

CITY OF
ANTIOCH
CALIFORNIA

ANNOTATED AGENDA

**Antioch City Council
REGULAR MEETING**

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

Date: Tuesday, November 23, 2021

Time: 5:30 P.M. – Closed Session

7:00 P.M. – Regular Meeting

Place: Council Chambers

200 'H' Street

Antioch, CA 94531

City Council meetings are televised live on Comcast channel 24, AT&T U-verse channel 99, or live stream (at www.antiochca.gov). Please see inside cover for detailed Speaker Rules.

PLEASE TURN OFF CELL PHONES BEFORE ENTERING COUNCIL CHAMBERS.

Lamar Thorpe, Mayor

Monica E. Wilson, Mayor Pro Tem (Council Member District 4)

Tamisha Torres-Walker, Council Member District 1

Michael Barbanica, Council Member District 2

Lori Ogorchock, Council Member District 3

Ellie Householder, City Clerk

Lauren Posada, City Treasurer

Ron Bernal, City Manager

Thomas Lloyd Smith, City Attorney

In accordance with the Americans with Disabilities Act and California law, it is the policy of the City of Antioch to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City's ADA Coordinator can be reached @ Phone: (925) 779-6950, and e-mail: publicworks@ci.antioch.ca.us.

SPEAKER RULES

Welcome to a meeting of the Antioch City Council. Your attendance is appreciated. The State Ralph M. Brown Act guarantees the public's right to address the City Council, within the framework of Speaker Rules. Because agendas encompass many business items, Speaker Rules enable the meeting to be efficiently conducted and concluded at a reasonable hour.

The City Council can only take action on items that are listed on the agenda. If you wish to speak about an item **not on the agenda**, the "Public Comments" section of the agenda is for you. Unagendized comments are provided until no later than 7:30 p.m. when the City Council moves on to agenda items. There is another opportunity for public comments at the end of the meeting.

If you wish to speak, either during "public comments" or during an agenda item, fill out a Speaker Request Form and place in the Speaker Card Tray near the City Clerk. This will enable us to call upon you to speak. Important: Please identify if the comment is for Announcement of Community Events, Public Comment, or a specific Agenda Item Number on your Speaker Request Form. No one may speak more than once on an agenda item or during "public comments." *(Please see next page for additional information on public participation.)*

Each speaker is limited to not more than three minutes under Public Comments and three minutes on non-public hearing agenda items. During public hearings, each side is entitled to one "main presenter" who may have not more than 10 minutes; all other speakers during public hearing items, are entitled to a maximum of 5 minutes. These time limits may be modified depending on the number of speakers, number of items on the agenda, or circumstances. Groups who are here regarding an item may identify themselves by raising their hands at the appropriate time to show support for one of their speakers.

During certain types of hearings, the applicant is allowed to give his or her presentation first. After all testimony is received, the applicant has an opportunity for rebuttal.

The "Consent Calendar" is a group of items which are determined to be routine. These items are usually considered all at once and approved without further discussion. If you are opposed to action which is recommended for an item on the "Consent Calendar," please submit a Speaker Request Form before the meeting, and place in the Speaker Card Tray near the City Clerk. This will enable the item to be removed from the "Consent Calendar" and call on you to speak.

After having heard from the public, the agenda item will be closed. Deliberations will then be limited to members of the City Council.

If the meeting appears to be going late, the City Council may decide to continue some items until a subsequent meeting. The City Council will try to make this determination around 10:00 p.m. It is the goal to stop discussing agenda items by not later than 11:00 p.m.

The City Council meets regularly on the second and fourth Tuesdays of the month at 7:00 p.m., with Closed Sessions often occurring before or after the regular meeting. The City Council also holds adjourned meetings and study sessions on other days.

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. City Council Agendas, including Staff Reports are posted onto our City's Website 72 hours before each Council Meeting. To be notified when the agenda packets are posted onto our City's Website, simply click on this link: <https://www.antiochca.gov/notifications/> and enter your e-mail address to subscribe. To view the agenda information, click on the following link: <https://www.antiochca.gov/government/agendas-and-minutes/city-council/>. Questions may be directed to the staff member who prepared the staff report, 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. Please see the Speaker Rules on the inside cover of this Agenda for additional information on public participation.

5:30 P.M. ROLL CALL – CLOSED SESSION – for Council Members – *All Present*

PUBLIC COMMENTS for Closed Session – *None*

CLOSED SESSION:

- 1) **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION** pursuant to Government Code section 54956.9: Blanco v. City of Antioch, United States District Court Northern District of California, Case No. 3:20-cv-02764-TSH.
Council motioned to settle case, 4/1 (Barbanica)

- 2) **CONFERENCE WITH LABOR NEGOTIATORS** – This Closed Session with the City's Labor Negotiators is authorized by California Government Code section 54957.6; City designated representatives: Nickie Mastay, Jazzman Brown, and Jeff Bailey; Employee organizations: Antioch Police Officers' Association, Operating Engineers Local Union No. 3 (OE3), and Confidential Unit, Management Unit, and Treatment Plant Employees' Association.
No reportable action

- 3) **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION** – Significant exposure to litigation pursuant to California Government Code section 54956.9(b): One Case.
No reportable action

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

MOMENT OF SILENCE IN MEMORY OF LOUIE ROCHA

PLEDGE OF ALLEGIANCE

CITY ATTORNEY TO REPORT OUT ON CLOSED SESSION

1. ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

- HOLIDAY DELITES CELEBRATION – DEC. 4, 2021

2. ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

- 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/COMMUNICATIONS

MAYOR'S COMMENTS

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

A. APPROVAL OF COUNCIL MEETING MINUTES FOR OCTOBER 26, 2021

Continued, 5/0

Recommended Action: It is recommended that the City Council continue the Meeting Minutes.

B. APPROVAL OF COUNCIL SPECIAL MEETING/CLOSED SESSION MINUTES FOR NOVEMBER 2, 2021

Continued, 5/0

Recommended Action: It is recommended that the City Council continue the Special Meeting/Closed Session Minutes.

C. APPROVAL OF COUNCIL MEETING MINUTES FOR NOVEMBER 9, 2021

Continued, 5/0

Recommended Action: It is recommended that the City Council continue the Meeting Minutes.

D. APPROVAL OF COUNCIL SPECIAL MEETING MINUTES FOR NOVEMBER 16, 2021

Continued, 5/0

Recommended Action: It is recommended that the City Council continue the Special Meeting Minutes.

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

E. APPROVAL OF TREASURER’S REPORT FOR SEPTEMBER 2021

Received and filed, 5/0

Recommended Action: It is recommended that the City Council receive and file the September 2021 Treasurer’s Report.

F. APPROVAL OF COUNCIL WARRANTS

Approved, 5/0

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

G. APPROVAL OF HOUSING SUCCESSOR WARRANTS

Approved, 5/0

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

H. SIXTH AMENDMENT TO THE CONSULTANT SERVICES AGREEMENT WITH SWATT MIERS ARCHITECTS FOR IMPROVEMENTS TO CITY HALL

Reso No. 2021/177 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt a resolution:

- 1) Approving the sixth amendment to the Consultant Services Agreement with Swatt Miers Architects for improvements to City Hall, which increases the agreement by \$100,740 for a total agreement amount of \$370,582.50 and extends the term of the agreement to June 30, 2022; and
- 2) Authorizing the City Manager to execute the sixth amendment to the Consultant Services Agreement with Swatt Miers Architects.

I. ACCEPTANCE OF WORK AND NOTICE OF COMPLETION FOR THE PAVEMENT PLUGS AND LEVELING COURSES AT VARIOUS LOCATIONS (P.W. 709-1)

Reso No. 2021/178 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt the resolution accepting work and authorizing the City Manager or designee to file a Notice of Completion for the Pavement Plugs and Leveling Courses at Various Locations Project.

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

J. CONSIDERATION OF BIDS FOR THE TRAFFIC SIGNAL INSTALLATION AT THE LAUREL ROAD AND CANADA VALLEY ROAD INTERSECTION (P.W. 674-TS)

Reso No. 2021/179 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt a resolution:

- 1) Approving an amendment to the Fiscal Year 2021/2022 Capital Improvement Budget to increase the funding from the Traffic Signal Fund budget for the Traffic Signal Installation at the Laurel Road and Canada Valley Road Intersection Project by \$200,000;
- 2) Awarding the construction agreement for the Traffic Signal Installation at the Laurel Road and Canada Valley Road Intersection Project to the lowest, responsive, and responsible bidder, Ray's Electric;
- 3) Approving an Agreement with Ray's Electric in the amount of \$530,495; and
- 4) Authorizing the City Manager to execute the Agreement with Ray's Electric for a total amount of \$530,495.

K. RESOLUTION APPROVING THE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR PROMENADE VINEYARDS AT SAND CREEK PHASES 5 AND 6, SUBDIVISION 9568 & 9569 (P.W. 697-5 & 697-6)

Reso No. 2021/180 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt a resolution approving the Final Map and Subdivision Improvement Agreement for Promenade Vineyards at Sand Creek Subdivision Phases 5 and 6 Subdivision 9568 and 9569 (P.W. 697-5 and P.W.697-6).

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

- L.** FIRST AMENDMENT TO THE CONSULTANT SERVICES AGREEMENT WITH CSI SERVICES, INC. FOR THE REHABILITATION OF THE 3 MILLION GALLON AND HALF MILLION GALLON WATER STORAGE TANKS (P.W. 246-31)

Reso No. 2021/181 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt a resolution:

- 1) Approving a first amendment to the Consultant Services Agreement (“Agreement”) with CSI Services, Inc. and increasing the Agreement in an amount not to exceed \$84,000 for a total Agreement amount of \$96,750 and extend the term of the Agreement through December 31, 2022 for the Rehabilitation of the 3 Million Gallon and Half Million Gallon Water Storage Tanks Project; and
- 2) Authorizing the City Manager to execute the first amendment.

- M.** RESOLUTION APPROVING AMENDMENT NO. 5 TO THE CONSULTING SERVICES AGREEMENT BETWEEN THE CITY OF ANTIOCH AND VOLER STRATEGIC ADVISORS AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT

Reso No. 2021/182 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt a resolution to:

- 1) Approve Amendment No. 5 to the Consulting Services Agreement between the City of Antioch and Voler Strategic Advisors, which extends the term of the Agreement for six months to May 15, 2022, and increases the value of the Agreement by \$48,000 for a total amount not to exceed \$256,000; and
- 2) Authorize the City Manager to execute Amendment No. 5 to the Consulting Services Agreement between the City of Antioch and Voler Strategic Advisors.

PUBLIC HEARING

4. DELTA LABS, INC.(UP-21-06)

Reso No. 2021/183 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt the resolution approving a Use Permit (UP-21-06) for a cannabis operations facility (non-volatile manufacturing), subject to conditions of approval.

COUNCIL REGULAR AGENDA

5. RESOLUTIONS APPROPRIATING EXPENDITURES FOR ENCUMBRANCES AND PROJECT BUDGETS OUTSTANDING TO THE 2021/22 FISCAL YEAR BUDGET AND APPROVING OTHER AMENDMENTS TO THE 2021/22 AND 2022/23 FISCAL YEAR BUDGETS

Recommended Action: It is recommended that the City Council adopt the following resolutions:

Reso No. 2021/184 adopted, 5/0

- 1) Resolution of the City Council of the City of Antioch appropriating expenditures for encumbrances and project budgets outstanding to the 2021/22 fiscal year budget and approving other amendments to the 2022 and 2023 fiscal year budgets.

Reso No. 2021/185 adopted, 5/0

- 2) Resolution of the City Council of the City of Antioch approving amendments to the 2022 and 2023 fiscal year budgets for items considered at the meeting of November 23, 2021.

6. BEEDE LUMBERYARD SITE UPDATE

Direction provided to staff to move forward with a public community gathering space

Recommended Action: It is recommended that the City Council receive the update and provide direction to staff.

COUNCIL REGULAR AGENDA – Continued

7. FORMATION OF A CITY MANAGER AD HOC RECRUITMENT COMMITTEE TO INTERVIEW/EVALUATE RECRUITING FIRMS FOR THE PURPOSE OF SELECTING THE NEXT CITY MANAGER

***Motion to form an ad hoc committee failed,
2/3 (Torres-Walker, Wilson, Thorpe)***

Recommended Action: It is recommended that the Mayor nominate two council members for the City Manager Ad Hoc Recruitment Committee and that the City Council:

- 1) Approve the formation of the City Manager Ad Hoc Recruitment Committee to interview/evaluate recruitment firms for the process of selecting the next City Manager;
- 2) Approve the Mayor's nomination of two (2) council members for appointment to the ad hoc committee; and
- 3) Set and approve a termination date for the ad hoc committee.

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.*

MOTION TO ADJOURN – *After Council Communications and Future Agenda Items, the Mayor will make a motion to adjourn the meeting. A second of the motion is required, and then a majority vote is required to adjourn the meeting.*

Motioned to adjourn meeting at 9:30 p.m., 5/0

Celebrate Antioch Foundation Presents

Holiday Delites Celebration

Dec 4th 1pm to 6pm

**Join us for a Day of Celebration at
Downtown Antioch's Rivertown!**

**Sip & Shop Craft Faire with Live Music
1pm to 5pm with Great Local Wines!**

PARADE

4:45pm - 6pm

**Tree Lighting Ceremony Following
Parade and Visit with **Santa!****

#1

for Parade and Vendor Applications visit celebrateantioch.org

BOARDS / COMMISSION / COMMITTEE VACANCY ANNOUNCEMENTS

The City of Antioch encourages residents to become involved in their local community. One way to do so is to serve on various commissions, boards and committees. Any interested resident is encouraged to apply for the vacancy listed below. To be considered for this volunteer position, a completed application must be received in the Office of the City Clerk **by 5:00 p.m., on November 24, 2021**. Applications are available at <https://www.antiochca.gov/#>.

EXTENDED DEADLINE DATE: 11/24/2021

➤ SALES TAX CITIZENS' OVERSIGHT COMMITTEE

Your interest and desire to serve our community is appreciated.

SALES TAX CITIZENS' OVERSIGHT COMMITTEE

(Extended Deadline date: 11/24/2021)

One (1) Committee Member, partial-term vacancy, expiring March 2022

- A Sales Tax Citizens' Oversight Committee has been established following the voters passing Ballot Measure C – Transaction and Use (Sales) Tax. This passed at the November 5, 2013 Consolidated Election. At the November 6, 2018 Consolidated Election, the voters passed Ballot Measure W – Transaction and Use (Sales) Tax.
- Each year, an independent auditor shall complete a public audit report of the revenue raised and its expenditure. The Sales Tax Citizens' Oversight Committee shall review the expenditures and report publicly how the funds are being used to address the City Council's stated priorities of maintaining Antioch's fiscal stability, police patrols, 911 emergency response, youth violence prevention programs; ensuring water quality/safety; repairing streets; cleaning up parks/illegal dumping; restoring youth afterschool/summer programs; and other essential services. The Committee's review shall be completed in conjunction with the City's budget process. The Committee's report on its review, whether oral or written, shall be considered by the City Council at a public meeting before April 1 of each year. Any written report shall be a matter of public record.
- The Committee shall meet at least twice a year. The meetings will be public.
- The Sales Tax Citizens' Oversight Committee consists of seven members who are Antioch residents. At least one member of the Committee shall have a financial, accounting or auditing background. The Committee will be nominated by the Mayor and approved by the City Council.
- Members of the Sales Tax Citizens' Oversight Committee will be required to file an annual "Statement of Economic Interest".



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of November 23, 2021

TO: Honorable Mayor and Members of the City Council

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

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

SUBJECT: City Council Meeting Minutes of October 26, 2021

RECOMMENDED ACTION

It is recommended that the City Council continue the Meeting Minutes of October 26, 2021.

FISCAL IMPACT

None

DISCUSSION

N/A

ATTACHMENT

None.



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of November 23, 2021

TO: Honorable Mayor and Members of the City Council

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

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

SUBJECT: City Council Special Meeting/Closed Session Minutes of November 2, 2021

RECOMMENDED ACTION

It is recommended that the City Council continue the Special Meeting/Closed Session Minutes of November 2, 2021.

FISCAL IMPACT

None

DISCUSSION

N/A

ATTACHMENT

None.



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of November 23, 2021

TO: Honorable Mayor and Members of the City Council

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

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

SUBJECT: City Council Meeting Minutes of November 9, 2021

RECOMMENDED ACTION

It is recommended that the City Council continue the Meeting Minutes of November 9, 2021.

FISCAL IMPACT

None

DISCUSSION

N/A

ATTACHMENT

None.



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of November 23, 2021

TO: Honorable Mayor and Members of the City Council

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

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

SUBJECT: City Council Special Meeting Minutes of November 16, 2021

RECOMMENDED ACTION

It is recommended that the City Council continue the Special Meeting Minutes of November 16, 2021.

FISCAL IMPACT

None

DISCUSSION


N/A

ATTACHMENT

None.

CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of November 23, 2021
TO: Honorable Mayor and Members of the City Council
SUBMITTED BY: Lauren Posada, City Treasurer 
SUBJECT: Approval of Treasurer's Report for September of 2021

RECOMMENDED ACTION

It is recommended that the City Council receive and file the September 2021 Treasurer's Report.

FISCAL IMPACT

There is no fiscal impact of this action.

DISCUSSION

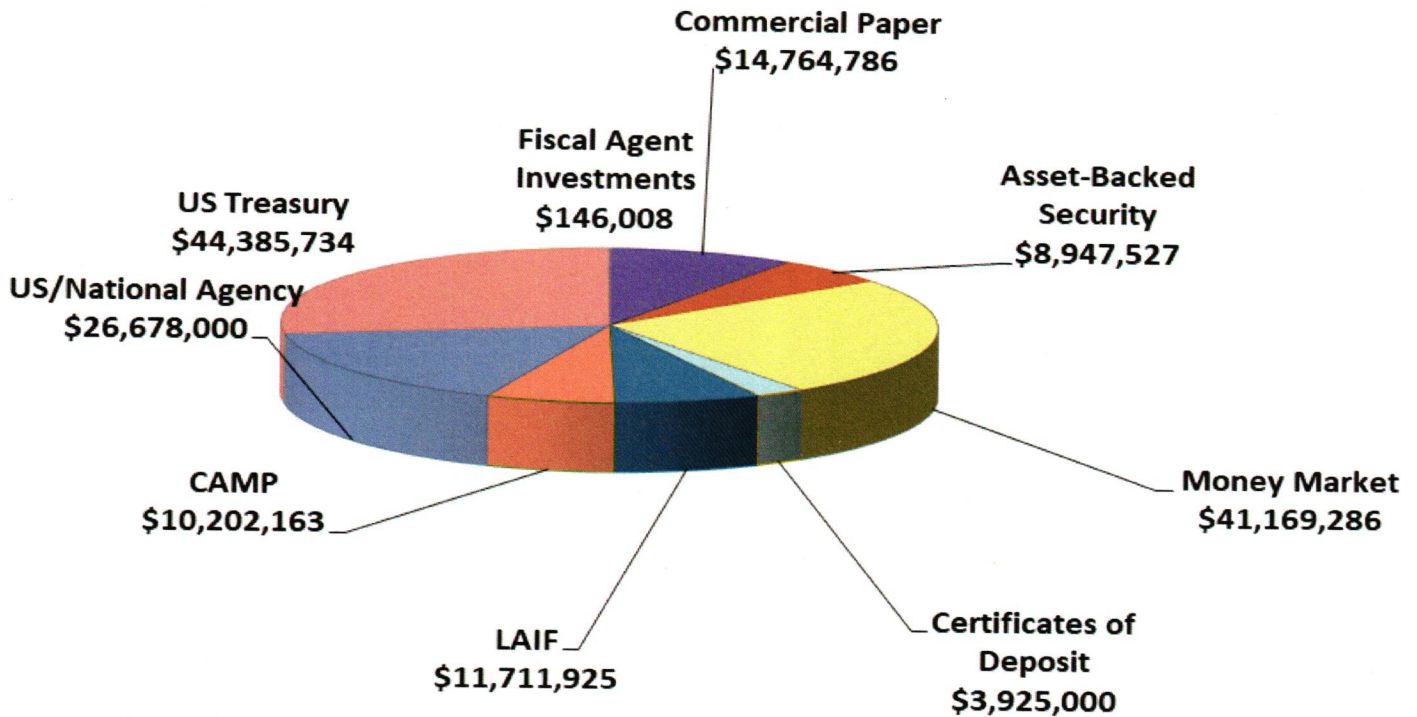
The City's *Statement of Investment Policy* (Policy) requires that the City Treasurer render, at least quarterly, an investment report to the City Council. The Policy also requires a monthly report of investment transactions to City Council. A monthly Treasurer's Report is provided with both reporting provisions of the Policy.

ATTACHMENTS

A. City Treasurer's Report

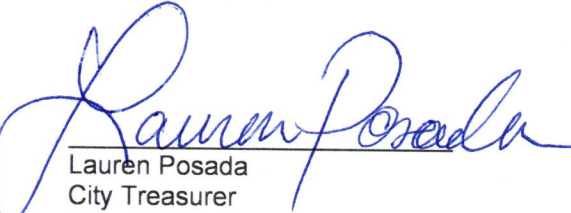
**CITY OF ANTIOCH
SUMMARY REPORT ON THE CITY'S INVESTMENTS**

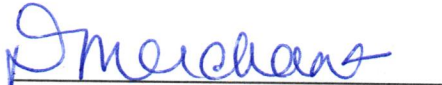
September 30, 2021



Total of City and Fiscal Agent Investments = \$161,930,429

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


Lauren Posada
City Treasurer


Dawn Merchant
Finance Director

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

	<u>Amount</u>
Antioch Public Financing Authority 2015 Bonds	2
Antioch Development Agency 2009 Tax Allocation Bonds	146,005
	<u>\$146,008</u>



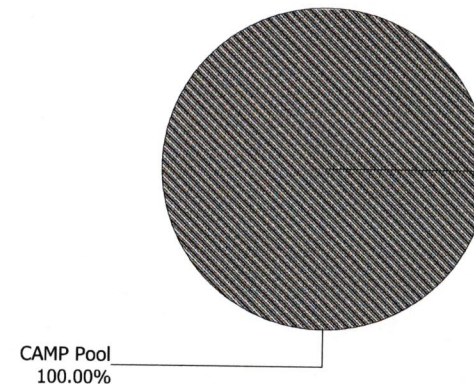
Account Statement - Transaction Summary

For the Month Ending **September 30, 2021**

City of Antioch - City of Antioch - 6090-001

CAMP Pool	
Opening Market Value	10,201,738.08
Purchases	424.90
Redemptions	0.00
Unsettled Trades	0.00
Change in Value	0.00
Closing Market Value	\$10,202,162.98
Cash Dividends and Income	424.90

Asset Summary		
	September 30, 2021	August 31, 2021
CAMP Pool	10,202,162.98	10,201,738.08
Total	\$10,202,162.98	\$10,201,738.08
Asset Allocation		





Managed Account Summary Statement

For the Month Ending **September 30, 2021**

CITY OF ANTIOCH, CA - 04380500

Transaction Summary - Managed Account

Opening Market Value	\$98,835,098.85
Maturities/Calls	(456,026.67)
Principal Dispositions	(2,925,983.74)
Principal Acquisitions	3,767,422.14
Unsettled Trades	0.00
Change in Current Value	(164,431.48)
Closing Market Value	\$99,056,079.10

Cash Transactions Summary - Managed Account

Maturities/Calls	14.56
Sale Proceeds	2,934,399.51
Coupon/Interest/Dividend Income	38,629.46
Principal Payments	456,012.15
Security Purchases	(3,768,405.12)
Net Cash Contribution	339,349.44
Reconciling Transactions	0.00

Earnings Reconciliation (Cash Basis) - Managed Account

Interest/Dividends/Coupons Received	47,045.27
Less Purchased Interest Related to Interest/Coupons	(982.98)
Plus Net Realized Gains/Losses	35,921.76
Total Cash Basis Earnings	\$81,984.05

Cash Balance

Closing Cash Balance	\$0.00
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Earnings Reconciliation (Accrual Basis)

	Total
Ending Amortized Value of Securities	98,701,047.11
Ending Accrued Interest	208,702.94
Plus Proceeds from Sales	2,934,399.51
Plus Proceeds of Maturities/Calls/Principal Payments	456,026.71
Plus Coupons/Dividends Received	38,629.46
Less Cost of New Purchases	(3,768,405.12)
Less Beginning Amortized Value of Securities	(98,294,738.85)
Less Beginning Accrued Interest	(174,823.95)
Total Accrual Basis Earnings	\$100,837.81



Portfolio Summary and Statistics

For the Month Ending **September 30, 2021**

CITY OF ANTIOCH, CA - 04380500

Account Summary

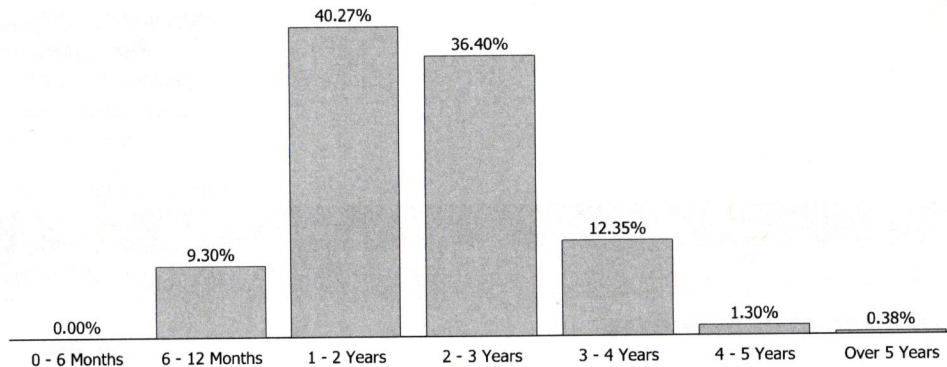
Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	44,155,000.00	44,541,699.05	44.97
Supra-National Agency Bond / Note	2,925,000.00	2,923,904.44	2.95
Municipal Bond / Note	2,735,000.00	2,742,367.90	2.77
Federal Agency Mortgage-Backed Security	357,461.46	381,010.00	0.38
Federal Agency Commercial Mortgage-Backed Security	1,651,787.84	1,674,624.26	1.69
Federal Agency Bond / Note	19,000,000.00	19,007,039.15	19.19
Corporate Note	14,151,000.00	14,374,262.98	14.51
Certificate of Deposit	3,925,000.00	3,972,183.53	4.01
Bank Note	425,000.00	446,355.83	0.45
Asset-Backed Security	8,948,321.36	8,992,631.96	9.08
Managed Account Sub-Total	98,273,570.66	99,056,079.10	100.00%
Accrued Interest		208,702.94	
Total Portfolio	98,273,570.66	99,264,782.04	

Unsettled Trades

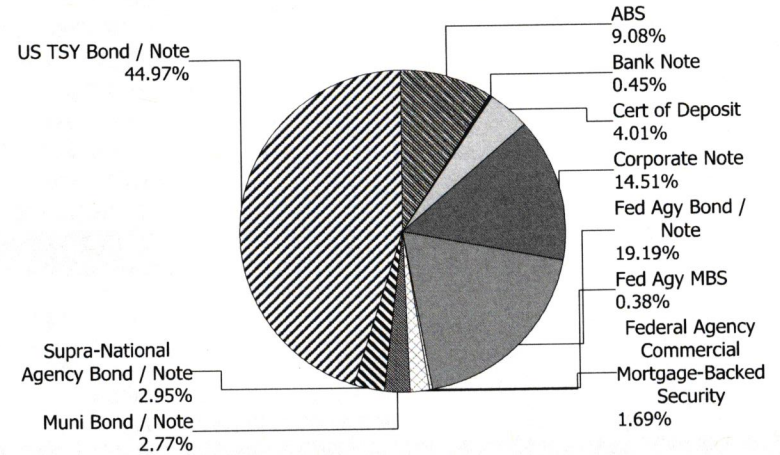
0.00

0.00

Maturity Distribution



Sector Allocation



Characteristics

Yield to Maturity at Cost	0.79%
Yield to Maturity at Market	0.47%
Weighted Average Days to Maturity	775



Managed Account Issuer Summary

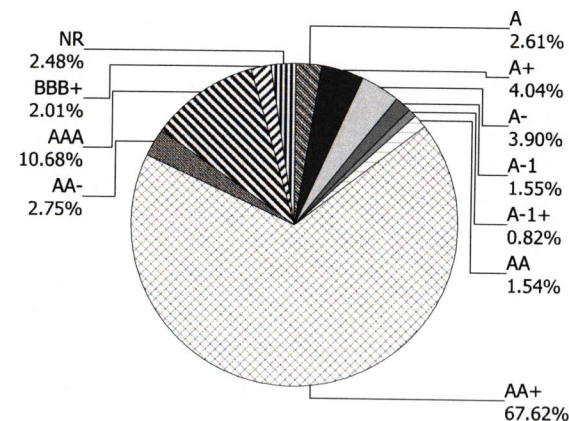
For the Month Ending September 30, 2021

CITY OF ANTIOCH, CA - 04380500

Issuer Summary

Issuer	Market Value of Holdings	Percent
ADOBE INC	331,112.28	0.33
ALLY AUTO RECEIVABLES TRUST	96,084.58	0.10
AMAZON.COM INC	1,289,364.59	1.30
AMERICAN HONDA FINANCE	325,027.63	0.33
APPLE INC	282,057.16	0.28
ASTRAZENECA PLC	494,967.33	0.50
BANK OF AMERICA CO	820,515.41	0.83
BMW FINANCIAL SERVICES NA LLC	380,419.53	0.38
BMW VEHICLE OWNER TRUST	195,401.13	0.20
BRISTOL-MYERS SQUIBB CO	590,706.79	0.60
BURLINGTON NORTHERN SANTA FE	239,958.68	0.24
CALIFORNIA DEPARTMENT OF WATER RESOURCES	450,117.00	0.45
CALIFORNIA EARTHQUAKE AUTHORITY	191,303.40	0.19
CAPITAL ONE FINANCIAL CORP	109,022.09	0.11
CARMAX AUTO OWNER TRUST	1,257,095.45	1.27
CATERPILLAR INC	473,163.65	0.48
CHARLES SCHWAB	301,090.50	0.30
CHEVRON CORPORATION	574,768.69	0.58
CITIGROUP INC	707,829.50	0.71
CLOROX COMPANY	356,802.60	0.36
COMCAST CORP	322,487.10	0.33
CREDIT SUISSE GROUP RK	727,172.10	0.73
DEERE & COMPANY	728,221.83	0.74
DISCOVER FINANCIAL SERVICES	600,115.29	0.61
DNB ASA	893,527.25	0.90
EXXON MOBIL CORP	466,551.00	0.47
FANNIE MAE	6,637,120.26	6.70
FIFTH THIRD AUTO TRUST	124,507.52	0.13
FLORIDA STATE BOARD OF ADMIN FIN CORP	237,498.05	0.24
FORD CREDIT AUTO OWNER TRUST	271,323.68	0.27
FREDDIE MAC	14,425,553.15	14.56
GENERAL DYNAMICS CORP	340,040.35	0.34

Credit Quality (S&P Ratings)





Managed Account Issuer Summary

For the Month Ending **September 30, 2021**

CITY OF ANTIOCH, CA - 04380500

Issuer	Market Value of Holdings	Percent
GM FINANCIAL CONSUMER AUTOMOBILE TRUST	294,712.48	0.30
GM FINANCIAL LEASINGTRUST	590,341.90	0.60
GOLDMAN SACHS GROUP INC	767,710.93	0.78
HARLEY-DAVIDSON MOTORCYCLE TRUST	324,731.65	0.33
HONDA AUTO RECEIVABLES	338,274.86	0.34
HYUNDAI AUTO RECEIVABLES	670,592.91	0.68
IBM CORP	320,988.30	0.32
INTER-AMERICAN DEVELOPMENT BANK	1,591,246.10	1.61
INTL BANK OF RECONSTRUCTION AND DEV	1,332,658.34	1.35
JP MORGAN CHASE & CO	886,171.80	0.89
KUBOTA CREDIT OWNER TRUST	559,517.11	0.56
LOS ANGELES COMMUNITY COLLEGE DISTRICT	234,931.85	0.24
MERCEDES-BENZ AUTO LEASE TRUST	125,186.38	0.13
MERCEDES-BENZ AUTO RECEIVABLES	315,871.51	0.32
MERCK & CO INC	238,163.18	0.24
MORGAN STANLEY	516,520.11	0.52
NESTLE SA	545,011.99	0.55
NEW JERSEY TURNPIKE AUTHORITY	195,565.50	0.20
NEW YORK ST URBAN DEVELOPMENT CORP	854,216.10	0.86
NISSAN AUTO LEASE TRUST	15,813.26	0.02
NISSAN AUTO RECEIVABLES	465,052.80	0.47
NORDEA BANK ABP	811,807.20	0.82
PACCAR FINANCIAL CORP	339,242.75	0.34
PEPSICO INC	216,706.46	0.22
PNC FINANCIAL SERVICES GROUP	446,355.83	0.45
SKANDINAVISKA ENSKILDA BANKEN AB	811,879.20	0.82
STATE OF CONNECTICUT	102,786.00	0.10
STATE OF MARYLAND	475,950.00	0.48
SUMITOMO MITSUI FINANCIAL GROUP INC	727,797.78	0.73
THE BANK OF NEW YORK MELLON CORPORATION	433,334.08	0.44
Toyota Lease Owner Trust	250,304.91	0.25
TOYOTA MOTOR CORP	1,169,466.70	1.18
UNILEVER PLC	175,271.95	0.18



Managed Account Issuer Summary

For the Month Ending **September 30, 2021**

CITY OF ANTIOCH, CA - 04380500

Issuer	Market Value of Holdings	Percent
UNITED STATES TREASURY	44,541,699.05	44.97
UNITEDHEALTH GROUP INC	323,826.75	0.33
VERIZON OWNER TRUST	1,279,422.89	1.29
VOLKSWAGEN AUTO LEASE TURST	144,152.90	0.15
VOLKSWAGEN OF AMERICA	110,868.67	0.11
WORLD OMNI AUTO REC TRUST	271,001.35	0.27
Total	\$99,056,079.10	100.00%



Managed Account Detail of Securities Held

For the Month Ending **September 30, 2021**

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY NOTES DTD 07/31/2017 1.875% 07/31/2022	9128282P4	800,000.00	AA+	Aaa	07/01/19	07/03/19	802,718.75	1.76	2,527.17	800,732.90	811,875.04
US TREASURY NOTES DTD 07/31/2017 1.875% 07/31/2022	9128282P4	1,650,000.00	AA+	Aaa	06/03/19	06/05/19	1,651,353.51	1.85	5,212.30	1,650,356.00	1,674,492.27
US TREASURY NOTES DTD 08/31/2017 1.625% 08/31/2022	9128282S8	1,350,000.00	AA+	Aaa	08/02/19	08/05/19	1,347,310.55	1.69	1,878.62	1,349,199.40	1,368,773.37
US TREASURY NOTES DTD 08/31/2017 1.625% 08/31/2022	9128282S8	1,700,000.00	AA+	Aaa	10/03/19	10/04/19	1,713,945.31	1.34	2,365.68	1,704,385.81	1,723,640.54
US TREASURY NOTES DTD 10/15/2019 1.375% 10/15/2022	912828YK0	450,000.00	AA+	Aaa	12/20/19	12/20/19	446,343.75	1.67	2,857.07	448,654.64	455,906.25
US TREASURY NOTES DTD 10/15/2019 1.375% 10/15/2022	912828YK0	1,000,000.00	AA+	Aaa	10/31/19	11/04/19	996,289.06	1.50	6,349.04	998,692.89	1,013,125.00
US TREASURY NOTES DTD 10/15/2019 1.375% 10/15/2022	912828YK0	3,150,000.00	AA+	Aaa	12/02/19	12/04/19	3,127,851.56	1.63	19,999.49	3,141,974.90	3,191,343.75
US TREASURY NOTES DTD 01/15/2020 1.500% 01/15/2023	912828Z29	1,200,000.00	AA+	Aaa	02/03/20	02/05/20	1,205,906.25	1.33	3,815.22	1,202,587.76	1,220,812.56
US TREASURY NOTES DTD 02/01/2016 1.750% 01/31/2023	912828P38	1,500,000.00	AA+	Aaa	01/02/20	01/06/20	1,506,093.75	1.61	4,422.55	1,502,647.33	1,531,640.70
US TREASURY NOTES DTD 02/15/2020 1.375% 02/15/2023	912828Z86	4,250,000.00	AA+	Aaa	03/02/20	03/04/20	4,323,876.96	0.78	7,463.49	4,284,402.81	4,320,390.63
US TREASURY NOTES DTD 08/01/2016 1.250% 07/31/2023	912828S92	464,000.00	AA+	Aaa	05/26/21	05/28/21	475,001.88	0.16	977.17	473,255.99	472,482.48
US TREASURY NOTES DTD 11/15/2020 0.250% 11/15/2023	91282CAW1	4,150,000.00	AA+	Aaa	12/01/20	12/03/20	4,153,890.63	0.22	3,918.82	4,152,799.66	4,144,164.27
US TREASURY NOTES DTD 01/15/2021 0.125% 01/15/2024	91282CBE0	3,175,000.00	AA+	Aaa	02/02/21	02/03/21	3,169,915.04	0.18	841.20	3,171,049.23	3,158,132.81
US TREASURY NOTES DTD 02/15/2021 0.125% 02/15/2024	91282CBM2	950,000.00	AA+	Aaa	02/23/21	02/25/21	947,328.13	0.22	151.67	947,864.97	944,656.25



Managed Account Detail of Securities Held

For the Month Ending **September 30, 2021**

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY NOTES DTD 02/15/2021 0.125% 02/15/2024	91282CBM2	2,200,000.00	AA+	Aaa	03/01/21	03/03/21	2,190,460.94	0.27	351.22	2,192,335.16	2,187,625.00
US TREASURY NOTES DTD 05/01/2017 2.000% 04/30/2024	912828X70	750,000.00	AA+	Aaa	04/01/21	04/05/21	787,236.33	0.37	6,277.17	781,290.48	780,468.75
US TREASURY N/B NOTES DTD 06/15/2021 0.250% 06/15/2024	91282CCG4	246,000.00	AA+	Aaa	06/22/21	06/24/21	244,568.20	0.45	181.48	244,698.60	244,616.25
US TREASURY N/B NOTES DTD 06/15/2021 0.250% 06/15/2024	91282CCG4	2,750,000.00	AA+	Aaa	07/01/21	07/07/21	2,732,167.97	0.47	2,028.68	2,733,595.86	2,734,531.25
US TREASURY N/B NOTES DTD 07/15/2021 0.375% 07/15/2024	91282CCL3	520,000.00	AA+	Aaa	08/05/21	08/09/21	519,939.06	0.38	413.32	519,942.08	518,537.50
US TREASURY N/B NOTES DTD 07/15/2021 0.375% 07/15/2024	91282CCL3	900,000.00	AA+	Aaa	08/09/21	08/10/21	899,050.78	0.41	715.35	899,096.91	897,468.75
US TREASURY N/B NOTES DTD 07/15/2021 0.375% 07/15/2024	91282CCL3	4,350,000.00	AA+	Aaa	08/04/21	08/06/21	4,355,097.66	0.33	3,457.54	4,354,831.86	4,337,765.63
US TREASURY N/B NOTES DTD 08/15/2021 0.375% 08/15/2024	91282CCT6	1,100,000.00	AA+	Aaa	09/01/21	09/03/21	1,098,796.88	0.41	526.83	1,098,828.16	1,096,218.75
US TREASURY NOTES DTD 10/31/2019 1.500% 10/31/2024	912828YM6	3,000,000.00	AA+	Aaa	05/04/21	05/06/21	3,109,570.31	0.44	18,831.52	3,096,841.58	3,088,125.00
US TREASURY NOTES DTD 11/30/2019 1.500% 11/30/2024	912828YV6	800,000.00	AA+	Aaa	06/15/21	06/17/21	829,093.75	0.44	4,032.79	826,650.06	823,500.00
US TREASURY NOTES DTD 11/30/2019 1.500% 11/30/2024	912828YV6	1,750,000.00	AA+	Aaa	06/02/21	06/07/21	1,814,941.41	0.42	8,821.72	1,809,019.08	1,801,406.25
Security Type Sub-Total		44,155,000.00					44,448,748.42	0.74	108,417.11	44,385,734.12	44,541,699.05
Supra-National Agency Bond / Note											
INTL BK OF RECON AND DEV NOTE DTD 04/20/2021 0.125% 04/20/2023	459058JV6	665,000.00	AAA	Aaa	04/13/21	04/20/21	663,623.45	0.23	371.75	663,932.70	663,932.01
INTER-AMERICAN DEVEL BK NOTES DTD 04/24/2020 0.500% 05/24/2023	4581X0DM7	665,000.00	AAA	Aaa	04/17/20	04/24/20	664,773.90	0.51	1,172.99	664,879.41	667,725.17



Managed Account Detail of Securities Held

For the Month Ending **September 30, 2021**

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Supra-National Agency Bond / Note											
INTL BK RECON & DEVELOP NOTES DTD 11/24/2020 0.250% 11/24/2023	459058JM6	670,000.00	AAA	Aaa	11/17/20	11/24/20	668,559.50	0.32	590.90	668,968.63	668,726.33
INTER-AMERICAN DEVEL BK NOTES DTD 09/23/2021 0.500% 09/23/2024	4581X0DZ8	925,000.00	AAA	Aaa	09/15/21	09/23/21	924,315.50	0.52	102.78	924,320.50	923,520.93
Security Type Sub-Total		2,925,000.00					2,921,272.35	0.41	2,238.42	2,922,101.24	2,923,904.44
Municipal Bond / Note											
CA ST EARTHQUAKE AUTH TXBL REV BONDS DTD 11/24/2020 1.327% 07/01/2022	13017HAJ5	190,000.00	NR	NR	11/13/20	11/24/20	190,000.00	1.33	630.33	190,000.00	191,303.40
NY ST URBAN DEV CORP TXBL REV BONDS DTD 12/23/2020 0.480% 03/15/2023	650036DR4	215,000.00	AA+	NR	12/16/20	12/23/20	215,000.00	0.48	45.87	215,000.00	215,425.70
CT ST TXBL GO BONDS DTD 06/11/2020 2.000% 07/01/2023	20772KJV2	100,000.00	A+	Aa3	05/29/20	06/11/20	100,597.00	1.80	500.00	100,341.60	102,786.00
LOS ANGELES CCD, CA TXBL GO BONDS DTD 11/10/2020 0.444% 08/01/2023	54438CYH9	235,000.00	AA+	Aaa	10/30/20	11/10/20	235,000.00	0.44	173.90	235,000.00	234,931.85
MD ST TXBL GO BONDS DTD 08/05/2020 0.410% 08/01/2023	574193TP3	475,000.00	AAA	Aaa	07/23/20	08/05/20	475,000.00	0.41	324.58	475,000.00	475,950.00
CA ST DEPT WTR RES WTR SYS TXBL REV BONDS DTD 08/06/2020 0.414% 12/01/2023	13067WRA2	450,000.00	AAA	Aa1	07/30/20	08/06/20	450,000.00	0.41	621.00	450,000.00	450,117.00
NY ST URBAN DEV CORP TXBL REV BONDS DTD 12/23/2020 0.620% 03/15/2024	650036DS2	640,000.00	AA+	NR	12/16/20	12/23/20	640,000.00	0.62	176.36	640,000.00	638,790.40
NJ TURNPIKE AUTHORITY TXBL REV BONDS DTD 02/04/2021 0.897% 01/01/2025	646140DN0	195,000.00	A+	A2	01/22/21	02/04/21	195,000.00	0.90	437.29	195,000.00	195,565.50
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	235,000.00	AA	Aa3	09/03/20	09/16/20	235,000.00	1.26	739.08	235,000.00	237,498.05
Security Type Sub-Total		2,735,000.00					2,735,597.00	0.69	3,648.41	2,735,341.60	2,742,367.90



Managed Account Detail of Securities Held

For the Month Ending **September 30, 2021**

CITY OF ANTIOCH, CA - 04380500

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Mortgage-Backed Security												
FN BM4614 DTD 10/01/2018 3.000% 03/01/2033		3140J9DU2	357,461.46	AA+	Aaa	08/03/21	08/17/21	380,919.87	2.35	893.65	380,669.36	381,010.00
Security Type Sub-Total			357,461.46					380,919.87	2.35	893.65	380,669.36	381,010.00
Federal Agency Commercial Mortgage-Backed Security												
FHLMC MULTIFAMILY STRUCTURED P DTD 11/01/2015 2.716% 06/01/2022		3137BLUR7	359,666.31	AA+	Aaa	03/13/19	03/18/19	359,218.83	2.76	814.04	359,573.45	363,057.61
FHLMC MULTIFAMILY STRUCTURED P DTD 12/01/2012 2.355% 07/01/2022		3137AVXN2	354,862.68	AA+	Aaa	06/12/19	06/17/19	356,165.69	2.23	696.42	355,183.15	359,215.35
FHLMC MULTIFAMILY STRUCTURED P DTD 05/01/2013 2.510% 11/01/2022		3137B1BS0	375,000.00	AA+	Aaa	08/13/19	08/16/19	381,210.94	1.98	784.38	377,096.79	382,338.23
FNA 2013-M7 A2 DTD 05/01/2013 2.280% 12/01/2022		3136AEGO4	174,360.08	AA+	Aaa	09/11/19	09/16/19	175,446.52	2.08	331.28	174,754.98	176,318.71
FNA 2013-M7 A2 DTD 05/01/2013 2.280% 12/01/2022		3136AEGO4	230,970.50	AA+	Aaa	09/04/19	09/09/19	233,996.44	1.86	438.85	232,063.84	233,565.05
FHMS KP05 A DTD 12/01/2018 3.203% 07/01/2023		3137FKK39	30,816.61	AA+	Aaa	12/07/18	12/17/18	30,816.52	3.20	82.25	30,816.58	31,631.56
FHMS KJ27 A1 DTD 11/01/2019 2.092% 07/01/2024		3137FO3V3	126,111.66	AA+	Aaa	11/20/19	11/26/19	126,108.66	2.09	219.85	126,109.87	128,497.75
Security Type Sub-Total			1,651,787.84					1,662,963.60	2.23	3,367.07	1,655,598.66	1,674,624.26
Federal Agency Bond / Note												
FREDDIE MAC NOTES DTD 04/20/2020 0.375% 04/20/2023		3137EAE08	2,200,000.00	AA+	Aaa	04/17/20	04/20/20	2,194,500.00	0.46	3,689.58	2,197,157.08	2,205,308.60
FREDDIE MAC NOTES DTD 05/07/2020 0.375% 05/05/2023		3137EAER6	950,000.00	AA+	Aaa	06/03/20	06/04/20	950,760.00	0.35	1,444.79	950,414.61	952,202.10
FREDDIE MAC NOTES DTD 05/07/2020 0.375% 05/05/2023		3137EAER6	1,655,000.00	AA+	Aaa	05/05/20	05/07/20	1,654,304.90	0.39	2,516.98	1,654,630.51	1,658,836.29



Managed Account Detail of Securities Held

For the Month Ending **September 30, 2021**

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Bond / Note											
FANNIE MAE NOTES DTD 05/22/2020 0.250% 05/22/2023	3135G04Q3	925,000.00	AA+	Aaa	06/03/20	06/04/20	922,003.00	0.36	828.64	923,343.62	925,314.50
FANNIE MAE NOTES DTD 05/22/2020 0.250% 05/22/2023	3135G04Q3	1,750,000.00	AA+	Aaa	05/20/20	05/22/20	1,744,732.50	0.35	1,567.71	1,747,123.32	1,750,595.00
FREDDIE MAC NOTES DTD 06/26/2020 0.250% 06/26/2023	3137EAES4	1,620,000.00	AA+	Aaa	06/24/20	06/26/20	1,615,269.60	0.35	1,068.75	1,617,265.44	1,620,301.32
FANNIE MAE NOTES DTD 07/10/2020 0.250% 07/10/2023	3135G05G4	1,375,000.00	AA+	Aaa	10/07/20	10/08/20	1,374,505.00	0.26	773.44	1,374,681.33	1,375,137.50
FANNIE MAE NOTES DTD 07/10/2020 0.250% 07/10/2023	3135G05G4	1,795,000.00	AA+	Aaa	07/08/20	07/10/20	1,791,140.75	0.32	1,009.69	1,792,719.69	1,795,179.50
FREDDIE MAC NOTES DTD 08/21/2020 0.250% 08/24/2023	3137EAEV7	700,000.00	AA+	Aaa	08/25/20	08/26/20	698,936.00	0.30	179.86	699,326.36	699,809.60
FREDDIE MAC NOTES DTD 08/21/2020 0.250% 08/24/2023	3137EAEV7	1,275,000.00	AA+	Aaa	08/19/20	08/21/20	1,273,699.50	0.28	327.61	1,274,180.38	1,274,653.20
FREDDIE MAC NOTES DTD 09/04/2020 0.250% 09/08/2023	3137EAEW5	735,000.00	AA+	Aaa	09/02/20	09/04/20	735,134.22	0.24	117.40	735,086.35	734,512.70
FREDDIE MAC NOTES DTD 09/04/2020 0.250% 09/08/2023	3137EAEW5	1,165,000.00	AA+	Aaa	09/02/20	09/04/20	1,164,615.55	0.26	186.08	1,164,752.68	1,164,227.60
FREDDIE MAC NOTES DTD 09/04/2020 0.250% 09/08/2023	3137EAEW5	1,300,000.00	AA+	Aaa	10/07/20	10/08/20	1,299,584.00	0.26	207.64	1,299,723.84	1,299,138.10
FREDDIE MAC NOTES DTD 12/04/2020 0.250% 12/04/2023	3137EAF2	1,555,000.00	AA+	Aaa	12/02/20	12/04/20	1,553,460.55	0.28	1,263.44	1,553,883.72	1,551,823.14
Security Type Sub-Total		19,000,000.00					18,972,645.57	0.33	15,181.61	18,984,288.93	19,007,039.15
Corporate Note											
CLOROX COMPANY CORP NOTE (CALLABLE) DTD 09/13/2012 3.050% 09/15/2022	189054AT6	350,000.00	A-	Baa1	05/07/20	05/11/20	366,002.00	1.07	474.44	355,375.84	356,802.60



Managed Account Detail of Securities Held

For the Month Ending September 30, 2021

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
BANK OF NY MELLON CORP NOTES (CALLABLE) DTD 01/28/2020 1.850% 01/27/2023	06406RAM9	200,000.00	A	A1	01/21/20	01/28/20	199,860.00	1.87	657.78	199,938.25	203,860.40
ADOBE INC CORP NOTE DTD 02/03/2020 1.700% 02/01/2023	00724PAA7	100,000.00	A+	A2	01/22/20	02/03/20	99,863.00	1.75	283.33	99,938.89	101,880.70
ADOBE INC CORP NOTE DTD 02/03/2020 1.700% 02/01/2023	00724PAA7	225,000.00	A+	A2	01/23/20	02/03/20	224,948.25	1.71	637.50	224,976.92	229,231.58
EXXON MOBIL CORPORATION CORPORATE NOTES DTD 04/15/2020 1.571% 04/15/2023	30231GBL5	225,000.00	AA-	Aa2	05/11/20	05/13/20	227,902.50	1.12	1,629.91	226,526.06	229,261.95
PEPSICO INC CORPORATE NOTES DTD 05/01/2020 0.750% 05/01/2023	713448EY0	215,000.00	A+	A1	04/29/20	05/01/20	214,574.30	0.82	671.88	214,775.68	216,706.46
CHEVRON CORP CORPORATE NOTES DTD 05/11/2020 1.141% 05/11/2023	166764BV1	130,000.00	AA-	Aa2	05/07/20	05/11/20	130,000.00	1.14	576.84	130,000.00	131,811.16
APPLE INC CORPORATE NOTES DTD 05/11/2020 0.750% 05/11/2023	037833DV9	280,000.00	AA+	Aa1	05/04/20	05/11/20	279,238.40	0.84	816.67	279,591.73	282,057.16
GENERAL DYNAMICS CORP NOTES DTD 05/11/2018 3.375% 05/15/2023	369550BD9	325,000.00	A-	A2	05/11/20	05/13/20	347,642.75	1.02	4,143.75	336,904.95	340,040.35
AMAZON.COM INC CORPORATE NOTES DTD 06/03/2020 0.400% 06/03/2023	023135BP0	475,000.00	AA	A1	06/01/20	06/03/20	474,335.00	0.45	622.78	474,629.54	475,991.33
PACCAR FINANCIAL CORP CORPORATE NOTES DTD 06/08/2020 0.800% 06/08/2023	69371RQ82	75,000.00	A+	A1	06/01/20	06/08/20	74,895.75	0.85	188.33	74,941.45	75,488.78
CHEVRON CORP DTD 06/24/2013 3.191% 06/24/2023	166764AH3	425,000.00	AA-	Aa2	02/25/20	02/27/20	446,560.25	1.62	3,654.14	436,215.60	442,957.53
JOHN DEERE CAPITAL CORP CORPORATE NOTES DTD 06/04/2020 0.700% 07/05/2023	24422EVH9	220,000.00	A	A2	06/01/20	06/04/20	219,819.60	0.73	367.89	219,897.14	221,319.34



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Corporate Note											
TOYOTA MOTOR CREDIT CORP CORPORATE NOTES DTD 05/26/2020 1.350% 08/25/2023	89236THA6	150,000.00	A+	A1	05/20/20	05/26/20	149,944.50	1.36	202.50	149,967.57	152,803.80
BRISTOL-MYERS SQUIBB CO (CALLABLE) CORP DTD 11/13/2020 0.537% 11/13/2023	110122DT2	425,000.00	A+	A2	11/09/20	11/13/20	425,000.00	0.54	874.86	425,000.00	425,049.30
GOLDMAN SACHS GROUP INC CORPORATE NOTES DTD 11/19/2020 0.627% 11/17/2023	38141GXL3	275,000.00	BBB+	A2	11/16/20	11/19/20	275,000.00	0.63	641.80	275,000.00	275,353.65
JOHN DEERE CAPITAL CORP CORPORATE NOTES DTD 03/04/2021 0.450% 01/17/2024	24422EVN6	380,000.00	A	A2	03/01/21	03/04/21	379,730.20	0.48	351.50	379,784.47	377,811.58
IBM CORP NOTES DTD 02/12/2014 3.625% 02/12/2024	459200HU8	300,000.00	A-	A2	10/02/20	10/06/20	329,799.00	0.62	1,480.21	321,034.59	320,988.30
GOLDMAN SACHS CORP NOTES DTD 03/03/2014 4.000% 03/03/2024	38141GVM3	225,000.00	BBB+	A2	01/21/21	01/25/21	248,004.00	0.67	700.00	242,948.40	242,396.78
CHARLES SCHWAB CORP NOTES (CALLABLE) DTD 03/18/2021 0.750% 03/18/2024	808513BN4	300,000.00	A	A2	03/16/21	03/18/21	299,850.00	0.77	81.25	299,876.96	301,090.50
MORGAN STANLEY CORP NOTES (CALLABLE) DTD 04/22/2021 0.731% 04/05/2024	61772BAA1	175,000.00	BBB+	A1	04/19/21	04/22/21	175,000.00	0.73	565.00	175,000.00	175,448.53
COMCAST CORP (CALLABLE) CORPORATE NOTES DTD 10/05/2018 3.700% 04/15/2024	20030NCR0	300,000.00	A-	A3	05/07/20	05/11/20	328,677.00	1.20	5,118.33	318,300.99	322,487.10
MORGAN STANLEY CORP NOTES DTD 04/24/2018 3.737% 04/24/2024	61744YAO1	325,000.00	BBB+	A1	10/02/20	10/06/20	349,755.25	1.52	5,296.68	342,878.79	341,071.58
AMAZON.COM INC CORPORATE NOTES DTD 05/12/2021 0.450% 05/12/2024	023135BW5	815,000.00	AA	A1	05/10/21	05/12/21	813,810.10	0.50	1,416.06	813,964.27	813,373.26



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Corporate Note											
CITIGROUP INC CORPORATE NOTES DTD 05/14/2020 1.678% 05/15/2024	172967MR9	50,000.00	BBB+	A3	10/02/20	10/06/20	51,235.50	0.98	316.96	50,897.78	50,997.55
CITIGROUP INC CORPORATE NOTES DTD 05/14/2020 1.678% 05/15/2024	172967MR9	300,000.00	BBB+	A3	05/07/20	05/14/20	300,000.00	1.68	1,901.73	300,000.00	305,985.30
UNITEDHEALTH GROUP INC (CALLABLE) CORP N DTD 05/19/2021 0.550% 05/15/2024	91324PEB4	325,000.00	A+	A3	05/17/21	05/19/21	324,662.00	0.59	655.42	324,703.79	323,826.75
CATERPILLAR FINL SERVICE CORPORATE NOTES DTD 05/17/2021 0.450% 05/17/2024	14913R2L0	475,000.00	A	A2	05/10/21	05/17/21	474,363.50	0.50	795.63	474,443.06	473,163.65
ASTRAZENECA FINANCE LLC (CALLABLE) CORP DTD 05/28/2021 0.700% 05/28/2024	04636NAC7	495,000.00	A-	A3	05/25/21	05/28/21	494,955.45	0.70	1,183.88	494,960.57	494,967.33
JOHN DEERE CAPITAL CORP CORPORATE NOTES DTD 06/10/2021 0.450% 06/07/2024	24422EVO9	130,000.00	A	A2	06/07/21	06/10/21	129,837.50	0.49	180.38	129,854.30	129,090.91
BANK OF AMERICA CORP NOTES DTD 07/23/2018 3.864% 07/23/2024	06051GHL6	100,000.00	A-	A2	09/28/20	10/01/20	108,415.00	1.58	729.87	106,255.12	105,749.30
BANK OF AMERICA CORP NOTES DTD 07/23/2018 3.864% 07/23/2024	06051GHL6	225,000.00	A-	A2	08/21/20	08/25/20	245,362.50	1.47	1,642.20	239,751.20	237,935.93
BRISTOL MYERS SQUIBB CO CORP NOTES (CALL DTD 01/26/2020 2.900% 07/26/2024	110122CM8	156,000.00	A+	A2	10/05/20	10/07/20	168,899.64	0.69	816.83	165,489.50	165,657.49
PACCAR FINANCIAL CORP CORPORATE NOTES DTD 08/09/2021 0.500% 08/09/2024	69371RR40	265,000.00	A+	A1	08/03/21	08/09/21	264,856.90	0.52	191.39	264,863.82	263,753.97
AMERICAN HONDA FINANCE CORPORATE NOTES DTD 09/09/2021 0.750% 08/09/2024	02665WDY4	325,000.00	A-	A3	09/07/21	09/09/21	324,785.50	0.77	148.96	324,789.93	325,027.63



