



Council Chambers
200 H Street
Antioch, CA 94509

Closed Session - 6:15 P.M.
Regular Meeting - 7:00 P.M.

ANNOTATED AGENDA

for

October 9, 2018

Antioch City Council
Regular Meeting

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

Arne Simonsen, CMC, City Clerk
James D. Davis, City Treasurer

Ron Bernal, City Manager
Derek Cole, Interim City Attorney

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Council meetings are televised live on Comcast Channel 24

Notice of Availability of Reports

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

Notice of Opportunity to Address Council

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

6:15 P.M. ROLL CALL – CLOSED SESSION – for Council Members – *All Present*

PUBLIC COMMENTS for Closed Session – *None*

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: Nickie Mastay and Glenn Berkheimer; Employee organization: Treatment Plant Employees' Association (TPEA).

Direction provided to Labor Negotiators

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

PLEDGE OF ALLEGIANCE

1. **PROCLAMATION**

STAFF REPORT

- Freedom from Workplace Bullies Week, October 14 – 20, 2018

Approved, 5/0

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

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

- *BOARD OF ADMINISTRATIVE APPEALS, ALTERNATE MEMBER*
- *SALES TAX CITIZENS' OVERSIGHT COMMITTEE*

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

CITY COUNCIL COMMITTEE REPORTS

MAYOR'S COMMENTS

2. CONSENT CALENDAR

A. APPROVAL OF COUNCIL MINUTES FOR SEPTEMBER 25, 2018

STAFF REPORT

Approved, 5/0

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

B. APPROVAL OF COUNCIL WARRANTS

Approved, 5/0

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

STAFF REPORT

C. DENIAL OF APPLICATION FOR A LATE CLAIM: FLORENCE JONES

Approved, 5/0

Recommended Action: It is recommended that the City Council deny the application for a late claim filed by Florence Jones.

STAFF REPORT

D. RESOLUTION AUTHORIZING A COOPERATIVE AGREEMENT WITH DELTA DIABLO RELATED TO THE PROPOSED BRACKISH WATER DESALINATION PROJECT (P.W. 694)

Reso No. 2018/123 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt a resolution amending the fiscal year 2018/2019 Capital Improvements budget to increase Water Enterprise funding for the Brackish Water Desalination Project by \$100,000 and authorize the City Manager to execute a Cooperative Agreement with Delta Diablo related to the proposed Brackish Water Desalination Project.

STAFF REPORT

E. RESOLUTION TO TERMINATE THE SOLAR REMOTE POWER PURCHASE AGREEMENT WITH NRG RENEW (P.W. 699)

Reso No. 2018/124 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt a resolution acknowledging the termination of the Solar Remote Power Purchase Agreement with NRG Renew.

STAFF REPORT

F. BID AWARD – BACKFLOW MATERIALS AND PARTS

Reso No. 2018/125 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt a resolution approving the Water Distribution and Service Materials bid award, and authorizing the City Manager to execute agreements with R&B Company in an amount not to exceed \$125,000 per fiscal year and Backflow Distributors, Inc. in an amount not to exceed \$40,000 per fiscal year for fiscal years 2018/2019, 2019/2020 and 2020/2021.

STAFF REPORT

CONSENT CALENDAR – Continued

- G.** THIRD AMENDMENT TO THE SOLIDS MANAGEMENT EQUIPMENT RENTAL AGREEMENT WITH KARL NEEDHAM ENTERPRISES, INC.

Reso No. 2018/126 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt a resolution approving the Third Amendment to the Solids Management Equipment Rental Agreement with Karl Needham Enterprises, Inc. (KNE), in the amount not to exceed \$400,000 per fiscal year, and extend the contract for an additional one year and six months, beginning January 1, 2019 through June 30, 2021.

STAFF REPORT

- H.** RESOLUTION AMENDING THE SEPTEMBER 24, 2018 MASTER FEE SCHEDULE TO CORRECT LANGUAGE RELATED TO THE WATER FEE SCHEDULE

Reso No. 2018/127 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt a resolution amending the September 24, 2018 Master Fee Schedule to correct language in the water meter size information and to clarify labor and material fees related to single family residential water meter installations.

STAFF REPORT

- I.** ESTABLISHMENT OF A MASSAGE ESTABLISHMENT REGISTRATION FEE AND MASSAGE ESTABLISHMENT REGISTRATION RENEWAL FEE

Reso No. 2018/128 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt a resolution amending the Master Fee Schedule to assign Massage Establishment Registration Fees and Massage Establishment Registration Renewal Fees with corresponding values.

STAFF REPORT

PUBLIC HEARING

- 3.** QUAIL COVE SUBDIVISION (PD-15-02)

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

Reso No. 2018/129 adopted, 5/0

1) Adopt the Resolution approving the Quail Cove Initial Study and Mitigated Negative Declaration.

To 10/23/18 for adoption, 5/0

2) Introduce the Ordinance for a zoning map amendment from Planned Development District (PD) to Planned Development District (PD-15-02).

Reso No. 2018/130 adopted, 5/0

3) Adopt the Resolution approving a Vesting Tentative Map/Final Development Plan subject to conditions of approval.

STAFF REPORT

COUNCIL REGULAR AGENDA

4. PLANNING COMMISSION APPOINTMENTS

Reso No. 2018/131 adopted appointing Manuel L. Soliz, Jr., to the one partial-term vacancy, expiring October 2020, 5/0

Recommended Action: It is recommended that the Mayor nominate and Council appoint by resolution one member to the Planning Commission for one partial-term vacancy expiring October 2020.

STAFF REPORT

5. SHELTER CRISIS

Reso No. 2018/132 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt a resolution declaring a shelter crisis in the City of Antioch.

STAFF REPORT

6. ORDINANCE AMENDING TITLE 3, CHAPTER 2 OF THE ANTIOCH MUNICIPAL CODE TO UPDATE PROCEDURES REGARDING SIGNATURES

To 10/23/18 for adoption, 5/0

Recommended Action: It is recommended that the City Council enact an Ordinance amending Antioch Municipal Code Section 3-2.01 to update procedures regarding Signatures.

STAFF REPORT

PUBLIC COMMENT

STAFF COMMUNICATIONS

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

ADJOURNMENT – 8:01 p.m.



FREEDOM FROM WORKPLACE BULLIES WEEK
OCTOBER 14 – 20, 2018

WHEREAS, The City of Antioch has an interest in promoting the social and economic well-being of its citizens, employees, and employers; and

WHEREAS, That well-being depends upon the existence of healthy and productive employees working in safe and abuse-free work environments; and

WHEREAS, Research has documented the stress-related health consequences for individuals caused by exposure to abusive work environments; and

WHEREAS, Abusive work environments are costly for employers, with consequences including reduced productivity, absenteeism, turnover, and injuries; and

WHEREAS, Protection from abusive work environments should apply to every worker, and not limited to legally protected class status based only on race, color, gender, national origin, age, or disability.

NOW, THEREFORE, I, SEAN WRIGHT, Mayor of the City of Antioch, do hereby proclaim October 14 – 20, 2018 as “FREEDOM FROM WORKPLACE BULLIES WEEK” and commend the California Healthy Workplace Advocates and the Workplace Bullying Institute, which raises awareness of the impacts of, and solutions for, workplace bullying in California and the U.S.; and encourages all citizens to recognize this special observance.

OCTOBER 9, 2018

SEAN WRIGHT, Mayor

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

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

**September 25, 2018
Council Chambers**

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

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

Mayor Wright announced Councilmembers Wilson and Thorpe are out of town, on City business, at a Tri Delta conference.

PLEDGE OF ALLEGIANCE

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

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

Leslie May, Contra Costa County Mental Health Commission, requested Council support her efforts to acquire services for the mentally ill, in Antioch. She asked that Council attend executive committee meetings to show interest and convey the strain this matter has had on Police Services.

Mayor Wright thanked Ms. May for advocating on behalf of the City of Antioch.

ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

City Clerk Simonsen announced the following Board and Commission openings:

- Board of Administrative Appeals: One (1) Alternate vacancy; deadline date is October 19, 2018
- Sales Tax Citizens' Oversight Committee: Two (2) vacancies; deadline date is October 19, 2018

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

PUBLIC COMMENTS

Erika Raulston, Antioch resident, expressed concern regarding criminal activity and homeless issues occurring in her neighborhood. She requested Council make these issues a priority.

Ralph Hernandez, Antioch resident, spoke in opposition to Measure W and challenged proponents of the Measure to a public debate, at a neutral location, and with a neutral moderator.

Stephanie Lopez, Antioch resident, discussed the need for additional Police Officers to address blight, criminal activity and homeless issues.

COUNCIL SUBCOMMITTEE REPORTS

Councilmember Ogorchock reported on her attendance at the League of California Cities Annual Conference.

Mayor Wright reported on his attendance at the TRANSPLAN meeting.

City Clerk Simonsen reported on his attendance at the League of California Cities Annual Conference.

MAYOR'S COMMENTS

Mayor Wright thanked all those who represented the City of Antioch, at conferences.

1. **CONSENT CALENDAR for City /City Council Members acting as Housing Successor to the Antioch Development Agency**
 - A. **APPROVAL OF COUNCIL MEETING MINUTES FOR AUGUST 28, 2018**
 - B. **APPROVAL OF COUNCIL MEETING MINUTES FOR SEPTEMBER 11, 2018**
 - C. **APPROVAL OF COUNCIL WARRANTS**
 - D. **ORDINANCE NO. 2153-C-S SECOND READING – ORDINANCE REPEALING TITLE 5, CHAPTER 21 OF THE ANTIOCH MUNICIPAL CODE REGARDING MEDICAL MARIJUANA FACILITIES (*Introduced on 09/11/18*)**
 - E. **ORDINANCE NO. 2154-C-S SECOND READING – ESTABLISHMENT OF A SENIOR DEVELOPMENT IMPACT FEE AND PARKLAND DEDICATION FEE (*Introduced on 09/11/18*)**
 - F. **RESOLUTION NO. 2018/118 MASTER LICENSE AGREEMENT FOR WIRELESS FACILITIES ON POLES IN THE CITY RIGHT OF WAY, EXTENET SYSTEMS, LLC**
 - G. **RESOLUTION NO. 2018/119 TO AMEND THE POWER PURCHASE AGREEMENT WITH FOREFRONT POWER FOR THE LONE TREE GOLF COURSE SOLAR PHOTOVOLTAIC SYSTEM (P.W. 699-1)**
 - H. **RESOLUTION NO. 2018/120 EIGHTH AMENDMENT TO THE CONSULTANT SERVICES AGREEMENT FOR PROFESSIONAL SERVICES WITH EXPONENT, INC.**

I. **RESOLUTION NO. 2018/121 AND SA RESOLUTION 2018/29 CONFLICT OF INTEREST CODE FOR THE CITY OF ANTIOCH AND CITY AS SUCCESSOR AGENCY TO THE ANTIOCH DEVELOPMENT AGENCY**

J. **2018 CITY CLERK'S NEW LAW AND ELECTIONS SEMINAR**

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

K. **APPROVAL OF HOUSING SUCCESSOR WARRANTS**

Councilmember Ogorchock pulled Item D from the Consent Calendar.

On motion by Councilmember Tiscareno, seconded by Councilmember Ogorchock, the City Council approved the Council Consent Calendar with the exception of Item D, which was removed for further discussion. The motion carried the following vote:

Ayes: Tiscareno, Ogorchock, Wright

Absent: Wilson, Thorpe

Item D - City Manager Bernal introduced Consent Calendar Item D.

Councilmember Ogorchock reported that she had toured various cannabis businesses in Berkeley and Oakland, which she noted had been very informative.

In response to Councilmember Ogorchock, Director of Community Development Ebbs clarified that if two businesses met the definition of retail, they could not be located within 600 feet of one another; however, a manufacturing business could locate within the 600-foot separation requirement.

On motion by Councilmember Ogorchock, seconded by Councilmember Tiscareno, the City Council approved Item D. The motion carried the following vote:

Ayes: Tiscareno, Ogorchock, Wright

Absent: Wilson, Thorpe

PUBLIC HEARING CITY OF ANTIOCH COUNCIL MEMBERS ACTING AS HOUSING SUCCESSOR TO THE ANTIOCH DEVELOPMENT AGENCY

2. **REVIEW OF FY 2017-18 CDBG AND HOUSING SUCCESSOR FUND ACCOMPLISHMENTS REPORTED IN THE CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER), CONSIDERATION OF PUBLIC COMMENTS ON CAPER AND PRIORITIES FOR FY 2019-20 ACTION PLAN, AND CONSIDERATION OF RECOMMENDATION TO INCREASE HOUSING SUCCESSOR FUNDS FOR HOMELESS PREVENTION THROUGH EVICTION PREVENTION**

City Manager Bernal introduced Public Hearing Item #2.

Director of Community Development Ebbs introduced CDBG/Housing Consultant House who presented the staff report dated September 25, 2018 recommending: 1) The City Council receive and file the FY 2017-18 CAPER year-end report and any public comments received about the achievements of programs funded with CDBG and Housing Successor funds for housing, homeless, and community services to improve the quality of life of lower income Antioch residents and neighborhoods. 2) The City Council receive and consider public comment on any changes to priority needs of the City for the FY 2019-20 Action Plan. 3) The Housing Successor to the Antioch Development Agency adopt the Resolution amending the 2018-19 budget and funding recommendation of the CDBG subcommittee and the Housing Successor funding for homeless prevention services.

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

Councilmember Tiscareno thanked CDBG/Housing Consultant House for the report and agreed with her assessment. He asked her to explain the objective of eviction prevention services.

CDBG/Housing Consultant House explained that eviction prevention services should allow people to remain in their homes, or at least buy them enough time to relocate to an affordable location.

Councilmember Tiscareno reported that the City had been attempting to reduce the homeless population and he expressed his appreciation to CDBG/Housing Consultant House for her oversight of the CDBG program.

Councilmember Ogorchock spoke in support of the funding recommendations and thanked CDBG/Housing Consultant House for her dedication to the homeless issue.

Mayor Wright expressed his appreciation to CDBG/Housing Consultant House and questioned how the City could seek additional funds from the County.

CDBG/Housing Consultant House responded that Antioch was represented on all three homeless boards that directed funding for services in East County and they had been actively advocating for additional funds.

City Manager Bernal announced a meeting regarding Homeless Emergency Aid Program (HEAP) funding would be held at 7:00 P.M. on October 2, 2018 at the Nick Rodriguez Community Center. He noted there had been interest in East Contra Costa County getting their share of funding; however, it had been difficult to find a location for a care center.

RESOLUTION NO. 2018/122

On motion by Councilmember Ogorchock, seconded by Councilmember Tiscareno, the City Council 1) Received and filed the FY 2017-18 CAPER year-end report and any public comments received about the achievements of programs funded with CDBG and Housing Successor funds for housing, homeless, and community services to improve the quality of life of lower income Antioch residents

and neighborhoods. 2) The City Council received and considered public comment on any changes to priority needs of the City for the FY 2019-20 Action Plan. 3) The Housing Successor to the Antioch Development Agency adopted the Resolution amending the 2018-19 budget and funding recommendation of the CDBG subcommittee and the Housing Successor funding for homeless prevention services. The motion carried the following vote:

Ayes: Tiscareno, Ogorchock, Wright

Absent: Wilson, Thorpe

PUBLIC COMMENTS – None

STAFF COMMUNICATIONS

City Manager Bernal announced the Grand Opening of Antioch Comfort Inn would be held at 5:00 P.M. on October 1, 2018.

COUNCIL COMMUNICATIONS

Councilmember Ogorchock announced BART would be holding a Town Hall meeting from 5:00 P.M. – 7:00 P.M. on September 26, 2018 at Pittsburg City Hall. She requested staff reagendaize the nomination of Diane Gibson-Gray to the Sales Tax Citizens’ Oversight Committee.

ADJOURNMENT

With no further business, Mayor Wright adjourned the meeting at 7:50 P.M.

Respectfully submitted:

Kitty Eiden
KITTY EIDEN, Minutes Clerk

CITY OF ANTIOCH
 CLAIMS BY FUND REPORT
 FOR THE PERIOD OF
 SEPTEMBER 14 - SEPTEMBER 27, 2018
 FUND/CHECK#

100 General Fund

Non Departmental

377036	CONTRA COSTA WATER DISTRICT	TREATED WATER CAPACITY FEE	27,473.81
377044	ECC REG FEE AND FIN AUTH	ECCRFFA-RTDIM	254,375.00
377065	MISSION PEAK HOMES	LEGAL REIMBURSEMENT	290,924.70
377097	ANCHOR CONCRETE CONSTRUCTION	RETENTION RELEASE PW 507-16	3,743.19
377152	HARRIS AND ASSOCIATES INC	PROFESSIONAL SERVICES	570.00
377153	HERRERA, RUBEN	REFUND DEPOSIT	2,000.00
377207	SERVICE CHAMPIONS	REFUND CBSC FEE	2.39
932516	ZUMWALT ENGINEERING GROUP INC	PROFESSIONAL SERVICES	16,052.37

City Attorney

377032	CONTINUING EDUCATION OF THE BAR CA MUNICIPAL LAW HANDBOOK		433.84
377037	COTA COLE ATTORNEYS LLP	LEGAL SERVICES RENDERED	141.59
377053	GIBBONS AND CONLEY	LEGAL SERVICES RENDERED	84,877.31
377076	ROUSH, MICHAEL H	LEGAL SERVICES RENDERED	20,475.22
377081	TELECOM LAW FIRM PC	CELL SITE LEASE RENEWALS	506.00
377082	TELECOM LAW FIRM PC	CELL SITE LEASE RENEWAL	1,079.50
377088	WESTAMERICA BANK	COPIER LEASE	90.26
377185	OFFICE MAX INC	OFFICE SUPPLIES	45.74
377234	ZANDONELLA REPORTING SERVICE	LEGAL SERVICES RENDERED	698.94

City Manager

377043	EAST BAY LEADERSHIP COUNCIL	ANNUAL MEMBERSHIP DUES	1,620.00
377049	FEDERAL ADVOCATES INC	CONSULTING SERVICES	4,166.67
377088	WESTAMERICA BANK	COPIER LEASE	90.26
377108	BEST BEST AND KRIEGER LLP	WATERFRONT DEVELOPMENT	1,418.56
377185	OFFICE MAX INC	OFFICE SUPPLIES	86.37
377228	VERIZON WIRELESS	DATA SERVICES	38.01
932502	COMPUTERLAND	COMPUTER EQUIPMENT	385.09
932674	WESCO GRAPHICS INC	MEASURE W MAILER	10,674.34

City Clerk

377088	WESTAMERICA BANK	COPIER LEASE	270.80
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City Treasurer

377052	GARDA CL WEST INC	ARMORED CAR PICK UP	270.97
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Human Resources

377025	BANK OF AMERICA	RECRUITMENT EXPENSES	408.90
377088	WESTAMERICA BANK	COPIER LEASE	270.80

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377185 OFFICE MAX INC	OFFICE SUPPLIES	33.90
932513 SUPERION LLC	PROFESSIONAL SERVICES	550.00
Economic Development		
377024 BANK OF AMERICA	MEETING EXPENSE	88.18
377088 WESTAMERICA BANK	COPIER LEASE	90.28
Finance Administration		
377088 WESTAMERICA BANK	COPIER LEASE	342.57
377185 OFFICE MAX INC	OFFICE SUPPLIES	46.11
Finance Accounting		
377185 OFFICE MAX INC	OFFICE SUPPLIES	369.74
932529 SUPERION LLC	PROFESSIONAL SERVICES	550.00
Finance Operations		
377035 CONTRA COSTA COUNTY CLERK	FILING FEES	396.00
377185 OFFICE MAX INC	OFFICE SUPPLIES	171.27
377225 UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	16.50
Non Departmental		
377062 LEW EDGARDS GROUP, THE	CONSULTING SERVICES	4,950.00
377066 MUNICIPAL POOLING AUTHORITY	UNMET LIABILITY DEDUCTIBLE	16,484.72
377105 BANK OF AMERICA	EVENT EXPENSE	945.48
377150 GLOBAL SECURITY MANAGEMENT	PROFESSIONAL SERVICES	1,680.00
932504 DIGITAL SERVICES	WEBSITE DEVELOPMENT	35,687.00
932524 MUNISERVICES LLC	DISCOVERY SERVICES	24,012.70
932598 RETIREE	MEDICAL AFTER RETIREMENT	1,745.44
Public Works Maintenance Administration		
377088 WESTAMERICA BANK	COPIER LEASE	299.06
377228 VERIZON WIRELESS	CELL PHONE	38.01
Public Works General Maintenance Services		
377105 BANK OF AMERICA	EVENT EXPENSE	10.88
Public Works Street Maintenance		
377025 BANK OF AMERICA	RECRUITMENT EXPENSES	260.00
377041 DELTA GRINDING CO INC	EQUIPMENT RENTAL	3,000.00
377101 ANTIOCH BUILDING MATERIALS	MATERIALS	7,977.52
377175 LOWES COMPANIES INC	SUPPLIES	104.67

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377228	VERIZON WIRELESS	CELL PHONE	38.01
932514	TELFER OIL COMPANY	OIL	783.78

Public Works-Signal/Street Lights

377017	AMERICAN GREENPOWER USA INC	INDUCTION LIGHTING	8,764.49
377022	AT AND T MCI	PHONE	753.88
377189	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	63.74
932507	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	755.00
932522	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	506.50

Public Works-Striping/Signing

377175	LOWES COMPANIES INC	SUPPLIES	155.70
377228	VERIZON WIRELESS	CELL PHONE	38.01

Public Works-Facilities Maintenance

377018	AMERICAN PLUMBING INC	PLUMBING SERVICES	363.00
377022	AT AND T MCI	PHONE	61.01
377026	BAY CITIES PYROTECTOR	INSPECTION SERVICES	1,110.00
377039	CRYSTAL CLEAR LOGOS INC	SHIRTS	422.75
377042	DREAM RIDE ELEVATOR	REPAIR SERVICES	1,875.00
377056	HONEYWELL INTERNATIONAL INC	REPAIR SERVICES	749.00
377064	MASSONE MECHANICAL INC	REPAIR SERVICES	408.42
377073	REAL PROTECTION INC	INSPECTION SERVICES	360.23
377100	ACE HARDWARE, ANTIOCH	SUPPLIES	20.13
377102	ANTIOCH GLASS	SUPPLIES	626.20
377109	BIG B LUMBER	SUPPLIES	121.73
377157	HOME DEPOT, THE	SUPPLIES	101.90
377158	HONEYWELL INTERNATIONAL INC	EMERGENCY SERVICE	485.00
377175	LOWES COMPANIES INC	SUPPLIES	439.15
377228	VERIZON WIRELESS	CELL PHONE	38.01
932503	CONSOLIDATED ELECTRICAL DIST	SUPPLIES	30.40
932509	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	3,611.85

Public Works-Parks Maint

377022	AT AND T MCI	PHONE	104.45
377030	COMBINATION LOCK AND SAFE	REPAIR SERVICES	475.50
377057	HORIZON	PARTS	156.62
377116	COMBINATION LOCK AND SAFE	PARTS	145.19
377157	HOME DEPOT, THE	SUPPLIES	53.07
377175	LOWES COMPANIES INC	SUPPLIES	189.20
377184	MYERS CONTAINER LLC	STEEL DRUMS	2,760.38
377235	DEL CONTE'S LANDSCAPING INC	LANDSCAPE SERVICES	54,656.58

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932522 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	945.42
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Public Works-Median/General Land

377016 AL FRESCO LANDSCAPING	LANDSCAPE SERVICES	4,057.07
377022 AT AND T MCI	PHONE	219.11
377057 HORIZON	PARTS	156.63
377068 CROP PRODUCTION SERVICES INC	SUPPLIES	2,922.75
377079 STEWARTS TREE SERVICE INC	LANDSCAPE SERVICES	2,250.00
377080 TARGET SPECIALTY PRODUCTS	SUPPLIES	2,249.26
377100 ACE HARDWARE, ANTIOCH	PARTS	72.09
377157 HOME DEPOT, THE	SUPPLIES	604.93
377175 LOWES COMPANIES INC	SUPPLIES	7.71
377189 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	62.72
377194 PRINTEX CONCRETE PRODUCTS INC	SOUND WALL REPAIR	12,760.00
932505 GRAINGER INC	SUPPLIES	431.95
932512 JOHN DEERE LANDSCAPES PACHECO	SUPPLIES	495.84

Police Administration

377028 BROWNELLS INC	PARTS	4,410.86
377033 CONTRA COSTA COUNTY	DA FILING	10,749.00
377040 CSI FORENSIC SUPPLY FORNERLY K	SUPPLIES	911.88
377060 JEONG, JISEOK	PER DIEM TRAINING	320.00
377063 LOWTHER, GARY M	PER DIEM TRAINING	74.00
377069 OFFICE MAX INC	OFFICE SUPPLIES	432.80
377070 OFFICE MAX INC	OFFICE SUPPLIES	763.01
377078 STATE OF CALIFORNIA	DOJ FEES	64.00
377092 ADLERHORST INTERNATIONAL INC	TRAINING - J RAMIREZ	300.00
377093 ADLERHORST INTERNATIONAL INC	TRAINING - K SMITH	300.00
377104 BANK OF AMERICA	TRAINING EQUIPMENT	1,183.82
377106 BANK OF AMERICA	BUSINESS EXPENSE	1,365.23
377110 BLANCO, BRITTNEY TAYLOR	PER DIEM TRAINING	192.00
377115 CI TECHNOLOGIES INC	MAINTENANCE RENEWAL	3,600.00
377119 CONTRA COSTA COUNTY	TRAINING FEES	195.00
377120 CONTRA COSTA COUNTY	TRAINING - J EVANS	570.00
377121 CONTRA COSTA COUNTY	TRAINING - T KEO-VANN	570.00
377134 CRITES, BRITTNEY D	PER DIEM TRAINING	192.00
377135 CRYSTAL CLEAR LOGOS INC	UNIFORMS	472.54
377136 CRYSTAL CLEAR LOGOS INC	PROFESSIONAL SERVICES	26.10
377147 EVANS, JOSHUA FIELD	MEAL ALLOWANCE	57.50
377155 HILTON PALM SPRINGS	LODGING - B BLANCO	280.62
377156 HILTON PALM SPRINGS	LODGING - B CRITES	280.62
377165 KATHAIN, RILEY JACOB	MEAL ALLOWANCE	195.50

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377166	KEO-VANN, TRAK	PER DIEM TRAINING	57.50
377169	LAKE TAHOE RESORT HOTEL	LODGING - T MENDES	417.72
377170	LAKE TAHOE RESORT HOTEL	LODGING - R MARTIN	417.72
377172	LC ACTION POLICE SUPPLY	SUPPLIES	162.08
377176	MARTIN, RICHARD B	PER DIEM TRAINING	192.00
377178	NISSAN, TARRA L	PER DIEM TRAINING	192.00
377192	PORAC LEGAL DEFENSE FUND	DUES	10.00
377193	PORAC LEGAL DEFENSE FUND	DUES	27.00
377195	RAMIREZ, JOHN ANTHONY	PER DIEM TRAINING	128.00
377204	SAN DIEGO POLICE EQUIPMENT CO	AMMUNITION	11,246.71
377208	SHRED IT INC	SHRED SERVICES	420.54
377210	SMITH JR, RICHARD A	EXPENSE REIMBURSEMENT	137.05
377211	SMITH, KYLE T	PER DIEM TRAINING	128.00
377213	STATE OF CALIFORNIA	DOJ FEES	1,277.00
377218	LEHR AUTO ELECTRIC	RIFLE LOCK BOX	3,945.63
932508	IMAGE SALES INC	SUPPLIES	20.61
932510	MOBILE MINI LLC	EVIDENCE STORAGE	267.76

Police Community Policing

377086	VANDERPOOL, JASON C	MILEAGE REIMBURSEMENT	31.28
377104	BANK OF AMERICA	FASTRAK	25.00
377218	LEHR AUTO ELECTRIC	MOBILE CAMERA SYSTEMS	37,048.30

Police Traffic Division

377106	BANK OF AMERICA	MOTOR SUPPLIES	634.63
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Police Investigations

377104	BANK OF AMERICA	COMPUTER EQUIPMENT	3,386.80
377106	BANK OF AMERICA	AIRFARE	675.47
377129	CONTRA COSTA COUNTY	CRIME LAB FEES	35,372.50
932520	COMPUTERLAND	COMPUTER EQUIPMENT	4,906.39

Police Special Operations Unit

377084	TOYOTA FINANCIAL SERVICES	VEHICLE LEASE	597.97
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Police Communications

377019	AMERICAN TOWER CORPORATION	CELL TOWER	242.30
377022	AT AND T MCI	PHONE	1,493.79
377104	BANK OF AMERICA	SUPPLIES	89.12
377146	ENTISYS SOLUTIONS INC	SERVER WARRANTY	2,244.00
377229	VERIZON WIRELESS	DATA SERVICES	2,242.59

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Office Of Emergency Management

377022 AT AND T MCI	PHONE	320.60
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Police Facilities Maintenance

377022 AT AND T MCI	PHONE	307.34
377073 REAL PROTECTION INC	INSPECTION SERVICES	311.38
377157 HOME DEPOT, THE	SUPPLIES	27.06
377175 LOWES COMPANIES INC	SUPPLIES	195.76
377223 ULINE	EQUIPMENT	1,055.36
932509 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	3,880.20

Community Development Land Planning Services

377046 EIDEN, KITTY J	MINUTES CLERK	84.00
377171 LAND USE PLANNING SERVICES INC	CONSULTING SERVICES	7,692.30
377179 MORRIS, ALEXIS S	MILEAGE REIMBURSEMENT	53.22
377228 VERIZON WIRELESS	DATA SERVICES	38.01

CD Code Enforcement

377111 BRIDGEHEAD SELF STORAGE	STORAGE FEE	225.00
377157 HOME DEPOT, THE	SUPPLIES	20.50
377163 K2GC	PROFESSIONAL SERVICES	508.22
377228 VERIZON WIRELESS	DATA SERVICES	152.04

PW Engineer Land Development

377022 AT AND T MCI	PHONE	40.12
377228 VERIZON WIRELESS	DATA SERVICES	76.02

Community Development Building Inspection

377185 OFFICE MAX INC	OFFICE SUPPLIES	222.09
377207 SERVICE CHAMPIONS	ENERGY INSP FEE REFUND	225.18
932506 HOYA SAFETY	SAFETY GLASSES - BOCCIO	297.43
932527 RED WING SHOE STORE	SAFETY SHOES - MUNN	250.00

Capital Imp. Administration

377228 VERIZON WIRELESS	DATA SERVICES	38.01
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Community Development Engineering Services

377112 BUENTING, SCOTT W	EXPENSE REIMBURSEMENT	54.46
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212 CDBG Fund

CDBG

377151 GOLDFARB AND LIPMAN LLP	GLEN-PINECREST APTS	2,079.50
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213 Gas Tax Fund

Streets

377189 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	106.49
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214 Animal Control Fund

Animal Control

377038 COURTYARD BY MARRIOTT	LODGING - M ETHRIDGE	203.80
377047 ETHRIDGE, MELISSA MARIE	PER DIEM TRAINING	128.00
377067 MWI VETERINARY SUPPLY CO	SUPPLIES	3,005.36
377070 OFFICE MAX INC	OFFICE SUPPLIES	86.99
377087 WEDGEWOOD PHARMACY	SUPPLIES	65.52
377106 BANK OF AMERICA	OFFICE LOGS	73.90
377137 DATAMARS PETLINK	MICROCHIPS	2,700.00
377142 EAST BAY VETERINARY EMERGENCY	VETERINARY SERVICES	536.51
377144 EAST HILLS VETERINARY HOSPITAL	VETERINARY SERVICES	572.50
377154 HILLS PET NUTRITION	ANIMAL FOOD	576.16
377183 MWI VETERINARY SUPPLY CO	SUPPLIES	347.85
932509 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	579.80

215 Civic Arts Fund

Civic Arts

377073 REAL PROTECTION INC	INSPECTION SERVICES	67.60
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219 Recreation Fund

Non Departmental

377130 CONTRA COSTA COUNTY OFFICE	RENTAL DEPOSIT REFUND	500.00
377205 SANDOVAL, FERNANDO	RENTAL DEPOSIT REFUND	1,000.00
377227 VALDEZ, AURORA	RENTAL DEPOSIT REFUND	500.00

Recreation Admin

377026 BAY CITIES PYROTECTOR	INSPECTION SERVICES	370.00
377073 REAL PROTECTION INC	INSPECTION SERVICES	94.64
377145 EM HUNDLEY HARDWARE	SUPPLIES	795.42

Senior Programs

377022 AT AND T MCI	PHONE	458.44
932509 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	388.00

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Recreation Sports Programs

377022 AT AND T MCI	PHONE	20.89
377148 GARDA CL WEST INC	ARMORED CAR SERVICE	45.22
377149 GARDA CL WEST INC	ARMORED CAR SERVICE	180.28
377175 LOWES COMPANIES INC	SUPPLIES	158.28
932499 A AND B CREATIVE TROPHIES	SOFTBALL AWARDS	43.45

Recreation-Comm Center

377022 AT AND T MCI	PHONE	23.28
377025 BANK OF AMERICA	RECRUITMENT EXPENSES	399.00
377029 COLE SUPPLY CO INC	SUPPLIES	215.00
377073 REAL PROTECTION INC	INSPECTION SERVICES	405.00
377091 ACME SECURITY SYSTEMS	ALARM MONITORING	252.00
377107 BANK OF AMERICA	CAMP SUPPLIES	88.28
377139 DELTA KAYAK ADVENTURES	CONTRACTOR PAYMENT	132.00
377148 GARDA CL WEST INC	ARMORED CAR SERVICE	45.23
377149 GARDA CL WEST INC	ARMORED CAR SERVICE	180.29
377167 KING-CANNON, EVELYN	CLASS REFUND	130.00
377168 KOVALICK, LUANNE	CONTRACTOR PAYMENT	458.40
377175 LOWES COMPANIES INC	SUPPLIES	161.72
377181 MUIR, ROXANNE	CONTRACTOR PAYMENT	698.40
377185 OFFICE MAX INC	BUSINESS CARDS	36.95
377189 PACIFIC GAS AND ELECTRIC CO	GAS	9,400.08
377196 RAMIREZ, KATHERINE	CLASS REFUND	130.00
377198 RIDLEY, DEXTER	CONTRACTOR PAYMENT	172.80
377203 SAFETY DRIVERS ED LLC	CONTRACTOR PAYMENT	257.40
377224 UNIQUE PEST CONTROL	PEST CONTROL	800.00
377228 VERIZON WIRELESS	DATA SERVICES	38.01
377235 DEL CONTES LANDSCAPING INC	LANDSCAPE SERVICES	3,821.75

221 Asset Forfeiture Fund

Non Departmental

377122 CONTRA COSTA COUNTY	ASSET FORFEITURE	871.36
377123 CONTRA COSTA COUNTY	ASSET FORFEITURE	4,222.00
377124 CONTRA COSTA COUNTY	ASSET FORFEITURE	1,663.21
377125 CONTRA COSTA COUNTY	ASSET FORFEITURE	736.19
377126 CONTRA COSTA COUNTY	ASSET FORFEITURE	303.54

222 Measure C/J Fund

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Non Departmental

Streets

932523 JJR CONSTRUCTION INC	IMPROVEMENT PROJECT	287,478.87
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229 Pollution Elimination Fund

Channel Maintenance Operation

377025 BANK OF AMERICA	FINGERPRINTING EXPENSES	39.00
377071 PACIFIC COAST LANDSCAPE MGMT	LANDSCAPE SERVICES	1,713.89
377175 LOWES COMPANIES INC	SUPPLIES	163.97
377188 PACIFIC COAST LANDSCAPE MGMT	LANDSCAPE SERVICES	2,499.42

251 Lone Tree SLLMD Fund

Lonetree Maintenance Zone 1

377016 AL FRESCO LANDSCAPING	LANDSCAPE SERVICES	3,982.40
377022 AT AND T MCI	PHONE	83.56
377220 TERRACARE ASSOCIATES	TURF MOWING	273.20

Lonetree Maintenance Zone 2

377022 AT AND T MCI	PHONE	142.91
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Lonetree Maintenance Zone 3

377022 AT AND T MCI	PHONE	62.67
377077 SILVA LANDSCAPE	LANDSCAPE SERVICES	3,185.92
377079 STEWARTS TREE SERVICE INC	LANDSCAPE SERVICES	500.00
377209 SILVA LANDSCAPE	LANDSCAPE SERVICES	4,782.40

Lonetree Maintenance Zone 4

377220 TERRACARE ASSOCIATES	TURF MOWING	437.12
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252 Downtown SLLMD Fund

Downtown Maintenance

377079 STEWARTS TREE SERVICE INC	LANDSCAPE SERVICES	2,750.00
377220 TERRACARE ASSOCIATES	TURF MOWING	273.20

253 Almondridge SLLMD Fund

Almondridge Maintenance

377016 AL FRESCO LANDSCAPING	LANDSCAPE SERVICES	2,986.80
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254 Hillcrest SLLMD Fund

Hillcrest Maintenance Zone 1

377022 AT AND T MCI	PHONE	41.78
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377079 STEWARTS TREE SERVICE INC	LANDSCAPE SERVICES	2,200.00
377209 SILVA LANDSCAPE	LANDSCAPE SERVICES	2,412.00
377220 TERRACARE ASSOCIATES	TURF MOWING	710.32

Hillcrest Maintenance Zone 2

377016 AL FRESCO LANDSCAPING	LANDSCAPE SERVICES	2,389.44
377022 AT AND T MCI	PHONE	146.23
377220 TERRACARE ASSOCIATES	TURF MOWING	972.60

Hillcrest Maintenance Zone 4

377016 AL FRESCO LANDSCAPING	LANDSCAPE SERVICES	3,982.40
377022 AT AND T MCI	PHONE	123.68
377220 TERRACARE ASSOCIATES	TURF MOWING	546.40

255 Park 1A Maintenance District Fund

Park 1A Maintenance District

377022 AT AND T MCI	PHONE	20.89
377220 TERRACARE ASSOCIATES	TURF MOWING	710.32

256 Citywide 2A Maintenance District Fund

Citywide 2A Maintenance Zone 3

377220 TERRACARE ASSOCIATES	TURF MOWING	10.92
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Citywide 2A Maintenance Zone 6

377220 TERRACARE ASSOCIATES	TURF MOWING	655.68
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Citywide 2A Maintenance Zone 8

377220 TERRACARE ASSOCIATES	TURF MOWING	54.64
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Citywide 2A Maintenance Zone 9

377016 AL FRESCO LANDSCAPING	LANDSCAPE SERVICES	3,185.92
377022 AT AND T MCI	PHONE	83.56
377077 SILVA LANDSCAPE	LANDSCAPE SERVICES	2,736.00
377209 SILVA LANDSCAPE	LANDSCAPE SERVICES	1,608.00
377220 TERRACARE ASSOCIATES	TURF MOWING	163.92

257 SLLMD Administration Fund

SLLMD Administration

377025 BANK OF AMERICA	RECRUITMENT EXPENSES	95.00
377100 ACE HARDWARE, ANTIOCH	SUPPLIES	29.35

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377220 TERRACARE ASSOCIATES	TURF MOWING	655.68
377228 VERIZON WIRELESS	CELL PHONE	76.02

311 Capital Improvement Fund

Non Departmental

377097 ANCHOR CONCRETE CONSTRUCTION RETENTION RELEASE PW 507-16		15,823.78
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Parks & Open Space

377118 CONSTRUCTION TESTING SERVICES	PROFESSIONAL SERVICES	5,896.78
377133 CONTRACTOR COMPLIANCE	LABOR COMPLIANCE SERVICES	300.00
377141 DMZ BUILDERS	WEST ANTIOCH CREEK PROJECT	466,214.43
377232 WOODARD AND CURRAN	PROFESSIONAL SERVICES	3,163.12
377233 WOODARD AND CURRAN	PROFESSIONAL SERVICES	21,001.05

312 Prewett Family Park Fund

Parks & Open Space

377185 OFFICE MAX INC	SUPPLIES	41.53
377221 TINT INC WINDOW TINTING	PROFESSIONAL SERVICES	245.00

376 Lone Diamond Fund

Assessment District

377114 CENTRAL SELF STORAGE ANTIOCH	STORAGE FEE	252.00
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570 Equipment Maintenance Fund

Non Departmental

377058 HUNT AND SONS INC	FUEL	27,914.69
377159 HUNT AND SONS INC	FUEL	7,198.54

Equipment Maintenance

377102 ANTIOCH GLASS	SUPPLIES	263.13
377175 LOWES COMPANIES INC	SUPPLIES	119.34
377177 MATCO TOOLS	TOOLS	870.00
377187 OREILLY AUTO PARTS	PARTS	326.52
377228 VERIZON WIRELESS	CELL PHONE	38.01

573 Information Services Fund

Information Services

377022 AT AND T MCI	PHONE	76.93
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Network Support & PCs

377022 AT AND T MCI	PHONE	86.41
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377117 COMCAST	CONNECTION SERVICES	278.58
Telephone System		
377022 AT AND T MCI	PHONE	2,157.08
GIS Support Services		
377113 CALIFORNIA SURVEYING AND DRAFT	PRINTING SUPPLIES	1,144.42
Office Equipment Replacement		
377095 AMERICAN MESSAGING	IS PAGING SERVICE	43.23
932502 COMPUTERLAND	COMPUTER EQUIPMENT	43.28
577 Post Retirement Medical-Police Fund		
Non Departmental		
377237 RETIREE	MEDICAL AFTER RETIREMENT	1,134.00
377238 RETIREE	MEDICAL AFTER RETIREMENT	779.86
377239 RETIREE	MEDICAL AFTER RETIREMENT	1,894.64
377243 RETIREE	MEDICAL AFTER RETIREMENT	1,114.78
377247 RETIREE	MEDICAL AFTER RETIREMENT	1,114.78
377252 RETIREE	MEDICAL AFTER RETIREMENT	1,426.72
377257 RETIREE	MEDICAL AFTER RETIREMENT	1,426.72
377258 RETIREE	MEDICAL AFTER RETIREMENT	963.20
377261 RETIREE	MEDICAL AFTER RETIREMENT	1,224.46
377267 RETIREE	MEDICAL AFTER RETIREMENT	256.93
377270 RETIREE	MEDICAL AFTER RETIREMENT	1,426.72
377271 RETIREE	MEDICAL AFTER RETIREMENT	1,426.72
377275 RETIREE	MEDICAL AFTER RETIREMENT	499.68
932532 RETIREE	MEDICAL AFTER RETIREMENT	499.68
932533 RETIREE	MEDICAL AFTER RETIREMENT	1,761.64
932537 RETIREE	MEDICAL AFTER RETIREMENT	963.20
932538 RETIREE	MEDICAL AFTER RETIREMENT	295.92
932540 RETIREE	MEDICAL AFTER RETIREMENT	1,426.72
932541 RETIREE	MEDICAL AFTER RETIREMENT	887.30
932545 RETIREE	MEDICAL AFTER RETIREMENT	1,426.72
932546 RETIREE	MEDICAL AFTER RETIREMENT	1,274.92
932557 RETIREE	MEDICAL AFTER RETIREMENT	967.60
932559 RETIREE	MEDICAL AFTER RETIREMENT	837.00
932562 RETIREE	MEDICAL AFTER RETIREMENT	558.94
932564 RETIREE	MEDICAL AFTER RETIREMENT	1,162.81
932576 RETIREE	MEDICAL AFTER RETIREMENT	1,559.72
932581 RETIREE	MEDICAL AFTER RETIREMENT	1,426.72
932582 RETIREE	MEDICAL AFTER RETIREMENT	837.00

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932583 RETIREE	MEDICAL AFTER RETIREMENT	1,426.72
932595 RETIREE	MEDICAL AFTER RETIREMENT	183.34
932597 RETIREE	MEDICAL AFTER RETIREMENT	256.93
932600 RETIREE	MEDICAL AFTER RETIREMENT	499.68
932601 RETIREE	MEDICAL AFTER RETIREMENT	1,116.23
932602 RETIREE	MEDICAL AFTER RETIREMENT	270.04
932605 RETIREE	MEDICAL AFTER RETIREMENT	506.91
932610 RETIREE	MEDICAL AFTER RETIREMENT	183.34
932622 RETIREE	MEDICAL AFTER RETIREMENT	1,089.10
932624 RETIREE	MEDICAL AFTER RETIREMENT	646.86
932625 RETIREE	MEDICAL AFTER RETIREMENT	631.60
932636 RETIREE	MEDICAL AFTER RETIREMENT	1,426.72
932637 RETIREE	MEDICAL AFTER RETIREMENT	558.94
932638 RETIREE	MEDICAL AFTER RETIREMENT	1,426.72
932640 RETIREE	MEDICAL AFTER RETIREMENT	1,036.79
932649 RETIREE	MEDICAL AFTER RETIREMENT	646.86
932658 RETIREE	MEDICAL AFTER RETIREMENT	1,426.72
932660 RETIREE	MEDICAL AFTER RETIREMENT	779.86
932663 RETIREE	MEDICAL AFTER RETIREMENT	499.68
932667 RETIREE	MEDICAL AFTER RETIREMENT	256.93
932678 RETIREE	MEDICAL AFTER RETIREMENT	646.86
932680 RETIREE	MEDICAL AFTER RETIREMENT	38.44
932681 RETIREE	MEDICAL AFTER RETIREMENT	646.86

