$310	\$175,959,720	65%	69.876	0%	0.000	37.626	\$61,585,902
10	64,982	12.307	4.2%	\$325	\$21,119,150	5%	0.615	0%	0.000	11.692	\$20,063,193
12	51,779	9.807	3.3%	\$345	\$17,863,755	5%	0.490	0%	0.000	9.316	\$16,970,567
14	1,009	0.191	0.1%	\$240	\$242,160	0%	0.000	0%	0.000	0.191	\$242,160
15	22,015	4.170	1.4%	\$250	\$5,503,750	0%	0.000	0%	0.000	4.170	\$5,503,750
16	1,768	0.335	0.1%	\$340	\$601,120	0%	0.000	0%	0.000	0.335	\$601,120
18	36,667	6.945	2.4%	\$360	\$13,200,120	0%	0.000	50%	3.472	3.472	\$6,600,060
20	1,273	0.241	0.1%	\$385	\$490,105	0%	0.000	0%	0.000	0.241	\$490,105
21	12,974	2.457	0.8%	\$390	\$5,059,860	0%	0.000	0%	0.000	2.457	\$5,059,860
24	8,623	1.633	0.6%	\$410	\$3,535,430	0%	0.000	0%	0.000	1.633	\$3,535,430
33	31,524	5.970	2.0%	\$510	\$16,077,240	0%	0.000	50%	2.985	2.985	\$8,038,620
36	2,887	0.547	0.2%	\$545	\$1,573,415	0%	0.000	0%	0.000	0.547	\$1,573,415
42	700	0.133	0.0%	\$680	\$476,000	0%	0.000	100%	0.133	0.000	\$0
48	1,186	0.225	0.1%	\$865	\$1,025,890	0%	0.000	100%	0.225	0.000	\$0
				1,548,887	293.350	100.0%	\$493,332,995	211.870	6.815	74.665	\$130,264,182
							72%		2%		

Notes:

- 1 The pipe inventory is from Table 4-2 of the *July 2014 Wastewater Collection System Draft Final Report* (page 4-3) prepared by RMC.
- 2 Replacement costs are from Table 4-5 of the *July 2014 Wastewater Collection System Draft Final Report* (page 4-5) prepared by RMC.
For pipes 12-inch diameter and smaller, replacement costs include lower lateral replacement (in the right-of-way) and installation of property line cleanouts. Replacement costs include manholes and rodding inlets.
- 3 The percent contributions were estimated by the City.
- 4 The percent of pipe funded by Assessment District revenues was provided by Brown and Caldwell.

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Table G-2
Contribution of Sewer Facility Reserve Fees

Year	Estimated Facility Reserve Fees and Revenues [1,2]			ENR 20 City CCI for 2014 = 9806		
	Fees	Number of New Connections	Revenues	ENR Index at Year End	Escalation Factor Based on 9806 CCI	Escalated Contribution Values
2014	2,336	225	\$525,500	9,806	1.000	\$525,500
2013	2,281	259	\$590,700	9,543	1.028	\$606,989
2012	2,167	144	\$312,000	9,338	1.050	\$327,648
2011	1,723	106	\$182,600	9,070	1.081	\$197,431
2010	1,723	181	\$311,900	8,804	1.114	\$347,410
2009	1,723	140	\$241,200	8,570	1.144	\$275,997
2008	1,723	184	\$317,000	8,310	1.180	\$374,087
2007	1,723	166	\$286,000	7,967	1.231	\$352,038
2006	1,723	310	\$534,100	7,751	1.265	\$675,716
2005	1,723	176	\$303,200	7,446	1.317	\$399,315
2004	501	112	\$56,100	7,115	1.378	\$77,321
2003	1,003	630	\$631,600	6,694	1.465	\$925,274
2002	1,003	630	\$631,600	6,538	1.500	\$947,351
2001	990	630	\$623,700	6,342	1.546	\$964,414
2000	990	630	\$623,700	6,221	1.576	\$983,172
1999	973	630	\$612,700	6,060	1.618	\$991,492
1998	960	630	\$604,800	5,920	1.657	\$1,001,853
1997	948	630	\$596,900	5,825	1.684	\$1,004,892
1996	948	630	\$596,900	5,620	1.745	\$1,041,548
1995	948	630	\$596,900	5,471	1.792	\$1,069,914
1994	903	630	\$568,600	5,408	1.813	\$1,031,060
1993	870	630	\$548,100	5,210	1.882	\$1,031,659
1992	855	630	\$538,700	4,985	1.967	\$1,059,731
1991	805	630	\$507,200	4,835	2.028	\$1,028,719
1990	805	630	\$507,200	4,732	2.072	\$1,051,111
1989	805	630	\$507,200	4,615	2.125	\$1,077,758
1988	788	630	\$496,600	4,519	2.170	\$1,077,651
1987	769	630	\$484,200	4,406	2.226	\$1,077,691
1986	749	630	\$472,000	4,295	2.283	\$1,077,687
1985	732	630	\$461,000	4,195	2.338	\$1,077,663
1984	723	630	\$455,600	4,146	2.365	\$1,077,627
1983	709	630	\$446,800	4,066	2.412	\$1,077,605
1982	667	630	\$420,300	3,825	2.564	\$1,077,561
1981	617	630	\$388,500	3,535	2.774	\$1,077,744
1980	565	630	\$355,700	3,237	3.030	\$1,077,594
1979	524	630	\$330,000	3,003	3.266	\$1,077,637
1978	484	630	\$305,100	2,776	3.533	\$1,077,796
1977	449	630	\$283,100	2,576	3.807	\$1,077,725
1976	419	630	\$263,800	2,401	4.084	\$1,077,448
1975	386	630	\$243,100	2,212	4.433	\$1,077,739
1974	120	630	\$75,600	2,020	4.855	\$367,015
1973	120	630	\$75,600	1,895	5.175	\$391,225
1972	120	630	\$75,600	1,753	5.594	\$422,916
1971	120	630	\$75,600	1,581	6.203	\$468,925
1970	120	630	\$75,600	1,381	7.101	\$536,836
Totals		23,423				\$36,643,484

Notes:

- 1 The number of new connections for 2004 - 2013 is from the *Comprehensive Annual Financial Report for the Fiscal Year ended June 30, 2013*, page 169. Fees for 2013 and 2014 are from the Master Fee Schedules for those years. Fees for 1989 - 2012 were provided by the City.
- 2 Fees for 2012 and earlier are adjusted downward from the 2013 value by the ENR 20-City CCI. The number of new connections for 2003 and earlier are estimated by the City.

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CITY OF ANTIOCH

Notice of Public Hearing on Proposed Water & Sewer Rate Increases

Tuesday, May 12, 2015 at 7:00 p.m.

Council Chambers – Third and “H” Streets, Antioch, CA 94509

Para los clientes de habla hispana, una versión de este aviso en español está disponible en el sitio web de la Ciudad de Antioch en www.ci.antioch.ca.us y www.antiochwater.com. Anuncios en español también están disponibles en el Ayuntamiento, en la calle Tres y H, en la Biblioteca Pública en el 501 West 18th Street, y en la Biblioteca de el Centro Comunitario de Antioch en 4703 Lone Tree Way, Antioch.

Public Hearing

The City of Antioch wishes to notify you of a Public Hearing of the City Council on May 12, 2015 at 7:00 p.m. at the City Hall Council Chambers to discuss Water and Sewer rate increases for fiscal years (FY) 2015/16 through 2019/20. The City will accept public comments at the Public Hearing. The City Council may take action to implement increases at this meeting. The meeting facility is accessible to the handicapped. Auxiliary aides will be made available upon request, in advance, for persons with hearing or vision disabilities.

Protests

Any customer of record who is subject to the proposed utility charge that is the subject of the hearing may submit a written protest to the City by:

- Delivery to the Public Works Department Office, 1201 West 4th Street, Antioch, CA during published business hours;
- Mail to the Public Works' office at P.O. Box 5007, Antioch, CA 94531-5007, or
- Personally submitting the protest at the Public Hearing.

Protests must be received by the end of the public hearing, including those mailed to the City. No postmarks will be accepted. Any protest not actually received by the close of the hearing, (whether or not mailed prior to the hearing) shall not be counted. Only one protest will be counted per parcel. Emailed, faxed and photocopied protests shall not be counted. Although oral comments at the public hearing will not qualify as a formal protest unless accompanied by a written protest, the City Council welcomes input from the community during the public hearing on the proposed charges. A written protest must include the following, and shall not be counted if any of these required elements are omitted: identification of which proposed charge is the subject of the protest (e.g. water rate, sewer rate or both); name of the customer of record who is submitting the protest; identity, by street address or utility account number of the parcel with respect to which the protest is made; original signature and legibly printed name of the customer of record who is submitting the protest.

Need for Rate Increases

The proposed increases are necessary to maintain the financial stability and structural integrity of the City's Water and Sewer Programs, and to address new Federal and State regulatory mandates, as well as increasing costs affecting both Water and Sewer operations. Utility fee calculations are based on the cost of operation and maintenance expenses (including labor, utilities, supplies and materials), capital expenditures for infrastructure, and adequate reserves for meeting capital and operational needs. This rate increase addresses the rising costs of treating water as well as maintaining water distribution and wastewater collection systems; and the need to meet increasing mandates from both Federal and State agencies. The City is committed to proactively improving and maintaining our aging systems while providing excellent services at all levels within our programs. The City is recommending annual rate adjustments in monthly commodity and service charges for both programs.