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Corporate Note											
UNILEVER CAPITAL CORP (CALLABLE) CORPORA DTD 08/12/2021 0.626% 08/12/2024	904764BN6	175,000.00	A+	A1	08/09/21	08/12/21	175,000.00	0.63	149.11	175,000.00	175,271.95
BMW US CAPITAL LLC CORPORATE NOTES DTD 08/12/2021 0.750% 08/12/2024	05565EBU8	205,000.00	A	A2	08/09/21	08/12/21	204,981.55	0.75	209.27	204,982.39	205,294.79
GOLDMAN SACHS GROUP INC CORPORATE NOTES DTD 06/10/2021 0.657% 09/10/2024	38141GYE8	250,000.00	BBB+	A2	06/07/21	06/10/21	250,000.00	0.66	95.81	250,000.00	249,960.50
TOYOTA MOTOR CREDIT CORP CORPORATE NOTES DTD 09/13/2021 0.625% 09/13/2024	89236TJN6	250,000.00	A+	A1	09/08/21	09/13/21	249,882.50	0.64	78.13	249,884.43	249,381.00
NESTLE HOLDINGS INC CORP NOTES (CALLABLE) DTD 09/14/2021 0.606% 09/14/2024	641062AU8	545,000.00	AA-	Aa3	09/07/21	09/14/21	545,000.00	0.61	155.96	545,000.00	545,011.99
BANK OF AMERICA CORP (CALLABLE) CORPORAT DTD 10/21/2020 0.810% 10/24/2024	06051GJH3	475,000.00	A-	A2	10/16/20	10/21/20	475,000.00	0.81	1,677.94	475,000.00	476,830.18
MERCK & CO INC CORP NOTES DTD 02/10/2015 2.750% 02/10/2025	58933YAR6	225,000.00	A+	A1	03/09/21	03/11/21	240,104.25	1.00	876.56	237,804.80	238,163.18
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	350,000.00	A+	A1	09/23/21	09/27/21	359,698.50	0.96	840.00	359,667.09	359,170.00
JPMORGAN CHASE & CO CORP NOTES (CALLABLE) DTD 02/16/2021 0.563% 02/16/2025	46647PBY1	295,000.00	A-	A2	02/09/21	02/16/21	295,000.00	0.56	207.61	295,000.00	293,522.05
EXXON MOBIL CORP CORPORATE NT (CALLABLE) DTD 03/06/2015 2.709% 03/06/2025	30231GAF9	225,000.00	AA-	Aa2	03/26/21	03/30/21	238,932.00	1.10	423.28	237,018.55	237,289.05



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Corporate Note											
BURLINGTN NORTH SANTA FE CORP NOTES (CAL DTD 03/09/2015 3.000% 04/01/2025	12189LAV3	225,000.00	AA-	A3	03/05/21	03/09/21	242,156.25	1.08	3,375.00	239,620.96	239,958.68
BANK OF NY MELLON (CALLABLE) CORP NOTES DTD 04/24/2020 1.600% 04/24/2025	06406RAN7	225,000.00	A	A1	03/09/21	03/11/21	230,337.00	1.01	1,570.00	229,598.36	229,473.68
CITIGROUP INC CORPORATE NOTES DTD 05/04/2021 0.981% 05/01/2025	172967MX6	350,000.00	BBB+	A3	04/28/21	05/04/21	350,917.00	0.91	1,402.01	350,822.66	350,846.65
JPMORGAN CHASE & CO CORPORATE NOTES DTD 06/01/2021 0.824% 06/01/2025	46647PCH7	595,000.00	A-	A2	05/24/21	06/01/21	595,000.00	0.82	1,634.27	595,000.00	592,649.75
Security Type Sub-Total		14,151,000.00					14,419,594.39	0.87	52,711.63	14,337,876.40	14,374,262.98
Certificate of Deposit											
SUMITOMO MITSUI BANK NY CERT DEPOS DTD 07/14/2020 0.700% 07/08/2022	86565CKU2	725,000.00	A-1	P-1	07/10/20	07/14/20	725,000.00	0.70	1,198.26	725,000.00	727,797.78
NORDEA BANK ABP NEW YORK CERT DEPOS DTD 08/29/2019 1.850% 08/26/2022	65558TLL7	800,000.00	A-1+	P-1	08/27/19	08/29/19	800,000.00	1.84	1,480.00	800,000.00	811,807.20
SKANDINAV ENSKILDA BANK LT CD DTD 09/03/2019 1.860% 08/26/2022	83050PDR7	800,000.00	A-1	P-1	08/29/19	09/03/19	800,000.00	1.85	1,488.00	800,000.00	811,879.20
DNB BANK ASA/NY LT CD DTD 12/06/2019 2.040% 12/02/2022	23341VZT1	875,000.00	AA-	Aa2	12/04/19	12/06/19	875,000.00	2.03	5,999.58	875,000.00	893,527.25
CREDIT SUISSE NEW YORK CERT DEPOS DTD 03/23/2021 0.590% 03/17/2023	22552G3C2	725,000.00	A+	A1	03/19/21	03/23/21	725,000.00	0.59	2,281.33	725,000.00	727,172.10
Security Type Sub-Total		3,925,000.00					3,925,000.00	1.45	12,447.17	3,925,000.00	3,972,183.53
Bank Note											
PNC BANK NA CORP NOTES DTD 06/08/2018 3.500% 06/08/2023	69353RFL7	425,000.00	A	A2	03/06/20	03/10/20	454,818.00	1.28	4,669.10	426,909.53	446,355.83



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Security Type Sub-Total		425,000.00					454,818.00	1.28	4,669.10	426,909.53	446,355.83
Asset-Backed Security											
NALT 2019-B A3 DTD 07/24/2019 2.270% 07/15/2022	65478LAD1	15,803.84	AAA	Aaa	07/16/19	07/24/19	15,802.94	2.27	15.94	15,803.60	15,813.26
VWALT 2019-A A3 DTD 10/04/2019 1.990% 11/21/2022	92867XAD8	143,618.57	AAA	NR	10/01/19	10/04/19	143,616.30	1.99	87.33	143,617.74	144,152.90
HART 2018-B A3 DTD 12/12/2018 3.200% 12/15/2022	44933AAC1	35,172.68	AAA	Aaa	12/04/18	12/12/18	35,172.26	3.20	50.02	35,172.55	35,269.49
HAROT 2018-4 A3 DTD 11/28/2018 3.160% 01/15/2023	43815AAC6	156,064.89	AAA	Aaa	11/20/18	11/28/18	156,041.56	3.16	219.18	156,057.61	157,006.60
TOYOTA AUTO RECEIVABLES OWNER DTD 11/07/2018 3.180% 03/15/2023	89231PAD0	86,959.27	AAA	Aaa	10/31/18	11/07/18	86,940.47	3.19	122.90	86,953.00	87,535.68
HAROT 2019-1 A3 DTD 02/27/2019 2.830% 03/20/2023	43814WAC9	44,438.53	AAA	NR	02/19/19	02/27/19	44,437.34	2.83	45.41	44,438.10	44,802.91
VALET 2018-2 A3 DTD 11/21/2018 3.250% 04/20/2023	92869BAD4	110,168.90	AAA	Aaa	11/15/18	11/21/18	110,164.26	3.25	109.40	110,167.27	110,868.67
CARMAX AUTO OWNER TRUST DTD 07/25/2018 3.130% 06/15/2023	14313FAD1	72,269.43	AAA	NR	07/18/18	07/25/18	72,259.58	3.13	100.53	72,266.00	72,705.02
HYUNDAI AUTO RECEIVABLES TRUST DTD 04/10/2019 2.660% 06/15/2023	44932NAD2	124,041.76	AAA	NR	04/03/19	04/10/19	124,025.43	2.66	146.64	124,035.11	124,939.29
NAROT 2018-C A3 DTD 12/12/2018 3.220% 06/15/2023	65478NAD7	245,695.91	AAA	Aaa	12/04/18	12/12/18	245,648.83	3.22	351.62	245,678.12	247,635.38
HAROT 2019-3 A3 DTD 08/27/2019 1.780% 08/15/2023	43815NAC8	135,460.02	AAA	Aaa	08/20/19	08/27/19	135,458.89	1.78	107.16	135,459.49	136,465.35
GMALT 2020-3 A3 DTD 09/29/2020 0.450% 08/21/2023	362569AC9	230,000.00	AAA	Aaa	09/22/20	09/29/20	229,977.97	0.45	31.63	229,985.63	230,358.46
ALLYA 2019-1 A3 DTD 02/13/2019 2.910% 09/15/2023	02004WAC5	95,310.77	NR	Aaa	02/05/19	02/13/19	95,299.25	2.91	123.27	95,305.86	96,084.58
CARMAX AUTO OWNER TRUST DTD 10/24/2018 3.360% 09/15/2023	14315EAC4	105,604.42	AAA	NR	10/17/18	10/24/18	105,603.45	3.36	157.70	105,604.03	106,733.63



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Asset-Backed Security											
FORDO 2019-A A3 DTD 03/22/2019 2.780% 09/15/2023	34533FAD3	268,971.52	NR	Aaa	03/19/19	03/22/19	268,926.26	2.78	332.33	268,951.79	271,323.68
NAROT 2019-A A3 DTD 02/13/2019 2.900% 10/15/2023	65479KAD2	215,400.84	NR	Aaa	02/05/19	02/13/19	215,368.21	2.90	277.63	215,386.60	217,417.42
COPAR 2019-1 A3 DTD 05/30/2019 2.510% 11/15/2023	14042WAC4	108,049.72	AAA	Aaa	05/21/19	05/30/19	108,027.83	2.51	120.54	108,039.31	109,022.09
MBALT 2020-B A3 DTD 09/23/2020 0.400% 11/15/2023	58769EAC2	125,000.00	AAA	NR	09/15/20	09/23/20	124,993.66	0.40	22.22	124,995.72	125,186.38
GMCAR 2019-1 A3 DTD 01/16/2019 2.970% 11/16/2023	36256XAD4	120,454.92	NR	Aaa	01/08/19	01/16/19	120,441.59	2.97	149.06	120,449.06	121,359.84
FIFTH THIRD AUTO TRUST DTD 05/08/2019 2.640% 12/15/2023	31680YAD9	123,470.14	AAA	Aaa	04/30/19	05/08/19	123,443.00	2.65	144.87	123,457.15	124,507.52
BMWLT 2021-1 A3 DTD 03/10/2021 0.290% 01/25/2024	05591RAC8	175,000.00	AAA	Aaa	03/02/21	03/10/21	174,994.45	0.29	8.46	174,995.53	175,124.74
HDMOT 2019-A A3 DTD 06/26/2019 2.340% 02/15/2024	41284WAC4	162,657.46	NR	Aaa	06/19/19	06/26/19	162,644.86	2.34	169.16	162,651.02	163,836.12
GMCAR 2019-2 A3 DTD 04/17/2019 2.650% 02/16/2024	36257FAD2	171,838.72	AAA	Aaa	04/09/19	04/17/19	171,824.74	2.65	189.74	171,831.85	173,352.64
CARMX 2019-2 A3 DTD 04/17/2019 2.680% 03/15/2024	14316LAC7	157,306.36	AAA	NR	04/09/19	04/17/19	157,290.28	2.68	187.37	157,298.33	159,394.02
TLOT 2021-A A3 DTD 04/21/2021 0.390% 04/22/2024	89238EAC0	250,000.00	AAA	Aaa	04/13/21	04/21/21	249,970.83	0.39	29.79	249,975.16	250,304.91
VZOT 2019-C A1A DTD 10/08/2019 1.940% 04/22/2024	92348AAA3	555,000.00	AAA	NR	10/01/19	10/08/19	554,957.21	1.94	328.99	554,975.90	560,459.15
GMALT 2021-2 A3 DTD 05/26/2021 0.340% 05/20/2024	380144AC9	360,000.00	AAA	NR	05/18/21	05/26/21	359,943.48	0.35	37.40	359,950.12	359,983.44
VZOT 2020-A A1A DTD 01/29/2020 1.850% 07/22/2024	92348TAA2	215,000.00	AAA	Aaa	01/21/20	01/29/20	214,974.82	1.85	121.53	214,984.22	217,826.69



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Asset-Backed Security											
HDMOT 2020-A A3 DTD 01/29/2020 1.870% 10/15/2024	41284UAD6	159,562.69	AAA	Aaa	01/21/20	01/29/20	159,527.89	1.87	132.61	159,540.24	160,895.53
TAOT 2020-C A3 DTD 07/27/2020 0.440% 10/15/2024	89237VAB5	320,000.00	AAA	Aaa	07/21/20	07/27/20	319,975.36	0.44	62.58	319,982.25	320,576.22
DCENT 2019-A3 A DTD 10/31/2019 1.890% 10/15/2024	254683CM5	330,000.00	NR	Aaa	10/24/19	10/31/19	329,929.12	1.89	277.20	329,956.56	335,793.88
BMWOT 2020-A A3 DTD 07/15/2020 0.480% 10/25/2024	09661RAD3	195,000.00	AAA	NR	07/08/20	07/15/20	194,985.28	0.48	15.60	194,989.45	195,401.13
CARMX 2020-1 A3 DTD 01/22/2020 1.890% 12/16/2024	14315XAC2	245,000.00	AAA	NR	01/14/20	01/22/20	244,951.93	1.89	205.80	244,968.53	248,287.80
HART 2020-B A3 DTD 07/22/2020 0.480% 12/16/2024	44933FAC0	310,000.00	AAA	NR	07/14/20	07/22/20	309,941.97	0.48	66.13	309,957.70	310,510.51
MBART 2020-1 A3 DTD 06/23/2020 0.550% 02/18/2025	58769VAC4	315,000.00	AAA	NR	06/16/20	06/23/20	314,975.40	0.55	77.00	314,982.12	315,871.51
VZOT 2020-B A DTD 08/12/2020 0.470% 02/20/2025	92290BAA9	500,000.00	NR	Aaa	08/04/20	08/12/20	499,895.00	0.47	71.81	499,921.36	501,137.05
WOART 2020-B A3 DTD 06/24/2020 0.630% 05/15/2025	98163WAC0	270,000.00	AAA	NR	06/16/20	06/24/20	269,978.83	0.63	75.60	269,984.33	271,001.35
KCOT 2021-1A A3 DTD 04/14/2021 0.620% 08/15/2025	50117TAC5	210,000.00	NR	Aaa	04/06/21	04/14/21	209,957.03	0.62	57.87	209,961.64	210,330.35
HART 2021-A A3 DTD 04/28/2021 0.380% 09/15/2025	44933LAC7	200,000.00	AAA	NR	04/20/21	04/28/21	199,978.96	0.38	33.78	199,981.01	199,873.62
KCOT 2021-2A A3 DTD 07/28/2021 0.560% 11/17/2025	50117XAE2	350,000.00	NR	Aaa	07/20/21	07/28/21	349,986.81	0.56	87.11	349,987.36	349,186.76
CARMX 2021-2 A3 DTD 04/21/2021 0.520% 02/17/2026	14314OAC8	225,000.00	AAA	NR	04/13/21	04/21/21	224,951.51	0.52	52.00	224,955.99	225,358.70
CARMX 2021-3 A3 DTD 07/28/2021 0.550% 06/15/2026	14317DAC4	445,000.00	AAA	Aaa	07/21/21	07/28/21	444,926.80	0.55	108.78	444,929.47	444,616.28



Managed Account Detail of Securities Held

For the Month Ending **September 30, 2021**

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
DCENT 2021-A1 A1 DTD 09/27/2021 0.580% 09/15/2026	254683CP8	265,000.00	AAA	Aaa	09/20/21	09/27/21	264,943.26	0.58	17.08	264,943.39	264,321.41
Security Type Sub-Total		8,948,321.36					8,947,154.90	1.42	5,128.77	8,947,527.27	8,992,631.96
Managed Account Sub-Total		98,273,570.66					98,868,714.10	0.79	208,702.94	98,701,047.11	99,056,079.10
Securities Sub-Total		\$98,273,570.66					\$98,868,714.10	0.79%	\$208,702.94	\$98,701,047.11	\$99,056,079.10
Accrued Interest											\$208,702.94
Total Investments											\$99,264,782.04



Managed Account Security Transactions & Interest

For the Month Ending **September 30, 2021**

CITY OF ANTIOCH, CA - 04380500

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L	Realized G/L	Sale Method
Trade	Settle							Cost	Amort Cost	
BUY										
09/01/21	09/03/21	US TREASURY N/B NOTES DTD 08/15/2021 0.375% 08/15/2024	91282CCT6	1,100,000.00	(1,098,796.88)	(212.98)	(1,099,009.86)			
09/07/21	09/09/21	AMERICAN HONDA FINANCE CORPORATE NOTES DTD 09/09/2021 0.750% 08/09/2024	02665WDY4	325,000.00	(324,785.50)	0.00	(324,785.50)			
09/07/21	09/14/21	NESTLE HOLDINGS INC CORP NOTES (CALLABLE DTD 09/14/2021 0.606% 09/14/2024	641062AU8	545,000.00	(545,000.00)	0.00	(545,000.00)			
09/08/21	09/13/21	TOYOTA MOTOR CREDIT CORP CORPORATE NOTES DTD 09/13/2021 0.625% 09/13/2024	89236TJN6	250,000.00	(249,882.50)	0.00	(249,882.50)			
09/15/21	09/23/21	INTER-AMERICAN DEVEL BK NOTES DTD 09/23/2021 0.500% 09/23/2024	4581X0DZ8	925,000.00	(924,315.50)	0.00	(924,315.50)			
09/20/21	09/27/21	DCENT 2021-A1 A1 DTD 09/27/2021 0.580% 09/15/2026	254683CP8	265,000.00	(264,943.26)	0.00	(264,943.26)			
09/23/21	09/27/21	TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	350,000.00	(359,698.50)	(770.00)	(360,468.50)			
Transaction Type Sub-Total				3,760,000.00	(3,767,422.14)	(982.98)	(3,768,405.12)			
INTEREST										
09/01/21	09/25/21	FHLMC MULTIFAMILY STRUCTURED P DTD 12/01/2012 2.355% 07/01/2022	3137AVXN2	355,819.30	0.00	698.30	698.30			
09/01/21	09/25/21	FNA 2013-M7 A2 DTD 05/01/2013 2.280% 12/01/2022	3136AEGO4	406,227.32	0.00	771.83	771.83			
09/01/21	09/25/21	FHMS KJ27 A1 DTD 11/01/2019 2.092% 07/01/2024	3137FO3V3	127,926.38	0.00	292.60	292.60			
09/01/21	09/25/21	FHLMC MULTIFAMILY STRUCTURED P DTD 11/01/2015 2.716% 06/01/2022	3137BLUR7	363,123.68	0.00	821.87	821.87			
09/01/21	09/25/21	FHLMC MULTIFAMILY STRUCTURED P DTD 05/01/2013 2.510% 11/01/2022	3137B1BS0	375,000.00	0.00	784.38	784.38			
09/01/21	09/25/21	FHMS KP05 A DTD 12/01/2018 3.203% 07/01/2023	3137FKK39	30,890.96	0.00	82.45	82.45			



Managed Account Security Transactions & Interest

For the Month Ending **September 30, 2021**

CITY OF ANTIOCH, CA - 04380500

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
INTEREST										
09/01/21	09/25/21	FN BM4614 DTD 10/01/2018 3.000% 03/01/2033	3140J9DU2	366,144.92	0.00	915.36	915.36			
09/03/21	09/03/21	GOLDMAN SACHS CORP NOTES DTD 03/03/2014 4.000% 03/03/2024	38141GVM3	225,000.00	0.00	4,500.00	4,500.00			
09/06/21	09/06/21	EXXON MOBIL CORP CORPORATE NT (CALLABLE) DTD 03/06/2015 2.709% 03/06/2025	30231GAF9	225,000.00	0.00	3,047.63	3,047.63			
09/08/21	09/08/21	FREDDIE MAC NOTES DTD 09/04/2020 0.250% 09/08/2023	3137EAEW5	3,200,000.00	0.00	4,000.00	4,000.00			
09/10/21	09/10/21	GOLDMAN SACHS GROUP INC CORPORATE NOTES DTD 06/10/2021 0.657% 09/10/2024	38141GYE8	250,000.00	0.00	410.63	410.63			
09/11/21	09/11/21	APPLE INC CORPORATE NOTES DTD 09/11/2019 1.700% 09/11/2022	037833DL1	225,000.00	0.00	1,912.50	1,912.50			
09/15/21	09/15/21	HDMOT 2019-A A3 DTD 06/26/2019 2.340% 02/15/2024	41284WAC4	186,177.00	0.00	363.05	363.05			
09/15/21	09/15/21	HART 2021-A A3 DTD 04/28/2021 0.380% 09/15/2025	44933LAC7	200,000.00	0.00	63.33	63.33			
09/15/21	09/15/21	CARMX 2021-3 A3 DTD 07/28/2021 0.550% 06/15/2026	14317DAC4	445,000.00	0.00	203.96	203.96			
09/15/21	09/15/21	HYUNDAI AUTO RECEIVABLES TRUST DTD 04/10/2019 2.660% 06/15/2023	44932NAD2	142,521.54	0.00	315.92	315.92			
09/15/21	09/15/21	WOART 2020-B A3 DTD 06/24/2020 0.630% 05/15/2025	98163WAC0	270,000.00	0.00	141.75	141.75			
09/15/21	09/15/21	HDMOT 2020-A A3 DTD 01/29/2020 1.870% 10/15/2024	41284UAD6	174,037.11	0.00	271.21	271.21			
09/15/21	09/15/21	KCOT 2021-2A A3 DTD 07/28/2021 0.560% 11/17/2025	50117XAE2	350,000.00	0.00	163.33	163.33			
09/15/21	09/15/21	NAROT 2019-A A3 DTD 02/13/2019 2.900% 10/15/2023	65479KAD2	241,017.72	0.00	582.46	582.46			
09/15/21	09/15/21	CLOROX COMPANY CORP NOTE (CALLABLE) DTD 09/13/2012 3.050% 09/15/2022	189054AT6	350,000.00	0.00	5,337.50	5,337.50			



Managed Account Security Transactions & Interest

For the Month Ending **September 30, 2021**

CITY OF ANTIOCH, CA - 04380500

Transaction Type	Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
INTEREST											
	09/15/21	09/15/21	CARMAX AUTO OWNER TRUST DTD 07/25/2018 3.130% 06/15/2023	14313FAD1	87,093.83	0.00	227.17	227.17			
	09/15/21	09/15/21	HART 2018-B A3 DTD 12/12/2018 3.200% 12/15/2022	44933AAC1	49,889.74	0.00	133.04	133.04			
	09/15/21	09/15/21	HAROT 2018-4 A3 DTD 11/28/2018 3.160% 01/15/2023	43815AAC6	187,339.43	0.00	493.33	493.33			
	09/15/21	09/15/21	TAOT 2020-C A3 DTD 07/27/2020 0.440% 10/15/2024	89237VAB5	320,000.00	0.00	117.33	117.33			
	09/15/21	09/15/21	KCOT 2021-1A A3 DTD 04/14/2021 0.620% 08/15/2025	50117TAC5	210,000.00	0.00	108.50	108.50			
	09/15/21	09/15/21	MBART 2020-1 A3 DTD 06/23/2020 0.550% 02/18/2025	58769VAC4	315,000.00	0.00	144.38	144.38			
	09/15/21	09/15/21	NALT 2019-B A3 DTD 07/24/2019 2.270% 07/15/2022	65478LAD1	44,558.74	0.00	84.29	84.29			
	09/15/21	09/15/21	HAROT 2019-3 A3 DTD 08/27/2019 1.780% 08/15/2023	43815NAC8	148,801.03	0.00	220.72	220.72			
	09/15/21	09/15/21	HART 2020-B A3 DTD 07/22/2020 0.480% 12/16/2024	44933FAC0	310,000.00	0.00	124.00	124.00			
	09/15/21	09/15/21	FIFTH THIRD AUTO TRUST DTD 05/08/2019 2.640% 12/15/2023	31680YAD9	139,244.42	0.00	306.34	306.34			
	09/15/21	09/15/21	DCENT 2019-A3 A DTD 10/31/2019 1.890% 10/15/2024	254683CM5	330,000.00	0.00	519.75	519.75			
	09/15/21	09/15/21	TOYOTA AUTO RECEIVABLES OWNER DTD 11/07/2018 3.180% 03/15/2023	89231PAD0	103,040.50	0.00	273.06	273.06			
	09/15/21	09/15/21	CARMX 2021-2 A3 DTD 04/21/2021 0.520% 02/17/2026	14314OAC8	225,000.00	0.00	97.50	97.50			
	09/15/21	09/15/21	CARMAX AUTO OWNER TRUST DTD 10/24/2018 3.360% 09/15/2023	14315EAC4	119,169.18	0.00	333.67	333.67			
	09/15/21	09/15/21	COPAR 2019-1 A3 DTD 05/30/2019 2.510% 11/15/2023	14042WAC4	120,387.41	0.00	251.81	251.81			
	09/15/21	09/15/21	MBALT 2020-B A3 DTD 09/23/2020 0.400% 11/15/2023	58769EAC2	125,000.00	0.00	41.67	41.67			
	09/15/21	09/15/21	FORDO 2019-A A3 DTD 03/22/2019 2.780% 09/15/2023	34533FAD3	303,247.96	0.00	702.52	702.52			



Managed Account Security Transactions & Interest

For the Month Ending September 30, 2021

CITY OF ANTIOCH, CA - 04380500

Transaction Type	Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
INTEREST											
	09/15/21	09/15/21	CARMX 2020-1 A3 DTD 01/22/2020 1.890% 12/16/2024	14315XAC2	245,000.00	0.00	385.88	385.88			
	09/15/21	09/15/21	NAROT 2018-C A3 DTD 12/12/2018 3.220% 06/15/2023	65478NAD7	283,693.46	0.00	761.24	761.24			
	09/15/21	09/15/21	CARMX 2019-2 A3 DTD 04/17/2019 2.680% 03/15/2024	14316LAC7	171,536.06	0.00	383.10	383.10			
	09/15/21	09/15/21	NY ST URBAN DEV CORP TXBL REV BONDS DTD 12/23/2020 0.620% 03/15/2024	650036DS2	640,000.00	0.00	1,984.00	1,984.00			
	09/15/21	09/15/21	ALLYA 2019-1 A3 DTD 02/13/2019 2.910% 09/15/2023	02004WAC5	108,402.99	0.00	262.88	262.88			
	09/15/21	09/15/21	NY ST URBAN DEV CORP TXBL REV BONDS DTD 12/23/2020 0.480% 03/15/2023	650036DR4	215,000.00	0.00	516.00	516.00			
	09/16/21	09/16/21	GMCAR 2019-2 A3 DTD 04/17/2019 2.650% 02/16/2024	36257FAD2	191,806.74	0.00	423.57	423.57			
	09/16/21	09/16/21	GMCAR 2019-1 A3 DTD 01/16/2019 2.970% 11/16/2023	36256XAD4	138,776.78	0.00	343.47	343.47			
	09/18/21	09/18/21	CHARLES SCHWAB CORP NOTES (CALLABLE) DTD 03/18/2021 0.750% 03/18/2024	808513BN4	300,000.00	0.00	1,125.00	1,125.00			
	09/18/21	09/18/21	HAROT 2019-1 A3 DTD 02/27/2019 2.830% 03/20/2023	43814WAC9	50,678.05	0.00	119.52	119.52			
	09/20/21	09/20/21	TLOT 2021-A A3 DTD 04/21/2021 0.390% 04/22/2024	89238EAC0	250,000.00	0.00	81.25	81.25			
	09/20/21	09/20/21	VZOT 2020-A A1A DTD 01/29/2020 1.850% 07/22/2024	92348TAA2	215,000.00	0.00	331.46	331.46			
	09/20/21	09/20/21	VZOT 2020-B A DTD 08/12/2020 0.470% 02/20/2025	92290BAA9	500,000.00	0.00	195.83	195.83			
	09/20/21	09/20/21	VWALT 2019-A A3 DTD 10/04/2019 1.990% 11/21/2022	92867XAD8	171,626.30	0.00	284.61	284.61			
	09/20/21	09/20/21	GMALT 2021-2 A3 DTD 05/26/2021 0.340% 05/20/2024	380144AC9	360,000.00	0.00	102.00	102.00			



Managed Account Security Transactions & Interest

For the Month Ending **September 30, 2021**

CITY OF ANTIOCH, CA - 04380500

Transaction Type	Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
INTEREST											
09/20/21	09/20/21		VZOT 2019-C A1A DTD 10/08/2019 1.940% 04/22/2024	92348AAA3	555,000.00	0.00	897.25	897.25			
09/20/21	09/20/21		VALET 2018-2 A3 DTD 11/21/2018 3.250% 04/20/2023	92869BAD4	135,404.26	0.00	366.72	366.72			
09/20/21	09/20/21		GMALT 2020-3 A3 DTD 09/29/2020 0.450% 08/21/2023	362569AC9	230,000.00	0.00	86.25	86.25			
09/25/21	09/25/21		BMWOT 2020-A A3 DTD 07/15/2020 0.480% 10/25/2024	09661RAD3	195,000.00	0.00	78.00	78.00			
09/25/21	09/25/21		BMWLT 2021-1 A3 DTD 03/10/2021 0.290% 01/25/2024	05591RAC8	175,000.00	0.00	42.29	42.29			
Transaction Type Sub-Total					16,778,582.81	0.00	38,629.46	38,629.46			
MATURITY											
09/01/21	09/01/21		FNA 2018-M5 A2 DTD 04/01/2018 3.560% 09/01/2021	3136B1XP4	14.52	14.52	0.04	14.56	(0.29)	0.00	
Transaction Type Sub-Total					14.52	14.52	0.04	14.56	(0.29)	0.00	
PAYDOWNS											
09/01/21	09/25/21		FHLMC MULTIFAMILY STRUCTURED P DTD 11/01/2015 2.716% 06/01/2022	3137BLUR7	3,457.37	3,457.37	0.00	3,457.37	4.30	0.00	
09/01/21	09/25/21		FHMS KJ27 A1 DTD 11/01/2019 2.092% 07/01/2024	3137FO3V3	1,814.72	1,814.72	0.00	1,814.72	0.04	0.00	
09/01/21	09/25/21		FN BM4614 DTD 10/01/2018 3.000% 03/01/2033	3140J9DU2	8,683.46	8,683.46	0.00	8,683.46	(569.85)	0.00	
09/01/21	09/25/21		FHMS KP05 A DTD 12/01/2018 3.203% 07/01/2023	3137FKK39	74.35	74.35	0.00	74.35	0.00	0.00	
09/01/21	09/25/21		FNA 2013-M7 A2 DTD 05/01/2013 2.280% 12/01/2022	3136AEGO4	510.99	510.99	0.00	510.99	(6.70)	0.00	
09/01/21	09/25/21		FHLMC MULTIFAMILY STRUCTURED P DTD 12/01/2012 2.355% 07/01/2022	3137AVXN2	956.62	956.62	0.00	956.62	(3.51)	0.00	
09/01/21	09/25/21		FNA 2013-M7 A2 DTD 05/01/2013 2.280% 12/01/2022	3136AEGO4	385.75	385.75	0.00	385.75	(2.40)	0.00	



Managed Account Security Transactions & Interest

For the Month Ending **September 30, 2021**

CITY OF ANTIOCH, CA - 04380500

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
PAYDOWNS										
09/15/21	09/15/21	NALT 2019-B A3 DTD 07/24/2019 2.270% 07/15/2022	65478LAD1	28,754.90	28,754.90	0.00	28,754.90	1.63	0.00	
09/15/21	09/15/21	HART 2018-B A3 DTD 12/12/2018 3.200% 12/15/2022	44933AAC1	14,717.06	14,717.06	0.00	14,717.06	0.18	0.00	
09/15/21	09/15/21	HDMOT 2020-A A3 DTD 01/29/2020 1.870% 10/15/2024	41284UAD6	14,474.42	14,474.42	0.00	14,474.42	3.16	0.00	
09/15/21	09/15/21	HAROT 2018-4 A3 DTD 11/28/2018 3.160% 01/15/2023	43815AAC6	31,274.54	31,274.54	0.00	31,274.54	4.68	0.00	
09/15/21	09/15/21	FIFTH THIRD AUTO TRUST DTD 05/08/2019 2.640% 12/15/2023	31680YAD9	15,774.28	15,774.28	0.00	15,774.28	3.47	0.00	
09/15/21	09/15/21	HAROT 2019-3 A3 DTD 08/27/2019 1.780% 08/15/2023	43815NAC8	13,341.01	13,341.01	0.00	13,341.01	0.11	0.00	
09/15/21	09/15/21	FORDO 2019-A A3 DTD 03/22/2019 2.780% 09/15/2023	34533FAD3	34,276.44	34,276.44	0.00	34,276.44	5.77	0.00	
09/15/21	09/15/21	ALLYA 2019-1 A3 DTD 02/13/2019 2.910% 09/15/2023	02004WAC5	13,092.22	13,092.22	0.00	13,092.22	1.58	0.00	
09/15/21	09/15/21	CARMAX AUTO OWNER TRUST DTD 07/25/2018 3.130% 06/15/2023	14313FAD1	14,824.40	14,824.40	0.00	14,824.40	2.02	0.00	
09/15/21	09/15/21	NAROT 2018-C A3 DTD 12/12/2018 3.220% 06/15/2023	65478NAD7	37,997.55	37,997.55	0.00	37,997.55	7.28	0.00	
09/15/21	09/15/21	CARMX 2019-2 A3 DTD 04/17/2019 2.680% 03/15/2024	14316LAC7	14,229.70	14,229.70	0.00	14,229.70	1.45	0.00	
09/15/21	09/15/21	NAROT 2019-A A3 DTD 02/13/2019 2.900% 10/15/2023	65479KAD2	25,616.88	25,616.88	0.00	25,616.88	3.88	0.00	
09/15/21	09/15/21	COPAR 2019-1 A3 DTD 05/30/2019 2.510% 11/15/2023	14042WAC4	12,337.69	12,337.69	0.00	12,337.69	2.50	0.00	
09/15/21	09/15/21	HDMOT 2019-A A3 DTD 06/26/2019 2.340% 02/15/2024	41284WAC4	23,519.54	23,519.54	0.00	23,519.54	1.82	0.00	
09/15/21	09/15/21	TOYOTA AUTO RECEIVABLES OWNER DTD 11/07/2018 3.180% 03/15/2023	89231PAD0	16,081.23	16,081.23	0.00	16,081.23	3.48	0.00	
09/15/21	09/15/21	CARMAX AUTO OWNER TRUST DTD 10/24/2018 3.360% 09/15/2023	14315EAC4	13,564.76	13,564.76	0.00	13,564.76	0.12	0.00	
09/15/21	09/15/21	HYUNDAI AUTO RECEIVABLES TRUST DTD 04/10/2019 2.660% 06/15/2023	44932NAD2	18,479.78	18,479.78	0.00	18,479.78	2.43	0.00	



Managed Account Security Transactions & Interest

For the Month Ending **September 30, 2021**

CITY OF ANTIOCH, CA - 04380500

Transaction Type	Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
PAYDOWNS											
	09/16/21	09/16/21	GMCAR 2019-2 A3 DTD 04/17/2019 2.650% 02/16/2024	36257FAD2	19,968.02	19,968.02	0.00	19,968.02	1.62	0.00	
	09/16/21	09/16/21	GMCAR 2019-1 A3 DTD 01/16/2019 2.970% 11/16/2023	36256XAD4	18,321.86	18,321.86	0.00	18,321.86	2.03	0.00	
	09/18/21	09/18/21	HAROT 2019-1 A3 DTD 02/27/2019 2.830% 03/20/2023	43814WAC9	6,239.52	6,239.52	0.00	6,239.52	0.17	0.00	
	09/20/21	09/20/21	VWALT 2019-A A3 DTD 10/04/2019 1.990% 11/21/2022	92867XAD8	28,007.73	28,007.73	0.00	28,007.73	0.44	0.00	
	09/20/21	09/20/21	VALET 2018-2 A3 DTD 11/21/2018 3.250% 04/20/2023	92869BAD4	25,235.36	25,235.36	0.00	25,235.36	1.06	0.00	
Transaction Type Sub-Total					456,012.15	456,012.15	0.00	456,012.15	(527.24)	0.00	
SELL											
	09/01/21	09/03/21	CREDIT SUISSE NEW YORK CERT DEPOS DTD 08/07/2020 0.520% 02/01/2022	22549L6F7	725,000.00	726,060.65	4,105.11	730,165.76	1,060.65	1,060.65	FIFO
	09/08/21	09/09/21	IBM CORP NOTES DTD 07/30/2012 1.875% 08/01/2022	459200HG9	325,000.00	329,959.50	643.23	330,602.73	5,993.00	5,295.08	FIFO
	09/09/21	09/13/21	APPLE INC CORPORATE NOTES DTD 09/11/2019 1.700% 09/11/2022	037833DL1	225,000.00	228,444.75	21.25	228,466.00	3,483.00	3,457.42	FIFO
	09/09/21	09/13/21	US TREASURY NOTES DTD 07/31/2017 1.875% 07/31/2022	9128282P4	250,000.00	253,974.61	560.46	254,535.07	3,769.53	3,917.47	FIFO
	09/09/21	09/13/21	HONEYWELL INTERNATIONAL (CALLABLE) NOTE DTD 08/08/2019 2.150% 08/08/2022	438516BT2	165,000.00	167,729.10	344.90	168,074.00	2,895.75	2,779.13	FIFO
	09/09/21	09/14/21	US TREASURY NOTES DTD 07/31/2017 1.875% 07/31/2022	9128282P4	150,000.00	152,378.91	343.92	152,722.83	2,255.86	2,344.73	FIFO
	09/16/21	09/23/21	US TREASURY NOTES DTD 07/31/2017 1.875% 07/31/2022	9128282P4	450,000.00	456,943.36	1,238.11	458,181.47	6,574.22	6,843.71	FIFO
	09/20/21	09/27/21	US TREASURY NOTES DTD 07/31/2017 1.875% 07/31/2022	9128282P4	250,000.00	253,818.36	738.79	254,557.15	3,613.28	3,763.71	FIFO
	09/23/21	09/27/21	TOYOTA MOTOR CREDIT CORP CORPORATE NOTES DTD 05/26/2020 1.350% 08/25/2023	89236THA6	350,000.00	356,674.50	420.00	357,094.50	6,804.00	6,750.61	FIFO



Managed Account Security Transactions & Interest

For the Month Ending **September 30, 2021**

CITY OF ANTIOCH, CA - 04380500

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
Transaction Type Sub-Total				2,890,000.00	2,925,983.74	8,415.77	2,934,399.51	36,449.29	36,212.51	
Managed Account Sub-Total					(385,411.73)	46,062.29	(339,349.44)	35,921.76	36,212.51	
Total Security Transactions					(\$385,411.73)	\$46,062.29	(\$339,349.44)	\$35,921.76	\$36,212.51	



CLAIMS BY FUND REPORT
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100 General Fund

Non Departmental

00397119	CALDERON, FABIOLA	REFUND CBSC FEE	1.50
00397132	CONTRA COSTA WATER DISTRICT	TREATED WATER CAPACITY FEE	98,681.44
00397133	CONTRA COSTA WATER DISTRICT	FACILITY RESERVE CHARGES	491,864.00
00397135	DELCHIARO, DONNA	AR INVOICE REIMBURSEMENT	496.00
00397139	ECC REG FEE AND FIN AUTH	ECCRFFA-RTDIM	837,726.00
00397159	IPERMIT	REFUND CBSC FEE	3.60
00397180	PARS	PAYROLL DEDUCTIONS	3,909.55
00397202	CALIF BLDG STANDARDS COMMISSION	CBSC FEES 3RD QTR FY 20/21	2,339.00
00397203	COLONIAL LIFE	MONTHLY PREMIUM	896.97
00397321	STANTEC CONSULTING SERVICES INC	CONSULTING SERVICES	5,001.00
00941097	NATIONWIDE RETIREMENT SOLUTION	PAYROLL DEDUCTIONS	28,464.64

City Council

00397223	ANTIOCH UNIFIED SCHOOL DISTRICT	EVENT SERVICES	597.50
00397230	BANK OF AMERICA	BUSINESS EXPENSES	1,619.50
00397257	COSTCO	SUPPLIES	90.13

City Attorney

00397153	HANSON BRIDGETT LLP	LEGAL SERVICES RENDERED	37.50
00397158	INSIGHT TRAINING STRATEGIES INC	LEGAL SERVICES RENDERED	14,025.19
00397160	JACKSON LEWIS PC	LEGAL SERVICES RENDERED	687.00
00397164	LEXISNEXIS	SUBSCRIPTION	229.00
00397172	MCNAMARA DODGE NEY BEATTY	LEGAL SERVICES RENDERED	1,878.00
00397190	TELECOM LAW FIRM PC	LEGAL SERVICES RENDERED	719.60
00397318	SHRED IT INC	SHRED SERVICES	174.23
00941105	CANON FINANCIAL SERVICES	COPIER LEASE	158.51

City Manager

00397230	BANK OF AMERICA	BUSINESS EXPENSES	509.73
00941105	CANON FINANCIAL SERVICES	COPIER LEASE	158.52

City Clerk

00397318	SHRED IT INC	SHRED SERVICES	87.11
00941104	BAY AREA NEWS GROUP - EAST BAY	LEGAL PUBLICATION	91.80

City Treasurer

00941114	PFM ASSET MGMT LLC	ADVISORY SERVICES	9,983.31
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Human Resources

00397318	SHRED IT INC	SHRED SERVICES	174.23
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Economic Development

00397230	BANK OF AMERICA	BUSINESS EXPENSES	538.35
00397319	SIERRA DISPLAY INC	TREE & BANNERS INSTALL	7,160.00
00941105	CANON FINANCIAL SERVICES	COPIER LEASE	158.52

Finance Administration

00397173	MERCHANT, DAWN M	EXPENSE REIMBURSEMENT	10.74
00397236	BANK OF AMERICA	BUSINESS EXPENSES	239.10
00397291	MERCHANT, DAWN M	EXPENSE REIMBURSEMENT	81.55
00397298	OFFICE DEPOT INC	OFFICE SUPPLIES	5.59
00397305	POSADA, LAUREN ASHLY	EXPENSE REIMBURSEMENT	81.55



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Finance Accounting

00397211	ABEJUELA, BERNADETTE G	EXPENSE REIMBURSEMENT	81.55
00397289	MCNEIL, LAURA MICHELE	EXPENSE REIMBURSEMENT	111.82
00397305	POSADA, LAUREN ASHLY	EXPENSE REIMBURSEMENT	51.18
00397318	SHRED IT INC	SHRED SERVICES	87.11
00941098	COMPUTERLAND	COMPUTER EQUIPMENT	43.99
00941100	SUPERION LLC	ANNUAL MAINTENANCE FEE	24,952.89
00941108	COMPUTERLAND	COMPUTER EQUIPMENT	2,486.19

Finance Operations

00397110	ACCOMTEMPS	BL TEMP BACKGROUND CHECK	16.35
00397330	UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	6.00

Non Departmental

00397177	MUNICIPAL POOLING AUTHORITY	UNMET LIABILITY DEDUCTIBLE	75,547.57
00397230	BANK OF AMERICA	BUSINESS EXPENSES	297.37
00397236	BANK OF AMERICA	BUSINESS EXPENSES	323.64
00397303	PARS	GASB68 SERVICES	735.00
00940923	AVENU	SUTA SERVICES	12,785.60
00940991	RETIREE	MEDICAL AFTER RETIREMENT	1,842.77
00941103	AVENU	PROFESSIONAL SERVICES	250.00

Public Works Street Maintenance

00397208	PERRY, DENNIS J	SAFETY SHOE REIMBURSEMENT	300.00
00397220	ANTIOCH ACE HARDWARE	SUPPLIES	36.50
00397222	ANTIOCH BUILDING MATERIALS	ASPHALT	53,194.16
00397302	PACIFIC NORTHWEST OIL	OIL FOR PAVING	314.20
00397316	SHERWIN WILLIAMS CO	SUPPLIES	12.46
00397324	SUPERCO SPECIALTY PRODUCTS.	ASPHALT COVER UP	443.87
00397337	WATERSAVERS IRRIGATION	TRASH CANS	161.79
00941099	RSM DESIGN	CITYWIDE SIGNAGE	5,687.50
00941112	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	157.50

Public Works-Signal/Street Lights

00397206	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	5,145.46
00397207	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	709.07
00397253	CONTRA COSTA COUNTY	TRAFFIC SIGNAL MAINTENANCE	28,301.48
00397277	JAM SERVICES INC	LIGHTS	658.50

Public Works-Facilities Maintenance

00397130	CCC TAX COLLECTOR	PROPERTY TAXES	4,723.20
00397137	DEPT OF INDUSTRIAL RELATIONS	CONVEYANCE PERMIT	450.00
00397206	PACIFIC GAS AND ELECTRIC CO	GAS	4,480.30
00397207	PACIFIC GAS AND ELECTRIC CO	GAS	2,955.99
00397209	RICKIES ROOF REPAIR	REPAIR SERVICES	1,300.00
00397228	AVON MASONRY CONSTRUCTION	MASONRY REPLACEMENTS	4,924.78
00397238	BAY CITIES PYROTECTOR	TESTING SERVICES	1,220.00
00397244	BRIGHT INTEGRATIONS LLC	SECURITY SERVICES	1,902.36
00397259	DEPT OF INDUSTRIAL RELATIONS	CONVEYANCE PERMIT	225.00
00397304	PEPPER INVESTMENTS INC	PEST CONTROL	760.00
00397311	ROBINS LOCK AND KEY	MAINTENANCE SERVICES	1,383.33
00941109	GRAINGER INC	SUPPLIES	154.97



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00941112	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	4,407.50
Public Works-Parks Maint			
00397130	CCC TAX COLLECTOR	PROPERTY TAXES	7,374.60
00397161	KAY PARK AND REC CORP	PARK PICNIC TABLES	2,008.00
00397196	WATERSAVERS IRRIGATION	IRRIGATION PARTS	1,762.81
00397206	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	347.78
00397209	RICKIES ROOF REPAIR	REPAIR SERVICES	1,500.00
00397217	ALTA FENCE	FENCE REPAIR	2,112.00
00397246	BSN SPORTS LLC	EQUIPMENT REPLACEMENT	361.09
00397293	MOST DEPENDABLE FOUNTAINS	MAINTENANCE KIT	1,193.96
00397311	ROBINS LOCK AND KEY	LOCK SMITH SERVICES	792.04
00397317	SHERWIN WILLIAMS CO	SUPPLIES	62.25
00397322	STEWARTS TREE SERVICE INC	TREE SERVICES	2,600.00
00397337	WATERSAVERS IRRIGATION	PARK IRRIGATION	730.46
00941115	SITEONE LANDSCAPE SUPPLY	IRRIGATION CONTROLLER PARTS	1,114.59
Public Works-Median/General Land			
00397113	ANTIOCH ACE HARDWARE	SUPPLIES	45.13
00397196	WATERSAVERS IRRIGATION	IRRIGATION PARTS	138.66
00397198	AL FRESCO LANDSCAPING INC	LANDSCAPE SERVICES	800.00
00397206	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	191.98
00397220	ANTIOCH ACE HARDWARE	SMALL TOOLS	21.30
00397226	AT AND T MCI	PHONE	100.94
00397322	STEWARTS TREE SERVICE INC	TREE SERVICES	1,500.00
00397337	WATERSAVERS IRRIGATION	IRRIGATION REPAIRS	396.79
00941115	SITEONE LANDSCAPE SUPPLY	COMMUNICATION REPAIRS	1,461.09
Police Administration			
00397121	CALIF SURVEYING AND DRAFTING	OFFICE SUPPLIES	64.70
00397127	CONCORD UNIFORMS LLC	UNIFORMS	171.05
00397129	CONTRA COSTA COUNTY	RANGE TRAINING FEES	1,305.00
00397134	CORTEZ, ANA E	EXPENSE REIMBURSEMENT	72.00
00397150	GREEN, ROBERT A	TRAINING PER DIEM	78.50
00397163	LEE, JENNIFER L	TRAINING PER DIEM	320.00
00397166	MARCOTTE, BROCK A	LODGING REIMBURSEMENT	739.50
00397187	STATE OF CALIFORNIA	BACKGROUNDS	32.00
00397193	VANSON LEATHERS INC	JACKETS	1,512.00
00397227	AT AND T MOBILITY	DEPARTMENT CELL PHONES	7,079.35
00397232	BANK OF AMERICA	BUSINESS EXPENSES	701.00
00397233	BANK OF AMERICA	BUSINESS EXPENSES	7,289.46
00397235	BANK OF AMERICA	BUSINESS EXPENSES	2,869.97
00397249	CLONINGER, NAHLEEN R	EXPENSE REIMBURSEMENT	81.74
00397251	COLLEY, JAMES M	EXPENSE REIMBURSEMENT	60.00
00397252	CONCORD UNIFORMS LLC	UNIFORMS	62.92
00397255	CCC POLICE CHIEFS ASSOC	CHIEFS WORKSHOP	850.00
00397256	CCC POLICE CHIEFS ASSOC	MEMBERSHIP MOREFIELD	775.00
00397264	FEDEX	SHIPPING	224.49
00397265	FERNANDES AUTO WRECKING	TOWING SERVICES	3,000.00
00397266	GALLS LLC	UNIFORMS	435.06
00397287	MARTIN, RICHARD B	TRAINING PER DIEM	296.00

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00397290	MEADS, KORINA M	EXPENSE REIMBURSEMENT	38.27
00397296	NET TRANSCRIPTS	TRANSCRIPTION SERVICES	34.47
00397298	OFFICE DEPOT INC	OFFICE SUPPLIES	244.69
00397306	PRI MANAGEMENT GROUP INC	TRAINING	3,000.00
00397308	R GIORDANO CONSULTING	OUTSIDE INVESTIGATOR	8,081.25
00397309	REACH PROJECT INC	PROGRAM SERVICES	17,083.00
00397313	ROSE, BRIAN C	EXPENSE REIMBURSEMENT	485.96
00397315	SAVE MART SUPERMARKETS	SUPPLIES	95.14
00397331	UNITED STATES POSTAL SERVICE	PREPAID POSTAGE	2,000.00
00940999	IMAGE SALES INC	ID CARDS	46.00
00941026	MOBILE MINI LLC	EVIDENCE STORAGE	139.82
00941105	CANON FINANCIAL SERVICES	COPIER LEASE	2,331.00
00941107	CDW GOVERNMENT INC	COMPUTER SUPPLIES	343.61
00941113	MOBILE MINI LLC	EVIDENCE STORAGE	173.25
Police Prisoner Custody			
00397235	BANK OF AMERICA	BUSINESS EXPENSES	87.48
Police Community Policing			
00397201	BHALLA SERVICES INC	CAR WASHES	1,441.00
00397212	ACEK9	SUBSCRIPTION	336.00
00397224	ARK PET HOSPITAL INC, THE	VETERINARY SERVICES	179.93
00397225	ARROWHEAD 24 HOUR TOWING INC	TOWING SERVICES	272.50
00397262	EVANS, JOSHUA FIELD	EXPENSE REIMBURSEMENT	30.00
00397275	HUNT AND SONS INC	FUEL	246.03
00397314	ROSE, BRIAN C	EXPENSE REIMBURSEMENT	44.26
00397320	SP PLUS CORPORATION	PARKING SERVICES	21,000.00
Police Traffic Division			
00397271	HARLEY DAVIDSON	MC BATTERY	573.77
Police Investigations			
00397131	CONTRA COSTA HEALTH SERVICES	SART EXAM	1,700.00
00397147	GENE BY GENE LTD	DNA PROCESSING	4,500.00
00397235	BANK OF AMERICA	ANALYTICS	130.00
00397254	CONTRA COSTA COUNTY	TRANSPORT	485.00
00397267	GENE BY GENE LTD	DNA PROCESSING	650.00
00397269	GRAYSHIFT LLC	SOFTWARE LICENSE	27,995.00
Police Communications			
00397128	CONTRA COSTA COUNTY	COMMUNICATION SERVICES	1,448.64
00397213	AEROTEK INC	DATA 911 MAINTENANCE	641.25
Police Facilities Maintenance			
00397238	BAY CITIES PYROTECTOR	TESTING SERVICES	420.00
00397244	BRIGHT INTEGRATIONS LLC	PD EMERGENCY SECURITY	4,303.80
00397286	M AND L OVERHEAD DOORS	DOOR REPAIR	5,372.32
00397304	PEPPER INVESTMENTS INC	PEST CONTROL	222.00
00941107	CDW GOVERNMENT INC	COMPUTER SUPPLIES	21.89
00941112	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	3,780.00
Youth Network Services			
00397230	BANK OF AMERICA	BUSINESS EXPENSES	110.01

CITY OF
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Community Development Land Planning Services

00397112	AMERICAN PLANNING ASSOCIATION	MEMBERSHIP-MERIDETH	672.00
00397261	EIDEN, KITTY J	MINUTES CLERK	600.00
00397333	URBAN PLANNING PARTNERS	PROFESSIONAL SERVICES	2,591.25
00941104	BAY AREA NEWS GROUP - EAST BAY	LEGAL PUBLICATION	689.40
00941107	CDW GOVERNMENT INC	COMPUTER EQUIPMENT	1,407.59

CD Code Enforcement

00397118	CACEO	CE MEMBERSHIP-HARVEY	190.00
00397165	LUNSFORD, AMANDA JANE	MILEAGE REIMBURSEMENT	220.12
00397186	STAMM ENTERPRISES, LTD	CE MONTHLY RENTAL	235.00

PW Engineer Land Development

00397231	BANK OF AMERICA	IPHONE CASE	10.96
00941104	BAY AREA NEWS GROUP - EAST BAY	LEGAL PUBLICATION	138.60

Community Development Building Inspection

00397119	CALDERON, FABIOLA	REFUND ENERGY INSP FEE	118.90
00397159	IPERMIT	REFUND ENERGY INSP FEE	346.32
00941098	COMPUTERLAND	COMPUTER EQUIPMENT	21.77

211 Delta Fair Property Fund

Parks & Open Space

00397146	GATES AND ASSOCIATES INC	LANDSCAPE SERVICES	2,920.00
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213 Gas Tax Fund

Streets

00397113	ANTIOCH ACE HARDWARE	SUPPLIES	12.69
00397196	WATERSAVERS IRRIGATION	IRRIGATION PARTS	144.51
00397206	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	2,839.34
00397207	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	8.46
00397241	BOETHING TREELAND FARMS	LANDSCAPE SERVICES	5,266.70
00397322	STEWARTS TREE SERVICE INC	TREE SERVICES	5,400.00

214 Animal Services Fund

Animal Services

00397111	AIRGAS USA LLC	OXYGEN	67.59
00397126	CONCORD FEED	VETERINARY SUPPLIES	379.00
00397197	ZOETIS LLC	VETERINARY SUPPLIES	283.00
00397214	AIRGAS USA LLC	OXYGEN	242.90
00397234	BANK OF AMERICA	TRAINING	1,161.22
00397260	EAST BAY VETERINARY EMERGENCY	VETERINARY SERVICES	1,588.50
00397272	HILLS PET NUTRITION	ANIMAL FOOD	342.45
00397283	KOEFRAN SERVICES INC	ANIMAL DISPOSAL	1,850.00
00397294	MWI VETERINARY SUPPLY CO	VETERINARY SUPPLIES	1,516.92
00397327	TONY LA RUSSA'S ANIMAL RESCUE	ANIMAL SERVICES	1,388.00
00397335	VICTOR MEDICAL COMPANY	VETERINARY SERVICES	1,948.19
00940998	IDEXX LABORATORIES INC	VETERINARY SERVICES	878.33
00941110	IDEXX LABORATORIES INC	VETERINARY LABS	523.22
00941113	MOBILE MINI LLC	STORAGE	140.69

219 Recreation Fund

Non Departmental

00397122	CARROLL, KOLECA	DEPOSIT REFUND	500.00
00397188	STATE OF CALIFORNIA	ACCRUED SALES TAX	3,986.55



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00397218	ALTERNATIVE FAMILY SERVICES INC	DEPOSIT REFUND	500.00
00397229	BANDY, SHARON	DEPOSIT REFUND	1,000.00
00397268	GRACE TEMPLE	DEPOSIT REFUND	500.00
00397273	HUB INTERNATIONAL OF CA	EVENT INSURANCE	676.59
Nick Rodriguez Community Cent			
00397167	MASSONE MECHANICAL INC	ICE MACHINE REPAIR	473.41
00397200	BAY CITIES PYROTECTOR	TESTING	420.00
00397304	PEPPER INVESTMENTS INC	PEST CONTROL	222.00
00941112	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	1,000.00
Senior Programs			
00397185	SERVICE PROS PLUMBERS INC	PLUMBING SERVICES	356.00
00397200	BAY CITIES PYROTECTOR	TESTING SERVICES	420.00
00397248	CABRAL, MONSERRAT	EXPENSE REIMBURSEMENT	71.32
00397258	COSTCO	PROGRAM SUPPLIES	263.54
00397295	NAPUTI, RICHARD A	EXPENSE REIMBURSEMENT	43.16
00397298	OFFICE DEPOT INC	OFFICE SUPPLIES	37.29
00941112	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	3.00
Recreation Sports Programs			
00397140	FIRST 5 CONTRA COSTA	DEPOSIT REFUND	205.00
00397148	GONZALEZ-ALSON, ZONIA	CLASS REFUND	614.00
00397230	BANK OF AMERICA	BUSINESS EXPENSES	28.10
00397258	COSTCO	SUPPLIES	246.77
Recreation-Comm Center			
00397145	GARDA CL WEST INC	ARMORED CAR SERVICE	273.93
00397176	MUIR, ROXANNE	CONTRACTOR PAYMENT	382.80
00397206	PACIFIC GAS AND ELECTRIC CO	GAS	34,416.20
00397230	BANK OF AMERICA	BUSINESS EXPENSES	633.58
00397239	BE EXCEPTIONAL	CONTRACTOR PAYMENT	475.20
00397258	COSTCO	SUPPLIES	6,055.18
00397278	JENNIFER LYNN HINES	CONSULTING SERVICES	4,825.17
00397329	UNIQUE PEST CONTROL	PEST CONTROL	400.00
Recreation Water Park			
00397238	BAY CITIES PYROTECTOR	INSPECTION SERVICES	420.00
00397258	COSTCO	SUPPLIES	2,167.96
00397282	KNORR SYSTEMS INC	CHEMICALS	1,326.18
00397285	LINCOLN EQUIPMENT INC	CHEMICALS	3,521.61
00397298	OFFICE DEPOT INC	OFFICE SUPPLIES	37.30
00397304	PEPPER INVESTMENTS INC	PEST CONTROL	543.00
00397311	ROBINS LOCK AND KEY	LOCK SMITH SERVICES	570.00
222 Measure C/J Fund			
Streets			
00397215	AL FRESCO LANDSCAPING INC	LANDSCAPE SERVICES	5,760.00
226 Solid Waste Reduction Fund			
Solid Waste			
00397115	BERT, C R	REFUND WASTE MGMT FEE	35.00
229 Pollution Elimination Fund			
Channel Maintenance Operation			
00397199	AL FRESCO LANDSCAPING INC	LANDSCAPE SERVICES	4,800.00