578 Post Retirement Medical-Misc Fund

Non Departmental

377236 RETIREE	MEDICAL AFTER RETIREMENT	221.69
377240 RETIREE	MEDICAL AFTER RETIREMENT	362.58
377244 RETIREE	MEDICAL AFTER RETIREMENT	103.69
377245 RETIREE	MEDICAL AFTER RETIREMENT	473.38
377248 RETIREE	MEDICAL AFTER RETIREMENT	103.69
377250 RETIREE	MEDICAL AFTER RETIREMENT	709.38
377255 RETIREE	MEDICAL AFTER RETIREMENT	221.69
377262 RETIREE	MEDICAL AFTER RETIREMENT	103.69
377264 RETIREE	MEDICAL AFTER RETIREMENT	103.69
377265 RETIREE	MEDICAL AFTER RETIREMENT	340.38
377266 RETIREE	MEDICAL AFTER RETIREMENT	103.69
377269 RETIREE	MEDICAL AFTER RETIREMENT	103.69
377273 RETIREE	MEDICAL AFTER RETIREMENT	100.00
377274 RETIREE	MEDICAL AFTER RETIREMENT	103.69
377276 RETIREE	MEDICAL AFTER RETIREMENT	576.38
932531 RETIREE	MEDICAL AFTER RETIREMENT	576.38

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932534 RETIREE	MEDICAL AFTER RETIREMENT	249.30
932535 RETIREE	MEDICAL AFTER RETIREMENT	197.76
932539 RETIREE	MEDICAL AFTER RETIREMENT	576.38
932544 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932549 RETIREE	MEDICAL AFTER RETIREMENT	221.69
932551 RETIREE	MEDICAL AFTER RETIREMENT	221.69
932553 RETIREE	MEDICAL AFTER RETIREMENT	221.69
932554 RETIREE	MEDICAL AFTER RETIREMENT	576.38
932555 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932558 RETIREE	MEDICAL AFTER RETIREMENT	576.38
932565 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932568 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932569 RETIREE	MEDICAL AFTER RETIREMENT	221.69
932572 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932575 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932578 RETIREE	MEDICAL AFTER RETIREMENT	576.38
932579 RETIREE	MEDICAL AFTER RETIREMENT	576.38
932580 RETIREE	MEDICAL AFTER RETIREMENT	183.34
932587 RETIREE	MEDICAL AFTER RETIREMENT	709.38
932588 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932589 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932591 RETIREE	MEDICAL AFTER RETIREMENT	111.42
932596 RETIREE	MEDICAL AFTER RETIREMENT	576.38
932599 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932604 RETIREE	MEDICAL AFTER RETIREMENT	221.69
932606 RETIREE	MEDICAL AFTER RETIREMENT	221.69
932609 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932612 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932615 RETIREE	MEDICAL AFTER RETIREMENT	576.38
932617 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932618 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932631 RETIREE	MEDICAL AFTER RETIREMENT	183.34
932632 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932633 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932642 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932645 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932648 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932653 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932662 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932665 RETIREE	MEDICAL AFTER RETIREMENT	86.48
932666 RETIREE	MEDICAL AFTER RETIREMENT	183.34
932668 RETIREE	MEDICAL AFTER RETIREMENT	576.38

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932670 RETIREE	MEDICAL AFTER RETIREMENT	709.38
932677 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932679 RETIREE	MEDICAL AFTER RETIREMENT	103.69

579 Post Retirement Medical-Mgmt Fund

Non Departmental

377241 RETIREE	MEDICAL AFTER RETIREMENT	880.90
377242 RETIREE	MEDICAL AFTER RETIREMENT	161.69
377246 RETIREE	MEDICAL AFTER RETIREMENT	103.69
377249 RETIREE	MEDICAL AFTER RETIREMENT	221.69
377251 RETIREE	MEDICAL AFTER RETIREMENT	183.34
377253 RETIREE	MEDICAL AFTER RETIREMENT	400.00
377254 RETIREE	MEDICAL AFTER RETIREMENT	576.38
377256 RETIREE	MEDICAL AFTER RETIREMENT	1,894.64
377259 RETIREE	MEDICAL AFTER RETIREMENT	340.38
377260 RETIREE	MEDICAL AFTER RETIREMENT	396.54
377263 RETIREE	MEDICAL AFTER RETIREMENT	741.38
377268 RETIREE	MEDICAL AFTER RETIREMENT	880.90
377272 RETIREE	MEDICAL AFTER RETIREMENT	1,894.64
932536 RETIREE	MEDICAL AFTER RETIREMENT	576.38
932542 RETIREE	MEDICAL AFTER RETIREMENT	221.69
932543 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932547 RETIREE	MEDICAL AFTER RETIREMENT	183.34
932548 RETIREE	MEDICAL AFTER RETIREMENT	183.34
932550 RETIREE	MEDICAL AFTER RETIREMENT	161.70
932552 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932556 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932560 RETIREE	MEDICAL AFTER RETIREMENT	576.38
932561 RETIREE	MEDICAL AFTER RETIREMENT	576.38
932563 RETIREE	MEDICAL AFTER RETIREMENT	709.38
932566 RETIREE	MEDICAL AFTER RETIREMENT	631.60
932567 RETIREE	MEDICAL AFTER RETIREMENT	197.76
932570 RETIREE	MEDICAL AFTER RETIREMENT	1,013.90
932571 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932573 RETIREE	MEDICAL AFTER RETIREMENT	456.38
932574 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932577 RETIREE	MEDICAL AFTER RETIREMENT	249.30
932584 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932585 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932586 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932590 RETIREE	MEDICAL AFTER RETIREMENT	558.94
932592 RETIREE	MEDICAL AFTER RETIREMENT	377.40

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932593 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932594 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932603 RETIREE	MEDICAL AFTER RETIREMENT	346.97
932607 RETIREE	MEDICAL AFTER RETIREMENT	706.38
932608 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932611 RETIREE	MEDICAL AFTER RETIREMENT	880.90
932613 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932614 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932616 RETIREE	MEDICAL AFTER RETIREMENT	1,426.72
932619 RETIREE	MEDICAL AFTER RETIREMENT	40.79
932620 RETIREE	MEDICAL AFTER RETIREMENT	1,036.79
932621 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932623 RETIREE	MEDICAL AFTER RETIREMENT	528.45
932626 RETIREE	MEDICAL AFTER RETIREMENT	249.30
932627 RETIREE	MEDICAL AFTER RETIREMENT	161.69
932628 RETIREE	MEDICAL AFTER RETIREMENT	1,894.64
932629 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932630 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932634 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932635 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932639 RETIREE	MEDICAL AFTER RETIREMENT	613.47
932641 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932643 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932644 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932646 RETIREE	MEDICAL AFTER RETIREMENT	221.69
932647 RETIREE	MEDICAL AFTER RETIREMENT	161.70
932650 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932651 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932652 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932654 RETIREE	MEDICAL AFTER RETIREMENT	249.30
932655 RETIREE	MEDICAL AFTER RETIREMENT	631.60
932656 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932657 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932659 RETIREE	MEDICAL AFTER RETIREMENT	456.38
932661 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932664 RETIREE	MEDICAL AFTER RETIREMENT	709.38
932669 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932671 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932672 RETIREE	MEDICAL AFTER RETIREMENT	229.69
932673 RETIREE	MEDICAL AFTER RETIREMENT	1,697.30
932675 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932676 RETIREE	MEDICAL AFTER RETIREMENT	1,837.00

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611 Water Fund

Non Departmental

377021	ANTIOCH AUTO PARTS	AUTO PARTS	83.26
377029	COLE SUPPLY CO INC	SUPPLIES	1,299.23
377039	CRYSTAL CLEAR LOGOS INC	UNIFORMS	762.88
377143	EAST BAY WORK WEAR	UNIFORMS	7,604.78
377145	EM HUNDLEY HARDWARE	PARTS	903.80
377175	LOWES COMPANIES INC	SUPPLIES	204.54
377231	WILCO SUPPLY	LOCKS	1,859.37
932505	GRAINGER INC	SUPPLIES	2,623.76

Water Supervision

377096	AMERICAN WATER WORKS ASSOC	CONFERENCE FEES	515.00
377105	BANK OF AMERICA	SUPPLIES	43.76
377143	EAST BAY WORK WEAR	SAFETY SHOES - L REYES	550.00
377228	VERIZON WIRELESS	CELL PHONE	76.02

Water Production

377018	AMERICAN PLUMBING INC	PLUMBING SERVICES	2,395.00
377020	ACE HARDWARE, ANTIOCH	SUPPLIES	180.76
377021	ANTIOCH AUTO PARTS	PARTS	16.30
377022	AT AND T MCI	PHONE	1,118.34
377048	FASTENAL CO	SUPPLIES	316.64
377050	FISHER SCIENTIFIC COMPANY	LAB SUPPLIES	195.83
377055	HACH CO	LAB SUPPLIES	992.32
377061	KARL NEEDHAM ENTERPRISES INC	CENTRIFUGE RENTAL	25,507.00
377070	OFFICE MAX INC	OFFICE SUPPLIES	45.07
377072	PETERSON	MAINTENANCE SERVICES	26,959.62
377075	ROBERTS AND BRUNE CO	PARTS	1,484.39
377085	UNIVAR USA INC	CAUSTIC	16,069.20
377099	ANIMAL DAMAGE MANAGEMENT	PROFESSIONAL SERVICES	425.00
377103	BAILEY VALVE INC	PARTS	1,035.00
377116	COMBINATION LOCK AND SAFE	REPAIR SERVICES	125.00
377132	CONTRA COSTA WATER DISTRICT	MAIN CANAL WATER	1,412,163.40
377143	EAST BAY WORK WEAR	SAFETY SHOES - BARTHOLOMEW	249.44
377175	LOWES COMPANIES INC	SUPPLIES	128.40
377189	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	265.35
377190	PACIFIC GAS AND ELECTRIC CO	JOB CANCELLATION FEE	382.46
377197	REINHOLDT ENGINEERING CONSTR	MAINTENANCE SERVICES	1,300.00
377199	ROBINS LOCK AND KEY	LOCKS	784.50
377201	S AND S SUPPLIES AND SOLUTIONS	TESTING	1,103.15
377226	UNIVAR USA INC	CAUSTIC	8,084.27

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377228	VERIZON WIRELESS	CELL PHONE	38.01
377230	WALTER BISHOP CONSULTING	WATER RIGHTS PROFESSIONAL	9,407.16
932500	AIRGAS SPECIALTY PRODUCTS	AMMONIA	2,639.25
932501	CHEMTRADE CHEMICALS US LLC	ALUM	11,540.95
932505	GRAINGER INC	SUPPLIES	435.19
932509	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	338.00
932511	NTU TECHNOLOGIES INC	POLYMER	11,877.00
932515	THATCHER COMPANY OF CA	CHLORINE	20,752.00
932521	EUROFINS EATON ANALYTICAL INC	TESTING	700.00
932522	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	494.24

Water Distribution

377022	AT AND T MCI	PHONE	20.89
377027	BIG SKY LOGOS AND EMBROIDERY	UNIFORMS	455.92
377051	FURBER SAW INC	SUPPLIES	477.41
377075	ROBERTS AND BRUNE CO	SUPPLIES	7,092.39
377100	ACE HARDWARE, ANTIOCH	KEYS	8.78
377101	ANTIOCH BUILDING MATERIALS	BASE ROCK	1,276.40
377105	BANK OF AMERICA	STUDY SUPPLIES	1,299.69
377138	DELTA DIABLO	RECYCLED WATER PARKS	9,663.78
377143	EAST BAY WORK WEAR	SAFETY SHOES - L REYES	597.99
377175	LOWES COMPANIES INC	SUPPLIES	527.44
377180	MT DIABLO LANDSCAPE CENTERS	CONCRETE MIX	138.06
377200	ROYAL BRASS INC	SUPPLIES	57.51
377217	SWRCB	CERTIFICATION RENEWAL	80.00
377222	TYLER TECHNOLOGIES	MONTHLY INSITE FEES	680.00
377228	VERIZON WIRELESS	CELL PHONE	380.10
932502	COMPUTERLAND	COMPUTER EQUIPMENT	81.99
932505	GRAINGER INC	SUPPLIES	100.87
932526	QUENVOLDS	SAFETY SHOES - SCHATZ	299.06
932527	RED WING SHOE STORE	SAFETY SHOES - KEMP	885.96

Water Meter Reading

377023	BACKFLOW DISTRIBUTORS INC	BACKFLOW PARTS/FITTINGS	2,025.61
377175	LOWES COMPANIES INC	SUPPLIES	38.77
377202	SABRE BACKFLOW INC	SUPPLIES	174.00
377228	VERIZON WIRELESS	CELL PHONE	38.01

Public Buildings & Facilities

377089	WOODARD AND CURRAN	CONSULTING SERVICES	10,176.44
377098	ANDERSON PACIFIC ENGINEERING	WTP PROJECT	22,777.58

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Warehouse & Central Stores

377131	CONTRA COSTA FIRE EQUIPMENT	FIRE EXTINGUISHERS	628.41
377175	LOWES COMPANIES INC	SUPPLIES	53.71
377225	UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	16.50

612 Water System Improvement Fund

Non Departmental

Water Systems

377074	RJ GORDON CONSTRUCTION INC	FAWN HILL WATER PROJECT	317,600.00
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621 Sewer Fund

Sewer-Wastewater Supervision

377228	VERIZON WIRELESS	CELL PHONE	76.02
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Sewer-Wastewater Collection

377022	AT AND T MCI	PHONE	43.73
377025	BANK OF AMERICA	RECRUITMENT EXPENSES	260.00
377054	GOLDEN BELL PRODUCTS INC	PROFESSIONAL SERVICES	30,846.00
377083	TELSTAR INSTRUMENTS INC	PROFESSIONAL SERVICES	1,000.00
377101	ANTIOCH BUILDING MATERIALS	BASE ROCK	1,276.41
377105	BANK OF AMERICA	MEDICAL EXAM	75.00
377135	CRYSTAL CLEAR LOGOS INC	HATS	205.28
377143	EAST BAY WORK WEAR	SAFETY SHOES - J COOK	1,359.24
377157	HOME DEPOT, THE	SUPPLIES	42.81
377175	LOWES COMPANIES INC	SUPPLIES	287.53
377222	TYLER TECHNOLOGIES	MONTHLY INSITE FEES	680.00
377228	VERIZON WIRELESS	CELL PHONE	228.06
932505	GRAINGER INC	SUPPLIES	105.06
932527	RED WING SHOE STORE	SAFETY SHOES - TRUESDELL	897.63
932528	SCOTTO, CHARLES W AND DONNA F	BUILDING LEASE	4,750.00

631 Marina Fund

Non Departmental

377214	STATE OF CALIFORNIA	FUEL SALES TAX	230.20
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Non Departmental

377175	LOWES COMPANIES INC	SUPPLIES	75.70
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Marina Administration

377073	REAL PROTECTION INC	INSPECTION SERVICES	65.62
377105	BANK OF AMERICA	ADVERTISEMENT	370.00

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377117 COMCAST	CONNECTION SERVICES	220.96
377206 SCRIBBLE SOFTWARE INC	SOFTWARE	3,149.40
377214 STATE OF CALIFORNIA	FUEL SALES TAX	44.39

Marina Maintenance

377018 AMERICAN PLUMBING INC	PLUMBING SERVICES	325.00
377025 BANK OF AMERICA	RECRUITMENT EXPENSES	95.00
377048 FASTENAL CO	SUPPLIES	6.71
377105 BANK OF AMERICA	SUPPLIES	100.99
377175 LOWES COMPANIES INC	SUPPLIES	215.81
932505 GRAINGER INC	SUPPLIES	14.27
932509 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	1,375.00

641 Prewett Water Park Fund

Non Departmental

377164 KAISER PERMANENTE	SECURITY DEPOSIT REFUND	500.00
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Recreation Water Park

377018 AMERICAN PLUMBING INC	PLUMBING SERVICES	310.80
377022 AT AND T MCI	PHONE	120.48
377026 BAY CITIES PYROTECTOR	INSPECTION SERVICES	370.00
377029 COLE SUPPLY CO INC	SUPPLIES	877.30
377031 COMCAST	DMX SERVICE	106.96
377034 CONTRA COSTA COUNTY	DEPT OF AGRICULTURE FINE	5,000.00
377051 FURBER SAW INC	SUPPLIES	644.43
377059 ICEE COMPANY, THE	SUPPLIES	1,419.75
377073 REAL PROTECTION INC	INSPECTION SERVICES	196.87
377085 UNIVAR USA INC	CHEMICALS	4,357.97
377094 AMERICAN GREENPOWER USA INC	INDUCTION LIGHTING	5,525.61
377107 BANK OF AMERICA	SUNSCREEN DISPENSERS	2,709.74
377128 CONTRA COSTA COUNTY	ADDITIONAL PLAN CHECK FEES	188.50
377145 EM HUNDLEY HARDWARE	PARTS	903.79
377148 GARDA CL WEST INC	ARMORED CAR SERVICE	45.23
377149 GARDA CL WEST INC	ARMORED CAR SERVICE	180.28
377175 LOWES COMPANIES INC	SUPPLIES	43.66
377219 SYSCO FOOD SERVICE	CONCESSION SUPPLIES	6,036.29
377235 DEL CONTE LANDSCAPING INC	LANDSCAPE SERVICES	2,649.00
932505 GRAINGER INC	SUPPLIES	686.14

721 Employee Benefits Fund

Prepared By: Lauren Posada
 Finance Accounting
 10/4/2018

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Non Departmental

377090 24 HOUR FITNESS SPORT	PAYROLL DEDUCTIONS	92.23
377127 CONTRA COSTA COUNTY	PAYROLL DEDUCTIONS	400.00
377140 DIAMOND HILLS SPORT CLUB	PAYROLL DEDUCTIONS	189.00
377160 ILKB 110 FOR LIFE INC	PAYROLL DEDUCTIONS	125.00
377161 IN SHAPE HEALTH CLUBS	PAYROLL DEDUCTIONS	775.99
377162 IRVIN DEUTSCHER YMCA	PAYROLL DEDUCTIONS	50.00
377173 LINA	PAYROLL DEDUCTIONS	6,292.71
377182 MUNICIPAL POOLING AUTHORITY	PAYROLL DEDUCTIONS	3,517.28
377186 OPERATING ENGINEERS LOCAL NO 3	PAYROLL DEDUCTIONS	3,024.00
377191 PARS	PAYROLL DEDUCTIONS	5,357.54
377212 STANDARD LIFE INSURANCE	PAYROLL DEDUCTIONS	870.75
377215 STATE OF CALIFORNIA	PAYROLL DEDUCTIONS	200.00
377216 STATE OF CALIFORNIA	PAYROLL DEDUCTIONS	53.41
932517 ANTIOCH PD SWORN MGMT ASSOC	PAYROLL DEDUCTIONS	440.00
932518 ANTIOCH POLICE OFFICERS ASSOCI	PAYROLL DEDUCTIONS	20,441.03
932519 ANTIOCH PUBLIC WORKS EMPLOYEE	PAYROLL DEDUCTIONS	3,536.85
932525 NATIONWIDE RETIREMENT SOLUTION	PAYROLL DEDUCTIONS	60,780.12
932530 VANTAGEPOINT TRANSFER AGENTS	PAYROLL DEDUCTIONS	4,855.35



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of October 9, 2018

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Derek Cole, Interim City Attorney *DC*

SUBJECT: Denial of Application For Late Claim: Florence Jones

Recommended Action:

It is recommended that the City Council deny the application for a late claim filed by Florence Jones.

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 October 9, 2018

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Scott Buenting, Project Manager *SB*

APPROVED BY: Jon Blank, Public Works Director/City Engineer *JB*

SUBJECT: Resolution Authorizing a Cooperative Agreement with Delta Diablo Related to the Proposed Brackish Water Desalination Project (P.W. 694)

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution amending the fiscal year 2018/2019 Capital Improvements budget to increase Water Enterprise funding for the Brackish Water Desalination Project by \$100,000 and authorize the City Manager to execute a Cooperative Agreement with Delta Diablo related to the proposed Brackish Water Desalination Project.

STRATEGIC PURPOSE

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

FISCAL IMPACT

Adoption of this resolution will amend the fiscal year 2018/2019 Capital Improvements budget to increase Water Enterprise funding for the Brackish Water Desalination project by \$100,000. As part of the Cooperative Agreement, these funds shall be utilized to reimburse Delta Diablo for costs incurred related to coordination meetings, consulting services, and development of supporting documentation for incorporating brine discharge from the Brackish Water Desalination project in Delta Diablo's National Pollutant Discharge Elimination System (NPDES) permit at a cost not to exceed \$100,000.

DISCUSSION

As the purveyor of the Antioch water system, the City treats and distributes raw water obtained from two sources; the San Joaquin River and the Contra Costa Canal. The City's ability to divert water from the San Joaquin River is dependent upon the concentration of chlorides in the water. During dry years, the chloride levels in the river exceed that which is currently treatable at the Water Treatment Plant and therefore prohibit the City from obtaining water from the river. At these times, the City relies solely upon the Contra Costa Water District through the Contra Costa Canal for our raw water.

With pre-1914 adjudicated water rights to divert water for the needs of Antioch from the San Joaquin River, the City is in a unique and fortunate position of being able to pursue alternative means for treating water with high chloride levels. This process is often referred to as desalination, and involves removing chlorides from the water through membranes and disposing of the highly concentrated waste called "brine". The term desalination is actually more accurately used for ocean water that has very high chloride content. The chloride levels in the San Joaquin River are up to 100 times lower than that of ocean water; therefore, the water is considered brackish. Chloride removal from brackish water involves a similar process, but at a greatly reduced level of effort and cost.

The City has utilized \$1,000,000 from State Water Resources Control Board (SWRCB) Drinking Water State Revolving Fund (DWSRF) Loan program to identify grant opportunities and perform initial planning, engineering, and environmental certification of a brackish water treatment facility. A proposed location and layout of a brackish water desalination facility has been established within the footprint of the City's existing Water Treatment Plant (WTP). An area on the southern end of the plant appears suitable for the construction of a 6 million gallons per day (MGD), reverse osmosis, brackish water desalination facility with available area to expand the facility to 16 MGD if regional partnerships are developed. This setting would allow the brackish water desalination facility to utilize portions of the existing WTP for pretreatment. The installation of a new pipeline segment that would connect the City's River Pump pipeline on Lone Tree Way to the WTP provides a cost effective means of conveying raw water to the new facility. A brine disposal pipeline within existing City rights of way is contemplated from the WTP to Delta Diablo (District) located off of the Antioch/Pittsburg Highway. The brine could be discharged through the existing District outfall.

Staff initially engaged the District in December of 2017 to discuss the Brackish Water Desalination project focusing on the possibility of utilizing the District's outfall as part of the brine disposal process. Staff has informed the District that the brackish water desalination facility will generate approximately 2 million gallons per day (MGD) of brine. The salinity of the brine will vary with the river's water quality and the desalination process will increase the salinity concentration in the brine by four times the amount. Staff has proposed that the brine stream be included into the District's NPDES renewal and reissuance process that is scheduled for completion in October 2019.

Staff is recommending executing a cooperative agreement with the District to integrate disposal of brine from the brackish water desalination facility into the District's NPDES permit. As part of this agreement, the City would provide supporting technical information in coordination with the District and its consultants to support inclusion of brine disposal in the District's NPDES permit renewal. The District will provide materials that incorporate information related to the Brackish Water Desalination project to the City for review and comment prior to transmittal to regulatory agencies. The City will reimburse the District for reasonable costs related to coordination meetings, consulting services, and development of supporting documentation for incorporating brine discharge into the NPDES permit. The City's total reimbursement cost shall not exceed \$100,000 without prior written approval from the City.

ATTACHMENTS

- A. Resolution
- B. Delta Diablo Cooperative Agreement

ATTACHMENT "A"

RESOLUTION NO. 2018/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH AUTHORIZING TO AMEND THE FISCAL YEAR 2018/2019 CAPITAL IMPROVEMENTS BUDGET TO INCREASE WATER ENTERPRISE FUNDING BY \$100,000 AND AUTHORIZING THE CITY MANAGER TO EXECUTE A COOPERATIVE AGREEMENT WITH DELTA DIABLO FOR THE BRACKISH WATER DESALINATION PROJECT (P.W. 694)

WHEREAS, an amendment increasing fiscal year 2018/2019 Water Enterprise funding for this project in the amount of \$100,000 has been considered by City Council and;

WHEREAS, the City desires to authorize the City Manager to execute the Cooperative Agreement with Delta Diablo for this project in the amount not to exceed \$100,000;

THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby approves amending the fiscal year 2018/2019 Water Enterprise funding for this project in the amount of \$100,000 and authorizes the City Manager to execute the Cooperative Agreement with Delta Diablo for this project in the amount not to exceed \$100,000 for the Brackish Water Desalination Project.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 9th day of October 2018, by the following vote:

AYES:

ABSENT:

NOES:

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

ATTACHMENT "B"

COOPERATIVE AGREEMENT RELATED TO THE PROPOSED CITY OF ANTIOCH BRACKISH WATER DESALINATION PROJECT

This Cooperative Agreement ("Agreement") dated October 11, 2018, ("Effective Date") is entered into by and between the CITY of ANTIOCH ("City"), a municipal corporation, and DELTA DIABLO ("District"), a sanitation district formed and existing under the County Sanitation District Law. The City and the District are sometimes referred to collectively as the "Parties" and each as a "Party."

RECITALS

- A. The District provides wastewater resource recovery services for the Cities of Antioch and Pittsburg, and the unincorporated community of Bay Point. The District operates a wastewater treatment plant (WWTP) located at 2500 Pittsburg-Antioch Highway, in Antioch, California. The District discharges wastewater from its WWTP through an existing discharge outfall in accordance with National Pollutant Discharge Elimination System (NPDES) Permit No. CA0038547 (Order No. R2-2014-0030) (the "NPDES Permit"), as issued and administered by the San Francisco Bay Regional Water Quality Control Board ("Regional Water Board").
- B. The City is planning to construct, operate, and maintain a brackish water desalination facility known as the Antioch Brackish Water Desalination Project ("Project"). The City proposes to replace its existing San Joaquin River intake pump station, construct a desalination facility located at the City's existing water treatment plant property at 401 Putnam Street, Antioch, California, and construct pipelines for the conveyance of source water and brine concentrate. The Project operation schedule will vary annually. In general, the desalination plant would be operated seasonally when salinity at the City's drinking water intake increases and will cease operating when the salinity at the City's intake returns to a suitable level.
- C. A byproduct of the brackish water desalination process is a concentrated waste stream known as brine ("Brine Waste"). As part of its Project, the City proposes to construct a new pipeline to convey Brine Waste from the Project to the District for discharge through the District's existing outfall. During proposed normal Project operations, Brine Waste would be generated and conveyed to the outfall at a rate of approximately 2 million gallons per day (MGD). The City

anticipates that the salinity of the Brine Waste would vary with the water quality of the water the City diverts at its intake pump station. The Project's desalination process is expected to concentrate the salinity in the Brine Waste at a ratio of approximately four times the source water quality.

- D. The City desires for the District's NPDES Permit to include constituent limits and other terms that would allow for the possible future disposal of Brine Waste by the District. The District is pursuing a reissuance of its NPDES Permit by the Regional Water Board. That process is expected to be completed in October, 2019. The District desires to cooperate with the City to request that the Regional Water Board include appropriate constituent limits and other terms in the District's NPDES Permit that would allow for the possible future disposal of Brine Waste.

AGREEMENT

1. The District and the City will work cooperatively to explore the incorporation of appropriate constituent limits and other terms into the District's NPDES Permit to allow for the future disposal of Project-related Brine Waste.
2. The City serves as the California Environmental Quality Act ("CEQA") lead agency for its Project. The District is a CEQA responsible agency for the City's Project because the Project cannot be constructed as planned unless the District agrees to accept and dispose of Brine Waste from the City's Project. This Agreement does not constitute, nor is it intended to constitute, an approval of the Project by the City or an agreement by the District to receive and dispose of Project-related Brine Waste. This Agreement does not obligate the City to pursue its Project. This Agreement does not obligate the District to agree to receive and dispose of the City's Project-related Brine Waste. Nothing in this Agreement requires the City or the District to exercise its discretion in any particular way in order to satisfy its requirements under CEQA.
3. The City recognizes the District's excellent record of NPDES Permit compliance, and also recognizes that the District's operations require continued NPDES Permit compliance. The District recognizes the City's objectives in implementing the Project, including improved water supply reliability and water quality for Antioch residents. The District and the City intend to work cooperatively to request that the Regional Water Board incorporate appropriate terms and constituent limits in the

District's NPDES Permit that would enable the District to dispose of Project-related Brine Waste, if the District later agrees to dispose of the City's Brine Waste. The City will work with the District to implement the Project-related Brine Waste disposal in a manner that would enable the District to maintain NPDES Permit compliance in the event that the District later agrees to dispose of Brine Waste.

4. The City will provide supporting technical information in coordination with the District and its consultants to enable the District and its consultants to evaluate the feasibility of incorporating changes in the District's NPDES Permit that would enable the District to dispose of Project Brine Waste. The City will cooperate with the District to evaluate probable Project Brine Waste composition profile(s) along with make-up of the existing waste streams that currently contribute to the District's discharge. This effort may also include, at the District's discretion, modeling of the resultant discharge by the District's consultants to determine possible dilution credits, analysis of the ability to comply with projected effluent limits and other NPDES permit terms, and other as needed analysis as determined by the District or as required by the Regional Water Board.
5. The City and the District will exchange Project-related information and NPDES Permit reissuance information as needed for ongoing coordination during the Regional Water Board's permit review and approval process. The District will provide the City an opportunity to review and comment on draft materials that incorporate Project-related information before the materials are submitted to the Regional Water Board. The District will specify a deadline for the City to respond to those draft materials, to ensure that the materials will be timely submitted to the Regional Water Board. If the City does not provide a response by the District's deadline, the District may submit the materials to the Regional Water Board. At the District's request, the City will make Project staff and its consultant team available for meetings with the Regional Water Board, or other regulatory entities, for the purposes of exploring changes to the District's NPDES Permit. The District will be the sole point of contact with the Regional Water Board.
6. The City will reimburse the District for reasonable costs that the District incurs to evaluate and request that the Regional Water Board incorporate changes in its NPDES Permit that would allow for the possible disposal of Brine Waste. These District costs may include, but may not be limited to, District staff and

consultant charges to (a) attend meetings with the City and/or the Regional Water Board, (b) evaluate the Project and Brine Waste, (c) evaluate the feasibility of amending the District's NPDES Permit, and (d) perform related activities under this Agreement ("Eligible Costs"). To request reimbursement of Eligible Costs under this Agreement, the District will provide the City a request for reimbursement that documents District staff time and consultant fees to be reimbursed by the City. The District will submit requests for reimbursement not more often than once per month during the term of this Agreement. Before District consultant costs will be eligible for reimbursement under this Agreement, the District must provide the City advance notice of the anticipated scope and costs for the consultant's work and obtain the City's advance approval of that work. If the City does not respond within ten (10) business days after receiving the District's notice regarding proposed consultant work and costs, the work and costs will be deemed approved by the City.

7. The City will reimburse the District for Eligible Costs within 30 calendar days after receiving a District reimbursement request. The City's total reimbursements to the District for Eligible Costs shall not exceed \$100,000 ("Reimbursement Limit"). Any portion of a District reimbursement request in excess of the Reimbursement Limit will not be reimbursed until the Reimbursement Limit is increased through an amendment to this Agreement.
8. If this Agreement is terminated under Section 12, within 30 calendar days after the termination date, the District will provide the City a request for reimbursement of all unreimbursed Eligible Costs. Within 30 business days after receiving that request, the City will reimburse the District for Eligible Costs in accordance with this Agreement. This section will survive the termination of the Agreement.
9. If the Regional Water Board issues an NPDES Permit that includes constituent limits and other terms that would allow Project Brine Waste to be received and discharged by the District, the Parties will consider and discuss the possibility of negotiating and entering into an agreement covering the disposal of Brine Waste at the District WWTP.
10. The City and the District are independent public agencies. Nothing in this Agreement creates a partnership or joint venture between the City and the District.

BY

11. All notices, communications, reimbursement requests, and other correspondence required to be given under this Agreement shall be in writing, and shall be delivered in person, by overnight delivery, or by U.S. Mail, to the following:

To District: Brian Thomas, Engineering Services Director, Delta Diablo, 2500 Pittsburg-Antioch Hwy, Antioch, CA 94509

To City: Jon Blank, Public Works Director, City of Antioch, P.O. Box 5007, Antioch, CA 94531-5007

or to such other addresses as the District and the City may respectively designate by written notice to the other Party. Notice shall be deemed given on the same day if it is personally delivered, on the next day if it is delivered by overnight delivery, or on the fifth (5th) day after the postmark date if it is given by U.S. Mail. Additional courtesy copies of notices, communications, reimbursement requests, and other correspondence may be sent by email.

12. The Term of this agreement begins on the Effective Date and it expires upon the Regional Water Board's reissuance of the District's NPDES Permit, unless it is sooner terminated under this Section 12. Either Party may terminate this Agreement upon 30 days' advance written notice to the other Party.
13. This Agreement may not be modified or amended except in a writing signed by both Parties hereto.
14. This Agreement shall be governed and construed in accordance with California law.
15. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original.

[Remainder of page intentionally left blank – signatures on next page.]

BS

The duly authorized representatives of the Parties are executing this Agreement on behalf of the Parties as of the Effective Date.

DELTA DIABLO

CITY OF ANTIOCH

By: _____
Vince De Lange, General Manager

By: _____
Rowland E. Bernal Jr., City Manager

FORM APPROVED:
Sharon L. Anderson
County Counsel

Taxpayer Identification No.:

By: _____
Mary Ann McNett Mason
District Counsel/
Chief Assistant County Counsel

SMS

H:\Client Matters\DDSD\General\DD-Antioch Coop Re Brine Waste 092818 (REDLINE).docx

BL



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of October 9, 2018

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Scott Buenting, Project Manager *SB*

APPROVED BY: Jon Blank, Public Works Director/City Engineer *JB*

SUBJECT: Adoption of a Resolution to Terminate the Solar Remote Power Purchase Agreement with NRG Renew, (P.W. 699)

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution acknowledging the termination of the Solar Remote Power Purchase Agreement with NRG Renew.

STRATEGIC PURPOSE

This item was pursued to support Long Term Strategy N-2 by ensuring long-term fiscal sustainability by providing lower cost energy through solar generation, and Strategy K-4 by making key infrastructure improvements in the Northeast Annexation Area by enhancing the usefulness of the NRG power plant property on Wilbur Avenue.

FISCAL IMPACT

This action has no financial impact; however, the Remote Power Purchase Agreement was projected to provide a cost savings to the City of \$9,639,426 over the 25-year term of the agreement.

DISCUSSION

Under the California Renewable Energy Self-Generation Bill Credit Transfer (RES-BCT) program established by the California legislature in Assembly Bill 2466 and codified in Public Utilities Code section 2830, a local government is permitted to (i) generate or obtain energy from an eligible energy generating facility located within its jurisdiction and on property that is either owned by or under the control of such local government, (ii) export such energy to the grid in exchange for bill credits from the utility providing electricity service to such local government, and (iii) allocate such credits among one or more of its other electricity accounts with such utility.

Staff researched various renewable energy options to the City and concluded that a Solar Remote Power Purchase Agreement (RPPA) would best serve the City's energy needs and provides considerable energy cost savings to the City. In Mid-2015, NRG Renew approached the City and introduced PG&E's RES-BCT program. Staff and NRG Renew analyzed the City's historical load, optimized the solar system size, studied regulatory impacts on the RES-BCT program and evaluated potential energy savings to the City. Under the RPPA, NRG Renew was to design, build, finance, own, operate and maintain

a 2.1 MW off-site solar facility that would export energy to PG&E's grid. The City was to assume the exported solar generation, obtain bill credits from PG&E for the generation and apply such bill credits to its electricity accounts with PG&E.

On August 25, 2015 Council approved the execution of a Letter of Intent to move forward with the project, subject to several conditions. Council requested the execution of a Project Labor Agreement, local employment opportunities, and coordination with the Contra Costa County Workforce Development Board, as requirements to be met before the project was to be built.

On January 26, 2016, ARC Alternatives, an independent energy consultant hired by the City, compared two types of solar systems to determine which would be the best alternative for the City to pursue. The City Council decided the proposal for a RES-BCT system from NRG Renew was preferable. The proposal from NRG at that time was a 2.5 MW system, which showed an estimated 25-year net benefit of \$12.1 million.

On September 27, 2016, the City Council approved a Solar Remote Power Purchase Agreement with NRG Renew. At that time, the City expected NRG to commence construction of the project in the first quarter of 2017; however, NRG's progress on the project stalled. On June 17, 2017, the owner of the proposed solar site filed bankruptcy and informed NRG that they were no longer willing to lease the site as originally intended. In addition, NRG stated that 2017 tax reform legislation and a 30% tariff on the importation of certain solar photovoltaic modules adversely affected the cost of constructing the facilities. Staff continued discussions with NRG, attempting to develop means to keep the project viable. On June 30, 2018, NRG informed the City that they were terminating the RPPA due to the adverse changes in the constructability and financial prospects of the system. Staff is recommending the City Council acknowledge the termination of the Solar Remote Power Purchase Agreement with NRG Renew.

ATTACHMENTS

A: Resolution

B: Termination Letter from NRG Renew Dated June 30, 2018

ATTACHMENT "A"

RESOLUTION NO. 2018/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
APPROVING THE TERMINATION OF THE SOLAR REMOTE POWER PURCHASE
AGREEMENT WITH NRG RENEW
P.W. 699**

WHEREAS, September 27, 2016, the City Council of the City of Antioch authorized the City Manager to negotiate and execute a Remote Power Purchase Agreement with NRG, and any related agreements necessary to participate in the RES-BCT Program, and to take all steps and perform all actions necessary to enter into the RPPA with NRG; and

WHEREAS, on June 17, 2017, the owner of the proposed solar site filed bankruptcy and informed NRG that they were no longer willing to lease the site as originally intended; and

WHEREAS, on June 30, 2018, NRG informed the City that they were terminating the RPPA due to the adverse changes in the constructability and financial prospects of the system;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Antioch the Council hereby acknowledges the termination of the Solar Remote Power Purchase Agreement with NRG Renew.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 9th day of October 2018, by the following vote:

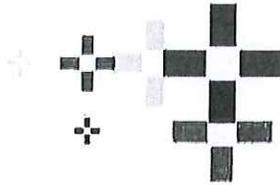
AYES:

ABSENT:

NOES:

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

ATTACHMENT "B"



NRG Solar DG LLC
c/o NRG Renew LLC
100 California Street, Suite 400
San Francisco, CA 94111

City of Antioch
P.O. Box 5007
Antioch, CA 94531
Attn: Ron Bernal, City Manager

June 30, 2018

Re: Termination of Remote Power Purchase Agreement dated April 18, 2016

Ladies and Gentleman:

Reference is hereby made to that certain Remote Power Purchase Agreement, dated October 5, 2016, between NRG Solar DG LLC ("Seller") and the City of Antioch, CA ("Buyer") (as amended, restated, supplemented, and modified, the "Agreement"). Capitalized terms used but not defined herein have the meanings given to them in the Agreement.

Pursuant to Section 2.2(b) of the Agreement, Seller has the right, in its sole discretion, to terminate the Agreement without liability to either Party in the event there is a material adverse change in the rights of Seller to construct the System on the Site or the financial prospects or viability of the System, for any reason, prior to the Commercial Operation Date. As of the date of this notice, the Commercial Operation Date has not yet occurred.

On June 14, 2017, the owner of the Site filed a voluntary petition in bankruptcy and has since informed Seller that it is no longer willing to enter into a Site Lease with Seller on the terms and conditions initially contemplated when the Agreement was executed. In addition, tax reform legislation signed into law by US President Trump in December 2017 included certain provisions that negatively impacted the tax liability attributable to the System, and in January 2017, the Trump Administration announced the imposition of a 30% tariff on the importation of certain solar photovoltaic modules, adversely affecting the anticipated cost to construct the System. Collectively, the foregoing events constitute a material adverse change in both Seller's rights to construct the System on the Site and on the financial prospects and viability of the System.

Accordingly, pursuant to Section 2.2(b) of the Agreement, Seller hereby terminates the Agreement, effective immediately as of the date hereof.

Sincerely,

NRG Solar DG LLC

A handwritten signature in black ink, appearing to read "Craig Cornelius". The signature is written in a cursive style and is positioned above a horizontal line.

Craig Cornelius, President



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of October 9, 2018
TO: Honorable Mayor and Members of the City Council
SUBMITTED BY: Shaun Connelly, Distribution Superintendent
APPROVED BY: Jon Blank, Public Works Director/City Engineer *JB*
SUBJECT: Bid Award – Backflow Materials and Parts

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution approving the Water Distribution and Service Materials bid award, and authorizing the City Manager to execute agreements with R&B Company in an amount not to exceed \$125,000 per fiscal year and Backflow Distributors, Inc. in an amount not to exceed \$40,000 per fiscal year for fiscal years 2018/2019, 2019/2020 and 2020/2021.

STRATEGIC PURPOSE

These actions support Long Term Goal K; Strategy K-1, ensuring well maintained public facilities, rights-of-way and parks, in that the City of Antioch continually strives to maintain its assets and use of resources to improve the beauty and desirability of its significant landscaped areas, and maintain a culture of cleanliness; and Strategy K-2 to operate, maintain, and steward Antioch's water assets and resources and delivery high quality water to our customers.

FISCAL IMPACTS

Funding for this contract is allocated from the Water Enterprise Fund budget. The combined purchase orders for R&B is not to exceed \$375,000, and for Backflow Distributors is \$120,000, over the three fiscal year period.

DISCUSSION

Public Works maintains an inventory of supplies necessary for timely maintenance and repairs of City infrastructure. Materials are stored at the Public Works corporation yard and inventories are procured and distributed by Warehouse & Central Stores staff.

Public Works distributed the request for quotations to vendors on September 6, 2018. The bid closed on September 18, 2018, and three bids were received. The bid documents are available on the City's website at <https://www.antiochca.gov/rfps/>. Backflow Distributors, Inc. of Sacramento, CA submitted the lowest bid for backflow parts and R&B Company of Oakley, CA submitted the lowest bid for backflow devices. Public Works will utilize both of the lowest bidders to receive the best value for the City.

ATTACHMENTS

A. Resolution

ATTACHMENT "A"

RESOLUTION NO. 2018/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
APPROVING THE BACKFLOW MATERIALS AND PARTS BID AWARD AND
AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS WITH R&B
COMPANY AND BACKFLOW DISTRIBUTORS, INC.**

WHEREAS, the City's Warehouse and Central Stores Division annually assesses its inventory of parts and equipment in conjunction with the operations of the City's backflow prevention and maintenance programs based on standard replacement criteria; and

WHEREAS, the Water Distribution division of Public Works maintains the City's established infrastructure through timely inspections and replacement of parts and equipment that are beyond their useful life, which is critical in meeting water quality criteria set by State regulations; and

WHEREAS, R&B Company and Backflow Distributors, Inc. submitted qualified, competitive low bids for the City's Backflow Materials and Parts formal bid; and

THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby approves the Backflow Materials and Parts bid award to R&B Company in an amount not to exceed \$125,000 per fiscal year and Backflow Distributors, Inc. in an amount not to exceed \$40,000 per fiscal year for the following three fiscal years: 2018/2019, 2019/2020, and 2020/21.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 9th day of October, 2018 by the following vote:

AYES:

ABSENT:

NOES:

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



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of October 9, 2018

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Tim Coley, Water Treatment Superintendent

APPROVED BY: Jon Blank, Public Works Director/City Engineer *JB*

SUBJECT: Third Amendment to the Solids Management Equipment Rental Agreement with Karl Needham Enterprises, Inc.

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution approving the Third Amendment to the Solids Management Equipment Rental Agreement with Karl Needham Enterprises, Inc. (KNE), in the amount not to exceed \$400,000 per fiscal year, and extend the contract for an additional one year and six months, beginning January 1, 2019 through June 30, 2020.

STRATEGIC PURPOSE

These actions support Long Term Goal K/Strategy K-2 to operate, maintain, and steward Antioch's water assets and resources and deliver high quality water to our customers.

FISCAL IMPACT

Funding for this project is allocated in the Water Enterprise Fund budget in the amount of \$400,000 per contract year for a total contract amount not to exceed \$600,000, i.e.: an addition of \$200,000 for FY 18/19, and \$400,000 for FY 19/20.