Water Rates - Proposed Rate Structure (Table 1): The rate structure has two components: 1) a monthly meter service charge which varies by meter size: and 2) a quantity rate for actual metered water usage in each of four elevation zones. Quantity rates increase for higher elevation zones as a result of additional electricity costs associated with

Table 1

Service Category	effective dates >					
	Current	7/1/2015 2015-16	7/1/2016 2016-17	7/1/2017 2017-18	7/1/2018 2018-19	7/1/2019 2019-20
Quantity Rates, \$/HCF						
<i>HCF = hundred cubic feet (748 gallons)</i>						
Non-Single Family						
Zone I	\$2.42	\$2.99	\$3.24	\$3.73	\$4.05	\$4.44
Zone II	\$2.51	\$3.08	\$3.33	\$3.83	\$4.16	\$4.55
Zone III	\$2.64	\$3.15	\$3.41	\$3.92	\$4.25	\$4.65
Zone IV	\$2.92	\$3.32	\$3.59	\$4.10	\$4.45	\$4.86
Single Family						
<i>Tier 1</i>	<i>All Use</i>	<i>0 - 13 HCF</i>	<i>0 - 13 HCF</i>	<i>0 - 12 HCF</i>	<i>0 - 12 HCF</i>	<i>0 - 12 HCF</i>
Zone I	\$2.42	\$2.53	\$2.74	\$3.17	\$3.45	\$3.78
Zone II	\$2.51	\$2.62	\$2.83	\$3.27	\$3.56	\$3.89
Zone III	\$2.64	\$2.69	\$2.91	\$3.36	\$3.65	\$3.99
Zone IV	\$2.92	\$2.86	\$3.09	\$3.54	\$3.85	\$4.20
<i>Tier 2</i>	<i>All Use</i>	<i>> 13 HCF</i>	<i>> 13 HCF</i>	<i>> 12 HCF</i>	<i>> 12 HCF</i>	<i>> 12 HCF</i>
Zone I	\$2.42	\$4.19	\$4.53	\$5.24	\$5.68	\$6.22
Zone II	\$2.51	\$4.28	\$4.62	\$5.34	\$5.79	\$6.33
Zone III	\$2.64	\$4.35	\$4.70	\$5.43	\$5.88	\$6.43
Zone IV	\$2.92	\$4.52	\$4.88	\$5.61	\$6.08	\$6.64
Meter Service, \$/meter-month						
5/8 x 3/4-inch	\$15.60	\$17.50	\$18.80	\$21.20	\$22.90	\$24.40
1-inch	\$25.27	\$39.30	\$42.50	\$47.70	\$52.00	\$55.00
1 1/2-inch	\$47.74	\$74.00	\$81.00	\$90.00	\$98.00	\$105.00
2-inch	\$75.62	\$117.00	\$127.00	\$142.00	\$155.00	\$165.00
3-inch	\$156.77	\$217.00	\$235.00	\$264.00	\$287.00	\$305.00
4-inch	\$246.73	\$359.00	\$389.00	\$437.00	\$475.00	\$506.00
6-inch	\$488.45	\$715.00	\$775.00	\$870.00	\$946.00	\$1,008.00
8-inch	\$725.62	\$1,142.00	\$1,237.00	\$1,390.00	\$1,512.00	\$1,610.00
10-inch	\$1,554.76	\$1,640.00	\$1,777.00	\$1,997.00	\$2,171.00	\$2,312.00
12-inch	\$2,808.34	\$2,352.00	\$2,548.00	\$2,864.00	\$3,113.00	\$3,315.00

pumping water to higher elevations. Most single family customers have a 5/8 x 3/4-inch meter. Average monthly water use for single family customers has decreased from 15 HCF (about 370 gallons per day) to 13 HCF (about 320 gallons per day). In order to promote continued water conservation, and to penalize wasteful consumption, two-tier quantity rates have been developed for single family customers. The first tier quantity rate applies to water use equal to or below average monthly water use; the second tier quantity rate applies to above average water use. All other customers (those shown as "Non-Single Family" in the chart above including multi-family, industrial, commercial, etc.) have a uniform increased quantity rate that applies to the applicable elevation zone.

Sewer Service – Proposed Rate Structure (Table 2): The sewer rate structure has two unit cost components: 1) a monthly account charge which is the same for all accounts and dwelling units; and 2) a quantity rate for the volume of wastewater discharge. Residential accounts are assigned to one of three categories: single family, multiple family (two, three or four dwelling units) and apartment and mobile homes. Each residential customer category has a different volume of wastewater discharge that reflects differences in indoor water use discharged into the sanitary sewer. The

Table 2

Service Category	effective dates >					
	Current	7/1/2015 2015-16	7/1/2016 2016-17	7/1/2017 2017-18	7/1/2018 2018-19	7/1/2019 2019-20
Sewer Service Charges						
Unit Costs Applicable to All Users						
Account Charge, \$/month	na	\$3.53	\$3.79	\$4.01	\$4.22	\$4.44
Volume Rate, \$/HCF		\$0.95	\$1.01	\$1.07	\$1.13	\$1.20
Uniform Charges						
<i>Residential</i>						
Single Family Dwelling Unit, \$/month	\$11.06	\$11.60	\$12.20	\$12.80	\$13.40	\$14.00
Multi Family Dwelling Unit, \$/month	\$11.06	\$10.10	\$10.80	\$11.40	\$12.00	\$12.70
Apartment/Mobile Home Dwelling Unit, \$/month	\$11.06	\$8.90	\$9.50	\$10.00	\$10.60	\$11.10
<i>Nonresidential</i>						
Account Charge, \$/month	\$11.06	\$3.53	\$3.79	\$4.01	\$4.22	\$4.44
Volume Rate, \$/HCF		\$0.95	\$1.01	\$1.07	\$1.13	\$1.20

unit cost components and the volume of wastewater discharge for each residential customer category are used to calculate a different uniform monthly charge for each residential customer category. Monthly charges for individual nonresidential accounts are the sum of the monthly account charge component plus the quantity rate component times the volume of wastewater discharge. The volume of wastewater discharge for nonresidential accounts is equal to metered water use (water use for irrigation or fire protection is not included).

If approved, the new rates and charges will go in effect on July 1, 2015.

D2

RESOLUTION NO. 2015/09

A RESOLUTION OF THE COUNCIL OF THE CITY OF ANTIOCH ADOPTING GUIDELINES FOR THE SUBMISSION AND TABULATION OF PROTESTS IN CONNECTION WITH RATE HEARINGS CONDUCTED PURSUANT TO ARTICLE XIIIID, SECTION 6 OF THE CALIFORNIA CONSTITUTION

WHEREAS, Article XIIIID, Section 6 of the California Constitution requires the Council of the City of Antioch to consider written protests to certain proposed increases to utility charges; and

WHEREAS, this constitutional provision does not offer specific guidance as to who is allowed to submit protests, how written protests are to be submitted, or how the City is to tabulate the protests.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Antioch that when notice of a public hearing with respect to the adoption or increase of water or wastewater charges has been given by the City pursuant to Article XIIIID, Section 6(a) of the California Constitution, the following shall apply:

SECTION 1: Definitions. Unless the context plainly indicates another meaning was intended, the following definitions shall apply in construction of these guidelines.

- A. "Parcel" means a County Assessor's parcel the owner or occupant of which is subject to the proposed charge that is the subject of the hearing.
- B. "Record customer" and "customer of record" mean (i) the person or persons whose name or names appear on the City's records as the person who has contracted for, or is obligated to pay for, utility services to a particular utility account or (ii) another person who demonstrates to the reasonable satisfaction of the City that he, she or it is a tenant of real property directly liable to pay the proposed fee.
- C. A "fee protest proceeding" is not an election, but the City will maintain the confidentiality of protests as provided below and will maintain the security and integrity of protests at all times.

SECTION 2: Notice Delivery. Notice of proposed rates and public hearing shall be as follows:

- A. The City shall give notice of proposed charges via U.S. mail to all customers of record served by the City.

The City will post the notice of proposed charges and public hearing at its official posting sites.

SECTION 3: Protest Submittal.

- A. Any customer of record who is subject to the proposed utility charge that is the subject of the hearing may submit a written protest to the City by:
- Delivery to the Public Works Department Office, 1201 West 4th Street, Antioch, CA during published business hours;
 - Mail to the Public Work's Office at P.O. Box 5007, Antioch, CA 94531-5007, or
 - Personally submitting the protest at the public hearing.
- B. Protests must be received by the end of the public hearing, including those mailed to the City. No postmarks will be accepted; therefore, any protest not actually received by the close of the hearing, whether or not mailed prior to the hearing, shall not be counted.
- C. Emailed, faxed and photocopied protests shall not be counted.
- D. Although oral comments at the public hearing will not qualify as a formal protest unless accompanied by a written protest, the City Council welcomes input from the community during the public hearing on the proposed charges.

SECTION 4: Protest Requirements.

- A. A written protest must include:
- (i) Identification of which proposed charge is the subject of the protest (e.g. water rate, sewer rate or both).
 - (ii) Name of the customer of record who is submitting the protest;
 - (iii) Identity, by street address or utility account number, of the parcel with respect to which the protest is made;
 - (iv) Original signature and legibly printed name of the customer of record who is submitting the protest.
- B. Protests shall not be counted if any of the required elements (i thru iv) outlined in the preceding subsection "A." are omitted.