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00397216	AL FRESCO LANDSCAPING INC	LANDSCAPE SERVICES	8,320.00
00397220	ANTIOCH ACE HARDWARE	SUPPLIES	76.70
00397292	MJH EXCAVATING INC	LANDSCAPE SERVICES	5,300.00
238	PEG Franchise Fee Fund		
Non Departmental			
00941107	CDW GOVERNMENT INC	COMPUTER EQUIPMENT	923.21
251	Lone Tree SLLMD Fund		
Lonetree Maintenance Zone 1			
00941104	BAY AREA NEWS GROUP - EAST BAY	LEGAL PUBLICATION	193.50
255	Park 1A Maintenance District Fund		
Park 1A Maintenance District			
00397206	PACIFIC GAS AND ELECTRIC CO	GAS	151.11
257	SLLMD Administration Fund		
SLLMD Administration			
00397217	ALTA FENCE	FENCE REPLACEMENT	3,348.00
00397310	ROBERTS AND BRUNE CO	LANDSCAPE	118.58
00941115	SITEONE LANDSCAPE SUPPLY	REPAIR SERVICES	1,456.55
311	Capital Improvement Fund		
Non Departmental			
00397279	JOES LANDSCAPE AND CONCRETE	CURB/GUTTER PROJECT	17,815.69
Parks & Open Space			
00397236	BANK OF AMERICA	BUSINESS EXPENSES	770.39
376	Lone Diamond Fund		
Assessment District			
00397123	CENTRAL SELF STORAGE ANTIOCH	STORAGE	336.00
570	Equipment Maintenance Fund		
Non Departmental			
00397274	HUNT AND SONS INC	FUEL	44,558.80
Equipment Maintenance			
00397221	ANTIOCH AUTO PARTS	AUTOMOTIVE REPAIR PARTS	601.17
00397231	BANK OF AMERICA	BUSINESS EXPENSES	214.00
00397284	LES SCHWAB TIRES OF CALIFORNIA	REPAIR SERVICES	3.11
00397300	OREILLY AUTO PARTS	AUTO PARTS	883.14
00397323	SUBURBAN PROPANE	PROPANE	954.97
00397328	TRED SHED, THE	TIRES	2,512.12
00397338	WINTER CHEVROLET CO	AUTO PARTS	340.79
00940933	BIG SKY ENVIRONMENTAL SOLUTIONS	HAZARDOUS WASTE REMOVAL	319.25
00941101	A1 TRANSMISSION	LABOR	2,353.38
00941109	GRAINGER INC	SUPPLIES	6.24
573	Information Services Fund		
Information Services			
00397334	VERIZON WIRELESS	DATA SERVICES	413.63
Network Support & PCs			
00397280	KIS	MAINTENANCE SERVICES	40,675.68
00397307	QUICKSTART LEARNING INC	TRAINING	1,999.00
00941102	ALTURA COMMUNICATION SOLUTIONS	MAINTENANCE SERVICES	840.00
00941107	CDW GOVERNMENT INC	COMPUTER SUPPLIES	125.13



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GIS Support Services

00397240	BHALLA SERVICES INC	CAR WASHES	22.00
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Office Equipment Replacement

00941098	COMPUTERLAND	COMPUTER EQUIPMENT	4,339.45
00941108	COMPUTERLAND	COMPUTER EQUIPMENT	2,491.99

577 Post Retirement Medical-Police Fund

Non Departmental

00397117	RETIREE	MEDICAL AFTER RETIREMENT	1,484.28
00397120	RETIREE	MEDICAL AFTER RETIREMENT	813.64
00397144	RETIREE	MEDICAL AFTER RETIREMENT	1,158.82
00397154	RETIREE	MEDICAL AFTER RETIREMENT	1,484.28
00397162	RETIREE	MEDICAL AFTER RETIREMENT	505.96
00397168	RETIREE	MEDICAL AFTER RETIREMENT	670.64
00397169	RETIREE	MEDICAL AFTER RETIREMENT	203.41
00397170	RETIREE	MEDICAL AFTER RETIREMENT	1,402.92
00397175	RETIREE	MEDICAL AFTER RETIREMENT	1,402.92
00397178	RETIREE	MEDICAL AFTER RETIREMENT	709.38
00397181	RETIREE	MEDICAL AFTER RETIREMENT	1,341.28
00397189	RETIREE	MEDICAL AFTER RETIREMENT	64.00
00940916	RETIREE	MEDICAL AFTER RETIREMENT	505.96
00940917	RETIREE	MEDICAL AFTER RETIREMENT	1,972.46
00940922	RETIREE	MEDICAL AFTER RETIREMENT	995.12
00940924	RETIREE	MEDICAL AFTER RETIREMENT	304.50
00940926	RETIREE	MEDICAL AFTER RETIREMENT	1,484.28
00940927	RETIREE	MEDICAL AFTER RETIREMENT	1,548.23
00940931	RETIREE	MEDICAL AFTER RETIREMENT	1,484.28
00940932	RETIREE	MEDICAL AFTER RETIREMENT	1,377.34
00940941	RETIREE	MEDICAL AFTER RETIREMENT	1,484.28
00940946	RETIREE	MEDICAL AFTER RETIREMENT	994.14
00940948	RETIREE	MEDICAL AFTER RETIREMENT	879.00
00940951	RETIREE	MEDICAL AFTER RETIREMENT	556.94
00940955	RETIREE	MEDICAL AFTER RETIREMENT	623.74
00940968	RETIREE	MEDICAL AFTER RETIREMENT	1,377.34
00940969	RETIREE	MEDICAL AFTER RETIREMENT	1,627.28
00940974	RETIREE	MEDICAL AFTER RETIREMENT	1,377.34
00940975	RETIREE	MEDICAL AFTER RETIREMENT	879.00
00940976	RETIREE	MEDICAL AFTER RETIREMENT	1,484.28
00940990	RETIREE	MEDICAL AFTER RETIREMENT	181.48
00940993	RETIREE	MEDICAL AFTER RETIREMENT	505.96
00940994	RETIREE	MEDICAL AFTER RETIREMENT	266.57
00940995	RETIREE	MEDICAL AFTER RETIREMENT	1,484.28
00941007	RETIREE	MEDICAL AFTER RETIREMENT	181.48
00941008	RETIREE	MEDICAL AFTER RETIREMENT	1,464.55
00941009	RETIREE	MEDICAL AFTER RETIREMENT	1,484.28
00941012	RETIREE	MEDICAL AFTER RETIREMENT	212.28
00941025	RETIREE	MEDICAL AFTER RETIREMENT	1,627.28
00941028	RETIREE	MEDICAL AFTER RETIREMENT	670.64



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00941029	RETIREE	MEDICAL AFTER RETIREMENT	238.25
00941037	RETIREE	MEDICAL AFTER RETIREMENT	1,377.34
00941038	RETIREE	MEDICAL AFTER RETIREMENT	556.94
00941040	RETIREE	MEDICAL AFTER RETIREMENT	505.96
00941042	RETIREE	MEDICAL AFTER RETIREMENT	1,077.46
00941046	RETIREE	MEDICAL AFTER RETIREMENT	263.82
00941055	RETIREE	MEDICAL AFTER RETIREMENT	594.83
00941057	RETIREE	MEDICAL AFTER RETIREMENT	1,484.28
00941066	RETIREE	MEDICAL AFTER RETIREMENT	1,484.28
00941067	RETIREE	MEDICAL AFTER RETIREMENT	1,484.28
00941069	RETIREE	MEDICAL AFTER RETIREMENT	813.64
00941074	RETIREE	MEDICAL AFTER RETIREMENT	505.96
00941075	RETIREE	MEDICAL AFTER RETIREMENT	1,484.28
00941079	RETIREE	MEDICAL AFTER RETIREMENT	263.82
00941087	RETIREE	MEDICAL AFTER RETIREMENT	435.31
00941091	RETIREE	MEDICAL AFTER RETIREMENT	505.96
00941092	RETIREE	MEDICAL AFTER RETIREMENT	670.64
00941094	RETIREE	MEDICAL AFTER RETIREMENT	18.06
00941096	RETIREE	MEDICAL AFTER RETIREMENT	670.64

578 Post Retirement Medical-Misc Fund

Non Departmental

00397116	RETIREE	MEDICAL AFTER RETIREMENT	211.69
00397124	RETIREE	MEDICAL AFTER RETIREMENT	333.58
00397138	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00397141	RETIREE	MEDICAL AFTER RETIREMENT	566.38
00397143	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00397149	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00397152	RETIREE	MEDICAL AFTER RETIREMENT	709.38
00397183	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00397194	RETIREE	MEDICAL AFTER RETIREMENT	100.00
00940918	RETIREE	MEDICAL AFTER RETIREMENT	238.25
00940919	RETIREE	MEDICAL AFTER RETIREMENT	566.38
00940921	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00940925	RETIREE	MEDICAL AFTER RETIREMENT	566.38
00940930	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00940936	RETIREE	MEDICAL AFTER RETIREMENT	211.69
00940938	RETIREE	MEDICAL AFTER RETIREMENT	211.69
00940939	RETIREE	MEDICAL AFTER RETIREMENT	566.38
00940942	RETIREE	MEDICAL AFTER RETIREMENT	211.69
00940943	RETIREE	MEDICAL AFTER RETIREMENT	566.38
00940944	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00940947	RETIREE	MEDICAL AFTER RETIREMENT	566.38
00940953	RETIREE	MEDICAL AFTER RETIREMENT	211.69
00940956	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00940960	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00940961	RETIREE	MEDICAL AFTER RETIREMENT	211.69
00940964	RETIREE	MEDICAL AFTER RETIREMENT	93.69



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00940967	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00940971	RETIREE	MEDICAL AFTER RETIREMENT	566.38
00940972	RETIREE	MEDICAL AFTER RETIREMENT	566.38
00940973	RETIREE	MEDICAL AFTER RETIREMENT	566.38
00940980	RETIREE	MEDICAL AFTER RETIREMENT	709.38
00940981	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00940982	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00940983	RETIREE	MEDICAL AFTER RETIREMENT	125.39
00940984	RETIREE	MEDICAL AFTER RETIREMENT	566.38
00940989	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00940992	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00941001	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00941002	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00941006	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00941011	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00941016	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00941018	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00941019	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00941022	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00941024	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00941034	RETIREE	MEDICAL AFTER RETIREMENT	181.48
00941035	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00941039	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00941043	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00941045	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00941049	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00941054	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00941056	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00941061	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00941072	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00941077	RETIREE	MEDICAL AFTER RETIREMENT	48.08
00941078	RETIREE	MEDICAL AFTER RETIREMENT	181.48
00941080	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00941082	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00941090	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00941093	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00941095	RETIREE	MEDICAL AFTER RETIREMENT	566.38
579 Post Retirement Medical-Mgmt Fund			
Non Departmental			
00397125	RETIREE	MEDICAL AFTER RETIREMENT	870.90
00397142	RETIREE	MEDICAL AFTER RETIREMENT	93.96
00397151	RETIREE	MEDICAL AFTER RETIREMENT	211.69
00397155	RETIREE	MEDICAL AFTER RETIREMENT	202.28
00397156	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00397171	RETIREE	MEDICAL AFTER RETIREMENT	467.23
00397174	RETIREE	MEDICAL AFTER RETIREMENT	446.38
00397192	RETIREE	MEDICAL AFTER RETIREMENT	1,972.46



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00397195	RETIREE	MEDICAL AFTER RETIREMENT	566.38
00397247	RETIREE	REPLACE EFT MED AFT RET	93.69
00940920	RETIREE	MEDICAL AFTER RETIREMENT	566.38
00940928	RETIREE	MEDICAL AFTER RETIREMENT	566.38
00940929	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00940934	RETIREE	MEDICAL AFTER RETIREMENT	181.48
00940935	RETIREE	MEDICAL AFTER RETIREMENT	174.48
00940937	RETIREE	MEDICAL AFTER RETIREMENT	151.69
00940940	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00940945	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00940949	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00940950	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00940952	RETIREE	MEDICAL AFTER RETIREMENT	709.38
00940954	RETIREE	MEDICAL AFTER RETIREMENT	870.90
00940957	RETIREE	MEDICAL AFTER RETIREMENT	619.50
00940958	RETIREE	MEDICAL AFTER RETIREMENT	151.69
00940959	RETIREE	MEDICAL AFTER RETIREMENT	168.56
00940962	RETIREE	MEDICAL AFTER RETIREMENT	566.23
00940963	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00940965	RETIREE	MEDICAL AFTER RETIREMENT	446.98
00940966	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00940970	RETIREE	MEDICAL AFTER RETIREMENT	238.25
00940977	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00940978	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00940979	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00940985	RETIREE	MEDICAL AFTER RETIREMENT	417.40
00940986	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00940987	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00940988	RETIREE	MEDICAL AFTER RETIREMENT	181.48
00940996	RETIREE	MEDICAL AFTER RETIREMENT	355.47
00940997	RETIREE	MEDICAL AFTER RETIREMENT	400.00
00941000	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00941003	RETIREE	MEDICAL AFTER RETIREMENT	696.38
00941004	RETIREE	MEDICAL AFTER RETIREMENT	235.18
00941005	RETIREE	MEDICAL AFTER RETIREMENT	1,972.46
00941010	RETIREE	MEDICAL AFTER RETIREMENT	870.90
00941013	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00941014	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00941015	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00941017	RETIREE	MEDICAL AFTER RETIREMENT	1,484.28
00941020	RETIREE	MEDICAL AFTER RETIREMENT	50.71
00941021	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00941023	RETIREE	MEDICAL AFTER RETIREMENT	1,321.55
00941027	RETIREE	MEDICAL AFTER RETIREMENT	206.97
00941030	RETIREE	MEDICAL AFTER RETIREMENT	151.69
00941031	RETIREE	MEDICAL AFTER RETIREMENT	1,484.28
00941032	RETIREE	MEDICAL AFTER RETIREMENT	330.38



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00941033	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00941036	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00941041	RETIREE	MEDICAL AFTER RETIREMENT	670.64
00941044	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00941047	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00941048	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00941050	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00941051	RETIREE	MEDICAL AFTER RETIREMENT	151.69
00941052	RETIREE	MEDICAL AFTER RETIREMENT	870.90
00941053	RETIREE	MEDICAL AFTER RETIREMENT	211.69
00941058	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00941059	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00941060	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00941062	RETIREE	MEDICAL AFTER RETIREMENT	238.25
00941063	RETIREE	MEDICAL AFTER RETIREMENT	619.50
00941064	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00941065	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00941068	RETIREE	MEDICAL AFTER RETIREMENT	446.38
00941070	RETIREE	MEDICAL AFTER RETIREMENT	251.46
00941071	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00941073	RETIREE	MEDICAL AFTER RETIREMENT	566.38
00941076	RETIREE	MEDICAL AFTER RETIREMENT	376.95
00941081	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00941083	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00941084	RETIREE	MEDICAL AFTER RETIREMENT	330.38
00941085	RETIREE	MEDICAL AFTER RETIREMENT	211.69
00941086	RETIREE	MEDICAL AFTER RETIREMENT	1,972.46
00941088	RETIREE	MEDICAL AFTER RETIREMENT	93.69
00941089	RETIREE	MEDICAL AFTER RETIREMENT	1,833.44
611	Water Fund		
Non Departmental			
00397157	IDN WILCO	MASTER LOCKS-STOCK	156.98
00397219	ANIXTER NORTHERN CALIFORNIA	KEY CORES-SUPPLY	2,246.56
00397237	BAY AREA BARRICADE	SUPPLIES	4,126.60
00397250	COLE SUPPLY CO INC	SUPPLIES	2,285.26
00397263	FASTENAL CO	SUPPLIES	511.05
00397310	ROBERTS AND BRUNE CO	SUPPLIES	1,042.70
Water Production			
00397114	ARAMARK UNIFORM SERVICES	ARAMARK SERVICE	78.13
00397184	RICE LAKE WEIGHING SYSTEMS INC	PROFESSIONAL SERVICES	140.00
00397206	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	150.04
00397220	ANTIOCH ACE HARDWARE	SUPPLIES	74.78
00397242	BORGES AND MAHONEY	SUPPLIES	2,606.53
00397270	HACH CO	LAB SUPPLIES	236.56
00397276	INDUSTRIAL SOLUTIONS SERVICES INC	CHEMICALS	6,890.83
00397288	MCCAMPBELL ANALYTICAL INC	TESTING SERVICES	1,159.00
00397298	OFFICE DEPOT INC	OFFICE SUPPLIES	58.26



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00397322	STEWARTS TREE SERVICE INC	TREE SERVICES	5,175.00
00397330	UNITED PARCEL SERVICE	SHIPPING	76.92
00397332	UNIVAR SOLUTIONS USA INC	CHEMICALS	17,282.16
00397336	WALTER BISHOP CONSULTING	PROFESSIONAL SERVICES	5,695.00
00941098	COMPUTERLAND	COMPUTER EQUIPMENT	43.55
00941109	GRAINGER INC	AUTO PARTS	138.24
00941112	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	300.00
00941116	THATCHER COMPANY	CHEMICALS	12,378.38
Water Distribution			
00397136	DELTA DIABLO	RECYCLE WATER	9,603.51
00397179	OFFICE TEAM	TEMP SERVICES	175.00
00397191	USA NORTH 811	MEMBERSHIP DUES	7,166.71
00397220	ANTIOCH ACE HARDWARE	SUPPLIES	292.06
00397221	ANTIOCH AUTO PARTS	TOOLS	61.04
00397237	BAY AREA BARRICADE	SUPPLIES	6,017.84
00397263	FASTENAL CO	SUPPLIES	333.14
00397281	KLEINFELDER INC	TESTING SERVICES	2,179.14
00397297	OCCUPATIONAL HEALTH CENTERS	PRE EMPLOYMENT PHYSICAL	536.00
00397299	OFFICE TEAM	TEMP SERVICES	87.50
00397301	PACE SUPPLY CORP	WATER	10,985.35
00397310	ROBERTS AND BRUNE CO	WATER	22,426.86
00397325	SYAR INDUSTRIES INC	SUPPLIES	2,165.92
00397326	TAP MASTER INC	SUPPLIES	796.00
00397330	UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	6.00
00941098	COMPUTERLAND	COMPUTER EQUIPMENT	158.81
00941109	GRAINGER INC	SUPPLIES	2,608.91
00941111	INFOSEND INC	PRINT & MAIL SERVICES	3,167.01
00941112	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	157.50
Public Buildings & Facilities			
00941106	CAROLLO ENGINEERS INC	ENGINEERING SERVICES	183,612.98
621 Sewer Fund			
Swr-Wastewater Administration			
00397179	OFFICE TEAM	TEMP SERVICES	175.00
00397182	PORTER, CLEVELAND J	TRAINING REIMBURSEMENT	60.00
00397217	ALTA FENCE	FENCE REPAIR	1,306.00
00397231	BANK OF AMERICA	BUSINESS EXPENSES	124.34
00397299	OFFICE TEAM	TEMP SERVICES	87.50
00397301	PACE SUPPLY CORP	SUPPLIES	6,963.56
00397312	ROOTX	SUPPLIES	2,749.00
00397325	SYAR INDUSTRIES INC	SUPPLIES	2,165.91
00941098	COMPUTERLAND	COMPUTER EQUIPMENT	152.31
00941109	GRAINGER INC	SUPPLIES	789.38
00941111	INFOSEND INC	PRINT AND MAIL SERVICES	3,166.99
00941112	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	157.50
631 Marina Fund			
Non Departmental			
00397210	STATE BOARD OF EQUALIZATION	SALES TAX REIMTTANCE	327.00



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00397243	BRASSFIELD, EDDIE	DEPOSIT REFUND	240.00
Marina Administration			
00397231	BANK OF AMERICA	BUSINESS EXPENSES	601.43
00397304	PEPPER INVESTMENTS INC	PEST CONTROL	125.00
00941109	GRAINGER INC	SUPPLIES	176.02
00941112	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	1,300.00



AS HOUSING SUCCESSOR TO
THE ANTIOCH DEVELOPMENT AGENCY
CLAIMS BY FUND REPORT
FOR THE PERIOD OF
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227	Housing Fund		
<i>Housing</i>			
00397007	CITY DATA SERVICES LLC	HS MONTHLY MAINTENANCE	1,836.00

CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of November 23, 2021

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Scott Buenting, Project Manager *SB*

APPROVED BY: John Samuelson, Public Works Director/City Engineer *JS*

SUBJECT: Sixth Amendment to the Consultant Services Agreement with Swatt Miers Architects for Improvements to City Hall

RECOMMENDED ACTION

It is recommended that Council adopt a resolution:

1. Approving the sixth amendment to the Consultant Services Agreement with Swatt Miers Architects for improvements to City Hall, which increases the agreement by \$100,740 for a total agreement amount of \$370,582.50 and extends the term of the agreement to June 30, 2022; and
2. Authorizing the City Manager to execute the sixth amendment to the Consultant Services Agreement with Swatt Miers Architects.

FISCAL IMPACT

Adoption of this resolution will increase the Consultant Services Agreement ("Agreement") with Swatt Miers Architects ("SMA") by \$100,740 for a total Agreement amount of \$370,582. The Capital Improvement Budget includes adequate funding from the General Fund, Development Impact Fees and Community Development Block Grant funding for design and implementation of office modifications within City Hall and for the reconstruction of the Leo Fontana Fountain.

DISCUSSION

In September of 2017, SMA was selected to provide architectural design services for a minimal remodeling of the City's Council Chambers. On March 13, 2018, the City Council reviewed various design options and construction cost estimates related to the proposed remodeling of the facility. Staff was directed to include a raised, reconfigured dais to provide better sightlines between the City Council and other committee members into the design. Audience seating was rearranged to improve flow within the chambers. The ceiling and wall treatments of the chambers were renovated to give a more modern feel to the space and LED lighting was installed to brighten the room and decrease energy costs. In addition, the breezeway between City Hall and the Council Chambers has been

enclosed to create an improved entrance to these two buildings. On April 4, 2018, SMA's agreement was amended for these additional services.

On April 24, 2018, Council approved a second amendment to SMA's agreement to include additional design and structural engineering activities related to installing the new ceiling, alterations to the breezeway and lighting modifications throughout the project.

On February 5, 2019, Council approved a third amendment to SMA's agreement to include additional design and structural engineering activities related to adjustments to existing concrete slabs in order to comply with ADA slope requirements; extended coordination with light, audiovisual and electrical consultants; modifications to the proposed breezeway entrance; enlargement of the Human Resource Department's conference room, including alteration of the lighting and HVAC systems; preparation of separate bid documents for audiovisual, seating and the structural remodel portions of the project; development of an additional cost estimate, plans, details and specifications and additional construction administration to provide consulting services through the duration of the project.

On September 10, 2019, Council approved a fourth amendment to SMA's agreement to provide additional design services that include the reconfiguration of the Human Resources, Finance, City Clerk, City Treasurer and City Attorney office spaces within City Hall. Lighting, electrical, communication and HVAC facilities have been adjusted as necessary to support the modifications. Various areas on the first floor of City Hall have received added signage, new carpeting, and fresh painting to blend with the renovated Council Chambers.

On July 28, 2020, Council approved a fifth amendment to SMA's agreement to provide additional design services that include renovating the stairwells within City Hall with non-slip flooring and new paint, upgrading the flooring throughout the public areas of City Hall, and completing the design of the new Leo Fontana Fountain, including a new utility vault, and installing new plumbing, lighting, and electrical controls. In addition, the existing fountain steps will be removed, new concrete paving with brick inlay will be installed, and other modifications to improve the aesthetics of the public gathering area adjacent to the fountain will be developed.

Staff is recommending amending SMA's agreement to provide additional design services that include reconfiguration of the Human Resource and City Clerk work space, removal and replacement of the water desk storefront, modifications to the western entrance into City Hall and the Finance Department conference room, redesign of the City Clerk / City Treasurer's office/meeting space, additional concrete improvements to the northern plaza of City Hall, and continued construction support for City Hall Interior Improvements and Leo Fontana Fountain projects.

ATTACHMENTS

- A: Resolution
- B: Amendment No. 6 to the Agreement with Swatt Miers Architects
- C: Original Agreement with Swatt Miers Architects

ATTACHMENT "A"

RESOLUTION NO. 2021/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROVING THE SIXTH AMENDMENT TO THE CONSULTANT SERVICES AGREEMENT WITH SWATT MIERS ARCHITECTS FOR IMPROVEMENTS TO CITY HALL AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT

WHEREAS, on September 22, 2017, Swatt Miers Architects ("SMA") entered into a Consultant Services Agreement ("Agreement") in the amount of \$49,200 to provide architectural design services for a minimal remodeling of the City's Council Chamber;

WHEREAS, on April 4, 2018, the City increased the compensation for SMA in the amount of \$12,000 for a total Agreement amount of \$61,200;

WHEREAS, on April 24, 2018, the City increased the compensation for SMA in the amount of \$42,917.50 for a total Agreement amount of \$104,117.50 and extended the term of the Agreement to December 31, 2018;

WHEREAS, on February 5, 2019, the City increased the compensation for SMA in the amount of \$42,655.00 for a total Agreement amount of \$146,772.50 and extended the term of the Agreement to December 31, 2019;

WHEREAS, on September 10, 2019, the City increased the compensation for SMA in the amount of \$40,430.00 for a total Agreement amount of \$187,202.50 and extended the term of the Agreement to June 30, 2020;

WHEREAS, on July 28, 2020, the City increased the compensation for SMA in the amount of \$82,640 for a total Agreement amount of \$269,842.50 and extended the term of the Agreement to December 31, 2020;

WHEREAS, the City has considered authorizing the City Manager to execute the sixth amendment to the Agreement with SMA to provide additional design services that include reconfiguration of the Human Resources and City Clerk workspaces, removal and replacement of the water desk storefront, modifications to the western entrance into City Hall and the Finance Department conference room, redesign of the City Treasurer's office storefront, additional concrete improvements to the northern plaza of City Hall, and continued construction support for City Hall Interior Improvements and Leo Fontana Fountain projects, and increase the Agreement in the amount of \$100,740 for a total Agreement amount of \$370,582.50; and

WHEREAS, the City has considered authorizing extending the term of the Agreement with SMA to June 30, 2022.

AI

RESOLUTION NO. 2021/**

November 23, 2021

Page 2

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby:

1. Approves the sixth amendment to the Agreement with Swatt Miers Architects to increase the Agreement by \$100,740 for a total Agreement amount of \$370,582.50 and to extend the term of the Agreement to June 30, 2022.
2. Authorizes the City Manager to execute the Agreement in a form approved by the City Attorney.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 23rd day of November 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

**ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH**

A2

ATTACHMENT "B"

AMENDMENT NO. 6 TO AGREEMENT FOR CONSULTANT SERVICES FOR THE CITY HALL COUNCIL CHAMBERS INTERIOR REMODEL/CITY HALL IMPROVEMENTS AND LEO FONTANA FOUNTAIN P.W. 247-S & PW 247-R

THIS SIXTH AMENDMENT TO THE AGREEMENT FOR CONSULTANT SERVICES is entered into this 26th day of October 2021, by and between the CITY OF ANTIOCH, a municipal corporation ("**City**") and SWATT MIERS ARCHITECTS, their address is 5845 Doyle Street, Suite 104, Emeryville, CA 94608 ("**Consultant**").

R E C I T A L S

WHEREAS, on September 22, 2017, CITY and SWATT MIERS ARCHITECTS, entered into an Agreement for Professional Consultant Services for the City Hall Council Chambers Interior Remodel ("**Agreement**") in the amount of \$49,200;

WHEREAS, on April 4, 2018, CITY increased the compensation for SWATT MIERS ARCHITECTS for actual costs in the amount of \$12,000 bringing the total compensation to an amount not to exceed \$61,200;

WHEREAS, on April 24, 2018, CITY increased the compensation for SWATT MIERS ARCHITECTS for actual costs in the amount of \$42,917.50 bringing the total compensation to an amount not to exceed \$104,117.50;

WHEREAS, on February 5, 2019, CITY increased the compensation for SWATT MIERS ARCHITECTS for actual costs in the amount of \$42,655.00 bringing the total compensation to an amount not to exceed \$146,772.50;

WHEREAS, on September 10, 2019, CITY increased the compensation for SWATT MIERS ARCHITECTS for actual costs in the amount of \$40,430.00 bringing the total compensation to an amount not to exceed \$187,202.50; and

WHEREAS, on July 28, 2020, CITY increased the compensation for SWATT MIERS ARCHITECTS for actual costs in the amount of \$82,640.00 bringing the total compensation to an amount not to exceed \$269,842.50.

NOW, THEREFORE, THE PARTIES DO MUTUALLY AGREE AS FOLLOWS:

1. Section 1 "SERVICES" the first paragraph shall be amended to read as follows:

"Subject to the terms and conditions set forth in this Agreement, Consultant shall furnish all technical and professional services including labor, materials, equipment, transportation, supervision, and expertise to provide to City the services described in the Scope of Work attached as Exhibit A to the Agreement, Exhibit A to Amendment No. 1, Exhibit A to Amendment No. 2, Exhibit A to Amendment No. 3, Exhibit A to Amendment No. 4, Exhibit A to Amendment No. 5, and Exhibit A to Amendment No. 6 of the

Agreement at the time and place and in the manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and the Exhibits, the Agreement shall prevail.”

2. Section 1.1 “Term of Services” shall be amended to read as follows:

“The term of this Agreement shall begin on the date first noted above and shall end on **June 30, 2022**, and Consultant shall complete the work described in Exhibit A to the Agreement, Exhibit A to Amendment No. 1, Exhibit A to Amendment No. 2, Exhibit A to Amendment No. 3, Exhibit A to Amendment No. 4, Exhibit A to Amendment No. 5, and Exhibit A to Amendment No. 6 of the Agreement prior to that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8 of the Agreement. The time provided to Consultant to complete the services required by this Agreement shall not affect the City’s right to terminate the Agreement, as provided for in Section 8 of the Agreement.”

3. Section 2 “COMPENSATION” the first sentence shall be amended to read as follows:

“CITY hereby agrees to pay Consultant a sum not to exceed **\$370,582.50**, notwithstanding any contrary indications that may be contained in Consultant’s proposal, for services to be performed and reimbursable costs incurred under this Agreement.”

All other terms and conditions of the Agreement shall remain in full force and effect.

CITY OF ANTIOCH:

SWATT MIERS ARCHITECTS

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

By: _____
George Miers, Principal

ATTEST:

Elizabeth Householder, City Clerk

APPROVED AS TO FORM:

Thomas Lloyd Smith, City Attorney

ADDITIONAL SERVICES REQUEST

DATE: November 04, 2021**PROJECT:** Antioch City Hall**SUBJECT:** Additional Services Request No. 6

The following is an agreement between Swatt | Miers Architects and the undersigned for authorization of additional services. The Scope of Work, Professional Fees and Schedule will be adjusted to the Contract as follows:

Swatt | Miers Architects is happy to continue working with the City of Antioch. We understand how scopes of work evolve as projects are developed with the constituent members and are offering the below additional services request to compensate for changes made over the course of the existing projects.

Project Scope/Services

1. Scope added to third floor renovation from existing contract scope
 - New partition between office and storage area
 - New Partition at Law Library
 - New cabinetry and partitions at seating area
 - Terrazzo Flooring at elevator lobby
2. Scope added to first floor renovation from existing contract scope
 - Review and recommendations to Water Desk
3. Scope added to Second Floor – Initially not in contract
 - Terrazzo at Entry Lobby
4. Added Scope for Leo Fontana Fountain and Plaza
 - Enlarged paving scope, additional drainage, accessibility review.
5. Extended Construction Administration
 - The extended duration of the project increased the amount of time spent on Construction Administration. The construction has also required consultation with MEP and Structural engineer to review submittals and field conditions. Consultants costs are for those consultants already in contract with the City.

Conditions: Provisions of our Basic Services agreement apply.

As-built drawings were not provided for this work

Professional Fees (check all that apply)

- ☐ Lump Sum of \$_____ (includes) (excludes) any Consultant Fees.
- ☒ Hourly, Billed at our standard hourly Swatt | Miers Architects 2019 Billing Rates.
- ☒ Estimated Additional Architectural Fees of \$ 100,740.00. See Fee Estimate Worksheet below.
Note: Swatt | Miers Architects will request additional authorization if the fees exceed this estimate.
- ☐ Allowance of \$ _____

SWATT | MIERS ARCHITECTS

November 04, 2021
 Project: Antioch City Hall
 Subject: Additional Services Request #6
 Page 2 of 2

Fee Estimate Worksheet

Task 1: Third Floor add. scope	Hours	Staff	Rate	Estimated Fee
A. Schematic Design	8	Principal	\$285	\$2,280.00
	16	Project Manager	\$165	\$2,640.00
	40	Drafter	\$95	\$3,800.00
B. Design Development / CD	24	Project Manager	\$165	\$3,960.00
	60	Drafter	\$95	\$5,700.00
			Task #1	\$18,380.00
Task 2: Water Desk	Hours	Staff	Rate	Estimated Fee
A. Research & Analysis	2	Project Manager	\$165	\$330.00
	8	Drafter	\$95	\$760.00
			Task #2	\$1,090.00
Task 3: Second Floor add. scope	Hours	Staff	Rate	Estimated Fee
	2	Drafter	\$95	\$190.00
			Task #3	\$190.00
Task 4: Leo Fontana Fountain scope	Hours	Staff	Rate	Estimated Fee
A. Research & Analysis	4	Principal	\$285	\$1,140.00
	24	Project Manager	\$165	\$3,960.00
	60	Drafter	\$95	\$5,700.00
B. Design Development / CD	18	Project Manager	\$165	\$2,970.00
	100	Drafter	\$95	\$9,500.00
C. Consultant Coordination	14	Project Manager	\$165	\$2,310.00
			Task #4	\$25,580.00
Task 5: Construction Administration	Hours	Staff	Rate	Estimated Fee
A. Construction Administration	260	Construction Administrator	\$175	\$45,500.00
B. MEP Construction Administration	TM	Not to exceed		\$10,000.00
			Task #5	\$55,500.00
Add Service Proposal Total:	640			\$100,740.00

APPROVED BY: _____

DATE _____

B4

ATTACHMENT "C"

DESIGN CONSULTING SERVICES AGREEMENT BETWEEN THE CITY OF ANTIOCH AND SWATT MIERS ARCHITECTS FOR THE CITY HALL COUNCIL CHAMBERS INTERIOR REMODEL P.W. 247-P

THIS AGREEMENT for design consulting services is made by and between the City of Antioch ("City") and Swatt Miers ("Consultant") as of September 22, 2017.

Section 1. SERVICES. Subject to the terms and conditions set forth in this Agreement, Consultant shall furnish all technical and professional services including labor, material, equipment, transportation, supervision and expertise to provide to City the services described in the Scope of Work attached as Exhibit A at the time and place and in the manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibit A, the Agreement shall prevail.

- 1.1 **Term of Services.** The term of this Agreement shall begin on the date first noted above and shall end on June 30, 2018, the date of completion specified in Exhibit A, and Consultant shall complete the work described in Exhibit A prior to that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Consultant to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8.
- 1.2 **Standard of Performance.** Consultant represents that it is experienced in providing these services to public clients and is familiar with the plans and needs of City. Consultant shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Consultant is engaged in the geographical area in which Consultant practices its profession.
- 1.3 **Assignment of Personnel.** Consultant shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Consultant shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons.
- 1.4 **Time.** Consultant shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Section 1.1 above and to satisfy Consultant's obligations hereunder.

Section 2. COMPENSATION. City hereby agree to pay Consultant a sum not to exceed Forty-nine thousand two hundred dollars (\$49,200), notwithstanding any contrary indications that may be contained in Consultant's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Consultant's proposal, attached as Exhibit A, regarding the amount of compensation, the Agreement shall prevail. City shall pay Consultant for services rendered pursuant to this Agreement at the time and in the manner set forth below. The payments specified below shall be the only payments from City to Consultant for services rendered pursuant to this Agreement. Except as specifically authorized by City, Consultant shall not bill City for duplicate services performed by more than one person.

Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

2.1 Invoices. Consultant shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information:

- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
- The beginning and ending dates of the billing period;
- A Task Summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion;
- At City' option, for each work item in each task, a copy of the applicable time entries or time sheets shall be submitted showing the name of the person doing the work, the hours spent by each person, a brief description of the work, and each reimbursable expense;
- The total number of hours of work performed under the Agreement by Consultant and each employee, agent, and subcontractor of Consultant performing services.
- The Consultant's signature.

2.2 Payment Schedule.

2.2.1 City shall make incremental payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. City shall have 30 days from the receipt of an invoice that complies with all of the requirements of Section 2.1 to pay Consultant.

2.3 Total Payment. City shall pay for the services to be rendered by Consultant pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever incurred by Consultant in rendering services pursuant to this Agreement.

In no event shall Consultant submit any invoice for an amount in excess of the maximum amount of compensation provided above either for a task or for the entire Agreement, unless the Agreement is modified prior to the submission of such an invoice by a properly executed change order or amendment.

2.4 Hourly Fees. Fees for work performed by Consultant on an hourly basis shall not exceed the amounts shown on the following fee schedule: See Exhibit B.

2.5 Reimbursable Expenses. Reimbursable expenses are specified below, and shall not exceed One thousand five hundred dollars (\$1,500.00). Expenses not listed below are not

chargeable to City. Reimbursable expenses are included in the total amount of compensation provided under this Agreement that shall not be exceeded.

Reimbursable Expenses are:

Printing, postage and/or delivery; and mileage (including any tolls)

2.6 Payment of Taxes. Consultant is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.

2.7 Authorization to Perform Services. The Consultant is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

Section 3. FACILITIES AND EQUIPMENT. Except as set forth herein, Consultant shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement. City shall make available to Consultant only the facilities and equipment listed in this section, and only under the terms and conditions set forth herein.

City shall furnish physical facilities such as desks, filing cabinets, and conference space, as may be reasonably necessary for Consultant's use while consulting with City employees and reviewing records and the information in possession of the City. The location, quantity, and time of furnishing those facilities shall be in the sole discretion of City. In no event shall City be obligated to furnish any facility that may involve incurring any direct expense, including but not limited to computer, long-distance telephone or other communication charges, vehicles, and reproduction facilities.

Section 4. INSURANCE REQUIREMENTS. Before beginning any work under this Agreement, Consultant, at its own cost and expense, shall procure Insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work by the Consultant and its agents, representatives, employees, and subcontractors. Consultant shall provide proof satisfactory to City of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects to the City. Consultant shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Consultant's proposal. Consultant shall not allow any subcontractor to commence work on any subcontract until Consultant has obtained all insurance required herein for the subcontractor(s) and provided evidence thereof to City. Verification of the required insurance shall be submitted and made part of this Agreement prior to execution. Insurers shall have an A.M. Best's rating of no less than A:VII unless otherwise accepted by the City in writing:

4.1. Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than \$1,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit. If Consultant's services include work within 50 feet of a railroad right of way, the Contractor shall have removed any exclusion on their liability policy limiting coverage for work near a railroad, or shall provide a Railroad Protective Liability policy in favor of the City. Limits for such coverage shall be no less than \$5,000,000.

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4.2. Automobile Liability Insurance. ISO Form Number CA 00 01 covering any auto (Code 1), or if Contractor has no owned autos, hired, (Code 8) and non-owned autos (Code 9), with limit no less than \$1,000,000 per accident for bodily injury and property damage.

4.3. Workers' Compensation Insurance. As required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than \$1,000,000 per accident for bodily injury or disease.

4.4. Professional Liability (Errors and Omissions): Insurance appropriate to the Contractor's profession, with limit no less than \$1,000,000 per occurrence or claim, \$2,000,000 aggregate.

4.5. Other Insurance Provisions. The insurance policies are to contain, or be endorsed to contain, the following provisions:

4.5.1 *Additional Insured Status.* The City, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used).

4.5.2 *Primary Coverage.* For any claims related to this contract, the Contractor's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

4.5.3 *Notice of Cancellation.* Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the City.

4.5.4 *Waiver of Subrogation.* Contractor hereby grants to City a waiver of any right to subrogation which any insurer of said Contractor may acquire against the City by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

4.5.5 *Deductibles and Self-Insured Retentions.* Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require the Contractor to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

4.5.6 *Claims made policies.* If any of the required policies provide claims-made coverage:

4.5.6.1 The Retroactive Date must be shown, and must be before the date of the contract or the beginning of contract work.

4.5.6.2 Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the contract of work.

4.5.6.3 If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the Contractor must purchase "extended reporting" coverage for a minimum of five (5) years after completion of contract work.

4.6. Certificate of Insurance and Endorsements. Contractor shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The City reserves the right to require complete, certified copies of all required Insurance policies, including endorsements required by these specifications, at any time.

4.7. Subcontractors. Contractor shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated in this Agreement, including but not limited to naming additional insureds.

4.8. Higher limits. If the contractor maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Contractor. Any available Insurance proceeds in excess of the specified minimum limits of Insurance and coverage shall be available to the City.

4.9 Special Risks or Circumstances. City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage or other special circumstances.

4.10 Remedies. In addition to any other remedies City may have if Consultant fails to provide or maintain any Insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option exercise any of the following remedies, which are alternatives to other remedies City may have and are not the exclusive remedy for Consultant's breach:

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
- Order Consultant to stop work under this Agreement or withhold any payment that becomes due to Consultant hereunder, or both stop work and withhold any payment, until Consultant demonstrates compliance with the requirements hereof; and/or
- Terminate this Agreement.

Section 5. INDEMNIFICATION AND CONSULTANT'S RESPONSIBILITIES

5.1. Consistent with California Civil Code Section 2782.8, when the services to be provided under this Agreement are design professional services to be performed by a design professional, as that term is defined under said section 2782.8, CONSULTANT shall, to the fullest extent permitted by law, immediately indemnify, defend (with counsel acceptable to the CITY) and hold harmless CITY, and its employees, officials, volunteers and agents ("Indemnified Parties") from and against any and all losses, claims, damages, costs and liability arising out of or resulting from any personal injury, loss of life, damage to property, or any violation of any federal, state, or municipal law or ordinance, that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of CONSULTANT, its officers, employees, agents, sub-consultants or subcontractors in said performance of professional services under this Agreement, except to the extent that such claims, suits or actions were caused by the sole negligence, active negligence or willful misconduct of the City or such indemnification is otherwise prohibited under applicable law.

5.2. In the event that Consultant or any employee, agent, sub-consultant or subcontractor of Consultant providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, sub-consultants or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

5.3. Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Consultant from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply.

5.4. By execution of this Agreement, Consultant acknowledges and agrees to the provisions of this Section and that it is a material element of consideration, and that these provisions survive the termination of this Agreement.

Section 6. STATUS OF CONSULTANT.

- 6.1 **Independent Contractor.** At all times during the term of this Agreement, Consultant shall be an independent contractor and shall not be an employee of City. City shall have the right to control Consultant only insofar as the results of Consultant's services rendered pursuant to this Agreement and assignment of personnel pursuant to Subparagraph 1.3; however, otherwise City shall not have the right to control the means by which Consultant accomplishes services rendered pursuant to this Agreement. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Consultant and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits.

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- 6.2 Consultant No Agent. Except as City may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

Section 7. LEGAL REQUIREMENTS.

- 7.1 Governing Law. The laws of the State of California shall govern this Agreement.
- 7.2 Compliance with Applicable Laws. Consultant and any subcontractors shall comply with all laws applicable to the performance of the work hereunder.
- 7.3 Other Governmental Regulations. To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Consultant and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.
- 7.4 Licenses and Permits. Consultant represents and warrants to City that Consultant and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Consultant represents and warrants to City that Consultant and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the foregoing, Consultant and any subcontractors shall obtain and maintain during the term of this Agreement valid Business Licenses from City.
- 7.5 Nondiscrimination and Equal Opportunity. Consultant shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, sexual orientation or any other legally protected status, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Consultant under this Agreement. Consultant shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Consultant thereby.
- Consultant shall include the provisions of this Subsection in any subcontract approved by the Contract Administrator or this Agreement.
- 7.6 Prevailing Wages. Should the scope of work fall under the requirements of the California Labor Code and implementing regulations for the payment of prevailing wages, then Consultant shall comply and pay prevailing wages.

Section 8. TERMINATION AND MODIFICATION.

- 8.1 **Termination.** City may cancel this Agreement at any time and without cause upon written notification to Consultant.

Consultant may cancel this Agreement upon 30 days' written notice to City and shall include in such notice the reasons for cancellation.

In the event of termination, Consultant shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Consultant delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Consultant or prepared by or for Consultant or the City in connection with this Agreement.

- 8.2 **Extension.** City may, in their sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Subsection 1.1. Any such extension shall require a written amendment to this Agreement, as provided for herein. Consultant understands and agrees that, if City grants such an extension, City shall have no obligation to provide Consultant with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, City shall have no obligation to reimburse Consultant for any otherwise reimbursable expenses incurred during the extension period.

- 8.3 **Amendments.** The parties may amend this Agreement only by a writing signed by all the parties.

- 8.4 **Assignment and Subcontracting.** City and Consultant recognize and agree that this Agreement contemplates personal performance by Consultant and is based upon a determination of Consultant's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Consultant. Consultant may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Consultant shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the Contract Administrator.

- 8.5 **Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Consultant shall survive the termination of this Agreement.

- 8.6 **Options upon Breach by Consultant.** If Consultant materially breaches any of the terms of this Agreement, City' remedies shall include, but not be limited to, the following:

8.6.1 Immediately terminate the Agreement;

8.6.2 Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Consultant pursuant to this Agreement; and/or

- 8.6.3 Retain a different consultant to complete the work described in Exhibit A not finished by Consultant in which case the City may charge Consultant the difference between the cost to have a different consultant complete the work described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Consultant pursuant to Section 2 if Consultant had completed the work.

Section 9. KEEPING AND STATUS OF RECORDS.

- 9.1 Records Created as Part of Consultant's Performance. All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Consultant prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Consultant hereby agrees to deliver those documents to the City upon termination of the Agreement. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use.
- 9.2 Confidentiality. All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Consultant prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be kept confidential by Consultant. Such materials shall not, without the prior written permission of City, be used by Consultant for any purpose other than the performance of this Agreement nor shall such materials be disclosed publicly. Nothing furnished to Consultant which is otherwise known to Consultant or is generally known, shall be deemed confidential. Consultant shall not use the City's name or logo or photographs pertaining to the services under this Agreement in any publication without the prior written consent of the City.
- 9.3 Consultant's Books and Records. Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to the Consultant to this Agreement.
- 9.4 Inspection and Audit of Records. Any records or documents that Section 9.2 of this Agreement requires Consultant to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds TEN THOUSAND DOLLARS (\$10,000.00), the Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of City, for a period of three (3) years after final payment under the Agreement.

- 9.5 **Intellectual Property.** The City shall have and retain all right, title and interest, including copyright, patent, trade secret or other proprietary rights in all plans, specifications, studies, drawings, estimates, materials, data, computer programs or software and source code, enhancements, documents and any other works of authorship fixed in any tangible medium or expression, including but not limited to physical drawings or other data magnetically or otherwise recorded on computer media ("Intellectual Property") prepared or developed by or on behalf of Consultant under this Agreement. Consultant further grants to City a non-exclusive and perpetual license to copy, use, modify or sub-license any and all Intellectual Property otherwise owned by Consultant which is the basis or foundation for any derivative, collective, insurrectional or supplemental work created under this Agreement.

Section 10 MISCELLANEOUS PROVISIONS.

- 10.1 **Venue.** In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Contra Costa or in the United States District Court for the Northern District of California.
- 10.2 **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.
- 10.3 **No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.
- 10.4 **Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the parties.
- 10.5 **Use of Recycled Products.** Consultant shall prepare and submit all reports, written studies and other printed material on recycled paper to the extent it is available at equal or less cost than virgin paper.
- 10.6 **Conflict of Interest.** Consultant may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Consultant in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*

Consultant shall not employ any official of City in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.*

Consultant hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Consultant was an

employee, agent, appointee, or official of City in the previous twelve months, Consultant warrants that it did not participate in any manner in the forming of this Agreement. Consultant understands that, if this Agreement is made in violation of Government Code §1090 *et seq.*, the entire Agreement is void and Consultant will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Consultant will be required to reimburse the City for any sums paid to the Consultant. Consultant understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

- 10.7 **Inconsistent Terms.** If the terms or provisions of this Agreement conflict with or are inconsistent with any term or provision of any attachment or Exhibit attached hereto, then the terms and provisions of this Agreement shall prevail.
- 10.8 **Solicitation.** Consultant agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.
- 10.9 **Contract Administration.** This Agreement shall be administered by Scott Buenting ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.
- 10.10 **Notices.** Any written notice to Consultant shall be sent to:

George Miers, AIA
Swatt Miers Architects
5845 Doyle Street, Suite 104
Emeryville, CA 94608

Any written notice to City shall be sent to:

City Manager
City of Antioch
P. O. Box 5007
Antioch, CA 94531-5007

10.11 Integration. This Agreement, including the scope of work attached hereto and incorporated herein as Exhibit A, and all other attachments, represents the entire and integrated agreement between City and Consultant and supersedes all prior negotiations, representations, or agreements, either written or oral.

CITY:

CITY OF ANTIOCH

Ron Bernal
Ron Bernal, City Manager

Attest:

Arne Simonsen
Arne Simonsen, City Clerk of City of Antioch

Approved as to Form:

Derek P. Cole
Derek P. Cole, Interim City Attorney

CONSULTANT:

SWATT MIERS ARCHITECTS

By: [Signature]

Name: ARON MIER

Title: PRINCIPAL

By: _____

Name: _____

Title: _____

EXHIBIT "A"

SWATT

MIERS

ARCHITECTS

Robert Swatt FAIA September 9, 2017
George Miers AIA Revised 9.14.17

Scott Buenting, Project Manager
Capital Improvements Division
City of Antioch
P. O. Box 5007
Antioch, CA 94531-5007

Subject: Antioch City Hall Council Chambers Interior Remodel -- Scope of Work and Fee Proposal

Dear Scott:

Michael Gale and I enjoyed meeting with you, Ron Bernal and the rest of the City of Antioch team this past Tuesday and are pleased to present our Scope of Work and Fee Proposal to provide architectural services for renovating the City of Antioch Council Chambers. Based upon our discussion and subsequent tour of the Council Chamber facility, we see the following Scope of Work and fee.

Scope of Work

Through the course of our discussions, it was made clear that the while the City has a set of basic requirements for the Council Chamber and a limited budget of approximately \$300,000 - \$400,000 which we will need to address and work towards, it is also interested in developing an overall masterplan design for the facility that may include upgrades that go beyond the current budget. In short, it is our understanding that the City wishes to understand the full range of what may be possible within the Council Chamber (and possibly directly outside within a foyer gathering area - see below for further discussion). At the same time, the City needs to be mindful of its budget and accomplish specific interior upgrades. Our understanding of what we will call herein "Minimum Upgrades" includes improvements that need to occur within the stated budget and include the following:

- Minimum Upgrades - The components outlined below will be designed, estimated and then fully detailed into a set of construction documents suitable for permit, bidding and construction.
- Replace seating
- Replace carpet
- Repaint all areas and/or provide wall coverings as decided upon
- Reconfiguring of the "existing" Dais so that Council Members can better see each other during discussions.
- Reconfiguring of the City Clerk's position so it does not have its back to the audience. Also look at other staff positions and preferred orientations.
- Develop relocation alternatives for the speaker's podium for better audience and dais viewing
- Create an overall sense of upgrade and modernization.
- Ensure that all ADA and code requirements are addressed.
- Provide new signage as directed
- Specify new ceiling tiles in existing ceiling (see Additional Upgrades for alternative ceiling design)

SWATT | MIERS ARCHITECTS

September 9, 2017

Revised 9.14.17

City of Antioch Council Chamber renovation

Scope of Work and Fee Proposal

Page 2 of 4

- Specify new doors and windows within existing locations (see Additional Upgrades for discussion of Foyer alternatives)

In addition to these "Minimum Upgrades", the following overall studies are to be developed and estimated. The City will then decide which additional components will be included. As Ron Bernal noted, 'the Council will look at the costs and possible benefits and may decide to increase the budget to include these additional amenities'. We see these additional amenities/study areas including the following;

Additional Upgrade Study Areas – These components will be studied, estimated and presented to the City for consideration as part of our basic services. Since many of these items exceed the current stated budget, it is not clear whether they will be selected for further refinement and inclusion in the construction document set. In addition, the extent of work will not be clear for many of them until the study is complete. The Ceiling/Lighting and Foyer studies in particular fall into this category. In recognition of the City's budget for professional services, rather than including fees for developing components that might not be selected for further development, we are proposing that as part of our estimate for the actual construction work, we include the professional fees for developing them to the construction document phase – and not include them as part of this proposal. In this way the City can control which services it wishes to authorize further.

- **Lighting and ceiling** – The existing lighting is old and the ceiling plane is not adequately lit so that there is little if any reflection back down into the space. This results in a sense of "glare" – making the space appear darker than it actually is. The existing lights are generally fluorescent which creates a sense of "flicker" that is disturbing to many people. We will study both alternative lighting for general overall illumination and for special highlighting of the dais and staff and speaker locations. Attention will also be given to TV broadcast needs.
- **Dais Alternatives** – Study the benefits of replacing the dais in its entirety with new casework. This would include new electronic wiring and related audio visual issues.
- **Audio/Visual System** – We understand that the existing system is relatively new. Nonetheless, we would still recommend that it be looked at as any part of an overall masterplan study. For this reason, we have an Audio Visual firm assigned to the Team and they will be available to provide input on additional service basis should the City feel they would like to look closer at the system or should the redesign of dais seating positions warrant it.
- **Low perimeter wall** – Look at alternatives for the perimeter low wall that rings the seating area. This wall is approximately 4' high. Alternatives include lowering it to seat back height or slightly above, varying its height and using it for public display.
- **Entry Foyer** – This is an issue most everyone mentioned in our discussions as there is very little entry foyer "public gathering" space once you enter the Chamber doors. This is not an easy problem to solve as you need additional space to really create an effective foyer or lobby where attendees can gather and not disrupt the hearing in session. We will look at alternatives for improving this situation ranging from solutions within the existing space (once you walk through the doors), to ways of capturing additional space outside the doors in the covered breezeway. The open covered breezeway is obviously an original design feature of the building that many have felt over time to be an important public access way. With the understanding that this may still be a sensitive point, we feel there is a design solution that through the use of manual and/or automatic sliding doors would

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September 9, 2017

Revised 9.14.17

City of Antioch Council Chamber renovation

Scope of Work and Fee Proposal

Page 3 of 4

allow the City to have the best of both worlds – an “Indoor/outdoor” connecting covered breezeway that could be open when you wanted it to be (such as during the day) and closed when needed – (like at night and when a chamber event is taking place). The ability to enclose this space would in essence create a separate foyer or lobby area that could go a long way towards improving the entry sequence into the Chambers including enhanced sound control. It also would enhance public use of the restrooms on cold and rainy nights. We understand that such an enclosure is beyond the current budget but we feel it should be studied and estimated as part of the overall masterplan study. We also feel there may be a very cost effective way to accomplish this.

- **Creating a Sense of Community** – As we discussed at our Tuesday meeting, when designing the police facility we worked with police staff to develop a sense of community spirit through the introduction of murals depicting community scenes and civic leaders. We also included areas for memorabilia display and introduced the City logo in the terrazzo floor. We believe there are many opportunities to develop meaningful community oriented programs that could enhance the Chambers and provide a sense of Community pride and interest. These need not be expensive programs although they do require committed staff time to develop. We will outline various programs and will show how they may be presented within the chambers.
- **Caucus Room and restroom** – Aside from a cosmetic cleanup of these two rooms (paint and carpet) which would be part of the “minimum Upgrade”, we will look at other possible improvements in this space such as providing enhanced audio visual transmission of Chamber proceedings back into the room along with other improvements suggested by City staff.
- **HVAC** – This was not mentioned as a need but we will upon request look at the system and suggest possible upgrades. *This work would be treated as an additional Service beyond the proposed fee outlined herein.*

Proposed Professional Fees

As discussed above under both the “minimum” and “additional” scopes of work, we felt the best way to present our fee was in direct relationship to their described scope.

Minimum Upgrade Fee – Includes design, estimates and construction documents suitable for permit, bidding and construction.

- Architect \$22,000
- Cost estimator \$4000
- Acoustical Engineer \$2500 (Initial site visit and analysis of existing space)

Subtotal \$28,500

Additional Upgrade Areas Fee –

- Architect \$14,200
- Lighting Designer - \$2500
- Audio Visual - \$0 (If requested by the City)
- Acoustical – \$0 (If requested by the City in response to AV recommendations)
- HVAC - \$0 (system evaluation and recommendations If requested by City)
- Cost estimator \$4000

Subtotal \$20,700

Total Professional Fee \$49,200

C15

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September 9, 2017

Revised 9.14.17

City of Antioch Council Chamber renovation

Scope of Work and Fee Proposal

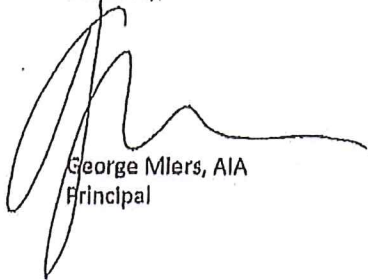
Page 4 of 4

Reimbursable Allowance \$1500

In regards to schedule, we understand that time is of the essence and will work with the City to best expedite the process. We believe the design portion of the study compassing all Minimum and Additional design components can be completed in approximately 4 weeks from commencement (we would need a week or so to get started once authorization is received). We then would need one week to prepare the estimate and meet with the City to review. (It may be possible to combine this week within the 4 week process depending on how the work proceeds). Once the City decides which additional components (if any) are to be included in the construction documents, we would need anywhere from a minimum 3 weeks (the absolute Minimum Upgrade scope) to possibly 6 weeks to complete the contract documents and submit to the City for permit. Bidding could be coordinated to occur at the same time as permit submittal to expedite the process.