DISCUSSION

On December 14, 2010, the City entered into a rental agreement with Karl Needham Enterprises for the Solids Management Equipment, on a sole-source basis, for use at the Water Treatment Plant.

On June 12, 2012, City Council approved the First Amendment reducing the rental cost of the solids handling equipment and included sludge removal.

On October 22, 2013, the City Council approved the Second Amendment extending the contract to December 31, 2018. Approval of this agreement amendment would extend the contract to June 30, 2020 for a contract amount of \$400,000 per fiscal year, and a not to exceed amount of \$600,000 for the remainder of this contract.

The contract amendment provides for the continued leasing of equipment and disposal of solids. The Capital improvements Division has investigated the feasibility of owning the equipment in the past and determined that it was more cost effective at the time to lease. Staff will relook at new technologies and owning the equipment necessary to perform this work.

ATTACHMENT

- A. Resolution
- B. Supplemental Agreement No. 3

ATTACHMENT "A"

RESOLUTION NO. 2018/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
APPROVING THE THIRD AMENDMENT TO THE SOLIDS MANAGEMENT
EQUIPMENT RENTAL AGREEMENT WITH KARL NEEDHAM ENTERPRISES, INC.
AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT**

WHEREAS, on December 14, 2010, the City entered into a rental agreement with Karl Needham Enterprises, Inc. for the use of Solids Management Equipment on a sole-source basis at the Water Treatment Plant at a monthly rental cost of \$22,500 and one-time mobilization and demobilization cost of \$38,000 for a period beginning December 15, 2010 through December 14, 2011; and

WHEREAS, on June 12, 2012, the City Council authorized the First Amendment to the Solids Management Equipment Rental Agreement with Karl Needham Enterprises, Inc. to include solids off-hauling; and increased the FY 2011-12 purchase order from \$270,000 to \$350,000; and amended the annual cost to \$350,000 until contract expiration in December 2013; and

WHEREAS, on October 22, 2013, the City Council approved the Second Amendment to the Solids Management Equipment Rental Agreement with Karl Needham Enterprises, Inc. extending the existing contract for five years, beginning January 1, 2014 through December 31, 2018. The amendment also increased the annual cost in an amount not to exceed \$400,000 per fiscal year; and

WHEREAS, on October 9, 2018 the City desires to amend the Solids Management Equipment Rental Agreement with Karl Needham Enterprises, Inc., in the amount of \$400,000 per fiscal year, for an additional one year and six months beginning January 1, 2019 through June 30, 2020, not to exceed \$600,000 for the remainder of this contract.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby approves the Third Amendment to the Solids Management Equipment Rental Agreement with Karl Needham Enterprises, Inc. extending the existing agreement in the amount of \$400,000 per contract year, for an additional one year and six months beginning January 1, 2019 through June 30, 2020, for a not to exceed amount of \$600,000.

* * * * *

RESOLUTION NO. 2018/**

October 9, 2018

Page 2 of 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 9th day of October 2018, by the following vote:

AYES:

ABSENT:

NOES:

ARNE SIMONSEN, CMC
CITY CLERK OF THE CITY OF ANTIOCH

ATTACHMENT B

SUPPLEMENTAL AGREEMENT No. 3

Project Title and Job Number: Maintenance and Trade Services Agreement
Purchase Order # P190014 and Account Code: 6112320-63010

Date: 10-4-2018

The City of Antioch ("City") and Karl Needham Enterprises ("Contractor's"), as parties to that certain Maintenance and Trade Services Agreement approved by City Council on December 14, 2010, including any and all prior supplemental agreements modifying said agreement (said agreement and supplemental agreements are hereafter collectively referred to as the "Agreement"), hereby supplement and modify the Agreement via City Council approval on **October 9, 2018** as follows:

1. The Scope of Services is amended as follows:

Centrifuge Rental is increased to \$20,000 per month.

Trucking and disposal rate is increased to \$55.60 per ton.

Storage tank patching, flight/paddle replacement, gear box maintenance, and other scheduled maintenance shall be paid for by contractor at contract's expense in consideration of the above increases.

2. In consideration of the additional and/or revised services described in section 1 above, the Agreement for payment of Contractor's fees and expenses, is **increased/decreased** by \$400,000 per fiscal year, and said agreement is extended for an additional one year and six months only, beginning January 1, 2019 to June 30, 2020. The said maximum not-to-exceed amount is amended as follows:

Agreement's original not-to-exceed amount:	<u>\$ 270,000</u>
Net change by previous supplemental agreements:	<u>\$1,930,000</u>
Not-to-exceed amount prior to this supplemental agreement:	<u>\$2,200,000</u>
Increase/decrease by this supplemental agreement:	<u>\$ 600,000</u>
New not-to exceed amount including all supplemental agreements:	<u>\$2,800,000</u>

3. Contractor agrees that the amount of increase or decrease in the not-to-exceed amount specified in section 2, above, shall constitute full compensation for the additional and/or revised services specified in section 1, above, and shall fully compensate Contractor for any and all direct and indirect costs that may be incurred by Contractor in connection with such additional and/or revised services, including costs associated with any changes and/or delays in work schedules or in the performance of other services or work by Contractor.

4. Contractor warrants and represents that the person or persons executing this supplemental agreement on behalf of Contractor has or have been duly authorized by Contractor to sign this supplemental agreement and bind Consultant to the terms hereof.

5. Except as specifically revised herein, all terms and conditions of the Agreement shall remain in full force and effect, and Contractor shall perform all of the services, duties, obligations, and conditions required under the Agreement, as supplemented and modified by this supplemental agreement.

Approval Recommended By:

Approved As To Form By:

Project Manager
Approved By:

City Attorney

Contractor
Approved By:

Attested To By:

City of Antioch

City Clerk



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of October 9, 2018

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Shaun Connelly, Water Distribution Superintendent

APPROVED BY: Jon Blank, Public Works Director/City Engineer *JB*

SUBJECT: Resolution Amending the September 24, 2018 Master Fee Schedule to Correct Language Related to the Water Fee Schedule

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution amending the September 24, 2018 Master Fee Schedule to correct language in the water meter size information and to clarify labor and material fees related to single family residential water meter installations.

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, i.e., improve the City's financial stability. This is achieved through the specific short-term objective of evaluating fees and content to ensure maximum cost recovery and accuracy.

FISCAL IMPACT

This amendment corrects language in the Master Fee Schedule effective September 24, 2018 and does not have a fiscal impact.

DISCUSSION

Attachment B contains a comparison of the published Master Fee Schedule effective September 24, 2018 and the requested changes, which are highlighted in red.

- Under the headings "Single Family Residential:" and "Water Meter Installation," in the description for "New Subdivision with Lateral," the meter sizes are listed incorrectly as, 5/8" - 2" and should be shown as 5/8" x 3/4".
- Also, 3" meters are not used for single family homes and should be stated as 1".
- Labor and material fees are not properly identified and wording has been added.

ATTACHMENTS

- A. Resolution
- B. Master Fee Schedule with Requested Revisions

ATTACHMENT A

RESOLUTION NO. 2018/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
AMENDING THE SEPTEMBER 24, 2018 MASTER FEE SCHEDULE TO
CORRECT LANGUAGE RELATED TO THE WATER FEE SCHEDULE**

WHEREAS, on July 24, 2018, Resolution No. 2018/89 adopted the Master Fee Schedule effective September 24, 2018; and

WHEREAS, the City evaluates and implements its cost recovery fee schedule on an annual basis to ensure adequate fees and accurate information are reported; and

WHEREAS, language contained in the Water Fee section of the Master Fee Schedule regarding water meter sizes is incorrect and related labor and material costs are not detailed properly; and

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby approves an amendment to the September 24, 2018 Master Fee Schedule correcting language related to the Water Fee schedule as shown in Exhibit B of the Council Report.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 9th day of October 2018, by the following vote:

AYES:

ABSENT:

NOES:

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

ATTACHMENT B

MASTER FEE SCHEDULE - PUBLISHED EFFECTIVE 9/24/18 >>PUBLIC WORKS<<

DESCRIPTION	FEE	ACCT CODE						
WATER FEES (Continued):								
Water Service Charge for Monthly Maintenance of Water Lines by Meter Size:	<u>Effective 7/1/18 Approved 5/12/15 Reso. 2015/26:</u> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"><u>Inside City</u></td> <td style="width: 40%;"><u>Outside City</u></td> <td style="width: 30%;"></td> </tr> <tr> <td></td> <td style="text-align: center;">Outside fees evaluated on a case-by-case basis</td> <td></td> </tr> </table>	<u>Inside City</u>	<u>Outside City</u>			Outside fees evaluated on a case-by-case basis		611-2310.46840
<u>Inside City</u>	<u>Outside City</u>							
	Outside fees evaluated on a case-by-case basis							
5/8"x 3/4"	\$ 22.90							
1"	\$ 52.00							
1-1/2"	\$ 98.00							
2"	\$ 155.00							
3"	\$ 287.00							
4"	\$ 475.00							
6"	\$ 946.00							
8"	\$ 1,512.00							
10"	\$ 2,171.00							
12"	\$ 3,113.00							
Water for Construction/home: (Slab-Prestressing exercises)	\$ 29.00	611-2310.46845						
<u>Water Meter Installation (includes labor and material):</u> Single Family Residential:		611-2310.46850						
New Subdivision with Lateral								
5/8" - 2" meter with remote reading	\$ 110.00 plus cost of meter and parts							
3" + meter with remote reading	\$ 495.00 plus cost of meter and parts							
Existing Subdivision, Lateral Not Installed:	Actual Cost							
Water Meter/lateral installation, except single family residential (all sizes)	Fully allocated hourly for all staff involved plus any outside costs							
Backflow device penalties, % of unpaid bill	5% of unpaid bill	611-2310.46855						
FOR ALL DELINQUENT, NON-PAYMENT, OR SUSPENDED ACCOUNTS:								
Processing Service Charge	\$ 26.00	611-2310.46830						
Disconnection Service Charge	\$ 104.00 each/per trip when the water is already disconnected							
Reconnection Service Charge- <u>service is provided next business day</u>	No Charge							
Reconnection Service Charge, Same Day Service	\$ 260.00 (2 hrs at OT)							
Water Meter Tampering + parts & labor	Fully allocated hourly rate of staff involved plus any outside costs - minimum charge of \$250.00							
Return Trips - returning for the same reason, <u>service is provided next business day</u>	No Charge							

MASTER FEE SCHEDULE - AMENDED EFFECTIVE 9/24/18 >>PUBLIC WORKS<<

DESCRIPTION	FEE	ACCT CODE						
WATER FEES (Continued):								
Water Service Charge for Monthly Maintenance of Water Lines by Meter Size:	<u>Effective 7/1/18 Approved 5/12/15 Reso. 2015/26:</u> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"><u>Inside City</u></td> <td style="width: 40%;"><u>Outside City</u></td> <td style="width: 30%;"></td> </tr> <tr> <td></td> <td style="text-align: center;">Outside fees evaluated on a case-by-case basis</td> <td></td> </tr> </table>	<u>Inside City</u>	<u>Outside City</u>			Outside fees evaluated on a case-by-case basis		611-2310.46840
<u>Inside City</u>	<u>Outside City</u>							
	Outside fees evaluated on a case-by-case basis							
5/8"x 3/4"	\$ 22.90							
1"	\$ 52.00							
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2"	\$ 155.00							
3"	\$ 287.00							
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8"	\$ 1,512.00							
10"	\$ 2,171.00							
12"	\$ 3,113.00							
Water for Construction/home: (Slab-Prestressing exercises)	\$ 29.00	611-2310.46845						
<u>Water Meter Installation (includes labor and material):</u> Single Family Residential:		611-2310.46850						
New Subdivision with Lateral								
5/8" - 2" 5/8" x 3/4" meter with remote reading	\$ 110.00 (Labor) plus \$164.00 (Materials)							
3" 1" meter with remote reading	\$ 110.00 (Labor) plus \$260.00 (Materials)							
Existing Subdivision, Lateral Not Installed:	Actual Cost							
Water Meter/lateral installation, except single family residential (all sizes)	Fully allocated hourly for all staff involved plus any outside costs							
Backflow device penalties, % of unpaid bill	5% of unpaid bill	611-2310.46855						
FOR ALL DELINQUENT, NON-PAYMENT, OR SUSPENDED ACCOUNTS:								
Processing Service Charge	\$ 26.00	611-2310.46830						
Disconnection Service Charge	\$ 104.00 each/per trip when the water is already disconnected							
Reconnection Service Charge- <u>service is provided next business day</u>	No Charge							
Reconnection Service Charge, Same Day Service	\$ 260.00 (2 hrs at OT)							
Water Meter Tampering + parts & labor	Fully allocated hourly rate of staff involved plus any outside costs - minimum charge of \$250.00							
Return Trips - returning for the same reason, <u>service is provided next business day</u>	No Charge							



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of October 9, 2018

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Anthony Morefield, Police Captain

APPROVED BY: Tammany Brooks, Chief of Police 

SUBJECT: Establishment of a Massage Establishment Registration Fee and Massage Establishment Registration Renewal Fee

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution amending the Master Fee Schedule to assign Massage Establishment Registration Fees and Massage Establishment Registration Renewal Fees with corresponding values.

STRATEGIC PURPOSE

The proposed action would introduce a new Massage Establishment Registration Fee and new Massage Establishment Registration Renewal Fee that would correspond to the projected impact on City Staff to enforce the recently revised Massage Ordinance. This item promotes Strategy H-5, to grow Antioch's economy through commercial development.

FISCAL IMPACT

The proposed action would introduce a new Massage Establishment Registration Fee and new Massage Establishment Registration Renewal Fee. These fees are set at a rate that would recover administration and enforcement costs from applicants and registrants.

DISCUSSION

On August 28, 2018, the City of Antioch adopted a resolution Repealing and Reenacting Chapter 19 of Title 5 of the Antioch Municipal Code Concerning Massage Establishments, thereby creating a new section for Massage Establishment Registration and Renewal Fees. This action introduced the capacity for Massage Establishment Registration and Renewal Fees in several areas. It is recommended there be two primary registration categories (Owner/Practitioner and Owner/Non-practitioner) with an additional fee for each Employee/Practitioner. Owner/Practitioners would be required to have a California Massage Therapy Council (CAMTC) certification and would not need to go through a full background process. Accordingly, they would be charged a reduced registration fee. All Employee/Practitioners would also be required to have a CAMTC certification, so there would be only a nominal fee charged for verification of their credentials. The Renewal Fee (for both Owner/Practitioners and Owner/Non-practitioners) would be considerably less than the Initial Registration fee, taking into account the anticipated reduction in workflow for City Staff for the renewal procedure. However, any changes in establishment

ownership or location would incur the full (Initial) Registration Fee. These fees are intended to defray the cost of application review, background checks, inspections and all other actions as described in the Massage Establishment Ordinance. These fees are shown in the following table:

Massage Establishment	Initial Registration	Renewal (Assuming No Changes)	Change in Ownership/Location
Owner/Practitioner	\$250	\$175	\$250
Owner/Non-Practitioner	\$350	\$275	\$350
Per Employee/Practitioner	\$25	\$25	\$25

Other cities impose fees related to Massage Establishments in widely ranging schemes and amounts. These fees range from nearly double what is proposed in the above table to about half. The fees (as proposed) are an estimation of services based on similarly permitted establishments in the City of Antioch and other bay area cities.

Over the past years, the City has not taken an active role in registering massage establishments beyond the regular business licensing process. However, the new Massage Establishment Ordinance requires City Staff to conduct a thorough background and registration process for all new and existing massage establishments and practitioners.

The new Massage Establishment Ordinance provides for registration fees which shall be used to defray the costs of processing the investigation and report as well as renewal fees in an amount set forth in a resolution approving the Master Fee Schedule. These fees, as proposed above, are both reasonable for massage establishment owners and practitioners and commensurate with the projected impact on City Staff.

ATTACHMENT

A: Resolution Amending the Master Fee Schedule

RESOLUTION NO. 2018/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
AMENDING THE MASTER FEE SCHEDULE RELATED TO MASSAGE
ESTABLISHMENT REGISTRATION AND MASSAGE ESTABLISHMENT
REGISTRATION RENEWAL FEES**

WHEREAS, the Antioch City Council recently established a new Massage Establishment Ordinance; and

WHEREAS, Sections 5-19.06 (B) and 5-19.25 (D) of the Antioch Municipal Code states that massage establishment registration and renewal fees shall be as established by resolution of the City Council and shall be set forth in the city's current master fee schedule; and

WHEREAS, the City Council considered this item at a regularly scheduled public hearing on October 9, 2018.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, as follows:

1. Effective October 11, 2018 (to coincide with the predetermined effective date of the new Massage Establishment Ordinance), the Master Fee Schedule is hereby amended to include the following fees:

Massage Establishment	Initial Registration	Renewal (Assuming No Changes)	Change in Ownership/Location
Owner/Practitioner	\$250	\$175	\$250
Owner/Non-Practitioner	\$350	\$275	\$350
Per Employee/Practitioner	\$25	\$25	\$25

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch, at a regular meeting thereof, held on the 9th day of October, 2018 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of October 9, 2018
TO: Honorable Mayor and Members of the City Council
SUBMITTED BY: Forrest Ebbs, Community Development Director *FE*
SUBJECT: Quail Cove Subdivision (PD-15-02)

RECOMMENDED ACTION

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

1. Adopt the Resolution adopting the Quail Cove Initial Study and Mitigated Negative Declaration (Attachment "A").
2. Introduce the Ordinance for a zoning map amendment from Planned Development District (PD) to Planned Development District (PD-15-02) (Attachment "B").
3. Adopt the Resolution approving a Vesting Tentative Map/Final Development Plan subject to conditions of approval (Attachment "C").

STRATEGIC PURPOSE

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

FISCAL IMPACT

This action will not directly impact the City budget. All improvements and infrastructure necessary to facilitate development will be funded by the applicant and ongoing funding mechanisms will be established to address costs related to maintenance of the project and provision of public services. Further, a Fiscal Impact Analysis was submitted that suggests that the project would be cost-neutral or slightly positive over the long term.

DISCUSSION

Requested Approvals

The applicant, Discovery Builders, Inc., is seeking approval of the Quail Cove project, which is a 30-unit residential Planned Development. Approval of the project consists of adoption of the Initial Study/Mitigated Negative Declaration, approval of the rezone from Planned Development District (PD) to Planned Development District (PD-15-02), and approval of a Vesting Tentative Map/Final Development Plan.

Environmental Review

The California Environmental Quality Act, Section 21000, et. seq. of the California Public Resources Code, (hereinafter referred to as CEQA) requires analysis of agency approvals of discretionary "projects." A "project", under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment". The proposed Quail Cove subdivision is a project under CEQA.

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared to identify whether any significant environmental impacts could result from the proposed project. Specifically, the following environmental factors were addressed: aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gases, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, and utilities and service systems. Copies of the document are available at the City of Antioch Community Development Department and on the City's website at: <https://www.antiochca.gov/community-development-department/planning-division/environmental-documents/>

The IS/MND determined that the proposed project would not result in any significant environmental impacts that could not be mitigated and mitigation measures were incorporated to ensure that the project would have a less than significant impact on the environment. Pursuant to CEQA, the IS/MND was circulated for 20 days, from August 29, 2018 to September 20, 2018. Staff received no comments as of the drafting of this staff report.

Background Information/Setting

The project site is currently undeveloped and contains 5.59 acres. It is located to the immediate east of the current terminus of Prewett Ranch Drive, to the west of Heidorn Ranch Road, to the north of the approved Promenade-Vineyards at Sand Creek project, and to the south of the future extension of Prewett Ranch Drive. The site is covered with low grasses that are routinely disked and the site slopes from southwest to east from a high elevation of 161' at the southwest corner of the site to a low elevation of 156' at the southeast corner of the site. The site is adjacent to the approved Heidorn Village neighborhood to the north, a residential home and ranchette to the east, the Promenade-Vineyards at Sand Creek project to the south, and existing single-family neighborhoods to the west. Access to the project site would be from the future extension of Prewett Ranch Drive to the west and from the future connection to Heidorn Ranch Road to the east. No connection would be made to the project to the south.

General Plan Land Use Designation

The site has a General Plan Land Use Designation of Medium Low Density Residential, which is described as follows:

"These areas are generally characterized by single-family homes in typical subdivision development, as well as other detached housing such as zero lot line units and patio homes. Duplex development would generally fall into this development density. Areas designated Medium Low Density are typically located on level terrain with no or relatively

few geological or environmental constraints. Older subdivisions within the northern portion of Antioch reflect this residential density.” (p.4-19)

This land use designation allows a maximum density of six dwelling units per acre, which would be a maximum of 34 units on this site. However, due to the orientation of streets, the size of the project site, the necessity of drainage basins, and the proposal for a park, the proposal includes just 30 units, which equates to 5.4 units per acre.

Zoning Designation

The project site is zoned Planned Development (PD), which is described as follows: “Planned Development Districts are intended to accommodate a wide range of residential, commercial and industrial land uses which are mutually supportive and compatible with existing and proposed development on surrounding properties. P-D Districts shall encourage the use of flexible development standards designed to appropriately integrate a project into its natural and/or man-made setting and shall provide for a mix of land uses to serve identified community needs. In addition, P-D Districts shall orient pedestrian and bicycle facilities to encourage non-auto oriented circulation within the development. Furthermore, the P-D process may be used to implement the various Specific Plans adopted by the City. Once established, the P-D District becomes, in effect, the zoning code for the area within its respective boundaries.” AMC 9-5.2301

Preliminary Development Plan Review

On September 23, 2014, a Preliminary Development Plan (PDP) of the current project was presented to the City Council on September 23, 2014. At that time, the City Council offered direction on the revised subdivision. The minutes from that meeting are provided as Attachment “D”.

Parks and Recreation Commission Review

On September 20, 2018, the Parks and Recreation Commission considered the Quail Cove project and, following due consideration, approved a recommendation to the Planning Commission that the project satisfy its park land obligation through the payment of an in lieu fee in the amount of \$45,000. The Parks and Recreation Commission Resolution is provided as Attachment “E”.

Planning Commission Review

On September 19, 2018, the Planning Commission unanimously recommended the project be approved by the City Council. The draft Planning Commission minutes are provided as Attachment “F”.

General Plan Consistency

The site has a General Plan Land Use Designation of Medium Low Density Residential, which is described as follows:

“These areas are generally characterized by single-family homes in typical subdivision development, as well as other detached housing such as zero lot line units and patio homes. Duplex development would generally fall into this development density. Areas designated Medium Low Density are typically located on level terrain with no or relatively few geological or environmental constraints.

Older subdivisions within the northern portion of Antioch reflect this residential density.” (p.4-19)

This land use designation allows a maximum density of six dwelling units per acre, which would be a maximum of 34 units on this site. However, due to the orientation of streets, the size of the project site, the necessity of the drainage basins, the proposal includes just 30 units, which equates to 5.4 units per acre. The General Plan also identifies a general minimum lot size of 7,000 square feet for lots within the Medium Low Density Residential district unless amenities such as permanent open space and private recreation facilities are provided. The cul-de-sac lots offer a unique asset, which will offset the smaller yards. In addition, the site is near Chaparral Park, which provides a much larger-scale opportunity for recreation and open space.

Tentative Subdivision Map

The proposed subdivision would create 30 residential lots and a detention basin along Prewett Ranch Drive (Parcel A). The subdivision would dedicate the proposed streets as public right-of-way and would also dedicate frontage along Prewett Ranch Drive to expand and extend the right-of-way. All necessary utilities required for the project will be provided via connections through Prewett Ranch Drive to the north.

Planned Development Rezone

The existing zoning for the site is Planned Development District (PD). According to the Zoning Ordinance (AMC §9-5.2301), the intent of Planned Development Districts is to "encourage a wider variety of densities, product types and setbacks than would otherwise be possible under conventional residential zoning. Single-family lot size shall vary between and/or within the P-D Districts to accommodate a range of economic needs. Furthermore, setbacks and garage door facilities to encourage non-auto oriented circulation within the development. Once established, the P-D District becomes, in effect, the zoning code for the area within its respective boundaries."

Each PD is required to include specific development standards designed for that particular district, to include minimum lot sizes, setbacks and open space requirements, architectural and landscaping guidelines, and maximum building heights and lot coverages. Once approved as part of a final development plan, all standards, densities, and other requirements remain tied to that plan and to the property designated by that PD district, unless formally amended by City Council action.

The proposed PD zoning would allow single-family residences along with a bio-retention facility. The applicant has proposed the following setbacks:

- Front - 10' to porch, 15' to house living area, 20' to garage face
- Side - 4' to house living area
- Rear - 15' to house living area

Staff recommends that the proposed setbacks be approved with one exception. Staff has recommended a condition of approval that would require an area behind each gate that is 5' wide and 10' deep to accommodate storage of trash receptacles. Without this area, there would be inadequate space to store trash receptacles in the side yard behind the gate without impeding ordinary passage. Owners might store receptacles in the garage

or in the front yard without such an accommodation, which would detract from the neighborhood.

The applicant has not proposed lots that would accommodate RV parking. Due to the relatively-small lot size and the narrow frontage on the larger cul-de-sac lots, the imposition of on-site RV parking would likely detract from the appearance of the permanent landscaping in the front yards, which is already very limited. Staff is supportive of this exception. In addition, staff has included a condition of approval that would prohibit future owners from expanding their driveways to provide additional parking for any other reason. This will ensure the long-term appearance of the neighborhood.

Architecture and Design

The applicant has proposed house designs for the neighborhood. These house designs display typical residential design for production housing and range in size from 1,709 to 3,416 square feet in size. Staff has identified design issues that may require changes to the proposal to achieve consistency. As such, staff recommends that the City Council conceptually approve the Design Review application and require that the applicant return to the Planning Commission with an updated Design Review submittal that conforms to the conditions of approval and the Design Guidelines. All other approvals, including the Tentative Map and PD Rezone would be approved, but the designs would require final approval from the Planning Commission prior to a building permit.

Staff has provided some basic design direction in the conditions of approval that should also be reflected in the final design submittal. These include the following:

- Clarification about which design elements would be provided, at minimum, to homebuyers and which would be considered upgrades;
- A requirement that at least one model uses an alternative to stucco siding;
- A requirement for a consistent paint or stain color for all fences that will be enforced indefinitely by the HOA;
- A modification to the fence plan to place the fences further from the front setback on corner lots;
- The front yard landscaping plans will need to identify all utilities or other obstructions within the front yard or adjacent right-of-way.
- That the applicant strikes the statement from the plans that states "The developer reserves the right to interchange plan types during the course of housing construction."

Once received, the final design submittal will be reviewed against the Citywide Design Guidelines and brought to the Planning Commission for final approval. The applicant would be able to proceed with submittal of a Final Map, grading plans, etc. while the design submittal is being considered.

Storm Water Infrastructure

The project includes a single detention basin at the north edge of the project site. Details of the design have not been provided, but will be required concurrently with the Storm Water Control Plan (SWCP) and the final design submittal.

Homeowner's Association

The applicant will be required to form a Homeowner's Association (HOA) to maintain the bio-retention basins. In addition, the HOA will be expected to enforce the rules governing property maintenance and those conditions of approval affecting driveways and fences.

SUMMARY

In summary, staff recommends that the City Council adopt the resolutions to approve the Initial Study/Mitigated Negative Declaration, rezone the property, and approve the Final Development Plan/Vesting Tentative Map.

ATTACHMENTS

- A. Resolution adopting the Quail Cove Initial Study and Mitigated Negative Declaration
- B. Ordinance for a zoning map amendment from Planned Development District (PD) to Planned Development District (PD-15-022)
- C. Resolution approving a Vesting Tentative Map/Final Development Plan, (PD-15-02)
- D. City Council Minutes for Preliminary Development Plan Review, September 23, 2014
- E. Parks and Recreation Commission Resolution 2018/03
- F. Project Plans

ATTACHMENT "A"

RESOLUTION NO. 2018/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ADOPTING THE MITIGATED NEGATIVE DECLARATION FOR THE QUAIL COVE PROJECT AS ADEQUATE FOR ADDRESSING THE ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT

WHEREAS, the City received an application from Discovery Builders, Inc. for approval of a Planned Development Rezone, Final Development Plan with Design Review, and a Vesting Tentative Map, to subdivide an approximately 5.59-acre undeveloped parcel to construct 30 single-family residences, a bio-retention basin, and other supporting infrastructure (PD-15-02). The Project is located on Prewett Ranch Drive, beyond its current eastern terminus (APN 056-130-012); and,

WHEREAS, the City, as lead agency under the California Environmental Quality Act ("CEQA"), has completed the Mitigated Negative Declaration ("MND") for the Project in accordance with Section 15070 of Title 14 of the California Code of Regulations; and,

WHEREAS, this document contains the City's CEQA findings supporting adoption of the MND; and,

WHEREAS, consistent with CEQA requirements, the MND was released for public and agency review on August 29, 2018 with the comment period ending on September 20, 2018. Staff received no comment letters during the review period; and,

WHEREAS, the MND must be adopted per Resolution as outlined by State law; and,

WHEREAS, the Planning Commission has reviewed the IS/MND for this Project; and,

WHEREAS, on September 19, 2018, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary and recommended adoption to the City Council of the Final IS/MND; and,

WHEREAS, the custodian of the Final IS/MND is the City of Antioch, Community Development Department. The Final IS/MND is available for public review on the second floor of City Hall in the Community Development Department, Monday-Friday 8:00 am – 5:00 pm.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, as follows:

1. The foregoing recitals are true and correct.
2. The City Council of the City of Antioch hereby FINDS, on the basis of the whole record before it (including the Initial Study and all comments received) that:

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October 9, 2018

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- a. The City of Antioch exercised overall control and direction over the CEQA review for the Project, including the preparation of the Final Initial Study and Mitigated Negative Declaration, and independently reviewed the Final IS/MND; and,
 - b. There is no substantial evidence that the Project will have a significant effect on the environment once mitigation measures have been followed and assuming approval of the Zoning Ordinance amendment; and,
 - c. The Final IS/MND reflect the City's independent judgment and analysis.
3. The City Council hereby APPROVES AND ADOPTS the Initial Study / Mitigated Negative Declaration for the Project (Exhibit A).

* * * * *

I HEREBY CERTIFY that the foregoing resolution was adopted by the City Council of the City of Antioch at a regular meeting thereof held on the 9th day of October, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ARNE SIMONSEN, CMC
CITY CLERK OF THE CITY OF ANTIOCH

AZ

ATTACHMENT "B"

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO REZONE THE APPROXIMATELY 5.59-ACRE QUAIL COVE PROJECT SITE (APN 056-130-012), FROM PLANNED DEVELOPMENT DISTRICT (PD) TO PLANNED DEVELOPMENT DISTRICT (PD-15-02)

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

SECTION 1: The City Council determined on October 9, 2018, that, pursuant to Section 15070 of the Guidelines of the California Environmental Quality Act, that the appropriate environmental document for the project is an Initial Study, Mitigated Negative Declaration.

SECTION 2: At its regular meeting of September 19, 2018, the Planning Commission recommended that the City Council approve the resolution adopting the Initial Study/Mitigated Negative Declaration for the proposed project and recommended that the City Council adopt the ordinance to rezone the subject property to Planned Development District (PD-15-02).

SECTION 3: At its regular meeting of October 9, 2018, the City Council approved the resolution adopting the Initial Study/Mitigated Negative Declaration for the Quail Cove project.

SECTION 4: The real property described in Exhibit A, attached hereto, is hereby rezoned to Planned Development (PD-15-02) for the Quail Cove project.

SECTION 5: The development standards, as defined below, for the subject property (APN 056-130-012), known as the Quail Cove Project, are herein incorporated into this ordinance, and are binding upon said property.

**Development Standards for the Quail Cove Planned Development District
(PD-15-02)**

Development Standards for the Quail Cove Planned Development District	PD Zoning Standards for Single-Family Residential (SF)
Maximum height	35'
Maximum Density – DU per acre	6 DU/Acre
Maximum Number of Units	30
Maximum Lot Coverage	50% gross first floor living plus garage area and any accessory structures divided by the lot area.
Minimum Lot Width	Lots shall conform to the Vesting Tentative Subdivision Map submitted to the Community Development Department on August 3, 2018
Minimum Front Yard Setbacks	<u>From back of sidewalk:</u> Living Area: 15' Garage: 20' Porch: 10'
Minimum Side Yard Setbacks	<u>Minimum:</u> 4' to house living area; one 5' x 10' side setback area shall be provided for the storage of trash/recycling carts outside of the front setback to house living area. Architectural pop-outs and encroachments to the front, side and rear shall be allowed pursuant to Municipal Code Section 9-5.801.
Minimum Rear Yard Setbacks	<u>Living Space:</u> 15' to house living area
Accessory Structure Setbacks	<u>All Lot Types: Interior lot:</u> side yard and rear yard setback is zero feet. <u>All Lot Types: Corner lot:</u> street side yard is 10 feet and rear /interior side yard is zero feet.
Covered Patio / California Room	<u>Covered Patio Definition:</u> A patio covered by a trellis, arbor or solid roof attached or detached to the main structure and open on three sides. <u>Setbacks:</u> 3' minimum to rear and side yard.
Parking and Driveways	20-foot minimum setback to garage door. Garage shall provide at least two off-street parking spaces. Parking shall be provided per approved plans.

Driveway Width	Driveway width not to exceed 45% of lot frontage. No expansion of driveway is permitted.
Landscape Requirements	Project landscaping shall be consistent with the Quail Cove Conceptual Landscape Plan as amended by the Planning Commission with final design approval.
RV Parking	On-street or on-lot RV parking is prohibited.

SECTION 6: The allowed uses, as defined below, for the subject property (APN 056-130-012), known as the Quail Cove Project, are herein incorporated into this ordinance, and are binding upon said property.

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

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

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

* * * * *

I HEREBY CERTIFY that the foregoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Antioch, held on the 9th day of October, 2018, and passed and adopted at a regular meeting thereof, held on the ____ day of _____, by the following vote:

AYES:

NOES:

ABSENT:

Sean Wright, Mayor of the City of Antioch

ATTEST:

Arne Simonsen, CMC
City Clerk of the City of Antioch

EXHIBIT A

LEGAL DESCRIPTION

ATTACHMENT "C"

RESOLUTION NO. 2018/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROVING A VESTING TENTATIVE SUBDIVISION MAP AND FINAL DEVELOPMENT PLAN FOR THE QUAIL COVE PROJECT

WHEREAS, the City received an application from Discovery Builders, Inc. for approval of a Vesting Tentative Map and Final Development Plan to subdivide an approximately 5.59-acre undeveloped parcel and to grant Final Development Plan approval to construct 30 single-family residences, a bio-retention basin, and other supporting infrastructure (PD-15-02). The Project is located on Prewett Ranch Drive beyond its current eastern terminus (APN 056-130-012); and,

WHEREAS, an Initial Study / Mitigated Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162; and,

WHEREAS, on September 19, 2018, the Planning Commission held a duly noticed public hearing on the matter, and received and considered evidence, both oral and documentary and recommended adoption of the Initial Study / Mitigated Negative Declaration to the City Council; and,

WHEREAS, on September 19, 2018, the Planning Commission recommended approval of a rezone to Planned Development (PD-15-02) to the City Council; and,

WHEREAS, the City Council duly gave notice of public hearing as required by law; and,

WHEREAS, on October 9, 2018, the City Council duly held a public hearing on the matter, and received and considered evidence, both oral and documentary; and,

WHEREAS, on October 9, 2018, the City Council introduced an ordinance to rezone the subject property to Planned Development (PD-15-02); and,

WHEREAS, on October 9, 2018, the City Council duly held a public hearing on the matter, and received and considered evidence, both oral and documentary.

NOW THEREFORE BE IT RESOLVED, that the City Council does hereby make the following findings for approval of a Vesting Tentative Subdivision Map:

1. That the Vesting Tentative Subdivision Map, design and improvements are consistent with the General Plan, as required by Section 66473.5 of the Subdivision Map Act and the City's Subdivision Regulations. The site has a proposed General Plan Designation of Mixed Use and proposed Planned Development zoning and the Vesting Tentative Subdivision Map will accommodate uses that are consistent with the proposed General Plan designation.

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2. That the Vesting Tentative Subdivision Map complies with the rules, regulations, standards and criteria of the City's Subdivision Regulations. The proposed Vesting Tentative Subdivision Map meets the City's criteria for the map. The City's Planning and Engineering staff have reviewed the Vesting Tentative Subdivision Map and evaluated the effects of the map proposed and have determined that the Vesting Tentative Subdivision Map as conditioned complies with and conforms to all the applicable rules, regulations, standards, and criteria of the City's Subdivision Regulations.
3. The Conditions of approval protect the public safety, health and general welfare of the users of the project and surrounding area. In addition, the conditions ensure the project is consistent with City standards.

NOW THEREFORE BE IT RESOLVED, that the City Council does hereby make the following required findings for approval of a Final Development Plan:

1. Each individual unit of the development can exist as an independent unit capable of creating an environment of sustained desirability and stability, and the uses proposed will not be detrimental to present and potential surrounding uses but instead will have a beneficial effect which could not be achieved under another zoning district.

2. The proposed uses include single-family residential uses and a bio-retention basin.
Each of these uses will be beneficial to the neighborhood and provide more efficient land use than could be achieved under traditional zoning.

3. The streets and thoroughfares proposed meet the standards of the City's Growth Management Program and adequate utility service can be supplied to all phases of the development.

The project includes the development and dedication of public streets that meet all City standards. In addition, adequate utility service can be supplied to the project.

4. Any commercial component is justified economically at the location(s).

No commercial component is proposed.

5. Any residential component will be in harmony with the character of the surrounding neighborhood and community and will result in densities no higher than that permitted by the General Plan.

The proposed residential component will contain single-family homes which are similar in character to the single-family homes to the immediate west of the project. The General Plan density for the Medium Low Density Residential neighborhood is 6 units per acre. The proposed project would produce a gross density of 5.4 units per acre.

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- 6. Any industrial component conforms to applicable desirable standards and will constitute an efficient, well-organized development with adequate provisions for railroad and/or truck access and necessary storage and will not adversely affect adjacent or surrounding development.

No industrial component is proposed.

- 7. Any deviation from the standard zoning requirements is warranted by the design and additional amenities incorporated in the final development plan which offer certain unusual redeeming features to compensate for any deviations that may be permitted.

The proposal includes the creation of two cul-de-sacs that provide unique and highly-desirable elements for a single-family neighborhood. Cul-de-sac lots offer broader and larger rear yards and are conducive to better communication between neighbors. This unusual redeeming feature will compensate for the requested deviations, which primarily include lot size and setback standards. Whereas, strict application of the typical standards would result in larger private yards, it would reduce the feasible use of this site due to its irregular shape.

- 8. The area surrounding the P-D District can be planned and zoned in coordination and substantial compatibility with the proposed development.

The proposed project does not preclude development of the site to the east of the project.

- 9. The P-D District conforms with the General Plan of the City.

The proposed P-D district conforms with the General Plan of the City as it provides residential development consistent with the recommended zoning. Further, it has been demonstrated through economic analysis that the project will not incur short or long term expense to the City through the provision of ordinary services. The project will annex into CFD-16-01, which will ensure long term funding of police services necessary to serve the project.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Antioch does hereby **APPROVE** a Vesting Tentative Subdivision Map and a Final Development Plan for the development of the Quail Cove project (APN 056-130-012); subject to the following conditions:

A. GENERAL CONDITIONS

- 1. The project shall comply with the City of Antioch Municipal Code, unless a specific exception is granted thereto, or is otherwise modified in these conditions.
- 2. This approval expires two years from the date of approval

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3. The project shall be completed in one phase. A single Final Subdivision Map shall be submitted addressing all requirements of the Tentative Subdivision Map approval.
4. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge any land use approval or environmental review for the Project. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
5. A final and unchallenged approval of this project supersedes previous approvals that have been granted for this site.
6. Permits or approvals, whether discretionary or ministerial, will not be considered if the applicant is not current on all fees associated with this or any other project within the City of Antioch, reimbursement and/or other payments that are due the City.
7. All required easements or rights-of-way for improvements shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained by the applicant from any property owner or, if required from easement holders, for any work done within such property or easements.
8. All advertising signs shall be consistent with the Sign Ordinance or as approved by the Community Development Director. New off-site signage is not permitted.
9. The applicant shall provide a "checklist" of universal design accessibility features to home buyers as required by Section 17959.6 of the Health and Safety Code.

B. VESTING TENTATIVE MAP

1. The Vesting Tentative Map approval is subject to the time lines established in the State of California Subdivision Map Act.
2. Approval is based upon substantial conformance with the Vesting Tentative Map submitted to the City of Antioch on August 3, 2018.
3. Approval of this Vesting Tentative Map shall not be construed as a guarantee of future extension or re-approvals of this or similar maps.
4. Approval of this Vesting Tentative Map does not suggest approval of individual site plans, landscaping or other elements of the project.
5. Approval of this Vesting Tentative map shall not constitute the approval of any improvements shown on the Vesting Tentative map and shall not be construed as a guarantee of future extension or re-approvals of this or similar maps, nor is it an indication of future availability of water or sewer facilities or permission to develop beyond the capacities of these facilities.

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6. The Vesting Tentative Map shall include all property within the parcel and no portion shall be considered "not a part".

C. DISTRICTS AND ANNEXATION

1. Prior to filing of a final map for recording, the applicant shall annex into CFD 2016-01 (Police Protection).
2. Prior to filing of a final map for recording, the property shall annex into CFD 2018-01 (Public Services) and accept a level of annual assessments sufficient to maintain public facilities in the vicinity of the project area at no cost to the City. The annual assessment shall cover the actual annual cost of maintenance as described in the Engineer's Report.
3. Prior to the recording of the first final map the applicant may establish a Community Facilities District, other financing mechanism, or reimbursement agreement acceptable to the City Engineer that will provide for the reimbursement of the fair share design and construction costs of Prewett Ranch Drive, signal underground infrastructure at Prewett Ranch Drive and Heidorn Ranch Road, and all affected utilities. The financing mechanism is at the discretion of the applicant. Fair and reasonable assessments of effected property owners shall be established. The CFD or other mechanism shall be at no cost to the City.

D. HOME OWNERS ASSOCIATION AND CC&Rs

1. The applicant shall establish a Home Owners Association (HOA) for this project in conformance with the regulations set forth by the California Department of Real Estate. The HOA shall be responsible for enforcing CC&Rs and maintaining:
 - a. All HOA-owned parcels (including the C.3 basin in Parcel 'A' and basin perimeter landscaping).
 - b. The Chamberlain Street cul-de-sac parking islands.
 - c. Landscaping in the City right-of-way and the monument sign wall south of the southerly curb line of Prewett Ranch Drive and landscaping in the City right-of-way on the sides of Lots 5, 8 and 30.
 - d. All storm drain facilities (including all pipes, structures, Parcel 'A' basin and sidewalk cross-drains to C.3 basin) up to the first public structure in Prewett Ranch Drive, as approved by the City Engineer.
 - e. The City shall be reimbursed for maintenance of all facilities and amenities not maintained by the HOA to an acceptable City level.
2. Subject to approval by the state, the CC&Rs shall include a provision indicating that the City of Antioch is named as a third-party beneficiary with the right, but not the obligation, to enforce the provisions of the CC&Rs

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relating to the maintenance and repair of the property and improvements, including but not limited to landscaping, streets, curbs, gutters, street lights, parking, open space, storm water facilities and the prohibition of nuisances. The City shall have the same rights and remedies as the Association, Manager or Owners are afforded under the CC&Rs, including but not limited to rights of entry. This right of enforcement is in addition to all other legal and equitable remedies available to the City, including the right to refuse to issue building permits for any building or structure that is not in compliance with applicable federal, state or local laws, regulations, permits or approvals. Neither action nor inaction by the City shall constitute a waiver or relinquishment of any rights or remedies. In addition, the CC&Rs shall include a provision that any design approvals required by the CC&Rs for construction, reconstruction and remodeling are in addition to any approvals needed from the City as well. Further, the CC&Rs cannot be terminated or amended materially without the prior written consent of the Community Development Director and City Attorney of the City of Antioch. The CC&Rs for this project shall be reviewed and approved by the City Attorney and the Community Development Director prior to submittal of the Final Subdivision Map. Material changes are those that would change the fundamental purpose of the development including but not limited to:

- a. City approvals of uses or external modifications.
- b. Property ownership or maintenance obligations including, but not limited to, common areas, storm water and landscaping.

The CC&Rs for this project shall be reviewed and approved by the City Attorney and the Community Development Director prior to the issuance of the first building permit.

- 3. The following restrictions shall be stated in the CC&Rs and disclosed to future buyers:
 - a. The parking of recreational vehicles, commercial vehicles, trailers, or boats shall be prohibited on any portion of the project site, including in rear or side yards, except within the enclosed garage.
 - b. The paved driveways shall not be widened for any purpose.
 - c. Fences shall be maintained in their original condition.
 - d. Front yard landscaping shall be maintained in its original condition.
- 4. The applicant and then the HOA, once the CC&Rs are operative, shall maintain all undeveloped areas within this subdivision in an attractive manner, which shall also ensure fire safety.