SECTION 5: Protest Withdrawal. Any person who submits a protest may withdraw it by submitting to the City a written request that the protest be withdrawn. The written request for withdrawal shall be submitted in the same manner as set forth in

Section 3. The withdrawal of a protest shall contain sufficient information to identify the affected parcel and the name of the customer of record who submitted both the protest and the request that it be withdrawn.

SECTION 6: Multiple Customers of Record.

- A. Each customer of record of a parcel served by the City may submit a protest. This includes instances where:
- (i) More than one name appears on the City's records as the customer of record for the parcel, or
 - (ii) A parcel includes more than one record customer, or
 - (iii) Parcels are served via a single utility account, as master-metered multiple family residential units.
- B. Only one protest will be counted per parcel as provided by Government Code Section 53755(b).

SECTION 7: Transparency, Confidentiality, and Disclosure.

- A. To ensure transparency and accountability in the fee protest tabulation while protecting the privacy rights of customers of record, protests will be maintained in confidence until tabulation begins following the public hearing.
- B. Once a protest is opened during the tabulation, it becomes a disclosable public record, as required by state law.

SECTION 8: Validity. The City shall not accept as valid any protest if any of the following is determined to be true:

- A. The protest does not state its opposition to the proposed charges.
- B. The protest does not name the record customer with respect to the parcel identified in the protest as of the date of the public hearing.
- C. The protest does not identify a parcel served by the City that is subject to the proposed charge.
- D. The protest does not bear an original signature of the named record customer with respect to the parcel identified on the protest. Whether a signature is valid shall be entrusted to the reasonable judgment of the City Clerk, who may consult signatures on file with the County Elections Official.
- E. The protest was altered in a way that raises a fair question as to whether the protest actually expresses the intent of a customer of record to protest the charges.

- F. The protest was not received by the City before the close of the public hearing on the proposed charges.
- G. A request to withdraw the protest was received prior to the close of the public hearing on the proposed charges.

SECTION 9: City's Decisions Final. The City's decision that a protest is not valid shall constitute a final action of the City and shall not be subject to any internal appeal.

SECTION 10: Majority Protest.

- A. A majority protest exists if written protests are timely submitted and not withdrawn by the customers of record with respect to a majority (50% plus one) of the parcels subject to the proposed charge.
- B. While the City may inform the public of the number of parcels served by the City when a notice of proposed rates is mailed, the number of parcels with active customer accounts served by the City on the date of the hearing shall control in determining whether a majority protest exists.

SECTION 11: Tabulation of Protests. At the conclusion of the public hearing, the City, with the assistance of consultants as needed, shall tabulate all protests received, including those received during the public hearing, and the results of the tabulation shall be reported to the City Council. If the total number of protests received is insufficient to constitute a majority protest, the City may determine the absence of a majority protest without validating the protests received, but may instead deem them all valid without further examination. Further, if the number of protests received is obviously substantially fewer than the number required to constitute a majority protest, the City may determine the absence of a majority protest without opening the envelopes in which protests are returned.

SECTION 12: Report of Tabulation. If at the conclusion of the public hearing, the City determines that additional time is required to tabulate the protests, then the City Council may adjourn the meeting to allow the tabulation to be completed on another day or days. If so, the City Council shall declare the time and place of tabulation, which shall be conducted in a place where interested members of the public may observe the tabulation, and the City Council shall declare the time at which the meeting shall be resumed to receive and act on the tabulation report.

SECTION 13: This resolution will become effective immediately upon adoption.

* * * * *

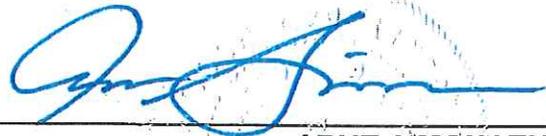
E4

This resolution was introduced and passed by the Council of the City of Antioch at a regular meeting of said Council held on the 24th day of February, 2015, and adopted by the following vote:

AYES: Council Members Wilson, Ogorchock, Tiscareno, Rocha and Mayor Harper

NOES: None

ABSENT: None



ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH



STAFF REPORT TO THE CITY COUNCIL AND HOUSING SUCCESSOR

DATE: Regular Meeting of May 12, 2015

TO: Honorable Mayor and Members of the City Council

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

APPROVED BY: Mitch Oshinsky, Interim Community Development Director *MO*

SUBJECT: 2015-20 Contra Costa Consortium Consolidated Plan and
2015-16 Community Development Block Grant Action Plan

RECOMMENDED ACTION

- 1) It is recommended the City Council adopt the resolution approving the Contra Costa Consortium 2015-2020 Consolidated Plan.
- 2) It is recommended the City Council approve the funding recommendations of the CDBG subcommittee and adopt the Resolution approving the draft fiscal year (FY) 2015-16 Action Plan.
- 3) It is recommended the Housing Successor to the Antioch Development Agency approve the funding recommendations of the CDBG subcommittee and adopt the Resolution approving Housing Successor funding for homeless services outlined in the 2015-16 Annual Action Plan.

STRATEGIC PURPOSE

This action is essential to developing the 2015-20 Community Development Block Grant (CDBG) Consolidated Plan (Strategy I-1 in the Strategic Plan), with the needs analysis, homeless strategy, priority needs and goals that comprise the framework of the Consolidated Plan; and the funding recommendations which comprise the Action Plan to implement the Consolidated Plan in the first year of FY 2015-16.

FISCAL IMPACT

Action #1: The recommended action has no immediate fiscal impact; however, it will guide the funding decisions of approximately \$3,700,000 in future CDBG and other funding over the 2015-20 Consolidated Plan period.

Action #2: The recommended action has no impact to the General Fund, but commits a total of \$1,022,250 in CDBG and Housing Successor Low Income Housing funds to address identified high priority needs of the City in general public services, homeless housing and prevention services, senior and youth services, economic development, infrastructure, housing, and CDBG administration. Committed funds are comprised of:

\$748,610 in 2015-16 CDBG entitlement funds; \$23,640 prior year CDBG funds; \$200,000 Housing Revolving Loan funds; and \$50,000 Housing Successor Low Income Housing funds.

DISCUSSION

Background

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

Each Consortium member prepares a separate analysis of community needs, develops a strategic plan to address those needs, and prepares an annual Action Plan to allocate funding that is guided by, and helps to fulfill the Consolidated Plan. Each Consortium governing body approves the draft Consolidated Plan documents for their jurisdiction, and the Consolidated Plan is submitted as one document to the U.S. Department of Housing and Urban Development (HUD) by May 15, 2015.

The City of Antioch draft Consolidated Plan was advertised in the East Contra Costa Times and made available for public comment on April 11, 2015 on the City's website. The draft Priority Needs and Strategic Plan portions were presented to Council and the Public in a Study Session and Public Hearing on March 24, 2015. Comments received on the Consolidated Plan will be included and presented to Council at tonight's meeting, and will be addressed and submitted to HUD with the Consolidated Plan.

The Consortium must also conduct a periodic Analysis to Impediments to Fair Housing Choice (AI) to identify existing impediments to residents receiving equal and fair access to housing. The AI outlines and guides the City's obligation to affirmatively further fair housing. Usually the Consortium undertakes the development of the five year Consolidated Plan and AI during the same year. However, HUD is in the process of making changes to the AI regulations, so this document will be updated again when the regulations are finalized on the federal level, presumably in FY 2015-16.

Consolidated Plan

The FY 2015-2020 Consolidated Plan preparation involved the assessment of current housing and population needs through the analysis of: available census and other data; five public meetings; an online survey; consultations with service providers, key stakeholders, and City and County staff. The Consortium held a series of four public meetings in various parts of the County, including in Antioch, providing the opportunity to comment on the level of housing and community development needs. Recognizing that not all can attend public hearings and the one-hour hearings are limited in scope, an online survey was developed to describe the level of needs in the community, the

priority of the needs and what can be done to meet the identified needs. Over 500 people from all over Contra Costa County completed these surveys. Council then met on March 24, 2015 to examine the data and prioritize the City's needs.

Council met in Study Session and in a Public Hearing on March 24, 2015 to review the community needs analysis, adopted high priority needs to be funded in the next five-year Consolidated Plan cycle, and established Priority Goals. Adopted priority goal major categories were Affordable Housing (Increasing Supply for Lower Income and Special Needs and Maintain/Preserve Supply), Homeless (Permanent Housing and Prevention), and Non-Homeless Community Development (Public Services, Economic Development, Infrastructure and Administration).

Action Plan

2015-17 Grant Cycle

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

The Consortium held a Grant Kickoff meeting on November 6, 2014 which was widely advertised through a Contra Costa Times display advertisement, and through emailing over 500 nonprofit agencies and interested parties. The meeting was attended by more than 200 persons. Grant applications were filed electronically via the City Data Services system and due on December 15, 2014. Thirty-four (34) applications totaling \$1,370,536 were received.

Council members Mary Rocha and Monica Wilson comprised the CDBG Subcommittee this grant cycle. Agencies were invited to make a 10 minute presentation to the Subcommittee and these presentations occurred on April 1 and 8, 2015, and deliberations were conducted and concluded on April 8th. Careful consideration was given to all applications. Emphasis was placed on funding high priority senior, youth, homeless, and tenant/landlord public services, and no funding was recommended outside of these areas although there were many fine projects that would certainly have been recommended if the City had more funding. The Council subcommittee is recommending funding for 25 programs (74% of those submitted) totaling \$1,022,250 (75% of monies requested).