Hopefully, the above proposal meets with your and the City's approval. I am available to discuss the scope and fee at your convenience.

Sincerely,



George Miers, AIA
Principal

C16

EXHIBIT "B"

SWATT | MIERS ARCHITECTS

2017 BILLING RATES

Principal.....	285.00 hr.
Senior Project Manager / Senior Architect.....	190.00 hr.
Construction Administrator	175.00 hr.
Senior Interior Designer.....	165.00 hr.
Project Architect / Project Manager.....	165.00 hr.
Job Captain	140.00 hr.
Architect.....	120.00 hr.
Interior Designer	120.00 hr.
Senior Designer / Drafter.....	120.00 hr.
Intermediate Designer / Drafter.....	95.00 hr.
Junior Designer / Drafter	85.00 hr.
Administrative Staff.....	65.00 hr.

2017 REIMBURSABLE EXPENSES

Billed at 1.10% of Invoice

Printing

Postage and Delivery

Travel (mileage at current IRS rates, plus tolls)

In-house photocopies

Item	B & W	Color
8-1/2 x 11	.15 ea.	.25 ea.
11 x 17	.20 ea.	.35 ea.
24 x 36	\$5.00 ea.	N/A
30 x 42	\$7.50 ea.	N/A

Billing rates and reimbursable expenses effective through December 2017

C17

CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of November 23, 2021

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Junming Li, Assistant Engineer

REVIEWED BY: Scott Buenting, Project Manager *SB*

APPROVED BY: John Samuelson, Public Works Director/City Engineer *JS*

SUBJECT: Acceptance of Work and Notice of Completion for the Pavement Plugs and Leveling Courses at Various Locations (P.W. 709-1)

RECOMMENDED ACTION

It is recommended that the City Council adopt the resolution accepting work and authorizing the City Manager or designee to file a Notice of Completion for the Pavement Plugs and Leveling Courses at Various Locations Project.

FISCAL IMPACTS

The Capital Improvement Budget included \$1,900,000 in Road Maintenance and Rehabilitation Account ("RMRA") funds for the Pavement Plugs and Leveling Courses at Various Locations ("Project"). The final construction agreement price for this work is \$1,860,465.

DISCUSSION

On January 26, 2021, Council awarded this Project to Teichert Construction of Pleasanton in the amount of \$1,785,645.00. This Project consisted of constructing asphalt concrete plugs in areas of deteriorating roadway pavement and installing asphalt concrete plugs and leveling courses on 57 streets in preparation for surface treatments scheduled to be performed within the next two years. Additional work performed by the contractor included expanded asphalt concrete plugs on Wildflower Drive between Deer Valley Road and Burwood Way.

All work on this project was completed on September 3, 2021.

ATTACHMENTS

- A. Resolution
- B. Notice of Completion

ATTACHMENT "A"

RESOLUTION NO. 2021/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ACCEPTING
WORK AND DIRECTING THE CITY MANAGER OR DESIGNEE TO FILE A NOTICE
OF COMPLETION FOR THE PAVEMENT PLUGS AND LEVELING COURSES AT
VARIOUS LOCATIONS
(P.W. 709-1)**

WHEREAS, on June 23, 2020, the City Council adopted the 5 Year Capital Improvement Program 2020-2025, which included funding for the Pavement Plugs and Leveling Courses at Various Locations Project ("Project");

WHEREAS, the Project was published and advertised in the East County Times on December 5, 2020 and December 7, 2020, and a Notice to Contractors was sent to the construction trade journals;

WHEREAS, the Project bids were publicly opened and read on January 5, 2021, and seven (7) bids were received;

WHEREAS, the lowest responsive and responsible bidder was submitted by Teichert Construction ("Teichert") of Pleasanton;

WHEREAS, on January 26, 2021, Teichert was awarded a construction agreement by the City of Antioch to perform work associated with the Project;

WHEREAS, the City Council has considered accepting work and authorizing the City Manager or designee to file a Notice of Completion for the Project; and

WHEREAS, all work on the Project was completed on September 3, 2021, at a final contract price of \$1,860,465 in accordance with plans and specifications referred to therein.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Antioch, that:

1. The work on the Pavement Plugs and Leveling Courses at Various Locations Project is hereby completed and accepted; and
2. The City Manager or designee is authorized to execute and file for record with the County Recorder, County of Contra Costa, a Notice of Completion thereof for the Project.

* * * * *

AI

RESOLUTION NO. 2021/**

November 23, 2021

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 23rd day of November 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

**ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH**

A2

ATTACHMENT "B"

**RECORDED AT THE REQUEST
OF:**
CITY OF ANTIOCH, CA

WHEN RECORDED MAIL TO:
CITY OF ANTIOCH
CAPITAL IMPROVEMENTS DIVISION
P.O. BOX 5007
ANTIOCH, CA 94531
(925) 779-7050

THIS SPACE FOR RECORDER'S USE ONLY

**NOTICE OF COMPLETION FOR THE
PAVEMENT PLUGS AND LEVELING COURSES AT VARIOUS LOCATIONS
(P.W. 709-1)**

NOTICE IS HEREBY GIVEN:

1. That the interest or estate stated in paragraph 3 herein the real property herein described is owned by: City of Antioch, 200 H Street, Antioch, California 94509.
2. That the full name and address of the Owner of said interest or estate, if there is only one Owner, and that the full names and addresses of all the co-owners who own said interest or estate as tenants in common, as joint tenants, or otherwise, if there is more than one owner, are set forth in the preceding paragraph.
3. That the nature of the stated owner, or if more than one owner, then of the stated owner and co-owners is: In fee.
4. That on the September 3, 2021, the work of improvements on the real property herein described was completed.
5. That the name of the original contractor, if any, for said work of improvement was Teichert Construction.
6. The surety for said project was Liberty Mutual Insurance Company.
7. This project consisted of constructing asphalt concrete plugs in areas of deteriorating roadway pavement and installing asphalt concrete plugs and leveling courses on 57 streets (See Exhibit A) in the City of Antioch, County of Contra Costa, State of California.

**THE UNDERSIGNED STATES UNDER PENALTY OF
PERJURY THAT THE ABOVE IS TRUE AND CORRECT**

Date

JOHN SAMUELSON, P.E.
Public Works Director/City Engineer
City of Antioch

BI

EXHIBIT "A"
PAVEMENT PLUGS AND LEVELING COURSES AT VARIOUS LCOATIONS
P.W. 709-1
LIST OF LOCATIONS

BELFORD PEAK CT	BADGER WAY	CAVALLO RD	BEDROCK CT
BELFORD PEAK WAY	BARMOUTH CT	CENTER LN	BEDROCK WAY
BLACKBURN PEAK CT	BARMOUTH DR	E TREGALLAS RD	BLUEROCK DR
CACHE PEAK DR	BASALT CT	NORA LEE CT	BOLE CT
COUGAR PEAK CT	BASALT WAY	SUNSET DR	CALDERA WAY
COUGAR PEAK WAY	BLUEJAY DR		CLAY CT
CRESTONE NEEDLE WAY	BURWOOD WAY		FELSITE CT
CRESTONE PEAK CT	COYOTE CT		FLINTROCK DR
GOLF COURSE RD	EASTBOURNE CT		HAILSTONE WAY
HUNTER PEAK CT	HALITE WAY		HAWK CT
MASSIVE PEAK WAY	HASTINGS CT		JAROSITE CT
MATTERHORN CT	LAURELWOOD CT		LIMESTONE DR
MATTERHORN WAY	MYRTLEWOOD CT		MORaine WAY
MT HAMILTON DR	ROANWOOD CT		MORaine CT
SHAVANO CT	SERPENTINE DR		NICCOLITE CT
SHEFFELS PEAK CT	WILDFLOWER DR		REDSTONE CT
SNOWMASS PEAK CT			ROCK CT
TORREYS PEAK CT			ROCKFORD DR
WEXLER PEAK WAY			ROCKY POINT DR
			STONEY CT

CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of November 23, 2021

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Scott Buenting, Project Manager *SB*

APPROVED BY: John Samuelson, Public Works Director/City Engineer *JS*

SUBJECT: Consideration of Bids for the Traffic Signal Installation at the Laurel Road and Canada Valley Road Intersection (P.W. 674-TS)

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution:

1. Approving an amendment to the fiscal year 2021/2022 Capital Improvement Budget to increase the funding from the Traffic Signal Fund budget for the Traffic Signal Installation at the Laurel Road and Canada Valley Road Intersection Project by \$200,000;
2. Awarding the construction agreement for the Traffic Signal Installation at the Laurel Road and Canada Valley Road Intersection Project to the lowest, responsive, and responsible bidder, Ray's Electric;
3. Approving an Agreement with Ray's Electric in the amount of \$530,495 in substantially the form included in Exhibit A to the Resolution (Attachment "A"); and
4. Authorizing the City Manager to execute the Agreement with Ray's Electric for a total amount of \$530,495.

FISCAL IMPACT

Adoption of this resolution will amend the fiscal year 2021/2022 Capital Improvement Budget to increase funding by \$200,000 from the Traffic Signal Fund for the Traffic Signal Installation at the Laurel Road and Canada Valley Road Intersection ("Project") for a total of \$637,339 for engineering, inspections, contract administration and construction of the Project.

DISCUSSION

On November 2, 2021, six (6) bids were received and opened, as shown on the attached tabulation. The low bid was submitted by Ray's Electric of Oakland in the amount of \$530,495. The bids have been checked and found to be without errors or omissions.

This Project will consist of furnishing and installing a traffic signal system at the intersection of Canada Valley Road and Laurel Road. Additional work to be performed includes furnishing and installing lighting, conduits, conductors, signal loop detectors, street signage and constructing concrete curb ramps.

ATTACHMENTS

- A: Resolution
- B: Bid Tabulation

ATTACHMENT "A"

RESOLUTION NO. 2021/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
AMENDING THE FISCAL YEAR 2021/2022 CAPITAL IMPROVEMENT BUDGET TO
INCREASE THE TRAFFIC SIGNAL FUND BUDGET BY \$200,000, AWARDING THE
TRAFFIC SIGNAL INSTALLATION AT THE LAUREL ROAD AND CANADA VALLEY
ROAD INTERSECTION, APPROVING AN AGREEMENT WITH RAY'S ELECTRIC
AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT
P.W. 674-TS**

WHEREAS, the Consideration of Bids for the Traffic Signal Installation at the Laurel Road and Canada Valley Road Intersection ("Project") was published and advertised in the East County Times on October 1, 2021 and October 4, 2021 and a Notice to Contractors was sent to the construction trade journals;

WHEREAS, on November 23, 2021, six (6) bids were received for the Project;

WHEREAS, the City has considered approving an amendment to the fiscal year 2021/2022 Capital Improvement Budget to increase the Traffic Signal Fund budget by \$200,000;

WHEREAS, the City Council has considered awarding the Project construction agreement ("Agreement") to the lowest, responsive, and responsible bidder, Ray's Electric; and

WHEREAS, the City has considered authorizing the City Manager to execute the Agreement with Ray's Electric for a total amount of \$530,495.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby:

1. Authorizes the City Manager or designee to amend the fiscal year 2021/2022 Capital Improvement Budget to increase the funding from the Traffic Signal Fund budget for the Traffic Signal Installation at the Laurel Road and Canada Valley Road Intersection by \$200,000;
2. Awards the construction agreement for the Traffic Signal Installation at the Laurel Road and Canada Valley Road Intersection to the lowest responsive and responsible bidder, Ray's Electric;
3. Approves an Agreement with Ray's Electric for a total amount of \$530,495 in substantially the form attached as "Exhibit A"; and
4. Authorizes the City Manager to execute the Agreement in a form approved by the City Attorney.

* * * * *

AI

RESOLUTION NO. 2021/**

November 23, 2021

Page 2

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 23rd day of November 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

**ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH**

A2

EXHIBIT "A"

AGREEMENT

THIS AGREEMENT, made and entered into this 23rd day of November, 2021, by and between RAY'S ELECTRIC, hereinafter called "CONTRACTOR" and the CITY OF ANTIOCH, hereinafter called the "CITY."

WITNESSETH, that the CONTRACTOR and the CITY, for consideration hereinafter named, agree as follows:

1. SCOPE OF WORK

The work consists, in general, of furnishing all materials, labor, tools, plant, supplies, equipment, transportation and superintendence necessary to perform the work required for **P.W. No. 674-TS**. The work is more fully described in the Description of Project, Construction Details and Plans contained in the Contract Documents. The Contract Documents are defined below in Section 4 of this Agreement.

2. TIME OF COMPLETION

After this Agreement has been executed by the parties, the CONTRACTOR shall begin work within ten (10) calendar days after the effective date of the Notice to Proceed, and shall diligently prosecute all of the work under this Agreement in all parts and requirements as defined in the Contract Documents, from the effective date of said Notice to Proceed. The period of performance shall be one hundred (100) working days from the Notice to Proceed.

3. TOTAL BID PRICE

The CONTRACTOR shall faithfully perform all of the work hereunder for the Contract Price of **Five hundred thirty thousand, four hundred ninety-five dollars (\$530,495.00)**, payable by the CITY to the CONTRACTOR at the time and in the manner provided in the Contract Documents.

SCHEDULE OF BID PRICES FOR TRAFFIC SIGNAL INSTALLATION AT THE LAUREL ROAD AND CANADA VALLEY ROAD INTERSECTION P.W. 674-TS

Item No.	Unit	Description	Unit Price	Extended Amount
1.	1 LS	Mobilization, complete in place for the lump sum price....	\$ 66,000.00	\$ 66,000.00
2.	165 LF	Sawcut, complete in place for the unit price per linear foot.....	\$ 10.00	\$ 1,650.00
3.	1 LS	Erosion Control, complete in place for the lump sum price	\$ 3,365.00	\$ 3,365.00

Item No.	Unit	Description	Unit Price	Extended Amount
4.	1 LS	Traffic Control, complete in place for the lump sum price.	\$ 40,000.00	\$ 40,000.00
5.	1 LS	Demolition, complete in place for the lump sum price	\$ 13,280.00	\$ 13,280.00
6.	1 LS	Sign Removal/Relocation, complete in place for the lump sum price	\$ 1,825.00	\$ 1,825.00
7.	400 SF	6" Asphalt Concrete trench patch, complete in place for the unit price per square foot.....	\$ 11.50	\$ 4,600.00
8.	400 SF	24" Class II Aggregate Base Backfill, complete in place for the unit price per square foot	\$ 15.50	\$ 6,200.00
9.	4 EA	ADA Curb Ramps (3) Case 'B' and (1) COA CD ST-12, complete in place for the unit price per each.....	\$ 3,460.00	\$ 13,840.00
10.	860 SF	Concrete Sidewalk, complete in place for the unit price per square foot.....	\$ 43.00	\$ 36,980.00
11.	1 LS	Signing and Striping, complete in place for the lump sum price.....	\$ 9,955.00	\$ 9,955.00
12.	1 LS	Traffic Signal, complete in place for the lump sum price ..	\$ 330,000.00	\$ 330,000.00
13.	1 EA	Modified Water Meter – Adjust to Grade, complete in place for the unit price per each.....	\$ 2,800.00	\$ 2,800.00
TOTAL BID PRICE			\$ 530,495.00	

4. COMPONENT PARTS

This Agreement shall consist of the following documents, each of which is on file in the City of Antioch, Capital Improvements Department, and all of which are incorporated herein by this reference:

- A. Agreement
- B. Notice Inviting Bids
- C. Description of Project
- D. General Conditions (2006 Caltrans Standard Specifications)
- E. Special Provisions
- F. Construction Details
- G. Contract Plans
- H. Addenda No. 1
- I. Performance Bond
- J. Payment bond
- K. Bid Forms

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5. SERVICE OF NOTICE

Any notice required or permitted to be given under this Agreement shall be deemed given when personally delivered to recipient thereof or mailed by registered or certified mail, return receipt requested, postage pre-paid, to the appropriate address specified in the CONTRACTOR's bid, and in the case of the CITY, to P. O. Box 5007, Antioch, CA 94531-5007, or at any other address which either party may subsequently designate in writing to the other party.

6. GOVERNING LAW

This Agreement shall be governed and construed in accordance with the laws of the State of California. Any action relating to this Agreement shall be instituted and prosecuted in a court of competent jurisdiction in the State of California. Each party hereby appoints the party listed opposite its name to act as its initial agent for service of process relating to any such action:

CITY: Capital Improvements Division
City of Antioch
200 "H" Street
P. O. Box 5007
Antioch, CA 94531-5007

CONTRACTOR: Ray's Electric
Attn: Greg Gruendl
411 Pendleton Way, Suite B
Oakland, CA 94621

Each such agent is hereby authorized and directed to accept service of process in any such action on behalf of his principal until such time as his successor shall have been appointed by his principal and notice thereof has been delivered to the other party in the manner provided herein for the giving of notice.

CONTRACTOR:

RAY'S ELECTRIC

Name Under Which Business is Conducted

The undersigned certify that they sign this Agreement with full and proper authorization so to do:

*By: _____

Title: _____

By: _____

Title: _____

** If CONTRACTOR is a corporation, this Agreement must be executed by two officers of the corporation, consisting of: (1) the President, Vice President, or Chair of the Board; and (2) the Secretary, Assistant Secretary, Treasurer or Chief Financial Officer. In the alternative, this Agreement may be executed by a single officer or a person other than an officer provided that evidence satisfactory to the CITY is provided demonstrating that such individual is authorized to bind the corporation (e.g. – a copy of a certified resolution from the corporation's bylaws).*

CITY OF ANTIOCH, CALIFORNIA
A Municipal Corporation

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

By: _____
Elizabeth Householder, City Clerk

APPROVED AS TO FORM:

By: _____
Thomas Lloyd Smith, City Attorney

ALP

CITY OF ANTIOCH
TABULATION OF BIDS

JOB TITLE: Traffic Signal Installation at the Laurel Road and Canada Valley Road Intersection
(P.W. 674-TS)

BIDS OPENED: November 2, 2021 ~ 2:00 p.m.
Parking Lot Directly South of Antioch City Hall

	Engineer's Estimate	Ray's Electric Oakland	St. Francis Electric San Leandro	Columbia Electric San Leandro	Tennyson Electric Livermore	Alfaro Communication Construction Compton
TOTAL BID PRICE	\$570,000.00	\$530,495.00	\$538,000.00	\$558,115.70	\$647,800.00	\$655,555.00

LIST OF SUBCONTRACTORS

<i>Ray's Electric</i>	<i>St. Francis Electric</i>	<i>Columbia Electric</i>	<i>Tennyson Electric</i>	<i>Alfaro Communication Construction</i>
<u>Striping & Signage</u> Chrisp Company <u>Saw Cutting</u> Bay Line Cutting <u>Traffic Control</u> CMC Traffic Control <u>Boring</u> California Utility	<u>Striping & Signage</u> Chrisp Company <u>Concrete Work</u> Sposeto Engineering, Inc.	<u>Striping & Signage</u> Chrisp Company <u>Asphalt & Concrete</u> Dirt Dynasty	<u>Striping & Signage</u> Chrisp Company <u>None Listed</u> Mercoza	<u>Striping & Signage</u> Chrisp Company <u>Sawcut</u> Mercoza

ATTACHMENT "B"

B1

**CITY OF ANTIOCH
TABULATION OF BIDS**

JOB TITLE: Traffic Signal Installation at the Laurel Road and Canada Valley Road Intersection
(P.W. 674-TS)

BIDS OPENED: November 2, 2021 ~ 2:00 p.m.
Parking Lot Directly South of Antioch City Hall

	Engineer's Estimate	W. Bradley Electric Novato				
TOTAL BID PRICE	\$570,000.00	\$700,751.00				

LIST OF SUBCONTRACTORS

<i>W. Bradley Electric</i>				
<u>None Listed</u> Tight Access Excavation <u>None Listed</u> Loop Installation and Repair <u>None Listed</u> J.A. Gonsalves & Son Construction				

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CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of November 23, 2021

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Vicky Lau, Assistant Engineer

APPROVED BY: John Samuelson, Public Works Director/City Engineer *JS*

SUBJECT: Resolution Approving the Final Map and Subdivision Improvement Agreement for Promenade Vineyards at Sand Creek Phases 5 and 6, Subdivision 9568 & 9569 (P.W. 697-5 & 697-6)

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution approving the Final Map and Subdivision Improvement Agreement for Promenade Vineyards at Sand Creek Subdivision Phases 5 and 6 Subdivision 9568 and 9569 (P.W. 697-5 and P.W.697-6).

FISCAL IMPACT

There is no projected financial impact. The developer has paid all required fees and is responsible for all costs of construction and maintenance until the City of Antioch accepts the improvements.

DISCUSSION

On February 9, 2016, the City Council adopted Resolution No. 2016/13 approving a Vesting Tentative Map/Final Development Plan for development of a 641-unit single family residential community on approximately 141 acres. The project site is located on the easterly side of the Sand Creek Focus Area, east of the current terminus of Hillcrest Avenue, west of Heidorn Ranch Road and north of Sand Creek (APN 057-030-003 and 057-030-007) (Vicinity Map, Attachment "B").

On November 10, 2020, the City Council adopted Resolution 2020/165 approving a Partial Assignment Agreement for the transfer of all remaining benefits and burdens of Phase 4-6 of the Promenade Vineyards at Sand Creek project to Tri Pointe Homes, Inc.

Tri Pointe Homes, Inc. requested approval of the Promenade Vineyards at Sand Creek final maps for Phase 5 (Attachment "C") and Phase 6 (Attachment "D"). The subject final map for Phase 5 and 6, located in the southwest portion of the Promenade Vineyards at Sand Creek project, is to create 197 single-family residential lots. The Promenade Vineyards at Sand Creek project have been annexed into required Community Facilities

Districts (CFD) 2018-01 (Public Services) and 2018-02 (Police Protection) on December 11, 2018 and October 23, 2018, respectively.

The subject final maps are in substantial conformance with the Vesting Tentative Map and consistent with the Antioch General Plan.

ATTACHMENTS

- A. Resolution
- B. Vicinity Map
- C. Final Map - "Subdivision 9568 – Promenade, Phase 5, Vineyards at Sand Creek"
- D. Final Map - "Subdivision 9469 – Promenade, Phase 6, Vineyards at Sand Creek"

ATTACHMENT "A"

RESOLUTION NO. 2021/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
APPROVING THE FINAL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR PROMENADE VINEYARDS AT SAND CREEK
PHASES 5 AND 6, SUBDIVISION 9568 & 9569
(P.W. 697-5 & 697-6)**

WHEREAS, Tri Pointe Homes, Inc. has filed with the City Engineer and requested approval of said final maps entitled "Subdivision 9568 – Promenade, Phase 5, Vineyards at Sand Creek" and "Subdivision 9469 – Promenade, Phase 6, Vineyards at Sand Creek".

WHEREAS, on February 9, 2016, the City Council adopted Resolution No. 2016/13, approving a Vesting Tentative Map/Final Development Plan for the Vineyards at Sand Creek Subdivision 9390 project;

WHEREAS, this City Council has specifically found that the final maps are in complete compliance with the provisions of the Antioch General Plan;

WHEREAS, this City Council has specifically found that the site of these final maps are specifically suitable for the type of development proposed;

WHEREAS, this City Council has specifically found that the design of this subdivision will not likely cause substantial environmental damage and is not likely to substantially and avoidably injure fish or wildlife or their habitats;

WHEREAS, this City Council has specifically found that the design of this subdivision will not likely cause serious public health problems;

WHEREAS, on December 11, 2018, the City Council adopted Resolution No. 2018/154, annexing the Promenade Vineyards at Sand Creek subdivision into Community Facilities District 2018-01 (Public Services);

WHEREAS, on October 23, 2018 the City Council adopted Resolution No. 2018/137, annexing the Promenade Vineyards at Sand Creek subdivision into Community Facilities District 2018-02 (Public Protection);

WHEREAS, this City Council has specifically found that the design of the subdivision will not conflict with easements acquired by the public at large for access through or use of property within this proposed subdivision; and

WHEREAS, the Subdivider has paid all the necessary fees, made all deposits required to date, and submitted the standardized Subdivision Improvement Agreements and the required bonds.

NOW, THEREFORE, BE IT RESOLVED that the recitals above are true and correct and the City Council of the City of Antioch hereby authorizes the City Manager or his designee to conduct the following actions related to Promenade Vineyards at Sand Creek Phases 5 and 6, Subdivision 9568 & 9569 (P.W. 697-5 & 697-6):

- 1) Approve the final maps entitled "Subdivision 9568 – Promenade, Phase 5, Vineyards at Sand Creek" and "Subdivision 9469 – Promenade, Phase 6, Vineyards at Sand Creek".
- 2) Accept all street and other easements offered for dedication on said final maps.
- 3) Execute the standardized Subdivision Improvement Agreements.

* * * * *

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 23rd day of November 2021, by the following vote:

AYES:

NOES:

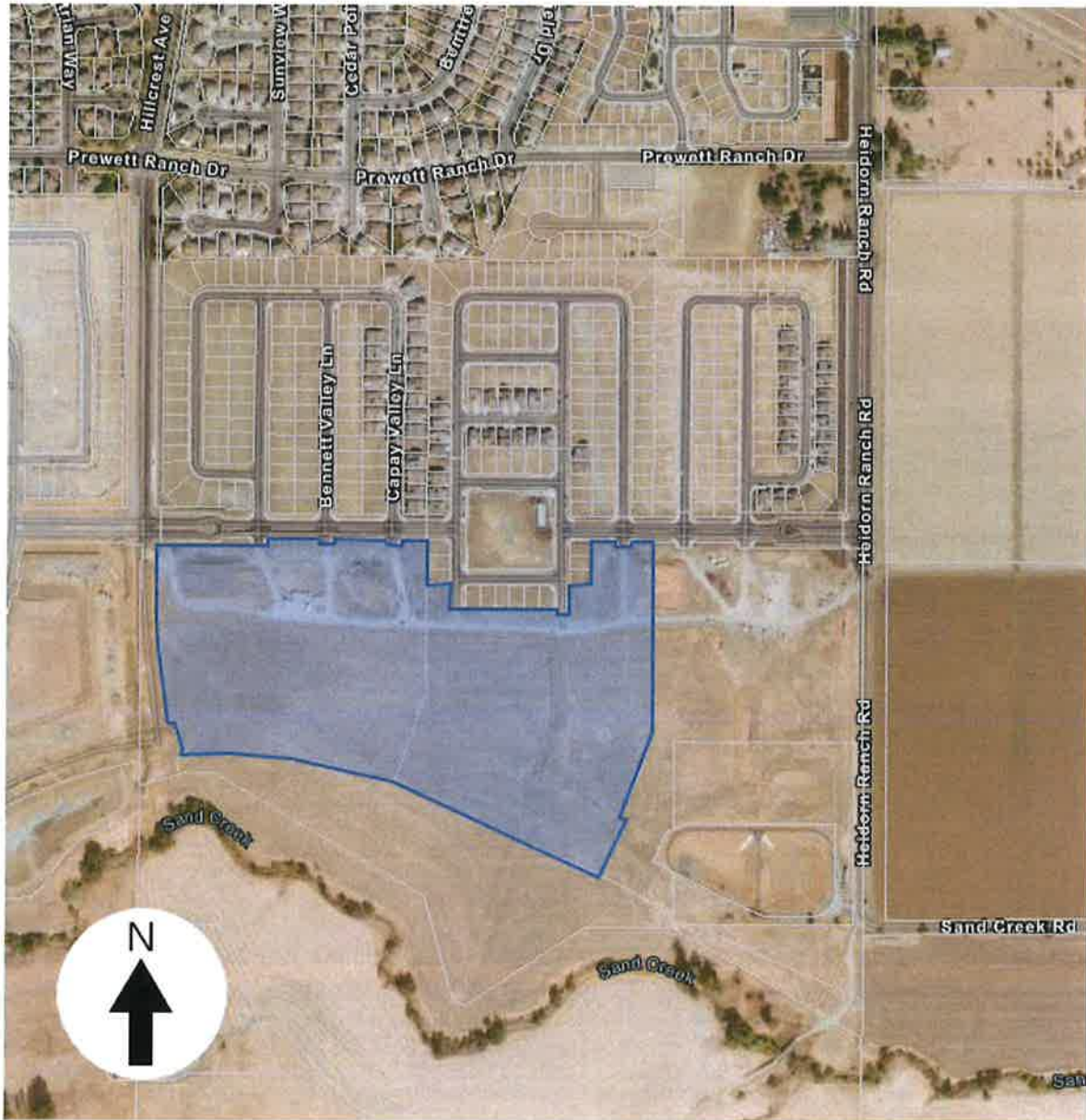
ABSTAIN:

ABSENT:

ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH

ATTACHMENT "B"

Vicinity Map



ATTACHMENT "C"

SUBDIVISION 9568
PROMENADE, PHASE 5
VINEYARDS AT SAND CREEK

CONSISTING OF 9 SHEETS
BEING A SUBDIVISION OF NEW LOT 5, AS SHOWN AND DESCRIBED IN
THAT CERTAIN LOT LINE ADJUSTMENT, RECORDED AS
DOCUMENT NUMBER _____, CONTRA COSTA COUNTY RECORDS
CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA



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JUNE 2021

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE PARTY HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK LINES UPON THIS MAP, DO HEREBY CONSENT TO THE MAKING AND RECORDECTION OF THE SAME.

~~THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES.~~

THAT CERTAIN STRIP OF LAND DESIGNATED AS SAND CREEK ROAD FOR ROADWAY AND UTILITY PURPOSES,

~~THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES.~~

THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "PUE" (PUBLIC UTILITY EASEMENT) FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTENANCE OF APPLICABLE STRUCTURES AND APPURTENANCES THERETO, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, WATER, ELECTRICAL, GAS AND COMMUNICATION FACILITIES.

THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT) FOR THE PURPOSE OF INGRESS AND EGRESS OF EMERGENCY VEHICLES OVER, UPON AND ACROSS SAID AREAS.

~~AN IRREVOCABLE OFFER OF DEDICATION AS AN EASEMENT FOR PUBLIC PURPOSES IS HEREBY MADE OVER THE REAL PROPERTY DESCRIBED BELOW.~~

THAT CERTAIN STRIP OF LAND DESIGNATED AS PARCEL A FOR THE PURPOSE OF ACCESS, LANDSCAPING AND MAINTENANCE OF LANDSCAPING, SAID PARCEL SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

WE HEREBY DECLARE THAT PARCEL C, WHICH IS COMPRISED OF RAMONA VALLEY LANE, MCDOWELL VALLEY LANE, QUENDOC VALLEY LANE, DUNNIGAN HILLS LANE, COVELO PLACE, AND SPRING MOUNTAIN LANE, IS RESERVED FOR PRIVATE STREET PURPOSES AND SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION. SAID PRIVATE STREETS ARE TO BE MAINTAINED BY SAID HOMEOWNERS ASSOCIATION.

WE ALSO HEREBY DECLARE THAT PARCEL B IS RESERVED FOR PRIVATE STORM DRAIN PURPOSES AND SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

WE ALSO HEREBY DECLARE EASEMENTS FOR PRIVATE STORM DRAIN PURPOSES OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "PSDE" (PRIVATE STORM DRAIN EASEMENT) FOR THE RIGHTS TO CONSTRUCT AND MAINTAIN PRIVATE STORM DRAINAGE FACILITIES AND APPURTENANCES. MAINTENANCE OF SAID AREAS SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

THE REAL PROPERTY DESCRIBED HEREIN IS ALSO SUBJECT TO THE CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) THAT GOVERN THIS SUBDIVISION AND ANY AMENDMENTS THERETO APPROVED IN ACCORDANCE WITH THEIR TERMS.

OWNER:
PROMENADE - ANTIOCH L.P., A DELAWARE LIMITED PARTNERSHIP
BY: CAL HEARTHSTONE PBLD GP, LLC
A DELAWARE LIMITED LIABILITY COMPANY
GENERAL PARTNER

BY: CAL HEARTHSTONE PUBLIC BUILDER LOT OPTION, LLC
A DELAWARE LIMITED LIABILITY COMPANY
SOLE MEMBER

BY: HEARTHSTONE PROFESSIONALS CS, L.P.,
A DELAWARE LIMITED PARTNERSHIP
MEMBER MANAGER

BY: _____
NAME: STEVEN C. PORATH DATE: _____
TITLE: AUTHORIZED PERSON

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____ } SS.
COUNTY OF _____ }

ON _____, BEFORE ME, _____, A NOTARY PUBLIC,
PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN
INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR
AUTHORIZED CAPACITY(ES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE
PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE
FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

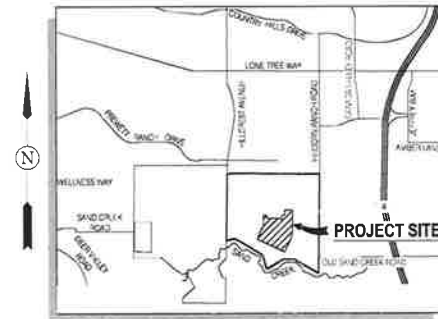
SIGNATURE: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____



VICINITY MAP

NOT TO SCALE

CITY PLANNING COMMISSION'S STATEMENT

I HEREBY STATE THAT THE PLANNING COMMISSION OF THE CITY OF ANTIOCH, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, HAS APPROVED THE VESTING TENTATIVE MAP OF THIS SUBDIVISION UPON WHICH THIS FINAL MAP IS BASED.

SECRETARY OF THE PLANNING COMMISSION _____

DATE: _____

RECORDER'S STATEMENT

THIS MAP, ENTITLED "SUBDIVISION 9568, PROMENADE PHASE 5, VINEYARDS AT SAND CREEK", IS HEREBY ACCEPTED FOR RECORDECTION, SHOWING A CLEAR TITLE AS PER LETTER OF TITLE WRITTEN BY FIRST AMERICAN TITLE COMPANY, DATED _____, AND AFTER EXAMINING THE SAME, I DEEM THAT SAID MAP COMPLIES IN ALL RESPECTS WITH THE PROVISIONS OF STATE LAWS AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS.

RECORDED AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY AT _____, ON THE _____ DAY OF _____, 2021, IN BOOK _____ OF MAPS, AT PAGE _____, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA.

DEBORAH COOPER
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

PRELIMINARY

TRUSTEE'S STATEMENT

THE UNDERSIGNED CORPORATION, AS TRUSTEE UNDER THE DEEDS OF TRUST RECORDED ON DOCUMENT NUMBER _____ OF OFFICIAL RECORDS, CONTRA COSTA COUNTY, CALIFORNIA; DOES HEREBY JOIN IN AND CONSENT TO THE FOREGOING OWNERS STATEMENT AND ALL DEDICATIONS SHOWN HEREIN.

BY: _____

TITLE: _____

DATE: _____

TRUSTEE'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____ SS
COUNTY OF _____

ON _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TRIPONTE HOMES, LLC IN MARCH 2021. I HEREBY STATE THAT THIS SUBDIVISION MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED VESTING TENTATIVE MAP. IF ANY, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 31, 2023; AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE _____



MARK H. WEBER, P.L.S.
U.S. NO. 7960

SOILS REPORT

A SOILS REPORT WAS PREPARED BY ENCOE, INC., DATED DECEMBER 26, 2017, PROJECT NO. 4894.001.00, AND HAS BEEN FILED AT THE OFFICE OF THE CITY ENGINEER.

SUBDIVISION 9568 PROMENADE, PHASE 5 VINEYARDS AT SAND CREEK

CONSISTING OF 9 SHEETS
BEING A SUBDIVISION OF NEW LOT 5, AS SHOWN AND DESCRIBED IN
THAT CERTAIN LOT LINE ADJUSTMENT, RECORDED _____ AS
DOCUMENT NUMBER _____, CONTRA COSTA COUNTY RECORDS
CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA



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JUNE 2021

CITY CONSUTANT'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF "SUBDIVISION 9568, PROMENADE PHASE 5, VINEYARDS AT SAND CREEK" AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT IN ACCORDANCE WITH SECTION 66450 OF THE SUBDIVISION MAP ACT.

JON G. CRAWFORD
RCE 32935, EXP. 6-30-22
ON BEHALF OF THE CITY ENGINEER



DATE _____

TITLE NOTE

THE FOLLOWING ITEMS APPEARED ON THE TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER 0192-6593633 AND ARE NOT SHOWN HEREON:

1. RIGHTS OF INGRESS AND EGRESS AT ALL TIMES FOR PURPOSES OF MINING, DRILLING, EXPLORING, OPERATING AND DEVELOPING SAID LANDS FOR OIL, GAS AND OTHER MINERALS, AND STORING, HANDLING, TRANSPORTING AND MARKETING THE SAME THEREFROM GRANTED TO VARIOUS INDIVIDUALS, RECORDED DECEMBER 24, 1964 IN BOOK 4770 AT PAGES 803, 806, 809, 812, 827, 830, AND 833 OFFICIAL RECORDS OF CONTRA COSTA COUNTY.
2. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED DECEMBER 13, 2016, AS INSTRUMENT NO. 2016-0270024 OF OFFICIAL RECORDS AND THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARTIAL ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AGREEMENT" RECORDED JULY 23, 2018, AS INSTRUMENT NO. 2018-0116531 OF OFFICIAL RECORDS.
3. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUBDIVISION IMPROVEMENT AGREEMENT" RECORDED OCTOBER 25, 2018, AS INSTRUMENT NO. 2018-0168914 OF OFFICIAL RECORDS.
4. THE TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT ENTITLED "MASTER DECLARATION FOR BINDING DISPUTE RESOLUTION & TITLE 7 FOR CIELO - BACH CALIFORNIA, LLC" RECORDED AUGUST 1, 2019, AS INSTRUMENT NO. 2019-0120842 OF OFFICIAL RECORDS.
5. THE TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CIELO" RECORDED APRIL 14, 2020, AS INSTRUMENT NO. 2020-070200 OF OFFICIAL RECORDS.
6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CIELO ROAD EASEMENT AND MAINTENANCE AGREEMENT" RECORDED APRIL 14, 2020, AS INSTRUMENT NO. 2020-070841 OF OFFICIAL RECORDS.
7. AN OPTION IN FAVOR OF TRI PONTE HOMES HOLDINGS, INC., A DELAWARE CORPORATION DISCLOSED BY A DOCUMENT RECORDED MARCH 19, 2021 AS INSTRUMENT NO. 2021-0084483 OF OFFICIAL RECORDS.
8. THE EFFECT OF A DOCUMENT ENTITLED "PARTIAL ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS UNDER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CIELO", RECORDED MARCH 19, 2021 AS INSTRUMENT NO. 2021-0084485 OF OFFICIAL RECORDS.

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF "SUBDIVISION 9568, PROMENADE PHASE 5, VINEYARDS AT SAND CREEK" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ANTIOCH, AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

JOHN D. SAMUELSON
CITY ENGINEER
R.C.E. 67734

DATE _____

CITY CLERK'S STATEMENT

I, THE UNDERSIGNED, ELIZABETH HOUSEHOLDER, CITY CLERK OF THE CITY OF ANTIOCH, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP, CONSISTING OF 10 SHEETS AND ENTITLED "SUBDIVISION 9568, PROMENADE PHASE 5, VINEYARDS AT SAND CREEK", WAS PRESENTED TO THE CITY COUNCIL OF THE CITY OF ANTIOCH, CALIFORNIA, AS PROVIDED BY LAW, AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 2021 AND THAT SAID COUNCIL APPROVED SAID MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL LANDS DESIGNATED ON SAID MAP AS: SAND CREEK ROAD, PUBLIC UTILITY EASEMENT "PUE", AND EMERGENCY VEHICLE ACCESS EASEMENT "EVAE". FURTHERMORE, SAID COUNCIL REJECTED ON BEHALF OF THE PUBLIC THE IRREVOCABLE OFFER OF DEDICATION.

I FURTHER STATE THAT ALL AGREEMENTS AND SURETY AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF ANTIOCH AND ARE FILED IN MY OFFICE.

PURSUANT TO SECTION 66434(C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING EASEMENTS WITHIN THE BOUNDARIES OF THIS MAP, WILL BE ABANDONED WITH THE FILING OF THIS MAP AND ARE NOT SHOWN HEREON:

1. PUBLIC UTILITY EASEMENT (PUE) AS SHOWN ON THE MAP OF SUBDIVISION 9483 (539 M 37).
2. EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) AS SHOWN ON THE MAP OF SUBDIVISION 9483 (539 M 37).

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2021.

ELIZABETH HOUSEHOLDER
CITY CLERK, CITY OF ANTIOCH, CALIFORNIA

DATE _____

CLERK OF THE BOARD OF SUPERVISORS' STATEMENT

I STATE AS CHECKED BELOW, THAT

- [] A TAX BOND ASSURING PAYMENT OF ALL TAXES WHICH ARE NOW A LIEN, BUT NOT YET PAYABLE, HAS BEEN RECEIVED AND FILED WITH THE BOARD OF SUPERVISORS, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA.
- [] ALL TAXES DUE HAVE BEEN PAID, AS CERTIFIED BY THE COUNTY REDEMPTION OFFICER.

BY: MONICA NINO
CLERK OF THE BOARD OF SUPERVISORS AND COUNTY
ADMINISTRATOR, COUNTY OF CONTRA COSTA, CALIFORNIA

BY: _____
DEPUTY CLERK

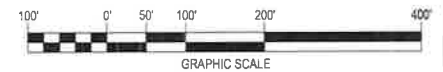
SUBDIVISION 9568 PROMENADE, PHASE 5 VINEYARDS AT SAND CREEK

CONSISTING OF 9 SHEETS
BEING A SUBDIVISION OF NEW LOT 5, AS SHOWN AND DESCRIBED IN
THAT CERTAIN LOT LINE ADJUSTMENT, RECORDED AS
DOCUMENT NUMBER _____, CONTRA COSTA COUNTY RECORDS
CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA



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CIVIL ENGINEERS • SURVEYORS • PLANNERS
SCALE: 1" = 100' JUNE 2021



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS
NO. 2119 AND NO. 2120 AS SHOWN ON RECORD SURVEY NO. 2496 (118 LSM 40),
THE BEARING BEING NORTH 00°38'07" EAST (CALCULATED). DISTANCES SHOWN
HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
	TOTAL
(1)	RADIAL
(R)	MONUMENT TO MONUMENT
(M-M)	MONUMENT TO PROPERTY LINE
(M-PL)	FOUND STANDARD STREET MONUMENT
⊙	SET STANDARD STREET MONUMENT
⊙	EMERGENCY VEHICLE ACCESS EASEMENT
⊙	PRIVATE STORM DRAIN EASEMENT
⊙	PUBLIC UTILITY EASEMENT

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
(1) RECORD OF SURVEY (118 LSM 40)
(2) SUBDIVISION 9390 (538 M 15)
(3) SUBDIVISION 9484 (359 M 49)
(4) SUBDIVISION 9483 (539 M 37)
(5) SUBDIVISION 9482 (539 M 27)
(6) SUBDIVISION 9561 (546 M 35)
(7) LLA _____
(8) LLA _____

PRELIMINARY

NO	BEARING	LENGTH
L1	N00°58'08"E	89.23'
L2	N89°01'52"W	91.00'
L3	N05°32'34"E	50.16'
L4	N75°43'32"W	36.89'
L5	N19°23'50"E	94.63'
L6	N39°37'14"E	44.82'
L7	N20°15'25"E	49.32'
L8	N08°20'18"E	45.09'
L9	N05°49'44"E	45.00'
L10	N89°01'52"W	72.75'
L11	N45°57'25"E	10.25'
L12	N00°58'08"E	2.75'
L13	N89°01'52"W	6.00'
L14	N00°58'08"E	8.00'
L15	N89°01'52"W	42.00'
L16	N00°58'08"E	8.73'
L17	N43°57'43"W	13.10'
L18	N89°01'52"W	83.75'
L19	N89°01'52"W	86.00'
L20	N00°58'08"E	110.00'

NO	BEARING	LENGTH
L21	N89°01'52"W	42.00'
L22	N00°58'08"E	20.77'
L23	N00°58'08"E	104.00'
L24	N00°58'08"E	124.77'
L25	N00°58'08"E	57.00'
L26	N00°58'08"E	179.23'
L27	N00°58'08"E	179.23'

NO	RADIUS	DELTA	LENGTH
C1	1944.00'	0°19'59"	11.30'

SUBDIVISION AREA:
17.45 AC±

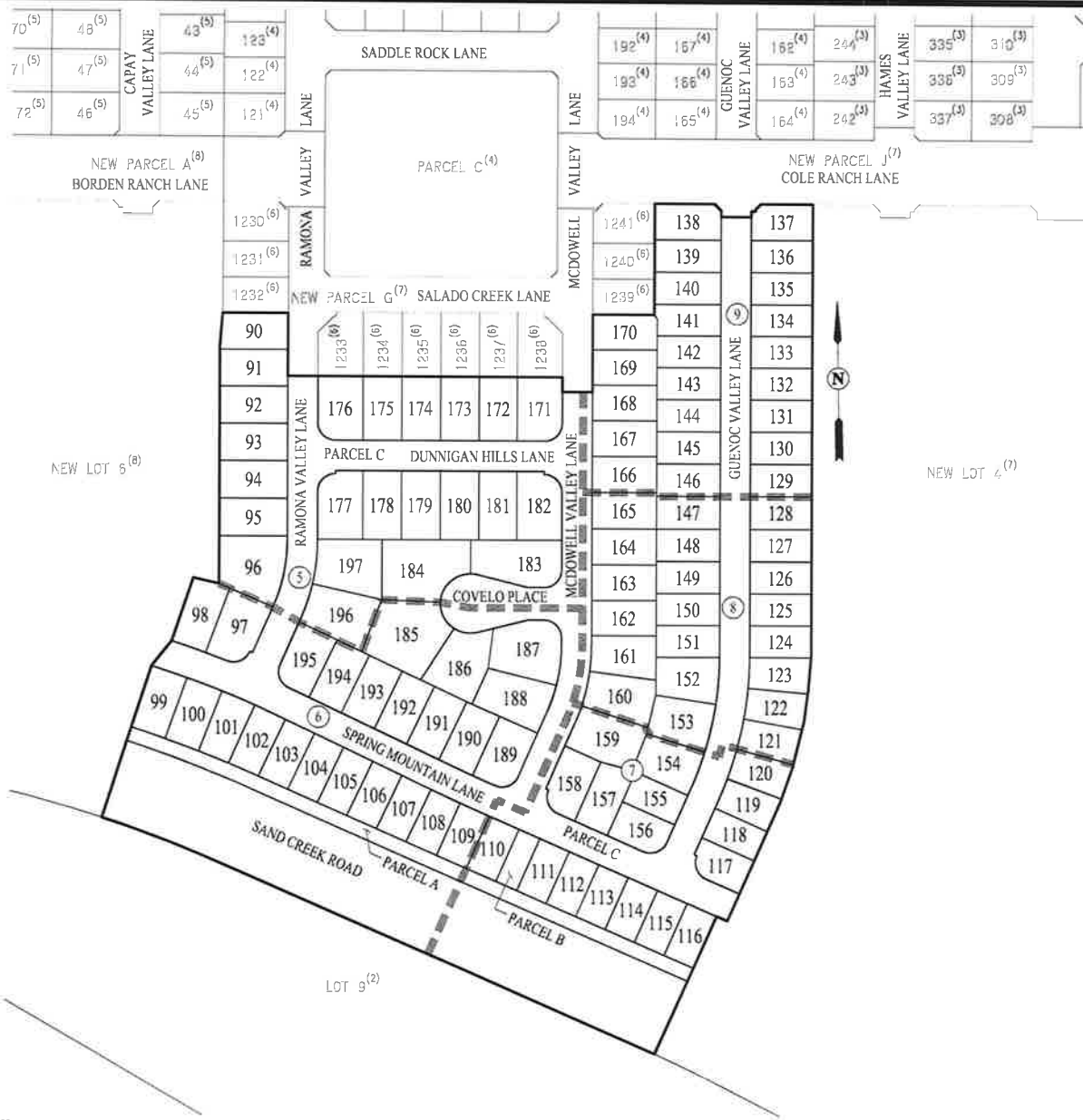
NEW LOT 5 (a)

NEW LOT 6 (a)

LOT 9 (2)

NOTES:

- SEE SHEET 2 FOR ADDITIONAL TITLE NOTES.
- ALL COURSES ARE MEASURED UNLESS OTHERWISE NOTED.
- PURSUANT TO SECTION 65434(a) OF THE SUBDIVISION MAP ACT, THE FOLLOWING EASEMENTS WITHIN THE BOUNDARIES OF THIS MAP, WILL BE ABANDONED WITH THE FILING OF THIS MAP AND ARE NOT SHOWN HEREON:
1) PUBLIC UTILITY EASEMENT (PUE) AS SHOWN ON THE MAP OF SUBDIVISION 9483 (539 M 37); 2) EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) AS SHOWN ON THE MAP OF SUBDIVISION 9483 (539 M 37).



SUBDIVISION 9568 **PROMENADE, PHASE 5** **VINEYARDS AT SAND CREEK**

CONSISTING OF 9 SHEETS
 BEING A SUBDIVISION OF NEW LOT 5, AS SHOWN AND DESCRIBED IN
 THAT CERTAIN LOT LINE ADJUSTMENT, RECORDED _____ AS
 DOCUMENT NUMBER _____, CONTRA COSTA COUNTY RECORDS
 CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA



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 SCALE: 1" = 100' JUNE 2021



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS
 NO. 2119 AND NO. 2120 AS SHOWN ON RECORD SURVEY NO. 2496 (118 LSM 40).
 THE BEARING BEING NORTH 00°38'07" EAST (CALCULATED). DISTANCES SHOWN
 HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- MONUMENT LINE
- (1) TOTAL
- (R) RADIAL
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- ⊙ FOUND STANDARD STREET MONUMENT
- ⊙ SET STANDARD STREET MONUMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SHEET LIMIT
- 7 SHEET NUMBER

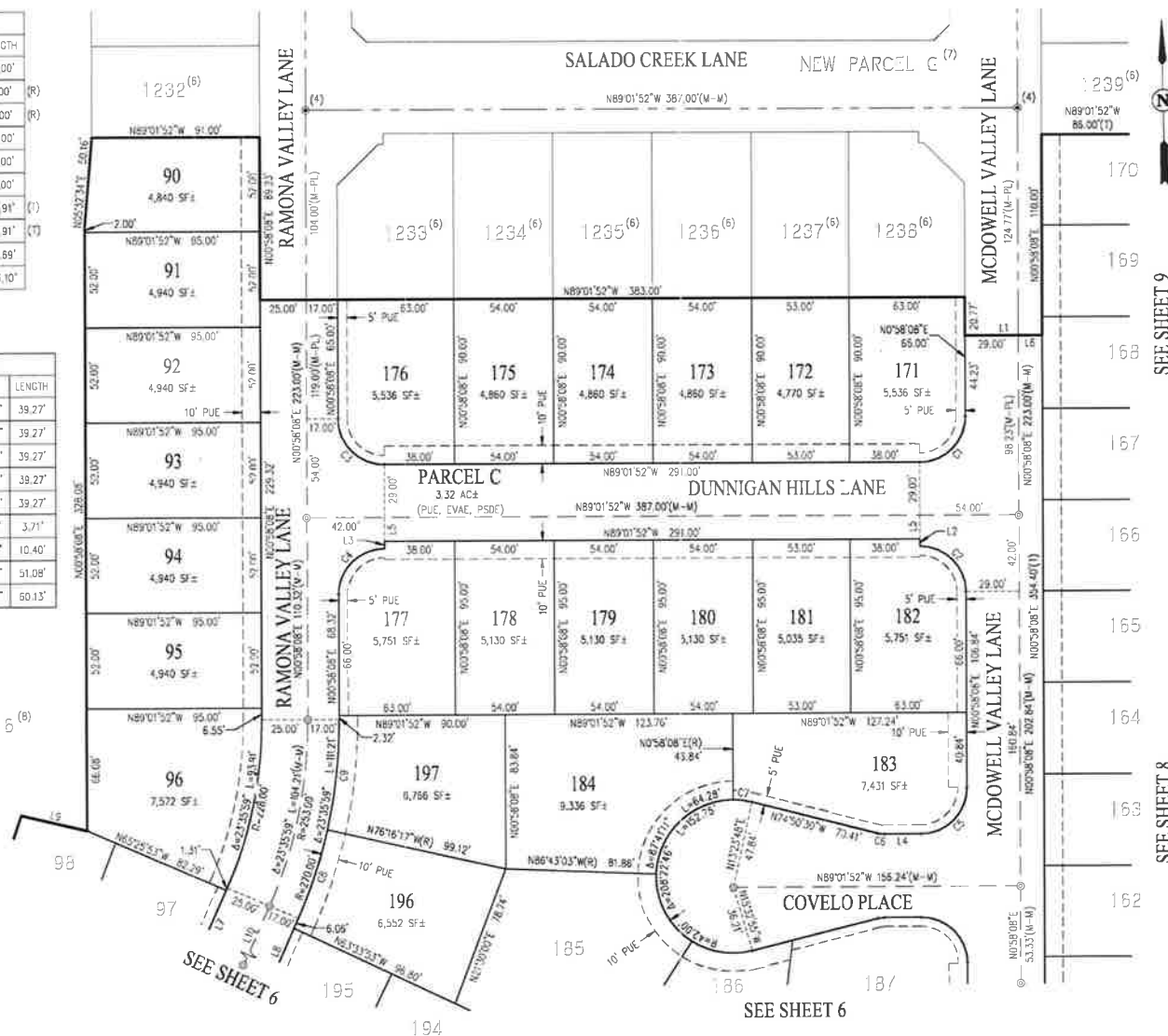
REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (118 LSM 40)
- (2) SUBDIVISION 9390 (538 M 15)
- (3) SUBDIVISION 9484 (359 M 49)
- (4) SUBDIVISION 9483 (539 M 37)
- (5) SUBDIVISION 3482 (539 M 27)
- (6) SUBDIVISION 9561 (546 M 35)
- (7) LLA_____
- (8) LLA_____

PRELIMINARY

LINE TABLE		
NO	BEARING	LENGTH
L1	N89°01'52"W	42.00'
L2	N01°00'34"E	4.00'
L3	N00°58'08"E	4.00'
L4	N89°01'52"W	20.00'
L5	N00°58'08"E	13.00'
L6	N89°01'52"W	13.00'
L7	N24°34'07"E	71.91'
L8	N24°34'07"E	71.91'
L9	N75°43'32"W	36.89'
L10	N24°34'07"E	113.10'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	25.00'	90°00'00"	39.27'
C2	25.00'	90°00'24"	39.27'
C3	25.00'	90°00'00"	39.27'
C4	25.00'	90°00'00"	39.27'
C5	25.00'	90°00'00"	39.27'
C6	15.00'	141°12'22"	3.71'
C7	42.00'	14°11'22"	10.40'
C8	270.00'	10°50'24"	51.08'
C9	270.00'	12°45'35"	60.13'



SUBDIVISION 9568 PROMENADE, PHASE 5 VINEYARDS AT SAND CREEK

CONSISTING OF 9 SHEETS
BEING A SUBDIVISION OF NEW LOT 5, AS SHOWN AND DESCRIBED IN
THAT CERTAIN LOT LINE ADJUSTMENT, RECORDED AS
DOCUMENT NUMBER _____, CONTRA COSTA COUNTY RECORDS
CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA



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SCALE: 1" = 40' JUNE 2021



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS
NO. 2119 AND NO. 2120 AS SHOWN ON RECORD SURVEY NO. 2496 (118 LSM 40),
THE BEARING BEING NORTH 00°38'07" EAST (CALCULATED). DISTANCES SHOWN
HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
⊙	FOUND STANDARD STREET MONUMENT
⊙	SET STANDARD STREET MONUMENT
⊙	EMERGENCY VEHICLE ACCESS EASEMENT
⊙	PRIVATE STORM DRAIN EASEMENT
⊙	PUBLIC UTILITY EASEMENT

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (118 LSM 40)
- (2) SUBDIVISION 3390 (538 M 15)
- (3) SUBDIVISION 9484 (359 M 49)
- (4) SUBDIVISION 9483 (539 M 37)
- (5) SUBDIVISION 9482 (539 M 27)
- (6) SUBDIVISION 9561 (546 M 35)
- (7) LLA _____
- (8) LLA _____

PRELIMINARY

SUBDIVISION 9568 PROMENADE, PHASE 5 VINEYARDS AT SAND CREEK

CONSISTING OF 9 SHEETS
BEING A SUBDIVISION OF NEW LOT 5, AS SHOWN AND DESCRIBED IN
THAT CERTAIN LOT LINE ADJUSTMENT, RECORDED _____ AS
DOCUMENT NUMBER _____, CONTRA COSTA COUNTY RECORDS
CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA



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SCALE: 1" = 40'
JUNE 2021



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS
NO. 2119 AND NO. 2120 AS SHOWN ON RECORD SURVEY NO. 7496 (118 LSM 40),
THE BEARING BEING NORTH 0°38'07" EAST (CALCULATED). DISTANCES SHOWN
HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