E. FINAL SUBDIVISION MAP REQUIREMENTS

- 1. Prior to approval of the final map, the developer shall dedicate to the City the "flag pole" portion of the parcel adjacent to the Johnson property "in fee" for right-of-way purposes, at no cost to the City.

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2. Prior to approval of the final map, the applicant shall pay all required Park in-lieu fees as recommended by the Park and Recreation Commission (estimated amount of \$45,000).
3. Prior to approval of the final map, the developer shall provide an Irrevocable Offer of Dedication for an Access & Maintenance Easement to the City over the C.3 basin parcel.
4. The Final Subdivision Map submittal shall include all of the required information described in Title 9, Chapter 4, Article 5: Final Maps, of the Antioch Municipal Code, including, but not limited to:
 - a. Improvement security in one of the following forms:
 - i. Bond or bonds issued by one or more duly authorized corporate securities in an amount equal to 100% of the total estimated costs of the improvements for faithful performance, and in an amount equal to 100% of the total estimated costs of the improvements for labor and materials.
 - ii. A deposit, either with the city or a responsible escrow agent or trust company, at the option of the City Engineer, of money or negotiable bonds of the kind approved for securing deposits of public moneys, in the amounts and for security as specified above, to be released in the same manner as described above for bonds.
 - iii. An irrevocable letter of credit in form acceptable to the City Attorney issued by a financial institution acceptable to the City Attorney in an amount equal to 100% of the total estimated costs of the improvements for faithful performance, no part thereof to be released until the final completion and acceptance of the work by the Council, and in an amount equal to 100% of the total estimated costs of the improvements for labor and materials, no part thereof to be released until the expiration of six months after the completion and acceptance of the work by the Council.
 - b. An original, signed subdivision agreement, to be executed by the subdivider or his agent, guaranteeing the completion of the construction of the improvements required by the governing body within a specified time and payment therefore, satisfactory to the City Attorney as to legality and satisfactory to the City Engineer as to amount.
 - c. A letter from the Tax Collector showing that all payable taxes have been paid and a bond for the payment of taxes then a lien but not yet payable, as required by the Subdivision Map Act.
 - d. A cash payment, or receipt therefore, of all the fees required for the checking and filing of the maps and the inspections of the

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- construction; payment for the street signs to be furnished and installed by the city, if required by the subdivider; a cash deposit for the payment of such fire hydrant rental fees as may be established by the respective fire districts or water company or district having jurisdiction; and any other applicable fees or deposits.
- e. Deeds for the easements or rights-of-way for road purposes map.
 - f. Written evidence acceptable to the City, in the form of rights of entry or permanent easements across private property outside the subdivision, permitting or granting access to perform the necessary construction work and permitting the maintenance of the facility.
 - g. Agreements acceptable to the City, executed by the owners of existing utility easements within the proposed roads rights-of-way, consenting to the dedication of roads or consenting to the joint use of the rights-of-way as may be required by the City for the purpose use and convenience of the roads.
 - h. A surety bond acceptable to the City, guaranteeing the payment of the taxes and assessments which will be a lien on the property, as set forth in the Subdivision Map Act, when applicable.
 - i. Evidence of payment of Contra Costa County Flood Control District Fee.
 - j. Evidence of Payment of the County Map Maintenance Fee.
 - k. Evidence of Payment of the assessment district apportionment fee, if applicable.
 - l. Evidence of annexation into CFD 2016-01 (Police Protection) and payment of fees.
 - m. Evidence of annexation into CFD 2018-01 (Public Services) and payment of fees.
 - n. A preliminary soil report, prepared by a civil engineer who is registered by the state, based upon adequate test borings or excavations of every subdivision, as defined in Cal. Gov't Code §§ 66490 and 66491. The preliminary soil report may be waived if the City Engineer shall determine that, due to the knowledge of such department as to the soil qualities of the subdivision, no preliminary analysis is necessary.
5. All easements of record that are no longer required and affect individual lots or parcels within this project site shall be removed prior to or concurrently with the recordation of the Final Subdivision Map.
 6. Provisions for mail delivery and locations of mailbox facilities shall be reviewed by the United States Postal Service (USPS) and approved by the City Engineer prior to the approval of the final map.

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E. GRADING PLAN AND PERMIT

1. No grading shall occur on the site, for any purpose, unless and until authorized by a Grading Permit issued by the Building Official.
2. The new pad elevations constructed along the west boundary shall be graded to elevations at or lower than the existing pad elevations, as approved by the City Engineer.
3. All grading shall conform to Appendix J of the 2016 ICC Building Code.
4. An application for a Grading Permit must contain, at minimum, the content prescribed in Section J104 (Appendix J) of the 2016 ICC Building Code.
5. The City Engineer reserves the right to determine if it is necessary to engage soils and structural engineers, as well as any other professionals, deemed necessary to review and verify the adequacy of the Grading Plans submitted for this project. If deemed necessary by the City Engineer, this condition may include field inspections by such professionals to verify implementation of the plans. Costs for these services shall be borne by the applicant.
6. Include erosion control/storm water quality measures in the final grading plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences and are subject to review and approval of the City Engineer. If no grading plan is required, necessary erosion control/storm water quality measures shall be shown on the site plan submitted for an on-site permit, subject to review and approval of the City Engineer. The applicant shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such measures.
7. Prior to initiating construction or grading, the applicant shall request and coordinate an on-site pre-construction meeting with City staff, including representatives from the Community Development Department and Public Works Department.
8. Prior to the commencement of the grading, the subdivider shall pay to the City the costs for inspections of the work and the checking and testing of the materials at the rate established by resolution of the Council.
9. The grading operation shall take place at a time, and in a manner, so as not to allow erosion and sedimentation. The slopes shall be landscaped and reseeded as soon as possible after the grading operation ceases. Erosion

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- measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.
10. All finished floor elevations shall be one foot (1') higher in elevation than the overland release.
 11. All grading shall be accomplished in a manner that precludes surface water drainage across any property line. No drainage shall be conveyed to the adjacent properties.
 12. All lots shall be graded to drain positively from the rear to the street as approved by the City Engineer.
 13. All lots shall be graded to drain to approved drainage facilities as approved by the City Engineer.
 14. The swales adjacent to the house structure shall have a minimum of a one (1) percent slope or as directed by the City Engineer.
 15. All off-site grading is subject to the coordination and approval of the affected property owners and the City Engineer. The applicant shall submit written authorization to "access, enter, or grade" adjacent properties prior to performing any work.
 16. Any sale of a portion (or portions) of this project to multiple developers shall include the necessary agreement and/or grading easements to assure that project-wide grading conforms to the approved map and conditions of this resolution.
 17. The grading plan for this development shall be approved by the City Engineer.
 18. All elevations shown on the improvement plans shall be on the USGS 1929 sea level datum with conversion information, as approved by the City Engineer.
 19. Retaining walls shall not be constructed in City right-of-way or other City maintained parcels unless approved by the City Engineer.
 20. All retaining walls shall be of masonry construction.
 21. All retaining walls shall be reduced in height to the maximum extent practicable and the walls shall meet the height requirements in the front yard setback and sight distance triangles as required by the City Engineer.
 22. The back to back or side to side grading transitions from lot to lot shall have a maximum slope of 2:1, and shall be accommodated entirely on the lower lot or as approved by the City Engineer.
 23. The minimum concrete gutter flow slope shall be 0.75%.
 24. All property lines shall be located at the top of slope with a minimum one foot (1') overbuild, and/or per the soils report's recommendations.

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G. BUILDING PERMIT AND CONSTRUCTION

1. Building Permits for any homes, including model homes, will not be issued until the following improvements are completed:
 - a. All public right-of-way improvements, including, but not limited to:
 - i. Construction of Colchico Drive, Chamberlain Street, Prewett Ranch Drive.
 - ii. Installation of street lights, sidewalks, water mains and fire hydrants, sewer, and storm drain infrastructure, retaining walls as necessary, roadway paving, driveway cuts, curb ramps, landscaping and any other improvements within the public right-of-way.
 - b. All project grading.
 - c. Construction of all detention/retention basins.
2. Prior to the placement of any sales trailers, plans shall be submitted to the Building Official for review and approval. Any trailer shall be placed out of the public right-of-way and shall have its own parking lot.
3. The model home complex parking lot location and design shall be subject to the City Engineer approval.
4. The project shall be in compliance with and supply all the necessary documentation for AMC 6-3.2: Construction and Demolition Debris Recycling. Specifically, the applicant shall submit a comprehensive Waste Management Plan for the entire project concurrently with, or prior to, the first Building Permit application. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
5. Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The applicant shall post dust control signage with a contact number of the applicant, City staff, and the air quality control board. The project is also subject to water conservation imposed by state regulators.
6. The use of construction equipment shall be as outlined in the Antioch Municipal Code and is restricted to weekdays between the hours 8:00 A.M. and 5:00 P.M., or as approved in writing by the City Manager. Requests for alternative days/time may be submitted in writing to the City Engineer for consideration.
7. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

H. LANDSCAPE DESIGN

1. Prior to issuance of residential building permits, developer shall submit typical front yard landscape plan(s) to demonstrate compliance with water conserving landscape requirements. Developer shall submit a landscape

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plan for each residential lot that City shall review for compliance with typical landscape plan(s) and approve prior to issuance of building permit.

2. All landscaping, as applicable, shall comply with the State of California Model Water Efficient Landscaping Ordinance (California Code of Regulations Title 23. Waters Division 2. Department of Water Resources Chapter 2.7. Model Water Efficient Landscape Ordinance).
3. All front yard landscaping and irrigation shall be completed prior to Final Occupancy or issuance of a Certificate of Occupancy for individual units.
4. Landscaping on all slopes, medians, C.3 basins and open space areas shall be approved by the City Engineer and shall be installed at no cost to the City.
5. A minimum of one (1) 15-gallon tree shall be located at least 5', but not more than 10' from the back edge of the sidewalk in the front yard of each lot and the side yard of corner lots prior to the issuance of the Certificate of Occupancy. The type and location of the tree shall be as approved by the City Engineer.
6. The fence plan shall be modified such that no fence greater than 6' in height is located within twenty feet of a front property line or ten feet of a corner side property line.
7. Rear and side yard fencing shall be provided for all units. All fences shall be located at the top of slope, or as approved by the City Engineer.
8. In cases where a fence is to be built in conjunction with a retaining wall, and the wall face is exposed to the street, the fence shall be setback a minimum of three feet (3') behind the retaining wall per City Ordinance 9-5.1603.
9. All wood fences shall be stained with either a transparent stain or a semi-solid stain. The stain shall be uniform throughout the project. The CC&Rs must make a reference to the stain, shall require that homeowners maintain all fences in their original condition, shall prohibit modification of the fence design or materials, including adding lattice panels atop the fence, and shall prohibit differing paint or stain colors.

I. ROADWAY, SIDEWALK, DRIVEWAY, AND CURB RAMP DESIGN

1. Prior to the 1st building permit, the developer shall design and construct Prewett Ranch Drive from the westerly property line to Heidorn Ranch Road in the ultimate configuration of one 12-foot lane and an 8-foot wide shoulder eastbound, and one 12-foot lane and a 4-foot wide paved shoulder (or as required by the Fire District) westbound, along with street lights, curb, gutter and detached sidewalk along the project frontage and all utilities, and other appurtenances.

Should all or a portion of these Prewett Ranch Drive improvements be constructed by others, the developer shall reimburse the City (to be

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- forwarded to the appropriate entity) for construction of the south one-half of the roadway improvements (including soft costs and right-of-way acquisition) and their fair share of utilities. An alternate arrangement for completion of all Prewett Ranch Drive improvements and/or reimbursement may be considered by the City Engineer.
2. The developer shall design, construct and maintain (through the HOA) landscape improvements along Prewett Ranch Drive within the City right-of-way, including the remaining "flag pole" portion of the parcel adjacent to the Johnson property to be dedicated as right-of-way to the City with the final map, at no cost to the City.
 3. Curb drainage along Prewett Ranch Drive from the westerly property line to Heidorn Ranch Road shall be directed to the appropriate C.3 facility for treatment and flow control.
 4. Beveled curbs with monolithic sidewalks shall be provided in the Chamberlain Street cul-de-sacs.
 5. Monolithic sidewalks with beveled curbs shall be six inches (6") thick and reinforced as approved by the City Engineer. Detached sidewalks that will be crossed by vehicles at driveway locations shall be 6 inches thick and reinforced as approved by the City Engineer. Sidewalks at driveway approaches shall be ADA compliant.
 6. Fire hydrants and electroliers shall not be located within cul-de-sac turnaround radii, per Fire Department requirements.
 7. All street lighting shall be provided in accordance with the Antioch Municipal Code and City Standards, as approved by the City Engineer.
 8. All proposed improvements shall be constructed to City standards or as approved by the City Engineer.
 9. All street right-of-way shall be located ten feet (10') behind the face of curb.
 10. All streetlights and stop sign locations shall be approved by the City Engineer.
 11. All public streets shall intersect at approximately 90 degrees and meet the requirements of Caltrans Highway Design Manual for Intersection Design Standards (Topic 405), as approved by the City Engineer.
 12. All driveways shall be perpendicular or radial to the street centerline, or as approved by the City Engineer.
 13. Maximum driveway slope shall be 12% or as approved by the City Engineer.
 14. All driveways shall be a minimum of five feet (5') from the curb return.
 15. Curb ramps shall meet the latest version of Caltrans standards.
 16. Sight distance triangles shall be maintained per Antioch Municipal Code § 9-5.1101 Site Obstructions at Intersections, or as approved by the City Engineer.

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17. A minimum of a twenty foot (20') tangent shall extend beyond the return at intersections at public streets, or as approved by the City Engineer.
18. All lot sidelines shall be perpendicular or radial to the fronting street centerline at public streets for a distance of 20 feet, or as approved by the City Engineer.
19. The proposed street names listed below are approved by the Planning Commission prior to recordation of the first final map. Changes to street names not included in the resolution shall require Planning Commission review and approval.
 - a. Colchico Drive
 - b. Chamberlain Street
20. All improvements for each lot (water meters, sewer cleanouts, extensions of driveways and/or aprons, etc.) shall be contained outside of the driveway and within the lot and the projection of its sidelines, or as approved by the City Engineer.
21. One (1) on-street parking space per lot shall be located within close proximity to the unit served, as shown on the parking plan dated August 3, 2018 and as approved by the City Engineer.
22. Cul-de-sac parking shall be constructed per City Standards and center parking islands shall be constructed and landscaped prior to any building finals for any lots on the cul-de-sac, or as otherwise approved by the City Engineer. The center parking requirement may be waived if the applicant can demonstrate the provision of adequate on-street parking without the center parking area, to the satisfaction of the City Engineer.
23. The location of sidewalks, driveways, and curb ramps shall be as described on the Tentative Subdivision Map, except as changed by these Conditions of Approval.
24. All improvements for each lot (water meters, sewer cleanouts, etc.) shall be contained outside of the driveway and within the lot and the projection of its sidelines, or as approved by the City Engineer.

J. UTILITIES

1. Public utilities shall be constructed to their ultimate size and configuration with the road construction in which they are to be located.
2. Recycled water mains shall be constructed in Prewett Ranch Drive, as approved by the City Engineer. This development is subject to State Laws which may require recycled water to all landscaped area.
3. The applicant shall extend the existing sanitary sewer main trunk line from the stub in Heidorn Ranch Road to Prewett Ranch Drive at no cost to the City. Construction of some or all of the sanitary sewer main may be

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- reimbursed through a land based financing district, other benefit district or other mechanism financing as approved by the City Engineer.
4. The developer may form or annex into a benefit district or participate in another mechanism acceptable to the City that will fairly distribute the cost of upsizing of utilities amongst the property owners in and around the Sand Creek Focus Area as approved by the City Engineer.
 5. All existing and proposed utilities shall be undergrounded (e.g. transformers and PMH boxes) and subsurface in accordance with the Antioch Municipal Code, except the existing PG&E towers or as approved by the City Engineer.
 6. Underground utilities shall be designed to flow approximately parallel to the centerline of the street, or as approved by the City Engineer.
 7. All sewage shall flow by gravity to the intersecting street sewer main.
 8. The City Water Department shall review and approve plans for potential Water Quality Sampler stations.
 9. No fire hydrant or streetlight shall be located in the front yard of a corner lot unless approved by the City Engineer.
 10. All public utilities, including storm drain pipes and ditches, shall be installed in streets avoiding between lot locations. All proposed drainage facilities, including open ditches, be constructed of Portland Concrete Cement or as approved by the City Engineer.
 11. Prior to the recordation of the final map, the applicant shall submit hydrology and hydraulic analyses with a storm water control plan to the City for review and approval and to Contra Costa County Flood Control for review at no cost to the City as directed by the City Engineer.
 12. The developer shall design and construct storm drain facilities to adequately collect and convey storm water entering and originating within the development to the nearest man-made drainage facility, without diversion of the watershed, unless approved in writing by the Contra Costa County Flood Control District (CCCFCD). Offsite and project flows shall be discharged from the site at a predevelopment rate. Prior to the recordation of the first final map, the developer shall submit a drainage study to the CCCFCD for review, and to the City Engineer for review and approval, at no cost to the City and as directed by the City Engineer. The study shall provide a hydraulic design to determine what downstream improvements are necessary to develop the parcel, as approved by the City Engineer.
 13. The applicant shall provide adequate water pressure and volume to serve this development. This will include a minimum residual pressure of 20 psi with all losses included at the highest point of water service and a minimum static pressure of 50 psi or as approved by the City Engineer. See Fire Requirements 3.c. for additional water flow conditions.

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14. The houses shall be constructed with rain gutters and downspouts that direct water away from the foundations as approved by the City Engineer.
15. Prior to acceptance of public utilities, the developer shall provide GPS coordinates of all in and above ground assets. This includes all Water Distribution Utility features, Collection Utility features, Storm Water Utility features, and inverts associated with these features. Developer is to also include GPS coordinates of metal subdivision entryway signs, street signs, light poles, and irrigation controllers. These GPS coordinates must be taken on a survey-grade sub-meter GPS data receiver/collector, and provided in GIS shape file format using the North American 1983 Coordinate System.

K. FIRE REQUIREMENTS

1. The applicant shall provide an adequate reliable water supply for fire protection with a minimum fire flow of 1750 GPM. Required flow shall be delivered from not more than one hydrant flowing simultaneously for the duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (508.1), (B105) CFC
2. The applicant shall provide hydrants of the East Bay type, which shall be maintained by the City.
3. Premises identification shall be provided. Such numbers shall contrast with their background and be a minimum of four inches high with ½-inch stroke or larger as required to be readily visible from the street. (505.1) CFC, (501.2) CBC.
4. All proposed homes shall be protected with an approved automatic fire sprinkler system complying with the 2013 edition of NFPA 13D or Section R313.3 of the 2013 California Residential Code. Submit a minimum of two (2) sets of plans for each model home to this office for review and approval prior to installation. (903.2) CFC, (R313.3) CFC.
5. Plan review and inspection fees shall be submitted at the time of plan review submittal. Checks may be made payable to Contra Costa County Fire Protection District (CCCFPD). Submit plans to: Contra Costa County Fire Protection District, 2010 Geary Road, Pleasant Hill, CA 94523.
6. The developer shall submit a computer-aided design (CAD) digital file copy of the site plan to the Fire District upon final approval of the site improvements plans or subdivision map. CAD file shall be saved in the latest AutoCAD.DXF file format. (501) CFC.

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L. FEES

1. The applicant shall pay all City fees in the amounts at the time of Building Permit submittal, unless otherwise specified, which have been established by the City Council and as required by the Antioch Municipal Code. Fees include but are not limited to:
 - a. Any acreage and utility connection fees which have been established by the City Council prior to the filing of the final map and as required by the Antioch Municipal Code.
 - b. Traffic signal fees as adopted by the City Council.
 - c. Park in lieu fee shall be paid as stated in the City Ordinance and due at the recording of the final map.
 - d. Development impact fees as established in the City master fee schedule at the time of the issuance of the building permits.

2. The applicant shall pay all pass thru fees. Fees include, but are not limited to, the following:
 - a. East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.
 - b. Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.
 - c. Contra Costa County Map Maintenance Fee in affect at the time of recordation of the final map(s). (Currently \$50 per lot or parcel).
 - d. Contra Costa County Flood Control District.
 - e. School Impact Fees
 - f. Delta Diablo Sewer Fees
 - g. Contra Costa Water Fees.

M. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)

1. The project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). (Note: Per State Regulations, NPDES Requirements are those in affect at the time of the Final Discretionary Approval.) Under NPDES regulations, the project is subject to provision C.3: New development and redevelopment regulations for storm water treatment. Provision C.3 requires that the project include storm water treatment and source control measures, as well run-off flow controls, so that post-project runoff does not exceed estimated pre-project runoff. C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates how compliance will be achieved. The SWCP shall be submitted simultaneously with the project plans. For the treatment and flow-controls identified in the approved SWCP, a

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separate Operation and Maintenance Plan (O&M) shall be submitted and approved before the Building Department will issue Certificate of Occupancy permits. Both the approved SWCP and O&M plans shall be included in the project CC&Rs. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.

2. Additional information regarding the project SWCP is necessary and modifications to the SWCP shown on the proposed Vesting Tentative Map may be required in order to comply with C.3 regulations.
3. Prior to issuance of a Grading Permit, the applicant shall complete the following:
 - a. Submit a Storm Water Control Plan (SWCP) and an Operation and Maintenance Plan (O&M) for approval by the City Engineer.
 - b. Submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.
 - c. Submit a copy of the Storm Water Pollution Prevention Plan (SWPPP). The SWPPP and O&M shall include, at minimum, the following provisions:
 - i. The general contractor and all subcontractors and suppliers of materials and equipment shall implement the Best Management Practices (BMPs).
 - ii. Install appropriate clean water devices at all private storm drain locations immediately prior to entering the public storm drain system.
 - iii. Install on all catch basins "No Dumping, Drains to River" decal buttons.
 - iv. If sidewalks are pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer District.
 - v. Prevent site drainage from draining across sidewalks and driveways in a concentrated manner.
 - vi. Construction site cleanup and control of construction debris shall also be addressed in this program.

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- vii. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order.
 - viii. Sweep or vacuum the model home parking lot a minimum of once a month and prevent the accumulation of litter and debris on the site. Corners and hard to reach areas shall be swept manually.
 - ix. Ensure that the area surrounding the project such as the streets stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way related to project construction. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All trucks shall be covered.
 - x. Clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by City Inspectors and/or City Engineer.
4. The SWCP shall be certified by a registered civil engineer, and by a registered architect or landscape architect as applicable. Professionals certifying the SWCP shall be registered in the State of California and submit verification of training, on design of treatment measures for water quality, not more than three years prior to the signature date by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).
5. Both the approved SWCP and O&M plans shall be referenced in the project CC&Rs.
6. Prior to issuance of any Building Permit, the applicant shall complete the following:
- a. Execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.
 - b. Submit plans to the City Engineer consistent with the approved Storm Water Control Plan, and include drawings and specifications necessary for construction of permanent site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent source

RESOLUTION NO. 2018/**

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- control BMPs, and other features that control storm water flow and potential storm water pollutants.
- c. Submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance Plan in accordance with City of Antioch guidelines. This O&M plan shall incorporate City comments on the draft O&M plan and any revisions resulting from changes made during construction. The O&M plan shall be incorporated into the CC&Rs for the Project.
 - d. Execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.
7. The C.3 basin top of slope shall be located at the property line with a two foot (2') overbuild and a 3:1 slope down to the basin. Storm drain line connections to the basin shall be 18" minimum diameter. Required fencing shall be six foot (6') high ornamental tubular steel, powder-coated black, with a twelve foot (12') wide access gate and ramp provided to the basin bottom from Colchico Drive, as approved by the City Engineer.

N. FINAL IS/MND AND MITIGATION MONITORING AND REPORTING PROGRAM

- 1. The applicant shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program.

O. PLANNED DEVELOPMENT

- 1. This action includes approval of the Final Development Planned as proposed and modified by the Conditions of Approval.
- 2. Approved land uses include Single-Family Residential Uses and all Accessory Uses and other uses permitted by the Antioch Municipal Code for the Single-Family Residential District (R-6).
- 3. The approved modified setbacks are as follows:
 - a. Front Yard: 20' to garage, 15' to living space.
 - b. Side Yard: 4', except as required by these conditions for trash receptacle storage.
 - c. Rear Yard: 10'
- 4. The submitted architectural plans shall serve as basic design approval for the purposes of the Final Development and Planned Development. The applicant shall apply to the Design Review Board (Planning Commission) for approval of final Design Review for the individual lots. The house designs shall conform to the City of Antioch Citywide Design Guidelines and shall reflect any modifications required by these Conditions of Approval. The

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following elements are not approved as part of this application, but are subject to independent review and approval by the Design Review Board:

- a. House plans and elevations
 - b. Landscape species selection
 - c. Masonry project wall and project fence design, colors and materials
5. The Design Review application shall also address the following:
- a. A trash/recycling/yard waste receptacle storage location shall be identified on each site plan. This must be located behind the gate and shall be a minimum of 5' wide and 10' deep.
 - b. Architectural plans shall identify all base design details that are provided, at minimum, to homebuyers. Optional or buyer-upgraded materials shall be clearly and separately described.
 - c. Elevations shall not include landscaping backgrounds.
 - d. Each model elevation shall include a version that utilizes a material besides stucco, such as horizontal siding, for at least 75% of the front elevation. Such a material should wrap at least 10' down the sides of the structure. As an alternative, one model may have all versions utilizing a material besides stucco as described above.
 - e. All front yard landscape plans shall identify any utilities or other obstructions in the front yard or adjacent right-of-way.
 - f. Building articulation shall be demonstrated on all front and corner side elevations. No more than 40% of the wall surface should be in a single uninterrupted plan. Articulations should be at least 18" in depth.
 - g. All two-car garages shall be a minimum of twenty feet by twenty feet (20' x 20') clear inside dimensions.

P. CEQA MITIGATION MEASURES

1. MM AES-1: Prior to issuance of building permits for the proposed project, the applicant shall provide a lighting plan for the City's review and approval. The lighting plan shall include provisions to ensure that outdoor lighting is designed so that potential glare or light spillover to surrounding roadways and properties are minimized through appropriate site design and shielding of light fixtures. The City would review the lighting plan to ensure that all lighting is directed downward and away from adjacent properties and residences. This mitigation measure does not preclude the use of small-scale decorative lighting that may be directed upward, such as wall wash lighting or spot lighting for landscaping. This type of lighting is allowed if it does not spill over onto adjacent properties.

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2. MM AIR-1: The selected contractor shall be required to prepare and implement a dust control plan prior to construction. A range of mitigation measures will be conducted throughout the construction period to limit and control dust, including the use of water or other such agents to be placed on roads, grading and excavation areas, and exposed soil in a manner that minimizes the generation of dust. In the absence of rain, these measures will be implemented in all seasons during which grading, excavation, and earth moving, or other work occurs.
3. MM AIR-2: Implementation of BMPs to reduce impacts on air quality from construction equipment shall be implemented to ensure emissions generated during proposed project construction activities are maintained at regulatory levels by requiring the following actions by the construction contractor:
 - a. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation;
 - b. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
4. MM AIR-3: The following mitigation measure shall be implemented to ensure that VOC levels are kept at a minimum during architectural coating activities.
 - a. Use low VOC (i.e., ROG) coatings as described in the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings)
5. MM BIO-1: To avoid or minimize impacts to endangered, threatened, rare, and/or special status plants that have a potential to occur within the project area, pre-construction surveys shall be conducted. Pre-construction surveys shall be timed to cover the early-bloom (typically February through April) and mid-bloom (typically May through July) floristic periods for special status plant species with a potential to occur in the project site. Within the BSA, a special status plant pre-construction survey could be implemented in late April or early May in order to document whether any of the potential special status plant species occur within the BSA. Surveys shall be performed by a qualified botanist, and follow CDFW and CNPS protocols for surveying special status native plants.

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6. If special status plants are determined to have no presence in the project site, then no further mitigation is required.
7. If special status plants are determined to be present within the project site during pre- construction field surveys, project activities shall be reduced and minimized to avoid impact by:
 - a. Mapping the population and placing flagging and/or exclusion fencing to protect special status plants within the project site during construction. Install environmentally sensitive fencing and appropriate signage at an appropriate buffer distance, starting from the edge of the special status plant and/ or plant population. Signage should indicate the area is environmentally sensitive and not to be disturbed;
 - b. Adjust project activities away from special status plants to the extent feasible in order to minimize impacts to extant populations.

Supervision, guidance, and verification of the implementation of these measures shall be achieved by the County and an agency approved biological monitor (i.e., a qualified biologist or botanist approved by the City, CDFW, and USFWS).

If special status plants are determined present in the project site during pre-construction field surveys and direct/unavoidable impacts to special status plants shall result from project activities, then consultation with appropriate agencies (i.e., CDFW and/or USFWS) shall be required to develop acceptable mitigation (e.g., agency recommended mitigation may include translocation of individual plants, rectification of impact by seed collecting and stockpiling for replanting/replacement, mitigation fees, and/or permitting).

8. MM BIO-2: To avoid disturbance of Western Burrowing Owls and active Western Borrowing Owl burrows, the following shall be implemented:
 - a. A pre-construction survey would be conducted by a qualified biologist for burrowing owls within 30 days of the on-set of construction. This survey would be conducted according to methods described in the Staff Report on Burrowing Owl Mitigation (CDFW 2012). All suitable habitats of the site would be covered during this survey.
 - b. If pre-construction surveys undertaken during the breeding season (February 1 through August 31) locate active nest burrows within or near construction zones, these nests, and an appropriate buffer around them (as determined by a qualified biologist) would remain off- limits to construction until the breeding season is over or until a qualified biologist has determined that the natal burrow is no longer in use.
 - c. During the non-breeding season (September 1 through January 31), resident owls may be relocated to alternative habitat. The relocation of resident owls must be according to a relocation plan prepared by a qualified biologist. Passive relocation would be the preferred

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method of relocation. This plan must provide for the owl's relocation to nearby lands possessing available nesting and foraging habitat.

9. MM BIO-3: Depending on the specific construction timeframe, to avoid disturbing nesting raptors and other migratory birds, the following measures would be implemented:
 - a. If construction activities are scheduled to occur during the nesting season (approximately February 15 through August 31), a qualified wildlife biologist shall be retained to conduct a pre-construction nesting survey within the appropriate habitat.
 - i. Surveys shall be conducted within the project site and all potential nesting habitat within 500 feet of this area (this distance covers recommended Swainson's hawk and western burrowing owl buffers);
 - ii. The surveys should be conducted within one week before initiation of construction activities at any time between February 15 and August 31. If no active nests are detected, then no additional mitigation is required; or
 - iii. If surveys indicate that migratory bird nests are found in any areas that would be directly or indirectly affected by construction activities, a no-disturbance buffer shall be established around the site to avoid disturbance or destruction of the nest site until after the breeding season or after a wildlife biologist determines that the young have fledged (typically late June to mid-July). The extent of these buffers shall be determined by a qualified biologist and shall depend on the special status species present, the level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers. These factors should be analyzed to make an appropriate decision on buffer distances.
 - b. If construction activities begin outside the breeding season (approximately September 1 through February 14) then construction may proceed until it is determined that an active migratory bird or raptor nest would be subject to abandonment as a result of construction activities. Optimally, all necessary vegetation removal should be conducted before the breeding season so that nesting birds would not be present in the construction area during construction activities. If any bird nests are in the project site under pre-existing construction conditions, then it is assumed that they are habituated (or would habituate) to the construction activities. Under this scenario, the pre-construction survey described previously should still be conducted on or after February 15 to identify any active

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nests in the vicinity. Active sites should be monitored by a qualified biologist periodically until after the breeding season or after the young have fledged (typically late June to mid-July). If active nests are identified on or immediately adjacent to the project site, then all non-essential construction activities (e.g., equipment storage and meetings) should be avoided in the immediate vicinity of the nest site, but the remainder of construction activities may proceed.

10. MM CUL-1: If any cultural resource is encountered during ground disturbance or subsurface construction activities (e.g., trenching, grading), all construction activities within a 50-foot radius of the identified potential resource shall cease until a Secretary of the Interior qualified archaeologist evaluates the item for its significance and records the item on the appropriate State Department of Parks and Recreation (DPR) 523 series forms. All forms and associated reports would be submitted to the NWIC of the California Historical Resources Information System (CHRIS). The archaeologist shall determine whether the resource requires further study. If, after the qualified archaeologist conducts appropriate technical analyses, the resource is determined to be eligible for listing on the California Register of Historical Resources or as a unique archaeological resource as defined in Public Resources Code Section 15064.5, the archaeologist shall develop a plan for the treatment of the resource. This shall contain appropriate mitigation measures, including avoidance, preservation in place, data recovery excavation, or other appropriate measures, as outlined in Public Resources Code Section 21083.2.
11. MM CUL-2: If a prehistoric or ethnographic period archaeological resource is encountered during ground disturbance or subsurface construction activities (e.g., trenching, grading), all construction activities within a 50-foot radius of the identified potential resource shall cease and a list of representatives of California Native American Tribes identified by the NAHC would be contacted. Construction activities shall not resume until the tribal representative has had an opportunity to evaluate the archaeological resource for its potential as a tribal cultural resource. If it is determined that the cultural materials do constitute a tribal cultural resource, further mitigation and/or recommendations for the treatment and protection of the resource would be developed in consultation with the Tribes.
12. MM CUL-3: If ground-disturbing activities uncover previously unknown human remains, Section 7050.5 of the California Health and Safety Code applies, and the following procedures shall be followed:
There shall be no further excavation or disturbance of the area where the human remains were found or within 50 feet of the find until the Contra Costa County Coroner and the appropriate City representative are contacted. Duly authorized representatives of the Coroner and the City shall be permitted onto the project site and shall take all actions consistent with

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Health and Safety Code Section 7050.5 and Government Code Sections 27460, et seq. Excavation or disturbance of the area where the human remains were found or within 50 feet of the find shall not be permitted to recommence until the Coroner determines that the remains are not subject to the provisions of law concerning investigation of the circumstances, manner, and cause of any death. If the Coroner determines the remains are Native American, the Coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98. If the MLD does not make recommendations within 48 hours, the landowner shall reinter the remains in an area of the property secure from further disturbance. If the land owner does not accept the MLD's recommendations, the owner or the MLD may request mediation by NAHC.

13. MM GEO-1: Prior to issuance of building permit, the project Applicant shall submit plans to the City for review and approval demonstrating project compliance with the latest adopted edition of the California Building Standards Code seismic requirements and the recommendations of the geotechnical investigation report prepared by TRC Solutions dated April 10, 2015. All soil engineering recommendations and structural foundations shall be designed by a licensed professional engineer. All onsite soil engineering activities shall be conducted under the supervision of a licensed Geotechnical Engineer or Certified Engineering Geologist.
14. MM HAZ-1: Construction contractors shall ensure that during construction, staging areas and building areas where spark-producing equipment is used shall be cleared of non-native vegetation or other materials that could serve as fuel for combustion. To the extent feasible, the contractor shall keep these areas clear of combustible materials to maintain a firebreak.
15. MM HAZ-2: Construction contractors shall ensure that any construction equipment that normally includes a spark arrester shall be equipped with an arrester in good working order. This includes, but is not limited to, vehicles, heavy equipment, and chainsaws.
16. MM HYD-1: Prior to the issuance of any construction related permits, the applicant shall prepare and submit an NOI to the State Water Board and prepare a SWPPP in compliance with the NPDES GCP requirements. The final drainage plan shall demonstrate the ability of the planned onsite storm drainage to adequately collect onsite storm water flows in accordance with all applicable standards and requirements by: minimizing impervious surfaces, and directing flows to BMPs; integrating appropriately sized BMPs

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to minimize impact on local water quality by controlling runoff from erosion and potential contaminants; and incorporating bio-retention in combination with site planning, and dispersion of runoff to meet Low Impact Development (LID) requirements.

17. MM NOI-1: Implementation of the following multi-part mitigation measure is required to reduce the potential construction period noise impacts.
 - a. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
 - b. Locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction area.
 - c. Utilize "quiet" air compressors and other stationary noise sources where technology exists.
 - d. Limit hours of operation of outdoor noise sources through conditions of approval.
 - e. If construction activities are required outside of the daytime working hours allowed within the conditions of approval, the City would notify residents 48 hours in advance. If after-hour construction is required due to an emergency, the City would notify nearby residents immediately.
 - f. The construction contractor would prohibit unnecessary idling of internal combustion engines.
 - g. Where necessary noise-reducing enclosures or temporary barriers would be used around noise-generating equipment. Where feasible existing barrier features (terrain, structures) would be used to block sound transmission especially where sensitive receptors are located less than 50 feet from construction activities and construction noise levels are expected to exceed the maximum exterior noise standard.

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* * * * *

HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 9th day of October 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ARNE SIMONSEN, CMC
CITY CLERK OF THE CITY OF ANTIOCH

028

ATTACHMENT "D"

ANTIOCH CITY COUNCIL
SUCCESSOR AGENCY
Regular Meeting
September 23, 2014

Page 7 of 12

In response to Councilmember Wilson, Mr. Parsons stated they could insure the properties were owner occupied. He noted if they were required to comply with the 20-foot rear yard setback and provide 25 percent single story product, there would be density reduction.

OPPONENTS

Duane Shoemake, Antioch resident, presented a petition requesting the Oakley Knolls project retain the same density and lot size of the original approval. He gave a history of the subdivision and expressed concern the current developer had not involved him in the preliminary plan process. He noted the development would negatively impact the ranch style houses in the area and suggested an upscale project for the area to blend with the existing development. He questioned if the sewer line had sufficient capacity and expressed concern for drainage from the area onto his property. He informed the City they had failed to maintain the trail along his property.

Steve Lucchesi, Antioch resident, agreed with Mr. Shoemake and stated increasing the number of homes by over 100 percent, would be difficult to mitigate for and would set precedent.

Mayor Harper closed the public hearing.

Director of Public Works/City Engineer Bernal stated the sewer line had sufficient capacity for at least 31 houses.

In response to Mayor Harper, Director of Community Development Wehrmeister stated the project was properly noticed.

Following discussion, the Council requested the project include the following:

- Traffic study
- Project Labor Agreement, local hires and the Helmets to Hardhats Program
- Confirmation the sewer pipe can accommodate the proposed 31 units
- Community Facilities District for Police Services
- Owner occupied requirement for the standard duration
- Some setbacks to accommodate boat or RV parking

4. **PDP-12-01 – QUAIL COVE PRELIMINARY DEVELOPMENT PLAN – WEST COAST HOME BUILDERS REQUESTS THE REVIEW OF A PRELIMINARY DEVELOPMENT PLAN, WHICH IS NOT AN ENTITLEMENT, FOR THE DEVELOPMENT OF 31 SINGLE FAMILY HOMES ON APPROXIMATELY 5.59 ACRES. THE PROJECT SITE IS LOCATED ON THE WEST SIDE OF HEIDORN RANCH ROAD, AT THE EASTERN TERMINUS OF PREWETT RANCH DRIVE (APNS 056-130-012).**

Associate Planner Morris presented the staff report dated September 18, 2014 recommending the City Council provide feedback to the applicant and staff regarding the proposal and provide direction to the applicant for the Final Development Plan submittal.

DI

Mayor Harper opened the public hearing.

PROPONENT

Louis Parsons, representing West Coast Home Builders, stated their project was consistent with the projects to the north and south. He stated they were proposing interim improvements for the sewer line and stated they would explore the feasibility of dual use of the drainage basin.

OPPONENT

Richard Johnson, Antioch resident, expressed concern for the project's density and small lot sizes. He stated he did not want Colchico Drive on his property. He suggested the developer be financially responsible for a soundwall for Prewett Ranch Road and the road improvements. He suggested turf be replaced with drought tolerant plants in the front yard landscaping plans.

Director of Community Development Wehrmeister responded the project would meet or exceed State Requirements to reduce the use of water in their landscaping. Regarding the soundwall, she stated there needed to be a nexus for the City to place that requirement on the project and absent that, Mr. Johnson could work with the developer to address his concerns. She clarified Colchico Drive was completely on the project site and the extension of Prewett Ranch Drive would require some dedication of Mr. Johnson's property. She noted that typically the developer constructed the road and there would be a reimbursement agreement if and when Mr. Johnson's property developed. She stated the distance between homes was in compliance with the California Building Code.

In response to Mayor Harper, Director of Community Development Wehrmeister clarified the cost of extending the sewer lines would be proportional to the project and the first developer may have a large investment, however future projects that connect to it, would reimburse their fair share of the improvement.

REBUTTAL

Mr. Johnson reiterated his request for a soundwall on Prewett Ranch Road.

Following discussion, the Council requested the project include the following:

- Community Facilities District for Police Services
- Owner occupied requirement for the standard duration
- Some setbacks to accommodate boat or RV parking
- Project Labor Agreement, including local hires and the Helmets to Hardhats Program

Council also requested the developer work with Mr. Johnson to determine if a soundwall could be installed along Prewett Ranch Road.

Mayor Harper closed the public hearing.

DZ

ATTACHMENT "E"

RESOLUTION NO. 2018/**

RESOLUTION OF THE CITY PARKS AND RECREATION COMMISSION OF THE CITY OF ANTIOCH RECOMMENDING ACCEPTANCE OF IN LIEU FEES TO MEET THE PARK LAND OBLIGATION OF THE QUAIL COVE PROJECT

WHEREAS, the City of Antioch has received an application for the Quail Cove project (Project), a subdivision that includes 30 single-family dwellings; and

WHEREAS, the City requires that subdivisions that include residential development shall dedicate land or pay in lieu fees; and

WHEREAS, the park obligation for the Quail Cove project has been calculated as 0.45 acres based on the requirements of the City of Antioch Municipal Code; and

WHEREAS, the configuration of proposed lots and the existing surrounding neighborhood do not allow for the inclusion of parks consistent with the City's adopted standards; and

WHEREAS, the total calculated park land obligation for the Project is less than the minimum park size as established by the City for purposes of park land dedication; and

WHEREAS, the Subdivision Ordinance states that subdivisions resulting in fewer than 50 lots must pay the in-lieu fee.