Funding Available

	15-16 Grant CDBG-EN*	Prior Years Residual Funds	CDBG-RLF**	Housing Successor Funds
Funds Available	\$748,610	\$43,133	\$251,950	
Funds Recommended	\$748,610	\$23,640	\$200,000	\$50,000
Balance	\$0	\$19,493	\$51,950	

*EN = Entitlement

**RLF = Revolving Loan Fund, balance as of 4/8/15

The City of Antioch’s federal CDBG allocation for 2015-16 is \$748,610. This is a slight increase from the FY 2014-15 allocation of \$744,417. All of these funds are recommended for allocation, as well as \$23,640 in CDBG carry-over or residual funds from prior years and \$200,000 in CDBG Housing Revolving Loan Funds. The total amount of CDBG funds recommended for allocation is \$972,250. Also recommended is \$50,000 in Housing Successor (former Antioch Redevelopment Agency) funds to be used for homeless prevention and services.

CDBG Public Services are capped by HUD at 15% of the grant amount plus 15% of the prior year (FY 2014-15) program income. Public Service activities are being recommended at \$118,000 and fall within these parameters. Homeless Public Services activities are being recommended at \$50,000 from the Housing Successor Funds.

Administration of the CDBG program is capped, at 20% of the grant amount plus 20% of the present year (FY 2015-16) program income (estimated to be \$0), or \$179,722. The Subcommittee recommends that Fair Housing Counseling and activities, a HUD requirement, be funded from Administration funds, as is permitted by HUD regulations, in the amount of \$25,000. The remainder of the funds, \$705,000, is recommended for a variety of activities that include Housing, Infrastructure, and Economic Development, as is detailed below.

Priority Goals and Annual 2015-16 Strategies

The 2015-20 Priority Needs, Goals and Strategies to address priority needs in 2015-16 are:

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

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

AH-1.1 2015-16 Strategy – Rental Housing Rehabilitation Program, Housing Authority of Contra Costa County (\$100,000 CDBG-RLF). Project helps property owners rehabilitate their rental housing and places long-term affordability restrictions on the units, ensuring affordability for

lower income households. Rehabilitation supports Code Enforcement Program in identified lower income areas. 3 to 4 households to be served.

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

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

AH-3.1 2015-16 Strategy – Code Enforcement in Lower Income Areas, City of Antioch (\$140,000 CDBG-EN). Program helps to sustain suitable living environments and safe, decent, affordable housing in lower income areas, and helps protect the health, welfare and safety of lower income residents in these areas as well as promoting the maintenance of real property to improve the livability, appearance, social, and economic conditions in these areas. 125 households to be served.

AH-3.2 2015-16 Strategy – Homeowner Housing Rehabilitation (NPP Program), Contra Costa County Department of Conservation and Development (\$100,000 CDBG-RLF). Project helps lower income single-family homeowners to rehabilitate their homes and improve accessibility and livability, especially for elderly and disabled homeowners. Rehabilitation supports Code Enforcement Program in identified lower income areas. 2 to 3 households to be served.

AH-3.3 2015-16 Strategy – Minor Home Repair Grants, Community Energy Services (\$16,360 CDBG-EN. \$23,640 Prior Year, total \$40,000). Project provides minor home repairs at no charge to homeowners to promote health and safety to qualifying low-income households. These repairs may include plumbing, grab bar installation, broken window replacement, repairs of hazardous conditions, and other improvements, averaging \$2,000 per household, that enable residents to have better access to their home. 20 senior/disabled (primarily) households to be served.

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

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

H-1.1 2015-16 Strategy – Adult Continuum of Services, Contra Costa County Behavioral Health Services, Homeless Program (\$10,000 Housing Successor Fund). Program provides 24-hour emergency shelter with wrap-around services to assist homeless persons find appropriate long-term housing, in addition to providing shelter, case management, housing and benefits assistance, meals, laundry facilities, healthcare, mental health services, substance abuse treatment for up to 120-days. 33 homeless persons to be served.

H-1.2 2015-16 Strategy – Runaway Youth Shelter Services, Northern California Family Center (\$5,000 Housing Successor Fund). Program provides homeless youth under age 18 with 24-hour telephone consultation, emergency shelter, food, clothing, and mediation services. 2 homeless youth to be served.

H-1.3 2015-16 Strategy – Emergency Shelter for Battered Women and their Children, STAND! For Families Free of Violence (\$8,000 Housing Successor Fund). Program provides emergency shelter for up to 24 women and their children fleeing domestic violence, as well as comprehensive supportive services, including food, clothing, social and legal advocacy, vocational assistance, child care, housing referrals, and counseling. 8 battered women and their children to be served.

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

H-2.1 2015-16 Strategy – HOPE Plus Homeless Outreach Team, Anka Behavioral Health Inc. (\$6,000 Housing Successor Fund). Program will provides homeless clients having mental health and substance abuse disorders with access to integrated health, mental health, and substance abuse services through contact with Outreach team. Team also provides food, sleeping bags, clothing and transportation to medical care and other homeless assistance programs. 30 homeless persons to be served.

H-2.2 2015-16 Strategy – Reaching Out to the Homeless at Night, Central County Homeless Outreach (\$11,000 Housing Successor Fund). Program provides night time homeless outreach with services including transportation to shelter or other locations, necessities such as blankets, socks, clothing, water, food, toiletries, etc., and assessment of physical and mental condition to offer/provide appropriate assistance. 175 homeless persons to be served.

H-2.3 2015-16 Strategy – Nourishing Lives – Feeding Homeless and At-Risk Households, Loaves and Fishes (\$3,250 CDBG-EN). Program provides hot, nutritious meals Monday through Friday in Antioch dining room, located at 403 West 6th Street, in the surrounding lower income

areas census tracts of 3050.00, 3060.03, 3071.02, and 3072.02. Partnering with other agencies, clients are also offered safety net services such as medical, shelter, and registration for Cal Fresh. 100 persons to be served.

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

Public Services (CD-1 – CD-5)

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

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

CD-2.1 2015-16 Strategy – Seniors: Senior Center Administration and Programs, City of Antioch (\$35,000 CDBG-EN). Program provides lower income Antioch seniors with access to a wide variety of activities and services at the Antioch Senior Center, including hot lunches M-F. Center serves as the hub of senior service delivery, providing space for Contra Costa Senior Legal Services, Lion's Center screening events, Senior Outreach Services Care Management, as well as providing health seminars, computer classes, insurance counseling, educational and recreational opportunities, and much more. 1,000 seniors to be served.

CD-2.2 2015-16 Strategy – Seniors: Legal Services for Older Americans, Contra Costa Senior Legal Services (\$10,000 CDBG-EN). Program provides free legal counseling, advice, representation and litigation services to seniors in connection with their housing, income maintenance, consumer and individual rights, and other elder law issues. 75 seniors to be served.

CD-2.3 2015-16 Strategy – Seniors/Disabled: Independent Living Skills, Lions Center for the Visually Impaired (\$5,000 CDBG-EN). Program provides in-home independent living skills instruction and training to visually impaired adults so they will maintain their independence and avoid institutionalization. 14 disabled persons to be served.

CD-2.4 2015-16 Strategy – Seniors/Disabled: Meals on Wheels, Senior Outreach Services (\$10,000 CDBG-EN). Program delivers seven nutritious meals each week to frail, home bound seniors and disabled adults to help them live at home in safety, comfort, and with dignity for as long as they can. Seniors also benefit from daily health and

wellness checks from volunteer drivers, and ongoing client monitoring through in-home visits by outreach workers. 160 seniors to be served.

CD-2.5 2015-16 Strategy – Seniors: Care Management, Senior Outreach Services (\$10,000 CDBG-EN). Program provides an array of services to help older adults and their families meet long-term care needs. Care managers assist seniors in resolving critical issues affecting their health and wellness, to help them live as independently as possible. Bilingual professionals are trained in gerontology, social work or counseling. 80 seniors to be served.

CD-2.6 2015-16 Strategy – Advocacy in Care Facilities, Ombudsman Services of CCC (\$10,000 CDBG-EN). Program provides dependent adults and elderly residing in long-term care facilities with access to safe and secure environments through the advocacy of trained and certified Ombudsman who investigate abuse and ensure compliance of facilities with Title 22 California Code of Regulations. 650 elderly/disabled persons to be served.

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

CD-3.1 2015-16 Strategy – Youth: Youth Recreational Program Scholarships, City of Antioch (\$15,000 CDBG-EN). Program provides scholarships to 120 youth from lower income Antioch families, allowing them to participate free in healthy sports, fitness, recreation, swimming, and other classes. 120 youth to be served.

CD-3.2 2015-16 Strategy – Youth: Child Sexual Assault Intervention, Community Violence Solutions (\$5,000 CDBG-EN). Program serves child and developmentally disabled individuals who are victims of sexual assault with forensic interviews, advocacy, case management, and mental health services. 20 youth to be served.

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

CD-4.1 2015-16 Strategy – Fair Housing Services Collaborative, Bay Area Legal Aid (\$25,000 CDBG-EN Admin). Program investigates complaints of alleged housing discrimination and provides fair housing counseling services, including advice, mediation and litigation, and outreach and education to residents and landlords. 85 persons to be served.

CD-5: Tenant/Landlord Counseling. Support the investigation and resolution of disagreements between tenants and landlords and to educate both as to their

rights and responsibilities, so as to help prevent people from becoming homeless and to ensure fair housing opportunity.