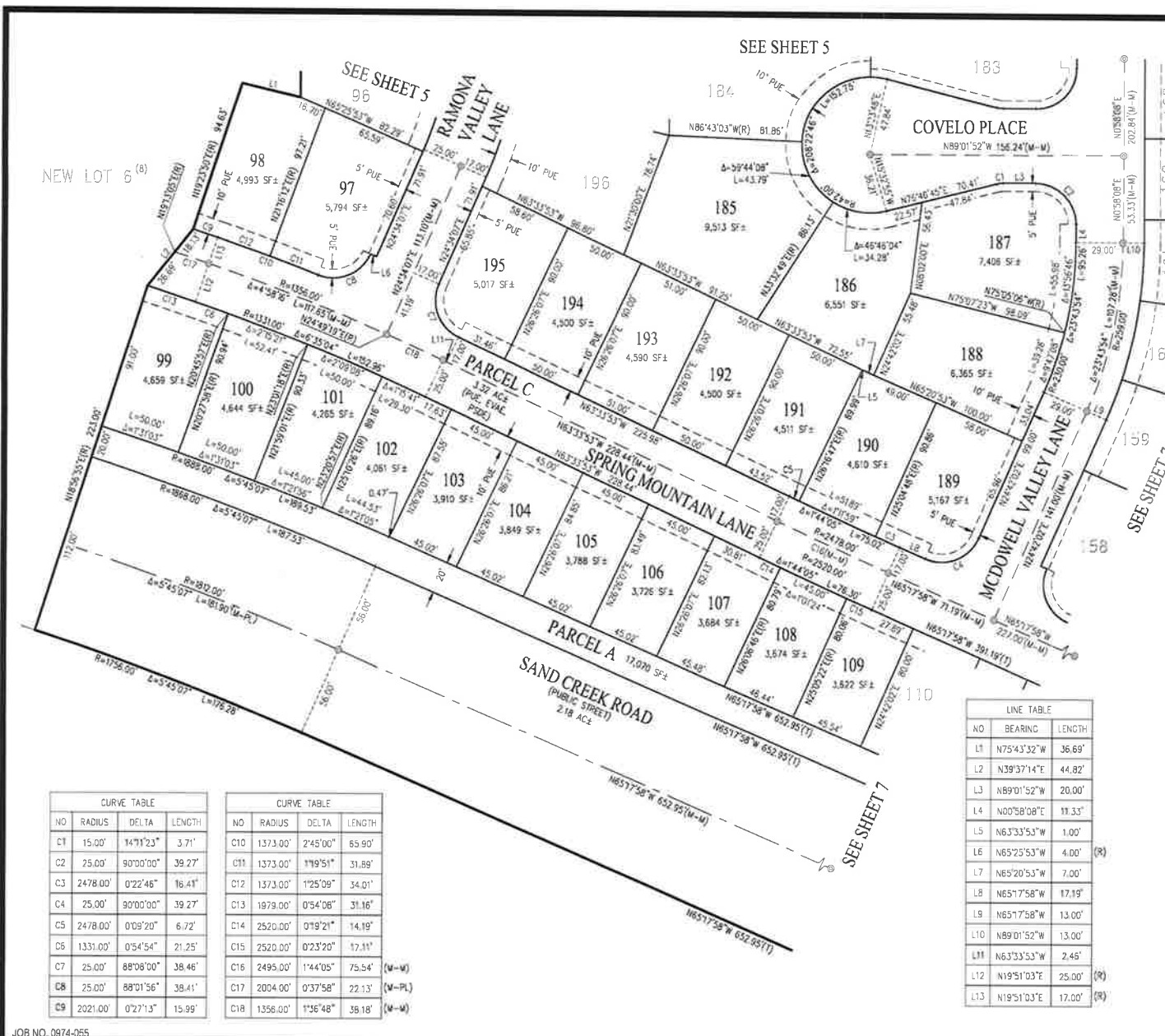
LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
⊙	FOUND STANDARD STREET MONUMENT
⊙	SET STANDARD STREET MONUMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
(1) RECORD OF SURVEY (118 LSM 40)
(2) SUBDIVISION 9390 (538 M 15)
(3) SUBDIVISION 9484 (358 M 49)
(4) SUBDIVISION 9483 (539 M 37)
(5) SUBDIVISION 9482 (539 M 27)
(6) SUBDIVISION 9561 (546 M 35)
(7) LLA _____
(8) LLA _____

PRELIMINARY



NO	RADIUS	DELTA	LENGTH
C1	15.00'	147°12'3"	3.71'
C2	25.00'	90°00'00"	39.27'
C3	2478.00'	0°22'46"	16.41'
C4	25.00'	90°00'00"	39.27'
C5	2478.00'	0°09'20"	6.72'
C6	1331.00'	0°54'54"	21.25'
C7	25.00'	88°08'00"	38.46'
C8	25.00'	88°01'56"	38.41'
C9	2021.00'	0°27'13"	15.99'

NO	RADIUS	DELTA	LENGTH
C10	1373.00'	2°45'00"	65.90'
C11	1373.00'	1°19'51"	31.89'
C12	1373.00'	1°25'09"	34.01'
C13	1979.00'	0°54'08"	31.16'
C14	2520.00'	0°19'21"	14.19'
C15	2520.00'	0°23'20"	17.11'
C16	2495.00'	1°44'05"	75.54'
C17	2004.00'	0°37'58"	22.13'
C18	1356.00'	1°36'48"	38.18'

NO	BEARING	LENGTH
L1	N75°43'32"W	36.69'
L2	N39°37'14"E	44.82'
L3	N89°01'52"W	20.00'
L4	N00°58'08"E	11.33'
L5	N63°33'53"W	1.00'
L6	N65°25'53"W	4.00'
L7	N65°20'53"W	7.00'
L8	N65°17'58"W	17.19'
L9	N65°17'58"W	13.00'
L10	N89°01'52"W	13.00'
L11	N63°33'53"W	2.45'
L12	N19°51'03"E	25.00'
L13	N19°51'03"E	17.00'

SUBDIVISION 9568 PROMENADE, PHASE 5 VINEYARDS AT SAND CREEK

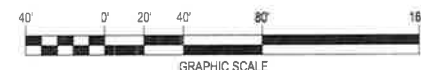
CONSISTING OF 9 SHEETS
BEING A SUBDIVISION OF NEW LOT 5, AS SHOWN AND DESCRIBED IN
THAT CERTAIN LOT LINE ADJUSTMENT, RECORDED AS
DOCUMENT NUMBER _____, CONTRA COSTA COUNTY RECORDS
CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA



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CIVIL ENGINEERS • SURVEYORS • PLANNERS

SCALE: 1" = 40' JUNE 2021



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS
NO. 2119 AND NO. 2120 AS SHOWN ON RECORD SURVEY NO. 2496 (118 LSM 40),
THE BEARING BEING NORTH 00°38'07" EAST (CALCULATED). DISTANCES SHOWN
HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
	TOTAL
	RADIAL
	MONUMENT TO MONUMENT
	MONUMENT TO PROPERTY LINE
	FOUND STANDARD STREET MONUMENT
	SET STANDARD STREET MONUMENT
	EMERGENCY VEHICLE ACCESS EASEMENT
	PRIVATE STORM DRAIN EASEMENT
	PUBLIC UTILITY EASEMENT

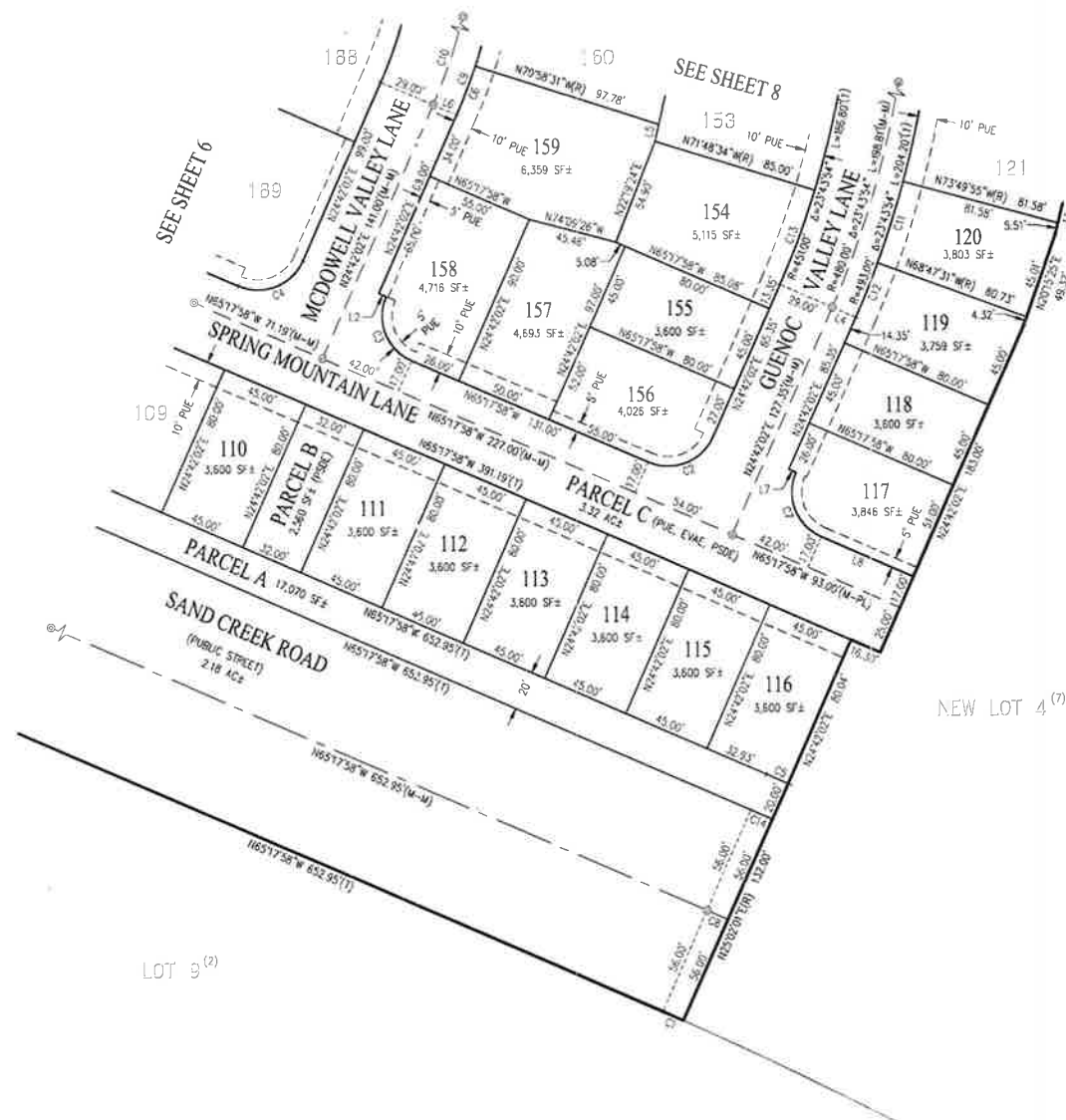
REFERENCES:

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(2) SUBDIVISION 9390 (538 M 15)
(3) SUBDIVISION 9484 (359 M 49)
(4) SUBDIVISION 9483 (539 M 37)
(5) SUBDIVISION 9482 (539 M 27)
(6) SUBDIVISION 9561 (546 M 35)
(7) LLA _____
(8) LLA _____

PRELIMINARY

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	1944.00'	0°19'59"	11.30'
C2	25.00'	90°00'00"	39.27'
C3	25.00'	90°00'00"	39.27'
C4	25.00'	90°00'00"	39.27'
C5	2076.00'	0°19'59"	12.07'
C6	272.00'	5°40'33"	26.94'
C7	25.00'	90°00'00"	39.27'
C8	2000.00'	0°19'59"	11.62' (W-PL)
C9	272.00'	2°34'55"	112.66' (1)
C10	258.00'	2°34'55"	107.28' (W-M)
C11	493.00'	5°02'24"	43.37'
C12	493.00'	3°29'33"	30.05'
C13	451.00'	6°30'36"	51.24'
C14	2056.00'	0°19'59"	11.95'

LINE TABLE		
NO	BEARING	LENGTH
L1	N14°41'48"E	68.39' (1)
L2	N65°17'58"W	4.00' (R)
L4	N65°17'58"W	13.00'
L5	N13°49'08"E	8.88'
L6	N65°17'58"W	13.00'
L7	N65°17'58"W	4.00' (R)
L8	N65°17'58"W	51.00'



SUBDIVISION 9568 PROMENADE, PHASE 5 VINEYARDS AT SAND CREEK

CONSISTING OF 9 SHEETS
BEING A SUBDIVISION OF NEW LOT 5, AS SHOWN AND DESCRIBED IN
THAT CERTAIN LOT LINE ADJUSTMENT, RECORDED _____ AS
DOCUMENT NUMBER _____, CONTRA COSTA COUNTY RECORDS
CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA



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SCALE: 1" = 40' JUNE 2021



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS
NO. 2119 AND NO. 2120 AS SHOWN ON RECORD SURVEY NO. 2496 (118 LSM 40),
THE BEARING BEING NORTH 00°38'07" EAST (CALCULATED). DISTANCES SHOWN
HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

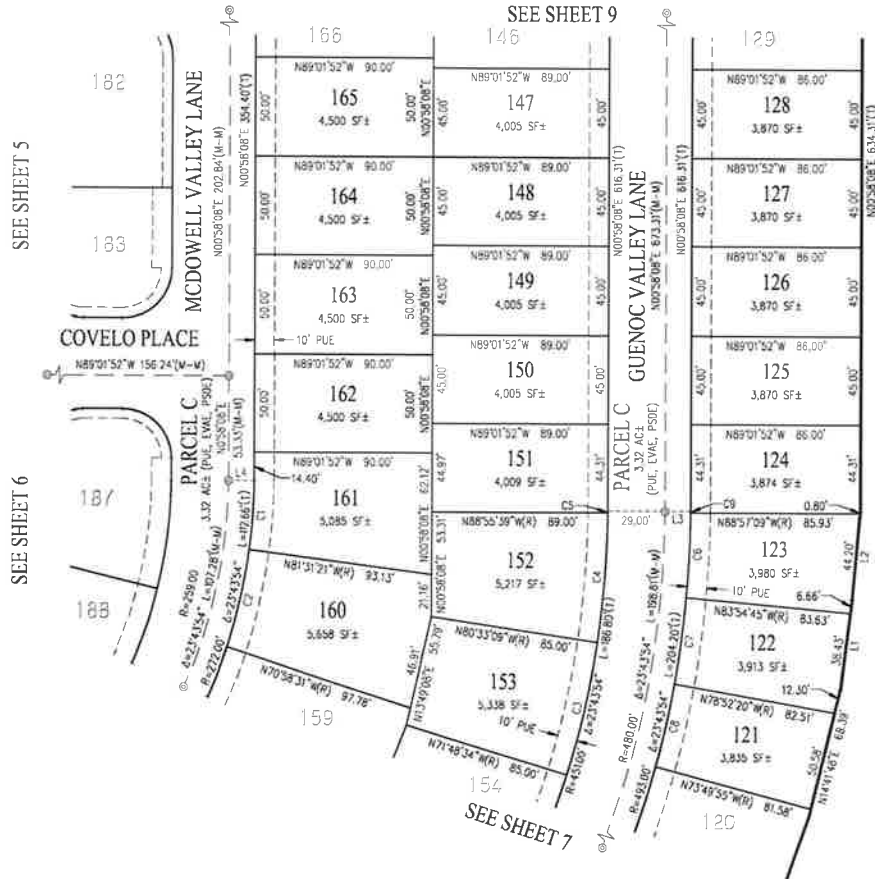
LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
(1)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
⊙	FOUND STANDARD STREET MONUMENT
⊙	SET STANDARD STREET MONUMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
(1) RECORD OF SURVEY (118 LSM 40)
(2) SUBDIVISION 9390 (538 M 15)
(3) SUBDIVISION 9494 (359 M 49)
(4) SUBDIVISION 9483 (539 M 37)
(5) SUBDIVISION 9482 (539 M 27)
(6) SUBDIVISION 9561 (546 M 35)
(7) LLA_____
(8) LLA_____

PRELIMINARY



LINE TABLE		
NO	BEARING	LENGTH
L1	N06°20'18"E	45.00'
L2	N05°49'44"E	45.00'
L3	N89°01'52"W	13.00'
L4	N89°01'52"W	13.00'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	272.00'	7°30'31"	35.65'
C2	272.00'	10°32'50"	50.07'
C3	451.00'	8°44'35"	68.82'
C4	451.00'	8°22'30"	65.92'
C5	451.00'	0°06'13"	0.82'
C6	493.00'	5°02'24"	43.37'
C7	493.00'	5°02'25"	43.37'
C8	493.00'	5°02'25"	43.37'
C9	493.00'	0°04'43"	0.68'

NEW LOT 4 (7)

(#) INDICATES REFERENCE NUMBER
(1) RECORD OF SURVEY (118 LSM 40)
(2) SUBDIVISION 9390 (538 M 15)
(3) SUBDIVISION 9484 (359 M 49)
(4) SUBDIVISION 9483 (539 M 37)
(5) SUBDIVISION 9482 (539 M 27)
(6) SUBDIVISION 9561 (546 M 35)
(7) LLA_____
(8) LLA_____

SHEET 9 OF 9

LINE TABLE		
NO	BEARING	LENGTH
L1	N89°01'52"W	42.00
L2	N00°58'08"E	27.77
L3	N43°57'43"W	13.10
L4	N00°58'08"E	8.73
L5	N89°01'52"W	42.00
L6	N00°58'08"E	8.00
L7	N89°01'52"W	6.00
L8	N00°58'08"E	2.75
L9	N45°57'25"E	10.25
L10	N00°58'08"E	44.25
L11	N89°01'52"W	13.00
L12	N37°41'27"W	5.40
L13	N00°58'08"E	15.00
L14	N89°01'52"W	13.00

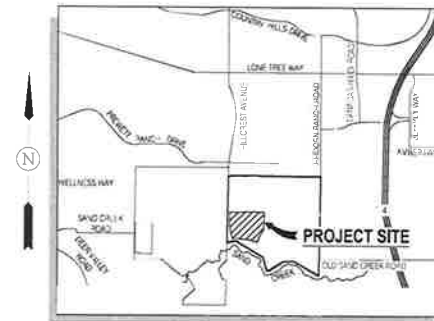
ATTACHMENT "D"

SUBDIVISION 9569
PROMENADE, PHASE 6
VINEYARDS AT SAND CREEK

CONSISTING OF 8 SHEETS
BEING A SUBDIVISION OF NEW LOT 6, AS SHOWN AND DESCRIBED IN
THAT CERTAIN LOT LINE ADJUSTMENT, RECORDED
AS DOCUMENT NUMBER _____, CONTRA COSTA COUNTY RECORDS
CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA



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ROSEVILLE • (916) 788-4458
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JUNE 2021



VICINITY MAP
NOT TO SCALE

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE PARTY HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK LINES UPON THIS MAP, DO HEREBY CONSENT TO THE MAKING AND RECORDATION OF THE SAME.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES.

THAT CERTAIN STRIP OF LAND DESIGNATED AS SAND CREEK ROAD FOR ROADWAY AND UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES.

THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "PUE" (PUBLIC UTILITY EASEMENT) FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTENANCE OF APPLICABLE STRUCTURES AND APPURTENANCES THERETO, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, WATER, ELECTRICAL, GAS AND COMMUNICATION FACILITIES.

THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT) FOR THE PURPOSE OF INGRESS AND EGRESS OF EMERGENCY VEHICLES OVER, UPON AND ACROSS SAID AREAS.

AN IRREVOCABLE OFFER OF DEDICATION AS AN EASEMENT FOR PUBLIC PURPOSES IS HEREBY MADE OVER THE REAL PROPERTY DESCRIBED BELOW.

THAT CERTAIN STRIP OF LAND DESIGNATED AS PARCEL A FOR THE PURPOSE OF ACCESS, LANDSCAPING AND MAINTENANCE OF LANDSCAPING, SAID PARCEL SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

WE HEREBY DECLARE THAT PARCEL C, WHICH IS COMPRISED OF HIGH VALLEY LANE, ALEXANDER VALLEY LANE, CAPAY VALLEY LANE, BENMORE VALLEY LANE, CENTRAL COAST LANE, AND SPRING MOUNTAIN LANE, IS RESERVED FOR PRIVATE STREET PURPOSES AND SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION, SAID PRIVATE STREETS ARE TO BE MAINTAINED BY SAID HOMEOWNERS ASSOCIATION.

WE ALSO HEREBY DECLARE THAT PARCEL 9 IS RESERVED FOR PRIVATE STORM DRAIN PURPOSES AND SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

WE ALSO HEREBY DECLARE EASEMENTS FOR PRIVATE STORM DRAIN PURPOSES OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "PSDE" (PRIVATE STORM DRAIN EASEMENT) FOR THE RIGHTS TO CONSTRUCT AND MAINTAIN PRIVATE STORM DRAINAGE FACILITIES AND APPURTENANCES. MAINTENANCE OF SAID AREAS SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

THE REAL PROPERTY DESCRIBED HEREIN IS ALSO SUBJECT TO THE CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) THAT GOVERN THIS SUBDIVISION AND ANY AMENDMENTS THERETO APPROVED IN ACCORDANCE WITH THEIR TERMS.

OWNER:
PROMENADE - ANTIOCH L.P., A DELAWARE LIMITED PARTNERSHIP
BY: CAL HEARTHSTONE PBL0 OP, LLC
A DELAWARE LIMITED LIABILITY COMPANY
GENERAL PARTNER

BY: CAL HEARTHSTONE PUBLIC BUILDER LOT OPTION, LLC
A DELAWARE LIMITED LIABILITY COMPANY
SOLE MEMBER

BY: HEARTHSTONE PROFESSIONALS CS, L.P.
A DELAWARE LIMITED PARTNERSHIP
MEMBER MANAGER

BY: _____
NAME: STEVEN C. PORATH DATE _____
TITLE: AUTHORIZED PERSON

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____ SS.
COUNTY OF _____

ON _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(ES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

CITY PLANNING COMMISSION'S STATEMENT

I HEREBY STATE THAT THE PLANNING COMMISSION OF THE CITY OF ANTIOCH, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, HAS APPROVED THE VESTING TENTATIVE MAP OF THIS SUBDIVISION UPON WHICH THIS FINAL MAP IS BASED.

SECRETARY OF THE PLANNING COMMISSION _____

DATE _____

RECORDER'S STATEMENT

THIS MAP, ENTITLED "SUBDIVISION 9569, PROMENADE PHASE 6, VINEYARDS AT SAND CREEK", IS HEREBY ACCEPTED FOR RECORDATION, SHOWING A CLEAR TITLE AS PER LETTER OF TITLE WRITTEN BY FIRST AMERICAN TITLE COMPANY, DATED _____, AND AFTER EXAMINING THE SAME, I DEEM THAT SAID MAP COMPLIES IN ALL RESPECTS WITH THE PROVISIONS OF STATE LAWS AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS.

RECORDED AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY AT _____ M. ON THE _____ DAY OF _____, 2021, IN BOOK _____ OF MAPS, AT PAGE _____, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA.

DEBORAH COOPER
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

PRELIMINARY

TRUSTEE'S STATEMENT

THE UNDERSIGNED CORPORATION, AS TRUSTEE UNDER THE DEEDS OF TRUST RECORDED ON _____ DOCUMENT NUMBER _____ OF OFFICIAL RECORDS, CONTRA COSTA COUNTY, CALIFORNIA; DOES HEREBY JOIN IN AND CONSENT TO THE FOREGOING OWNERS STATEMENT AND ALL DEDICATIONS SHOWN HEREIN.

BY: _____
TITLE: _____
DATE: _____

TRUSTEE'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____ SS.
COUNTY OF _____

ON _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TRIPOINTE HOMES, LLC IN MARCH 2021. I HEREBY STATE THAT THIS SUBDIVISION MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED VESTING TENTATIVE MAP, IF ANY; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 31, 2023; AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE



MARK H. WEHSE, P.L.S.
I.S. NO. 7960

SOILS REPORT

A SOILS REPORT WAS PREPARED BY ENGCO, INC., DATED DECEMBER 26, 2017, PROJECT NO. 4894.001.00, AND HAS BEEN FILED AT THE OFFICE OF THE CITY ENGINEER.

SUBDIVISION 9569 PROMENADE, PHASE 6 VINEYARDS AT SAND CREEK

CONSISTING OF 8 SHEETS
BEING A SUBDIVISION OF NEW LOT 6, AS SHOWN AND DESCRIBED IN
THAT CERTAIN LOT LINE ADJUSTMENT, RECORDED
AS DOCUMENT NUMBER _____, CONTRA COSTA COUNTY RECORDS
CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA



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JUNE 2021

CITY CONSUTANT'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF "SUBDIVISION 9569, PROMENADE PHASE 6, VINEYARDS AT SAND CREEK" AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT IN ACCORDANCE WITH SECTION 66450 OF THE SUBDIVISION MAP ACT.

JOH G. CRAWFORD
RCE 32915, EXP. 6-30-22
ON BEHALF OF THE CITY ENGINEER



DATE

TITLE NOTE

THE FOLLOWING ITEMS APPEARED ON THE TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER 0192-6593576 AND ARE NOT SHOWN HEREON:

1. RIGHTS OF INGRESS AND EGRESS AT ALL TIMES FOR PURPOSES OF MINING, DRILLING, EXPLORING, OPERATING AND DEVELOPING SAID LANDS FOR OIL, GAS AND OTHER MINERALS; AND STORING, HANDLING, TRANSPORTING AND MARKETING THE SAME THEREFROM GRANTED TO VARIOUS INDIVIDUALS. RECORDED DECEMBER 24, 1964 IN BOOK 4770 AT PAGES 803, 806, 809, 812, 827, 830, AND 833 OFFICIAL RECORDS OF CONTRA COSTA COUNTY.
2. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED DECEMBER 13, 2016, AS INSTRUMENT NO. 2016-0270024 OF OFFICIAL RECORDS AND THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARTIAL ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AGREEMENT" RECORDED JULY 23, 2018, AS INSTRUMENT NO. 2018-0116531 OF OFFICIAL RECORDS.
3. AN OPTION IN FAVOR OF BMCH CALIFORNIA LLC, A DELAWARE LIMITED LIABILITY COMPANY AS CONTAINED IN OR DISCLOSED BY A DOCUMENT RECORDED JULY 23, 2018 AS INSTRUMENT NO. 2018-0116532 OF OFFICIAL RECORDS, AMENDED OR MODIFIED BY THE FOLLOWING DOCUMENTS: DOCUMENTS RECORDED SEPTEMBER 8, 2018 AS INSTRUMENT NOS. 2018-142239 AND 2018-0142240 OF OFFICIAL RECORDS, DOCUMENTS RECORDED OCTOBER 17, 2018, AS INSTRUMENT NOS. 2018-164505, 2018-0164643 AND 2018-0165077 OF OFFICIAL RECORDS.
4. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUBDIVISION IMPROVEMENT AGREEMENT" RECORDED OCTOBER 25, 2018, AS INSTRUMENT NO. 2018-0168914 OF OFFICIAL RECORDS.
5. THE TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT ENTITLED "MASTER DECLARATION FOR BINDING DISPUTE RESOLUTION & TITLE 7 FOR CIELO - BMCH CALIFORNIA, LLC" RECORDED AUGUST 1, 2019, AS INSTRUMENT NO. 2019-0120842 OF OFFICIAL RECORDS.
6. THE TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CIELO" RECORDED APRIL 14, 2020, AS INSTRUMENT NO. 2020-070200 OF OFFICIAL RECORDS.
7. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CIELO ROAD EASEMENT AND MAINTENANCE AGREEMENT" RECORDED APRIL 14, 2020, AS INSTRUMENT NO. 2020-070841 OF OFFICIAL RECORDS.
8. AN OPTION IN FAVOR OF TRI POINTE HOMES HOLDINGS, INC., A DELAWARE CORPORATION DISCLOSED BY A DOCUMENT RECORDED MARCH 19, 2021 AS INSTRUMENT NO. 2021-0084483 OF OFFICIAL RECORDS.
9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONSTRUCTION LICENSE AND INDEMNITY AGREEMENT" RECORDED MARCH 19, 2021 AS INSTRUMENT NO. 2021-0084484 OF OFFICIAL RECORDS.

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF "SUBDIVISION 9569, PROMENADE PHASE 6, VINEYARDS AT SAND CREEK" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ANTIOCH, AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

JOHN D. SAMUELSON
CITY ENGINEER
R.C.E. 67734

DATE

CITY CLERK'S STATEMENT

I, THE UNDERSIGNED, ELIZABETH HOUSEHOLDER, CITY CLERK OF THE CITY OF ANTIOCH, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP, CONSISTING OF 8 SHEETS AND ENTITLED "SUBDIVISION 9569, PROMENADE PHASE 6, VINEYARDS AT SAND CREEK", WAS PRESENTED TO THE CITY COUNCIL OF THE CITY OF ANTIOCH, CALIFORNIA, AS PROVIDED BY LAW, AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 2021 AND THAT SAID COUNCIL APPROVED SAID MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL LANDS DESIGNATED ON SAID MAP AS: SAND CREEK ROAD, PUBLIC UTILITY EASEMENT "PUE", AND EMERGENCY VEHICLE ACCESS EASEMENT "EVAE". FURTHERMORE, SAID COUNCIL REJECTED ON BEHALF OF THE PUBLIC THE IRREVOCABLE OFFER OF DEDICATION.

PURSUANT TO SECTION 66434(C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING EASEMENTS WITHIN THE BOUNDARIES OF THIS MAP, WILL BE ABANDONED WITH THE FILING OF THIS MAP AND ARE NOT SHOWN HEREON:

1. PUBLIC UTILITY EASEMENT (PUE) AS SHOWN ON THE MAP OF SUBDIVISION 9482 (539 M 27).
2. EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) AS SHOWN ON THE MAP OF SUBDIVISION 9482 (539 M 27).

I FURTHER STATE THAT ALL AGREEMENTS AND SURETY AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF ANTIOCH AND ARE FILED IN MY OFFICE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2021.

ELIZABETH HOUSEHOLDER
CITY CLERK, CITY OF ANTIOCH, CALIFORNIA

DATE

CLERK OF THE BOARD OF SUPERVISORS' STATEMENT

I STATE AS CHECKED BELOW, THAT

- [] A TAX BOND ASSURING PAYMENT OF ALL TAXES WHICH ARE NOW A LIEN, BUT NOT YET PAYABLE, HAS BEEN RECEIVED AND FILED WITH THE BOARD OF SUPERVISORS, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA.
- [] ALL TAXES DUE HAVE BEEN PAID, AS CERTIFIED BY THE COUNTY REDEMPTION OFFICER.

BY: MONICA NINO
CLERK OF THE BOARD OF SUPERVISORS AND COUNTY
ADMINISTRATOR, COUNTY OF CONTRA COSTA, CALIFORNIA

BY: _____
DEPUTY CLERK

SUBDIVISION 9569 PROMENADE, PHASE 6 VINEYARDS AT SAND CREEK

CONSISTING OF 8 SHEETS
BEING A SUBDIVISION OF NEW LOT 6, AS SHOWN AND DESCRIBED IN
THAT CERTAIN LOT LINE ADJUSTMENT, RECORDED
AS DOCUMENT NUMBER _____, CONTRA COSTA COUNTY RECORDS
CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA



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SCALE: 1" = 100' JUNE 2021



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS
NO. 2119 AND NO. 2120 AS SHOWN ON RECORD SURVEY NO. 2495 (118 LSM 40),
THE BEARING BEING NORTH 00°38'07" EAST (CALCULATED). DISTANCES SHOWN
HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

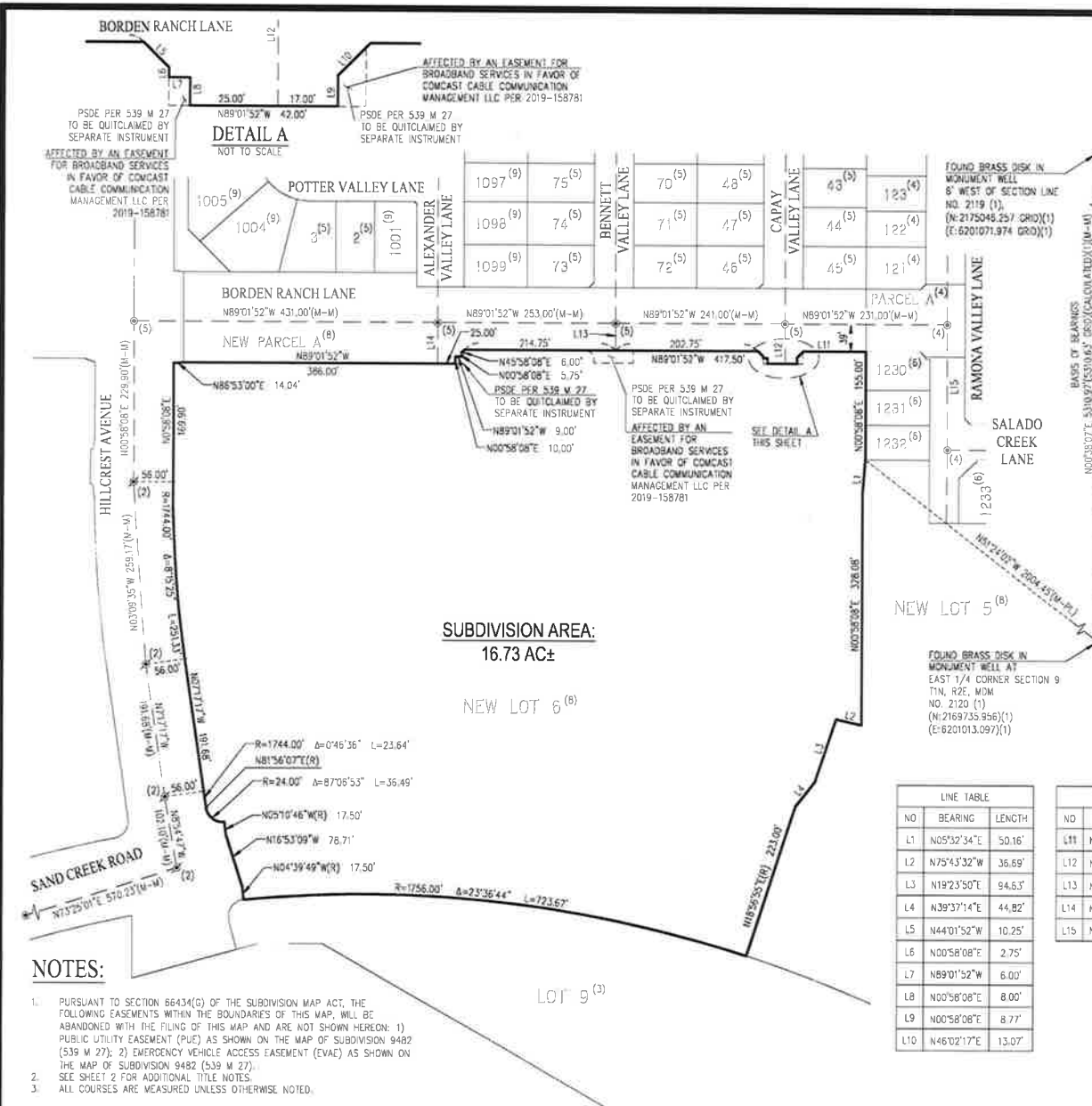
LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
(1)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
⊙	FOUND STANDARD STREET MONUMENT
⊙	SET STANDARD STREET MONUMENT
⊙	STANDARD STREET MONUMENT TO BE SET PER 544 M 21
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT

REFERENCES:

- (1) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (118 LSM 40)
- (2) SUBDIVISION 9449 (544 M 21)
- (3) SUBDIVISION 9390 (538 M 15)
- (4) SUBDIVISION 9483 (539 M 37)
- (5) SUBDIVISION 9482 (539 M 27)
- (6) SUBDIVISION 9561 (546 M 35)
- (7) LLA _____
- (8) LLA _____
- (9) SUBDIVISION 9562 (546 M 45)

PRELIMINARY



SUBDIVISION AREA:
16.73 AC±

NEW LOT 6⁽⁶⁾

NO	BEARING	LENGTH
L1	N05°32'34"E	50.16'
L2	N75°43'32"W	36.69'
L3	N19°23'50"E	94.63'
L4	N39°37'14"E	44.82'
L5	N44°01'52"W	10.25'
L6	N00°58'08"E	2.75'
L7	N89°01'52"W	6.00'
L8	N00°58'08"E	8.00'
L9	N00°58'08"E	8.77'
L10	N46°02'17"E	13.07'

NO	BEARING	LENGTH
L11	N89°01'52"W	88.75'
L12	N00°58'08"E	57.00'
L13	N00°58'08"E	39.00'
L14	N00°58'08"E	59.00'
L15	N00°58'08"E	179.23'

NOTES:

- PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT, THE FOLLOWING EASEMENTS WITHIN THE BOUNDARIES OF THIS MAP, WILL BE ABANDONED WITH THE FILING OF THIS MAP AND ARE NOT SHOWN HEREON: 1) PUBLIC UTILITY EASEMENT (PUE) AS SHOWN ON THE MAP OF SUBDIVISION 9482 (539 M 27); 2) EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) AS SHOWN ON THE MAP OF SUBDIVISION 9482 (539 M 27).
- SEE SHEET 2 FOR ADDITIONAL TITLE NOTES.
- ALL COURSES ARE MEASURED UNLESS OTHERWISE NOTED.

SUBDIVISION 9569 PROMENADE, PHASE 6 VINEYARDS AT SAND CREEK

CONSISTING OF 8 SHEETS
BEING A SUBDIVISION OF NEW LOT 6, AS SHOWN AND DESCRIBED IN
THAT CERTAIN LOT LINE ADJUSTMENT, RECORDED
AS DOCUMENT NUMBER _____, CONTRA COSTA COUNTY RECORDS
CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA



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SCALE: 1" = 100' JUNE 2021



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS
NO. 2119 AND NO. 2120 AS SHOWN ON RECORD SURVEY NO. 2495 (118 LSW 40),
THE BEARING BEING NORTH 00°38'07" EAST (CALCULATED). DISTANCES SHOWN
HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
(1)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
⊙	FOUND STANDARD STREET MONUMENT
⊙	SET STANDARD STREET MONUMENT
⊙	STANDARD STREET MONUMENT TO BE SET PER 544 M 21
⊙	EMERGENCY VEHICLE ACCESS EASEMENT
⊙	PRIVATE STORM DRAIN EASEMENT
⊙	PUBLIC UTILITY EASEMENT
	SHEET LIMIT
7	SHEET NUMBER

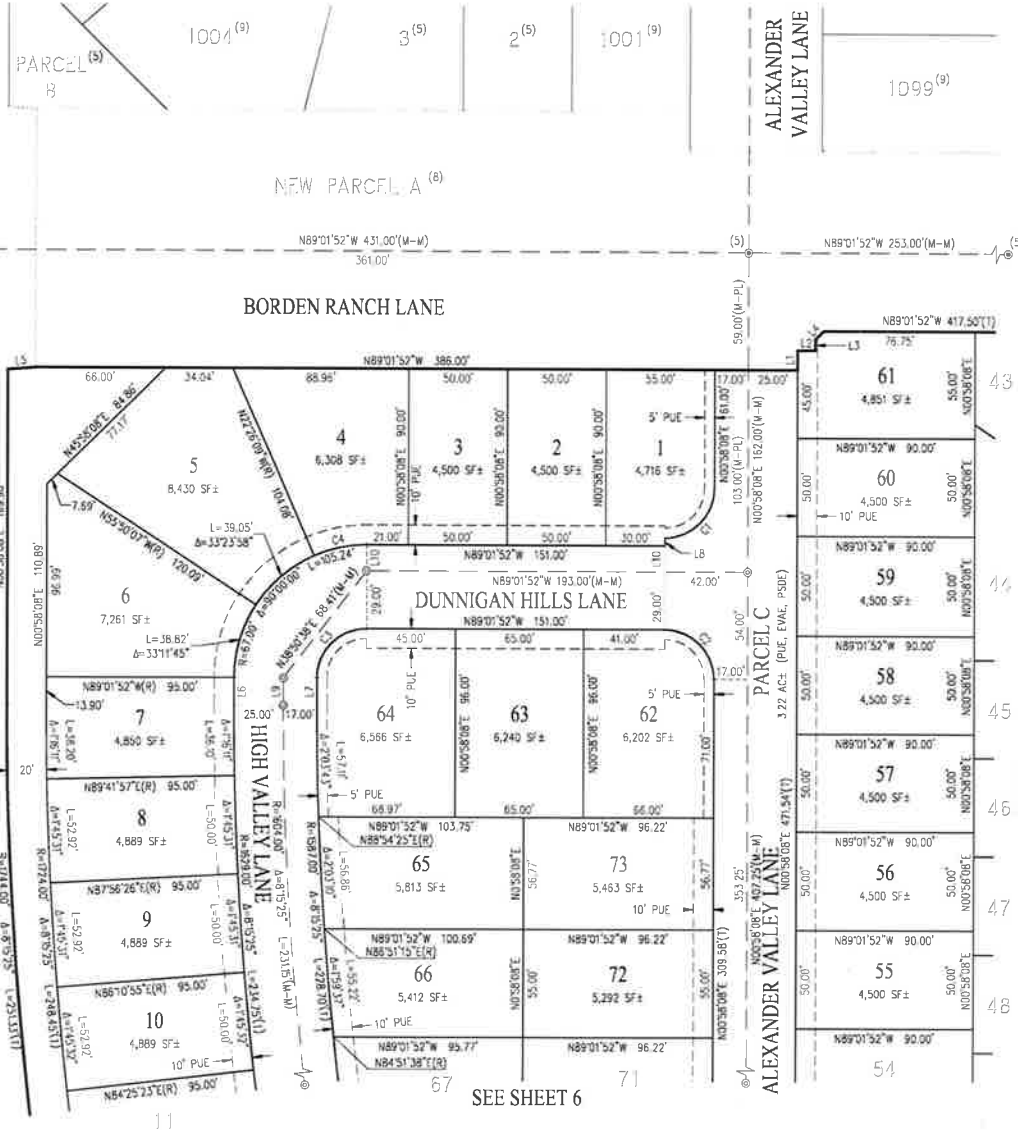
REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (118 LSW 40)
- (2) SUBDIVISION 9449 (544 M 21)
- (3) SUBDIVISION 9390 (538 M 15)
- (4) SUBDIVISION 9483 (539 M 37)
- (5) SUBDIVISION 9482 (539 M 27)
- (6) SUBDIVISION 9561 (546 M 35)
- (7) LLA _____
- (8) LLA _____
- (9) SUBDIVISION 9562 (546 M 45)

PRELIMINARY



HILLCREST AVENUE



SEE SHEET 6

SUBDIVISION 9569 PROMENADE, PHASE 6 VINEYARDS AT SAND CREEK

CONSISTING OF 8 SHEETS
BEING A SUBDIVISION OF NEW LOT 6, AS SHOWN AND DESCRIBED IN
THAT CERTAIN LOT LINE ADJUSTMENT, RECORDED
AS DOCUMENT NUMBER _____, CONTRA COSTA COUNTY RECORDS
CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA



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SCALE: 1" = 40' JUNE 2021



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS
NO. 2119 AND NO. 2120 AS SHOWN ON RECORD SURVEY NO. 2496 (116 LSW 40),
THE BEARING BEING NORTH 00°38'07" EAST (CALCULATED). DISTANCES SHOWN
HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
⊙	FOUND STANDARD STREET MONUMENT
⊙	SET STANDARD STREET MONUMENT
⊙	STANDARD STREET MONUMENT TO BE SET PER 544 M 21
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT

LINE TABLE		
NO	BEARING	LENGTH
L1	N00°58'08"E	10.00'
L2	N89°01'52"W	9.00'
L3	N00°58'08"E	5.75'
L4	N45°58'08"E	6.01'
L5	N86°53'00"E	14.04'
L6	N00°58'08"E	13.90'
L7	N00°58'08"E	13.90'
L8	N00°58'08"E	4.00' (R)
L9	N00°58'08"E	13.90'
L10	N00°58'08"E	13.00'

CURVE TABLE		
NO	RADIUS	DELTA
C1	25.00'	90°00'00"
C2	25.00'	90°00'00"
C3	25.00'	90°00'00"
C4	67.00'	23°24'17"

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (116 LSW 40)
- (2) SUBDIVISION 9449 (544 M 21)
- (3) SUBDIVISION 9390 (538 M 15)
- (4) SUBDIVISION 9483 (539 M 37)
- (5) SUBDIVISION 9482 (539 M 27)
- (6) SUBDIVISION 9561 (545 M 35)
- (7) LLA_____
- (8) LLA_____
- (9) SUBDIVISION 9562 (546 M 46)

PRELIMINARY

SUBDIVISION 9569 PROMENADE, PHASE 6 VINEYARDS AT SAND CREEK

CONSISTING OF 8 SHEETS
BEING A SUBDIVISION OF NEW LOT 6, AS SHOWN AND DESCRIBED IN
THAT CERTAIN LOT LINE ADJUSTMENT, RECORDED
AS DOCUMENT NUMBER _____, CONTRA COSTA COUNTY RECORDS
CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA



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SCALE: 1" = 40' JUNE 2021



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS
NO. 2119 AND NO. 2120 AS SHOWN ON RECORD SURVEY NO. 2495 (118 LSM 40),
THE BEARING BEING NORTH 00°38'07" EAST (CALCULATED). DISTANCES SHOWN
HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

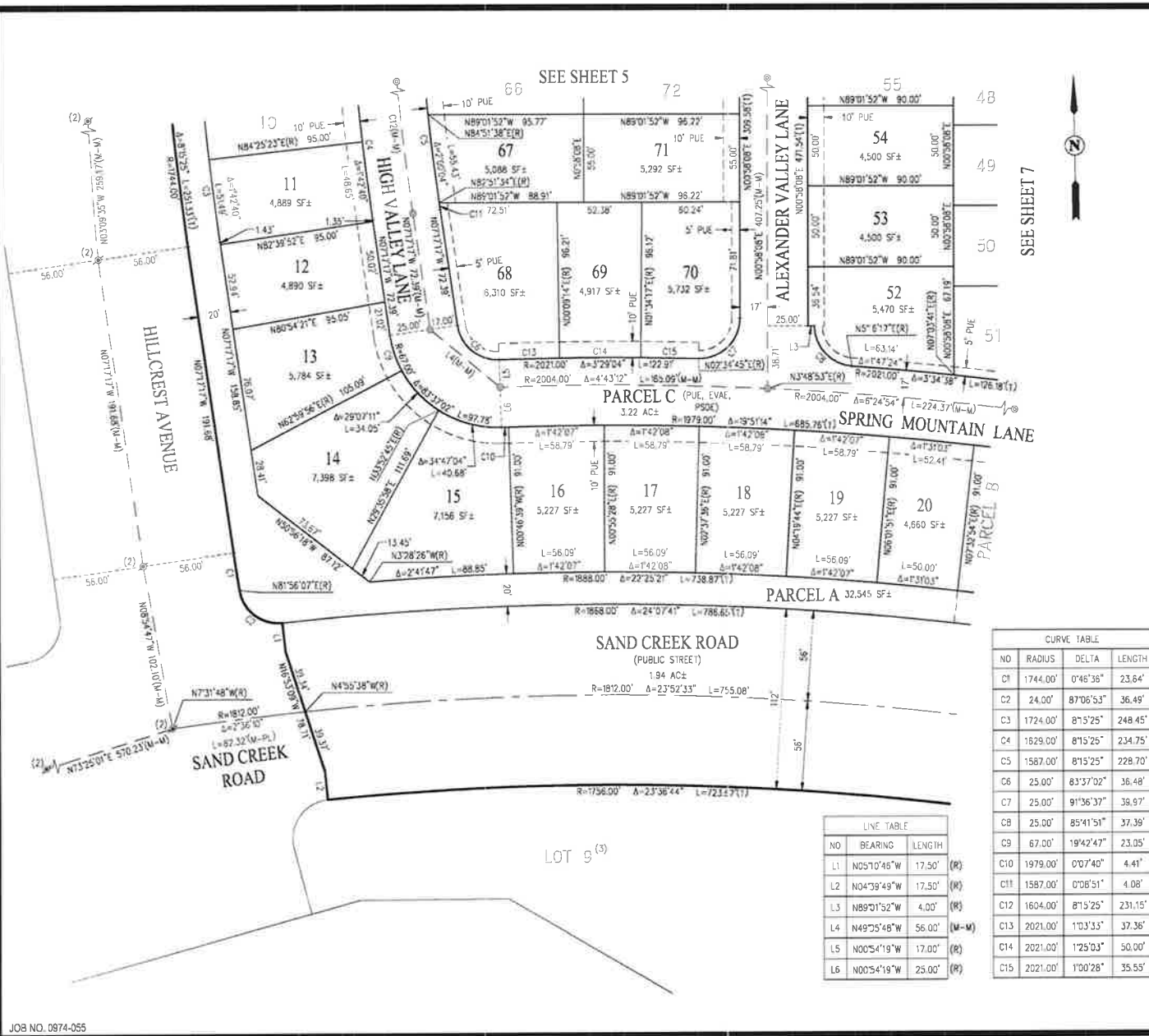
LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
	TOTAL
	RADIAL
	MONUMENT TO MONUMENT
	MONUMENT TO PROPERTY LINE
	FOUND STANDARD STREET MONUMENT
	SET STANDARD STREET MONUMENT
	STANDARD STREET MONUMENT TO BE SET PER 544 M 21
	EMERGENCY VEHICLE ACCESS EASEMENT
	PRIVATE STORM DRAIN EASEMENT
	PUBLIC UTILITY EASEMENT

REFERENCES:

- (f) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (118 LSM 40)
- (2) SUBDIVISION 9449 (544 M 21)
- (3) SUBDIVISION 9390 (538 M 15)
- (4) SUBDIVISION 9483 (539 M 37)
- (5) SUBDIVISION 9482 (539 M 27)
- (6) SUBDIVISION 9561 (546 M 35)
- (7) LLA _____
- (8) LLA _____
- (9) SUBDIVISION 9562 (546 M 48)

PRELIMINARY



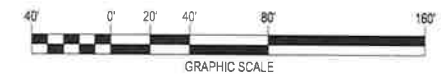
SUBDIVISION 9569 PROMENADE, PHASE 6 VINEYARDS AT SAND CREEK

CONSISTING OF 8 SHEETS
BEING A SUBDIVISION OF NEW LOT 6, AS SHOWN AND DESCRIBED IN
THAT CERTAIN LOT LINE ADJUSTMENT, RECORDED
AS DOCUMENT NUMBER _____, CONTRA COSTA COUNTY RECORDS
CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA



SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDCO.COM

CIVIL ENGINEERS • SURVEYORS • PLANNERS
SCALE: 1" = 40' JUNE 2021



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS
NO. 2119 AND NO. 2120 AS SHOWN ON RECORD SURVEY NO. 2496 (118 LSM 40),
THE BEARING BEING NORTH 00°38'07" EAST (CALCULATED). DISTANCES SHOWN
HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

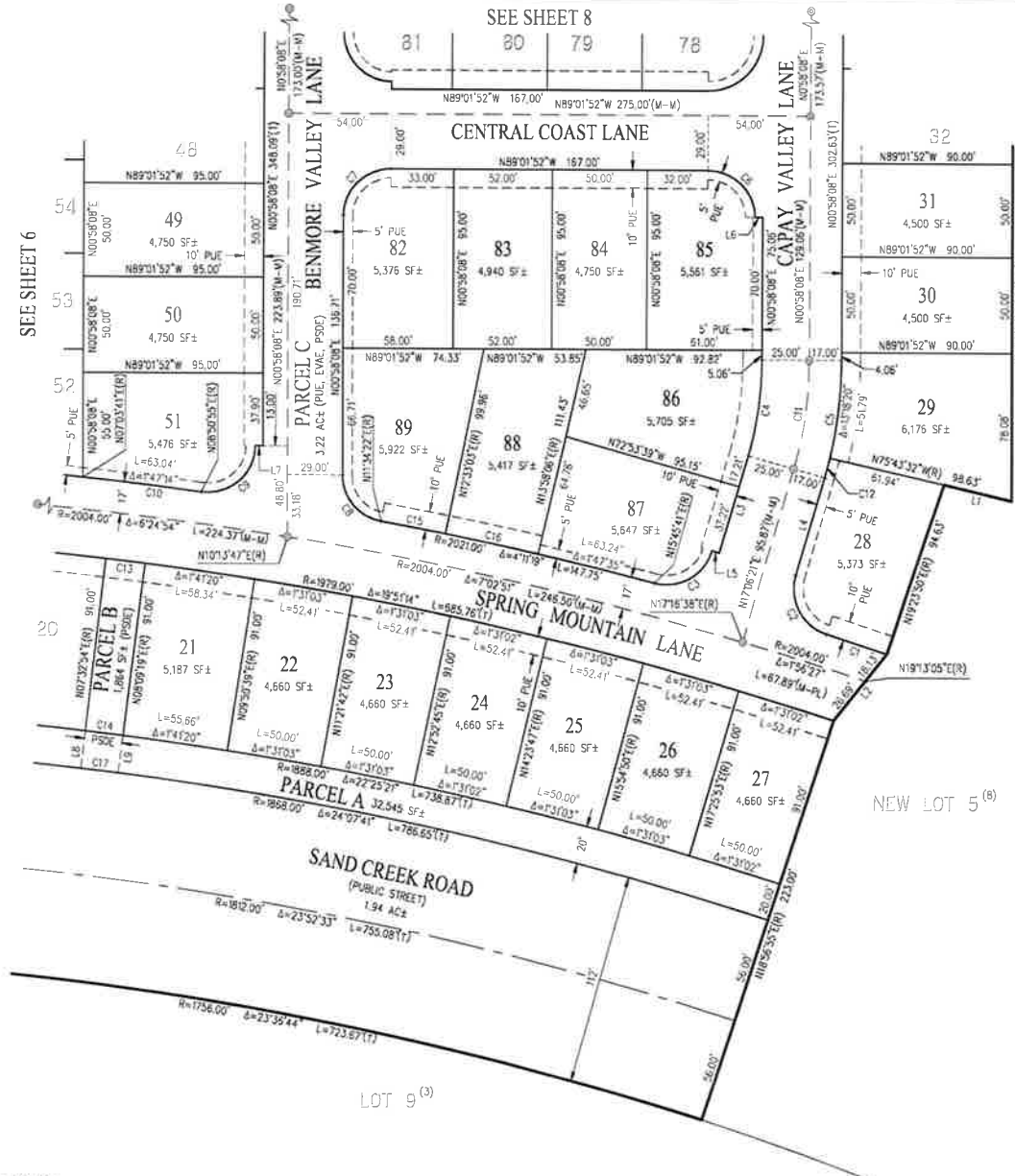
LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
(1)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
⊙	FOUND STANDARD STREET MONUMENT
⊙	SET STANDARD STREET MONUMENT
⊙	STANDARD STREET MONUMENT TO BE SET PER 544 M 21
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT

REFERENCES:

- (1) INDICATES REFERENCE NUMBER
(1) RECORD OF SURVEY (118 LSM 40)
(2) SUBDIVISION 9449 (544 M 21)
(3) SUBDIVISION 9390 (538 M 15)
(4) SUBDIVISION 9483 (539 M 37)
(5) SUBDIVISION 9482 (539 M 27)
(6) SUBDIVISION 9561 (546 M 35)
(7) LLA_____
(8) LLA_____
(9) SUBDIVISION 9562 (546 M 46)

PRELIMINARY



SUBDIVISION 9569 PROMENADE, PHASE 6 VINEYARDS AT SAND CREEK

CONSISTING OF 8 SHEETS
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CIVIL ENGINEERS • SURVEYORS • PLANNERS
SCALE: 1" = 40' JUNE 2021



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS
NO. 2119 AND NO. 2123 AS SHOWN ON RECORD SURVEY NO. 2496 (118 LSM 40),
THE BEARING BEING NORTH 00°38'07" EAST (CALCULATED). DISTANCES SHOWN
HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
	TOTAL
	RADIAL
	MONUMENT TO MONUMENT
	MONUMENT TO PROPERTY LINE
	FOUND STANDARD STREET MONUMENT
	SET STANDARD STREET MONUMENT
	STANDARD STREET MONUMENT TO BE
	SET PER 544 M 21
	EMERGENCY VEHICLE ACCESS EASEMENT
	PRIVATE STORM DRAIN EASEMENT
	PUBLIC UTILITY EASEMENT

PRELIMINARY

REFERENCES:

- (1) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (118 LSM 40)
- (2) SUBDIVISION 9449 (544 M 21)
- (3) SUBDIVISION 9390 (538 M 15)
- (4) SUBDIVISION 9483 (539 M 37)
- (5) SUBDIVISION 9482 (539 M 27)
- (6) SUBDIVISION 9561 (546 M 35)
- (7) LLA _____
- (8) LLA _____
- (9) SUBDIVISION 9562 (546 M 45)



NO	BEARING	LENGTH
L1	N44°01'52"W	10.25'
L2	N00°58'08"E	2.75'
L3	N89°01'52"W	6.00'
L4	N00°58'08"E	8.00'
L5	N89°01'52"W	42.00'
L6	N00°58'08"E	8.77'
L7	N46°02'17"E	13.07'
L8	N00°58'08"E	12.00'
L9	N00°58'08"E	12.00'
L10	N00°58'08"E	4.00'
L11	N00°58'08"E	4.00'
L12	N00°58'08"E	12.00'
L13	N00°58'08"E	13.00'
L14	N00°58'08"E	0.57'
L15	N89°01'52"W	13.00'
L16	N00°58'08"E	13.00'

NO	RADIUS	DELTA	LENGTH
C1	977.00'	3°37'28"	61.80'
C2	1023.00'	3°37'28"	64.71'
C3	1019.00'	1°41'42"	30.15'
C4	29.00'	91°41'42"	45.41'
C5	25.00'	90°00'00"	39.27'
C6	25.00'	90°00'00"	39.27'
C7	25.00'	90°00'00"	39.27'
C8	29.00'	90°00'00"	45.55'
C9	1023.00'	0°04'48"	1.43'
C10	1023.00'	0°44'34"	13.26'
C11	67.00'	15°49'57"	18.51'
C12	994.00'	3°37'28"	62.88'
C13	1006.00'	0°34'48"	10.18'
C14	1006.00'	3°02'40"	53.45'
C15	977.00'	1°27'59"	25.00'

CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of November 23, 2021

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Scott Buenting, Project Manager *SB*

APPROVED BY: John Samuelson, Public Works Director/City Engineer *JS*

SUBJECT: First Amendment to the Consultant Services Agreement with CSI Services, Inc. for the Rehabilitation of the 3 Million Gallon and Half Million Gallon Water Storage Tanks (P.W. 246-31)

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution:

1. Approving a first amendment to the Consultant Services Agreement ("Agreement") with CSI Services, Inc. and increasing the Agreement in an amount not to exceed \$84,000 for a total Agreement amount of \$96,750 and extend the term of the Agreement through December 31, 2022 for the rehabilitation of the 3 Million Gallon and Half Million Gallon Water Storage Tanks Project.
2. Authorizing the City Manager to execute the first amendment.