NOW, THEREFORE, BE IT RESOLVED, that the Park and Recreation Commission does recommend that the Quail Cove project meet its park land dedication requirements through the payment of in lieu fees; and

BE IT FURTHER RESOLVED, that the Park and Recreation Commission does recommend that in lieu fees in the amount of \$45,000 be paid to the City of Antioch to meet the Project's park land dedication obligation.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Parks and Recreation Commission of the City of Antioch, acting as the City's PBAC, at a regular meeting thereof held on the 20th day of September, 2018 by the following vote:

AYES:

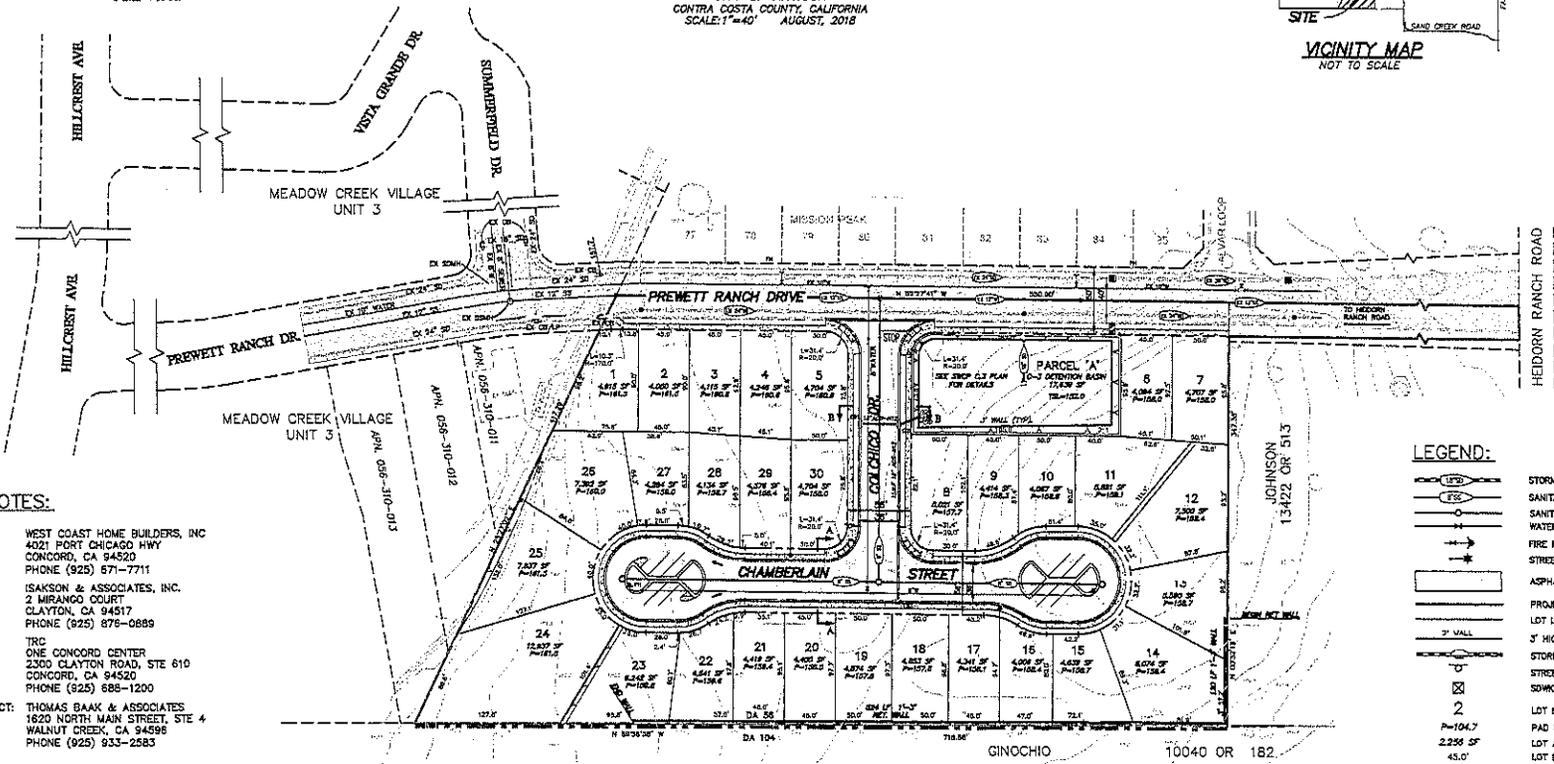
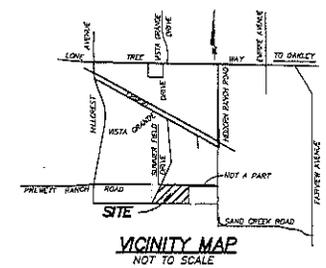
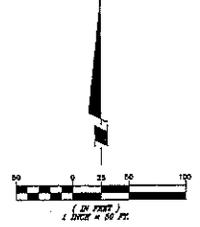
NOES:

ABSENT:

**NANCY KAISER
CLERK TO THE PARKS AND
RECREATION COMMISSION**

VESTING TENTATIVE MAP & PRELIMINARY GRADING PLAN "QUAIL COVE" SUBDIVISION NO. 7938

RESUBDIVISION OF A POR. OF PARCEL 'B'
(48 PM 45)
A PORTION OF APN NO. 058-130-012
CITY OF ANTIPOCH
CONTRA COSTA COUNTY, CALIFORNIA
SCALE: 1"=40' AUGUST, 2018



GENERAL NOTES:

OWNER/DEVELOPER: WEST COAST HOME BUILDERS, INC
4021 PORT CHICAGO HWY
CONCORD, CA 94520
PHONE (925) 671-7711

CIVIL ENGINEER: ISAKSON & ASSOCIATES, INC.
2 MIRAMONTE COURT
CLAYTON, CA 94517
PHONE (925) 876-0889

SOILS ENGINEER: TRC
ONE CONCORD CENTER
2300 CLAYTON ROAD, STE 610
CONCORD, CA 94520
PHONE (925) 688-1200

LANDSCAPE ARCHITECT: THOMAS BAAK & ASSOCIATES
1620 NORTH MAIN STREET, STE 4
WALNUT CREEK, CA 94598
PHONE (925) 933-2683

SHEET INDEX

SHEET No.	TITLE SHEET	DESCRIPTION
1	TITLE SHEET	
2	VESTING TENTATIVE MAP & PRELIM. GRADING PLAN	
3	FINAL DEVELOPMENT PLAN	
4	SITE PLAN	
5	UTILITY PLAN	
6	SIGNING, STRIPING, AND PARKING PLAN	
7	GROSS SECTIONS	

LEGEND:

- STORM DRAIN AND DIRECTION
- SANITARY SEWER AND DIRECTION
- SANITARY SEWER & MANHOLE
- WATER & GATE VALVE
- FIRE HYDRANT
- STREET LIGHT
- ASPHALT CONCRETE
- PROJECT BOUNDARY
- LOT LINES
- 3' HIGH RETAINING WALL
- STORM DRAIN & CATCH BASIN
- STREET SIGN
- SIDEWALK CROSS DRAIN
- LOT NUMBER
- PAD ELEVATION
- LOT AREA
- LOT DIMENSION

DATE: 08-03-18
DESIGNED: DCJ
DRAWN: RLB
CHECKED: DCJ
SCALE: 1"=40'

Isakson & Assoc. Inc.
civil engineering & land surveying
2 Miramonte Court, Clayton, CA, 94517 Phone: (925) 876-0889

SUBDIVISION 7938
VESTING TENTATIVE MAP
TITLE SHEET
CITY OF ANTIPOCH
CONTRA COSTA COUNTY
CALIFORNIA

QUAIL COVE
SHEET 1 OF 7

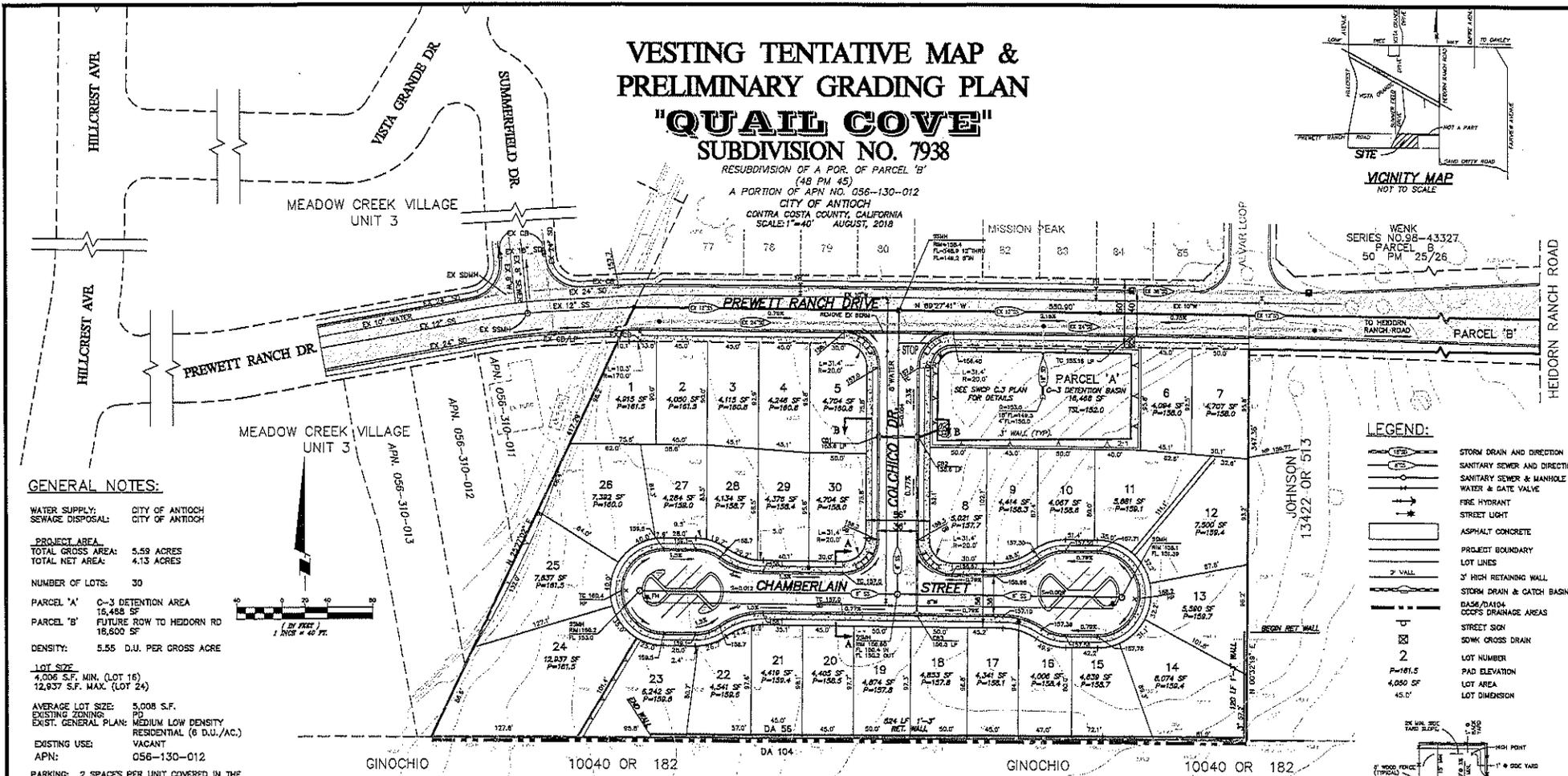
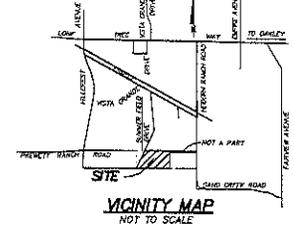
ATTACHMENT "F"

QUAIL COVE-VESTING TENTATIVE

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VESTING TENTATIVE MAP & PRELIMINARY GRADING PLAN "QUAIL COVE" SUBDIVISION NO. 7938

RESUBDIVISION OF A POR. OF PARCEL 'B'
(48 PM 45)
A PORTION OF APN NO. 056-130-012
CITY OF ANTIOCH
CONTRA COSTA COUNTY, CALIFORNIA
SCALE: 1" = 40' AUGUST, 2018



GENERAL NOTES:

WATER SUPPLY: CITY OF ANTIOCH
SEWAGE DISPOSAL: CITY OF ANTIOCH

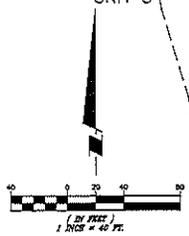
PROJECT AREA:
TOTAL GROSS AREA: 5.59 ACRES
TOTAL NET AREA: 4.13 ACRES

NUMBER OF LOTS: 30

PARCEL 'A' C-3 DETENTION AREA
16,488 SF

PARCEL 'B' FUTURE ROW TO HEIDORN RD
16,600 SF

DENSITY: 5.55 D.U. PER GROSS ACRE

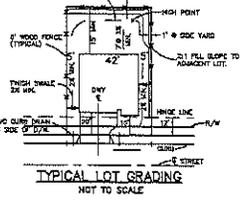
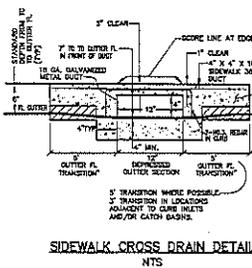
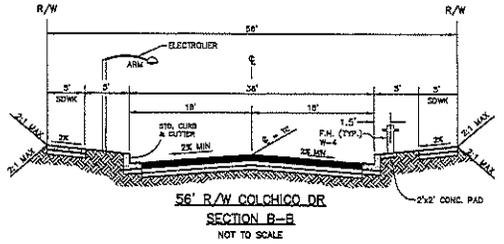
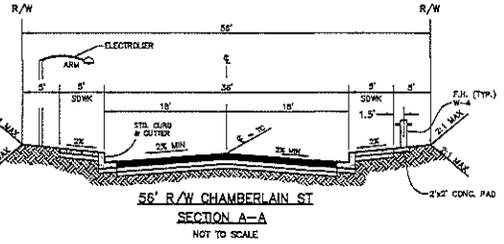
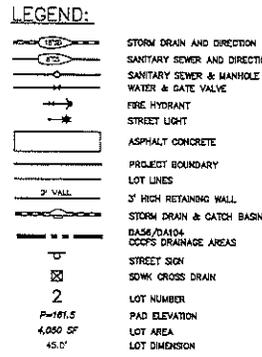


LOT SIZE:
4,006 S.F. MIN. (LOT 16)
12,937 S.F. MAX. (LOT 24)

AVERAGE LOT SIZE: 5,008 S.F.

EXISTING ZONING: PD
EXIST. GENERAL PLAN: RESIDENTIAL (6 D.U./AC.)
EXISTING USE: VACANT
APN: 056-130-012

PARKING: 2 SPACES PER UNIT COVERED IN THE GARAGE PLUS 2 SPACES IN FRONT OF GARAGE
1 GUEST PARKING SPACE ON THE STREET WITHIN CLOSE PROXIMITY OF THE UNIT SERVED FOR A TOTAL OF 5 SPACES PER UNIT.



DATE: 08-23-18
DESIGNED BY: [Signature]
CHECKED BY: [Signature]

APPROVED: [Signature]
DATE: 08-23-18

PROJECT NO: 18-0000
DRAWN BY: [Signature]
DATE: 08-23-18

PROJECT NO: 18-0000
DRAWN BY: [Signature]
DATE: 08-23-18

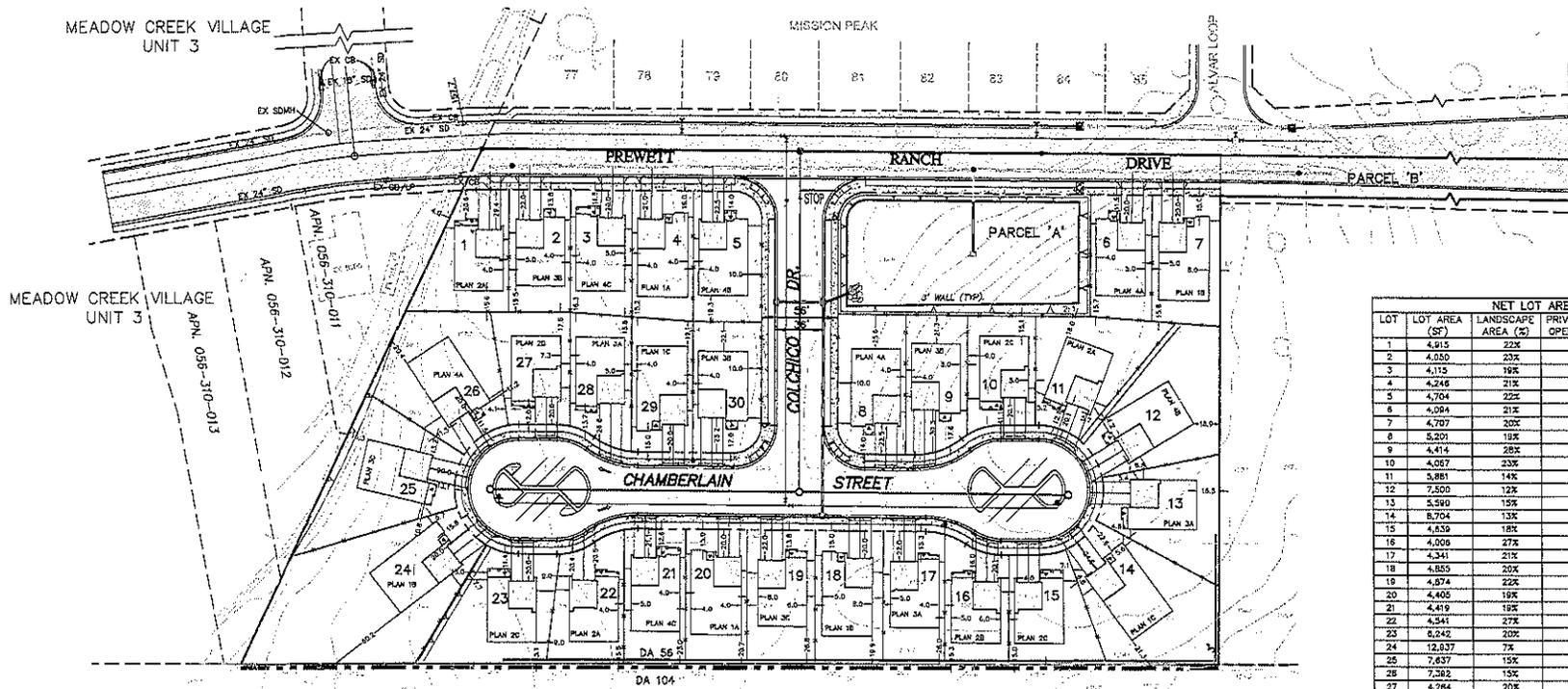
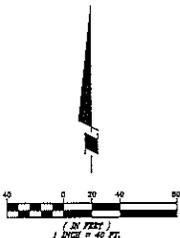
7938
VESTING TENTATIVE MAP
VTM & PRELIMINARY GRADING PLAN
CITY OF ANTIOCH
CONTRA COSTA COUNTY
CALIFORNIA

Isakson & Assoc. Inc.
civil land
engineering surveying
2 Mission Oaks, Clayton, CA 94517 Phone: (925) 874-0889

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FINAL DEVELOPMENT PLAN "QUAIL COVE" SUBDIVISION NO. 7938

RESUBDIVISION OF A POR. OF PARCEL 'B' (48 PM 45)
A PORTION OF APN NO. 056-130-012
CITY OF ANTOCH
CONTRA COSTA COUNTY, CALIFORNIA
SCALE: 1"=40' AUGUST, 2018



NET LOT AREA TABLE				
LOT	LOT AREA (SF)	LANDSCAPE AREA (SQ)	PRIVATE USEABLE OPEN SPACE (%)	COMMON USEABLE OPEN SPACE (%)
1	4,915	228	43%	0%
2	4,050	232	31%	0%
3	4,115	196	30%	0%
4	4,246	211	27%	0%
5	4,704	222	35%	0%
6	4,084	211	28%	0%
7	4,787	205	32%	0%
8	5,201	195	38%	0%
9	4,414	282	31%	0%
10	4,087	233	33%	0%
11	3,881	141	56%	0%
12	7,500	121	61%	0%
13	5,590	151	52%	0%
14	6,704	131	60%	0%
15	4,859	181	44%	0%
16	4,008	271	35%	0%
17	4,341	211	38%	0%
18	4,855	201	34%	0%
19	4,874	221	40%	0%
20	4,405	181	37%	0%
21	4,419	191	34%	0%
22	4,541	271	34%	0%
23	6,242	202	52%	0%
24	12,037	71	78%	0%
25	7,637	151	61%	0%
26	7,382	151	57%	0%
27	4,284	201	39%	0%
28	4,134	281	28%	0%
29	4,378	151	31%	0%
30	4,794	241	37%	0%

MINIMUM SETBACKS:
FRONT
10' TO PORCH
15' TO HOUSE LIVING AREA
20' TO GARAGE FACE
SIDE
4' TO HOUSE LIVING AREA
REAR
15' TO HOUSE LIVING AREA

	SUBDIVISION 7938		QUAIL COVE CALIFORNIA	
	VESTING TENTATIVE MAP			
	FINAL DEVELOPMENT PLAN			
	CITY OF ANTOCH CONTRA COSTA COUNTY			
Isakson & Assoc. Inc. civil engineering & land surveying 240000 Court, Dublin, CA 94568 (925) 876-0850				
DATE: 06-03-18	DESIGNED BY: [Signature]	DRAWN BY: [Signature]	CHECKED BY: [Signature]	SHEET 3 OF 7

13

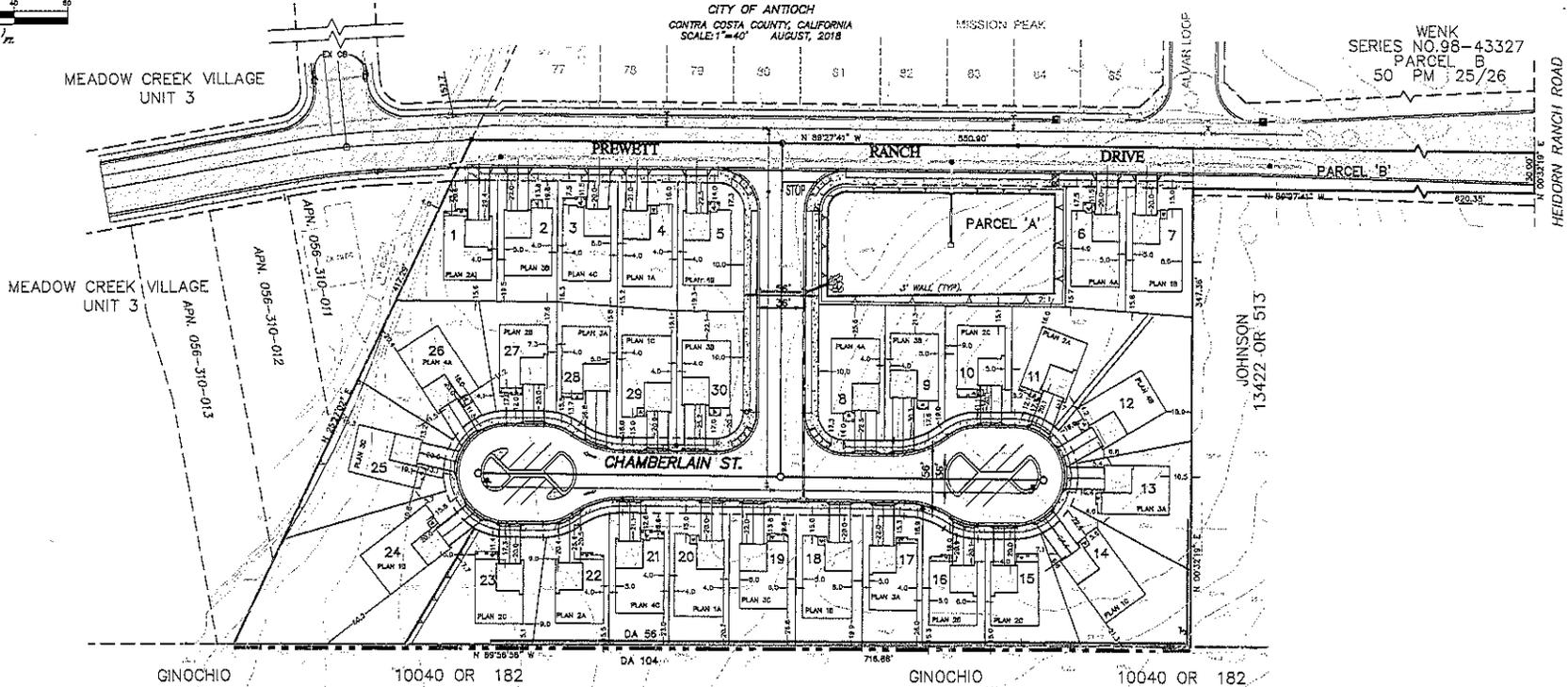
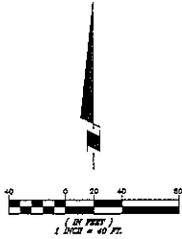
SITE PLAN "QUAIL COVE" SUBDIVISION NO. 7938

RESUBDIVISION OF A POR. OF PARCEL 'B' (48 PM 45)
A PORTION OF APN NO. 056-130-012

CITY OF ANTIOCH
CONTRA COSTA COUNTY, CALIFORNIA
SCALE: 1"=40'
AUGUST, 2018

MISSION PEAK

WENK
SERIES NO. 98-43327
PARCEL B
50 PM 25/26



DISTRIBUTION TABLE

PLAN#	1 SINGLE STORY	2 TWO STORY	3 TWO STORY	4 TWO STORY	
COUNT	7	8	8	7	GRAND TOTAL HOMES: 30
PERCENT	23.3%	26.7%	26.7%	23.3%	TOTAL PERCENT: 100.0%

MINIMUM SETBACKS:

FRONT
10' TO PORCH
15' TO HOUSE LIVING AREA
20' TO GARAGE FACE

SIDE
4' TO HOUSE LIVING AREA

REAR
15' TO HOUSE LIVING AREA

	SUBDIVISION 7938		DUAL COVE
	VESTING TENTATIVE MAP		
	SITE PLAN		
CITY OF ANTIOCH		CONTRA COSTA COUNTY CALIFORNIA	
Isakson & Assoc. Inc.			
civil land engineering surveying			
2 Miraflores Court, Clayton, CA 94517 Phone: (925) 878-0880			
DATE: 08-03-18	DESIGNED: DOI	CHECKED: RLB	DATE: 08-03-18
DRAWN: BPC	SCALE: 1"=40'	PROJECT: 9416	SHEET 4 OF 7

64

UTILITY PLAN "QUAIL COVE"

SUBDIVISION NO. 7938

RESUBDIVISION OF A POR. OF PARCEL 'B' (48 PM 45)
A PORTION OF APN NO. 056-130-012

CITY OF ANTIOCH

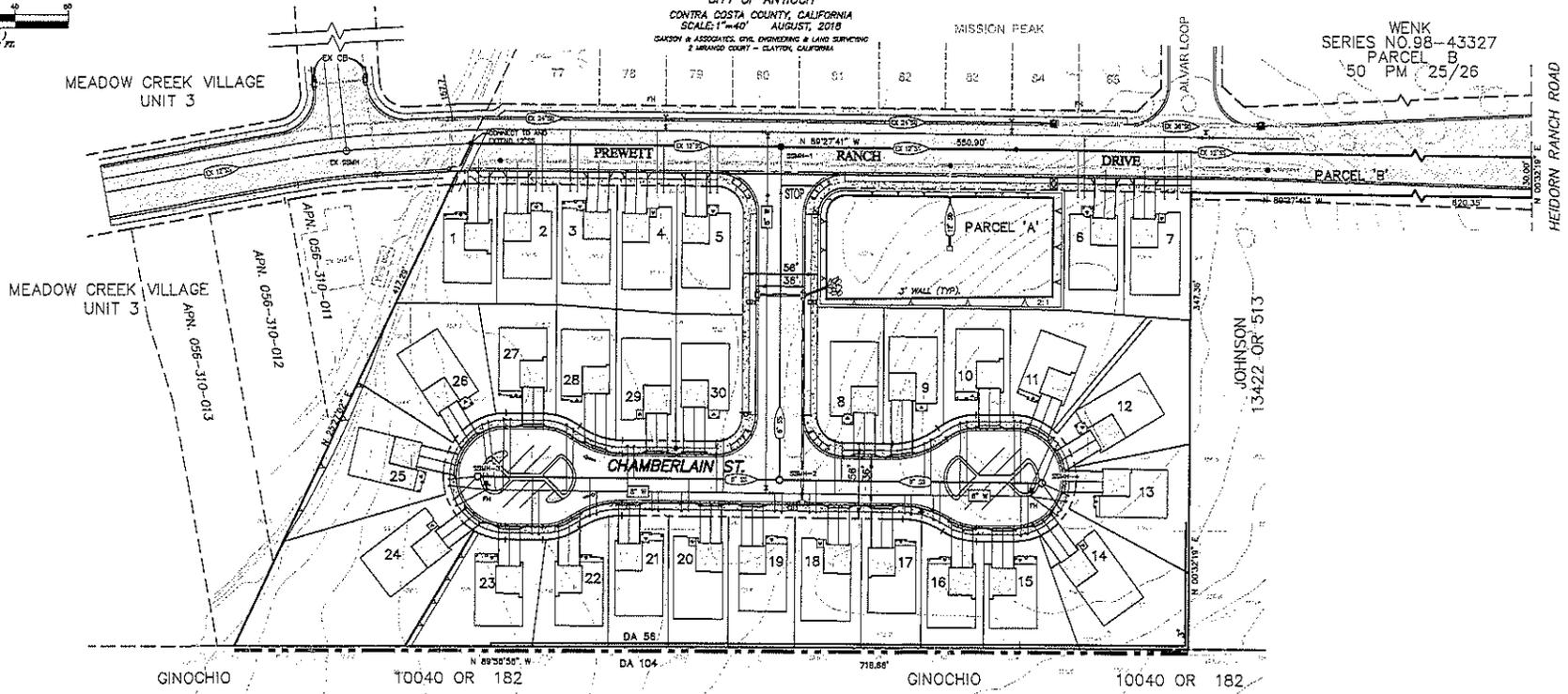
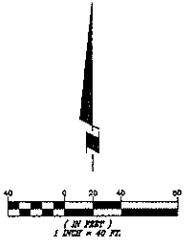
CONTRA COSTA COUNTY, CALIFORNIA

SCALE: 1"=40' AUGUST, 2018

DAVID W. ASSOCIATES, CIVIL ENGINEERING & LAND SURVEYING
& IRVING COURT - ELAYTON, CALIFORNIA

MISSION PEAK

WENK
SERIES NO. 98-43327
PARCEL B
50 PM 25/26



FS

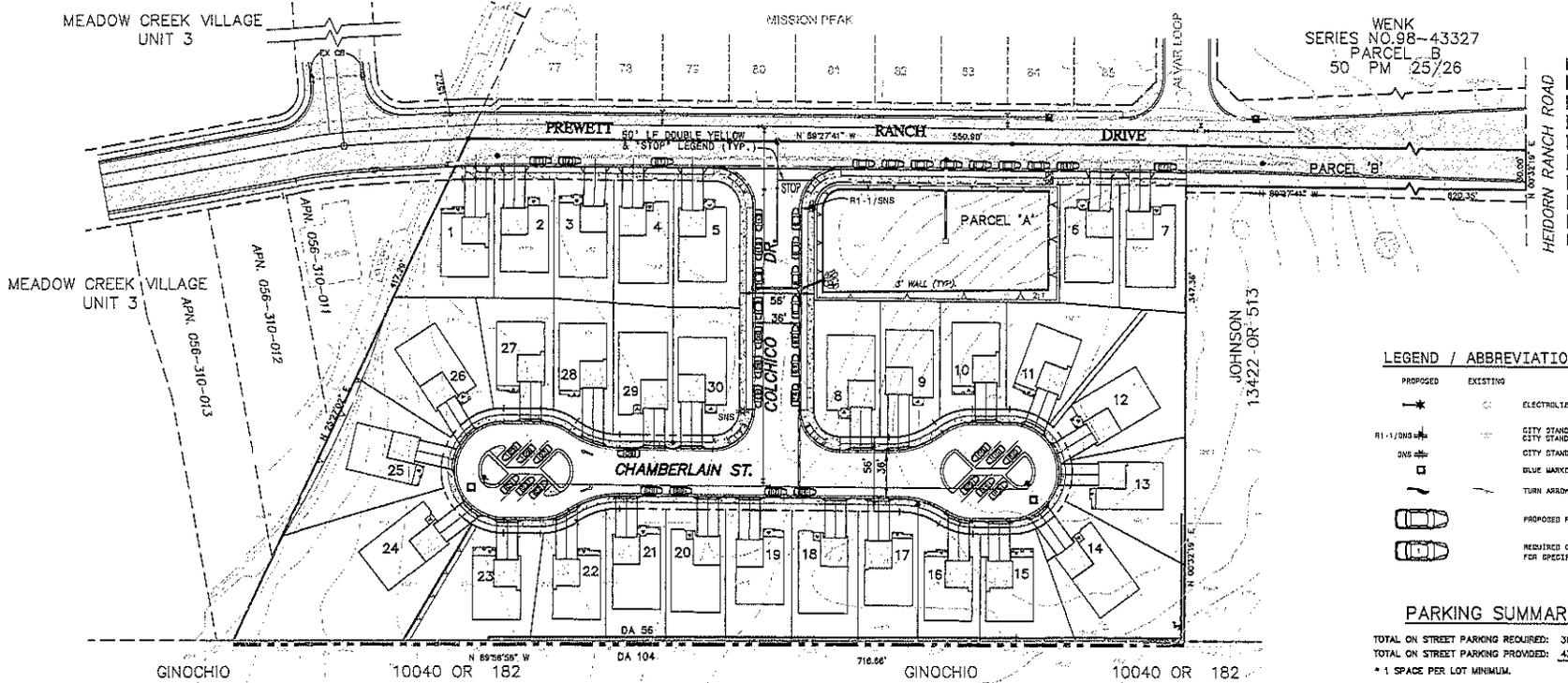
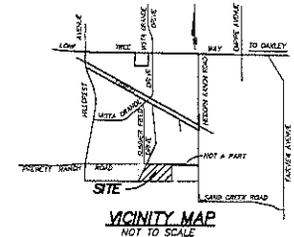
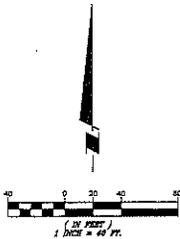
	SUBDIVISION 7938		QUAIL COVE	
	VESTING TENTATIVE MAP			
	UTILITY PLAN			
	CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA			
Isakson & Assoc. Inc.				
civil land engineering surveying				
2 Miraflores Court, Clayton, CA 94527 Phone: (925) 876-0989				
DATE: 08-03-18	DESIGNED: DC	DRAWN: RLB	CHECKED: DOI	
	BY:	BY:	NO. 6418	
			SHEET 5 OF 7	

SIGNING, STRIPING, AND PARKING PLAN "QUAIL COVE"

SUBDIVISION NO. 7938

RESUBDIVISION OF A POR. OF PARCEL 'B' (48 PM 45)
A PORTION OF APN NO. 056-130-012

CITY OF ANTIPOCH
CONTRA COSTA COUNTY, CALIFORNIA
SCALE: 1"=40' AUGUST, 2018



WENK
SERIES NO. 98-43327
PARCEL 'B'
50 PM 25/26

LEGEND / ABBREVIATIONS:

PROPOSED	EXISTING	
		ELECTROLIZER - 70 WATTS
		CITY STANDARD STOP SIGN WITH CITY STANDARD STREET NAME SIGN
		CITY STANDARD STREET NAME SIGN
		BLUE MARKER FOR FIRE HYDRANT
		TURN ARROW PER NOTE 4
		PROPOSED PARKING
		REQUIRED ON-STREET PARKING FOR SPECIFIED LOT

PARKING SUMMARY

TOTAL ON STREET PARKING REQUIRED: 30 SPACES +
TOTAL ON STREET PARKING PROVIDED: 43 SPACES
* 1 SPACE PER LOT MINIMUM.

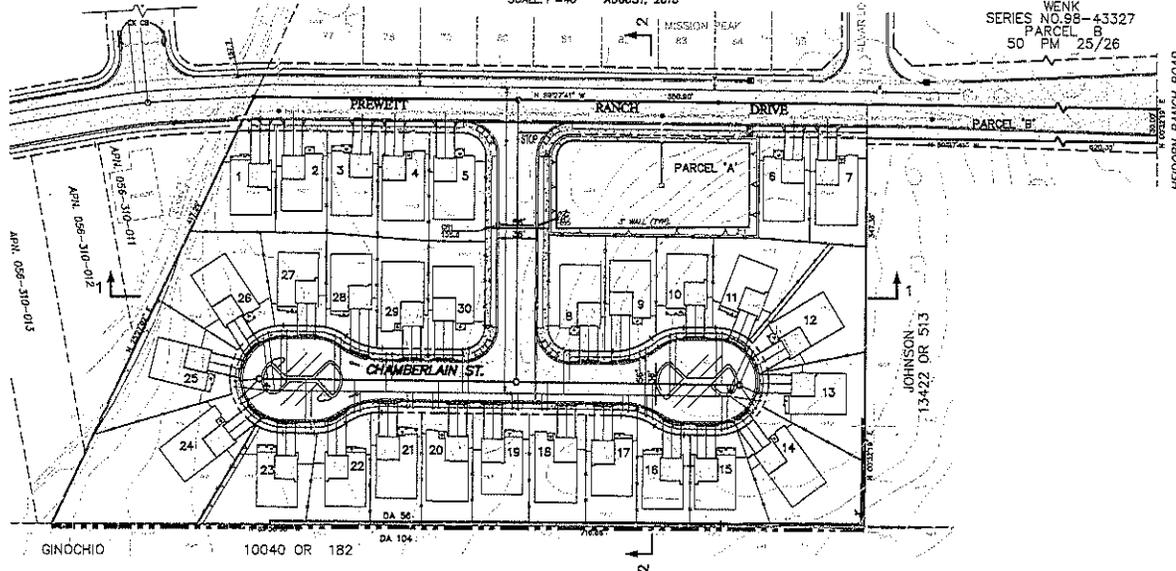
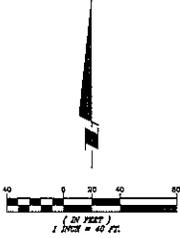
	SUBDIVISION 7938		QUAIL COVE
	VESTING TENTATIVE MAP SIGNING, STRIPING, & PARKING PLAN CITY OF ANTIPOCH CONTRA COSTA COUNTY, CALIFORNIA		
	Isakson & Assoc. Inc. civil land engineering surveying 2 Mendocino Court, Clayton, CA 94517 (925) 875-0880		
	DATE: 08-03-18	DESIGNED BY: DCD	DRAWN BY: HLD

FL

CROSS SECTIONS "QUAIL COVE" SUBDIVISION NO. 7938

RESUBDIVISION OF A POR. OF PARCEL 'B' (48 PM 45)
A PORTION OF APN NO. 056-130-012
CITY OF ANTIOCH
CONTRA COSTA COUNTY, CALIFORNIA
SCALE: 1"=40' AUGUST, 2018

WENK
SERIES NO. 98-43327
PARCEL B
50 PM 25/26



	MENDOW CREEK VILLAGE UNIT #3	BNDY	26 P=160.0	27 P=159.0	28 P=158.7	29 P=158.4	30 P=158.0	8 P=157.7	9 P=158.3	10 P=158.6	11 P=159.1	2 P=159.4	JOHNSON
SECTION 1-1													
MISSION PEAK	PREWETT RANCH ROAD	ROW BNDY ROW	PARCEL 'A'	9 P=158.3	ROW	CHAMBERLAIN STREET	ROW	16 P=158.4	BNDY	GINOCCHIO			
SECTION 2-2													
HORIZONTAL SCALE: 1"=30' VERTICAL SCALE: 1"=30'													

SUBDIVISION 7938 QUAIL COVE
VESTING TENTATIVE MAP
 CROSS SECTIONS
 CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

Isakson & Assoc. Inc.

civil engineering land surveying
 2 Miraflores Court, Clayton CA 94517 Phone: (925) 878-0868

DATE: 08-03-18 DESIGNED: DDI DRAWN: RLB CHECKED: DDI FOR: 9416 SHEET 7 OF 7

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QUAIL COVE

ANTIOCH, CA

 DISCOVERY
DESIGN
GROUP
West Coast Home Builders
Date 05/07/2018

FB

QUAIL COVE SUBDIVISION 7938
City of Antioch, Contra Costa County, CA

Date 5/7/2018

BUILDING COVERAGE AND SETBACK ANALYSIS

Lot No.	Lot Size (S.F.)	Plan "1"	Plan "2"	Plan "3"	Plan "4"	Lot Coverage (Bldg Footprint)	Front Yard to Garage *(min 20')	Front Yard to Porch (min 10')	Front Yard to Living (min 15')	Rear Yard Min 15'
		1 Story	2 story	2 story	2 story					
		2,143	1,668	1,780	1,975					
						%				
1	4915		1*			34%	29.4	20.7	25.4	15.6
2	4050			1*		44%	22	15.3	19.8	19.5
3	4115				1*	48%	20	13.5	17.5	16.3
4	4246	1*				50%	21	16	17	15.2
5	4704			1*		38%	25.2	18.5	20.3	22.1
6	4312		1*			39%	22	14	19	28.8
7	4791	1*				45%	20	15	16	18.8
8	4790				1*	41%	20	13.5	17.5	21.8
9	4311			1*		41%	22	15.3	19.8	25.3
10	4311	1*				50%	20	15	16	18.8
11	4311		1*			39%	22	14	19	28.8
12	4311			1*		41%	21	14.3	18.8	26.3
13	4704				1*	42%	22.5	16	17.3	19.3
14	4704			1*		38%	25.2	18.5	20.3	22.1
15	4376	1*				49%	20	15	16	19.1
16	4134			1*		43%	26.8	12.5	15.5	15.8
17	4284		1*			39%	20	12	17	17.6
18	7392				1*	27%	20	13.5	18	20.4
19	7637			1*		23%	20	14.6	19.1	15.3
20	12937	1*				17%	20	15	17.4	60.2
21	6242		1*			27%	20	12.3	17.3	15.1
22	4541		1*			37%	20.4	20.5	25.4	15.5
23	4419				1*	45%	21.1	14.6	18.6	23
24	4405	1*				49%	20	15	16	20.7
25	4874			1*		37%	22	15.3	19.8	26.8
26	4853	1*				44%	20	15	16	19.9
27	4349		1*			38%	22	14	19	29.5
28	4332			1*		41%	21	14.3	18.8	26.6
29	4315				1*	46%	20	13.5	17.5	21.7
30	5030		1*			33%	22	14	19	28.4
31	5099			1*		35%	20	13.3	17.8	26.3
Total	155,794	7	8	10	6	31				
% Total		23%	26%	32%	19%	100%				
Average						37%	21.54	14.97	18.45	22.60
Total bldg footprint/grnd flr area		15,001	13,344	17,800	11,850	57,995				

SITE SUMMARY
LOT COVERAGE

37%	AVERAGE COVERAGE FOR ALL LOTS COMBINED
-----	--

- GARAGE SET BACK
- PORCH SETBACK
- LIVING SETBACK
- REAR YARD SETBACK

21.54	AVERAGE SETBACK AT GARAGE FOR ALL LOTS COMBINED
14.97	AVERAGE AT PORCH FOR ALL LOTS COMBINED
18.45	AVERAGE AT LIVING FOR ALL LOTS COMBINED
22.60	AVERAGE REAR YARD SETBACK FOR ALL LOTS COMBINED

Total Gound Floor Area	57,995
Net lot area	155,794
Percent Lot Net Coverage	37%

THE DEVELOPER RESERVES THE RIGHT TO INTERCHANGE PLAN TYPES DURING THE COURSE OF HOUSING CONSTRUCTION.

HOUSING SUMMARY

PLAN	LIVING SQ FTG	BRMS/ OPT BRM	BATHS/ OPT BATH	GAR BAYS
1	1709	4	2	2
2	2908	4/5	2.5/3.5	2
3	3151	5	3	2
4	3416	5	3.5	2

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Elevation A
'Spanish'



Elevation B
'Cottage'



Elevation C
'Traditional'

Front Elevations
Plan 1

QUAIL COVE

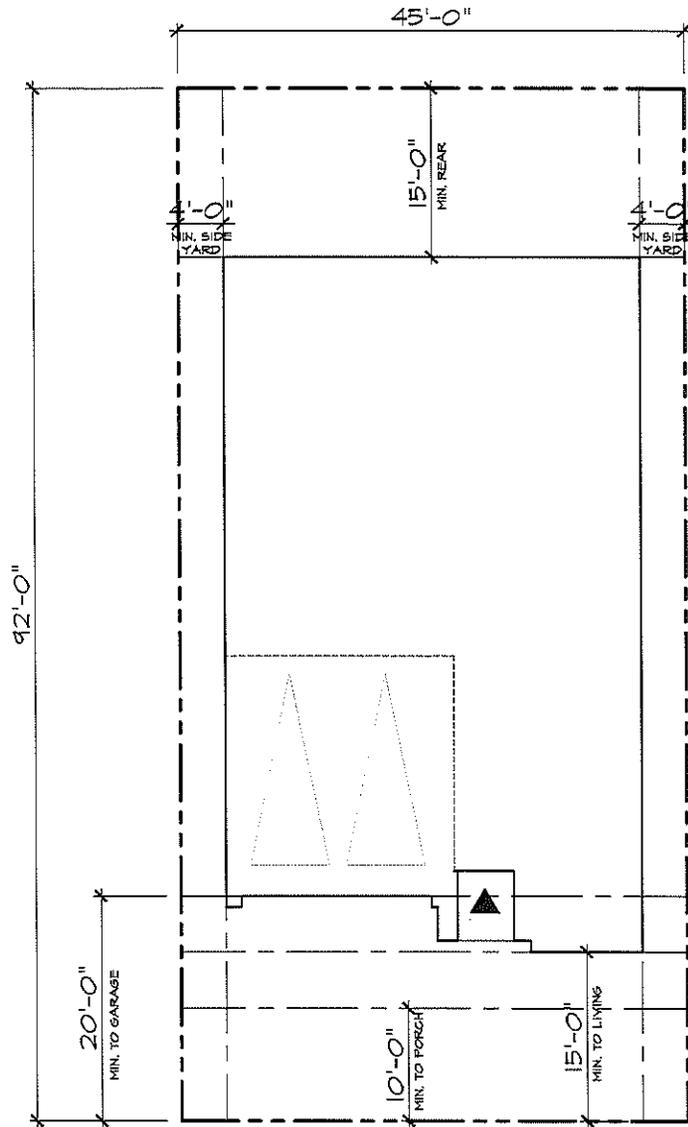
ANTIOCH, CA



West Coast Home Builders

Date 05/07/18

F1D



City of Antioch

P-D Zoning District

FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	20' MIN.
SIDE SETBACK	4' MIN.
REAR YARD SETBACK	15' MIN.
PORCH SETBACK	10' MIN.