CD-5.1 2015-16 Strategy – Tenant/Landlord Counseling Services Collaborative, Bay Area Legal Aid (\$15,000 CDBG-EN). Program provides landlord/tenant counseling services and legal services to Antioch tenants and landlords on their rights and responsibilities under federal, state and local housing laws. 150 persons to be served.

Economic Development (CD-6)

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

CD-6.1 2015-16 Strategy – Road to Success for Childcare Businesses, Contra Costa Child Care Council (\$10,000 CDBG-EN). Program benefits lower income residents by providing microenterprise assistance for those who want to maintain or start stable small businesses as licensed home-based family child care providers. 15 businesses to be served.

CD-6.2 2015-16 Strategy – Future Build Pre-Apprenticeship Training, Open Opportunities (\$15,000 CDBG-EN). Program provides 16-weeks of Pre-Apprenticeship training at the Pittsburg Adult Education Center, 1151 Stoneman Ave, for persons ages 18 and older in solar, energy, and construction trades. Core curriculum is developed by the Home Builders Institute and Building Trades Council. Training includes community service benefit projects in city and county parks and facilities, as well as placement services after graduation. 12 persons to be served.

CD-6.3 2015-16 Strategy – Job Training and Placement Program, Opportunity Junction (\$50,000 CDBG-EN). Program integrates computer training with life skills, paid experience, case management and psychological counseling, career counseling and job placement, and long-term ongoing support. Participants enter administrative careers that enable them to become self-sufficient. 10 persons to be served.

Infrastructure (CD-7)

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

CD-7.1 2015-16 Strategy – Downtown Roadway Rehabilitation and Ramps, City of Antioch (\$250,000 CDBG-EN.) Project will improve access for the physically handicapped in the older, lower income downtown areas of Antioch, improving drainage facilities to reduce flooding, rehabilitating roadways and sidewalks and installing handicap

ramps in the area on 7th and 8th Streets between A and G Streets. 3,000 persons in area to benefit.

Administration (CD-8)

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

CD-8.1 2015-16 Strategy – Administration of CDBG Program, City of Antioch (\$124,000 CDBG-EN). Program supports the development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector, and administering federal grant programs in a fiscally prudent manner.

ATTACHMENTS

- A. Resolution Adopting the 2015-20 Contra Costa Consortium Consolidated Plan
- B. Resolution Adopting the one-year Community Development Block Grant 2015-16 Annual Action Plan
- C. Resolution Adopting the one-year Housing Successor Funding for the 2015-16 Annual Action Plan
- D. 2015-16 City of Antioch Proposals Received
- E. FY 2015-20 Consolidated Plan Antioch Priority Goals and 2015-16 Strategies

ATTACHMENT "A"

RESOLUTION NO. 2015/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ADOPTING THE 2015-20 CONTRA COSTA CONSORTIUM CONSOLIDATED PLAN

WHEREAS, the City of Antioch, an entitlement community, receives funds from the U.S. Department of Housing and Urban Development; and

WHEREAS, the City of Antioch participated as a member in the Contra Costa County Consortium in the public participation activities, analysis, and development of the draft FY 2015-2020 Consolidated Plan; and

WHEREAS, the City of Antioch participated as a member in the Contra Costa Consortium and conducted four public hearings to better understand community needs, with meetings held in West, Central East, and far East County, including a Public Hearing in the Antioch City Council Chambers on May 15, 2014 and Public Hearing on June 5, 2014 in Brentwood at the Brentwood Community Center; and

WHEREAS, the City of Antioch solicited public comments from April 10, 2015 to May 12, 2015 by 5:00 PM on the draft FY 2015-2020 Consolidated Plan; and

WHEREAS, the City Council conducted a Study Session and Public Hearing on April 28, 2015 to receive and consider public comments on the draft FY 2015-2020 Consolidated Plan Priority Needs and Goals, and conducted a Public Hearing on May 12, 2015 to receive and consider public comments on the draft FY 2015-20 Consolidated Plan, and has considered all public comments.

NOW THEREFORE BE IT RESOLVED, that the draft FY 2015-2020 Consolidated Plan herein referred and on file in the Office of the City Clerk (incorporated herein by reference), is hereby approved and adopted; and

BE IT FURTHER RESOLVED that the City Manager, or designee, is designated as the City representative to submit the draft FY 2015-2020 Consolidated Plan and all understandings and assurances contained therein, and directs and authorizes said representative to act in connection with the submission and to provide such additional information as may be required.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 12th day of May 2015, by the following vote:

AYES:

NOES:

ABSENT:

ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH

AI

ATTACHMENT "B"

RESOLUTION NO. 2015/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ADOPTING THE ONE-YEAR COMMUNITY DEVELOPMENT BLOCK GRANT 2015-16 ANNUAL ACTION PLAN

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

WHEREAS, the U. S. Department of Housing and Urban Development had notified the City of Antioch that it will receive \$748,610 in CDBG entitlement funds for FY 2015-16; and

WHEREAS, the City has \$43,133 in prior year funds and \$251,950 in CDBG Housing Revolving Loan Funds available to grant in FY 2015-16; and

WHEREAS, FY 2015-16 is the first year of the FY 2015-17 two-year funding cycle, and proposals to provide a wide array of services and programs to benefit lower income persons and areas were solicited by the Contra Costa HOME Consortium according to HUD procurement regulations; and

WHEREAS, the City of Antioch has solicited public comments from April 10 to May 12, 2015 on the draft Action Plan funding recommendations of the Council CDBG Subcommittee; and

WHEREAS, the City Council conducted a Public Hearing on May 12 to receive and consider public comments on the proposed FY 2015-16 Annual Action Plan.

NOW THEREFORE BE IT RESOLVED, that the City Council hereby approves and adopts the funding recommendations of the Council CDBG Subcommittee comprising the draft 2013-14 Action Plan of the 2010-2015 Consolidated Plan, herein referred to and on file in the Office of the City Clerk.

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

BE IT FURTHER RESOLVED, that the City Manager, or his designee, is designated as the City representative to submit the draft FY 2015-2016 Annual Action Plan (Exhibit A) and all understandings and assurances contained therein, and directs and authorizes said representative to act in connection with the submission and to provide such additional information as may be required.

RESOLUTION NO. 2015/**

May 12, 2015

Page 2

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I **HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 12th day of May 2015, by the following vote:

AYES:

NOES:

ABSENT:

ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH

BZ

EXHIBIT A

FY 2015-20 Consolidated Plan Antioch Priority Goals and 2015-16 Strategies							
Applicant	Project Name	Funds Available as of 4/8/15					
		\$ 748,610	\$ 43,133	\$ 251,950	\$ 150,000		
		CDBG-EN	Prior Yr \$	CDBG Hsg RLF	Housing Successor		
Homeless Goals and Strategies (H-1 and H-2)							
H-1 Permanent Housing for Homeless. Further "Housing First" approach to ending homelessness by supporting homeless outreach efforts, emergency shelter, transitional housing, and permanent housing with supportive services to help homeless persons achieve housing stability.							
H-1.1	CCC Behavioral Health Svcs Homeless Prog	Adult Continuum of Services					\$ 10,000
H-1.2	N California Family Center	Runaway Youth Shelter Services					\$ 5,000
H-1.3	STAND! For Families Free of Violence	Emergency Domestic Violence Shelter Services					\$ 8,000
<i>Subtotal Homeless Prevention:</i>			\$ -	\$ -	\$ -		\$ 23,000
H-2 Prevention of Homelessness. Expand existing prevention services including emergency rental assistance, case management, housing search assistance, legal assistance, landlord mediation, money management and credit counseling.							
H-2.1	Anka Behavioral Health,	HOPE Plus Outreach Teams					\$ 6,000
H-2.2	CC Homeless Outreach	Reaching Out to the Homeless					\$ 11,000
H-2.3	Loaves & Fishes of CC	Nourishing Lives	\$ 3,250				
H-2.4	SHELTER, Inc. (CDBG)	Homeless Prevention/Rapid Rehsg					\$ 10,000
<i>Subtotal Homeless Prevention Strategies:</i>			\$ 3,250	\$ -	\$ -		\$ 27,000
Subtotal Homeless Strategies:			\$ 3,250	\$ -	\$ -		\$ 50,000
Non-Housing Community Development Goals and Strategies (CD-1 – CD-8)							
Public Services (CD-1 – CD-5)							
CD-1 General Public Services. Ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons, and ensure access to programs that promote prevention and early intervention related to a variety of social concerns.							
CD-2 Non-Homeless Special Needs. Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as elderly and frail elderly, victims of domestic violence, persons with HIV/AIDS, persons with mental, physical and developmental disabilities, abused children, illiterate adults and migrant farm workers.							
CD-2.1	City of Antioch	Senior Center Administration &	\$ 35,000				
CD-2.2	CC Senior Legal Services	Legal Services for older Americans	\$ 10,000				
CD-2.3	Lions Center	Independent Living Skills	\$ 5,000				
CD-2.4	Senior Outreach Services	Meals on Wheels (MOW)	\$ 10,000				
CD-2.5	Senior Outreach Services	Care Management	\$ 10,000				
CD-2.6	Ombudsman Services CC	Advocacy in Care Facilities	\$ 10,000				
<i>Subtotal Non-Homeless Special Needs Strategies:</i>			\$ 80,000	\$ -	\$ -		\$ -
CD-3 Youth. Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.							
CD-3.1	City of Antioch	Youth Recreational Programs	\$ 15,000				
CD-3.2	Community Violence	CIC Child sexual assault intervention	\$ 5,000				
<i>Subtotal Youth Strategies:</i>			\$ 20,000	\$ -	\$ -		\$ -
CD-4 Fair Housing. Continue to promote fair housing activities and affirmatively further fair housing to eliminate discrimination in housing choice in the City of Antioch.							
CD-4.1	Bay Area Legal Aid	Fair Housg Services Collaborative	\$ 25,000				
<i>Subtotal Fair Housing Strategies:</i>			\$ 25,000	\$ -	\$ -		\$ -
CD-5 Tenant/Landlord Counseling. Support the investigation and resolution of disagreements between tenants and landlords and to educate both as to their rights and responsibilities, so as to help prevent people from becoming homeless and to ensure fair housing opportunity.							
CD-5.1	Bay Area Legal Aid	Tenant Landlord Housing Services	\$ 15,000				
<i>Subtotal Tenant/Landlord Counseling Strategies:</i>			\$ 15,000	\$ -	\$ -		\$ -