FISCAL IMPACT

Adoption of this resolution will increase the Agreement with CSI Services, Inc. ("CSI") by \$84,000 for a total contract amount of \$96,750. The fiscal year 2021/22 Capital Improvement Budget includes adequate funding from the Water Enterprise Fund for work related to the rehabilitation of the 3 Million Gallon ("3.0MG") and Half Million Gallon ("0.5MG") Water Storage Tanks ("Project").

DISCUSSION

On March 30, 2021, CSI entered into an Agreement in the amount of \$12,750 to provide an evaluation of the existing coating on the City's 3.0MG and 0.5MG water storage reservoirs. The evaluation of the existing coating determined that the paint on both tanks is at the end of its useful life and the facilities are no longer good candidates for any overcoating work. The lead-based paint on each tank has degraded to a point to where it should be removed and replaced.

Staff is recommending amending the existing agreement with CSI to include preparation of technical specifications, provide bid support and inspection for the interior relining and exterior recoating of the City's 3.0MG and 0.5MG water storage reservoirs. Inspection services will be provided on an as-needed basis by a qualified fully trained and equipped inspector who will provide daily reports, and an in-process punch list to clearly document the coating operations to verify compliance with contract documents.

ATTACHMENTS

A: Resolution

B: Amendment No. 1 to Agreement with CSI Services, Inc.

ATTACHMENT "A"

RESOLUTION NO. 2021/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROVING
THE FIRST AMENDMENT TO THE CONSULTANT SERVICES AGREEMENT WITH
CSI SERVICES, INC. FOR THE REHABILITATION OF THE 3 MILLION GALLON
AND HALF MILLION GALLON WATER STORAGE TANKS
P.W. 246-31**

WHEREAS, on March 30, 2021, CSI Services, Inc. ("CSI") entered into an Agreement in the amount of \$12,750 to provide the first phase of the tanks' evaluation for maintenance needs for the 3 Million Gallon ("3.0MG") and Half Million Gallon ("0.5MG") Water Storage Tanks ("Project"); and

WHEREAS, the City Council has considered the first amendment to the Consultant Services Agreement to increase the Agreement in an amount not to exceed \$84,000 for a total contract amount of \$96,750 with CSI and to extend the term of the Agreement through December 31, 2022 for this Project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby approves the first amendment to the Consultant Services Agreement increasing the Agreement with CSI Services, Inc. in an amount not to exceed \$84,000 for a total Agreement amount of \$96,750 and extending the term of the Agreement through December 31, 2022 for this rehabilitation of the Three (3.0) Million Gallon and Half (0.5) Million Gallon Water Storage Tanks.

* * * * *

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 23rd day of November 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

**ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH**

ATTACHMENT "B"

AMENDMENT NO. 1 TO AGREEMENT
FOR THE REHABILITATION OF THE 3 MG AND 0.5 MG
WATER STORAGE TANKS
P.W. 246-31

THIS FIRST AMENDMENT TO THE AGREEMENT FOR CONSULTANT SERVICES is entered into this 23rd day of November 2021, by and between the CITY OF ANTIOCH, a municipal corporation ("CITY") and CSI SERVICES, INC., their address is P.O. Box 371, Sonoma, CA 95476 ("Consultant").

R E C I T A L S

WHEREAS, on March 30, 2021, CSI Services, Inc. entered into an Agreement for Professional Consultant Services for the Rehabilitation of the 3 MG and 0.5 MG Water Storage Tanks ("Agreement") in the amount of \$12,750.00;

NOW, THEREFORE, THE PARTIES DO MUTUALLY AGREE AS FOLLOWS:

1. Section 1 "SERVICES" the first paragraph shall be amended to read as follows:

"Subject to the terms and conditions set forth in this Agreement, Consultant shall furnish all technical and professional services including labor, materials, equipment, transportation, supervision, and expertise to provide to City the services described in the Scope of Work attached as Exhibit A to the Agreement and Exhibit A to Amendment No. 1 of the Agreement at the time and place and in the manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and the Exhibits, the Agreement shall prevail."

2. Section 1.1 "Term of Services" shall be amended to read as follows:

"The term of this Agreement shall begin on the date first noted above and shall end on **December 31, 2022**, and Consultant shall complete the work described in Exhibit A to the Agreement and Exhibit A to Amendment No. 1 of the Agreement prior to that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8 of the Agreement. The time provided to Consultant to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8 of the Agreement."

3. Section 2 "COMPENSATION" the first sentence shall be amended to read as follows:

"CITY hereby agrees to pay Consultant a sum not to exceed **\$96,750**, notwithstanding any contrary indications that may be contained in Consultant's proposal, for services to be performed and reimbursable costs incurred under this Agreement."

All other terms and conditions of the Agreement shall remain in full force and effect.

B1

CITY OF ANTIOCH:

CSI SERVICES, INC.

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

By: _____
Patrick Sweeney, Project Manager

ATTEST:

Elizabeth Householder, City Clerk

APPROVED AS TO FORM:

Thomas Lloyd Smith, City Attorney

EXHIBIT "A"



PO Box 371
Sonoma, CA 95476
Toll Free: 877.274.2422
Fax: 661.775.7628
www.CSIServices.biz

Providing Quality Technical Services to the Coating Industry

October 12, 2021

Via Email: sbuenting@antiochca.gov

Scott Buenting, P.E.
Project Manager
Capital Improvements Division
Public Works Department
200 'H' Street
Antioch, CA 94509-1005

Subject: Proposal 3024 – Coating Consulting and Inspection Services

Re: 3MG and Treatment Plant Water Storage Tank Project

Dear Scott:

CSI Services, Inc. (CSI) is pleased to submit this proposal to provide both consulting and inspection services to support the above referenced project. As you know, we routinely support tank owners with a three-phased approach to tank maintenance. These phases are 1) Tank Evaluation, 2) Coating Specifications, and 3) Coating Inspection. We have already completed Phase 1.

Tank owners have found that our independent, third-party approach to supporting their tank projects routinely provides cost-effective solutions to maintaining their structures. Thank you for this opportunity and should you have any questions or comments, I can also be reached through e-mail at psweeney@CSIServices.biz or cell 661-478-8900.

Sincerely,
CSI Services, Inc.

A handwritten signature in blue ink that reads "Patrick Sweeney".

Patrick Sweeney
Project Manager

Hawaiian Office: PO Box 671 Aiea, HI 96701
Corporate Office: P. O. Box 801357, Santa Clarita, CA 91380
Coating Specialists and Inspection Services, Inc.

Consulting

Evaluations

Tank Diving

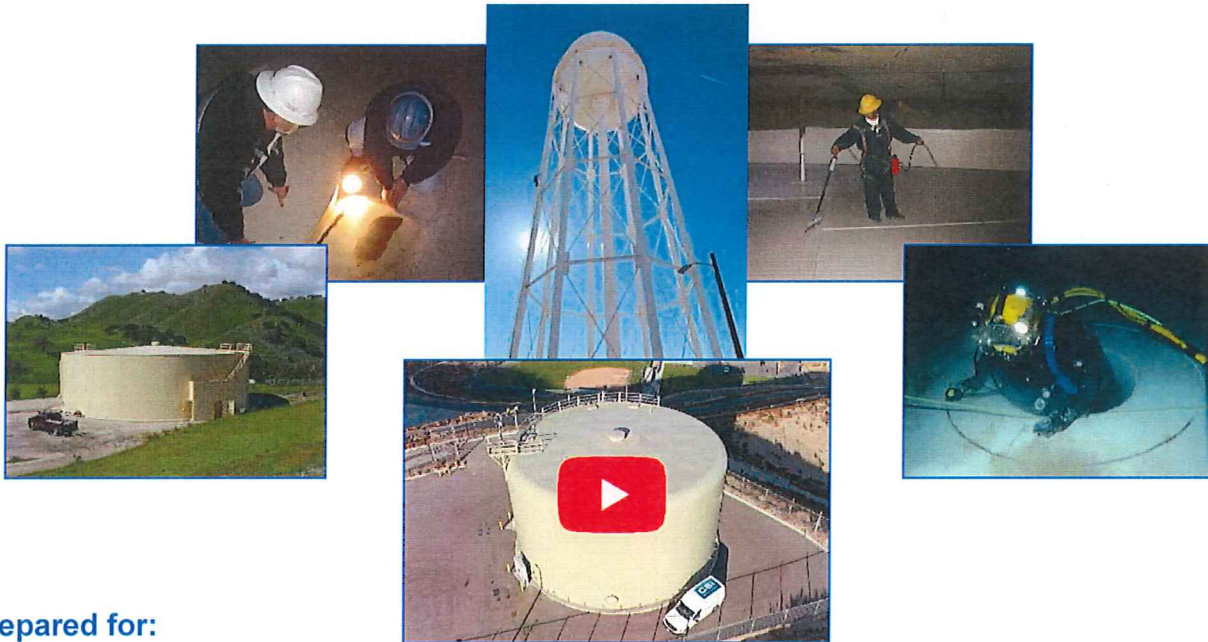
Inspection

83



CSI Services, Inc.
P. O. Box 801357, Santa Clarita, CA 91380
877.274.2422

Proposal 3024
Coating Consulting and Inspection Services
3MG and Treatment Plant Water Storage Tank Project



Prepared for:

Scott Buenting, P.E.
Project Manager
Capital Improvements Division
Public Works Department
200 'H' Street
Antioch, CA 94509-1005

Prepared by:

CSI Services, Inc.

Patrick Sweeney

Patrick Sweeney
Project Manager

October 12, 2021

Hawaiian Office: PO Box 671 Aiea, HI 96701
Corporate Office: P. O. Box 801357, Santa Clarita, CA 91380
Coating Specialists and Inspection Services, Inc.
Evaluations Tank Diving Inspection

Consulting

B4



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Fee Schedule.....	7

Attachments

Grady CV
Tendler CV
Sweeney Short Form CV
SSPC QP5 Certification

Hawaiian Office: PO Box 671 Aiea, HI 96701
Corporate Office: P. O. Box 801357, Santa Clarita, CA 91380
Coating Specialists and Inspection Services, Inc.

Consulting

Evaluations

Tank Diving

Inspection

B5



Discussion

CSI Services, Inc. (CSI) is pleased to submit this proposal to support the City of Antioch on the 3MG Tank and Treatment Plant Tank Recoating Project. CSI is excited about this opportunity to continue to work with the City.

This maintenance of the tanks will ultimately involve a three-phased approach. CSI recently completed the first phase where the tanks were evaluated for maintenance needs. We are now proposing to complete the two subsequent phases. The next, second phase will develop coating specifications, and the final phase will be to provide coating inspection to assure that the project is completed in accordance with the specified requirements. This project requires a team that not only has extensive water tank experience, but also has the ability to take the quality of services to a 100 percent customer satisfaction level. CSI strives to continually meet this internal benchmark.

As our many clients can attest, we take great measures to assure that owners receive a superior product. This allows us to take great pride in the service that we provide our clients. There is no greater means of measuring the qualifications of an inspector, project manager, or firm than through its list of successfully completed projects with water storage tank owners. We recognize it is your project, but we further recognize that it is our reputation.

Qualifications of Firm

CSI Services, Inc. is a corporation formed in 2004 that provides services as a consulting engineering firm specializing in protective coatings and linings. The management team, with more than 100 years of combined coating expertise and is committed to the timely and ethical delivery of its services.

CSI provides comprehensive coating consulting services including failure analysis, laboratory testing, expert witness, maintenance and corrosion surveys (dry and underwater), coating system evaluations, technical specifications, and in-process inspection of surface preparation and coating/lining applications. CSI is a completely independent firm enabling the delivery of totally unbiased services to owners and all members of the coating and corrosion prevention community.

The firm is financially strong with no conditions such as disputes or litigation that would impede our ability to complete the project. CSI has more than 40 coating inspectors with the vast majority having NACE and/or SSPC Coating Inspection certifications. This staffing allows us to place specifically highly qualified inspectors onto unique projects, such as this assignment. The foundation for CSI's genesis was the desire of its many employees to maintain the detailed, quality-oriented service that is often difficult to achieve at some of the very large inspection firms. We realize that it is the quality of our personnel and their desire to support owners that is important to our success. In order for us to meet our standards of quality, we realize that it is important for our inspectors to look at their job at CSI as a career,



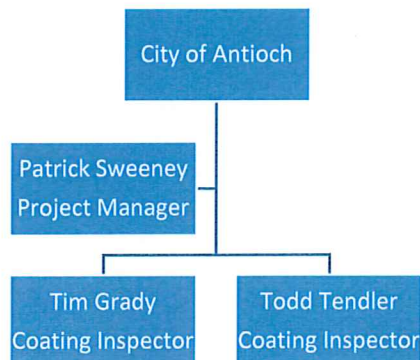
not a temporary project. It has been our experience that this employee outlook results in a better service product. After all, we realize that it is your project, but it is our reputation.

Further, CSI is proud of its certification as an SSPC QP-5 Coating Inspection Firm. Much like an ISO 9001 certification, the QP-5 certification recognizes firms for their high level of technical strength, internal quality control program, financial stability, safety record, and ability to provide quality services over a long period of time. The QP-5 has been adopted by many large owners such as the U.S Department of Defense, Army Corp of Engineers, and many state governments as a means of prequalifying firms for inspection on their coating projects. We offer this QP-5 recognition as a third-party means of verifying the quality and abilities of our firm. This program requires our staff to continually seek to improve on the services that we deliver. As an example, we have developed an App called *SpecCheck™* that is discussed more under Implementation of Work Scope.

Safety is always our top priority. In addition to the safety requirements of our SSPC-QP5 certification, we are also monitored by Avetta, ISNetwork and BROWZ, independent safety compliance programs that continually monitor the implementation of our extensive safety policies. This program is a requirement of many large owners, notably those that have projects in refineries and underground. We are routinely audited by SSPC and ISNetwork both in the office and field.

Qualifications of Project Team

It is important for an inspection team to understand various tank attributes and testing procedures, but the mark of a good tank inspection team is its ability to foresee problems and remedy them before concerns become reality. We have extensive experience with the different aspects of water storage tanks, but a unique aspect of our firm is our superior qualifications with tank coatings. An Org chart of our coating inspection team follows:



CSI will complete this contract using a team approach. Mr. Patrick Sweeney holds a Bachelor of Science degree from California State University and will develop the Specification and act as Project Manager throughout the entire contract. He will be very active in the project. Mr. Sweeney has over 30 years of water tank inspection experience. His personal tank evaluation and inspection experience, as well as his history of managing over 4000 *coating*



and linings inspection projects will provide unsurpassed support and organization to not only the CSI inspector, but also to the project. He has also developed numerous tank maintenance programs, including programs for some of the largest water tank owners in California. He has also completed similar assignments on storage tanks that are considered highly-critical to national security. Some of these tanks sit within the unique Red Hill Fuel Facility, Hawaii or on Wake Island. He is certified by *both* NACE International and SSPC as a Level III Coating Inspector. He is also an SSPC Certified Protective Coating Specialist and one of 33 different SSPC MASTER Coating Inspectors. He also manages projects and completes corrosion surveys, performs failure analysis, and develops specifications. Additionally, Mr. Sweeney's expertise with coating inspection has been recognized by both NACE and SSPC where he is on different technical committees and is an instructor for *both* organization's coating inspector training and certification programs. He is also an active author on the AWWA national committee to rewrite and reissue D101 AWWA "Recommended Practice for Inspecting and Repairing...Tanks for Water Storage." These activities allow Mr. Sweeney to often act within the hub for ever-changing technological advances and standards, which routinely has been found to be beneficial to our clients.

Depending on the timing of the project start-up, CSI will assign one of numerous certified coating inspectors that have extensive experience with similar projects. The resumes of Tim Grady and Todd Tendler have been submitted as probable inspectors.

Our team has worked together on projects of this same scope for over 15 years. As our many clients can attest, we take great measures to assure that owners receive a superior product. This allows us to take great pride in the service that we provide our clients. There is no greater means of measuring the qualification of an inspector, project manager, or firm than through its list of successfully completed projects with structure owners. CSI is dedicated to meeting any schedule and our staffing will reflect our excellent reputation for responsive inspections.



Scope of Services

Phase 2 - Consulting Services

Task A - Specification Preparation

CSI will prepare coating specifications for the interior relining and exterior recoating. Both the interior lining system and exterior paint systems will be specified for removal and replacement. Specifications will address the project requirements with respect to surface preparation, materials, and application. Sections covering applicable standards, contractor qualifications, safety and health requirements, quality assurance, testing, and inspection will be included, as required. It is already known that the tank paint systems have high levels of heavy metals such as lead. This will require supplemental requirements to assure that the workers and environment are properly protected. These supplemental technical requirements would be developed to meet the requirements of 29 CFR 1926 and would include the technical requirements for containment, environmental monitoring, worker protection, soil sampling, and waste handling, where applicable. It will be the intent of the specification to have it used as the technical requirements in addition to the City's own "front-end" contract documents.

Task B – Bid Support

CSI will provide a list of at least 6 qualified contractors that can complete the work and answer question during the bidding period. CSI can also assist in the review and recommendation of the lowest qualified bidder. CSI can participate in the start-up, progress, and any special interest meetings as required to discuss procedures, progress, problems, or outstanding issues. CSI will support the project by responding to all inquiries, preparing addendums, reviewing coating submittals, etc. It is anticipated that this task can be completed from the office.

Phase 3 - Inspection Services

Task C - In-Process Inspection

CSI will provide quality assurance inspection services during any coating work. CSI will provide technical as-needed consulting assistance and a qualified fully trained and equipped inspector throughout the progress of the work up to and including final acceptance. CSI will provide an independent, professional, and thorough inspection. CSI will not in any way take responsibility for the safety of others. The CSI inspector will be fully equipped with calibrated instruments to verify that the Contractor meets all of the requirements of the specification.

CSI has found that it can provide its clients the most versatile and technically competent quality assurance program through a team approach. This team of engineers, inspectors, and administrative support personnel allow us to provide an up-to-date, competent, and efficient service product. The duty of this team approach is segmented into two tasks, which frequently overlap. Either the field inspector or the support personnel will complete the various tasks that will be required on this project. These verifications follow:



1. The CSI inspector will ensure that the requirements of the Contract Specifications and manufacturer's technical data sheets for the various materials are strictly followed. PDCA P2-04, SSPC, NACE, and ASTM D3276 standard practices will be used as a guideline for proper procedures, where not called out in the specification or manufacturer's written PDS's.
2. Verifications of the contractor's compliance with the specifications will be accomplished by performing the following tasks as necessary, with the appropriate calibrated instruments for each:
3. The CSI inspector will ensure that the requirements of the Contract Specifications and manufacturer's technical data sheets for the various materials are strictly followed. ASTM D3276 will be used as a guideline for proper procedures. It is not the intent of our cost proposal to provide a safety inspector to this project. The ultimate responsibility for safety will in no means or measure be the responsibility of CSI.
4. Verifications of the contractor's compliance with the specifications will be accomplished by performing the following tasks as necessary, with the appropriate calibrated instruments for each:
 - a. Condition Of Surfaces Prior to Preparation – The CSI inspector will inspect the surfaces to be prepared to assure that grease and oil have been removed, and sharp edges are removed as specified. NACE Standard RP0178 will be used as acceptance criteria where areas are of concern.
 - b. Compressed Air Cleanliness – The CSI inspector will check the air quality when production includes abrasive blast cleaning or substrate blow-down procedures. This will be accomplished in accordance ASTM D4285.
 - c. Ambient Conditions – The CSI inspector will monitor ambient conditions in accordance with ASTM E337 to assure that final blast cleaning and coating application operations are not completed outside the specified requirements.
 - d. Surface Preparation – The CSI inspector will examine the abrasive and equipment used for surface preparation for adequacy to do the work, as specified. Equipment pressures will be monitored. The inspector will verify proper storage and size of abrasives, and that the proper degree of cleaning and surface profile or scarification is achieved.
 - e. Coating Preparation and Mixing – The CSI inspector will observe the mixing of coatings to assure that all components are added and proportioned correctly and that any induction times are maintained. The inspector will verify that any materials used are approved and that they are not used



when the pot or shelf lives have been exceeded.

- f. Coating Application – The CSI inspector will examine the application equipment for cleanliness and adequacy to do the work. The inspector will observe application techniques to assure proper coverage without detrimental runs, pinholes, or other visually evident deficiencies. The inspector will make spot checks of the wet film thickness in accordance with ASTM D4414 so that adjustments to the amount of material being applied can be made at the time of application to minimize the amount of rework after the coating has dried.
- g. Dry Film Thickness – The CSI inspector will measure the dry film thickness of each coat to assure that it complies with the specification requirements and manufacturers' instructions. Film thickness will be monitored using a Type II film gage in accordance with ASTM D1186, SSPC-PA2, or as required (i.e. every 100SqFt).
- h. Holiday Detection – CSI will provide holiday detection equipment and perform 100 percent holiday detection in accordance with NACE International's "Recommended Practice for Discontinuity (Holiday) Testing of Protective Coatings," (RP 0188-99), AWWA D102, and the specified requirements.
- i. Final Inspection – The CSI inspector will perform a final inspection to evaluate the Contractor's final product. This will verify that the final visual appearance (SSPC PA1), dry film thickness readings, holiday detection, cure testing, and so forth meet the project requirements.

In-Process Inspection Documentation

- 1. At a minimum, the applicable verifications noted above will be recorded. The CSI inspector will use daily reports, and an in-process punch list to clearly document and flow-chart the coating operations and occurrences to verify compliance with Contract documents. Reports will include photographic documentation. Electronic inspection reports can be delivered daily throughout the project.
- 2. CSI may utilize our in-house App called *SpecCheck*™ that provides our inspector an automated means of assuring the electronic reporting, delivery, and archiving of our inspection reports. The App is unique to any other in that it not only provides a library of all project documents, but it also has an internal quality control mechanism that assures that field verifications are correct, in real time. It also gives management an excellent tool to better control all aspects of the inspection project.



Fee Schedule

CSI Proposes to complete Phases 2 on a lump sum basis and Phase 3 on a time and materials basis using the fixed fee rates in accordance with our standard terms and conditions. We understand that the scope requires prevailing wage payments per the requirements of the CA DIR. Our fees follow:

Phase 2 - Consulting Services

Task A Specification Development

Editing City existing Relining Spec..... No Charge

Exterior Repainting Specification Development*..... \$ 500.00 LS

* If this scope is authorized, a new complete all-encompassing specification will be delivered that include both interior relining and exterior repainting.

Task B - Bid Support..... No Charge

Phase 3 - In-Process Coating Inspection

Task C - Labor Rates

Coating Inspection

Straight Time..... \$ 840.00/day

Overtime..... \$ 115.50/hour

Task C - Expenses

The above fees are inclusive of expenses.

Task C - Cost Estimate

Although CSI is not aware of coating schedule, it is projected that each tank may require 10 weeks to complete (100 working days). On this basis, we estimate that we can provide inspection on a time and material basis for a total not-to-exceed (NTE) fee of **\$84,00.00**. We would only charge for the actual days on site, and we would not exceed this NTE without authorization.

Notes:

- No Charge for project management.
- Fees include all expenses.
- CSI understands that this scope requires prevailing wage payments.
- CSI Services' DIR Number is 1000010187.



Timothy R. Grady Inspector



Certifications

NACE International –
Certified Level 3 Coatings
Inspector # 4688



SSPC –
Certified SSPC QP5, Level III
Coating Inspector

Lead Containment and
Removal Certification

National Center for
Construction Education and
Research – Teacher 3 Years

Safety Certifications

- Fall Protection
- H₂S Entry
- CPR/First Aid
- Confined Space
- Respiratory Protection
- Lead-Abatement

Professional Affiliations

SSPC: The Society of
Protective Coatings

NACE International

American Waterworks
Association

Mr. Grady has over 30 years of industrial coating inspection experience, including over 20 years as a NACE Certified Inspector. Since becoming a coating inspector, Mr. Grady has provided QC/QA coating installation verifications on a multitude of different projects including work with water treatment plants, refineries, bridges, storage, pipelines, commercial and Navy ships, and amusement parks attractions.

Mr. Grady's experience as a coatings and linings inspector included work with inorganic zincs, epoxies, coal tar enamels, coal-tar cut-back's, vinyls, urethanes, elastomerics, alkyds, acrylics, vinyl esters, PVC linings, and numerous other generic types of coatings types that include 100% solids by volume thick film materials. His vast experience includes surface preparation techniques that include power tool cleaning, abrasive blasting, hydroblasting, and acid etching in both shop and field operations on substrates that include steel, concrete, aluminum, masonry, and others. This experience includes operations involving airless, conventional, and plural component equipment.

Mr. Grady also has extensive experience with coating inspection and Cathodic Protection instrumentation including pull-off adhesion testers, ultrasonic gages, moisture meters, holiday detectors, hardness gages, pH measuring instrumentation, volt-meters and various reference cells. He is intimately familiar with numerous NACE, SSPC, and ASTM standard test practices. In addition to his experience as a coater, a partial listing of various projects that he has worked as an inspector follow:

- Folsom Dam - Gate Coating Project
- City of Antioch – Two Water Storage Tanks
- Eastern Municipal Water District – Multiple Water Tanks
- One America Plaza Highrise - Roof Recoating
- Placer County Water Agency - Water Storage Tank
- Chevron Oil Refinery - Shop and Field Applications
- Padre Dam Water District - Eight Water Storage Tanks
- City of Denver – Coating Inspection of Platt River Bridge
- Department of Defense, WA – Inspection on USS Stennis
- Santa Clara Valley Water District – Sedimentation Ponds
- US NAVY – Various Underground Storage Tanks
- Diablo Canyon Nuclear Power Plant, Avila Beach – Turbine Tubes
- Department of Defense, Pearl Harbor – Potable Water Lines
- Santa Clara Valley Water District - Phase 1 Improvement Project
- City of Pleasanton CA, - Water Storage Tank
- PG&E – Numerous tanks, dam facilities, and pipelines
- Redwood City CA - Pulgas Decolonization Chemical Containments
- Disney California Adventure - Corrosion Mitigation 2003-2006
- 167th Air Force National Guard – Multiple C5 Fuel Storage Tanks
- Inyo County - Multiple Water Storage Tanks
- City of Hayward, CA - Rehabilitation of Digester No. 1

List of additional projects available upon request



Certifications

NACE International –
Certified Coatings Inspector
Certificate #4581



SSPC C-2 "Specifying and
Managing Protective Coatings
Projects"

SSPC C-3 Certified Supervisor
for Deleading of Ind. Structures
Certified Linabond Copolymer
Inspector

Certified Ameron T-Lock
Inspector

Certified ACI Concrete
Technician

Certified Linabond Inspector

Safety Certifications

- Fall Protection
- H₂S Entry
- CPR/First Aid
- Confined Space
- Respiratory Protection
- Lead-Abatement

Professional Affiliations

SSPC: The Society of
Protective Coatings

NACE International

American Waterworks
Association

ACI

ICC (formerly ICBO)

Todd Tendler Inspector



Mr. Tendler has over 25 years of industrial coating inspection experience, including over 20 years as a NACE Certified Inspector. His experience as a coating inspector includes work with inorganic zincs, epoxies, coal tar enamels, coat-tar cut-back's, vinyls, urethanes, alkyds, acrylics, moisture cure urethanes (MCU), vinyl esters, fusion bonded epoxies (FBE), baked phenolics, polyethylene membranes, PVC linings, and numerous other generic types of coatings types that include 100% solids by volume thick film materials. His vast experience includes surface preparation techniques that include powertool cleaning, abrasive blasting, hydroblasting, and acid etching in both shop and field operations on substrates that include steel, concrete, aluminum, masonry, and others. This experience includes operations involving airless, conventional, plural component, and electrostatic spray equipment.

Mr. Tendler has successfully completed numerous corrosion and coatings surveys in various plants and facilities. Mr. Tendler also has extensive experience with coating inspection instrumentation including pull-off adhesion testers, ultrasonic gages, salt testing, moisture meters, holiday detectors, hardness gages, and pH measuring instrumentation. He is intimately familiar with numerous NACE, SSPC, and ASTM standard test practices. A partial listing of various coating and lining projects that he has successfully completed follow:

- PacifiCorp, Huntington Plant, UT - cooling water lines 1 & 2
- Texaco USA, Fellows, CA - multiple tanks
- Los Angeles County Sanitation Districts - numerous steel & concrete facilities
- Eastern Municipal Water District - four water tanks
- Naval Air Stations, San Diego and Pensacola - seawalls
- Santa Clarita Water Company - seven water storage tanks
- Salt River Project, Lake Mead high-voltage power poles
- Department of Energy - Nevada Test Site - numerous tanks
- City of South Pasadena - historical elevated water tank
- NASA – Space Shuttle portable purge units
- Pacific Pipeline Co. – numerous tanks
- BP/Arco – various tank and piping projects
- City of San Clemente – various storage tanks and manholes
- City of Los Angeles – Hyperion WWTP secondary clarifiers
- Valencia Water Company - three water storage tanks
- Unocal Oil Co. - offshore platforms
- City of Simi Valley - seven water storage tanks
- Edison Company - penstock project
- Disneyland Resort - numerous corrosion mitigation projects
- Chevron Pipeline Company - numerous pipeline and tank projects
- Orange County Sanitation District - numerous manholes and structures
- Aloha Stadium - 3-year recoating project DAGS 12-10-0605
- U.S. Navy Pacific Fleet Fuel Storage, Hawaii – Relining of 25MG UST at the engineering marvel Redhill Fuel Storage Facility, Oahu
- Caltrans - 405 Widening Project

List of additional projects available upon request

Corporate Office • P.O. Box 801357 Santa Clarita California 91380 • 877.274.2422

Northern California Office • P.O. Box 371, Sonoma, CA 95476

Hawaiian Office P.O. Box 671, Aiea, HI 96701

<http://www.CSIServices.biz>

B14



Patrick C. Sweeney – Curricular Vitae

Short-Form Water



Education

Bachelor of Science Degree,
Industrial Technology
California State University at
Los Angeles

Certifications



SSPC – Certified Protective
Coatings Specialist
Certificate #887-792-1267



NACE International –
Certified Coatings Inspector
Level 3 #4324

Instructor for SSPC's PCI Program



SSPC – Certified Master Coating
Inspector (MCI) #10031

SSPC – Certified Protective
Coating Inspector (PCI) Level III

SSPC – Certified Concrete Coating
Inspector (CCI)

Instructor for SSPC's PCI Program

Instructor for SSPC's C-1

"Fundamentals of Coating on
Industrial Structures."

Instructor for SSPC's C-2

"Specifying and Managing
Protective Coatings Projects."

SSPC-C3 Certified Supervisor for
Deleading of Ind. Structures

SSPC-C7 Fundamentals of Dry
Abrasive Blast Cleaning

Federal Highway Admin./FHI -
Certified Instructor "Bridge
Coatings Inspection" (13709).

Certified Linabond Copolymer
Inspector

Certified Ameron T-
Lock/Arrowlock Inspector

Professional Affiliations

AWWA (Past Chair Corrosion and
Tank... Maintenance Committees)

SSPC (SoCal /So Nev Chapter Chair)

NACE International (Channel
Islands Section Trustee)

Mr. Sweeney has worked for over 30 years as a coating inspector, coating expert/specialist, & project manager supporting the quality of coating or lining projects in water, wastewater, and other environments. He also manages CSI Services, a SSPC QP5 certified inspection firm. He has successfully completed over 3000 projects and routinely completes maintenance and corrosion surveys (both dry & underwater) and develops specifications. He has prepared over 600 industrial coating specifications. A partial list of projects:

Golden Gate Bridge North Viaduct Retrofit Project - Project Manager for both shop and field coating inspection for the \$350,000,000 Seismic Retrofit and Repainting of the Bridge.

City of Pleasanton, CA - Project Manager during the maintenance of over 3 water storage tanks. Assignments included evaluations, engineering and design, and inspection services.

El Dorado Irrigation District, CA - Project Manager during the maintenance of over 8 water storage tanks. Assignments included evaluations, engineering and design, and inspection services.

City of West Sacramento, CA - Project Manager during the maintenance of over 2 water storage tanks. Assignments included evaluations, engineering and design, and inspection services.

Santa Clarita Valley Water Agency, Santa Clarita, CA - Project Manager during the maintenance of over 100 water storage tanks. Assignments included evaluations, engineering and design, inspection services, and the development of a Master Tank Maintenance Plan.

Elk Grove Water District, CA - Project Manager during the maintenance of over 6 water storage tanks. These assignments included evaluations, engineering and design, and inspection services.

City of Hayward, CA - Project Manager during the maintenance of over 7 water storage tanks, and numerous wastewater structures. Assignments included evaluations, engineering and design, and inspection services.

U.S. Department of Defense - Project Manager during the coating & corrosion evaluation of over 300 steel, concrete, and plastic storage tanks located within 75 different military bases. He acted as Protective Coating Specialist on over 50 projects throughout US and Pacific Rim.

Amador Water Agency, CA - Project Manager during the maintenance of over 7 water storage tanks and numerous new water tanks. Assignments included evaluations, engineering, and inspection.

SSPC, NACE, and FHWA Certification Programs

Instructed over 1750 professionals/inspectors through these accredited weeklong coating courses that focus on the use of industrial coatings.

A more comprehensive CV of accomplishments and qualifications is available.



CSI Services, Inc.

Of

Santa Clarita, CA

*has met or exceeded the requirements set forth in the
SSPC Coating and Lining Inspection Company Certification*

SSPC – QP5



J A Wright

.....
President, SSPC

March 31, 2021 – March 31, 2022
.....

Validation Period



Certification for dates listed above to CSI Services. Santa Clarita, CA
Owners are advised to contact SSPC at 412-281-2331 ext. 2235 or ext. 2209 to verify authenticity of certification.
SSPC 800 Trumbull Dr. Pittsburgh, PA 15205. PCCP rules V. July 2019

B14

CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of November 23, 2021

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Rosanna Bayon Moore, Assistant City Manager *gmm for RP*

APPROVED BY: Ron Bernal, City Manager

SUBJECT: Resolution Approving Amendment No. 5 to the Consulting Services Agreement between the City of Antioch and Voler Strategic Advisors and Authorizing the City Manager to Execute the Agreement

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution to:

- 1) Approve Amendment No. 5 to the Consulting Services Agreement between the City of Antioch and Voler Strategic Advisors, which extends the term of the Agreement for six months to May 15, 2022, and increases the value of the Agreement by \$48,000 for a total amount not to exceed \$256,000; and
- 2) Authorize the City Manager to execute Amendment No. 5 to the Consulting Services Agreement between the City of Antioch and Voler Strategic Advisors.

FISCAL IMPACT

Voler Strategic Advisors' cost is \$8,000 per month. This does not include the cost for any media advertising, buying and printing.

DISCUSSION

The City of Antioch solicited bids for Public Information and Communication Officer Services in July 2019. Voler Strategic Advisors ("Consultant") was the successful bidder and was engaged for an initial period of six months. Four amendments to the original Consulting Services Agreement ("Agreement") have been approved to date by the Antioch City Council.

The City continues to have a need for the above-referenced professional services. The City and Consultant desire to extend the term of services of the original Agreement by six months until May 15, 2022. The proposed action will increase the value of the Agreement by \$48,000 for a total amount not to exceed \$256,000.

ATTACHMENTS

A. Resolution

Exhibit A to Resolution – Amendment No. 5 to the Consulting Services Agreement

RESOLUTION NO. 2021/

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
APPROVING AMENDMENT NO. 5 TO THE CONSULTING SERVICES AGREEMENT
BETWEEN THE CITY OF ANTIOCH AND VOLER STRATEGIC ADVISORS AND
AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT**

WHEREAS, on September 16, 2019, the City of Antioch and Voler Strategic Advisors entered a Consulting Services Agreement for public information and communication officer services ("Agreement");

WHEREAS, on March 10, 2020, the City of Antioch and Voler Strategic Advisors executed Amendment No. 1 extending the term of services in the Agreement to September 15, 2020 and increasing the contract value by \$48,000 for a total contract amount not to exceed \$96,000;

WHEREAS, on September 16, 2020, City of Antioch and Voler Strategic Advisors executed Amendment No. 2 extending the term of the Agreement for 6 months to March 15, 2021 and increasing the contract value by \$48,000 for a total amount not to exceed \$144,000;

WHEREAS, on March 9, 2021, the City of Antioch City Council approved Amendment No. 3 extending the term of the Agreement for 2 months to May 15, 2021 and increasing the contract value by \$16,000 for a total amount not to exceed \$160,000;

WHEREAS, on May 11, 2021, the City of Antioch City Council approved Amendment No. 4 extending the term of the Agreement to November 15, 2021 and increasing the contract value by \$48,000 for a total amount not to exceed \$208,000;

WHEREAS, the City continues to have a need for public information and communication officer services and the City and Consultant desire to extend the term of services of the original Agreement for 6 months to May 15, 2022, increasing the contract value by \$48,000 for a total amount not to exceed \$256,000.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch does hereby:

1. Approve Amendment No. 5 ("Exhibit A") to the Consulting Services Agreement between the City of Antioch and Voler Strategic Advisors, which extends the term of the Agreement for 6 months to May 15, 2022 and increases the value of the Agreement by \$48,000 for a total amount not to exceed \$256,000.
2. Authorize the City Manager to execute Amendment No. 5 to the Consulting Services Agreement between the City of Antioch and Voler Strategic Advisors in substantially the form attached as "Exhibit A" subject to approval of form by the City Attorney.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 23rd day of November 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

**ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH**

AMENDMENT NO. 5

**CONSULTING SERVICES AGREEMENT
Between the City of Antioch and
Voler Strategic Advisors**

THIS FOURTH AMENDMENT TO THE AGREEMENT FOR CONSULTANT SERVICES is entered into and effective this 23rd day of November, 2021, by and between the CITY OF ANTIOCH, a municipal corporation ("**City**") and VOLER STRATEGIC ADVISORS, their address is 1671 The Alameda, Suite 301 San Jose, CA 95126 ("**Consultant**").

R E C I T A L S

WHEREAS, on September 16, 2019, the City of Antioch and Voler Strategic Advisors entered into a Consulting Services Agreement for public information and communication officer services;

WHEREAS, on March 10, 2020, the City of Antioch and Voler Strategic Advisors executed Amendment No. 1 to the Agreement extending the term of service to September 15, 2020 and increasing the total amount of the Agreement to \$96,000;

WHEREAS, on September 16, 2020, City of Antioch and Voler Strategic Advisors executed Amendment No. 2 extending the term of the Agreement for 6 months to March 15, 2021 and increasing the contract value by \$48,000 for a total amount not to exceed \$144,000;

WHEREAS, on March 9, 2021, the City of Antioch City Council approved Amendment No. 3 extending the term of the Agreement for 2 months to May 15, 2021 and increasing the contract value by \$16,000 for a total amount not to exceed \$160,000; and

WHEREAS, on May 11, 2021, the City of Antioch City Council approved Amendment No. 4 extending the term of the Agreement to November 15, 2021 and increasing the contract value by \$48,000 for a total amount not to exceed \$208,000;

WHEREAS, the City continues to have a need for public information and communication officer services and the City and Consultant desire to extend the term of services of the original Agreement for 6 months to May 15, 2022, increasing the contract value by \$48,000 for a total amount not to exceed \$256,000.

NOW, THEREFORE, THE PARTIES DO MUTUALLY AGREE AS FOLLOWS:

1. Section 1.1 "Term of Services" shall be amended to read as follows:

The term of this Agreement shall begin on the date first noted above and shall end on May 15, 2022 and Consultant shall complete the work described in the Request for Proposal ("RFP") prior to that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Consultant to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8.

2. Section 2 "COMPENSATION" the first two paragraphs shall be amended to read as follows:

City hereby agrees to pay Consultant a sum not to exceed \$8,000 per month, for a total contract amount not to exceed \$256,000, notwithstanding any contrary indications that may be contained in Consultant's proposal, for services to be performed and reimbursable costs incurred under this Agreement. City shall pay Consultant for services rendered pursuant to this Agreement at the time and in the manner set forth below. The payments specified below shall be the only payments from City to Consultant for services rendered pursuant to this Agreement. Except as specifically authorized by City, Consultant shall not bill City for duplicate services performed by more than one person.

Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City, therefore, has no responsibility for such contributions beyond compensation required under this Agreement.

Except as modified herein, all other terms and conditions of the Consulting Services Agreement dated September 16, 2019 shall remain in full force and effect.

(all signatures are on the next page)

CITY OF ANTIOCH:

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

ATTEST:

By: _____
Elizabeth Householder
City Clerk

APPROVED AS TO FORM:

By: _____
Thomas Lloyd Smith,
City Attorney

VOLER STRATEGIC
ADVISORS:

By: _____
Rolando Bonilla,
Chief Strategic Officer


By: _____
Peria Rodrigues,
Chief Executive Officer

CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of November 23, 2021

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Jose Cortez, Associate Planner 

APPROVED BY: Forrest Ebbs, Community Development Director

SUBJECT: Delta Labs, Inc. (UP-21-06)

RECOMMENDED ACTION

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

1. Adopt the resolution approving a Use Permit (UP-21-06) for a cannabis operations facility (non-volatile manufacturing), subject to conditions of approval.

FISCAL IMPACT

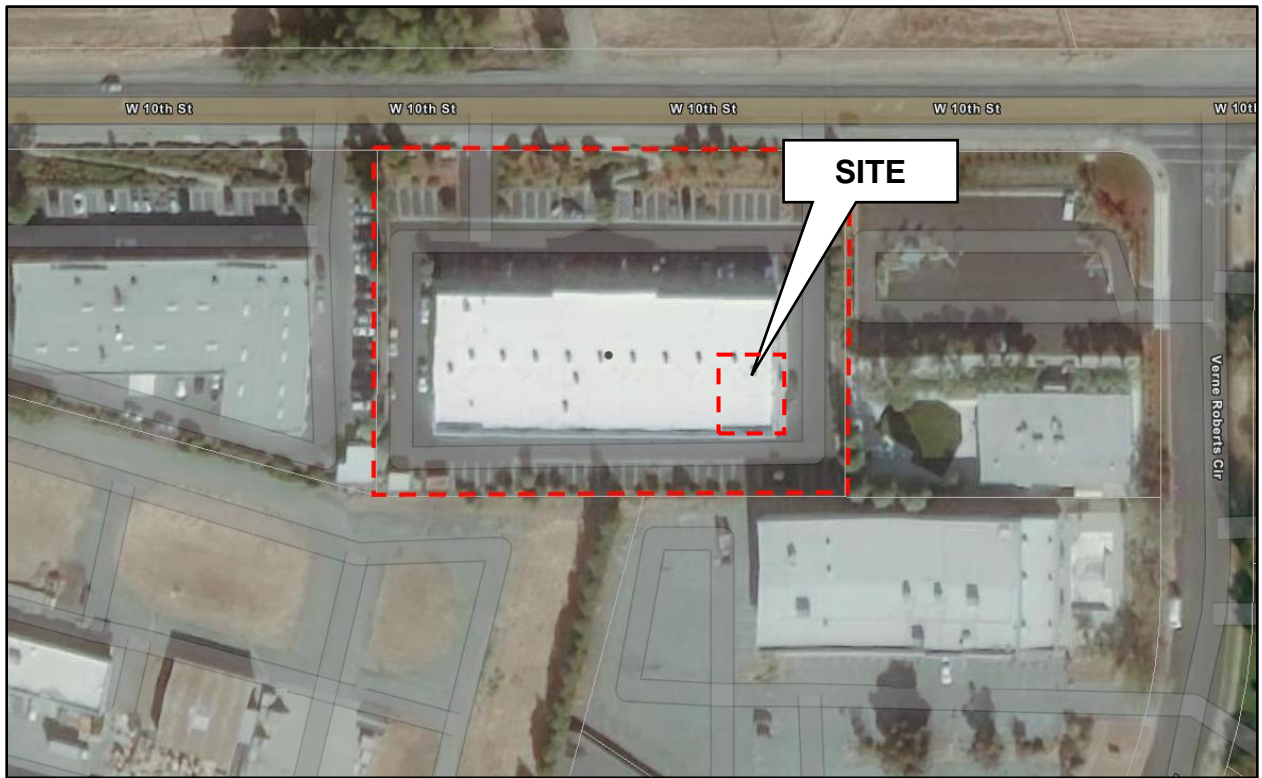
The proposed business will generate sales tax revenue for the City of Antioch. In addition to the sales tax revenue, the business will be required to enter into an operating agreement with the City as a condition of approval. The operating agreement will likely include additional revenue based on sales from the business.

DISCUSSION

Requested Approvals

The Applicant, Delta Labs, requests approval of a Use Permit to operate a cannabis operation facility within an existing multi-tenant building with non-volatile manufacturing. The proposed project would be developed in a 1,895 square foot suite. The subject property is located at 2101 W 10th Street Unit A (APN 074-051-005). Each request is described in detail below:

1. Use Permit: The Applicant is requesting Use Permit approval of the proposed cannabis operations facility. The City Council must approve the resolution for the Use Permit.



Environmental

This project has been determined to be Categorically Exempt from the provisions of CEQA, pursuant to Section 15301 – Class 1 (Existing Facilities), because the cannabis business will occupy space within an existing commercial building and involves negligible expansion of the use.

Background

With the passage of Proposition 64 in November of 2016, California residents over the age of 21 can legally use marijuana without a medicinal card if not in a public place. Californians can carry and use up to one ounce of marijuana and grow up to six plants for personal use. Recreational sales of marijuana did not go into effect until January 1, 2018. The possession, sale and distribution of cannabis is now legal under California State law, subject to provisions contained in the law, including a state licensing requirement.

On May 2, 2018, the Planning Commission recommended to the City Council approval of an Ordinance amending Title 9, Chapter 5 of the Antioch Municipal Code, thereby creating new provisions for the consideration of cannabis businesses in the City of Antioch. The City Council introduced the ordinance on May 22, 2018, and approved the ordinance on June 26, 2018. The ordinance went into effect on July 26, 2018. The Code Amendment established new definitions, imposed basic standards, and created a new

Cannabis Business (CB) Zoning Overlay District. Within the CB Zoning Overlay District, a party may apply for a Use Permit from the City Council for the establishment of a Cannabis Business. Unlike the typical use permit process, a cannabis use permit must be reviewed by the City Council after a recommendation by the Planning Commission.

On September 11, 2018, the Antioch City Council adopted Cannabis Guidelines by approval of Resolution No. 2018/117. The purpose of the guidelines is to provide the public and potential applicants with the City of Antioch's general expectations relating to the design and operation of a Cannabis Business.

On April 9, 2019, the City Council introduced an ordinance to amend Chapter 5 of Title 9 of the Antioch Municipal Code to update the cannabis ordinance to include requirements for a development agreement, make minor changes to the definitions, and require a 600-foot separation from cannabis uses and child care centers. The City Council approved the ordinance on April 23, 2019, and the ordinance went into effect 30 days later. The amendment to the ordinance requires each cannabis business to enter into a development agreement that contractually defines the benefits that the cannabis business will provide to the City. Existing Use Permit applications are subject to new ordinances and amendments only if the ordinance goes into effect before the application is deemed "complete." The applicant has stated to staff that they are willing to enter into a development agreement, and the site is not located within 600 feet of a childcare center.

On October 27, 2020, the Antioch City Council adopted Amendments to the Cannabis Business Ordinance by approval of Ordinance No. 2191-C-S. The purpose of the amendments was to provide a definition of Commercial Cannabis Use, replace the requirement for a development agreement with a requirement for an operating agreement, and specifying the minimum conditions of an operating agreement.

At the Planning Commission meeting on November 3, 2021, the Planning Commission voted 7-0, to recommend to the City Council that the Use Permit be approved. The applicant gave a presentation about the project, and no members of the public commented on the item. The Planning Commission asked clarifying questions about the project pertaining to signage, accurate square footage, and the extraction process. Staff and the applicant responded to the Commissions questions.

On November 4, 2021, staff received a public comment via email from Jake Pauline, President of Black Diamond Electric dated November 3, 2021. The email was not received by staff prior to the Planning Commission due to the email being filtered into the City's spam filter. In the comment letter Mr. Pauline addresses concerns pertaining to odor, the proposed waste area, and security. Staff responded to Mr. Pauline's concerns, and requests regarding the project and informed him that the project was reviewed and conditioned to mitigate any potential impacts the project may incur. Staff also informed Mr. Pauline that the comment letter would be attached in the report to City Council and forwarded to the Applicant as well. Accordingly, the comment letter is included as

Attachment “F” to the Staff Report. The Applicant has also been provided the comment letter ahead of the City Council meeting.

ANALYSIS

Project Overview

The applicant proposes to operate a cannabis operations facility consisting of a Type 6 ‘Manufacturer’ license which consists of non-volatile commercial cannabis manufacturing located at 2101 W 10th Street, Unit A. The cannabis operations would occur within an existing +/- 25,380 square foot commercial building in a suite located at the southwest corner of the building. In total, this proposed cannabis use will occupy 1,895 feet of the building. The suite would be located at the opposite side of the building from the existing cannabis dispensary at the building, Delta Dispensary, which is in the westernmost suite of the building. Delta Dispensary was approved by City Council in June 2019 and the dispensary opened in December 2019. It would also be separated from the approved cultivation facility in the building, Delta Family Pharms was approved by City Council in January 2021 but is not currently operating.

The applicant proposes to utilize cold extraction equipment which includes tabletop washing machines, filter bags, ice, and water. The cold-water extraction process includes placing the cannabis into the filter bags and using the washing machines and cold water and ice to aid in extraction. The water is captured and recycled for future use. This process differs from volatile extraction because that process can use volatile organic compounds, including: explosive gases, such as Butane, Propane, Xylene, Styrene, Gasoline, Kerosene; and substances such as Methanol, Isopropyl Alcohol, Methylene Chloride, Acetone, Benzene, Toluene, and Trichloroethylene. The non-volatile extraction process does not use any of these compounds.

The applicant aims to use trim from the cultivation business (Delta Family Pharms) in the non-volatile manufacturing business. As part of a separate application and Use Permit, the applicant intends to apply for a distribution and transfer license in order to move the product between spaces. Until then, a licensed distribution partner will be used in order to obtain the product. The final product from the non-volatile extraction process will be solely sold at Delta Dispensary; the applicant does not propose to distribute to other sites.

Project plans and a detailed description of the facility are included as Attachments “B” and “C”, respectively, to the staff report.

General Plan, Zoning, and Land Use

The General Plan designation of the site is Business Park. The zoning of the site is Planned Business Center (PBC), which allows office centers, research and development facilities, limited industrial activities, and the Cannabis Overlay District (CB). Cannabis

operation facilities are allowed in the Cannabis Overlay District subject to the approval of a use permit by the City Council.

The surrounding land uses, and zoning designations are noted below:

North:	Vacant Land / Light Industrial (M-1)
South:	Business Park Uses / Planned Business Center (PBC) & Cannabis Overlay
East:	Al Saddiq Community Center / Planned Business Center (PBC) & Cannabis Overlay
West:	Automotive Uses / Planned Business Center (PBC) & Cannabis Overlay

Site Plan

The site is approximately 1.95 acres in size and developed with an approximately 25,380 square foot building centrally located on the site. No new construction is proposed on the site other than tenant improvements to the existing building. The building is currently divided into different tenant suites, including the existing Delta Dispensary, and Delta Family Pharms cultivation on the western portion of the building.

The business will be accessed through an entrance on the east side of the building that will lead to the loading and unloading space. The loading area also provides access via a man door to the processing room. A secured storage area is included as part of the proposal in order to secure the final extraction product. The other existing door in the tenant suite for the proposed business will be removed and patched with a matching exterior finish because these doors would otherwise open into the processing area. Additionally, in order to provide security and an attractive exterior, a false wall will be installed behind the windows. The applicant proposes that the windows be blacked out.

Antioch Municipal Code (AMC) Section 9-5.1715 requires outdoor parking areas to identify height of lighting fixtures, orientation of lighting and minimum foot-candles. Accordingly, the applicant submitted a photometric plan for the site, as required in the application checklist. The proposed project also proposes upgraded lighting on the eastern portion of the building in order to assist with security requirements. The photometric plan dated 6/4/2021 meets the minimum foot-candles as required by the AMC. As such, the site will be compliant with the AMC 9-5.1715.

The approximately 68 parking spaces at the project site are shared among all the tenants and are located at the front and rear of the building. The building was originally developed as a shared tenant building with a mix of business park uses, and staff believes there will be adequate parking to accommodate the cannabis manufacturing use.

Delta Labs Inc. is not a general consumer business; customers and clients will not be permitted to enter the business without prior permission and approval. Any visits to the facility will be scheduled and conducted under surveillance. Deliveries will also be conducted under surveillance; delivery vehicles will drive into Unit A via a roll up door.

After closing the roll up door, which provides a secure area for deliveries, the product will be loaded and unloaded and stored in the appropriate secured storage areas.

Site Security

As part of their application the applicant submitted a security plan for the site. The security plan addressed the following issues:

- Physical elements of the site such as location of the building, outdoor lighting, and parking areas.
- Electronic security such as motion sensors, controlled access areas, and surveillance cameras.
- Compliance and procedures such as inventory management, cash handling, and employee training.
- On site physical security services related to the number of physical security guards present at the site.

The security plan was reviewed by the Antioch Police Department. After the review was complete, the Police Department, Planning staff, and the applicant met to review the plan. During the meeting, Police Department staff provided the applicant with feedback on their security plan, as well as additional site-specific security measures that they would like to see implemented. The proposed security measures are consistent with the security expectations detailed in the Cannabis Guidelines.

During the meeting, the Police Department felt that the security guards currently in place for the dispensary and approved cannabis cultivation business were sufficient for the cannabis cultivation, dispensary, and manufacturing business as well because the sites are within close proximity, and within the same building. Additionally, the manufacturing and the cultivation business will not be open to the general public. In order to ensure that security is provided in the unlikely event one of the businesses is sold and does not contribute financially for the existing security firm, a condition of approval has been added requiring the cultivation business to provide separate security guards.

Staff has included a condition in the attached resolution requiring the Antioch Police Department to conduct a site inspection to assess the security of the site prior to a certificate of occupancy being issued for the site. Any changes that the Antioch Police Department deem necessary upon site inspection will be incorporated into a revised site security plan that will then be submitted for their review and approval. No certificate of occupancy will be issued without final approval of a site security plan by the Antioch Police Department. In addition to the security inspection prior to issuance of certificate of occupancy, the business is required to submit to annual security audits conducted by a third party or City staff.

Neighborhood Responsibility Plan

As part of the application, the applicant submitted a neighborhood responsibility plan detailing their efforts to mitigate any potential impacts that the business may cause (Attachment D). The plan details the steps they will take to establish a relationship in the community and good neighbor policies that will be established. Delta Labs Inc. states their community outreach has three goals: establish a process by which the community can express itself, inform the community about medical cannabis issues, and ensure their approach genuinely reflects the community's needs.

Additionally, the applicant identifies several methods they plan to implement for outreach and public awareness. Delta Labs Inc. states how public education will create awareness of the manufacturing facility to inform/educate the public and will offer free workshops and seminars to community partners. They also aim to build alliances with residents, businesses, and organizations to further strengthen outreach goals.

The applicant has also committed to local buying, contracting, local hiring and living wages. The business also plans to spend at least 80% on goods and services by local companies. Delta Labs Inc. plans to further implement a Community Benefits Plan that is supported at the highest level of their organizations. Their board is responsible for overseeing the development and implementation of the plan. Delta Labs Inc. intends to be a "good neighbor" and has committed to staff doing daily trash clean ups within 100 feet of the site, weekly clean ups within 250 feet, and graffiti management within 300 feet of the area. Finally, the applicant states that they believe they have a fiduciary obligation to provide benefits to the community.

Operational Issues

Staff has included conditions of approval to mitigate the potential off-site impacts of the proposed cannabis business. The applicant has outlined how odors will be mitigated with the Odor Mitigation Plan. The mitigations demonstrate the measures they will take to ensure that cannabis odors will not be detected at or beyond the site. Staff has included a condition of approval requiring that adequate on-site odor control measures are maintained at all times and that cannabis odors cannot be readily detected outside the structure in which the business operates. Staff has also included a condition of approval stating that the City reserves the right to have the odor control systems reviewed at building permit submittal. This condition has been added in case staff has concerns about the odor mitigation once detailed building permit plans are submitted.

Staff has also included a condition of approval addressing site management and requiring the cannabis business operator to take "reasonable steps" to discourage and address objectionable conditions that constitute a nuisance in parking areas, sidewalks, and areas surrounding the premises during business hours if directly related to patrons of the business. Staff has also included a condition of approval prohibiting the smoking or ingestion of cannabis products on-site.

Use Permit

The City of Antioch Municipal Code requires a Use Permit for cannabis uses such as manufacturing; therefore, the applicant is requesting approval of the Delta Labs Inc. Use Permits are required for land uses that may be suitable only in specific locations or require special consideration in their design, operation, or layout to ensure compatibility with surrounding uses.

The Cannabis Overlay District (CB) provides for a wide range of cannabis uses subject to the approval of a use permit by the City Council. The proposed use complies with the underlying zoning and goals in that it adds an additional cannabis use at a site with existing cannabis uses and an additional use within the district.

ATTACHMENTS

- A. Use Permit Resolution
- B. Project Plans
- C. Project Description
- D. Neighborhood Responsibility Plan
- E. CCCFD Comment Letter
- F. Public Comment Letter dated November 3, 2021

**CITY COUNCIL
RESOLUTION NO. 2021/****

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROVING
THE USE PERMIT (UP-21-06) FOR CANNABIS OPERATIONS FACILITY WITH NON-
VOLATILE MANUFACTURING AT 2101 W 10th STREET SUITE A**

WHEREAS, the City of Antioch (“City”) received an application from Delta Labs, Inc. (Rick Hoke) (“Applicant”) for approval of a Use Permit for the development of a cannabis operations facility with manufacturing within a developed 1.95-acre site. The project site is located at 2101 W 10th Street, Suite A (UP-21-06) (074-051-0050);

WHEREAS, this project is Categorically Exempt from the provisions of CEQA, pursuant to section 15301;

WHEREAS, the Planning Commission on November 3, 2021, duly held a public hearing, received and considered evidence, both oral and documentary and recommended that the City Council approve the Use Permit;

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

WHEREAS, on November 23, 2021, the City Council duly held a public hearing, received, and considered evidence, both oral and documentary.

NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby make the following findings for the approval of a Cannabis Business Use Permit:

1. The granting of such Use Permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

The proposed cannabis business is required to comply with multiple conditions of approval that address the project’s impact on public health and the properties in the vicinity. On-site armed security is required at all times. Annual audits of the site security plan by City staff or a third-party company subject to the approval of the Antioch Police Department are required. The business shall also maintain on-site odor control so that cannabis related odors are not readily detected outside the structure. Based upon the conditions imposed, the cannabis cultivation use will not create adverse impacts to the surrounding businesses and residents.