LOT COVERAGE

APPROXIMATE LOT SIZE	FOOTPRINT	COVERAGE
45x92' (MIN.) = 4,140 SF	2,148 SF	52%
SMALLEST LOT SIZE	FOOTPRINT	COVERAGE
4,050 SF	2,148 SF	53%
LARGEST LOT SIZE	FOOTPRINT	COVERAGE
12,487 SF	2,148 SF	17%

Plan 1 Site Plan

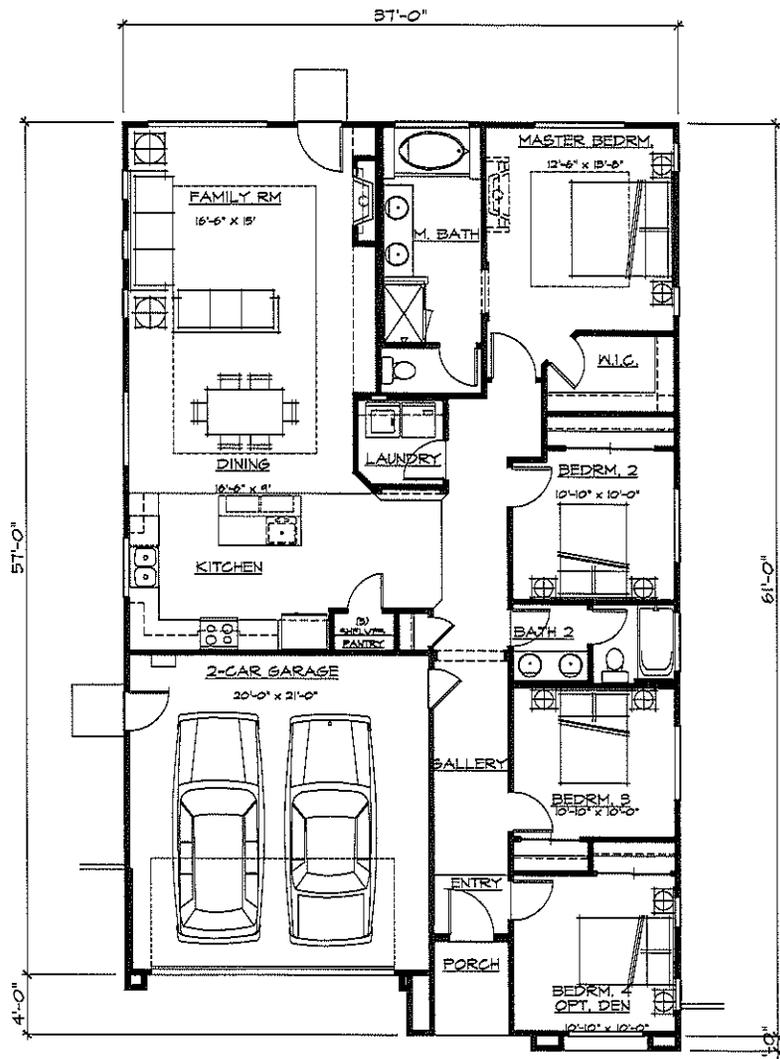


QUAIL COVE ANTIOCH, CA



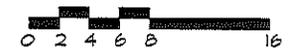
West Coast Home Builders, Inc.
Date 05/07/18

111



Plan 1 Floor Plan

SQUARE FOOTAGE	
TOTAL LIVING AREA	1709 SF
GARAGE	434 SF



QUAIL COVE
ANTIOCH, CA

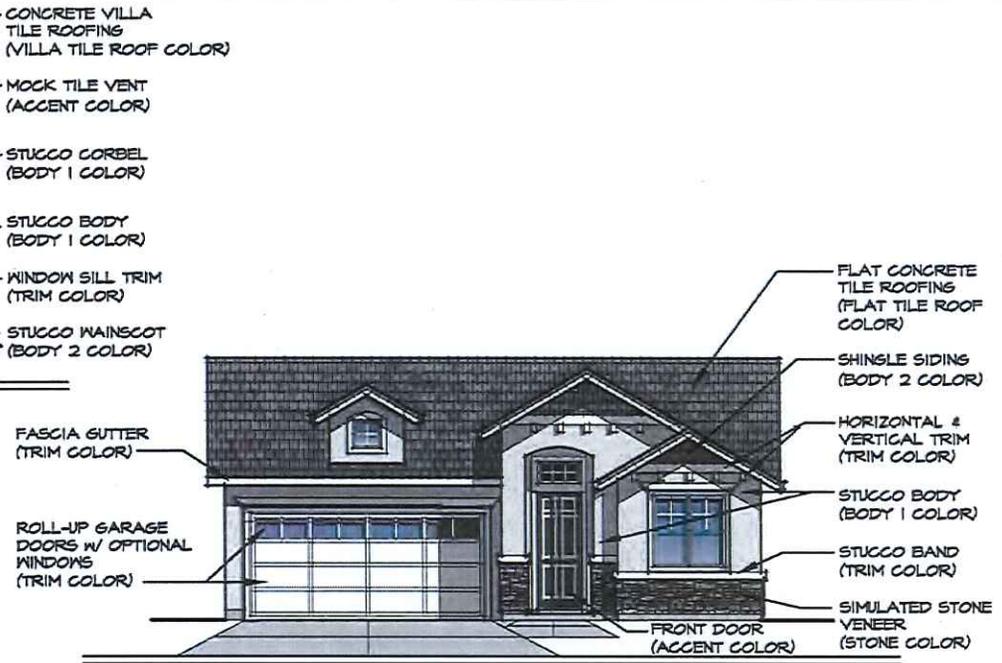


West Coast Home Builders, Inc.
Date 05/07/18

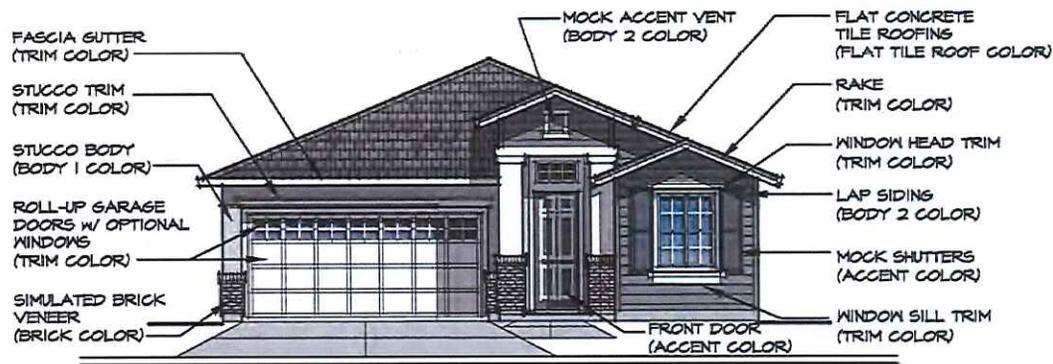
F12



Elevation A
 'Spanish'
 Color Schemes 1, 2, 3 & 4



Elevation B
 'Cottage'
 Color Schemes 5, 6, 7 & 8



Elevation C
 'Traditional'
 Color Schemes 9, 10, 11 & 12

**Front Elevations
 Plan 1**

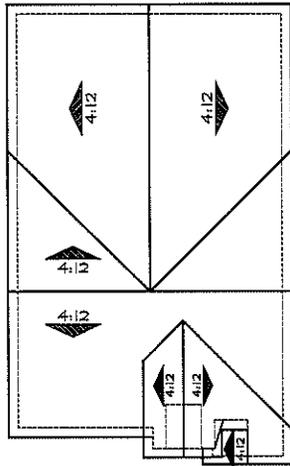


QUAIL COVE

ANTIOCH, CA



West Coast Home Builders
 Date 05/07/18

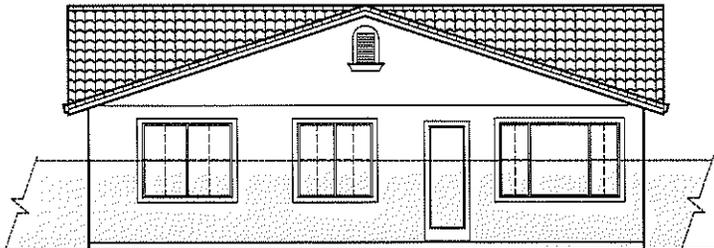


Roof Plan 'A'
0 2 4 6 8 16

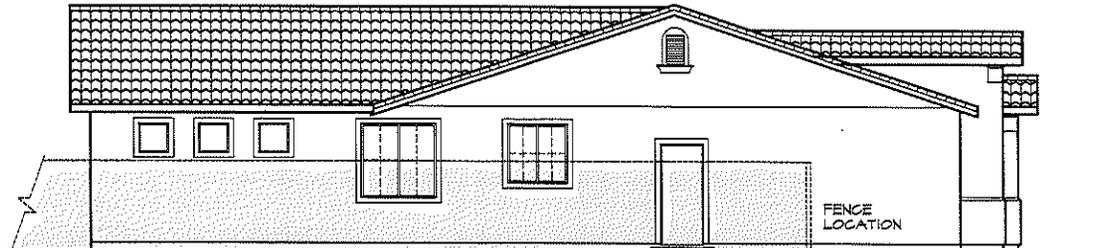


Right

□ DENOTES WINDOW GRIDS AT
SIDE & REAR ELEVATIONS
FACING STREETS



Rear



Left

**Plan 1
Elevations 'A'**

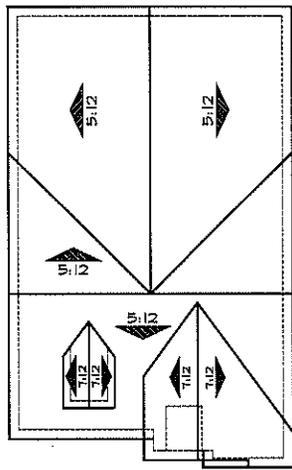


QUAIL COVE
ANTIOCH, CA

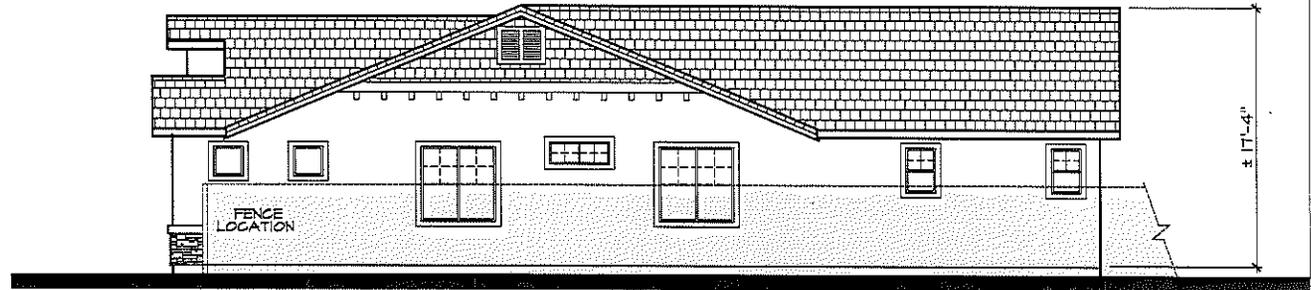


West Coast Home Builders, Inc.
Date 05/07/18

114

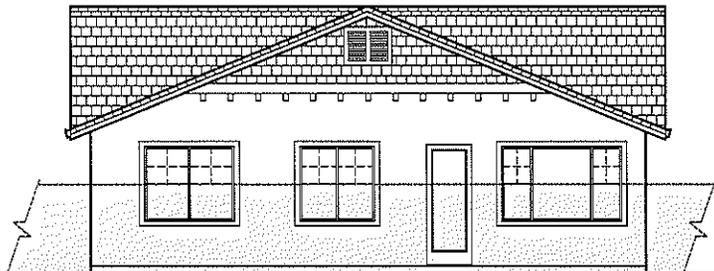


Roof Plan 'B'

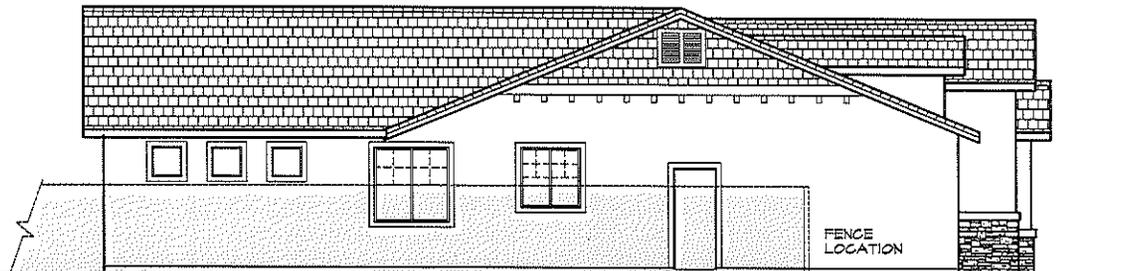


Right

□ DENOTES WINDOW GRIDS AT
SIDE & REAR ELEVATIONS
FACING STREETS



Rear



Left

**Plan 1
Elevations 'B'**

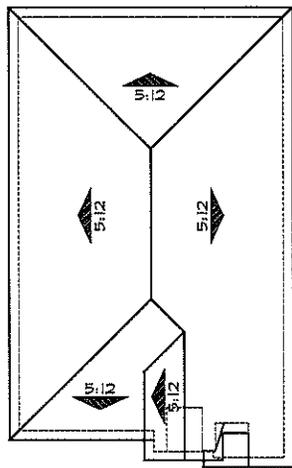


QUAIL COVE
ANTIOCH, CA



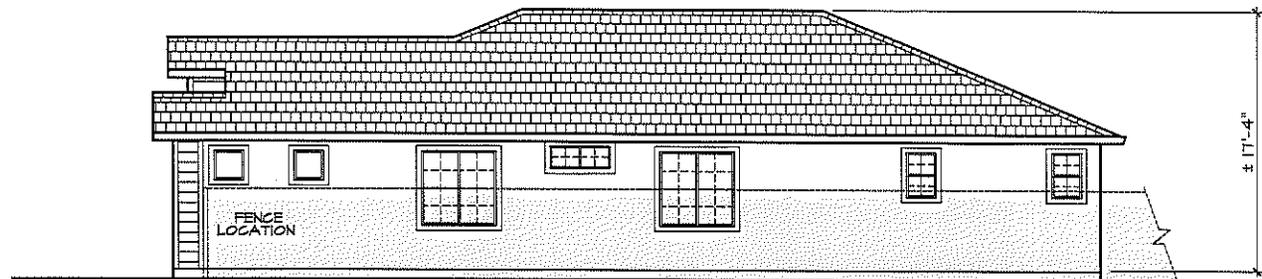
Discovery
Design
Group
West Coast Home Builders, Inc.
Date 05/07/18

F15



Roof Plan 'C'

0 2 4 6 8 16

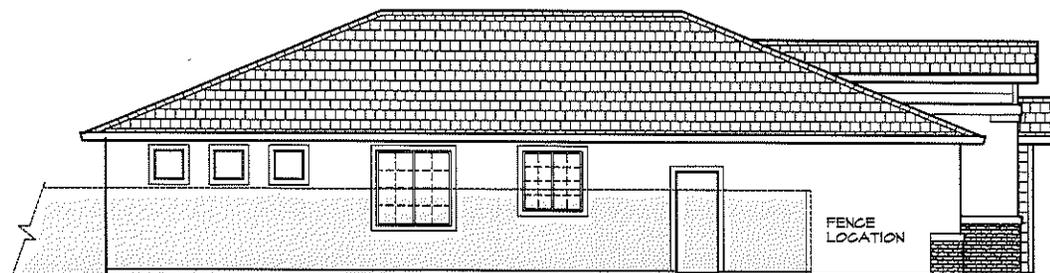


Right

□ DENOTES WINDOW GRIDS AT
SIDE & REAR ELEVATIONS
FACING STREETS



Rear



Left

Plan 1
Elevations 'C'

0 2 4 6 8 16

QUAIL COVE
ANTIOCH, CA



West Coast Home Builders, Inc.
Date 05/07/18

File



Elevation A
'Spanish'



Elevation B
'Cottage'



Elevation C
'Traditional'

Front Elevations
Plan 2

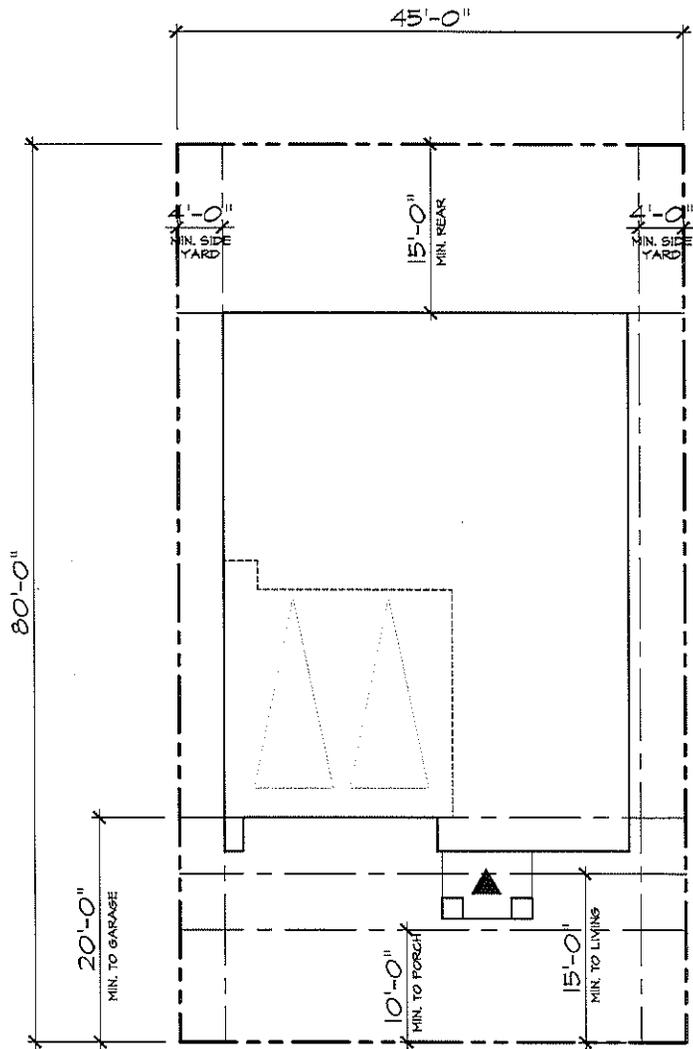
QUAIL COVE

ANTIOCH, CA



West Coast Home Builders
Date 05/07/18

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City of Antioch

P-D Zoning District

FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	20' MIN.
SIDE SETBACK	4' MIN.
REAR YARD SETBACK	15' MIN.
PORCH SETBACK	10' MIN.

LOT COVERAGE

APPROXIMATE LOT SIZE	FOOTPRINT	COVERAGE
45x80' (MIN.) = 3,600 SF	1,668 SF	46%
SMALLEST LOT SIZE	FOOTPRINT	COVERAGE
4,050 SF	1,668 SF	41%
LARGEST LOT SIZE	FOOTPRINT	COVERAGE
12,897 SF	1,668 SF	13%

Plan 2 Site Plan

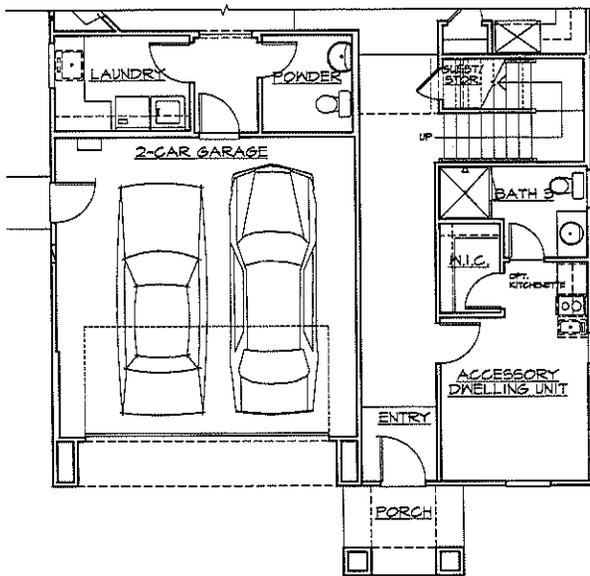


QUAIL COVE ANTIOCH, CA

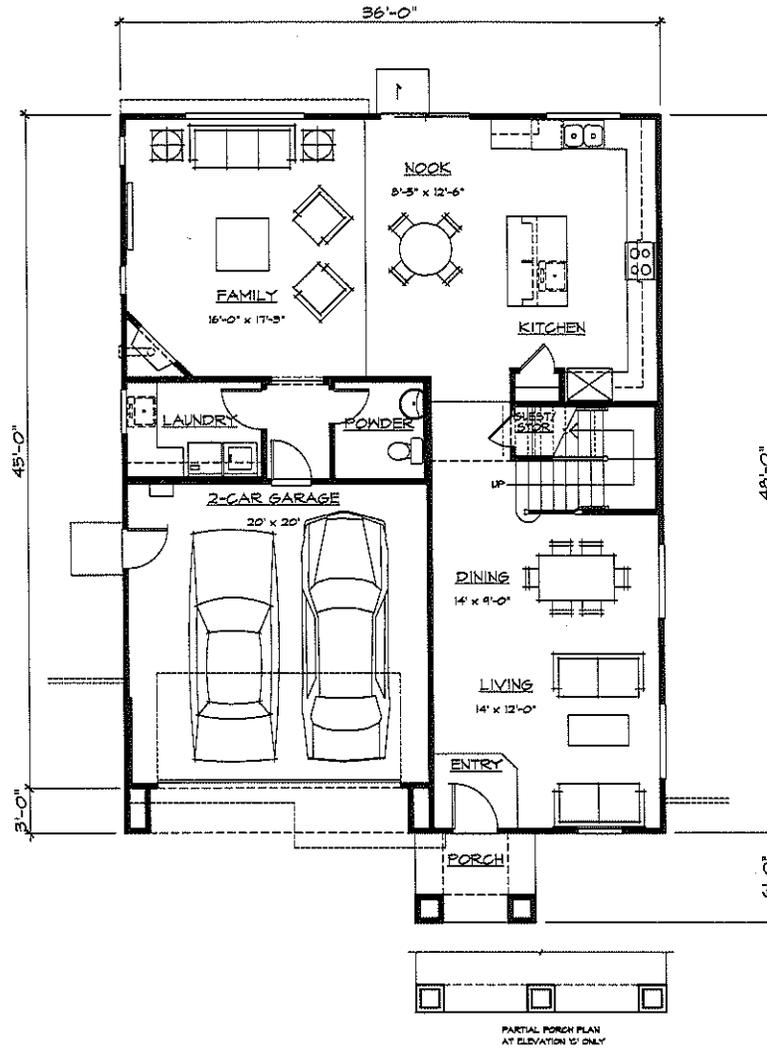


West Coast Home Builders, Inc.
Date 05/07/18

PH



Optional Accessory Dwelling Unit



**Plan 2
First Floor Plan**

SQUARE FOOTAGE	
FIRST FLOOR	1248 SF
SECOND FLOOR	1660 SF
TOTAL LIVING AREA	2908 SF
<hr/>	
GARAGE	420 SF

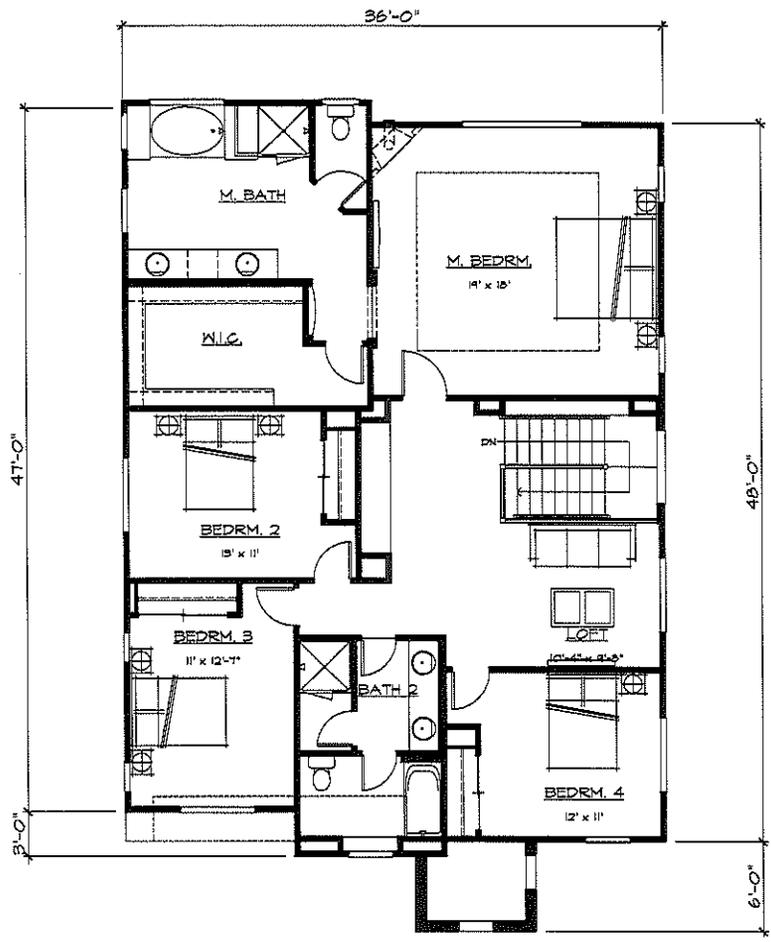


QUAIL COVE
ANTIOCH, CA



Discovery
DESIGN
GROUP
West Coast Home Builders, Inc.
Date 05/07/18

F19



**Plan 2
Second Floor Plan**

SQUARE FOOTAGE	
FIRST FLOOR	1248 SF
SECOND FLOOR	1660 SF
TOTAL LIVING AREA	2908 SF
GARAGE	420 SF



QUAIL COVE
 ANTIOCH, CA
 **DISCOVERY
 DESIGN
 GROUP**
 West Coast Home Builders, Inc.
 Date 05/07/18

F2D



Elevation A
 'Spanish'
 Color Schemes 1, 2, 3 & 4

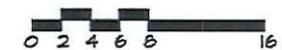


Elevation B
 'Cottage'
 Color Schemes 5, 6, 7 & 8



Elevation C
 'Traditional'
 Color Schemes 9, 10, 11 & 12

Front Elevations
 Plan 2



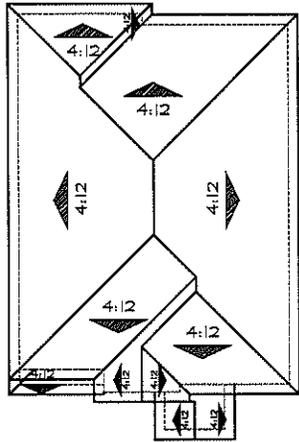
QUAIL COVE

ANTIOCH, CA

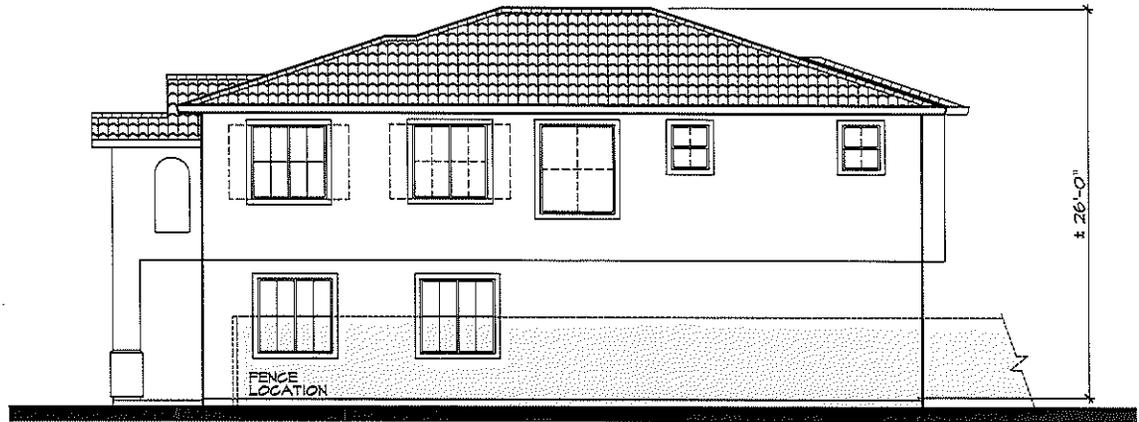


West Coast Home Builders
 Date 04/16/18

F-21



Roof Plan 'A'

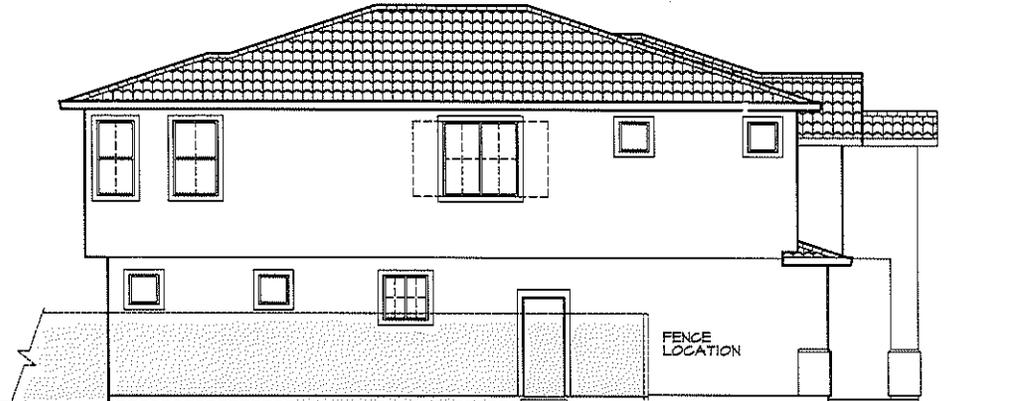


Right

□ DENOTES WINDOW GRIDS, SHUTTERS & TRIM AT SIDE & REAR ELEVATIONS FACING STREETS



Rear



Left

Plan 2 Elevations 'A'

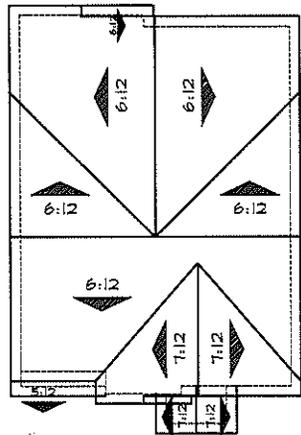


QUAIL COVE
ANTIOCH, CA

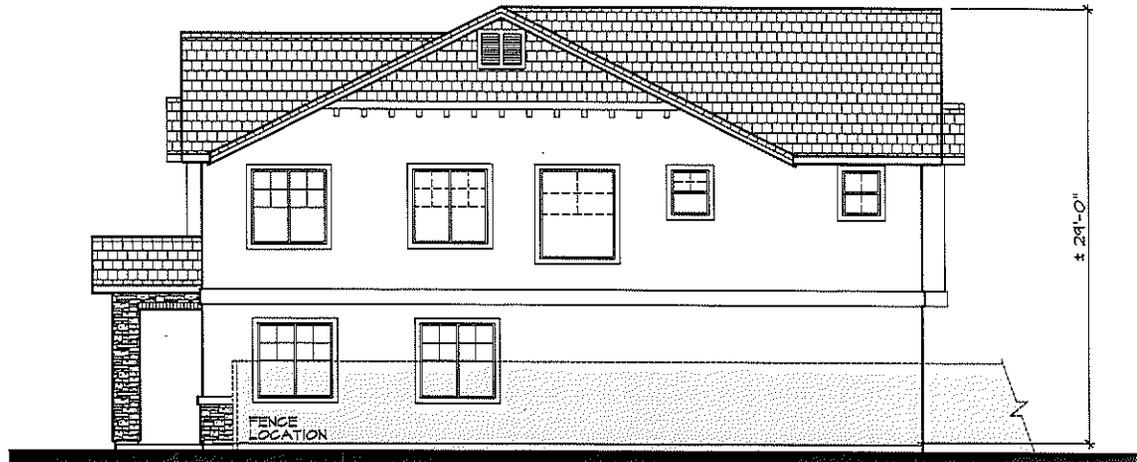


West Coast Home Builders, Inc.
Date 05/07/18

P22



Roof Plan 'B'

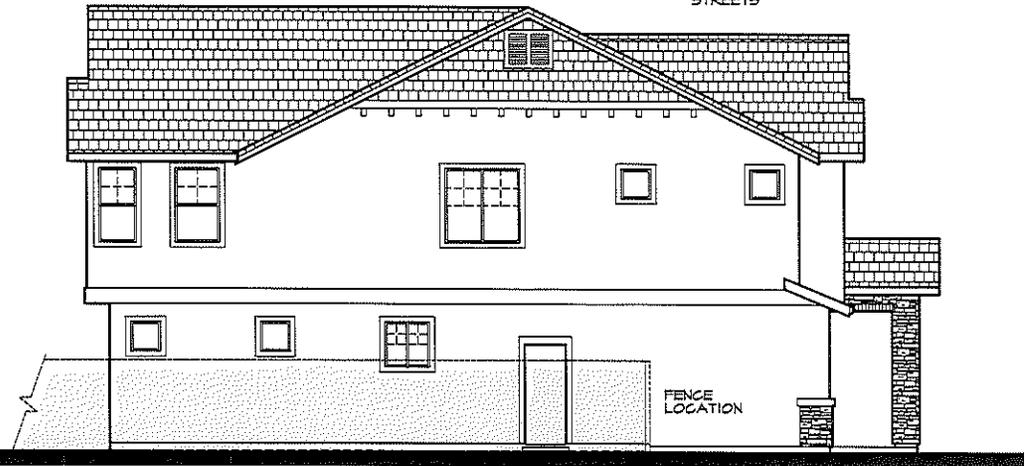


Right

DENOTES WINDOW GRIDS,
SHUTTERS & TRIM AT SIDE &
REAR ELEVATIONS FACING
STREETS



Rear



Left

**Plan 2
Elevations 'B'**

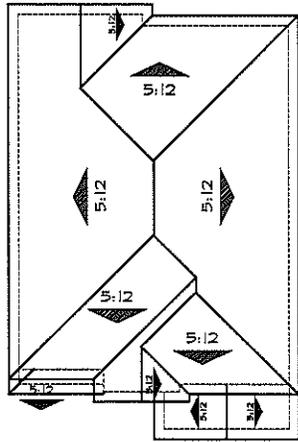


QUAIL COVE
ANTIOCH, CA

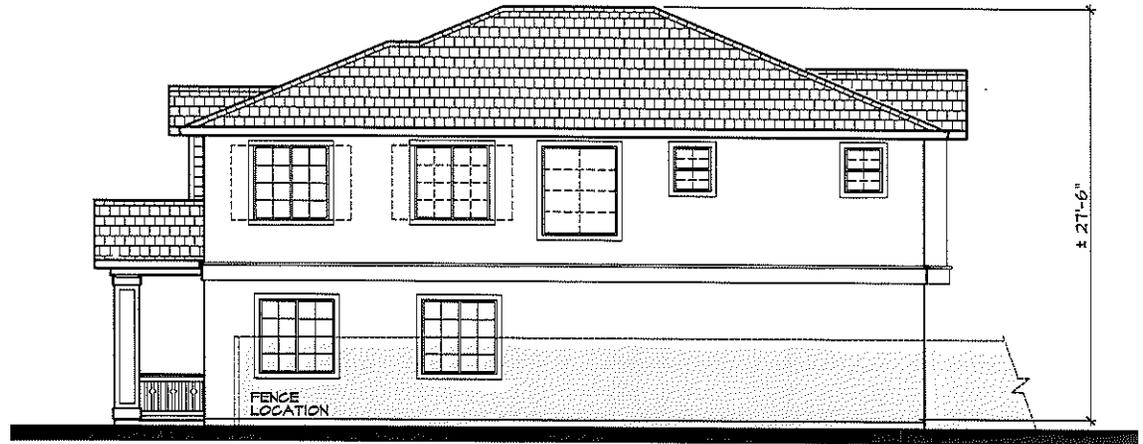


West Coast Home Builders, Inc.
Date 05/07/18

473



Roof Plan 'C'

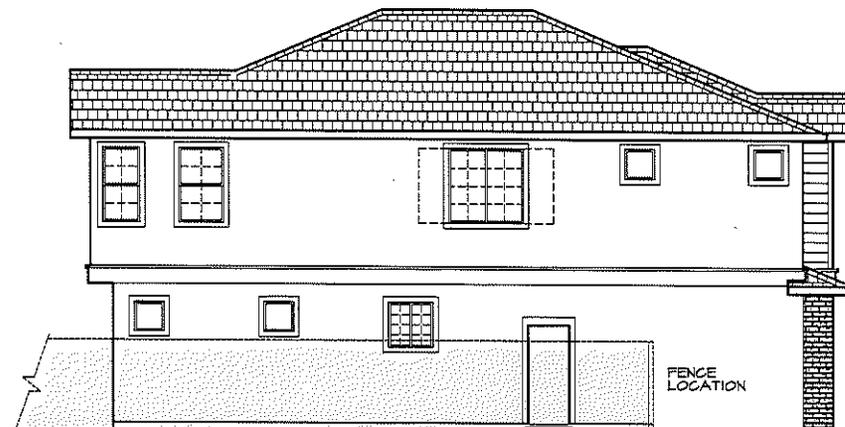


Right

□ DENOTES WINDOW GRIDS,
SHUTTERS & TRIM AT SIDE &
REAR ELEVATIONS FACING
STREETS

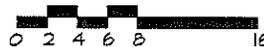


Rear



Left

Plan 2
Elevations 'C'



QUAIL COVE
ANTIOCH, CA



West Coast Home Builders, Inc.
Date 05/07/18

h24



Elevation A
'Spanish'



Elevation B
'Cottage'



Elevation C
'Traditional'

Front Elevations
Plan 3

QUAIL COVE

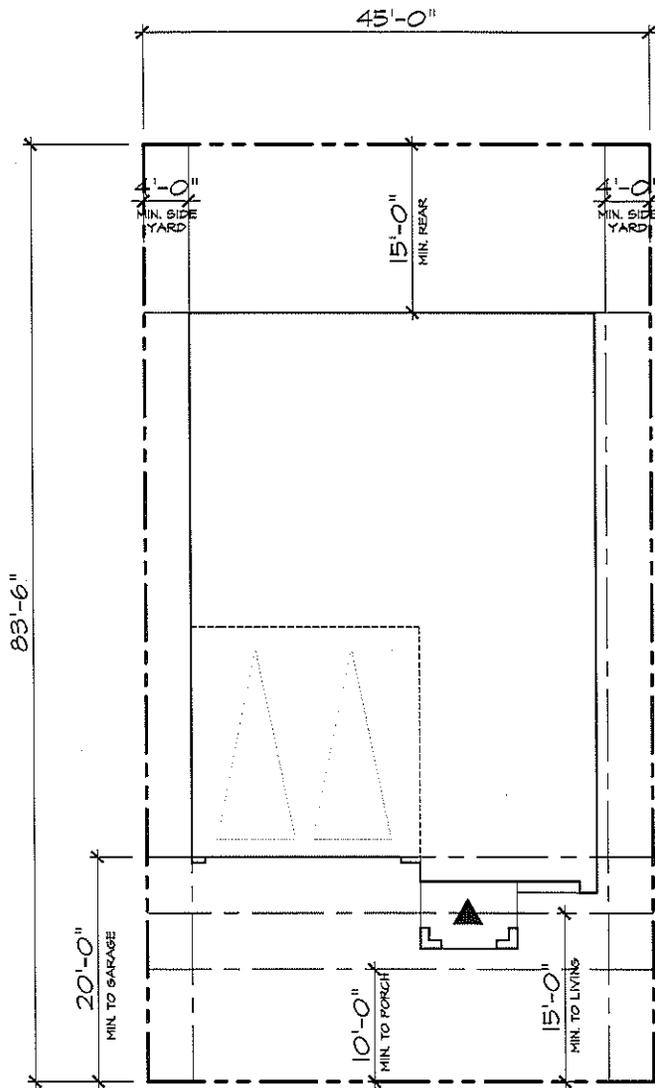
ANTIOCH, CA



West Coast Home Builders

Date 05/07/18

F25



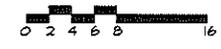
City of Antioch
P-D Zoning District

FRONT SETBACK - TO LIVING 15' MIN.
 FRONT SETBACK - TO GARAGE 20' MIN.
 SIDE SETBACK 4' MIN.
 REAR YARD SETBACK 15' MIN.
 PORCH SETBACK 10' MIN.