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

CD-6.1	CC Child Care Council	Road to Success	\$ 10,000			
CD-6.2	Open Opportunities, Inc	Future Build Pre-Apprenticeship Trng	\$ 15,000			
CD-6.3	Opportunity Junction	Job Training and Placement Program	\$ 50,000			
<i>Subtotal Economic Development Strategies:</i>			\$ 75,000	\$ -	\$ -	\$ -

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

CD-7.1	City of Antioch	Downtown Roadway Rehab &	\$ 250,000			
<i>Subtotal Infrastructure and Accessibility Strategies:</i>			\$ 250,000	\$ -	\$ -	\$ -

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

CD-8.1	City of Antioch	Administration of CDBG Prog	\$ 124,000			
<i>Subtotal Administration Strategies:</i>			\$ 124,000	\$ -	\$ -	\$ -
Subtotal Non-Housing Community Development Strategies:			\$ 589,000	\$ -	\$ -	\$ -

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

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

AH-1.1	Housing Authority of CCC	Rental Rehabilitation Program			\$ 100,000	
<i>Subtotal Rental Housing Strategies:</i>			\$ -	\$ -	\$ 100,000	\$ -

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

<i>Satellite Senior Housing commitment is under this Goal.</i>						
<i>Subtotal Supportive Housing Strategies:</i>			\$ -	\$ -	\$ -	\$ -

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

AH-3.1	City of Antioch	Code Enforcement Lower Income	\$ 140,000			
AH-3.2	CCC Dept of	Neighborhood Preservation Program			\$ 100,000	
AH-3.3	Community Energy	Antioch Minor Home Repair	\$ 16,360	\$ 23,640		
<i>Subtotal Maintain & Preserve Housing Strategies:</i>			<i>\$ 156,360</i>	<i>\$ 23,640</i>	<i>\$ 100,000</i>	<i>\$ -</i>
Subtotal Affordable Housing Strategies:			\$ 156,360	\$ 23,640	\$ 200,000	\$ -
Total Each Funding Source:			\$ 748,610	\$ 23,640	\$ 200,000	\$ 50,000
TOTAL ALL FUNDING SOURCES:			\$1,022,250.00			

ATTACHMENT "C"

RESOLUTION NO. 2015/**

RESOLUTION OF THE HOUSING SUCCESSOR TO THE ANTIOCH DEVELOPMENT AGENCY APPROVING THE ALLOCATION OF \$50,000 FOR HOMELESS PROGRAMS DURING THE FISCAL YEAR 2015-2016

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

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

WHEREAS, FY 2015-16 is the first year of the FY 2015-17 two-year funding cycle, and proposals to provide a wide array of services and programs to benefit lower income persons and areas were solicited by the Contra Costa HOME Consortium according to HUD procurement regulations; and

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

WHEREAS, the City of Antioch has solicited public comments from April 10 to May 12, 2015 on the draft Action Plan funding recommendations of the Council Subcommittee; and

WHEREAS, the Subcommittee recommends funding in the amount of \$50,000 from the Housing Asset Fund be used for Homeless services; as follows: Adult Continuum of Services, Contra Costa County Behavioral Health Services, Homeless Program (\$10,000); Shelter for Runaway Youth, Northern California Family Center (\$5,000); Emergency Shelter for Battered Women and their Children, STAND! For Families Free of Violence (\$8,000); HOPE Plus Homeless Outreach Team, Anka Behavioral Health Inc. (\$6,000); Reaching Out to the Homeless at Night, Central County Homeless Outreach (\$11,000); and SHELTER Inc., Emergency Housing and Homeless Services (\$10,000), and

WHEREAS, the Housing Successor met on May 12, 2015, to consider the Subcommittee's recommendations and solicit public input on the proposed FY 2015-16 Annual Action Plan; and

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

NOW THEREFORE IT BE RESOLVED that the Housing Successor to the Antioch Development Agency does hereby designate \$50,000.00 in Housing Asset funds for Homeless housing and prevention programs indicated above.

RESOLUTION NO. 2015/**

May 12, 2015

Page 2

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I **HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the City Council of the City of Antioch as the Housing Successor to the Antioch Development Agency at a regular meeting thereof, held on the 12th day of May 2015, by the following vote:

AYES:

NOES:

ABSENT:

ARNE SIMONSEN
CITY CLERK OF THE CITY OF ANTIOCH

CZ

ATTACHMENT "D"

2015-16 City of Antioch Proposals Received

Applicant	Project Name	Antioch	Total Budget	% CDBG	
PUBLIC SERVICES					
GENERAL Public Services					
1	Bay Area Legal Aid (BayLegal)	Tenant Landlord Housing Services Collab	\$ 15,000	\$194,466	8%
2	Bay Area Legal Aid (BayLegal)	Hsg Services Collaborative - Fair Housing	\$ 30,000	\$105,058	29%
3	Cancer Support Community	East County Center for Cancer Support	\$ 10,000	\$360,000	3%
4	Contra Costa Crisis Center	Crisis / 211 Contra Costa	\$ 10,000	\$1,089,509	1%
5	Opportunity Junction	Bay Point Career Development Services	\$ 10,000	\$174,745	6%
6	Opportunity Junction	Technology Center	\$ 20,000	\$76,694	26%
7	St. Vincent de Paul of CCC	RotaCare Pittsburg Free Medical Clinic	\$ 10,000	\$130,792	8%
Subtotal:			\$ 105,000	\$2,131,264	
HOMELESS & HOMELESS PREVENTION Public Services					
8	Anka Behavioral Health, Inc.	HOPE Plus	\$ 6,331	\$188,609	3%
9	Northern California Family Center	Runaway Shelter Services	\$ 10,000	\$220,000	5%
10	CC Homeless Outreach	Reaching Out to the Homeless	\$ 11,025	\$193,600	6%
11	CCC Behavioral Health Svcs Homeless	Adult Continuum of Services	\$ 15,000	\$2,067,741	1%
12	Loaves and Fishes of Contra Costa	Nourishing Lives	\$ 15,000	\$947,263	2%
13	SHELTER, Inc. (CDBG)	Homeless Prevention/Rapid Rehousing	\$ 10,000	\$792,660	1%
14	STAND! For Families Free of Violence	Rollie Mullen Center - Emergency Shelter	\$ 10,000	\$518,718	2%
Subtotal:			\$ 77,356	\$4,928,591	
SENIOR Public Services					
15	City of Antioch	Senior Center Administration & Programs	\$ 35,000	\$240,465	15%
16	Contra Costa Senior Legal Services	Legal Services for older Americans	\$ 10,000	\$467,500	2%
17	Lions Center for the Visually Impaired	Independent Living Skills	\$ 10,000	\$482,951	2%
18	Meals On Wheels/Senior Outreach Services	Meals on Wheels (MOW)	\$ 15,000	\$530,566	3%
19	Meals On Wheels/Senior Outreach Services	Care Management	\$ 15,000	\$349,585	4%
20	Monument Crisis Center	Nutrition & Community Resources-Seniors	\$ 20,000	\$2,014,620	1%
21	Ombudsman Services of Contra Costa	Advocacy in Care Facilities	\$ 10,000	\$292,665	3%
Subtotal:			\$ 115,000	\$4,378,352	
YOUTH Public Services					
22	City of Antioch	Youth Recreational Programs	\$ 15,000	\$15,000	100%
23	Community Violence Solutions (CVS)	CIC Child sexual assault intervention	\$ 8,500	\$448,000	2%
Subtotal:			\$ 23,500	\$463,000	
ECONOMIC DEVELOPMENT					
24	Antioch Chamber Community Foundation	SBIC NxLevel Small Business Training	\$ 15,000	\$15,000	100%
25	Contra Costa Child Care Council	Road to Success	\$ 15,000	\$289,651	5%
26	Open Opportunities, Inc	Future Build Pre-Apprenticeship Trng	\$ 19,280	\$349,596	6%
27	Opportunity Junction	Job Training and Placement Program	\$ 100,000	\$853,855	12%
28	Workforce Development Board of CCC	Small Business Development Center (SBDC)	\$ 15,000	\$400,000	4%
Subtotal:			\$ 164,280	\$1,908,102	
INFRASTRUCTURE & PUBLIC FACILITIES					
29	Anka Behavioral Health, Inc.	Facility Rehabilitation Homeless	\$ 35,400	\$320,500	11%
30	City of Antioch	Downtown Roadway Rehabilitation/Ramps	\$ 300,000	\$300,000	100%
Subtotal:			\$ 335,400	\$620,500	
HOUSING					
31	City of Antioch	Code Enforcement Lower Income Areas	\$ 150,000	\$250,000	60%
32	CCC Dept of Conservation & Dev.	Neighborhood Preservation Program	\$ 150,000	\$150,000	100%
33	Community Energy Services Corporation	Antioch Minor Home Repair	\$ 50,000	\$50,000	100%
34	Housing Authority of CCC (HACCC)	City of Antioch Rental Rehabilitation Program	\$ 200,000	\$200,000	100%
Subtotal:			\$ 550,000	\$650,000	
TOTAL -			\$ 1,370,536	\$15,079,809	