2. The use applied at the location indicated is properly one for which a Use Permit is authorized.

The site is zoned Cannabis Overlay District. The Cannabis Overlay District allows cannabis businesses with the approval of a use permit.

3. The site for the proposed use is adequate in size and shape to accommodate such use, and all parking, and other features required.

The proposed cannabis business will take place in an existing commercial building with ample parking.

4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

The project site is currently developed and is located on W 10th Street, which is adequate in width and pavement type to carry the traffic generated by the proposed use.

5. The granting of such Use Permit will not adversely affect the comprehensive General Plan.

The use will not adversely affect the comprehensive General Plan because the project is consistent with the General Plan designation for the site of Business Park.

6. That the location and site characteristics of the proposed cannabis business are consistent with all applicable State laws and City standards or guidelines, that all provisions have been made to ensure that the operation of the cannabis business will not create excessive demands for police service or other public services, and that the cannabis business will benefit the City of Antioch.

The conditions of approval on the project are consistent with the cannabis guidelines. The security plan has been reviewed by the Antioch Police Department and security conditions have been included per their direction. The sales taxes generated by the sale of cannabis will provide a financial benefit to the City of Antioch. The forthcoming operating agreement will likely include additional revenue based on sales from the business.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Antioch does hereby **APPROVE** the use permit application (UP-21-06) to operate a cannabis operations facility with non-volatile manufacturing at 2101 W 10th Street, Suite A (APN: 074-051-005) subject to the following conditions:

A. GENERAL CONDITIONS

1. The project shall comply with the Antioch Municipal Code. All construction shall conform to the requirements of the California Building Code and City of Antioch standards.

2. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. 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.
3. The project shall be implemented as indicated on the application form and accompanying materials provided to the City and in compliance with the Antioch Municipal Code, or as amended by the Planning Commission or City Council.
4. No building permit will be issued unless the plan conforms to the project description and materials as approved by the City Council and the standards of the City.
5. This approval expires two years from the date of approval by the City Council (November 23, 2023), unless an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one one-year extension shall be granted.
6. No permits or approvals, whether discretionary or ministerial, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.
7. City staff shall inspect the site for compliance with conditions of approval prior to the issuance of a Certificate of Occupancy or commencement of the business.
8. The applicant shall obtain an encroachment permit for all work to be done within the public right-of-way.

B. CONSTRUCTION CONDITIONS

1. The use of construction equipment shall comply with AMC § 5-17.04 and 5-17.05, or as approved in writing by the City Manager.
2. The project shall be in compliance with and supply all the necessary documentation for AMC § 6-3.2: Construction and Demolition Debris Recycling.
3. Building permits shall be secured for all proposed construction associated with this facility, including any interior improvements not expressly evident on the plans submitted.

4. Standard dust control methods shall be used to stabilize the dust generated by construction activities.

C. FIRE REQUIREMENTS

1. All requirements of the Contra Costa County Fire Protection District shall be met.

D. FEES

1. The applicant shall pay all City fees which have been established by the City Council and as required by the Antioch Municipal Code.
2. The applicant shall pay all required fees at the time of building permit issuance.

E. PROPERTY MAINTENANCE

1. No illegal signs, pennants, banners, balloons, flags, or streamers shall be used on this site at any time.
2. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

F. PROJECT-SPECIFIC REQUIREMENTS

1. This use permit approval applies to the operation of a non-volatile cannabis manufacturing business as depicted on the project plans and application materials submitted to the Community Development Department. Any forthcoming plans submitted for any purpose shall be entirely consistent with these received plans and application materials and conditions of approval herein.
2. All necessary licenses from the State of California shall be obtained prior to opening.
3. The hours of operation shall be from 8:00 AM – 8:00 PM.
4. Any changes to the hours of operation shall be subject to the review and approval of the Zoning Administrator.
5. No smoking or ingestion of cannabis products on-site is allowed.
6. No free samples of cannabis products are allowed.
7. Cannabis related waste shall be stored and secured in a manner that prevents diversion, theft, loss, hazards and nuisance.

8. The operator shall take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in parking areas, sidewalks and areas surrounding the premises during business hours if directly related to patrons of the business.
9. A copy of this use permit and City of Antioch business license, as well as any other State licenses, shall be on display during business hours and in a conspicuous place so that they may be readily seen by all persons entering the facility.
10. The cannabis manufacturing business shall utilize the security guards required for the adjacent cannabis uses at Delta Dispensary and Delta Family Pharms as stated in City Council Resolution 2019/115 and Resolution 2021/01. If the business operator changes, the manufacturing business shall enter into, maintain an agreement, and provide evidence of an executed agreement prior to issuance of a business license and commencement of operations, with the adjacent Delta Dispensary, and Delta Family Pharms to use the security guards required for the dispensary as stated in City Council Resolution 2019/115 and 2021/01.
11. If the agreement required in Condition of Approval F.10 with the adjacent Delta Dispensary and Delta Family Pharms cannot be reached, then this cannabis cultivation business shall provide:
 - No fewer than two uniformed and armed security guards who are employed by a Private Patrol Operator (Security Company) who is currently licensed with the California Department of Consumer Affairs shall be on-site during business operating hours. One armed security guard shall be on-site at all times, even when the facility is closed. A copy of the contract with the Security Company shall be provided to the Community Development Director for review and approval prior to issuance of a certificate of occupancy. Should there be a change in the security private patrol operator or in the liability insurance of the applicant, the Community Development Director shall be notified within 5 business days.
 - The name of the Security Company, proof of liability insurance including a copy of all exceptions, their State license number, and the guard registration numbers for the employed guards shall be provided to the Community Development Department. Should there be a change in the security private patrol operator or in the liability insurance of the applicant, the Community Development Director shall be notified within 5 business days.
12. The City Council may require modification, discontinuance or revocation of this use permit if it finds that the use is operated or maintained in a manner that it:
 - Adversely affects the health, peace or safety of persons living or working in the surrounding area; or

- Contributes to a public nuisance; or
 - Has resulted in excessive nuisance activities including disturbances of the peace, illegal drug activity, diversion of Cannabis or Cannabis Products, public intoxication, smoking in public, harassment of passersby, littering, or obstruction of any street, sidewalk or public way; or
 - Has resulted in or has been the target of criminal activity requiring undue attention and dedication of the Antioch Police Department resources; or
 - Violates any provision of Antioch Municipal Code or condition imposed by a City issued permit, or violates any provision of any other local, state, regulation, or order including those of state law or violates any condition imposed by permits or licenses issued in compliance with those laws.
 - Results in more than three distinct unresolved odor complaints in a twelve (12) month period.
13. The business shall incorporate and maintain adequate on-site odor control measures in such a manner that the odors of cannabis and cannabis-related products shall not be readily detected from outside of the structure in which the business operates or from other non-Cannabis businesses adjacent to the site.
 14. The City reserves the right to have the odor control systems reviewed at building permit submittal, at the applicant's expense.
 15. During regular business hours, all cannabis business premises shall be accessible, upon request, to an authorized City employee or representative for random and/or unannounced inspections. The cannabis business may be charged a fee for any inspections.
 16. An annual audit of the site's security plan shall be submitted to the Antioch Police Department. The audit shall be conducted by City staff or a third-party company subject to the approval of the Antioch Police Department.
 17. Any modifications to the site security plan shall be subject to the review and approval of the Chief of Police or his designee.
 18. All points of ingress and egress to the business shall be secured with Building Code compliant commercial-grade, non-residential door locks and/or window locks. Entry and exit doors to restricted cannabis areas shall be made of reinforced metal with metal frames and have a security lock system.

19. Building signage shall not state that cannabis or cannabis products are stored, sold or handled on the site. Images of cannabis leaves, green crosses, or similar commonly identifiable graphics are not allowed. All building signage shall be subject to staff review and approval.
20. Visible signage shall be placed at the entrance of the facility notifying the public of surveillance on site.
21. The false walls to be installed behind the windows of the production room shall include a non-cannabis themed design or be painted a solid color that coordinates with the building.
22. Bollards shall be added in front of the man door and windows of Unit A. The bollards shall be painted to match the building. The location and design details of the bollards shall be shown on the building permit submittal.
23. A security mesh shall be added to the back of the false walls that are to be installed behind the window of the processing room. The security mesh shall be shown on the building permit submittal.
24. A steel gate shall be added to the back of the existing roll up door. The steel gate shall be shown on the building permit submittal.
25. Prior to a certificate of occupancy being issued for the site, the Antioch Police Department shall conduct a site inspection to assess the security of the site. Any changes the Antioch Police Department deems necessary upon site inspection shall be incorporated into a revised site security plan that is then submitted for their review and approval. No certificate of occupancy will be issued without final approval of a site security plan by the Antioch Police Department.
26. Security measures shall be designed to ensure emergency access is provided to the Antioch Police Department and the Contra Costa Fire Department for all areas on the premises in case of an emergency.
27. All delivery of cannabis to the site and loading of vehicles with cannabis shall take place in a caged/gated delivery area with a dedicated armed security guard to be present during all deliveries.
28. Security surveillance cameras shall be installed and maintained in good working order to provide coverage on a twenty-four (24) hour real-time basis of all internal and external areas of the site where cannabis is stored, transferred and dispensed, where any money is handled, and all parking areas. The cameras shall be oriented in a manner that provides clear and certain identification of all individuals within those areas. Cameras shall remain active at all times and be capable of operating under any lighting condition. Security video must use standard industry format to

support criminal investigations and shall be maintained for a minimum of sixty (60) days.

29. A professionally monitored security alarm system shall be installed and maintained in good working condition. The alarm system shall include sensors to detect entry exit from all secure areas and all windows. The name and contact information of the alarm system installation and monitoring company shall be kept as part of the onsite books and records.
30. A local contact who will be responsible for addressing security and safety issues shall be provided to, and kept current with, the Antioch Police Department.
31. The applicant shall enter into an operating agreement with the City of Antioch prior to a certificate of occupancy being issued for the site. No business license shall be issued without an approved operating agreement.

* * * * *

I HEREBY CERTIFY that the foregoing recommendation was passed and adopted by the City Council of the City of Antioch, at a regular meeting thereof, held on the 23rd day of November, 2021 by following vote:

AYES:

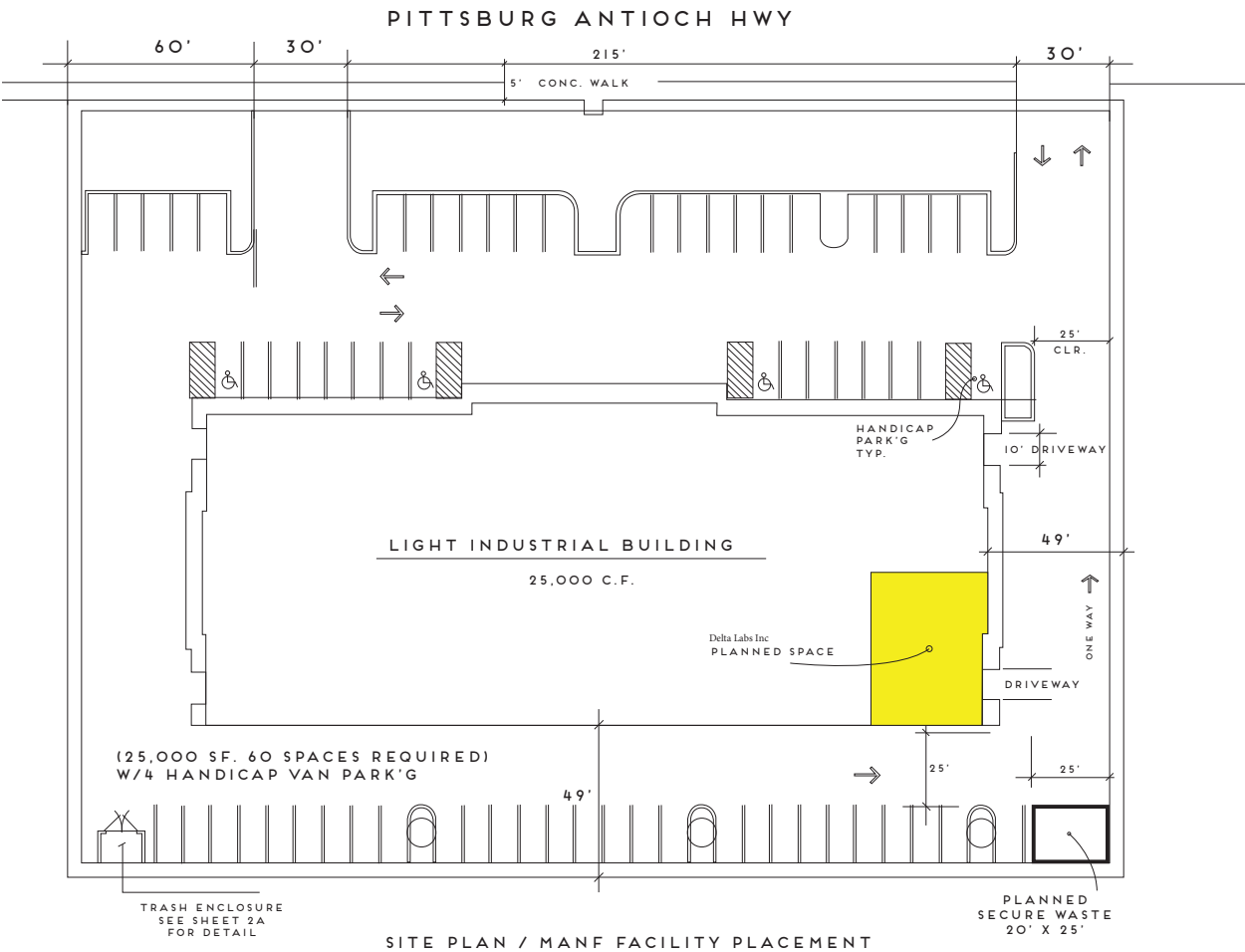
NOES:

ABSTAIN:

ABSENT:

ELIZABETH HOUSEHOLDER
City Clerk of the City of Antioch

Plans
Site Plan



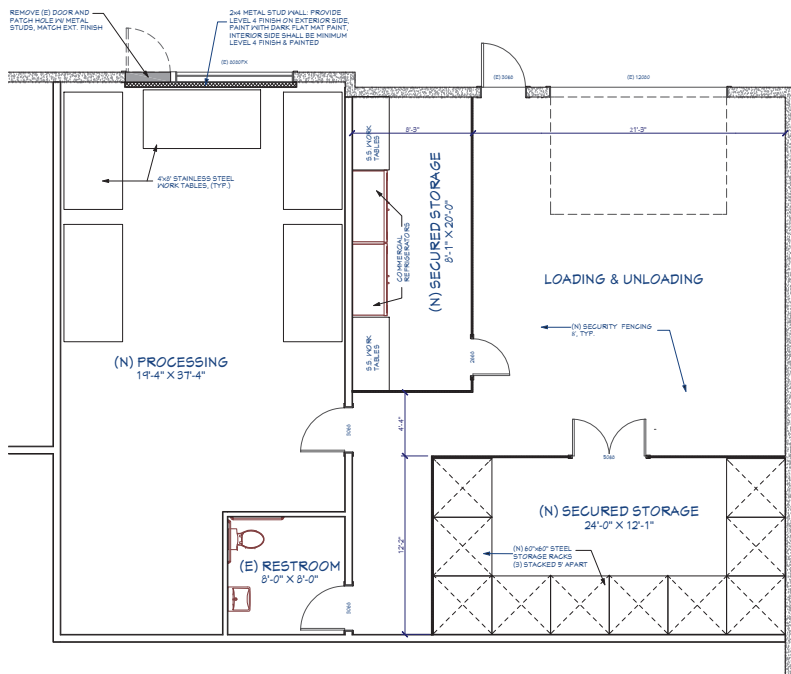
GATEWAY CENTER

LIGHT INDUSTRIAL BLDG. LOT 05, DELTA BUSINESS PARK ANTIOCH, CA		
SCALE 1" = 20'	APPROVED BY	DRAWN BY JT
DATE 9-11	REVISOR	REVISOR
ADAPTED FROM ORIGINAL BY J. TERAMOTO		
SITE PLAN / PROXIMITY		DRAWING NUMBER 2A

B2

2 PROPOSED FLOOR PLAN

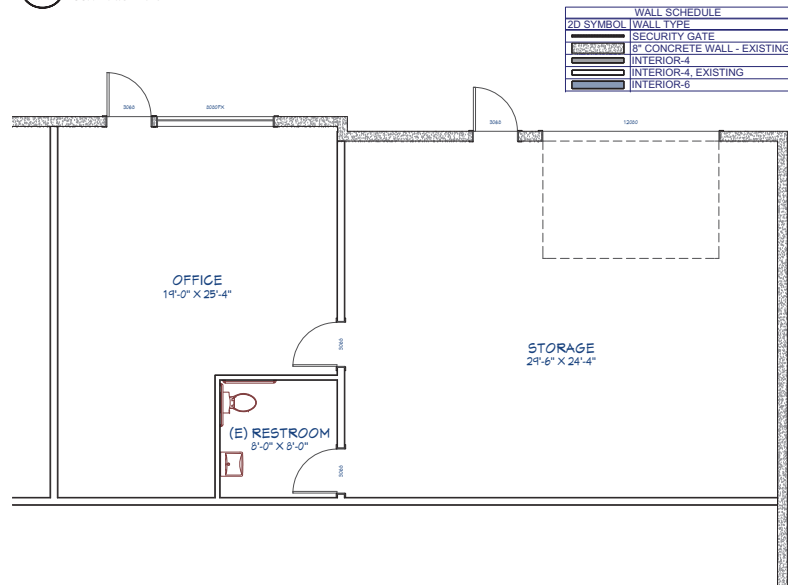
SCALE: 1/4" = 1'-0"

**PLAN LEGEND:**

- HANGING LED LIGHTS
- RECESSED L.E.D. LIGHTS
- WALL MOUNTED L.E.D. FLOOD LIGHT ON
AUTOMATIC CLOCK ON / OFF TIMER
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- SINGLE POLE SWITCH WITH VACANCY SENSOR
- CEILING MOUNTED SECURITY CAMERA

3 LIGHTING AND REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"

**1 EXISTING FLOOR PLAN**

SCALE: 1/4" = 1'-0"

EXISTING & PROPOSED FLOOR PLAN
AND LIGHTING PLAN**DELTA LABS**
TENANT IMPROVEMENT
UNIT A
2101 W. 10th STREET
ANTIOCH, CA 94509
APN: 074-051-005DRAWN BY: GD
DATE: 08/02/2021
SCALE: 1/4" = 1'-0"
JOB NUM: 6826

SHEET

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OF

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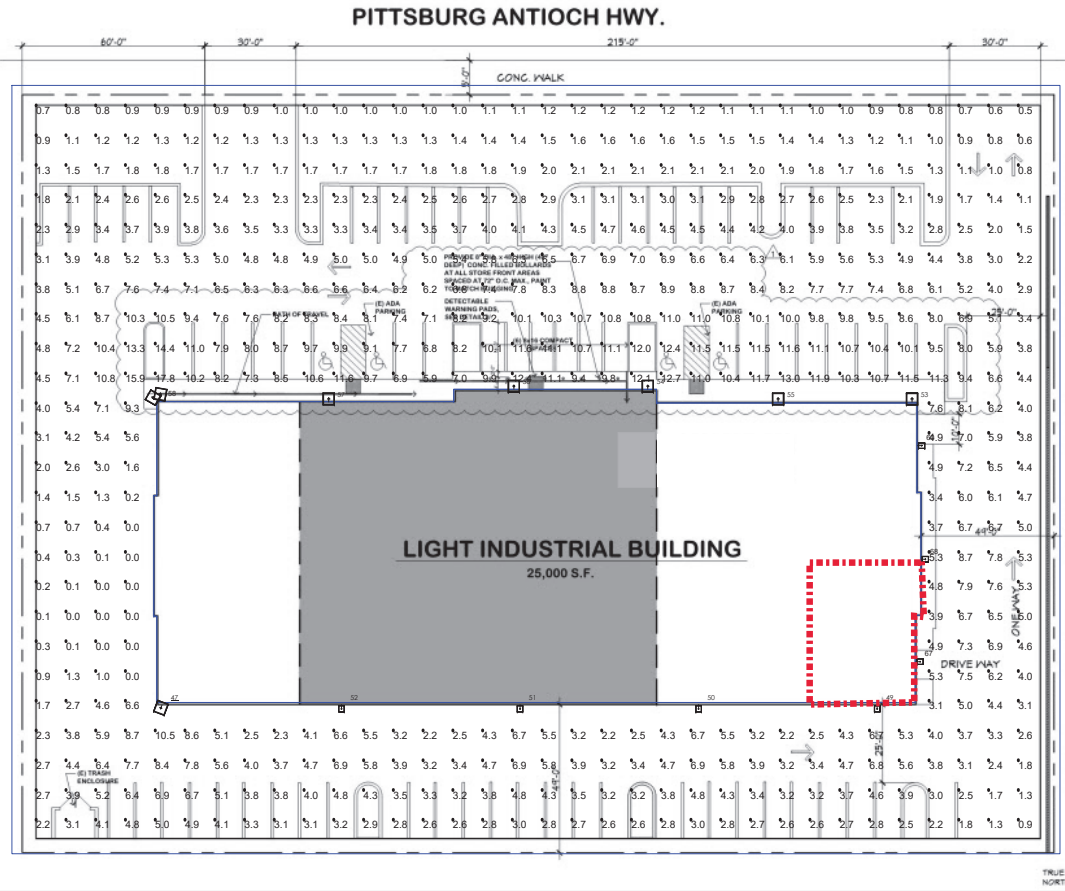
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SUBMITTAL DATE

ISSUE DATE

Luminaire Schedule					
Symbol	Qty	Model Number	Arrangement	Lumens	LLF
	6	ALED4T260SF-D10	SINGLE	31249	1.000
	7	ALED4T110SF-D10	SINGLE	13680	1.000
	1	ALED4T260SF-T70	TWIN 70 DEGREE	31249	1.000
(2) 260 Watt LED Wall Mount w/ 5000K Color Temp (Mounted at 25'-0")					

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	7.09	17.8	2.1	3.38	8.48
Rear Parking	Illuminance	Fc	4.21	10.5	2.2	1.91	4.77



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FOR PURCHASING INFORMATION OF APPROVED EQUIPMENT SPECIFIED ON THIS PLAN CONTACT:

LED Spot
8850 Jameel Road, Ste. 170A
Houston, Texas 77040
Email: info@ledspot.com
Voice Number: 713-863-1184
Fax Number: 713-979-1429



PROJECT: Delta Business Park
LOCATION: Antioch, CA
CONTACT: Stephen C.
DATE: 6/4/2021

PageNumber:
1

Delta Labs Inc

CITY OF ANTIOCH

COMMERCIAL CANNABIS MANUFACTURING APPLICATION

Introduction

Delta Labs Inc is a new business venture established by longtime Contra Costa County residents Rick Hoke, Richard Hoke, Dustin Hoke and Erin Page. The primary function of Delta Labs Inc will be to operate a non-hydrocarbon extraction lab that produces high quality THC concentrate for sale in California's commercial cannabis market.

Delta Labs Inc is a separate business operation from a retail commercial cannabis application that the Hoke Family has submitted to the City of Antioch. The two businesses will operate independently of one another despite their common ownership.

Delta Labs Inc is NOT a retail storefront business and will conduct its operations in adherence with local and state guidelines governing commercial cannabis activity in the State of California. As a non-volatile manufacturer¹, Delta Labs Inc is currently prohibited from selling direct to non-licensed entities and/or individual non-licensed consumers. Our primary consumer will be licensed distributors and/or other licensed commercial cannabis manufacturers. As California's regulations evolve, we are aware that the restrictions of selling our product across markets (ie. Adult-Use/Recreational to Medical and vice versa) will become more restrictive. We are committed to adhering to these changes in real-time and in advance of local adoption of those expected changes in statute.

The business will be located at 2101 West Tenth Street, Suite J in Antioch, CA. Parking at this location is adequate and meets current City of Antioch Building Code.

Our customers are licensed and permitted commercial businesses that meet the criteria and legal requirements set forth in Prop. 64 and the State of California Bureau of Cannabis Control adopted and emergency regulations.

¹California Code of Regulations, Title 17 Division 1 Chapter 13. Manufactured Cannabis Safety §40118. Sections 26012; 26050; and 26130, Business and Professions Code. "Type 6," for extractions using mechanical methods or nonvolatile solvents as defined by Section 40100. A Type 6 licensee may also conduct infusion operations and packaging and labeling of cannabis products on the licensed premises provided that the infusion method is noted on the application form and that the relevant information pursuant to Section 40131 is provided to the Department.

Contact Information

Principals:

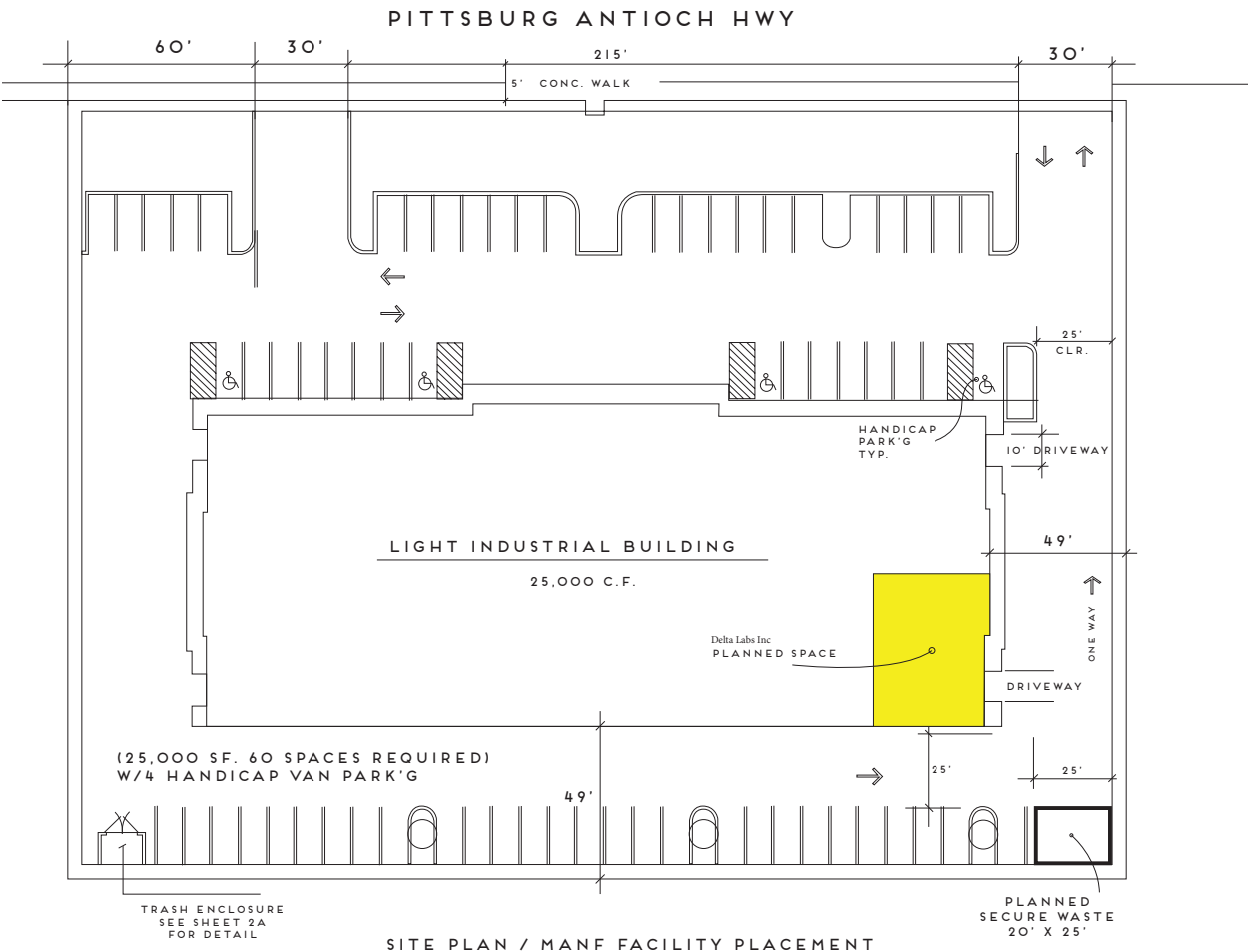
Rich Hoke
(925) 812-3694
hoke2009@gmail.com

Rick Hoke
(925) 382-9528
rick@therichardscompany.net

Dustin Hoke
(925) 382-8373
dustin@therichardscompany.net

Erin Page
(925) 759-1572
erin@deltadispensary.net

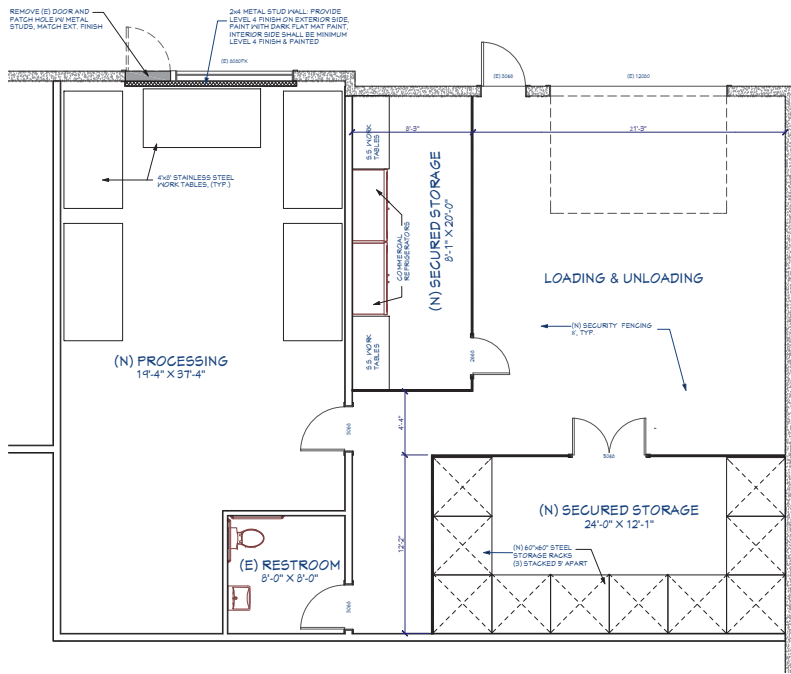
Plans
Site Plan



GATEWAY CENTER		
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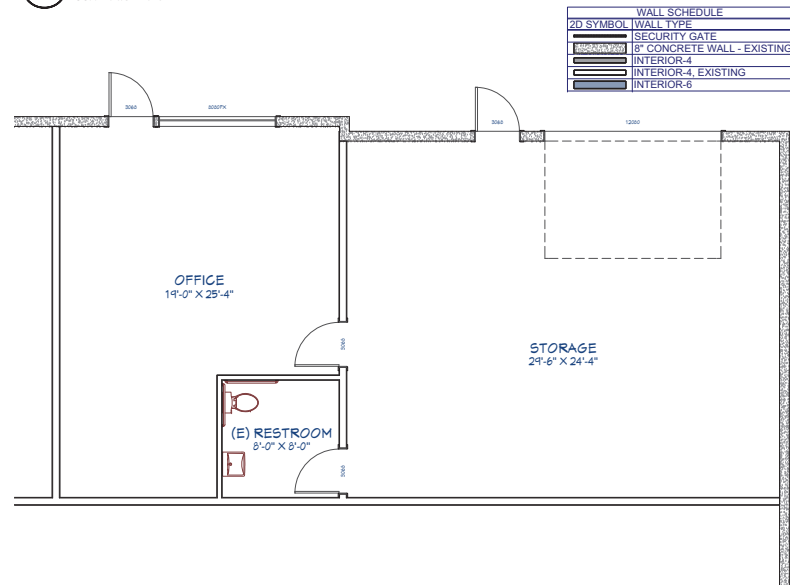


PLAN LEGEND:

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- WALL MOUNTED LED FLOOD LIGHT ON AUTOMATIC CLOCK ON / OFF TIMER
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ISSUE DATE

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AND LIGHTING PLAN

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OF


ISSUE	DATE

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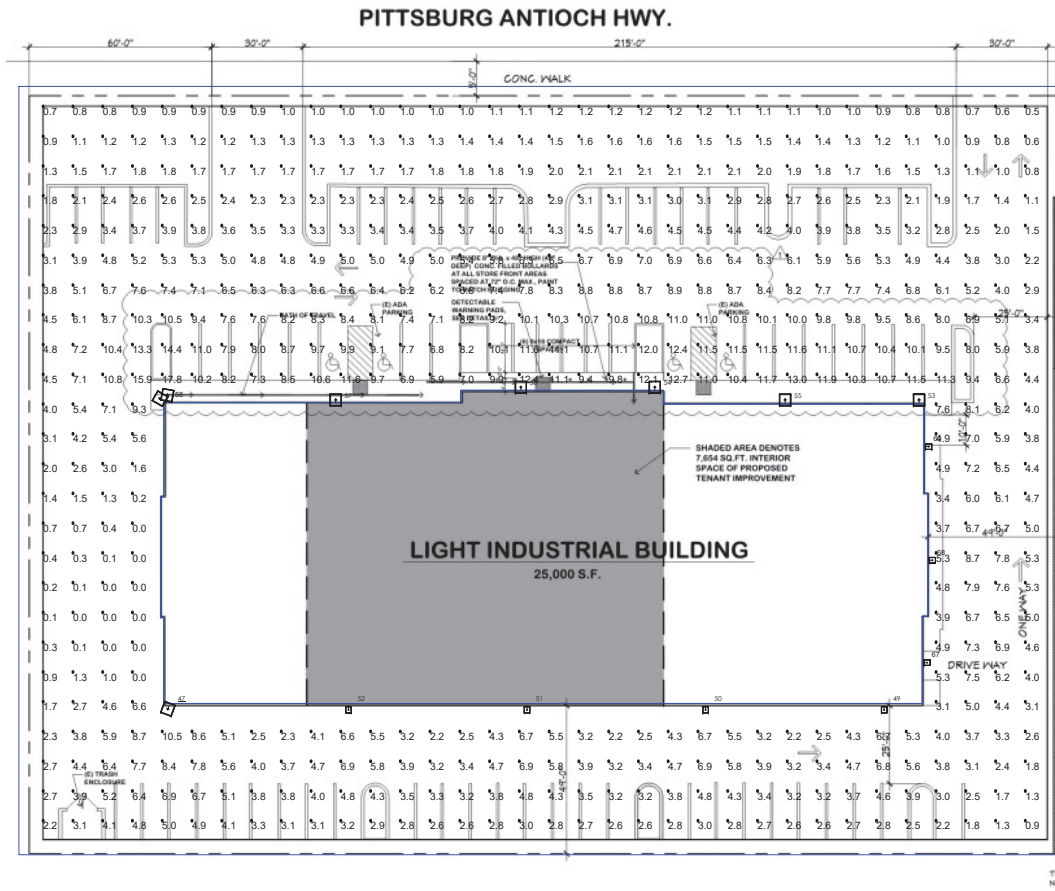
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LED Spot
8850 Jameel Road, Ste. 170A
Houston, Texas 77040
Email: info@ledspot.com
Voice Number: 713-863-1184
Fax Number: 713-979-1429



PROJECT: Delta Business Park
LOCATION: Antioch, CA
CONTACT: Stephen C.
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1

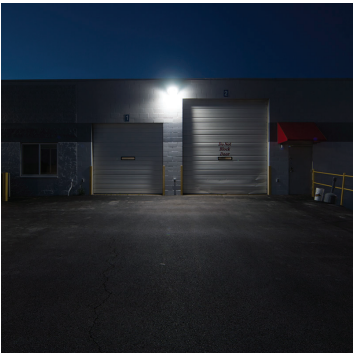
Lighting and Photometric Equipment

60W LED Wall Pack with Photocell - 7,200 Lumens - 250W Metal Halide Equivalent - 4000K - Natural White w/208-277V AC Photovoltaic Cell

Part Number: WP-40K60-S2



- Product Details**
- Die cast aluminum housing with bronze powder coated finish
 - Photocell included for dusk to dawn operation
 - DLC Premium - 120 lumens per watt
 - 120 VAC or 208-277 VAC
- [View more details](#)



Specifications

Beam Angle	110 degree	CRI	82 CRI
Color Temperature	4000 K	Comparable Wattage	250 Watts Metal-Halide
Current Draw	500mA	Dimensions	View Dimensional Drawings
Dimmable	No	Efficacy	120 lm/w
IP Rating	Weatherproof IP65	Intensity	7200 Lumen
LED Color	Natural 4000K	LED Lifetime	50000 Hours
Lens Type	Polycarbonate	Material	Aluminum Housing
Operating Temperature	-20~+45 °C (-4~+113 °F)	Photocontrol	Photocell Included
Replacement For	250 Watt MH	Standards And Certifications	DLC Premium, UL Listed
Total Power Consumption	60 Watts	Type	Photocontrol, Standard, Wall Pack
Package Weight: 10lb 8.9oz (4.79kg)			
Package Dimensions: 15.75" (40cm) x 12.25" (31cm) x 13" (33cm)			

All specifications are subject to change without notice.

9.5" CDL 48W

TITANIUM LED SERIES 4.0



PRO



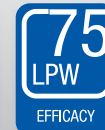
48W REPLACES



**2X42W
CFL**

60% Energy Savings

- Ⓜ Fits existing architectural and commercial housing
- Ⓜ 120-277V circuit with 0-10V dimming
- Ⓜ Easy installation - Quick connector and pre-wired conduit
- Ⓜ Lasts 4 times longer than CFL
- Ⓜ Comfortable diffused light
- Ⓜ Available in 2700K, 3000K, 3500K & 4000K CCT



LM 79

LM 80

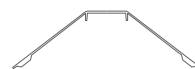
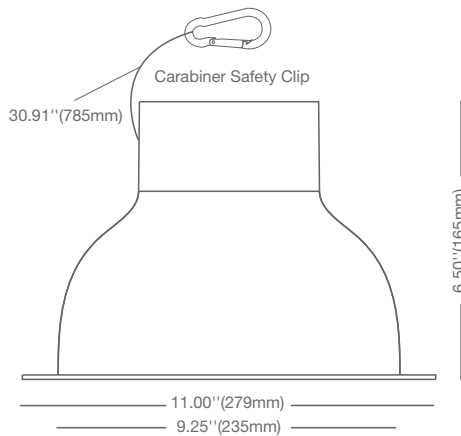
TM 21

IES



PRODUCT FEATURES

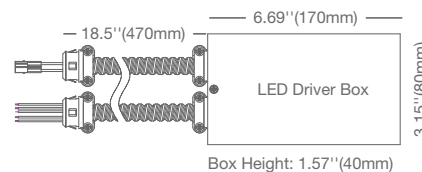
Accessories include a carabiner safety clip that can be used during installation for easy wiring. Two types of retaining clips are also included to secure the fixture if recessed frame does not already have pre-installed clips.



3X Butterfly Clips



3X Retaining Clips



www.greencreative.com / info@greencreative.com - Tel / Fax: (866) 774-5433 - f / GREENCREATIVELED t / GClightingLED in / GREEN CREATIVE

FEATURES AND SPECIFICATIONS

Texas Fluorescents introduces an eye-catching selection of LED Linear Lighting channels that can be surface or pendant mounted individually or in a continuous run that put a line of light where you want it with unmatched styling and energy efficiency. Utilizing the latest in LED High Powered 24 volt Tape Lighting sized exactly to the specific channel provides micro-illumination that will not only highlight the area around it beautifully but say "look here." Ideal for general lighting applications in both commercial and residential applications for circulation spaces, high impact areas and residentially over tables, kitchen islands and home offices. The versatility and clean styling makes this an ideal choice in many applications.

Each Linear Channel is available in popular sizes, four or eight feet, or can be custom sized for your specific application within some small parameters or can be joined together for longer runs. Each channel requires a remote 24 volt driver sized to the wattage of the channel to power the LED Tape.

This Round Channel utilizes a snap in drop down lens to provide 527 lumens per foot using less than 8.78 watts.

Surface mounting of LLLRA Series is physically possible but due to its round shape, aesthetic preference should be considered.

MATERIALS

Anodized Aluminum Channel is lightweight, small dimensions, and dissipates heat well, designed especially for the flexible LED Tape. Highly tooled plastic end caps screw onto the aluminum channel and protect the channel and LED tape from dust and keep the LED Tape clean and in optimum condition. A raceway in the back of the channel provides both a heat sink for the LED Tape and a holder for screws to pendant mount the Channels. The channels can be suspended or flush mounted. Flush mounting requires fastening the channel to the surface from inside the Channel prior to adding the LED Tape. So for surface mounting order Channel and LED separately. The channels are factory or field cuttable to any length but exact length should be determined by the application and the exact length of LED Tape that will provide smooth, consistent lighting through out. Joiner splines are available to join Channels together.

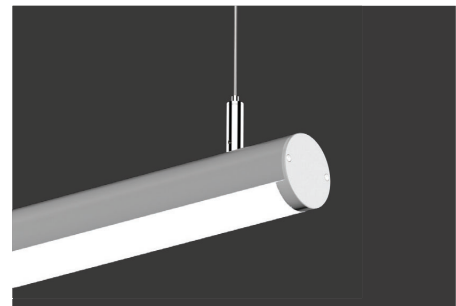
Snap in flush frosted lens is specially formulated for smooth illumination of the LED Tape.

ELECTRICAL

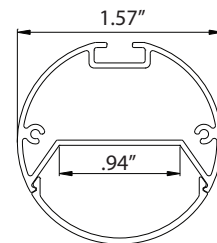
High Powered and high quality LED Tape is flexible and designed for high temperature resistant PCB. Tape provides 120 degree illumination in choice of two color temperatures, 3000K or 4000K. The LED tape has a 50,000 average life and is 24V. Tape comes in a 16 foot reel and is designed to be cut every 2 to 4 inches depending on the exact version. Clear 18 gauge electrical wire is soldered onto the LED tape and comes standard 10 feet. All LED Tapes require a 24V remote driver, sold separately.

WARRANTY

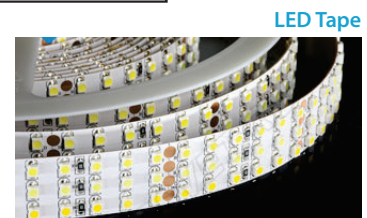
Five Year Limited Warranty.



DIMENSIONS



COMPONENTS



Texas Fluorescents
2055 Luna Rd. Suite 142 Carrollton, TX 75006
Phone: 972-247-3171 Fax: 972-247-0200
www.texasfluorescents.com email: sales@texasfluorescents.com

Catalog Number:

Notes:

400W LED Dimmable Parking Lot Light

Specifications

APLD-NW400-2048	
Intensity	50000 lm
Replacement For	1200 Watt HID
Total Power Consumption	400 Watts (±10W)
Power Factor	>0.9
Operating Voltage Range	200~480 VAC
Beam Angle	TYPE IV (100 x 140)
Dimensions	14in W x 30in L x 5in H (35.6cm x 76.2cm x 13cm)
Color Temperature	5000 K
CRI	70
Operating Temperature	-49~113°F (-45~45 °C)
IP Rating	Weatherproof IP65
LED Lifetime	50,000 Hours
Fixture Weight	38 lbs 8 oz (17.46Kg)
Standards and Certifications	ETL / RoHS
Warranty	5 Years

Optional Accessories

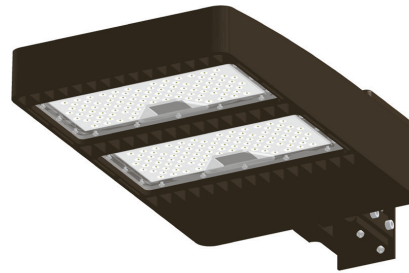
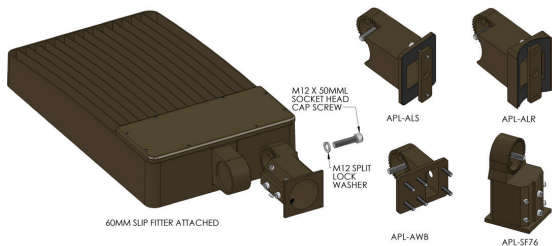
Large Square Pole Mount Kit (APL-ALS)
 Large Round Pole Mount Kit (APL-ALR)
 Wall Mount Kit (APL-AWB)
 Slip Fitter Mount 76mm (APL-SF76)
 All accessories are available at superbrightleds.com

Safety and Notes

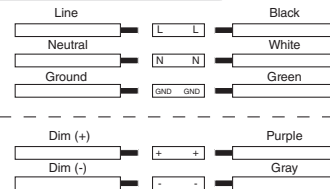
- Secure hardware properly-Fixture is heavy.
- Consult with qualified electrician to install with national, local and state codes.

Accessory Attachment

- Choose mounting accessory per application (60mm comes attached).
- Remove M12x50mm long socket head cap screw with 10mm allen(not included).
- Remove current mounting accessory and attach new mounting accessory in it's place.
- Secure with M12x50mm long socket head cap screw.

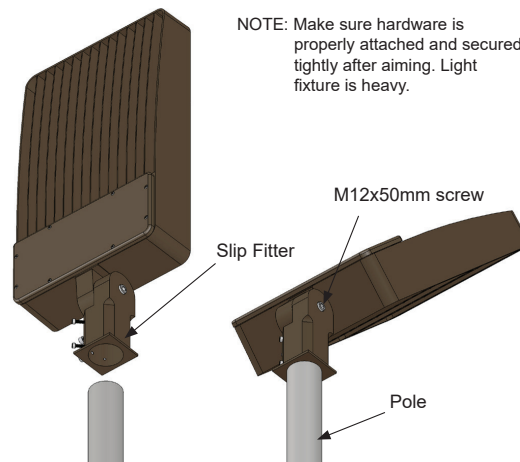


Wiring Diagram



Slip Fitter Installation (Included or APL-SF76)

- Remove power prior to installation.
- Loosen screws on side of Slip Fitter.
- Connect wiring to power supply wires. Black to Line, White to Neutral, and Green to Ground. If 1~10V dimming is used, connect Black to DIM+ and White to DIM-. Consult electrician and install according to national, local, and state codes.
- Attach Slip Fitter to top of pole.
- Tighten all hardware on side of Slip Fitter
- Adjust angle per application by loosening M12x50mm long socket head cap screw with 10mm allen (not included).



NOTE: Make sure hardware is properly attached and secured tightly after aiming. Light fixture is heavy.



Rev Date: V1.0 07/26/2017

4400 Earth City Expy, St. Louis, MO 63045

• 866-590-3533

• superbrightleds.com



7.1 Exterior



East facing facade of 2101 W. 10th St.



Northeast facade of 2101 W. 10th St.



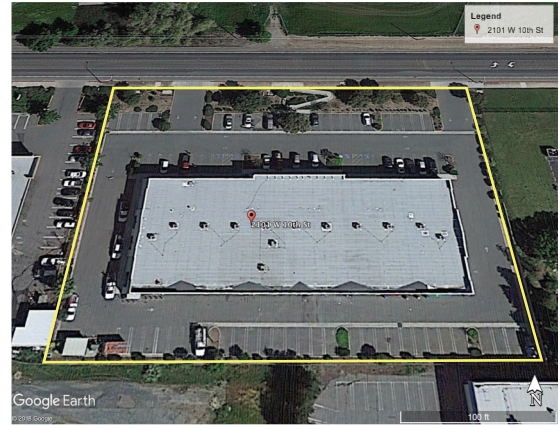
Driveway (pointed South)



Roll up door and corner detail



Macro Overhead View of Property



APN View of Property



Macro Overhead View of Property with Manufacturing property defined by orange bounding box.

Statement of Intent/Project Description

To whom it may Concern:

Delta Labs Inc is planning on developing a Type 6, non-volatile, commercial cannabis manufacturing facility at 2101 W. 10th St. in Antioch, CA. The building was constructed and is currently owned by the Hoke Family. The total square footage Delta Labs Inc intends to initially occupy is less than 2,000 sf and located on the southwest corner of the Gateway Center.

In accordance with CA State Law, and published Bureau of Cannabis Control Regulations Delta Labs Inc is submitting this application for a Type 6, non-volatile manufacturing facility to the City of Antioch with the intention of being granted a Conditional Use Permit to operate under the City of Antioch's proposed commercial cannabis regulations.

We have been business owners within the City of Antioch for over a decade and helped to establish several small businesses that have brought tens of thousands of dollars in annual tax revenue to the community. We are active members in the community and contribute both time and financial assistance to charitable organizations that benefit the residents of Antioch. This new endeavor is projected to increase those contributions significantly through direct tax revenue to the city, by way of development agreement and/or a voter approved tax initiative that we would support.

As business owners, public safety is of the utmost concern and we are committed to providing the safest, most secure commercial cannabis facility in Antioch. In addition to the physical security measures Delta Labs Inc will be implementing, and which are highlighted in the Safety and Security Section of this application, we will be deploying several active and passive measures that local law enforcement, first responders, and City of Antioch agencies will have direct access to.

We are committed to being good neighbors and our investment in security is a significant deterrence factor in discouraging any criminal activity that would adversely affect the community. Further, Delta Labs Inc is not a general consumer business and any visits to the facility will be scheduled and conducted under active surveillance that law enforcement will be able to remotely view at any time. All transactions will be conducted through licensed entities according to Bureau of Cannabis Control regulations, and in accordance with the City of Antioch's commercial cannabis regulations.

Throughout this application we have attempted to present as clear and coherent a picture of our daily operations. We look forward to building a business that the community can be proud of and investing in the community that provides us this opportunity. We look forward to working with local residents and creating good paying, local employment opportunities for individuals that wish to participate in what is projected to be a \$6B dollar economy in the next 2 years. We appreciate your time and consideration of our application and look forward to discussing our plans in greater specificity to the satisfaction of City Staff and Members of the Planning Commission.

Respectfully,

The Hoke Family

Odor Mitigation Plan

Operational Processes

Delta Lab Inc. 's desire to be a good neighbor includes avoiding nuisances of odor that may be generated by its operations. Accordingly, Delta Labs Inc in cooperation with a consultant, have designed the following Odor Control Plan to mitigate against such a nuisance.s

The space will be conditioned using multiple split heat pump systems of various capacities and a ductless mini-split system. Each of the split-systems, excluding the ductless mini-split system, are equipment with unit-level pleated filters. Fresh air is brought to each of the ducted systems via a fresh air duct that is run to the exterior of the structure. Fresh air quantities are calculated using the American Society of Heating and Refrigeration Engineers (ASHRAE) Standard 62.1. This fresh air will tend to pressurize the space;

The space will be designed for negative pressure to contain internal odors. To accomplish this, an in-line, belt-driven exhaust fan is provided to remove the amount of fresh air provided for the occupants and an additional amount that will ensure a negative pressure within the space;

Engineering Controls

To prevent odors from escaping the structure, the in-line exhaust fan is equipped with a filter section loaded with 30 lbs of activated carbon, in a rack-mounted configuration. Activated carbon is an extremely effective absorptive odor control substance. An ozone generator will be placed upstream of the carbon filters, in the housing assembly. Ozone (O3) is an effective odor control mechanism. In this case, it is used to help control out- going airstream odors and recharge the activated carbon filter media, extending the life of the media.

Once systems are running, systems shall be air balanced to ensure design air flows for supply, fresh air, and exhaust air base values have been met. Once completed, a differential pressure gauge shall be used to ensure that a negative building static of no less than 0.05" of negative building static has been achieved. A maximum negative building static shall not exceed 0.15". An initial test with a trade-specific calibrated sensor establishes the a base-line of operation for odors in the out-going air stream.

Once odor control has been established, periodic testing shall be conducted to ensure that the odor control systems are operating to maintain the baseline. As the filters age, replacement will be required and will be conducted, as determined by the calibrated sensor on the test equipment.

Testing will be done, in the absence of other standards, in accordance with Standardized Odor Measurement Practices for Air Quality Testing. Testing shall be done using a field Olfactometer, calibrated in accordance with ASTM E544-75 and AWMA odor control standards, using the Scheduled Monitoring protocol:

Planned, scheduled monitoring on a daily walk-about visit around the exterior of the site, near the exhaust system. Data to be compiled and compared to established norms. Using a 5 point OIRS (Odor Intensity Reference Scale), compare daily readings. If values equal 3 on the 5 point scale, carbon-filtration exhaust system to be evaluated and repaired, as required. Evaluation shall include, but not be limited to, fan operation, distribution system integrity, and filter media effectiveness.

Surveillance - Exterior Camera Placement (proposed)



Placement of PTZ dome camera on East facade



Estimated coverage of PTZ surveillance (highlighted in yellow)



Placement of PTZ dome camera on North facade



Estimated coverage of PTZ surveillance (highlighted in yellow)

Cold Extraction Equipment

*Table top washing machines

*Bubble bag filter bags

*Ice

*Water

Cold Water Extraction Process

- 1) put cannabis into work bag and place the bag inside of the washing machine
- 2) fill washing machine with water and ice and start the washing machine cycle
- 3) when the machine stops use the drain hose to drain the machine into the filter bags
- 4) you then collect the material from inside the filter bags and lay it out on parchment paper to dry
- 5) take work bag from washing machine and put used material into composter or secured disposal
- 6) take the collected water and re-filter it for the next round use
- 7) once the material collected from the filter bags is dry it is ready for market







Equipment Summary

Rotary Evaporator

A rotary evaporator is a device used in chemical laboratories for the efficient, gentle removal of solvents from samples by evaporation. Rotary evaporation is most often used to separate solvents with low boiling points, such as n-hexane or ethyl acetate, from compounds which are solid at room temperature and pressure. However, careful application also allows removal of a solvent from a sample containing a liquid compound, if there is minimal co-evaporation (azeotropic behavior), and a sufficient difference in boiling points at the chosen temperature and reduced pressure.

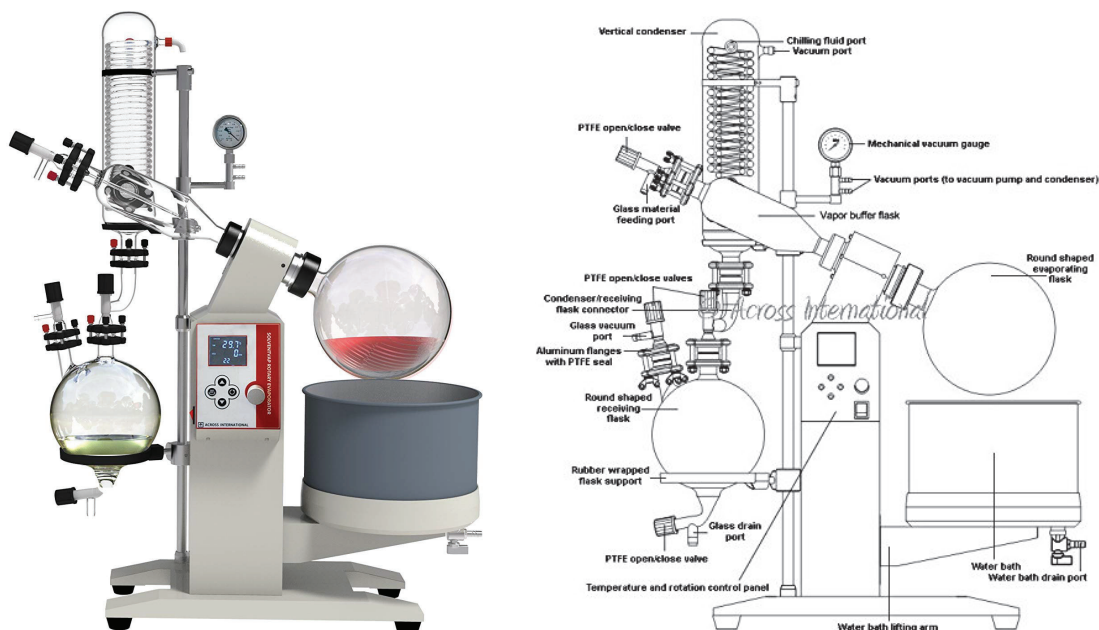


Figure 1: Ai SolventVap 1.3-Gallon/5L Rotary Evaporator w/ Motorized Lift

Model	SE05	SE13	SE26	SE53	SE130
Power	110V or 220V 50/60Hz single phase		220V 50/60Hz single phase		
Rot. Motor Power	25 watts	40 watts	300 watts		400 watts
Evaporating Flask	0.5, 1, or 2 Liter	5 Liter	10 Liters	20 Liters	50 Liter
Receiving Flask	1 Liter	3 Liter	5 Liter	10 Liter	20 Liter
Rotation Speed	10-180 RPM	10-140 RPM	10-130 RPM		10-110 RPM
Condenser	Vertical with dual-spiral glass tubing		Main & auxiliary triple-circulating cold traps, vertical		
Evaporating Speed	20 ml/minute	0.5-1.0 gal/hour	1.7 gallon/hour	1.32-2.9 gal/hour	2.4-4 gal/hour
Number of Heaters	One		Two	Three	

ULVAC DTC-41 Diaphragm Pump

An elastomeric diaphragm can be used as a versatile dynamic seal that removes many of the limitations found with other sealing methods. They do not leak, offer little friction, and can be constructed for low pressure sensitivity. With the right material consideration, diaphragms can seal over a wide range of pressures and temperatures without needing lubrication or maintenance.

Delta Labs Inc has selected the Ulvac pump which have two-stage PTFE diaphragms that are ideal for pumping corrosive gases and organic solvents. These pumps are oil-free, portable, and chemical-resistant, which means less maintenance and no more frequent and costly oil change, or cross contamination.