LOT COVERAGE

APPROXIMATE LOT SIZE	FOOTPRINT	COVERAGE
45x83'-6" (MIN) = 3,750 SF	1,780 SF	47%
<u>SMALLEST LOT SIZE</u>	<u>FOOTPRINT</u>	<u>COVERAGE</u>
4,050 SF	1,780 SF	44%
<u>LARGEST LOT SIZE</u>	<u>FOOTPRINT</u>	<u>COVERAGE</u>
12,997 SF	1,780 SF	14%

Plan 3
Site Plan

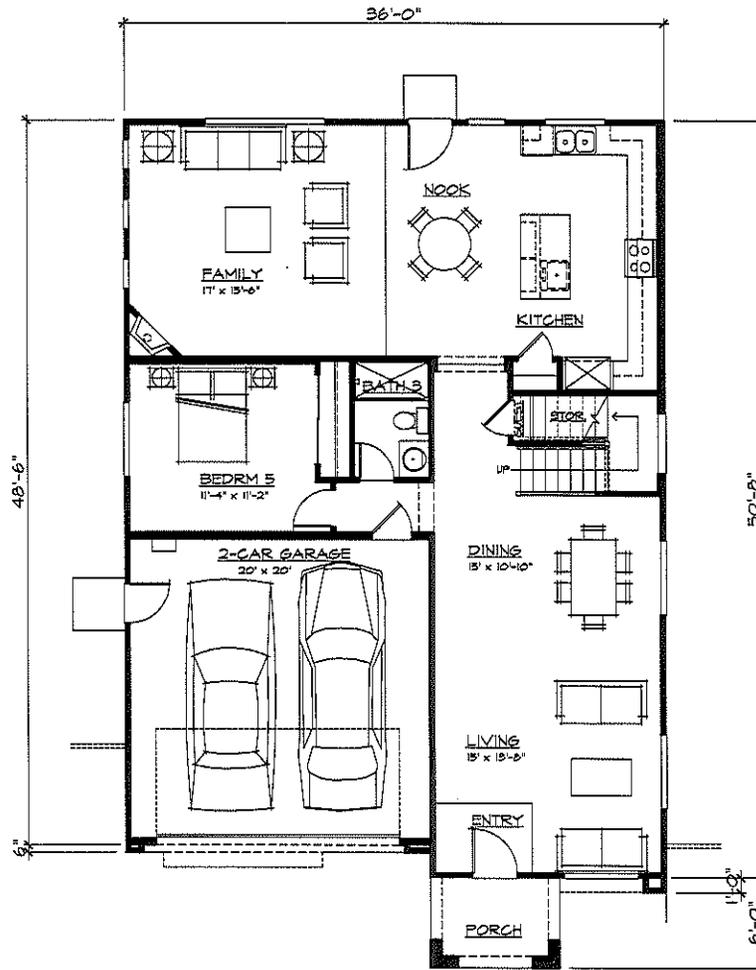


QUAIL COVE
 ANTIOCH, CA



West Coast Home Builders, Inc.
 Date 05/07/18

926



Plan 3 First Floor Plan

SQUARE FOOTAGE	
FIRST FLOOR	1365 SF
SECOND FLOOR	1706 SF
TOTAL LIVING AREA	3071 SF
<hr/>	
GARAGE	415 SF

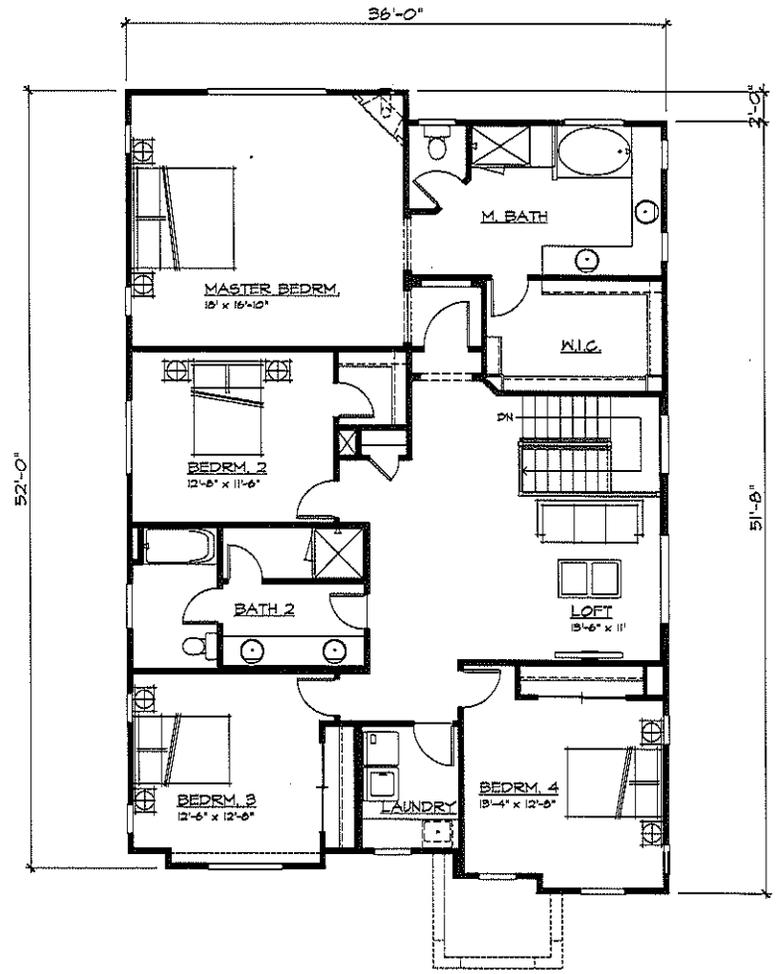


QUAIL COVE
ANTIOCH, CA



Discovery
Design
Group
West Coast Home Builders, Inc.
Date 05/07/18

127



Plan 3
Second Floor Plan

SQUARE FOOTAGE	
FIRST FLOOR	1865 SF
SECOND FLOOR	1786 SF
TOTAL LIVING AREA	3151 SF
<hr/>	
GARAGE	415 SF



QUAIL COVE
ANTIOCH, CA

DISCOVERY
DESIGN
GROUP

West Coast Home Builders, Inc.
Date 05/07/18

128



Elevation A
 'Spanish'
 Color Schemes 1, 2, 3 & 4



Elevation B
 'Cottage'
 Color Schemes 5, 6, 7 & 8



Elevation C
 'Traditional'
 Color Schemes 9, 10, 11 & 12

**Front Elevations
 Plan 3**



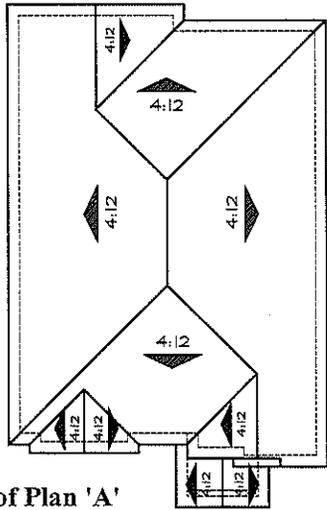
QUAIL COVE

ANTIOCH, CA

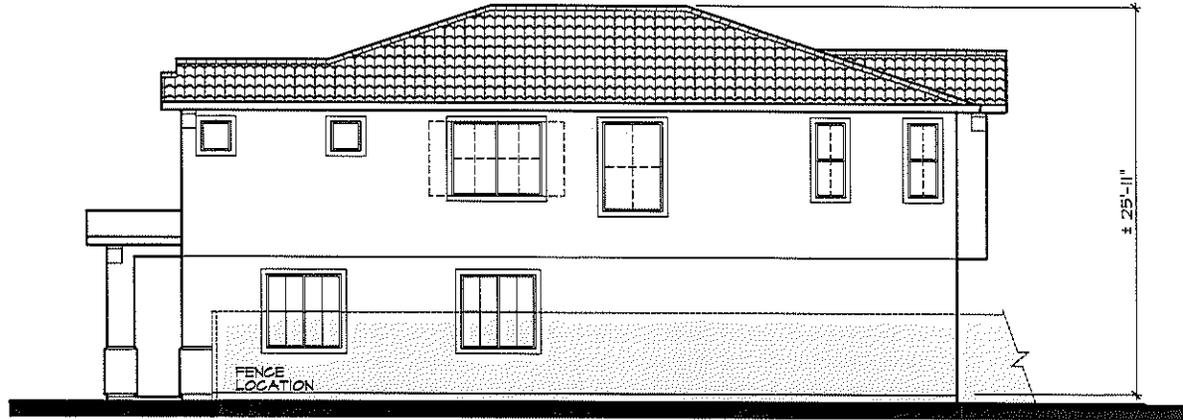


West Coast Home Builders
 Date 04/16/18

129



Roof Plan 'A'

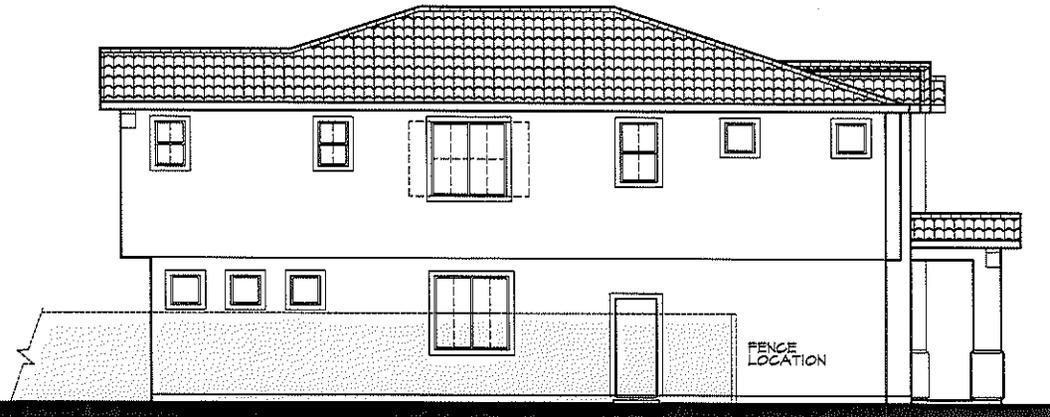


Right

□ DENOTES WINDOW GRIDS, SHUTTERS & TRIM AT SIDE & REAR ELEVATIONS FACING STREETS



Rear



Left
Plan 3
Elevations 'A'

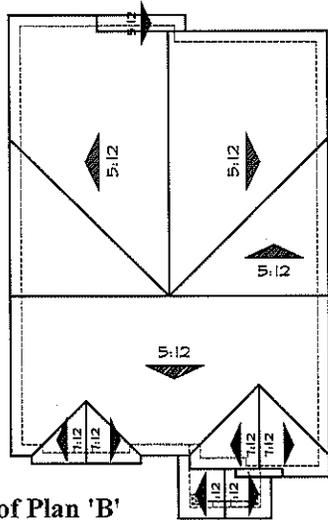


QUAIL COVE
ANTIOCH, CA



Discovery
DESIGN
GROUP
West Coast Home Builders, Inc.
Date 05/07/18

F3D

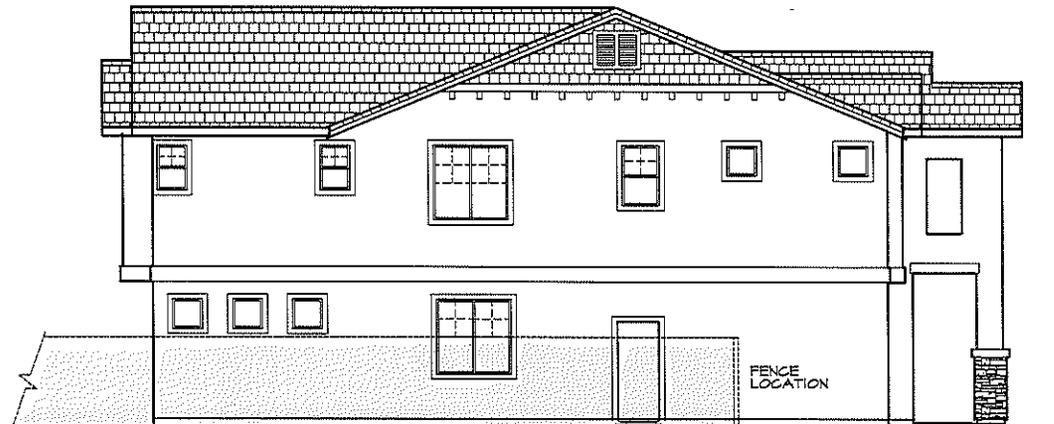


Right

□ DENOTES WINDOW GRIDS, SHUTTERS & TRIM AT SIDE & REAR ELEVATIONS FACING STREETS



Rear



Left

Plan 3
Elevations 'B'

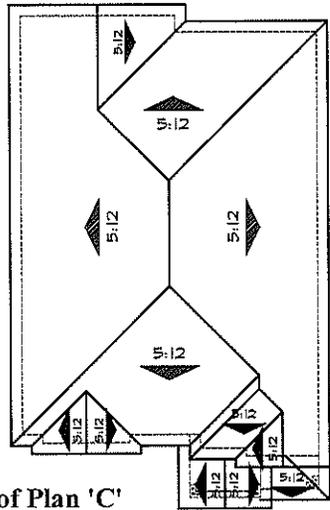


QUAIL COVE
ANTIOCH, CA

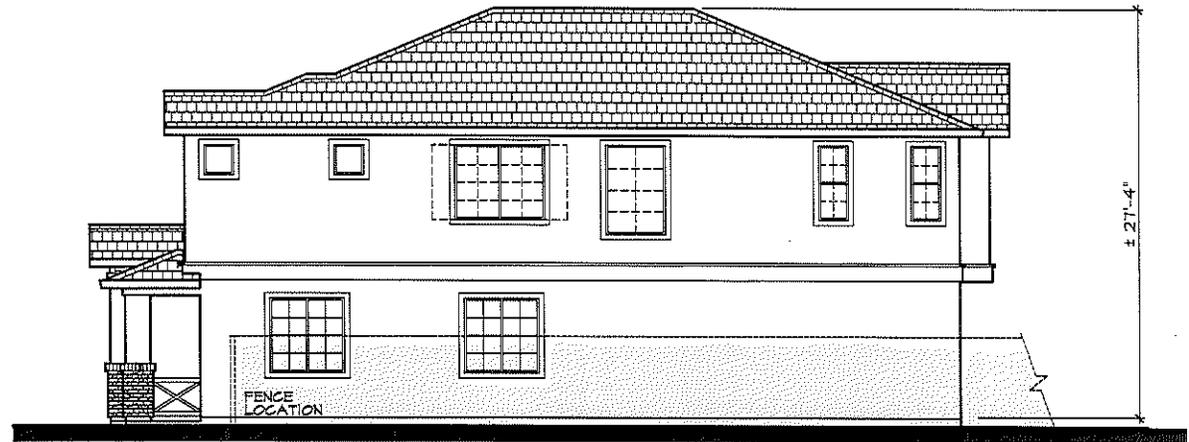


West Coast Home Builders, Inc.
Date 05/07/18

F31



Roof Plan 'C'
0 2 4 6 8 16

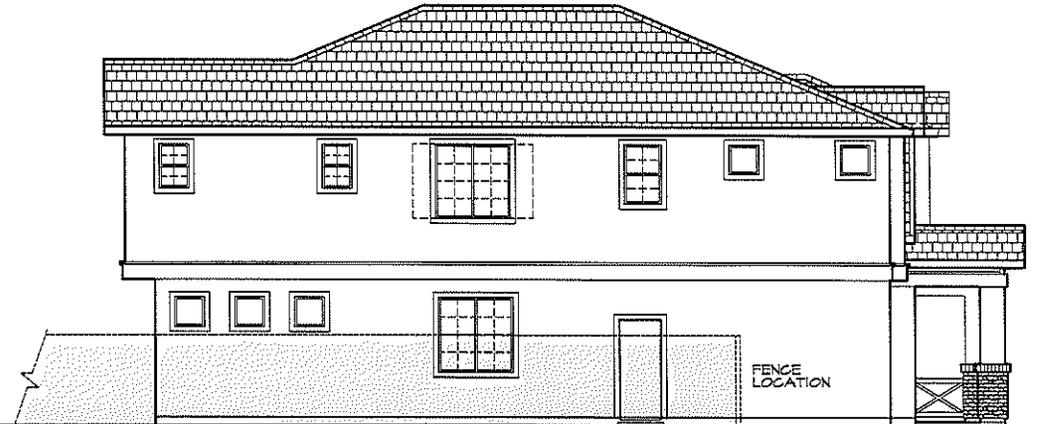


Right

□ DENOTES WINDOW GRIDS,
SHUTTERS & TRIM AT SIDE &
REAR ELEVATIONS FACING
STREETS



Rear



Left

**Plan 3
Elevations 'C'**



QUAIL COVE
ANTIOCH, CA



West Coast Home Builders, Inc.
Date 05/07/18

262



Elevation A
'Spanish'



Elevation B
'Cottage'



Elevation C
'Traditional'

Front Elevations
Plan 4

QUAIL COVE

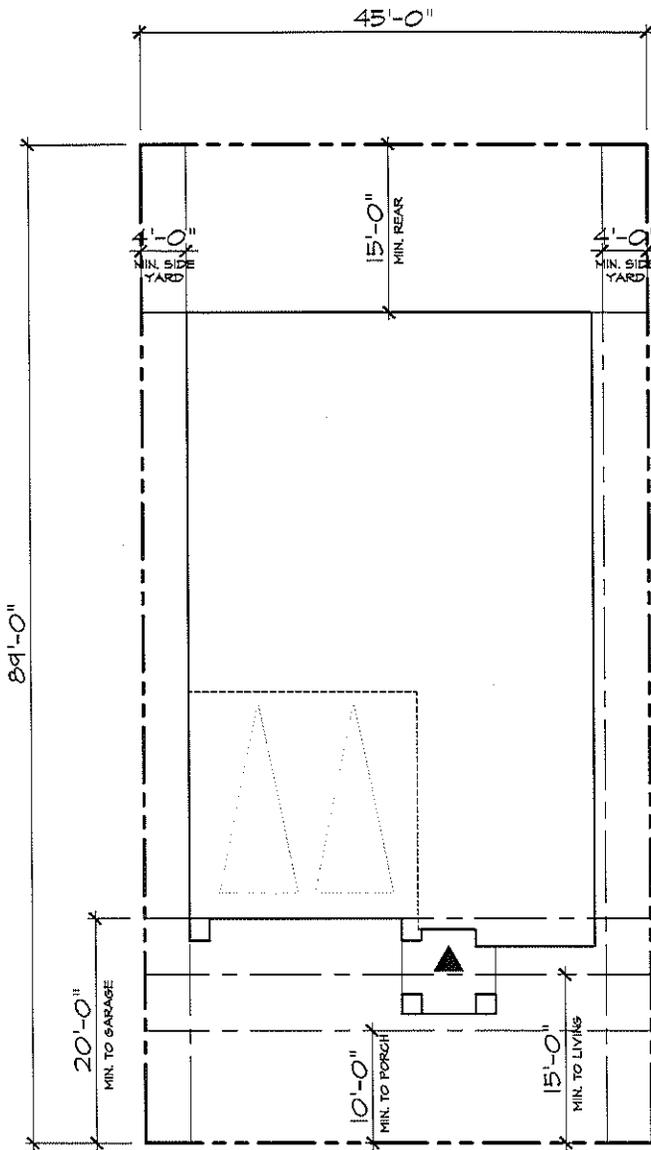
ANTIOCH, CA



West Coast Home Builders

Date 05/07/18

F33

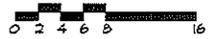


City of Antioch
P-D Zoning District

FRONT SETBACK - TO LIVING 15' MIN.
 FRONT SETBACK - TO GARAGE 20' MIN.
 SIDE SETBACK 4' MIN.
 REAR YARD SETBACK 15' MIN.
 PORCH SETBACK 10' MIN.

LOT COVERAGE		
APPROXIMATE LOT SIZE	FOOTPRINT	COVERAGE
45x89' (MIN) = 4,005 SF	1,975 SF	49%
SMALLEST LOT SIZE	FOOTPRINT	COVERAGE
4,050 SF	1,975 SF	49%
LARGEST LOT SIZE	FOOTPRINT	COVERAGE
12,997 SF	1,975 SF	15%

Plan 4
Site Plan

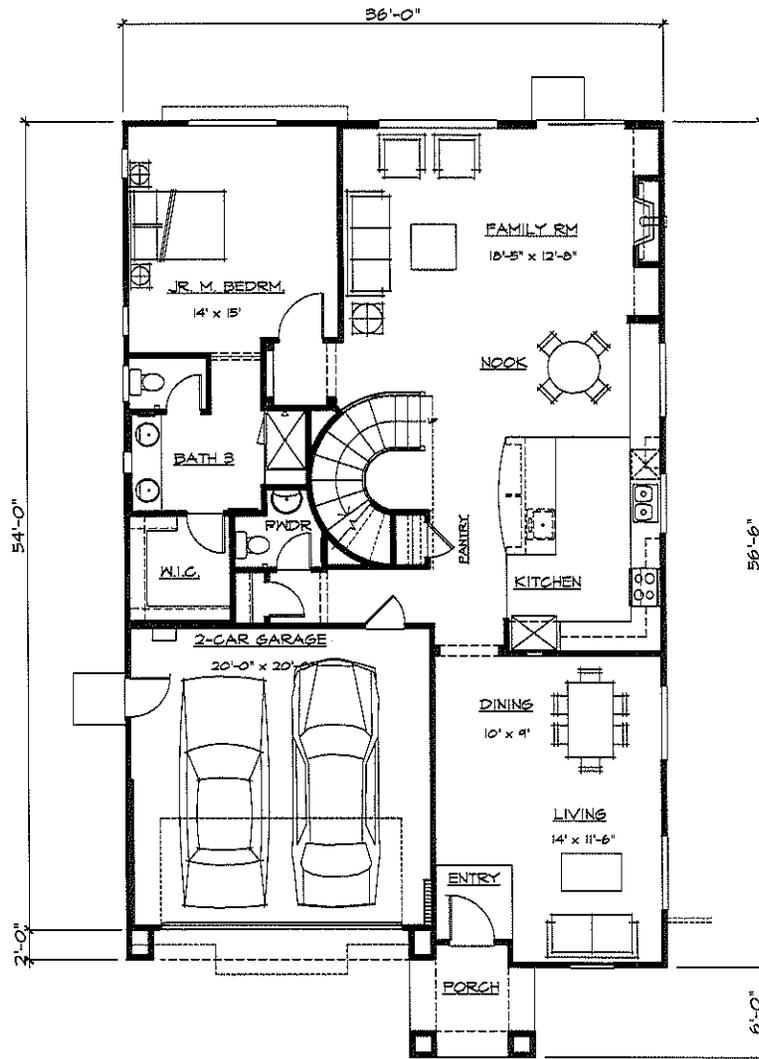


QUAIL COVE
 ANTIOCH, CA

DISCOVERY
DESIGN
GROUP

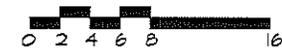
West Coast Home Builders, Inc.
 Date 05/07/18

134



Plan 4 First Floor Plan

SQUARE FOOTAGE	
FIRST FLOOR	1566 SF
SECOND FLOOR	1850 SF
TOTAL LIVING AREA	3416 SF
GARAGE	409 SF

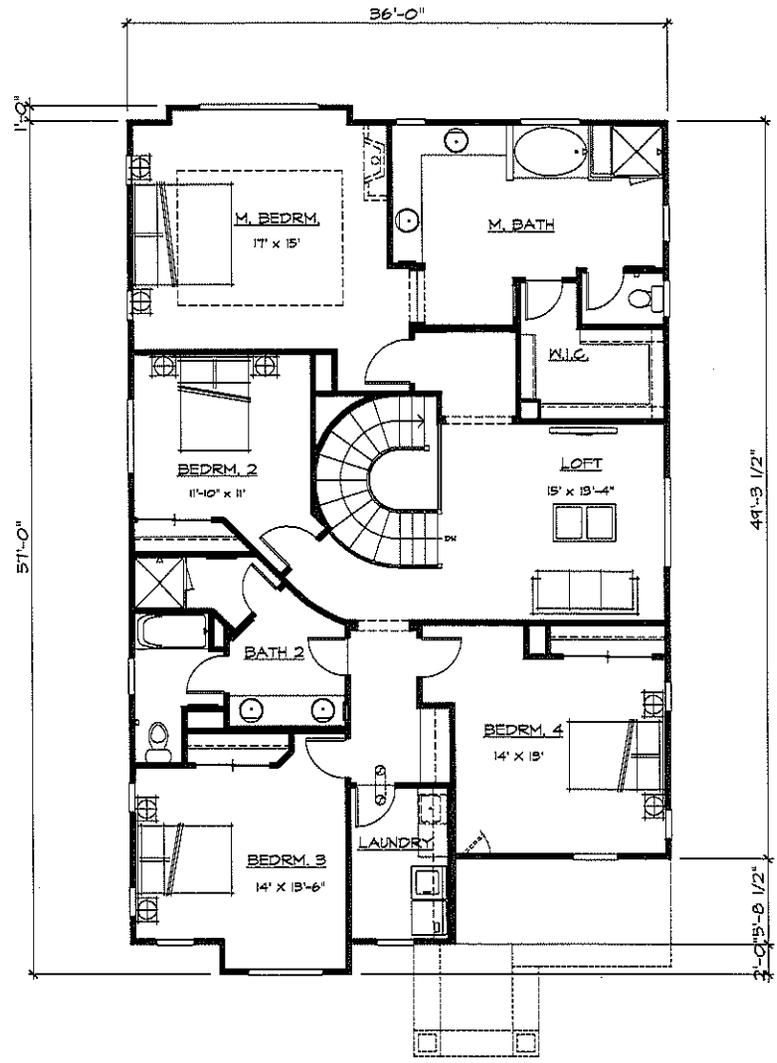


QUAIL COVE
ANTIOCH, CA



Discovery
Design
Group
West Coast Home Builders, Inc.
Date 05/07/18

F35



**Plan 4
Second Floor Plan**

SQUARE FOOTAGE	
FIRST FLOOR	1566 SF
SECOND FLOOR	1850 SF
TOTAL LIVING AREA	3416 SF
GARAGE	409 SF



QUAIL COVE
 ANTIOCH, CA
 **DISCOVERY
 DESIGN
 GROUP**
 West Coast Home Builders, Inc.
 Date 05/07/18

F310



Elevation A
 'Spanish'
 Color Schemes 1, 2, 3 & 4

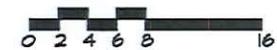


Elevation B
 'Cottage'
 Color Schemes 5, 6, 7 & 8



Elevation C
 'Traditional'
 Color Schemes 9, 10, 11 & 12

Front Elevations
 Plan 4



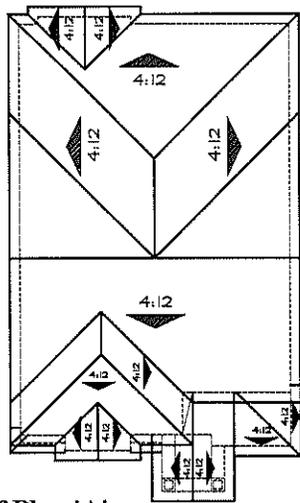
QUAIL COVE

ANTIOCH, CA



West Coast Home Builders
 Date 05/07/18

137



Roof Plan 'A'

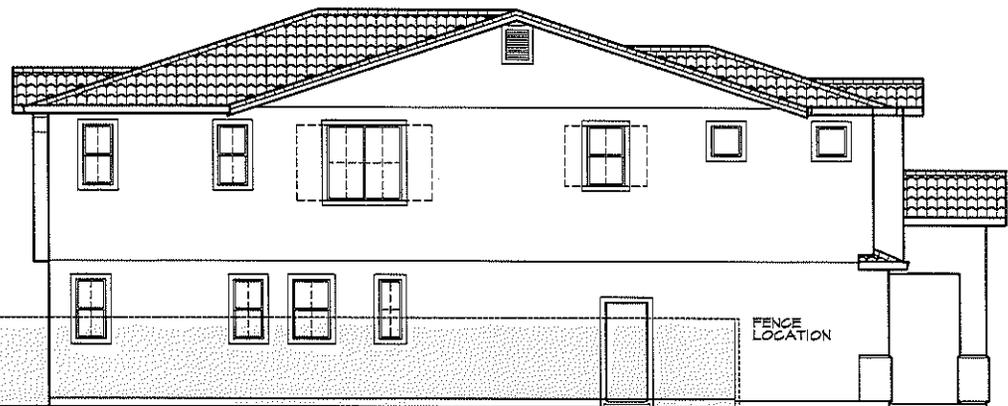


Right

□ DENOTES WINDOW GRIDS & SHUTTERS AT SIDE & REAR ELEVATIONS FACING STREETS



Rear



Left

Plan 4 Elevations 'A'

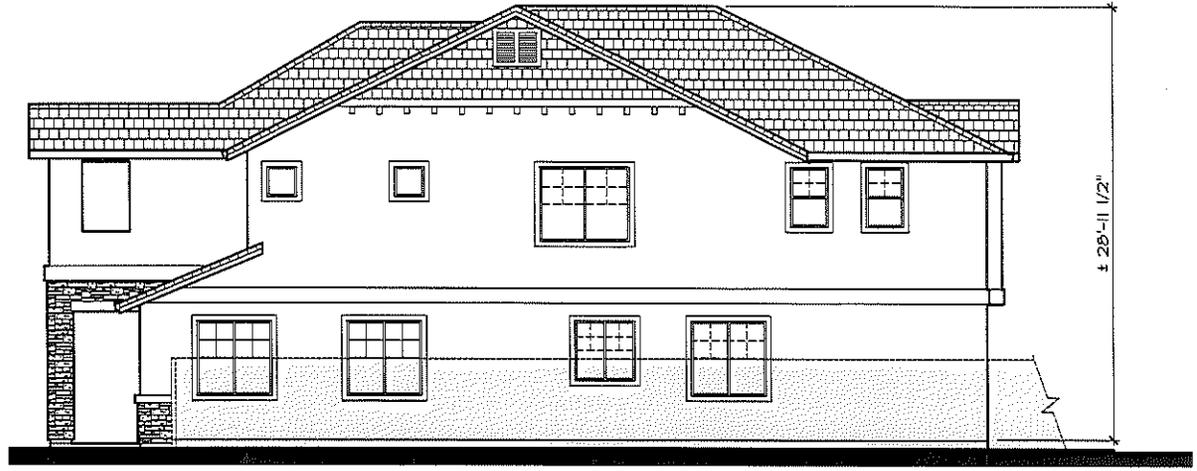
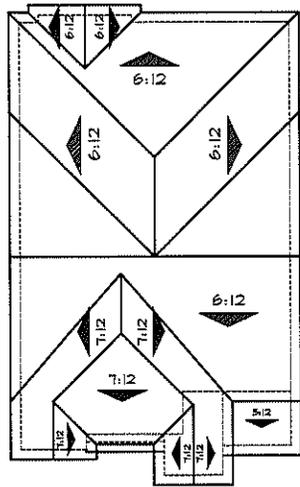


QUAIL COVE
ANTIOCH, CA



West Coast Home Builders, Inc.
Date 05/07/18

138



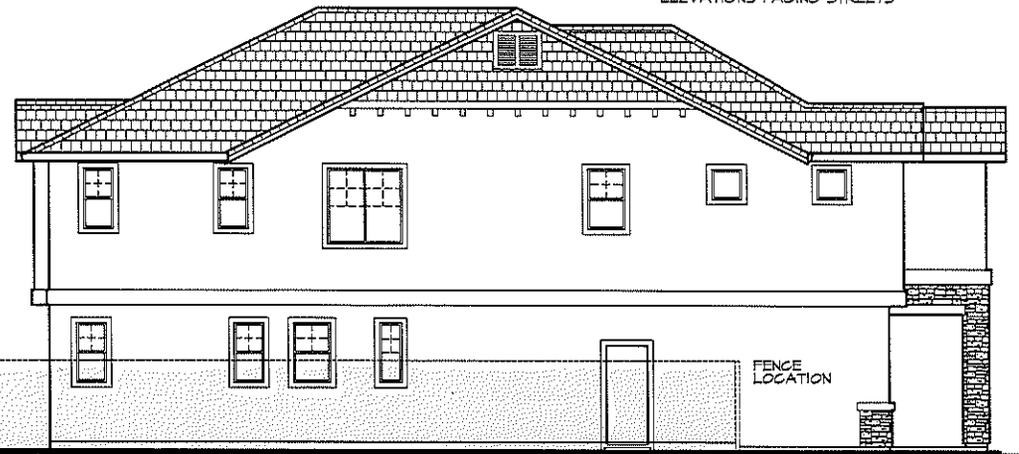
Right

□ DENOTES WINDOW GRIDS & SHUTTERS AT SIDE & REAR ELEVATIONS FACING STREETS

Roof Plan 'B'



Rear



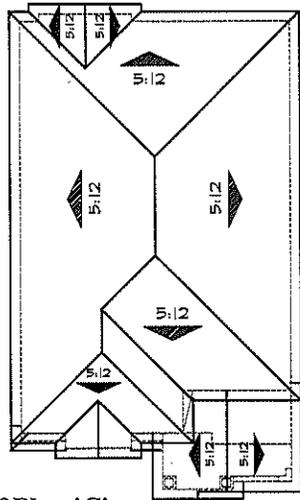
Left

Plan 4
Elevations 'B'

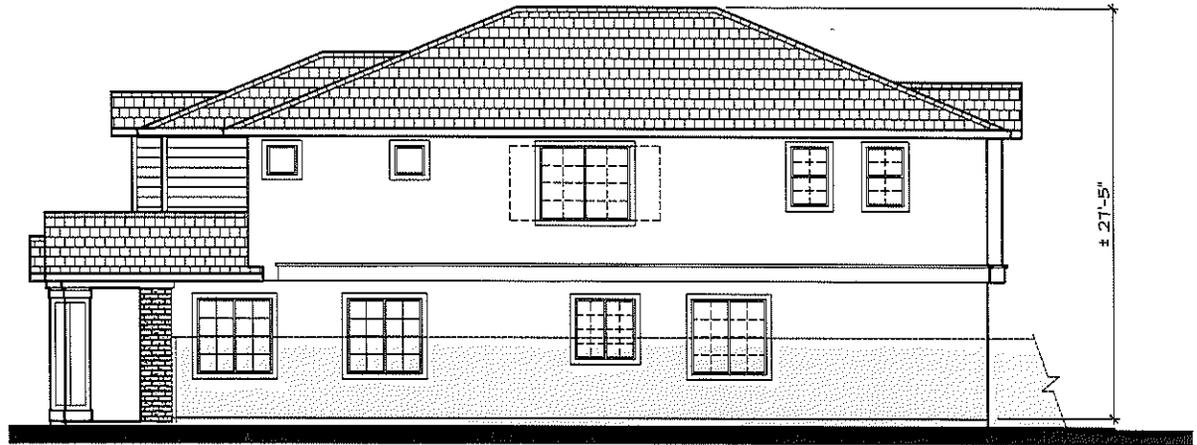


QUAIL COVE
ANTIOCH, CA
DISCOVERY
DESIGN
GROUP
West Coast Home Builders, Inc.
Date 05/07/18

667



Roof Plan 'C'

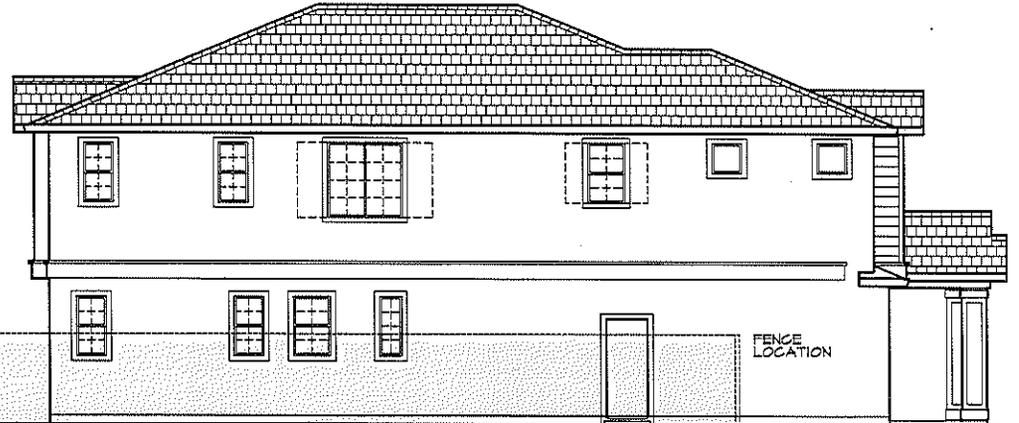


Right

□ DENOTES WINDOW GRIDS & SHUTTERS AT SIDE & REAR ELEVATIONS FACING STREETS

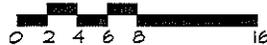


Rear



Left

Plan 4
Elevations 'C'



QUAIL COVE
ANTIOCH, CA

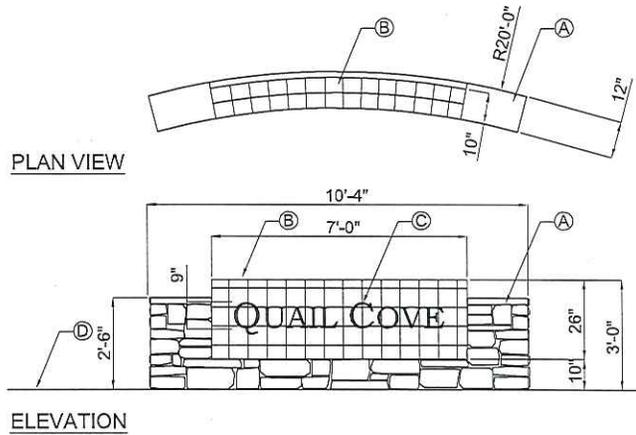


Discovery
Design
Group
West Coast Home Builders, Inc.
Date 05/07/18

FHD



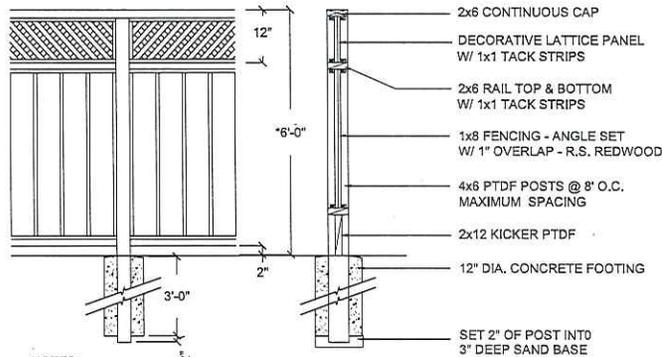
4 IMAGE: DECORATIVE STAMPED COLORED CONCRETE PAVING AT PROJECT ENTRY (ASHLAR SLATE PATTERN W/ DAVIS INTEGRAL COLOR #677 MESQUITE, & 12" WIDE BANDS)



1 MONUMENT SIGN WALL DETAIL

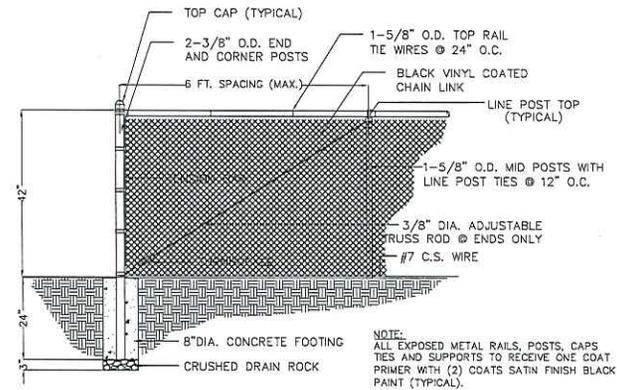
ITEM DESCRIPTIONS:
 A - 8" WIDE CMU MASONRY BLOCK WALL CONSTRUCTION SET ON CURVE, WITH STONE VENEER (ALL SIDES) AND 12" WIDE CUT STONE CAP WITH CHISELED EDGE.
 B - 8" WIDE CMU MASONRY BLOCK SIGN WALL CONSTRUCTION SET ON CURVE WITH 6" SQ. BLACK GRANITE TILE VENEER (ALL SIDES).
 C - RECESSED LETTERING (9" HT. & 7" HT.) 'BOOKMAN OLD STYLE' FONT, IN GOLD LEAF.
 D - FINISH SURFACE OF CITY SIDEWALK PAVING.

NOTE:
 ALL STONE VENEER, CUT STONE CAP AND MORTAR TO MATCH STONE AND MORTAR ON ARCHITECTURE.



NOTES:
 1. POSTS TO BE PT DOUG. FIR, ALL OTHER WOOD TO BE ROUGH SAWN REDWOOD OR CEDAR, HOLD TOP RAIL LEVEL; STEP FENCE HEIGHT & ALTER PANEL WIDTH AS NECESSARY TO CONFORM TO GRADES
 2. FENCE OVERALL HEIGHT TO BE 6 FT., WITH EXCEPTION OF NEW FENCE ALONG EXISTING RESIDENTIAL PROPERTIES WHERE IT WILL BE 7'-6" HT.

3 WOOD LATTICE FENCE (6 FT. HEIGHT)



NOTE:
 ALL EXPOSED METAL RAILS, POSTS, CAPS TIES AND SUPPORTS TO RECEIVE ONE COAT PRIMER WITH (2) COATS SATIN FINISH BLACK PAINT (TYPICAL).

2 CHAIN LINK FENCE DETAIL

NO SCALE

NO.	REVISIONS

Thomas Park & Associates, LLP.
 1400 West 10th Street
 Suite 200
 Los Angeles, CA 90015
 TEL: 310.552.1212



QUAIL COVE
 SUBDIVISION 7938
 ANTIPOCH, CALIFORNIA

FENCING AND
 SIGN DETAILS

DESIGNED BY	DRAWN BY
CHECKED BY	DATE
	5-24-18
SCALE NOTED	

SHEET
 L2

OF SHEETS

F41

SUBDIVISION: QUAIL COVE
WEST COAST HOME BUILDERS, INC.

ANTIOCH, CA

COLOR BOARD

SCHEME	VILLA TILE	FLAT TILE	BODY 1	BODY 2	TRIM	ACCENT	STONE	BRICK
SCHEME 1 SPANISH	1VICS3233 Brown Blend 	1FACS1132 Charcoal Brown Blend 	KMW28-1 Clam 	KM5784-3 Creek Bay 	KM5792-3 Stacked Stone 	KM4582 Beaver Pelt 	Sevilla Dressed Fieldstone 	Sandy Creek 
SCHEME 2 SPANISH	1VICS6464 CA Mission Blend 	1FACS6464 CA Mission Blend 	KMW10-1 Pogo Sands 	KM4937-3 Paw Print 	KM5777 Cannery Park 	KM4897-5 Yin Mist 	Echo Ridge Dressed Fieldstone 	Coastal Bluff 
SCHEME 3 SPANISH	1VICS7330 Verona Clay 	1FACS0024 - Desert Sage 	KM4634-2 Community 	KM4635-3 Tanglewood 	KM46 Acoustic White 	KMA56-5 Pinyon Pine 	Tudor Old Country Fieldstone 	Moroccan Sand 
SCHEME 4 SPANISH	1VICS6464 CA Mission Blend 	1FACS6464 CA Mission Blend 	KM232 Toscana 	KM412 Cargo 	KM4582 Beaver Pelt 	KMA68-5 Leather Satchel 	Red Rock Country LedgeStone 	High Desert 
SCHEME 5 COTTAGE	1VICS7330 Verona Clay 	1FACS1430 Charcoal Blend 	KM4719 Harvest Dance 	KM4718-2 Wagon Wheel 	KM4575-5 Mud Room 	KMA76-5 Log Cabin 	Grand Mesa Country LedgeStone 	Marsh Pointe 
SCHEME 6 COTTAGE	1VICS3233 Brown Blend 	1FBCF1132 Charcoal Brown Blend 	KM4942-2 Tin Man 	KM4937-3 Paw Print 	KM4939-5 Arrowhead 	KM417 Oxford Brown 	Umber Creek Country LedgeStone 	Tobacco Road 

ROOFING: Boral Concrete Tile or Equivalent
STONE: Boral Cultured Stone/Cultured Brick or Equivalent
PAINT: Kelly Moore or Equivalent

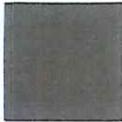
CREATED BY: LM REVISED: 01/06/2017

445

SUBDIVISION: QUAIL COVE
WEST COAST HOME BUILDERS, INC.

ANTIOCH, CA

COLOR BOARD

SCHEME	VILLA TILE	FLAT TILE	BODY 1	BODY 2	TRIM	ACCENT	STONE	BRICK
SCHEME 7 COTTAGE	1VICS3163 Camino Blend 	1FACS1132 Charcoal Brown Blend 	HL4201 Adobe White 	KM5705-3 Pioneer Village 	KM5800-5 Sausalito Ridge 	KMA82-5 Lamp Post 	Burnt Ochre Del Mare LedgeStone 	Coastal Bluff 
SCHEME 8 COTTAGE	1VICS0024 Desert Sage 	1FACS1430 Charcoal Blend 	KM4899-1 Gray Spell 	KM4942-2 Tin Man 	KM4785-1 Fresh Linen 	KM407 Carbon 	Echo Ridge Old Country Fieldstone 	Alamo 
SCHEME 9 TRADITIONAL	1VICS3233 Brown Blend 	1FBCF1430 Charcoal Blend 	KM305 Ironwood 	KM4938-3 Grouchy Badger 	KM216 Malibu Beige 	KM5804-5 Yacht Club 	Chardonnay Old Country Fieldstone 	Capers Island 
SCHEME 10 TRADITIONAL	1VICS3233 Brown Blend 	1FACS1132 Charcoal Brown Blend 	KM4566-3 City Loft 	KM4559-3 Mink 	KM5800-5 Sausalito Ridge 	KMA66-5 Santana Soul 	Chardonnay Limestone 	Rustic Manor 
SCHEME 11 TRADITIONAL	1VICS7330 Verona Clay 	1FBCF1132 Charcoal Brown Blend 	KM49 Antique White 	KM5767-2 Greige 	KM14 Frost 	KM4818-5 Knit Cardigan 	Sevilla Country LedgeStone 	Old Guignard 
SCHEME 12 TRADITIONAL	1VICS0024 Desert Sage 	1FBCF1430 Charcoal Blend 	KM4908-1 Bashful Emu 	KM4896-3 Stone Hearth 	KM49 Antique White 	KMA82-5 Lamp Post 	Skyline Country LedgeStone 	Mt Rushmore 

ROOFING: Boral Concrete Tile or Equivalent
STONE: Boral Cultured Stone/Cultured Brick or Equivalent
PAINT: Kelly Moore or Equivalent

CREATED BY: LM REVISED: 01/06/2017

P410



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of October 9, 2018
TO: Honorable Mayor and Members of the City Council
SUBMITTED BY: Forrest Ebbs, Community Development Director 
SUBJECT: Planning Commission Appointments

RECOMMENDED ACTION

It is recommended that the Mayor nominate and Council appoint one member to the Planning Commission for one partial-term vacancy expiring October 2020.

STRATEGIC PURPOSE

Long Term Goal L: City Administration: Provide exemplary City administration.

Strategy L-7: Coordinate City Boards and Commissions administrative requirements.

FISCAL IMPACT

There is no fiscal impact to the City as all positions are voluntary.

DISCUSSION

The Planning Commission has one partial term vacancy with an expiration date of October 2020. Applications were received during the recruitment period and all of the applicants were interviewed by Mayor Wright and Community Development Director Ebbs.

The recommendation will be made by Mayor Wright at the meeting.

ATTACHMENTS

- A. Resolution
- B. Applications

ATTACHMENT "A"

RESOLUTION NO. 2018/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
APPOINTING _____
TO THE PLANNING COMMISSION FOR A PARTIAL TERM ENDING IN
OCTOBER 2020**

WHEREAS, there is currently one vacancy on the Planning Commission due to the resignation of one Commissioner; and

WHEREAS, the City Clerk made announcement of the vacancies and solicited applications for the vacancies; and,

WHEREAS, Mayor Sean Wright and Community Development Director Ebbs considered applications received and interviewed each of the interested applicants; and,

WHEREAS, Antioch Municipal Code Section 2-5.201 requires that the Mayor nominate candidates for membership on all boards and commissions and requires that the City Council approve, by a majority vote, the appointment of said nominee; and,

WHEREAS, Mayor Sean Wright has nominated _____ to the Planning Commission.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Antioch hereby approves the Mayor's nomination of _____ and appoints him/her to serve on the Planning Commission for the partial term ending in October 2020.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 9th day of October, 2018, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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

ATTACHMENT "B"



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AUG 31 2018

CITY OF ANTIOCH
CITY CLERK

APPLICATION DEADLINE: 5:00 p.m. Friday, August 31, 2018

APPLICATION FOR COMMUNITY SERVICE

PLANNING COMMISSION - One partial term expiring October 2020

Print Your Name MANUEL (MANNY) L. SOLIZ, JR.

Address _____ City ANTIOCH

ZIP Code 94509 Phone (H) _____ (W) _____ (C) _____

E-mail address _____

Employer THRIVENT FINANCIAL

Address 3000 CITRUS CIR., SUITE 209 City WALNUT CREEK, CA

Occupation FINANCIAL CONSULTANT 94598

Years lived in the City of Antioch 58

List the three (3) main reasons for your interest in this appointment:

FIRST, I WANT TO BE INVOLVED IN THE DEVELOPMENT AND ADMINISTRATION OF PLANNING PROGRAMS THAT WILL GUIDE THE FUTURE DEVELOPMENT OF ANTIOCH. SECOND, I WANT TO ENSURE FUTURE DEVELOPMENT IS DONE IN ALIGNMENT WITH OUR GENERAL PLAN, SPECIFIC PLANS AND ZONING ORDINANCES. THIRD, UTILIZE PLANNING DIVISION TOOLS AND PROCESSES TO ENCOURAGE INFILL DEVELOPMENT, USING CURRENTLY UNDER UTILIZED COMMERCIAL SPACE.
Have you attended any meeting of this commission? YES.