Total estimated 2015-16 HUD CDBG Grant to City of Antioch \$ 748,610

Minus Administration \$ (149,722)

Available for allocation to above projects \$ 598,888

Amount unable to be funded by Antioch CDBG \$ 771,648

D1

ATTACHMENT "E"

FY 2015-20 Consolidated Plan Antioch Priority Goals and 2015-16 Strategies							
Applicant	Project Name	Funds Available as of 4/8/15					
		\$ 748,610	\$ 43,133	\$ 251,950	\$ 150,000		
		CDBG-EN	Prior Yr \$	CDBG Hsg RLF	Housing Successor		
Homeless Goals and Strategies (H-1 and H-2)							
H-1 Permanent Housing for Homeless. Further "Housing First" approach to ending homelessness by supporting homeless outreach efforts, emergency shelter, transitional housing, and permanent housing with supportive services to help homeless persons achieve housing stability.							
	H-1.1	CCC Behavioral Health Svcs Homeless Prog	Adult Continuum of Services				\$ 10,000
	H-1.2	N California Family Center	Runaway Youth Shelter Services				\$ 5,000
	H-1.3	STAND! For Families Free of Violence	Emergency Domestic Violence Shelter Services				\$ 8,000
<i>Subtotal Homeless Prevention:</i>				\$ -	\$ -	\$ -	\$ 23,000
H-2 Prevention of Homelessness. Expand existing prevention services including emergency rental assistance, case management, housing search assistance, legal assistance, landlord mediation, money management and credit counseling.							
	H-2.1	Anka Behavioral Health,	HOPE Plus Outreach Teams				\$ 6,000
	H-2.2	CC Homeless Outreach	Reaching Out to the Homeless				\$ 11,000
	H-2.3	Loaves & Fishes of CC	Nourishing Lives	\$ 3,250			
	H-2.4	SHELTER, Inc. (CDBG)	Homeless Prevention/Rapid Rehsg				\$ 10,000
<i>Subtotal Homeless Prevention Strategies:</i>				\$ 3,250	\$ -	\$ -	\$ 27,000
Subtotal Homeless Strategies:				\$ 3,250	\$ -	\$ -	\$ 50,000
Non-Housing Community Development Goals and Strategies (CD-1 – CD-8)							
Public Services (CD-1 – CD-5)							
CD-1 General Public Services. Ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons, and ensure access to programs that promote prevention and early intervention related to a variety of social concerns.							
CD-2 Non-Homeless Special Needs. Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as elderly and frail elderly, victims of domestic violence, persons with HIV/AIDS, persons with mental, physical and developmental disabilities, abused children, illiterate adults and migrant farm workers.							
	CD-2.1	City of Antioch	Senior Center Administration &	\$ 35,000			
	CD-2.2	CC Senior Legal Services	Legal Services for older Americans	\$ 10,000			
	CD-2.3	Lions Center	Independent Living Skills	\$ 5,000			
	CD-2.4	Senior Outreach Services	Meals on Wheels (MOW)	\$ 10,000			
	CD-2.5	Senior Outreach Services	Care Management	\$ 10,000			
	CD-2.6	Ombudsman Services CC	Advocacy in Care Facilities	\$ 10,000			
<i>Subtotal Non-Homeless Special Needs Strategies:</i>				\$ 80,000	\$ -	\$ -	\$ -
CD-3 Youth. Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.							
	CD-3.1	City of Antioch	Youth Recreational Programs	\$ 15,000			
	CD-3.2	Community Violence	CIC Child sexual assault intervention	\$ 5,000			
<i>Subtotal Youth Strategies:</i>				\$ 20,000	\$ -	\$ -	\$ -
CD-4 Fair Housing. Continue to promote fair housing activities and affirmatively further fair housing to eliminate discrimination in housing choice in the City of Antioch.							
	CD-4.1	Bay Area Legal Aid	Fair Housg Services Collaborative	\$ 25,000			
<i>Subtotal Fair Housing Strategies:</i>				\$ 25,000	\$ -	\$ -	\$ -
CD-5 Tenant/Landlord Counseling. Support the investigation and resolution of disagreements between tenants and landlords and to educate both as to their rights and responsibilities, so as to help prevent people from becoming homeless and to ensure fair housing opportunity.							
	CD-5.1	Bay Area Legal Aid	Tenant Landlord Housing Services	\$ 15,000			
<i>Subtotal Tenant/Landlord Counseling Strategies:</i>				\$ 15,000	\$ -	\$ -	\$ -

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

CD-6.1	CC Child Care Council	Road to Success	\$ 10,000			
CD-6.2	Open Opportunities, Inc	Future Build Pre-Apprenticeship Trng	\$ 15,000			
CD-6.3	Opportunity Junction	Job Training and Placement Program	\$ 50,000			
<i>Subtotal Economic Development Strategies:</i>			\$ 75,000	\$ -	\$ -	\$ -

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

CD-7.1	City of Antioch	Downtown Roadway Rehab &	\$ 250,000			
<i>Subtotal Infrastructure and Accessibility Strategies:</i>			\$ 250,000	\$ -	\$ -	\$ -

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

CD-8.1	City of Antioch	Administration of CDBG Prog	\$ 124,000			
<i>Subtotal Administration Strategies:</i>			\$ 124,000	\$ -	\$ -	\$ -
Subtotal Non-Housing Community Development Strategies:			\$ 589,000	\$ -	\$ -	\$ -

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

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

AH-1.1	Housing Authority of CCC	Rental Rehabilitation Program			\$ 100,000	
<i>Subtotal Rental Housing Strategies:</i>			\$ -	\$ -	\$ 100,000	\$ -

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

<i>Satellite Senior Housing commitment is under this Goal.</i>						
<i>Subtotal Supportive Housing Strategies:</i>			\$ -	\$ -	\$ -	\$ -

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

AH-3.1	City of Antioch	Code Enforcement Lower Income	\$ 140,000			
AH-3.2	CCC Dept of	Neighborhood Preservation Program			\$ 100,000	
AH-3.3	Community Energy	Antioch Minor Home Repair	\$ 16,360	\$ 23,640		
<i>Subtotal Maintain & Preserve Housing Strategies:</i>			\$ 156,360	\$ 23,640	\$ 100,000	\$ -
Subtotal Affordable Housing Strategies:			\$ 156,360	\$ 23,640	\$ 200,000	\$ -
Total Each Funding Source:			\$ 748,610	\$ 23,640	\$ 200,000	\$ 50,000
TOTAL ALL FUNDING SOURCES:				\$1,022,250.00		



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of May 12, 2015

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Nancy Kaiser, Parks and Recreation Director *Nancy Kaiser*

APPROVED BY: Steve Duran, City Manager

SUBJECT: **DISCUSS AND APPROVE THE UPDATE TO THE CITYWIDE SPECIAL EVENT POLICY**

RECOMMENDED ACTION

It is recommended that the City Council discuss and approve an update to the citywide Special Event Policy and direct staff to implement effective July 1, 2015.

STRATEGIC PURPOSE

Strategy F-1: Improve the City's Business Processes
Improve customer services

Strategy F-6: Create and Implement a Marketing Campaign for Antioch
Obtain funding for downtown events

Strategy J-1: Increase Use of City's facilities and programs
Build awareness of programs, services and community events

Special events are important gatherings in the community that remind us of Antioch's rich heritage. They strengthen civic pride and support the efforts of businesses and organizations. It is the City's goal to assist event organizers in planning a safe and successful event with minimal adverse impacts upon our citizens or neighborhoods surrounding the event.

FISCAL IMPACT

The City currently supports four city-wide events annually by providing staff, services and supplies. The funds are identified in various department budgets and approved by City Council in June of each year. Antioch does not have staff or funding capacity to increase the number of events supported or sponsored by the City. Updating the policy provides clear direction for interested parties coordinating events in Antioch including permits, fees, and requests for service. Additional events that are approved without fees for service will impact City budgets.

DISCUSSION

City-wide events and activities are positive indicators of a vibrant community. They bring residents together to celebrate heritage, history and culture and they foster community stewardship. Generally, any activity organized by an individual, group, or outside entity that involves the use of, or having an impact upon, public property, public facilities, parks, sidewalks, and street areas, should seek a permit and obtain approval to conduct the event or activity.

Over the last two decades, Antioch residents have enjoyed a wide variety of events and civic celebrations. Currently, the City supports four civic events with staff assistance, supplies and services. The cost for these events is embedded within various department budgets, which are approved by City Council each year. The level of service provided at this time for city-wide events is the maximum level of support the City is able to afford. Additional city-wide events and activities must pay fees for the services rendered by the City, such as police and public works.

The recommended policy update requires that all event organizers secure an approved permit from the City, including the existing four standard events noted. The permit application must be submitted at least ninety days in advance of the activity. The policy includes a permit application fee to improve the review and approval process.

The City requires permits for other events and functions including but not limited to block parties, and events on private property. These permits and their related fees are referenced in the recommended policy update to create a "one-stop shopping" service, which is a goal of the Antioch Strategic Plan – to improve customer service by improving the City's business processes. Staff will develop the application packet for event permits in a clear and concise manner. The permit application will require event planning information in order for staff to advise on items including but not limited to insurance, accessibility for all participants, vendor sales, and alcohol licenses.

The Special Event Policy update provides direction to applicants interested in requesting City sponsorship for events or activities. The recommended policy states that only the City Council has authority to approve requests for sponsorship, funding, fee waivers, and/or services. The policy also outlines the process for submitting a request.

- All requests for fee waivers and/or sponsor funds must be submitted on a City application form.
- All requests must be submitted before March 1st for the following Fiscal Year (July 1 – June 30)
- All requests will be reviewed during the annual Budget approval process.

Direct and specific funding for the four standard events (July 4th, Veteran's Day, Holiday DeLites, Memorial Day) is not budgeted. Only City staff overtime is budgeted for these events. Event coordinators planning these events will need to submit an application for sponsorship if they seek any support beyond the City services currently approved; staff will develop the sponsorship application. The City Council did approve a \$15,000 City contribution toward fireworks for the 2015 Fourth of July Celebration, which will be expended in fiscal year 2014-15, prior to the event.

Staff is not recommending that the City provide any future funding beyond the already budgeted overtime for the four standard events until such time as the City's two year budget is not in deficit.

An event or program that is organized by a City of Antioch department is considered a City Program and is exempt from the need to apply for a special event permit. The funds and resources required to implement City events and programs are included in department budgets. Private rental agreements for the use of City of Antioch Parks and Recreation facilities for the purpose of a private function or group use are not included in this event policy.

ATTACHMENT

1. Special Event Policy
2. Summary of Expenditures for Current City Supported Events

ATTACHMENT 1
CITY OF ANTIOCH
SPECIAL EVENT POLICY



Introduction

Special events are important gatherings in the community that remind us of Antioch's rich heritage. Special events strengthen civic pride and support the efforts of businesses and organizations. It is the City's goal to assist event organizers in planning a safe and successful event with minimal adverse impacts upon our citizens or neighborhoods surrounding the event.

Generally, any activity organized by an individual, group, or outside entity that involves the use of, or having an impact upon, public property, public facilities, parks, sidewalks, and street areas, requires a permit. Events that take place on private property also require a permit. Special events are generally significant in scale and often involve an invitation to the community at large.

Definitions

There are two types of special events: Community Special Events and Professional Special Events.

- 1) Community Special Events are those events organized for the main purpose of benefiting the local community, and where no individual or group receives a monetary gain for coordinating the event.
- 2) Professional Special Events are those events organized for the main purpose of producing a financial benefit for an individual or organization.

Special events are labeled and described in many different ways. Commonly known events include festivals, parades, performances, competitions, running and walking events, and concerts. This list does not represent a complete list of event descriptions.

Community and Professional Special Events change over time and they all require a permit. Individuals, organizations, and businesses interested in hosting functions in the City of Antioch should begin by submitting a permit application. City staff will provide direction to the applicant for completing the permit process, including the need to secure additional permits (fire and health, for example) and pay all fees applicable to the nature of the event. Special event permits can be found on the City of Antioch website

<http://www.ci.antioch.ca.us>

Outdoor events that are organized and conducted on private property must receive an approved Administrative Use Permit from the Community Development Department. Contact the Department at (925) 779-7035. The application can also be found on the City of Antioch website using this link:

<http://www.ci.antioch.ca.us/CityGov/CommDev/PlanningDivision/CommercialInfo.htm#Dapp>

Events that support economic development or business functions such as television or motion film production, still photography, peddler's fairs, or farmer's markets should

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CITY OF ANTIOCH
SPECIAL EVENT POLICY



contact the City of Antioch, Economic Development Office at (925) 779-6168 before completing their application.

Street closures that are intended for neighborhood residents only, such as a block party, require a permit. The temporary use of private property in a manner that varies from its current land use also requires a permit. Information about the application process, permits, and fees can be obtained by contacting the Antioch Community Development Department at (925) 779-7035. Applications for a neighborhood block party can be found using this link: <http://ci.antioch.ca.us/CityGov/Police/BlockPartyApplication.pdf>

Private rental agreements for the use of City of Antioch Parks and Recreation facilities for the purpose of a private function or group use are not included in this event policy. Please contact the Recreation Department at (925) 776-3050. Applications for reservable facilities can also be found on the City of Antioch website:

<http://ci.antioch.ca.us/Recreation/facility-rentals.asp>

<http://ci.antioch.ca.us/Recreation/parks.asp>

An event or program that is organized by a City of Antioch department is considered a City Program and is exempt from the need to apply for a special event permit.

Guidelines

In order to plan a safe and successful event while being mindful of the needs of the surrounding community, there are various departments within the City of Antioch that review all special event applications. It is intended that the application provides a simplified process for both the event organizers and the city representatives. Depending upon the nature and size of individual events, the event planner may need to comply with other department requirements and other federal, state and county regulations in addition to completing a City of Antioch application.

Some of these requirements are entirely the applicant's responsibility including taxation and revenue reporting. For example, if there is any intent to sell any product during your event, sales tax must be collected and reported unless otherwise exempted by state or federal law. Insurance may be another requirement the applicant must provide.

If any event serves or sells alcohol the applicant will need to comply with all the rules and regulations issued by the Department of Alcohol and Beverage Control. Events must also comply with accessibility requirements to ensure that all citizens can participate.

A Special Event Permit Application must be completed in full and submitted to the City at least ninety (90) days prior to the event date, and no more than one (1) year in advance of the event date. Applications are accepted on a first-come, first-served basis. A \$50 non-refundable application fee must be paid upon submission of all completed applications. Additionally, a photo copy of the applicant/responsible party's ID is required.

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SPECIAL EVENT POLICY



Incomplete applications will not be accepted and will delay processing which could affect the availability of the preferred event date or location. Use NA for “not applicable” to questions or sections that do not apply to the event. Upon receiving a completed application, ID and application fee, a representative from the City of Antioch will contact the applicant.

The City of Antioch is committed to keeping this community vibrant and engaging. The river, the historic district, golf course, parks & open spaces, and abundant retail possibilities contribute to a memorable experience for residents and visitors alike. The City appreciates all interests in conducting a special event, and adding to a sense of community.

City Support and Sponsorship

The City of Antioch responds to requests for City support for special events and community activities that take place in Antioch. These guidelines set forth the criteria for application to the City.

The City supports up to four key community events each year by providing staff support, such as Police Services and Public Works equipment for the event. These standard events are included in the annual budget approved by the Antioch City Council and are known as the July 4th Parade & Fireworks, Veteran’s Day Parade, Holiday Delites, and the Memorial Day Parade.

New requests for City financial sponsorship and support, as well as requests for additional services for the standard events, must use the Sponsor Application Form. Requests must be submitted before March 1st in order to be considered for the next fiscal year (July 1 – June 30). All requests will be reviewed during the annual Budget approval process.

As a primary purpose of the City of Antioch is to lead and unify our diverse community and enhance the quality of life, all applicants must detail how the proposed event will strengthen civic pride and boost economic development.

The City will review the application based on the following guidelines.

1. The four standard community events will be supported with Police and Public Works services based upon available funds approved in the City’s annual budget (July 4th Parade & Fireworks, Veteran’s Day Parade, Holiday Delites, Memorial Day Parade).
2. City Council approval is required for the following:
 - a. Public events requesting a direct City sponsorship of City funds;
 - b. Public events requesting estimated expenditures for staff time, City supplies or equipment, or a waiver of fees; and
 - c. Use of City’s name or logo branding materials for fundraising or donation purposes.

ATTACHMENT 1
CITY OF ANTIOCH
SPECIAL EVENT POLICY



The City budget does not include dedicated funds for sponsoring special events and community activities. Financial sponsorships and other support may only be available after all essential City services are funded and approved during the regular annual budget approval process. Budget adjustments are required for events that the City Council approves to receive City support or financial sponsorship beyond those approved during the annual budget process.

DRAFT

ATTACHMENT 2

City of Antioch – Budgeted Expenditures for Community Events

Event Name	Public Works Department Costs	Police Department Costs
Memorial Day Parade	\$725.00	Officers (2) 4 hours Holiday OT each Reserve Officers (2) 4 hours each
Total cost \$1,855		\$1,130.00
Veterans' Day Parade	\$2,252.00	Sergeant (1) 4 hours Holiday OT Reserve Officers (1) 4 hours Explorers (2) 4 hours each \$0.00 VIPS (8) 4 hours each \$0.00
Total cost \$2,917		\$665.00
Holiday Delites with parade, tree lighting and some vendors	\$1,986.00	Sergeant (1) 4 hours Reserve Officer (1) 4 hours VIPS (5) \$0.00
Total cost \$2,401		\$415.00
Fourth of July Celebration downtown including fireworks	\$8,084.00	Lieutenant (1) 10 hours (Holiday) Sergeant (2) 8 hrs each (Holiday OT) Corporal (2) 8 hrs each (Holiday OT) Police Officers (Modified Event) (18) 8 hours each (Holiday OT) Reserves (2) 8 hrs each VIPS (5) \$0.00 Explorers (5) \$0.00
Total cost \$28,557		\$20,473.00