Have you had any previous appointments to this or other city commissions or boards? (If yes, please explain) YES, TO CURRENTLY SERVE THE PARKS AND RECREATION COMMISSION. I WAS APPOINTED IN 2014, REAPPOINTED IN 2018. I WAS ALSO APPOINTED TO THIS COMMISSION IN 1999, SERVING UNTIL 1995. I SERVED AS A CITY COUNCIL MEMBER FROM 1995 TO 2000.

What skills/knowledge do you have that would be helpful in serving on the Planning Commission? MY PROFESSION AND MY PUBLIC SERVICE HAVE HELPED ME DEVELOP MY CRITICAL THINKING SKILLS. I HAVE ALSO EXPANDED MY ABILITY TO GAIN MORE KNOWLEDGE THROUGH EFFECTIVE OPEN ENDED QUESTIONING. I HAVE ALSO FURTHER DEVELOPED MY INTERPERSONAL SKILLS, ENABLING BETTER WORKING RELATIONSHIPS, ESSENTIAL TO THE COMPLETION OF CRITICAL TASKS AND ADVANCING COMMUNITY PROJECTS.

Please indicate any further information or comments you wish to make that would be helpful in reviewing your application.

I AM COMMITTED TO THE ADVANCEMENT AND IMPROVEMENT OF OUR CITY. WE HAVE A FINITE AMOUNT OF OPEN SPACE AVAILABLE FOR DEVELOPMENT. IT IS ESSENTIAL THAT DEVELOPMENT ALIGN WITH CITY LAND USE, ZONING AND GENERAL PLAN GUIDELINES. THOSE CITY DEVELOPMENT GUIDELINES CAN BE ADAPTED TO INCREASE COMMERCIAL OCCUPANCY RATES, AND ENCOURAGE LARGER EMPLOYERS TO LOCATE IN ANTIOCH. I AM OPTIMISTIC ABOUT ANTIOCH'S FUTURE, AND BELIEVE OUR CURRENT CIRCUMSTANCES PROVIDE UNIQUE PLANNING AND DEVELOPMENT OPPORTUNITIES THAT WILL IMPACT OUR CITY FOR MANY GENERATIONS TO COME.

Can you attend meetings at the designated days and time? YES.

**Please attach your resume (recommended to enhance your application).

PLEASE NOTE THIS COMPLETED APPLICATION IS AVAILABLE FOR PUBLIC REVIEW.

Commission members are required to file an "assuming office" and annual FPPC Form 700 (Statement of Economic Interests) with the City Clerk.

DELIVER, MAIL or EMAIL TO: Antioch City Clerk
200 "H" Street
P.O. Box 5007
Antioch, CA 94531-5007
cityclerk@ci.antioch.ca.us


Signature

08/31/2018
Date

RECEIVED

AUG 31 2018

CITY OF ANTIOCH
CITY CLERK

**MANUEL L.
SOLIZ, JR.**

LINKEDIN/IN/MANUEL-SOLIZ-
JR-88827B8

REFERENCES AVAILABLE
UPON REQUEST

OBJECTIVE

To gain appointment to the City
of Antioch Planning Commission.

SKILLS

Critical thinking skills, probing
open ended questioning and
strong interpersonal abilities have
prepared me for this
appointment.

EXPERIENCE

FINANCIAL CONSULTANT/THRIVENT FINANCIAL

2009 – Present

Assist clients in the development of goal specific financial strategies.
Implementing comprehensive strategies, monitoring for success and
adjusting strategies as goals are attained or additional goals are
developed.

VP & FINANCIAL CONSULTANT/CHARLES SCHWAB

2003 – 2009

Developed client focused, comprehensive financial strategies.
Implemented financial strategies for goal attainment and success.

EDUCATION

BA / ECONOMICS

Stanford University

3.5 GPA

Additional coursework in Political Sociology and Petroleum
Engineering.

VOLUNTEER EXPERIENCE OR LEADERSHIP

Million Dollar Roundtable (MDRT), 2009–present.

MDRT PGA Leadership, 2017

Profession inspired volunteer activities supporting Habitat For
Humanity, Grateful Garment, Pillars of Hope and various Church,
focused charitable activities.

B3

RECEIVED

AUG 31 2018

CITY OF ANTIOCH
CITY CLERK



APPLICATION DEADLINE: 5:00 p.m. Friday, August 31, 2018

APPLICATION FOR COMMUNITY SERVICE

PLANNING COMMISSION - One partial term expiring October 2020

Print Your Name Hilda Parham

Address _____ City Antioch

ZIP Code 94531 Phone (H) _____ (W) _____ (C) _____

E-mail address _____

Employer Self Employed: Events and Staging From The Morning Room

Address 5209 Feather Way City Antioch

Occupation Real Estate Staging

Years lived in the City of Antioch 24 Years

List the three (3) main reasons for your interest in this appointment:

1. I love Antioch. The terrain the Smith Brothers settled on is beautiful. That beauty deserves to be graced with carefully thought out development.
 2. I've had the opportunity to meet countless Antioch residents. What I consistently hear from them is that most share a wish for Antioch to reflect excellence. They want great schools, well planned neighborhoods, safe, up-kept city parks and trails and good paying jobs.
 3. Downtown Antioch is an enviable jewel in the rough. I would love to help develop its great potential in cooperation with the motivated entrepreneurs already involved and new interested ones
- Have you attended any meeting of this commission? Yes many many over the years

Have you had any previous appointments to this or other city commissions or boards? (If yes, please explain) Yes. It was my honor to serve as a Crime Prevention Commissioner for nearly four years. Near completion of my term two openings, with several excellent applicants being considered for the commission coincided with a pressing family situation as well as complications with my health care. For a month I had been unable to attend to my commission responsibilities as I thought I should. I made the decision to resign so more of the applicants could be chosen.

Fortunately, family issues are solved and my health is stable once again.
 What skills/knowledge do you have that would be helpful in serving on the Planning Commission? 45 years spent in the business world, at The Hartford Insurance Group, & Cigna Healthcare in marketing, negotiations and training as a captive agent. Between

The Hartford & Cigna I served as a medical group account executive for Medical Mgt. Assocs. of So. CA In 2001 I retired and worked for The Fashion Institute of Design and Merchandising in the Speaker's Bureau and as workshop instructor until 2007. I resigned to care for my mother-in-law suffering through the last 18 months of Lewy Body Dementia. After her death I traveled extensively throughout Europe and Oceania. That travel gave me new perspective and insight into what makes communities great.

Please indicate any further information or comments you wish to make that would be

~~helpful in reviewing your application.~~
I moved to Antioch, California. Charmed by Antioch we invested all we had here.
My husband passed in 1999 feeling that we were safe and content. When my eldest married, he settled
here to raise his family. The real estate crisis and recession brought Antioch's crime and blight problems.
There came a time when my son felt we had all made a serious mistake in choosing Antioch.
It was at that time that I applied and was accepted to the Crime Prevention Commission. My aim to restore my
son's faith that a united citizenry can do much to turn back negative conditions in a community. With his faith
restored, three years ago I decided to show him more of what united people can do and joined
The Rotary Club of Antioch, and have served as Youth Advisor since.
In conclusion, I believe I have learned much to bring to the table throughout my life, making me an
excellent candidate for Antioch Planning Commission.

Can you attend meetings at the designated days and time? Yes

****Please attach your resume (recommended to enhance your application).**

PLEASE NOTE THIS COMPLETED APPLICATION IS AVAILABLE FOR PUBLIC REVIEW.

Commission members are required to file an "assuming office" and annual FPPC Form 700 (Statement of Economic Interests) with the City Clerk.

DELIVER, MAIL or EMAIL TO: Antioch City Clerk
200 "H" Street
P.O. Box 5007
Antioch, CA 94531-5007
cityclerk@ci.antioch.ca.us

Signature

Date

Hilda Parham

Education: El Centro City College, Dallas, Tx
San Francisco State, San Francisco, CA
Moorpark Community College Moorpark, CA
Pepperdine U, Malibu, CA
Los Medanos Community College, Pittsburg, CA

Experience

- A) Rotary Club of Antioch, Youth Advisor
- B) Crime Prevention Commissioner
- C) Real Estate Staging & Event Planning
- C) Writing: Business/Marketing Presentations
- D) Fashion Institute of Design and Merchandising -
San Francisco CA 2005-2007 Marketing/PR, public speaker &
Workshop Instructor (Fashion, Politics, Motivation)
Resigned to care for Dementia Patient Family Member
- E) Cigna HealthCare -Oakland CA 1996-2004
Insurance/Financial (Agent/Life-Health)
Enrollment/Education/PR
Retired
- F) Via The Stork - Retail -Brentwood CA 2003-2005
High-end children's full service boutique
Assistant Manager
Owner sold shop
- G) Briarwood Medical Group -Thousand Oaks CA 1991-1992
Account Executive, Utilization Review Coordination
Billing/Problem Shooting/Reception Front Office
Moved to No Cal
- H) Medical Management Associates Newbury Park CA 1987-1991
Account Executive for Extended Medical Group
Utilization Review Coordination
Billing/Problem Shooting
Resigned Prep for move to No. Cal.
- I) Alberto Jose Odio, MD Family Practice Simi Valley CA 1980-1987
Utilization Review Coordination
Billing/Trouble Shooting/Front Office
Left for Better Opportunity
- J) The Hartford Insurance Group San Francisco CA 1970-1976
Premium Accounting/Coding/Policy Production/Secretary
Agency Service Coordination

Skills:

Bilingual – Spanish/English

Extensive Sales Training

Public Speaking Professional English/Spanish & Simultaneous

Project Coordination

Promotional/Education/Writing

Medical Terminology, ICD9, CPT

In Depth Insurance Knowledge with emphasis on Employee Benefits

Expert Computer Skills

Quick Learning Ability

Event Planning

Floral Design

Wedding Coordination

Research

Excellent Work Ethic



APPLICATION DEADLINE: 5:00 p.m. Friday, August 31, 2018

APPLICATION FOR COMMUNITY SERVICE

PLANNING COMMISSION - One partial term expiring October 2020

Print Your Name Lynden Price
Address _____ City Antioch
ZIP Code 94531 Phone (H) _____ (W) _____ (C) _____
E-mail address _____
Employer CDCR Prison
Address 7050 South Newcastle Rd City Stockton
Occupation Casework Specialist
Years lived in the City of Antioch 7

List the three (3) main reasons for your interest in this appointment:

To grow and expand developments in Antioch.
I have experience on development and reviewing
contracts. Helping to restore Antioch and reinvent
the area.

Have you attended any meeting of this commission? No

Have you had any previous appointments to this or other city commissions or boards? (If yes, please explain) Yes, Crime Prevention.

What skills/knowledge do you have that would be helpful in serving on the Planning Commission? Ability to review contracts, relationships
with other cities and business leaders. Understanding
of contracts and city codes. I would be great
in the area of telling people no and let's plan
to move forward very professional leader.

Please indicate any further information or comments you wish to make that would be helpful in reviewing your application.

Educated on community needs and resources, I
would bring business and development knowledge & understanding
of zoning and reviewed the current general plan for
Antioch.

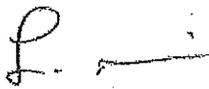
Can you attend meetings at the designated days and time? Yes

****Please attach your resume *(recommended to enhance your application)*.**

PLEASE NOTE THIS COMPLETED APPLICATION IS AVAILABLE FOR PUBLIC REVIEW.

Commission members are required to file an "assuming office" and annual FPPC Form 700 (Statement of Economic Interests) with the City Clerk.

DELIVER, MAIL or EMAIL TO: Antioch City Clerk
200 "H" Street
P.O. Box 5007
Antioch, CA 94531-5007
cityclerk@ci.antioch.ca.us



Signature

8/20/18

Date

Lynden G. Price,

Resume

**California Department of Corrections
Supervising Casework Specialist, Youth Authority**

This position is under the direction of the Program Administrator. The Supervising Casework Specialist (SCWS) provides direct supervision to a Mental Health or Clinic Intake unit, and directly supervises the Senior Youth Correctional Counselor (SYCC), Casework Specialist (CWS) and Parole Agent I (PAI). Actively support the vision and mission of the Division of Juvenile Justice (DJJ) by promoting a rehabilitative environment. Incorporate the vision and mission of DJJ in a daily work pattern and ensure that subordinate supervisors know and apply them. Supervise an inter-disciplinary team, implementing the program and ensuring that staff works collaboratively with the youth to develop program goals, transition plans and incentives for change. Reinforce the expectation that staff utilize skills consistent with the Integrated Behavior Treatment Model (IBTM) in order to effectively provide treatment to youth. Ensure that assigned SYCCs and subordinates work collaboratively with youth in an inter-disciplinary team approach to develop goals, case plans, transition plans and incentives for change. Reinforce the expectation that staff utilize skills consistent with the Integrated Behavior Treatment Model (IBTM) in order to effectively provide services to youth. These skills include but are not limited to: ensuring that unit staff understand the youth's target behaviors that are derived from the youth's risk/needs assessment and documented in the case plan; unit staff consistently deliver cognitive-behavioral interventions as designed and use the strength-based Positive Reinforcement System and Youth Incentive Program to reinforce desired behavior identified in groups and in the individual case plan; and ensures that staff use motivational interviewing strategies in day to day interactions with youth as well as in case conferences.

**California Department of Corrections
Casework Specialist, Youth Authority**

Ventura Youth Correctional Facility,
Reception Intake, Intensive Male Treatment Program, Female Intake

Performs intensive individual casework services and group work counseling and psychotherapy with an assigned caseload; prepares sociopsychiatric case history information for use in diagnosis and participates in diagnostic formulations; interprets the social aspects of mental and emotional disturbances and delinquency to parents, relatives, parole officers, and others interested in the welfare of wards and residents; acquaints other staff members with the social service role in diagnosis and treatment and works as a team member with other treatment disciplines; collaborates with social agencies in preparing the ward and his family for his

BID

eventual release on furlough or parole; summarizes case material for case conferences; prepares and presents progress reports as required; participates in research projects; may train graduate social work students during field placements; may act as lead person in the absence of the Supervising Casework Specialist; provides necessary in-depth qualitative technical review of casework services performed by Youth Correctional Counselors and teachers; consults with and advises the Senior Youth Correctional Counselor on the casework services being performed; prepares verbal, written, and statistical reports; participates as a trainer in training sessions, or as a significant member at meetings, committees, and conferences; makes significant casework and program assignment decisions on ward cases assigned; cooperates with field parole in developing parole plans for prospective parolees; prepares cases for the Youthful Offender Parole Board calendar; maintains order and supervises the conduct of persons committed to the Department of the Youth Authority; prevents escapes and injury by these persons to themselves or others or to property; maintains security of working areas and work materials; and inspects premises and searches wards, residents, or patients for contraband, such as weapons or illegal drugs.

Youth Correctional Counselor

Intensive Treatment Program, Specialized Counseling Program, Behavioral Treatment Program, Core Male Program, High Core Male Program

Directs, counsels, and supervises youthful offenders in their daily living and activity programs; maintains living unit custody and necessary discipline which may include verbal commands, and physical, mechanical, or chemical restraint of out-of-control youthful offenders; responds to emergencies, escapes, and disturbances as directed; develops and implements constructive activity programs for periods of time when youthful offenders are not in an academic or vocational work program; provides a planned, scheduled, casework program of individual and small group counseling for an assigned case load of approximately ten (10) to twelve (12) youthful offenders; assists in the classification of assigned youthful offenders for purposes of assuring appropriate placement on a living unit, in a work experience or academic/vocational training program, or for other special programmatic needs; participates in large group counseling sessions on the living unit conducted during work shift; communicates and coordinates with other facility staff regarding observations and conclusions resulting from work with assigned youthful offenders; prepares written progress evaluations, treatment summaries, and other reports required by the Department and the Youthful Offender Parole Board; implements treatment plans developed by the treatment team to which assigned; presents diagnostic and treatment information about assigned youthful offenders at scheduled case conferences; assists in planning and carrying out programs of education, recreation, intramural sports, community service projects, victim awareness, and other activities; involves volunteers in program activities on a planned, regular basis, and maintains appropriate volunteer records; may work with the Free Venture Coordinator of the facility to screen/refer youthful offenders as appropriate; trains and oversees youthful offenders in cleanliness, personal care, and grooming; operates electronic word and data processing systems for information input and retrieval; participates in in-service training sessions; orders materials and supplies necessary for the operation of the unit. At a youth conservation fire camp, works cooperatively with staff of law enforcement and fire suppression departments as necessary; operates a motor vehicle as necessary; and supervises youth conservation fire camp activities of a group of youthful offenders.

Tactical Team

DJJ Complex and Ventura Youth Correctional Facility Emergency response for DJJ facility, Camps. Respond to facility issues, escapes, and disturbances. Assist with violence reduction, and gang issues.

Youth Correctional Officer N.A. Chaderjian YCF

Assists in maintaining total facility security and safety, which may include verbal commands and physical, mechanical, or chemical restraint of out-of-control youthful offenders; reports on any breach or potential breach of security; maintains custody, supervision, and accurately accounts for youthful offenders in assigned areas of responsibility, both on and off grounds; facilitates group movements of youthful offenders within a facility, maintaining discipline and order; responds to emergencies, escapes, and disturbances as directed; searches persons, packages, and premises for contraband; searches buildings, perimeters, and other areas for maintenance of standards of security, safety, order, and cleanliness; prepares clear and accurate incident reports in a timely and expeditious manner; establishes rapport and communicates with youthful offenders on a daily basis; communicates with other facility staff regarding observations and conclusions resulting from group interaction and individual youthful offender behavior; assists the Youth Correctional Counselor in providing supervision of youthful offenders for feeding, personal care, recreation, and other general activities; operates electronic word and data processing systems for information input and retrieval; participates in in-service training sessions; operates a motor vehicle as necessary; may transport youthful offenders to or from airports, bus stations, hospitals, court, jobs, or other facilities or community service projects. At a youth conservation fire camp, works cooperatively with staff of law enforcement and fire suppression departments as necessary.

Secretary, NAACP Tuskegee University Chapter

The NAACP Tuskegee University. As the nation's oldest and largest civil rights organization, the NAACP has worked successfully with allies of all races who believe in and stand for the principles on which this organization was founded. If you are looking for a dynamic professional growth opportunity, the NAACP offers an exciting and challenging mission to embrace diversity change while impacting social justice.

Vice President, Omega Psi Phi Fraternity Inc.

Omega Psi Phi Fraternity is a professional organization of college-educated men with similar ideas and like attainments. The fraternity's founders chose Manhood, Scholarship, Perseverance and Uplift as the cardinal principles that every prospective candidate must possess. Our fraternity's motto is "Friendship is essential to the soul" Since the birth of the organization; Omega has and will continue to impact the world in every profession and all walks of life. Advocate for social justice and youth programs.

Skills

Experience administering assessments, and clinical testing for psychological evaluation. I have worked as a Youth correctional counselor utilizing skills to mentor, and provide treatment to young males, and ladies. I have experience working as a Casework Specialist on the intake unit, screening intakes, administering testing, VDISC, Treatment Needs Assessments, also writing Clinical Assessments along with creating and updating Crisis Intervention Plans. I have interviewing skills, Motivational Interviewing, Cognitive Behavioral Therapy, and Anger Intervention Training. I have experience as an intern working with Residential treatment Programs for male and female youth in the community. I have training with group treatment, as well as individual treatment.

RECEIVED

AUG 31 2018

CITY OF ANTIOCH
CITY CLERK



APPLICATION DEADLINE: 5:00 p.m. Friday, August 31, 2018

APPLICATION FOR COMMUNITY SERVICE

PLANNING COMMISSION - One partial term expiring October 2020

Print Your Name CATHARINE STUBBLEFIELD

Address _____ City ANTIOCH

ZIP Code 94509 Phone (H) _____ (W) _____ (C) _____

E-mail address _____

Employer ALAMEDA COUNTY ASSESSOR'S OFFICE

Address 1221 OAK STREET, ROOM 145 City OAKLAND

Occupation COMMERCIAL REAL ESTATE APPRAISER

Years lived in the City of Antioch 0-1

List the three (3) main reasons for your interest in this appointment:

PLEASE SEE ATTACHED

Have you attended any meeting of this commission? NO

Have you had any previous appointments to this or other city commissions or boards? (If yes, please explain) NO

What skills/knowledge do you have that would be helpful in serving on the Planning Commission? PLEASE SEE ATTACHED

Please indicate any further information or comments you wish to make that would be helpful in reviewing your application.

PLEASE SEE ATTACHED

Can you attend meetings at the designated days and time? YES

**Please attach your resume (recommended to enhance your application).

PLEASE NOTE THIS COMPLETED APPLICATION IS AVAILABLE FOR PUBLIC REVIEW.

Commission members are required to file an "assuming office" and annual FPPC Form 700 (Statement of Economic Interests) with the City Clerk.

DELIVER, MAIL or EMAIL TO: Antioch City Clerk
200 "H" Street
P.O. Box 5007
Antioch, CA 94531-5007
cityclerk@ci.antioch.ca.us

[Handwritten Signature]
Signature

8/21/18
Date

Nathaniel Stubblefield

Antioch, CA 94509

August 31, 2018

My interest in the opening with the City of Antioch Planning Commission has prompted me to forward my resume for your review and consideration.

As an interested member of our community, I would like to volunteer my time and professional skills to assist in the planning the future of our City. It would be a great privilege to serve my community on the Planning Commission. I would do so by listening openly to the concerns of all members within our community with a goal of building a better Antioch, one that thrives economically and maintains that "small town" feel in our neighborhoods.

It's been reported recently that Antioch is suffering from an "image problem." Working as a real estate appraiser for over 10 years has forwarded me the opportunity to work within all nine Bay Area counties and visit many cities. I've had the opportunity to see hands on what works in these communities and what doesn't. I would like to be a part of the solution that turns this great and beautiful City around.

I welcome the opportunity to meet with you to further discuss my qualifications and your needs. Thank you for your time and consideration.



Nathaniel Stubblefield

NATHANIEL STUBBLEFIELD

SUMMARY

Active in real estate appraisal for more than 10 years. Experience in real estate valuation extends across a broad spectrum of property types including office, industrial, retail, residential (single and multifamily), mixed-use, vacant land, and special purpose properties.

REAL ESTATE APPRAISAL SKILLS

- Familiar with the influences on real estate value and statistical analysis.
- Capable of working with mathematical concepts and applying them to practical solutions.
- Ability to define problems, collect data, establish facts, and draw valid conclusions.
- Trained to inspect residential/commercial buildings during and after construction to ensure components meet provisions of laws, plans, specifications, and standards.
- Knowledge in Uniform Standards of Professional Appraisal Practice (USPAP).

PROFESSIONAL SKILLS

- Enjoy working with details and completing assignments accurately and on time.
- Comfortable in fast-paced, high-pressure atmosphere.
- Work well as an individual producer or team member in the successful achievement of objectives.
- Organized and efficient; able to plan ahead with an eye for potential problems.
- Skilled at implementing solutions to ensure maximum effectiveness of plans.
- Encouraged and coached new employees.

PROFESSIONAL LICENSES

Type: California Bureau of Real Estate Appraisers Real Estate Appraiser License

License Level: AG (Commercial & Residential)

Date Received: November 2006

Type: California State Board of Equalization Real Estate Appraiser Certification

License Level: Permanent

Date Received: March 2016

EDUCATION

California State University, East Bay

B.S. degree June 2005

■ Major: Business Administration

■ Specialization: Marketing Management

EMPLOYMENT

Alameda County Assessor: Commercial Appraiser, 2015 - Present, Oakland, CA

Valbridge Property Advisors: Commercial Appraiser, 2012 - 2015, San Ramon, CA

Affiliated Brokers: Valuation Specialist, 2008 - 2012, Antioch, CA

Rath Appraisal Services: Residential Real Estate Appraiser, 2006-2008, Concord, CA

AWARDS

Two time George & Alberta Stauss Scholarship Recipient (2012&2014) - Appraisal Institute.



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of October 9, 2018
TO: Honorable Mayor and Members of the City Council
SUBMITTED BY: Ron Bernal, City Manager *REB*
SUBJECT: Shelter Crisis Declaration

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution declaring a shelter crisis in the City of Antioch.

STRATEGIC PURPOSE

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

FISCAL IMPACT

City Council action on this item will posture Contra Costa County to receive this funding for homeless emergency services.

BACKGROUND

On September 5, 2018 the Homeless Coordinating and Financing Council (HCFC) announced the availability of \$500 million in Homeless Emergency Aid Program (HEAP) grant funding. HEAP provides funding to Continuums of Care (CoCs) and large cities (with populations over 330,000) to address the homelessness crisis.

In order to receive HEAP funding, applicants must: 1) Declare a shelter crisis; and 2) Provide evidence of a collaborative process. In order to receive funds in this first round of funding, applicants must apply by December 31, 2018. Contra Costa CoC will submit its application by mid-November to ensure consideration in Round 1.

DISCUSSION

Contra Costa County is positioned to increase its funding for homeless emergency services by \$7.196 million with the Homeless Emergency Aid Program (HEAP) money. Fifty percent of these funds must be obligated by January 1, 2020 and 100 percent of funds must be spent by June 30, 2021.

The current proposal has each region of the county, and youth funding, for homelessness increasing by:

- West County: \$1.36 million

- Central County: \$2.2 million
- East County: \$2.9 million
- Youth: \$359,838

While funds will be expended across jurisdictions in the county, Contra Costa County Health, Housing, and Homeless Services (H3) as the applicant will receive the HEAP award from the state and subcontract out the funds to expand and provide services. There is no financial obligation on the part of jurisdictions by participating in the collaborative process or declaring a shelter crisis.

The Contra Costa Continuum of Care (CoC) is represented by Contra Costa County Health, Housing, and Homeless Services (H3). H3 is responsible for applying for Homeless Emergency Aid Program (HEAP) funding and determining how funding will be allocated across Contra Costa County.

HEAP funding is intended to support CoCs and large cities in addressing the state's homelessness crisis. Contra Costa CoC is eligible to receive \$7,196,770 based on its 2017 point-in-time count total homeless population and its 2017 share of the overall state's homeless population. Contra Costa does not have any cities with populations over 330,000 and is not eligible to receive funding directly allocated to cities by the state. Five percent of HEAP funding (\$359,838) is allocated by state statute to address youth experiencing or at-risk of experiencing homelessness. Five percent of funds will also be utilized for administrative costs. H3, as the CoC applicant, will receive Contra Costa's allocation of HEAP funding but is working with jurisdictions to ensure that funding is distributed across the entire county and is allocated according to current need.

The Contra Costa CoC determined to allocate funds based on region in order to match funding with need. Utilizing the most recent 2018 unsheltered point-in-time count numbers, regional allocations will be made accordingly:

- West County: \$1.36 million (21% of the County's unsheltered population)
- Central County: \$2.2 million (34% of the County's unsheltered population)
- East County: \$2.9 million (45% of the County's unsheltered population)

Applicants must conduct a local collaborative application process to determine how HEAP funds will be utilized in the CoC. Contra Costa's collaborative process will involve a series of community meetings by region along with a meeting focused specifically on how to allocate the youth funding (detailed below in "Public Contact"). These meetings will be designed to engage community members in how each region's allocation should be spent and build consensus on which interventions are top priority for addressing homelessness in the region. The state has indicated that HEAP funding is meant to be flexible, offering communities the opportunity to use this funding to address their specific needs. Potential intervention ideas include, but are not limited to:

- Capital Improvements: Expand and develop CARE Centers; expand fleet of CORE outreach team vehicles; add storage and pet-friendly environments at CARE centers.
- Rental Assistance: Master lease hotels to offer short-term housing options.
- Services: Expand operating hours at warming centers; support safe park programs.

- Youth: Build a youth-focused CARE center; develop a youth-specific CORE team.

Following the community meetings, a small group of members from Contra Costa's Council on Homelessness, which is the CoC's governing board, will meet to review the proposed interventions for youth and each region and offer an official recommendation to the Council on Homelessness. The Council on Homelessness will consider approving this recommendation at their November 1, 2018 meeting.

In addition to holding a collaborative process, **all counties and cities that wish to have HEAP money spent in their jurisdiction must also declare a shelter crisis pursuant to Chapter 7.8 (commencing with Section 8698) of Division 1 of Title 2 of the Government Code. The shelter crisis declaration is a resolution that should be adopted by the governing body of the city or county.** CoCs, cities, counties, and nonprofit organizations may use HEAP funds to provide services in jurisdictions that have not declared a shelter crisis. However, HEAP funds cannot be used for rental assistance, rental subsidies or capital projects in jurisdictions that have not declared a shelter crisis.

Public Contact

Community meetings for West, Central, and East County along with a youth-focused community meeting have all been scheduled and posted so that community members may participate. These meetings are open to the public and will be used to build consensus around the interventions the community will prioritize for HEAP funding. The meetings are currently scheduled for:

- **WEST COUNTY: Monday, October 1, 2018, 6-8pm**, in the Bermuda Room at the Richmond Memorial Auditorium, 403 Civic Center Plaza, Richmond, CA.
- **EAST COUNTY: Tuesday, October 2, 2018, 7-9pm**, at the Nick Rodriguez Community Center, 213 F Street, Antioch, CA.
- **YOUTH FORUM: Thursday, October 4, 2018, 6-8pm**, at the Richmond Community Foundation, 1014 Florida Ave #200, Richmond, CA.
- **CENTRAL COUNTY: Thursday, October 11, 2018, 5:30-7:30pm**, in the Garden Room at the Concord Senior Citizens Center, 2727 Parkside Circle, Concord, CA.

ATTACHMENTS

- A. Resolution Shelter Crisis
- B. HEAP Collaborative Funding Process and Overview
- C. CCC Data on Homelessness
- D. Shelter Crisis Declaration FAQ

ATTACHMENT A

RESOLUTION NO. 2018/XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH, STATE OF CALIFORNIA DECLARING A SHELTER CRISIS PURSUANT TO SB 850 (CHAPTER 48, STATUTES OF 2018 AND GOVERNMENT CODE 8698.2).

WHEREAS, California's Governor Edmund G. Brown, Jr. and the members of the California Legislature have recognized the urgent and immediate need for funding at the local level to combat homelessness; and

WHEREAS, The Governor and Legislature have provided funding to local governments under the Homeless Emergency Aid Program as part of SB 850 and the 2018-19 Budget Act (Chapter 48, Statutes of 2018); and

WHEREAS, The Governor and Legislature require jurisdictions seeking an allocation through the Homeless Emergency Aid Program to declare a Shelter Crisis pursuant to Government Code §8698.2; and

WHEREAS, the City of Antioch has developed a homelessness plan and undertaken multiple efforts at the local level to combat homelessness; and

WHEREAS, the County of Contra Costa finds that 1,607 persons within the County of Contra Costa are homeless and living without shelter; and

WHEREAS, the City of Antioch finds that the number of homeless is significant and these persons are without the ability to obtain shelter; and

WHEREAS, the City of Antioch finds that the health and safety of unsheltered persons in the city is threatened by a lack of shelter; and

WHEREAS, the City of Antioch affirms its commitment to combatting homelessness and creating or augmenting a continuum of shelter and service options for those living without shelter in our communities.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANTIOCH, CALIFORNIA, that a shelter crisis pursuant to Government Code §8698.2 exists in the City of Antioch, and authorizes the city's participation in the Homeless Emergency Aid Program.

* * * * *

RESOLUTION NO. 2018/XX

October 9, 2018

Page Two

I **HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 9th day of October, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ARNE SIMONSEN, CMC
CITY CLERK OF THE CITY OF ANTIOCH



HEAP Collaborative Funding Process and Overview

California’s 2018-2019 State Budget creates the Homeless Emergency Aid Program (HEAP) Block Grants, which will provide \$500 million in one-time funding to enable local governments to respond to homelessness. Below is an overview of the community process that Contra Costa will use to determining how to spend the CoC’s \$7.2 million allocation. Interventions will be prioritized based on consensus at community stakeholder meetings, and recommendations made by the Funding Committee. The Council will have ultimate approval of the plan.

Step 1: City Managers Meeting September 7, 2018		
Who: <ul style="list-style-type: none"> • City Managers and/or their designees from across Contra Costa County. • Facilitated by HomeBase and H3. • Council on Homelessness seated members also invited to participate. 	Objectives: <ul style="list-style-type: none"> • Educate about HEAP funding and how to declare a shelter crisis. • Determine city preferences for flow of funding (County vs. City). • Discuss menu of best practice options by region (including cost) and solicit feedback on feasibility of options. 	
Step 2: Community Meetings in West, Central, and East County along with Youth Stakeholder Meeting October 1 – October 11, 2018		
Community Meetings in West, Central, and East County		
West County Monday, October 1, 2018 6 pm - 8 pm Bermuda Room Richmond Memorial Convention Center 403 Civic Center Plaza Richmond	East County Tuesday, October 2, 2018 7 pm - 9 pm Nick Rodriguez Community Center 213 F St Antioch	Central County Thursday, October 11, 2018 5:30 pm - 7:30 pm Garden Room Senior Center, 2727 Parkside Circle Concord
Who: <ul style="list-style-type: none"> • City Managers, homeless services providers, community members, and Council members. • Facilitated by HomeBase and H3 	Objectives: <ul style="list-style-type: none"> • Discuss options for use of funds in each region, informed by best practices and costs. • Reach consensus on list of priorities for each region for recommendation to the Council’s Funding Committee. 	
Youth Stakeholder Meeting Thursday, October 4, 2018 6:00 pm-8:00 pm Richmond Community Foundation, 1014 Florida Ave #200, Richmond		



HEAP FUNDING PROCESS OVERVIEW

<p>Who:</p> <ul style="list-style-type: none"> Youth stakeholders, including CCYCS and youth providers, plus other homeless service providers, community members, and Council members. Facilitated by HomeBase and H3 	<p>Objectives:</p> <ul style="list-style-type: none"> Discuss uses of funds for youth experiencing or at-risk of experiencing homelessness. Reach consensus on list of funding priorities for youth.
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Step 3: Council on Homelessness Ad Hoc Funding Committee Meeting Week of October 15, 2018

<p>Who:</p> <ul style="list-style-type: none"> Council on Homelessness Ad Hoc Funding Committee Members (Alejandra Chamberlain, Candace Collier, John Eckstrom, Patrice Guillory, Teri House, Deanne Pearn, and Dan Sawislak). Facilitated by HomeBase and H3 	<p>Objectives:</p> <ul style="list-style-type: none"> Review lists of funding priorities by region and for youth. Identify CoC-wide opportunities to better coordinate or streamline funding recommendations. Provide funding recommendations to the Council on Homelessness.
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Step 4: Council on Homelessness Approval November 1, 2018

<p>Who:</p> <ul style="list-style-type: none"> Council on Homelessness 	<p>Objective:</p> <ul style="list-style-type: none"> Approve the final recommendations for the HEAP funds.
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Step 5: Submit Contra Costa's HEAP Funding Application November 2018

<p>Who:</p> <ul style="list-style-type: none"> H3 as Administrative Entity on behalf of the CoC 	<p>Objective:</p> <ul style="list-style-type: none"> Finalize coordination of needed shelter declarations with cities. Submit application to the state prior to Round 1 deadline of Dec. 31, 2018.
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Step 6: Receive Award Winter 2019

<p>Who:</p> <ul style="list-style-type: none"> H3 to receive funding from the state for designated activities in the application on behalf of the CoC. 	<p>Objective:</p> <ul style="list-style-type: none"> Prepare for distribution of funds, confirm allocation amount by Region and for youth.
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HEAP FUNDING PROCESS OVERVIEW

Step 7: RFP Out Funds Winter/Spring 2019	
Who: <ul style="list-style-type: none">• H3 to RFP out funds for designated activities to service providers.• Council members to form Review & Rank Committee to select providers.	Objective: <ul style="list-style-type: none">• Select providers to carry out HEAP-funded activities.

Contra Costa City/Community Level Data on Homelessness
2018 PIT and 2017 Annual Service Data

City	2018 PIT Data	2017 Continuum of Care Service Data		
	Where slept unsheltered	Number of Individuals Served	# Households Served	Homeless for at least a year
<i>Alamo</i>	0	10	9	6
<i>Antioch</i>	350	830	578	347
<i>Bay Point</i>	61	163	124	74
<i>Bethel Island</i>	7	13	11	6
<i>Brentwood</i>	35	77	63	32
<i>Byron</i>	0	5	3	3
<i>Canyon</i>	0	1	1	1
<i>Clayton</i>	0	20	17	11
<i>Clyde</i>	0	7	6	1
<i>Concord</i>	252	856	726	462
<i>Crockett</i>	0	12	10	5
<i>Danville</i>	0	16	14	5
<i>Discovery Bay</i>	1	12	9	3
<i>El Cerrito</i>	14	30	28	12
<i>El Sobrante</i>	10	58	46	28
<i>Hercules</i>	2	23	19	9
<i>Kensington</i>	0	1	0	1
<i>Knightsen</i>	0	1	1	1
<i>Lafayette</i>	6	36	28	14
<i>Martinez</i>	117	329	279	158
<i>Moraga</i>	0	7	5	2
<i>North Richmond</i>	24	61	56	32
<i>Oakley</i>	49	101	75	40
<i>Orinda</i>	1	10	7	6
<i>Pacheco</i>	16	32	28	15
<i>Pinole</i>	0	29	26	10
<i>Pittsburg</i>	110	429	321	176
<i>Pleasant Hill</i>	85	124	104	58
<i>Richmond</i>	109	1,212	1,020	580
<i>Rodeo</i>	14	47	38	26
<i>Out of Bay Area</i>	n/a	667	497	624
Unique Consumers	1,352	6,442	4,548	2,680

Data sources: 2018 Contra Costa County Point in Time Count; 2017 Calendar Year program enrollment data from the Contra Costa County Homeless Information Management System



2018 HOMELESS EMERGENCY AID PROGRAM (HEAP) LOCAL FAQ

What is the Homeless Emergency Aid Program (HEAP)?

The Homeless Emergency Aid Program (HEAP) was created as part of the state's 2018-2019 budget and provides \$500 million in grant funding to Continuums of Care (CoCs) and large cities (with populations over 330,000) to address the state's homelessness crisis. HEAP is being administered by the state's Homeless Coordinating and Financing Council (HCFC) within the Business, Consumer Services, and Housing Agency (BCSH).

HEAP funds are intended to be used to help communities around the state better address the homelessness crisis. This means that funding can be used for services, rental assistance or subsidies, capital improvements to current infrastructure or develop additional infrastructure, and youth services.

In order to receive HEAP funding, applicants must: 1) Declare a shelter crisis in all jurisdictions where funding will be spent; and 2) Provide evidence of a collaborative process. Applications are due December 31, 2018. Funding will be awarded and distributed in early 2019. Contra Costa anticipates submitting its application by November 15, 2018.

What is the benefit to Contra Costa and the cities within the county?

This is one-time funding that provides the opportunity to make needed investments to improve and expand the county's homeless crisis response systems. These funds will help in addressing the homelessness crisis affecting the cities across the county.

How much funding is Contra Costa eligible for?

Contra Costa is eligible to receive \$7,196,770. Because the county has no cities with a population over 330,000 all of the HEAP money will come through the CoC and none will be directly allocated cities in the county. Contra Costa Health, Housing, and Homeless Services (H3) will be applying as the Administrative Entity to manage the funds. The statute mandates at least 5% of funds be spent on establishing or expanding youth experiencing or at risk of homelessness (\$359,838 in Contra Costa).

How will funding be allocated across the County?

Outside of the set-aside for youth and 5% for administrative costs, the Contra Costa CoC determined to allocate funds based on region in order to match funding with need. Utilizing the 2018 unsheltered point-in-time count numbers, regional allocations will be made accordingly:



- West County: \$1.36 million (21% of the County's unsheltered population)
- Central County: \$2.2 million (34% of the County's unsheltered population)
- East County: \$2.9 million (45% of the County's unsheltered population)

Contra Costa will hold community meetings by region to develop consensus around how each region's funding should be spent.

What do cities need to do in order to ensure Contra Costa receives HEAP funds?

In order to receive HEAP funds, jurisdictions must declare a shelter crisis pursuant to Chapter 7.8 (commencing with Section 8698) of Division 1 of Title 2 of the Government Code. The Contra Costa County Board of Supervisors will declare a shelter crisis to cover unincorporated areas of the county, **but each incorporated city must declare a shelter crisis to receive HEAP funds.** H3 is asking that jurisdictions complete their shelter crisis declarations by **October 31, 2018.** Please use the resolution attached in the email that is completed with your jurisdiction's relevant information.

At this time, declaring a shelter crisis does not commit the city to any other action. It is simply the means by which funding is allowed to be used in a city. If a jurisdiction does not pass a shelter crisis declaration, funds cannot be used for rental assistance, rental subsidies or capital projects in that jurisdiction.

The other HEAP application requirement is holding a collaborative process. H3 has worked in collaboration with Richmond (West County), Concord (Central County), and Antioch (East County) to schedule community meetings.

<u>West County</u>	<u>East County</u>	<u>Central County</u>
Monday, October 1st	Tuesday, October 2nd	Thursday, October 11th
6 pm - 8 pm	7 pm - 9 pm	5:30 pm - 7:30 pm
Bermuda Room	Nick Rodriguez Community	Garden Room
Richmond Memorial	Center	Senior Center, 2727
Convention Center	213 F St	Parkside Circle
403 Civic Center Plaza	Antioch	Concord
Richmond		

Cities can help encourage community participation at their regional meeting.

Who should I contact if I have questions?

Please reach out to Jaime Jenett, Continuum of Care Planning and Policy Manager, with H3. She can be reached at jaime.jenett@hsd.cccounty.us or (925) 608-6716.



Where can I learn more about HEAP?

You can learn more about HEAP on HCFC's website. The resources available include:

- HEAP 2018 NOFA: https://www.bcsb.ca.gov/hcfc/documents/heap_nofa.pdf
- HEAP Guidance: https://www.bcsb.ca.gov/hcfc/documents/heap_overview.pdf
- HEAP FAQs: https://www.bcsb.ca.gov/hcfc/documents/heap_faqs.pdf



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of October 9, 2018

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Derek Cole, City Attorney *DC*

SUBJECT: Ordinance of the City Council of the City of Antioch Amending Title 3, Chapter 2 of the Antioch Municipal Code to update procedures regarding Signatures

RECOMMENDED ACTION

It is recommended that the City Council enact an Ordinance of the City Council of the City of Antioch amending Antioch Municipal Code Section 3-2.01 to update procedures regarding Signatures.

STRATEGIC PURPOSE

This action is essential to Strategy N in the Strategic Plan: Provide legal counsel to the City Council and staff to enable and support all City policies, procedures and initiatives.

FISCAL IMPACT

There is no direct fiscal impact of this action.

DISCUSSION

On July 24th, the Council adopted an urgency ordinance to update the authorized signatures for demands and warrants of the City with the resignation of the City Treasurer. In reviewing the original ordinance prior to that meeting, staff noted that the ordinance refers to a Clerk's Revolving Fund and Water Meter Deposit Fund. These funds no longer exist and the terminology is outdated. The City now issues manual field checks which can be signed by City employees.

A separate amendment to Section 3-2.01 is required to remove the reference to the City Clerk's Revolving Fund and Water Meter Deposit Fund and add reference to Field Checks in its place to reflect current practice. (Because this change did not involve the urgency associated with the change in signers, it was not included with the urgency ordinance.)

ATTACHMENTS

A. Ordinance

ORDINANCE NO. _____-C-S

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH AMENDING
TITLE 3, CHAPTER 2 OF THE ANTIOCH MUNICIPAL CODE TO UPDATE
PROCEDURES REGARDING SIGNATURES**

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

Section 1. Section 3-2.01 of the Antioch Municipal Code is amended to read as follows:

3-2.01 Signatures.

All demands, warrants, and checks, with the exception of field checks, shall bear the manual or mechanical signature of the City Treasurer or the Deputy City Treasurer. For any period of time in which the Office of the City Treasurer and Deputy City Treasurer are vacant, the Finance Director, or any other responsible City employee designated by the City Manager, shall sign all demands, warrants, and checks the City issues.

Section 2. CEQA Findings.

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

Section 3. Severability.

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

Section 4. Effective Date and Publication.

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

* * * * *

I HEREBY CERTIFY that the foregoing ordinance was introduced at a regular meeting of the City Council of the City of Antioch held on the 9th day of October, 2018 and passed and introduced at a regular meeting thereof, held on the 23rd day of October 2018, by the following vote:

AYES:

NOES:

ABSENT:

Sean Wright, Mayor of the City of Antioch

ATTEST:

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