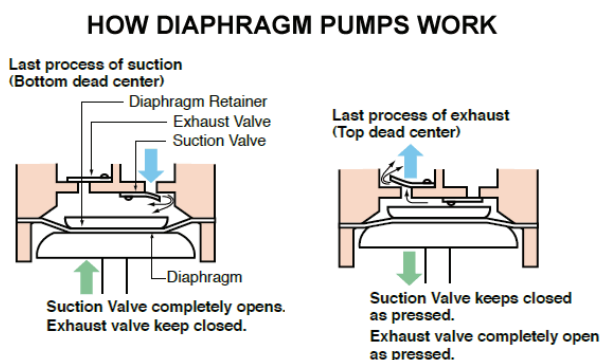


Figure 2: ULVAC DTC-41 Diaphragm Pump

Electrical requirements	115V 60Hz or 230V 50/60Hz, single phase 0.13HP, 100 watts
Full load current	1.1 amps
Pumping rate	1.62 cfm (6 minutes to pump down a 0.9 cu ft oven)
Gasket material	All-PTFE
Ultimate vacuum level	7.5 torr / 10 mbar
Inlet/Outlet	3/8" hose barb
Adjustable vac./gas ballast	No
Pump dimensions (LxWxH)	13 x 5.5 x 8.5 inches
Shipping dimensions (LxWxH)	15 x 9 x 10 inches
Noise	53 dB(A)
Working environment	32°F to 104°F (0°C to 40°C)

Ai -30°C 10L Recirculating Chiller

Ai C30 series recirculating chillers are the true thermostatic control laboratory chiller, these closed laboratory chillers are ideal for applications such as cooling rotary evaporators, analytical instrumentation, laser etching, ICP, vacuum systems, plasma etching and jacketed reactors. This system can also be used as a replacement to tap water cooling in laboratory applications.

Ai C30 are compressor-based recirculating chillers that offer outstanding performance and high reliability as well as quiet operation and ease-of-use. Powerful force/suction pump provides constant flow rates, while microprocessor PID controller gives you the ideal solution when you need precise temperature control or cooling below ambient temperature.

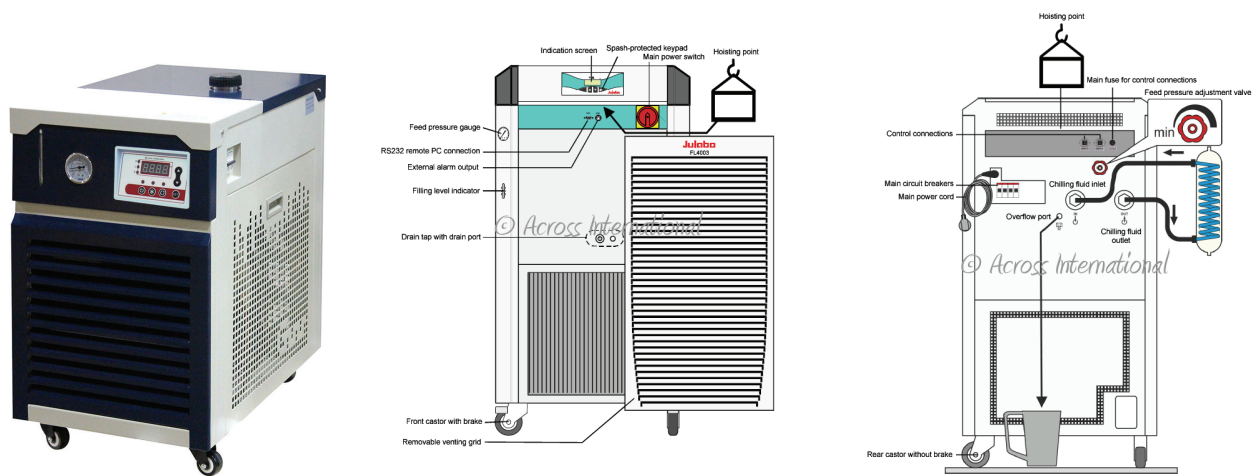


Figure 3: Ai -30°C 10L Recirculating Chiller

Model	C30-10-5L
Electrical requirements	220V 60Hz 1-PH, 1100 watts (Not compatible with 50Hz power)
Compressor	Make: Panasonic Power: 110V or 208-230V 60Hz 1-Phase Number of compressor: One Refrigerant: R410A
Cooling capacity (assuming working environment is 25°C/77°F)	@ 32°F/0°C: 1250W @ 14°F/-10°C: 800W @ -4°F/-20°C: 300W @ -22°F/-30°C: 150W
Reservoir	Capacity: 10 liters or 2.6 gallons Material: Type 304 stainless steel Chilling fluid connection: 3/8" hose barb x 2
Recirculating pump	Pump type: Centrifugal Output: 100 watts Pumping speed: 5.3 gallon/min or 20L/min Maximum head: 20 feet or 6 meters Pressure: 5.8 psi

Neighborhood Responsibility Plan

Delta Labs Inc is committed to strong public engagement and outreach to the community. Our community outreach has three goals: (i) to establish a process by which the community can express itself regarding the project; (ii) to inform the community about medical cannabis issues; and (iii) to ensure that our approach genuinely reflects the community's needs. To reach our goals, we anticipate doing one or more of the following, depending on input at various stages of the project:

- Identifying and visiting civic, senior, and veteran organizations, health care support groups, and community meetings in the City of Antioch to introduce our nonprofit organization, our mission, and our vision for the patient care center. We believe this type of outreach establishes our legitimacy with the community and our vested interest in its welfare. We will listen receptively and respond to any concerns about the project.
- Holding or participating in a community meeting to introduce Delta Labs Inc and present the project to any parties with similar goals. Again, our purpose would be to listen and find ways to be responsive. Completing our outreach efforts with a follow-up letter to community stakeholders, letting them know that we heard their concerns and what procedures we will follow in responding to such concerns.

We are committed to engaging our patient and residential communities on an ongoing basis. We will partner with local community organizations to solicit volunteers for these positions.

Outreach Strategies

Delta Labs Inc will create public awareness in several ways:

Public Education

We can create public awareness of our manufacturing facility and inform/educate interested parties through our community outreach and education programs. Given that this facility will NOT be open to the general public, specific trainings and formal orientations will be arranged by appointment. We plan on offering free workshops and seminars to our community partners on topics related to medical and adult-use cannabis and the conditions for which it is typically recommended, as well as on legal issues surrounding regulated cannabis.

Developing Provider Alliances

An important element of Delta Labs Inc community centered approach is the help we will offer our fellow neighbors in understanding the purpose of our business. To be able to do this, we must first build alliances with local residents, local business, and organizations. A key part of this outreach initiative will be educating community partners on the benefits and legalities of regulated commercial cannabis, and on the processes involved the cultivation, manufacturing, distribution, and sale of commercially regulated cannabis. Hosting educational forums will therefore be a critical element in our business approach. Building strong alliances with the community ensures clear and coherent communication about our business. At the same time, it will give us multiple primary contacts to immediately address community concerns.

Industry Leadership and Sponsorships

We will keep our corporate "brand" visible through sponsorships of community and industry causes and through industry activism that reflects our community-focused public health agenda and its emphasis on compassion and social justice.

Public Relations

Carefully managed messaging and coverage in local media can be a very effective means to create public awareness.

Community and Economic Development

The City of Antioch has shown great interest in revitalization and community development plans that correct systemic inequities and benefit blighted areas and disadvantaged populations.

Commitment to Local Hiring and Spending

We are committed to making our project a source of economic stimulus for Antioch. From initial build-out of the facility to the implementation of our community development initiatives, we intend to contract, buy, and hire locally, taking advantage of local recruitment resources to offer employment to displaced local workers who are willing to be retrained. We anticipate spending at least 80% on goods and services provided by local companies.

We believe that Phase I day-to-day operations will add up to 5 full-time employment opportunities to the local Antioch economy. The manufacturing facility will contribute directly to the revitalization of its immediate neighborhood through investment in the immediate surroundings to mitigate any potential increase in traffic. We also anticipate bringing incidental business to shops, restaurants, and other services in the area.

As part of our community development mission, we are committed to maximizing the benefits our facility will have on the City of Antioch. In making ongoing capital investments in new manufacturing technologies and green energy sources we will create a stream of new one-time stimulus effects. To the extent possible, we will invest in the development of these technologies locally so that we can also purchase them locally. In implementing our Community Benefits programs, we will also attempt to ensure that Antioch reaps the benefits of direct expenditures and their multiplied effect. In providing interpreters, for example, we will seek to employ Antioch residents. Whenever possible, we will use our local human resources and local vendors to implement our charitable programs.

Community Benefits Plan

Delta Labs Inc believes that it can and should have a critical role in the tax revenue generation formula for the benefit of the City of Antioch. As a LLC, we also believe that we have an important fiduciary obligation to be a “good neighbor” and provide benefits to our community as part of our mission. Therefore, we view our Community Benefits Plan as a blueprint for how we plan to accomplish our Mission. In developing our Community Benefits Plan, the following core principles that will guide us:

- Delta Labs Inc Board of Directors commits to make public a Community Benefits Mission Statement, putting forth our formal commitment to provide resources to and support the implementation of a regular Community Benefits Plan.
- Delta Labs Inc will support its Community Benefits Plan at the highest level of our organization. Our Board and senior management will be responsible for overseeing the development and implementation of the Community Benefits Plan, including designating the programs or activities to be included in the plan, allocating the resources, and ensuring its regular evaluation.

- We will ensure regular involvement of the community, including that of the representatives of the targeted underserved populations, in the planning and implementation of the Community Benefits Plan.
- To develop our Mission Statement and Community Benefits Plan, we will conduct a Community Health Needs Assessment, a comprehensive review of unmet health needs of the community by analyzing community input, available public health data and an inventory of existing programs.
- We will include in our Community Benefits Plan the Target Populations we wish to support, specific programs or activities that attend to the needs identified in the Community Health Needs Assessment and, measurable short and long-term goals for each program or activity.

Good Neighbor Policy

Delta Labs Inc. seeks to be an asset and a beneficial resource for the surrounding community. As a good neighbor, we will seek neighborhood and other necessary input through every phase of our operation, beginning with the build out and construction phase. We will meet with representatives from the Building Department, Fire Marshal's Office, Parking & Traffic Enforcement, Public Works Agency, and the Police Department to evaluate and abate any potential public safety/nuisance violations.

We also believe that being a good neighbor requires that we work to improve the neighborhood. Some of the public improvements we plan to address are:

- Code Compliance
- Daily Trash Cleanup within 100 feet and weekly cleanups within 250 feet
- Graffiti Management within 300 feet

Finally, we will take all efforts to mitigate noise, odor, and pollution, and will address nuisances, including limiting foot and car traffic. Delta Labs Inc will establish agency and public safety bulletins to ensure proper communication channels are established between the business and the surrounding stakeholders of the neighborhood. Through those bulletins if there arises a need to speak with a representative of Delta Labs Inc for any reason, there will always be someone with decision making abilities available.

Delta Labs Inc guarantees an open door policy for complaints and is committed to maintaining meaningful and respectable relationships to surrounding businesses and households. Delta Labs Inc welcomes any individual or group who wishes to be educated on the cannabis industry or the company's business model to attend a community open house meeting. This meeting will be held prior to the grand opening. Fliers and informational packets will be distributed to the surrounding area in advance of the meeting.

We plan to meet with the neighborhood association as well as our neighbors adjacent to us on all sides to gain complete support of this project.

Contra Costa County



Fire Protection District

June 16, 2021

Mr. Cortez
City of Antioch
Community Development
200 H Street
Antioch, CA 94509

Subject: Cannabis Extraction facility
2101 W. 10th St. Antioch
Project # UP-21-06
CCCFPD Project No.: P-2021-3528

Dear Mr. Cortez:

We have reviewed the land use permit application to establish a cannabis extraction lab at the subject location. The following is required for Fire District approval in accordance with the 2019 California Fire Code (CFC), the 2019 California Building Code (CBC), the 2019 California Residential Code (CRC), and Local and County Ordinances and adopted standards:

1. Access gates for Fire District apparatus shall be a minimum of 20-feet wide. Access gates shall slide horizontally or swing inward and shall be located a minimum of 30 feet from the street. Electrically operated gates shall be equipped with a Knox Company key-operated switch. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire District lock. Contact the Fire District for information on ordering the key-operated switch. (D103.5) CFC.
2. Changes of use or occupancy. Changes shall not be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code. (§102.3) CFC
3. Flammable or combustible liquid storage tanks shall **not** be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC
4. The developer shall submit a minimum of two (2) complete sets of tenant improvement plans and specifications for the subject project to the Fire District

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,

A handwritten signature in blue ink, appearing to read "Todd Schiess".

Todd Schiess
Fire Inspector I

cc: Rick Hoke
Delta Labs
rick@therichardscompany.net

File: 2101 W 10TH ST-PLN-P-2021-03528



PROJECT REFERRAL – REQUEST FOR REVIEW

The City of Antioch Planning Division is requesting your review of the project information and plans referenced below.

Please provide feedback on availability of services, potential design or code conflicts, requirements for additional permits, and draft conditions of project approval.

DATE OF REQUEST: 6/2/2021

SUBMIT COMMENTS TO: Jose Cortez (925-779-6118 or Jcortez@antiochca.gov)

COMMENTS DUE BY: **** JUNE 16, 2021 ****

PROJECT NAME: DELTA LABS, INC.

Project No: UP-21-06

Application Type: Use Permit

Project Address: 2101 W 10th St

Project Description: Operation of a non-hydrocarbon (non volatile) extraction lab that produces THC concentrate.

Applicant Name: Rick Hoke, Delta Labs

Mailing Address:

Phone: 925-382-9528 **E-mail:** rick@therichardscompany.net

The following documents are included in this transmittal:

- ☐ Plans and related information for the project are attached to the transmittal / email

FOR CITY STAFF ONLY

<input type="checkbox"/>	Due Date as above -- Please submit your comments or draft conditions of approval to the planner by dates listed above
<input type="checkbox"/>	Due Date TBD -- Planning staff will follow up with you to request a meeting for project discussion and to develop the schedule for comments and draft conditions
<input type="checkbox"/>	Additional information will be routed to you (via email and/or hard copy)

ROUTED TO

☒ (CCFPD) Contra Costa Fire

☐ City Engineer / Dev Services

☐ Police Dept

Phone: (925) 779-7035

Fax: (925) 779-7034

Antiochca.gov

COMMUNITY DEVELOPMENT DEPARTMENT



200 H Street

Antioch, CA. 94509

AntiochIsOpportunity.com

E3

Delta Labs Inc

CITY OF ANTIOCH

COMMERCIAL CANNABIS MANUFACTURING APPLICATION

Contact Information

Principals:

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hoke2009@gmail.com

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(925) 382-9528
rick@therichardscompany.net

Dustin Hoke
(925) 382-8373
dustin@therichardscompany.net

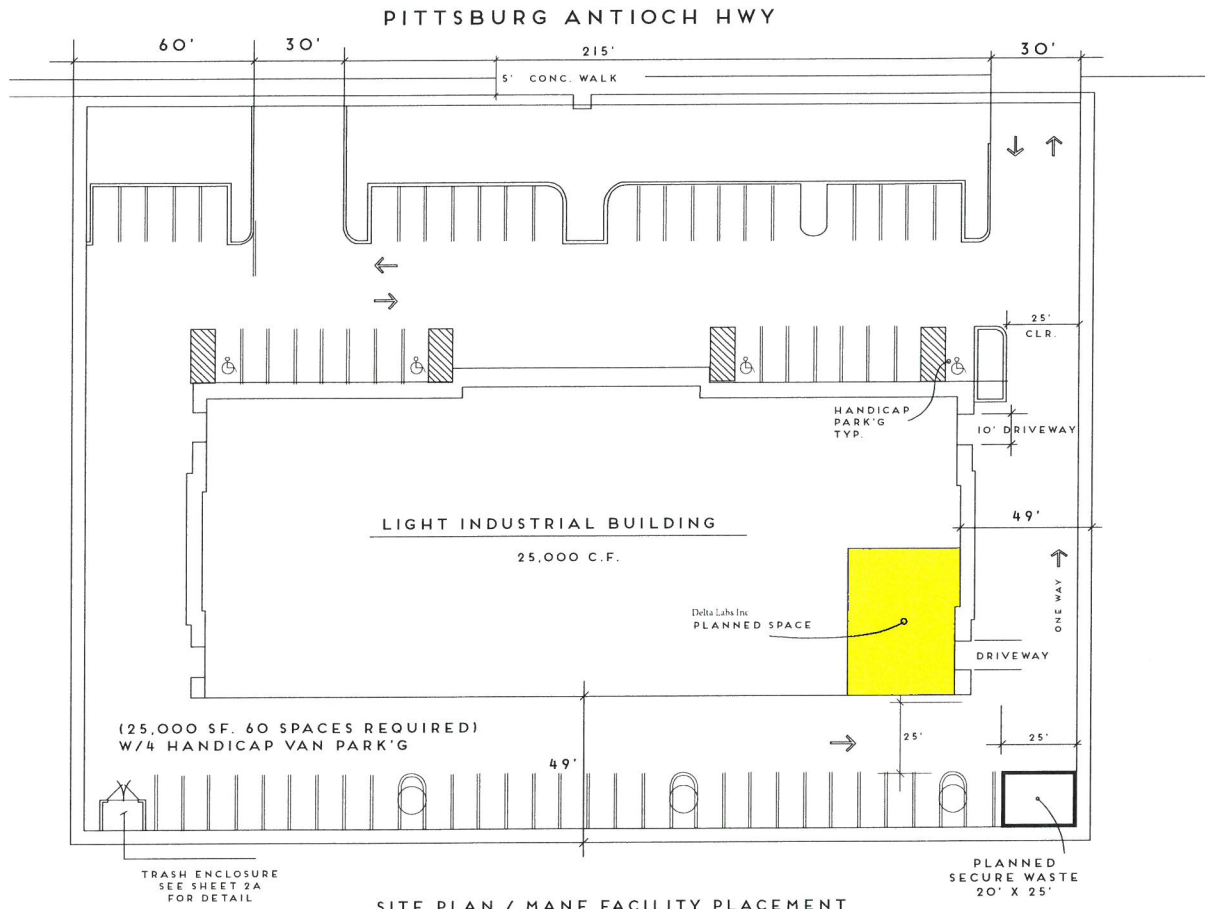
Erin Page
(925) 759-1572
erin@deltadispensary.net

Signed Application Form

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Insert Signed Application Form Page Here

Plans
Site Plan



GATEWAY CENTER

LIGHT INDUSTRIAL BLDG. LOT 05, DELTA BUSINESS PARK ANTIOCH, CA		
SCALE 1" = 20'	APPROVED BY	DRAWN BY J.T.
DATE 9-11	REVIEWED	
ADAPTED FROM ORIGINAL BY J. TERAMOTO		
SITE PLAN / PROXIMITY		DRAWING NUMBER 2A

Floor Plan



GATEWAY CENTER

LIGHT INDUSTRIAL BLDG LOT 05, DELTA BUSINESS PARK ANTIOCH, CA		
SCALE 1/8" = 1'-0"	APPROVED BY	DRAWN BY
DATE 7-04	REVISED JT	
ADAPTED FROM TOM LIN DESIGN		
PROJECTED FLOORPLAN	DRAWING NUMBER X3	

KEY

- HIGH SECURITY (CANNABIS PROCESSING)
 - HIGH SECURITY (SECURE RFID TRANSITION)
 - LOW SECURITY (CANNABIS STORAGE/TRANSITION)
 - LOW SECURITY / GENERAL USE
- NOTE: ALL ACCESSIBLE AREAS REQUIRE IDENTIFICATION BADGE FOR ENTRY



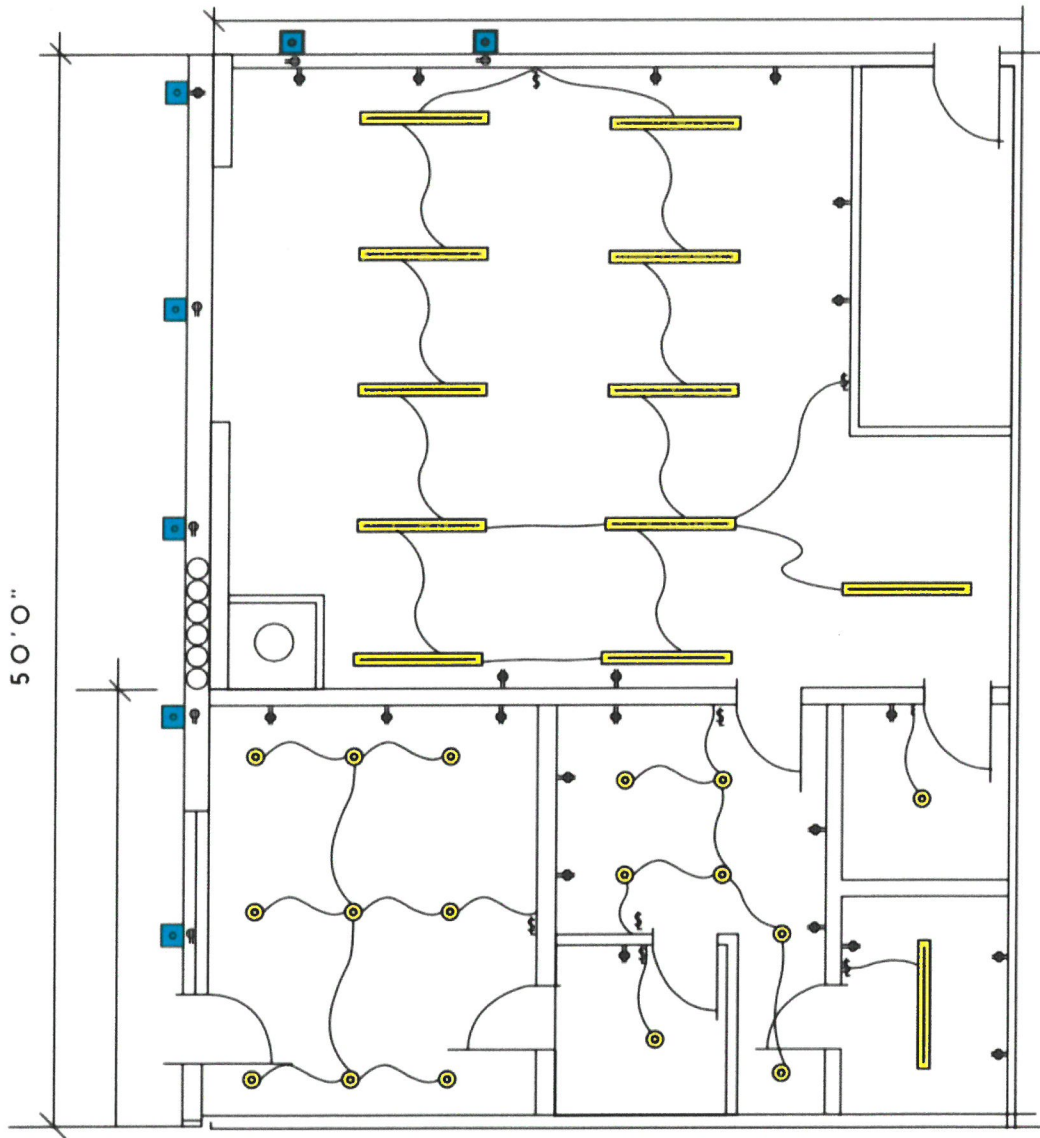
Lighting and Photometric Plan (Interior & Exterior)

GATEWAY CENTER

LIGHT INDUSTRIAL BLDG LOT 05, DELTA BUSINESS PARK ANTIOCH, CA		
SCALE 1/8" = 1'-0"	APPROVED BY	DRAWN BY
DATE 7-04		REVISED JT
ADAPTED FROM TOM LIN DESIGN		
PROJECTED LIGHTPLAN		DRAWING NUMBER X3

KEY			
	= 9'2" BAR LED LIGHTING FIXTURE		= 110V Duplex Outlet
	357 CANDLE POWER (4492 LUMENS)		= 110V Duplex Outlet
	= 9'5" CDL 48W LED RECESSED		= Switch
	254 CANDLE POWER (3200 LUMENS)		
	= 9'5" CDL 48W LED RECESSED		
	254 CANDLE POWER (3200 LUMENS)		

S
↑



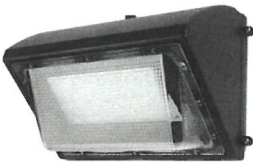
Lighting and Photometric Equipment

60W LED Wall Pack with Photocell - 7,200 Lumens - 250W Metal Halide Equivalent - 4000K - Natural White w/208-277V AC Photovoltaic Cell

Part Number: WP-40K60-S2

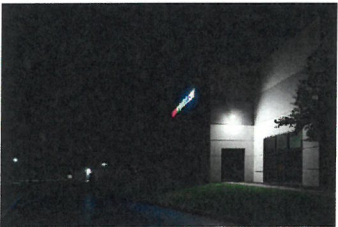
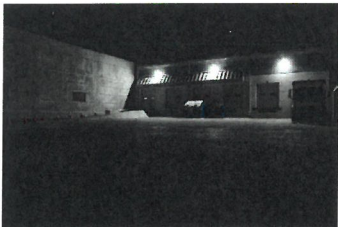


Figure 100: Installation and Mounting



Product Details

- Die cast aluminum housing with bronze powder coated finish
 - Photocell included for dusk to dawn operation
 - DLC Premium - 120 lumens per watt
 - 120 VAC or 208-277 VAC
- [View more details](#)



Specifications

Beam Angle	110 degree	CRI	82 CRI
Color Temperature	4000 K	Comparable Wattage	250 Watts Metal-Halide
Current Draw	500mA	Dimensions	View Dimensional Drawings
Dimmable	No	Efficacy	120 lm/w
IP Rating	Weatherproof IP65	Intensity	7200 Lumen
LED Color	Natural 4000K	LED Lifetime	50000 Hours
Lens Type	Polycarbonate	Material	Aluminum Housing
Operating Temperature	-20~+45 °C (-4~+113 °F)	Photocontrol	Photocell Included
Replacement For	250 Watt MH	Standards And Certifications	DLC Premium, UL Listed
Total Power Consumption	60 Watts	Type	Photocontrol, Standard, Wall Pack

Package Weight: 10lb 8.9oz (4.79kg)

Package Dimensions: 15.75" (40cm) x 12.25" (31cm) x 13" (33cm)

All specifications are subject to change without notice.

9.5" CDL 48W TITANIUM LED SERIES 4.0



PRO



48W REPLACES



2X42W
CFL

60% Energy Savings

- ⌚ Fits existing architectural and commercial housing
- ⌚ 120-277V circuit with 0-10V dimming
- ⌚ Easy installation - Quick connector and pre-wired conduit
- ⌚ Lasts 4 times longer than CFL
- ⌚ Comfortable diffused light
- ⌚ Available in 2700K, 3000K, 3500K & 4000K CCT



LM 79

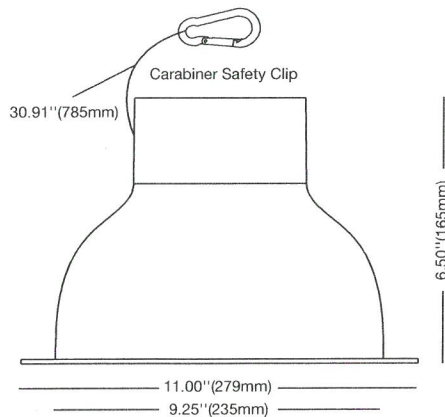
LM 80

TM 21

IES

PRODUCT FEATURES

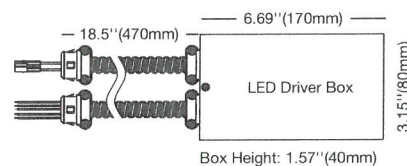
Accessories include a carabiner safety clip that can be used during installation for easy wiring. Two types of retaining clips are also included to secure the fixture if recessed frame does not already have pre-installed clips.



3X Butterfly Clips



3X Retaining Clips



www.greencreative.com / info@greencreative.com - Tel / Fax: (866) 774-5433 - f / GREENCREATIVELED t / GClightingLED in / GREEN CREATIVE

FEATURES AND SPECIFICATIONS

Texas Fluorecents introduces an eye-catching selection of LED Linear Lighting channels that can be surface or pendant mounted individually or in a continuous run that put a line of light where you want it with unmatched styling and energy efficiency. Utilizing the latest in LED High Powered 24 volt Tape Lighting sized exactly to the specific channel provides micro-illumination that will not only highlight the area around it beautifully but say "look here." Ideal for general lighting applications in both commercial and residential applications for circulation spaces, high impact areas and residentially over tables, kitchen islands and home offices. The versatility and clean styling makes this an ideal choice in many applications.

Each Linear Channel is available in popular sizes, four or eight feet, or can be custom sized for your specific application within some small parameters or can be joined together for longer runs. Each channel requires a remote 24 volt driver sized to the wattage of the channel to power the LED Tape.

This Round Channel utilizes a snap in drop down lens to provide 527 lumens per foot using less than 8.78 watts.

Surface mounting of LLLRA Series is physically possible but due to its round shape, aesthetic preference should be considered.

MATERIALS

Anodized Aluminum Channel is lightweight, small dimensions, and dissipates heat well, designed especially for the flexible LED Tape. Highly tooled plastic end caps screw onto the aluminum channel and protect the channel and LED tape from dust and keep the LED Tape clean and in optimum condition. A raceway in the back of the channel provides both a heat sink for the LED Tape and a holder for screws to pendant mount the Channels. The channels can be suspended or flush mounted. Flush mounting requires fastening the channel to the surface from inside the Channel prior to adding the LED Tape. So for surface mounting order Channel and LED separately. The channels are factory or field cuttable to any length but exact length should be determined by the application and the exact length of LED Tape that will provide smooth, consistent lighting through out. Joiner splines are available to join Channels together.

Snap in flush frosted lens is specially formulated for smooth illumination of the LED Tape.

ELECTRICAL

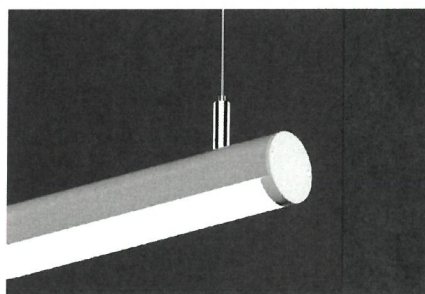
High Powered and high quality LED Tape is flexible and designed for high temperature resistant PCB. Tape provides 120 degree illumination in choice of two color temperatures, 3000K or 4000K. The LED tape has a 50,000 average life and is 24V. Tape comes in a 16 foot reel and is designed to be cut every 2 to 4 inches depending on the exact version. Clear 18 gauge electrical wire is soldered onto the LED tape and comes standard 10 feet. All LED Tapes require a 24V remote driver, sold separately.

WARRANTY

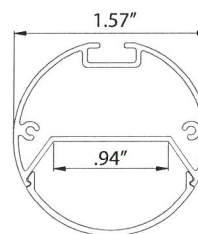
Five Year Limited Warranty.

Texas Fluorecents
2055 Luna Rd. Suite 142 Carrollton, TX 75006
Phone: 972-247-3171 Fax: 972-247-0200
www.texasfluorecents.com email: sales@texasfluorecents.com

LLL Series RA LED Linear Lighting Channel



DIMENSIONS



COMPONENTS



Catalog Number:

Notes:

400W LED Dimmable Parking Lot Light

Specifications

APLD-NW400-2048	
Intensity	50000 lm
Replacement For	1200 Watt HID
Total Power Consumption	400 Watts (±10W)
Power Factor	>0.9
Operating Voltage Range	200~480 VAC
Beam Angle	TYPE IV (100 x 140)
Dimensions	14in W x 30in L x 5in H (35.6cm x 76.2cm x 13cm)
Color Temperature	5000 K
CRI	70
Operating Temperature	-49~113°F (-45~45 °C)
IP Rating	Weatherproof IP65
LED Lifetime	50,000 Hours
Fixture Weight	38 lbs 8 oz (17.46Kg)
Standards and Certifications	ETL / RoHS
Warranty	5 Years

Optional Accessories

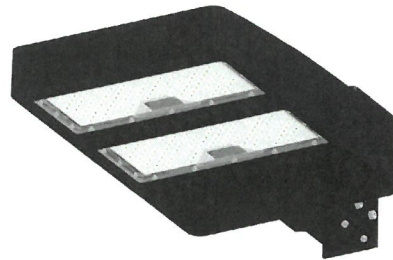
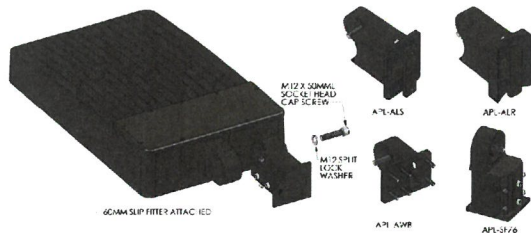
Large Square Pole Mount Kit (APL-ALS)
 Large Round Pole Mount Kit (APL-ALR)
 Wall Mount Kit (APL-AWB)
 Slip Fitter Mount 76mm (APL-SF76)
 All accessories are available at superbrightleds.com

Safety and Notes

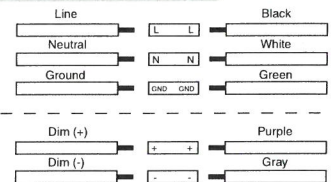
- Secure hardware properly-Fixture is heavy.
- Consult with qualified electrician to install with national, local and state codes.

Accessory Attachment

- Choose mounting accessory per application (60mm comes attached).
- Remove M12x50mm long socket head cap screw with 10mm allen(not included).
- Remove current mounting accessory and attach new mounting accessory in it's place.
- Secure with M12x50mm long socket head cap screw.

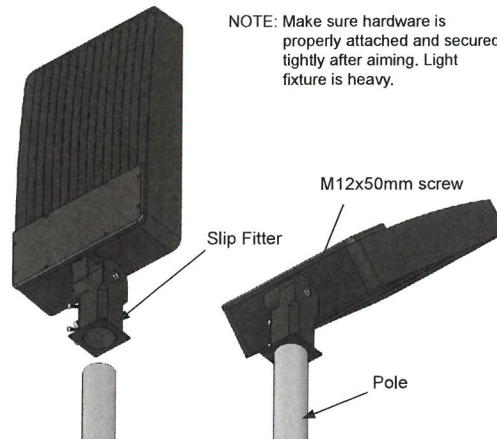


Wiring Diagram



Slip Fitter Installation (Included or APL-SF76)

- Remove power prior to installation.
- Loosen screws on side of Slip Fitter.
- Connect wiring to power supply wires. Black to Line, White to Neutral, and Green to Ground. If 1~10V dimming is used, connect Black to DIM+ and White to DIM-. Consult electrician and install according to national, local, and state codes.
- Attach Slip Fitter to top of pole.
- Tighten all hardware on side of Slip Fitter
- Adjust angle per application by loosening M12x50mm long socket head cap screw with 10mm allen (not included).



NOTE: Make sure hardware is properly attached and secured tightly after aiming. Light fixture is heavy.



Rev Date: V1.0 07/26/2017

4400 Earth City Expy, St. Louis, MO 63045 • 866-590-3533 • superbrightleds.com



Statement of Intent/Project Description

To whom it may Concern:

Delta Labs Inc is planning on developing a Type 6, non-volatile, commercial cannabis manufacturing facility at 2101 W. 10th St. in Antioch, CA. The building was constructed and is currently owned by the Hoke Family. The total square footage Delta Labs Inc intends to initially occupy is less than 2,000 sf and located on the southwest corner of the Gateway Center.

In accordance with CA State Law, and published Bureau of Cannabis Control Regulations Delta Labs Inc is submitting this application for a Type 6, non-volatile manufacturing facility to the City of Antioch with the intention of being granted a Conditional Use Permit to operate under the City of Antioch's proposed commercial cannabis regulations.

We have been business owners within the City of Antioch for over a decade and helped to establish several small businesses that have brought tens of thousands of dollars in annual tax revenue to the community. We are active members in the community and contribute both time and financial assistance to charitable organizations that benefit the residents of Antioch. This new endeavor is projected to increase those contributions significantly through direct tax revenue to the city, by way of development agreement and/or a voter approved tax initiative that we would support.

As business owners, public safety is of the utmost concern and we are committed to providing the safest, most secure commercial cannabis facility in Antioch. In addition to the physical security measures Delta Labs Inc will be implementing, and which are highlighted in the Safety and Security Section of this application, we will be deploying several active and passive measures that local law enforcement, first responders, and City of Antioch agencies will have direct access to.

We are committed to being good neighbors and our investment in security is a significant deterrence factor in discouraging any criminal activity that would adversely affect the community. Further, Delta Labs Inc is not a general consumer business and any visits to the facility will be scheduled and conducted under active surveillance that law enforcement will be able to remotely view at any time. All transactions will be conducted through licensed entities according to Bureau of Cannabis Control regulations, and in accordance with the City of Antioch's commercial cannabis regulations.

Throughout this application we have attempted to present as clear and coherent a picture of our daily operations. We look forward to building a business that the community can be proud of and investing in the community that provides us this opportunity. We look forward to working with local residents and creating good paying, local employment opportunities for individuals that wish to participate in what is projected to be a \$6B dollar economy in the next 2 years. We appreciate your time and consideration of our application and look forward to discussing our plans in greater specificity to the satisfaction of City Staff and Members of the Planning Commission.

Respectfully,

The Hoke Family

Emergency Access

To be updated upon signature by receiving parties.

Cold Extraction Equipment

*Table top washing machines

*Bubble bag filter bags

*Ice

*Water

Cold Water Extraction Process

- 1) put cannabis into work bag and place the bag inside of the washing machine
- 2) fill washing machine with water and ice and start the washing machine cycle
- 3) when the machine stops use the drain hose to drain the machine into the filter bags
- 4) you then collect the material from inside the filter bags and lay it out on parchment paper to dry
- 5) take work bag from washing machine and put used material into composter or secured disposal
- 6) take the collected water and re-filter it for the next round use
- 7) once the material collected from the filter bags is dry it is ready for market







Equipment Summary

Rotary Evaporator

A rotary evaporator is a device used in chemical laboratories for the efficient, gentle removal of solvents from samples by evaporation. Rotary evaporation is most often used to separate solvents with low boiling points, such as n-hexane or ethyl acetate, from compounds which are solid at room temperature and pressure. However, careful application also allows removal of a solvent from a sample containing a liquid compound, if there is minimal co-evaporation (azeotropic behavior), and a sufficient difference in boiling points at the chosen temperature and reduced pressure.

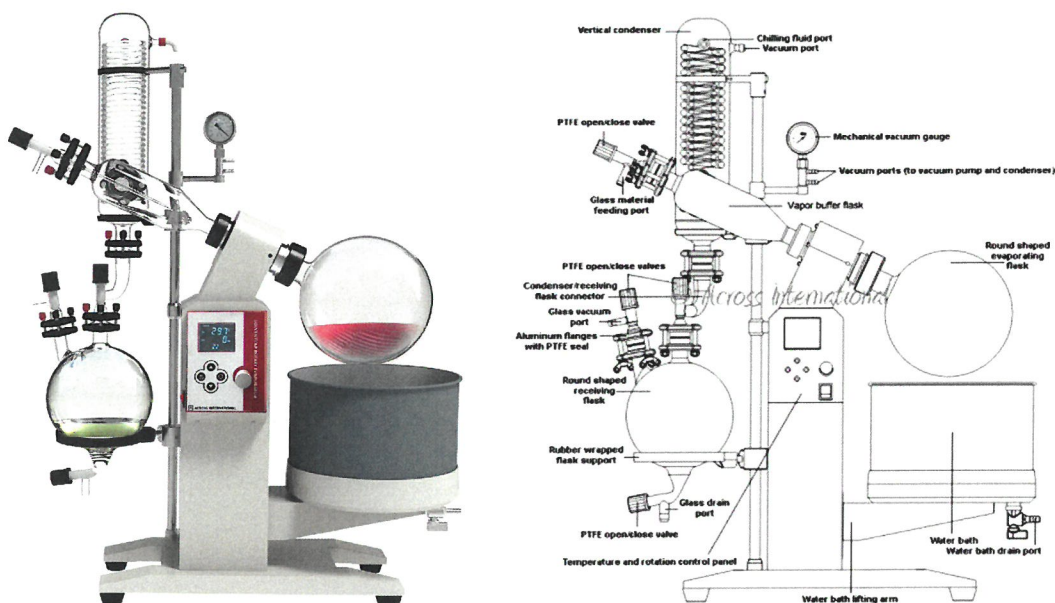


Figure 1: Ai SolventVap 1.3-Gallon/5L Rotary Evaporator w/ Motorized Lift

Model	SE05	SE13	SE26	SE53	SE130
Power	110V or 220V 50/60Hz single phase		220V 50/60Hz single phase		
Rot. Motor Power	25 watts	40 watts	300 watts		400 watts
Evaporating Flask	0.5, 1, or 2 Liter	5 Liter	10 Liters	20 Liters	50 Liter
Receiving Flask	1 Liter	3 Liter	5 Liter	10 Liter	20 Liter
Rotation Speed	10-180 RPM	10-140 RPM	10-130 RPM		10-110 RPM
Condenser	Vertical with dual-spiral glass tubing		Main & auxiliary triple-circulating cold traps, vertical		
Evaporating Speed	20 ml/minute	0.5-1.0 gal/hour	1.7 gallon/hour	1.32-2.9 gal/hour	2.4-4 gal/hour
Number of Heaters	One		Two	Three	

ULVAC DTC-41 Diaphragm Pump

An elastomeric diaphragm can be used as a versatile dynamic seal that removes many of the limitations found with other sealing methods. They do not leak, offer little friction, and can be constructed for low pressure sensitivity. With the right material consideration, diaphragms can seal over a wide range of pressures and temperatures without needing lubrication or maintenance.

Delta Labs Inc has selected the Ulvac pump which have two-stage PTFE diaphragms that are ideal for pumping corrosive gases and organic solvents. These pumps are oil-free, portable, and chemical-resistant, which means less maintenance and no more frequent and costly oil change, or cross contamination.

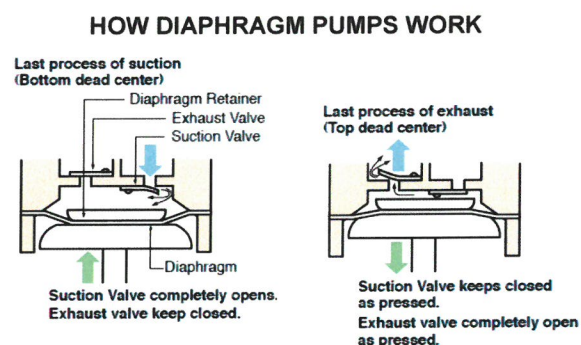


Figure 2: ULVAC DTC-41 Diaphragm Pump

Electrical requirements	115V 60Hz or 230V 50/60Hz, single phase 0.13HP, 100 watts
Full load current	1.1 amps
Pumping rate	1.62 cfm (6 minutes to pump down a 0.9 cu ft oven)
Gasket material	All-PTFE
Ultimate vacuum level	7.5 torr / 10 mbar
Inlet/Outlet	3/8" hose barb
Adjustable vac./gas ballast	No
Pump dimensions (LxWxH)	13 x 5.5 x 8.5 inches
Shipping dimensions (LxWxH)	15 x 9 x 10 inches
Noise	53 dB(A)
Working environment	32°F to 104°F (0°C to 40°C)

Ai -30°C 10L Recirculating Chiller

Ai C30 series recirculating chillers are the true thermostatic control laboratory chiller, these closed laboratory chillers are ideal for applications such as cooling rotary evaporators, analytical instrumentation, laser etching, ICP, vacuum systems, plasma etching and jacketed reactors. This system can also be used as a replacement to tap water cooling in laboratory applications.

Ai C30 are compressor-based recirculating chillers that offer outstanding performance and high reliability as well as quiet operation and ease-of-use. Powerful force/suction pump provides constant flow rates, while microprocessor PID controller gives you the ideal solution when you need precise temperature control or cooling below ambient temperature.

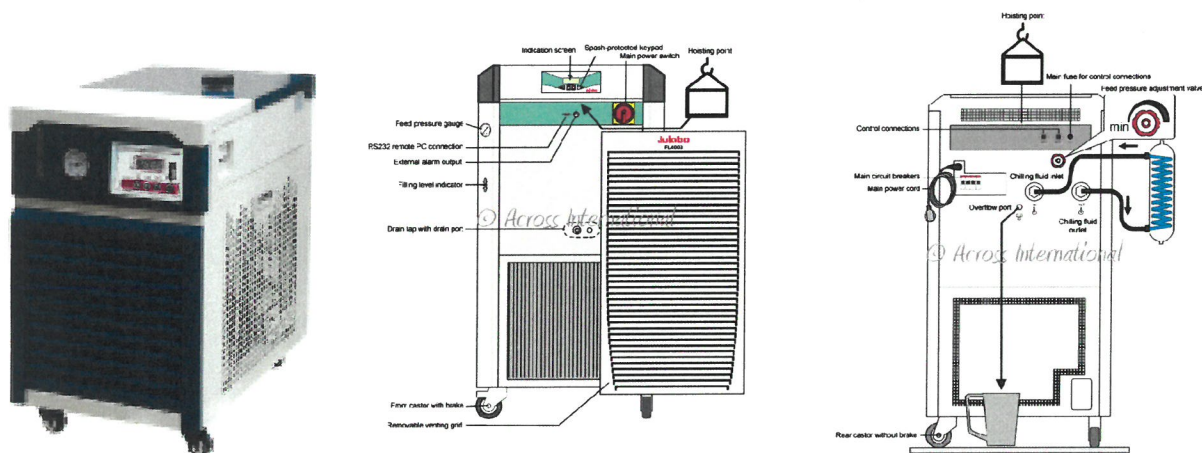


Figure 3: Ai -30°C 10L Recirculating Chiller

Model	C30-10-5L
Electrical requirements	220V 60Hz 1-PH, 1100 watts (Not compatible with 50Hz power)
Compressor	Make: Panasonic Power: 110V or 208-230V 60Hz 1-Phase Number of compressor: One Refrigerant: R410A
Cooling capacity (assuming working environment is 25°C/77°F)	@ 32°F/0°C: 1250W @ 14°F/-10°C: 800W @ -4°F/-20°C: 300W @ -22°F/-30°C: 150W
Reservoir	Capacity: 10 liters or 2.6 gallons Material: Type 304 stainless steel Chilling fluid connection: 3/8" hose barb x 2
Recirculating pump	Pump type: Centrifugal Output: 100 watts Pumping speed: 5.3 gallon/min or 20L/min Maximum head: 20 feet or 6 meters Pressure: 5.8 psi

Process Summary

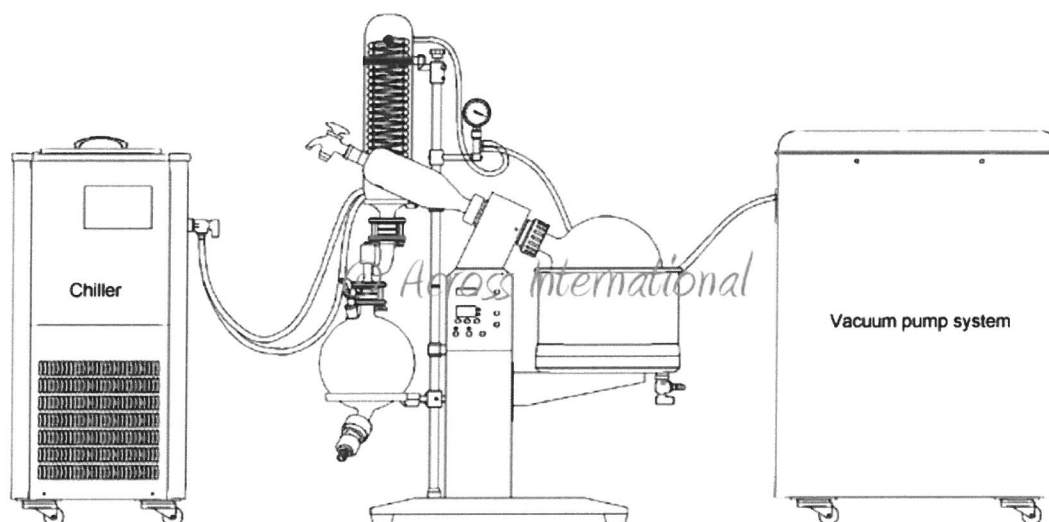
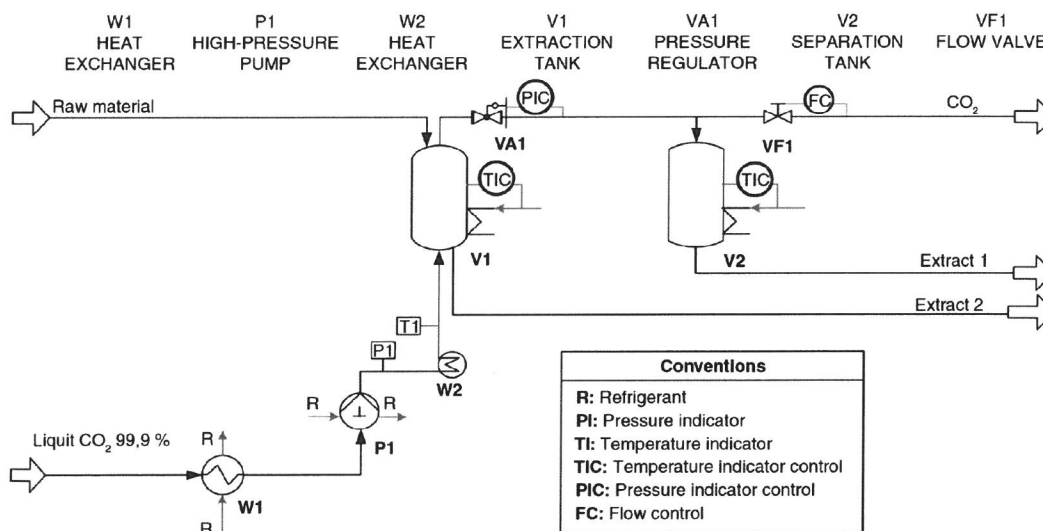


FIGURE 1. Flow diagram of the supercritical fluid extraction equipment. DOI: 10.3989/gya.0786161



Safety for CO2 Extraction Systems

CO2 is non flammable – NO EXPLOSIVE RISK

- Eliminates need for evacuation system, room, hood, etc
- Building code requires ventilation

Minimal facility requirements

- CO2 monitoring/alarm
- Placarding – “oxygen deficient environment”
- Venting of relief points to outside
- Safe storage/handling of compressed gas cylinders

Carbon Dioxide (CO2) extraction of cannabis is becoming more prevalent as the extract market grows with the spread of commercial cannabis legalization. It is much safer than using compressed gas such as Butane, and the containers are both certified and reusable.

The following is a compilation of the process learnings regarding feedstock selection and preparation that have been accepted by the commercial cannabis industry as best practices.

Feedstock Selection

Material selection, especially when starting extraction work, will be determined by price and availability. However, once there are options the following criteria should be considered. Although there is an incredible variety of commercially available cannabis grown in the US, there are three basic categories that Delta Labs Inc will be using in its manufactured products:

Strain

- Cannabis indica–induces full body relaxation, used to treat pain or insomnia, more resinous material
- Cannabis sativa–induces creativity, used to treat depression, more woody material
- Cannabis Hybrid–any combination of the above two

The number of cannabis strains continues to increase as plants are bred to optimize specific traits such as:

- Yield
- Hardiness
- Concentration/balance of certain cannabinoids (generally THC and CBD)
- Flavor
- Effectiveness at treating specific ailments
- Effectiveness at inducing certain effects

Our extract can only be as good as the starting material, and while Delta Labs Inc will be contracting exclusively with some source farms, there are times that large quantities of “trim” are available on the commercial market that we will be purchasing. If a commercial grower has used pesticides, herbicides or fungicides, those residues will be in the feedstock and will be concentrated in the extract. In every instance, purchased feedstock will be accompanied by a Certificate of Analysis to pass current Category 2 California Standards. However, there are still trace amounts of pesticides in cloned

specimens that will not be revealed at the trim test but will be revealed in the process of extraction. No product that fails a Category 2 screening will be released by Delta Labs Inc into the commercial cannabis market.

Cannabis feed stock is available as whole plants, branches, buds, and trim (leaves, stem, and perhaps some small buds). It is available both fresh and dried. Any of these variants can be CO2 extracted, but with differing results.

Feedstock type

Freshly harvested cannabis is quite fragrant due to terpenes, the compounds responsible for scent and flavor. Extract derived from fresh material has a higher terpene content than that made from dried material. It therefore has more flavor and demands a higher price. Relatively few manufacturers use fresh material however due to the following issues:

Fresh material

- The scent of fresh feedstock tends to be intense, causing issues for discrete transport
- It is very perishable and must be refrigerated, frozen, or processed quickly, usually within 24 hours of harvest
- It requires more processing than dried material because of the inherent water content. Increasing the number of processing steps and, overall processing time not only adds to manufacturing costs, but it also generally results in reduced yield and some level of product degradation.
- The resulting extract tends to be sticky and hard to work with
- Acquisition costs tend to be much higher per pound than for dried material (even though a substantial portion of what you are buying is water weight)
- To get fresh material you usually need to buy the whole plant

Terpenes are highly volatile and dissipate quickly, especially when heated or exposed to circulating air for curing. Although dried material will have a lower concentration than fresh material, dried feedstock is more readily available, has a lower cost per pound, is more stable, and takes up less storage space than the wet version. Growers that dry and store with care will preserve more cannabinoid and terpene content than less experienced or less skilled growers. Extract derived from dried material makes up the majority of the market.

Preparing the feedstock

Trim is the green material trimmed from the plant to expose the bud/flower and consists of the leaves, non-woody stems, and immature buds (popcorn). High quality trim will be free of any woody material and have an abundance of popcorn. Low quality material will be full of stems and devoid of popcorn. Cannabinoid concentration depends on the quality of trim and extraction yield will be between flower and stem.

The stems and roots are the most fibrous parts of the plant and they contain the lowest concentration of cannabinoids. They are difficult to process.

Plants from an indoor nursery tend to be of manageable size with stems that are pliable and of small diameter. Outdoor-grown plants, although usually healthier, can be more than ten feet high and ten feet in diameter. Processing this mass of material can be challenging, especially since the stems can be quite woody. Drying whole plants is difficult as it is hard to get consistent airflow throughout the plant, so whole plants tend to be used fresh.

Whole plants

While it is possible to stuff any kind of feedstock material into the extraction vessel as is, there are a number of reasons why this is almost never done:

- Large pieces of material have limited surface area, and therefore require large volumes of CO₂ solvent for full extraction
- Loading unevenly shaped items into the extraction vessel, even if the material is compactable and strongly tamped down, will inevitably lead to air pockets that will ensure channeling (having the CO₂ flow through one channel in the load rather than evenly throughout the load)
- Loading weights will vary as the feedstock material is non-homogeneous
- Preloading charges of material will be impossible

Both efficiency and yield are greatly improved by first breaking down the material into small particle sizes. The goal of grinding is to break up the plant material into very small pieces that are as homogenous as possible without degradation. This can be done using any kind of equipment that does the following:

- Grinding
- Cuts rather than compresses the feedstock
- Keeps the feedstock moving so that it does not heat up and release terpenes

In small-scale production a consumer grade food processor works well. In larger-scale production a commercial kitchen grade food processor is appropriate. When using a food processor, make sure to loosely pack the grinding chamber so that the machine can fully break down the feedstock without binding up, and thus heating the material. It is better to have more batches and cool material than fewer batches and warm material. At pilot-scale production (with the NPX units) an industrial grinding unit will allow flow through processing without heating.

Grinding generates cannabis dust. It should be done in a hood. If a hood is not available then personnel in the area should wear a mask and lab coat. Personnel should always wear lab gloves when handling cannabis.

Preparing Charges

Pre-making extraction charges enables processing efficiency.

- Get a tube (PVC, stainless steel, or other non-reactive material) that has a slightly smaller ID (inner diameter) than the extraction vessel ID.
- Prepare a form
- Measure the internal height of the extraction vessel.
- Mark that height on the tube.
- Cut the tube to be longer than that height by at least two inches.
- The sleeve should hold the material with minimal leakage, be flexible, be non-reactive, and allow CO₂ to flow through.
- Select charge sleeves
- When filled, the sleeve must fit into the extract vessel without wrinkles or gaps as those would encourage channeling.
- Some common sleeves are women's stockings, cotton bags, cheesecloth bags mesh bags and mesh baskets.
- Grind the material (in fume hood wearing gloves from this point on)

- Grind the quantity of material that you will use in one day. The terpenes that remain in the dry material will dissipate quickly once the surface area has been exposed; the longer the material sits after grinding the lower the terpene concentration will be.
- Keep the ground material sealed in its container except when you are actively using it.

Create the first charge (note, should be done with each new feed material)

- Put the tube into the charge sleeve with the height marking at the top.
- Tare a container that will hold more than enough volume of ground cannabis to fill the tube when compacted.
- Fill and weigh the container (weight 1).
- Carefully transfer as much of the material in the container as possible into the tube, tamping down firmly to compress the ground cannabis to get rid of any air pockets, until the tube is filled to the height marking.
- Weigh the container holding the remaining ground cannabis (weight 2).
- The load weight for each of the additional charges will be (weight 1 – weight 2).
- Carefully lift up the tube while pushing the ground contents into the sleeve. A flexible plunger with the same ID as the tube will help greatly.
- Remove the tube from the charge sleeve leaving the ground cannabis in the sleeve.
- Seal the open end of the sleeve by tying it off or using a cable tie.
- Put the completed charge sleeve into a sealed container until ready to use.
- Put the tube into the charge sleeve with the height marking at the top.
- Weigh out the charge (weight 1 – weight 2)
- Carefully lift up the tube while pushing the ground contents into the sleeve. A flexible plunger with the same ID as the tube will help greatly.

Create remaining charges

- Remove the tube from the charge sleeve leaving the ground cannabis in the sleeve.
- Seal the open end of the sleeve by tying it off or using a cable tie.
- Put the completed charge sleeve into a sealed container until ready to use.

Fire Safety Plan

This is the written Fire Safety Plan for Delta Labs Inc. This plan addresses and meets the application requirements of the City of Antioch Cannabis Program Rules and Regulations.

Delta Labs Inc recognizes that a prime motivation for regulating commercial cannabis facilities is to protect the peace, health, safety, and welfare of the community from any issues that may arise as a result from a commercial manufacturing facility. Combustible events not only cause millions of dollars of property damage annually, but they also affect lives.

Because of the complex nature of a manufacturing facility, which combines low to moderate hazard manufacturing, it needs to meet safety standards for F-1 (moderate-hazard manufacturing), B (professional service), and M (merchant) occupancy classifications. To make sure we develop a fire protection plan adequate in all of these occupancy categories, we have partnered with an industry leader in commercial cannabis consulting to evaluate our building and assist us in crafting a comprehensive plan. In this section we give the details of our Fire Safety Plan crafted with their input. Upon being awarded a Conditional Use Permit to operate, Delta Labs Inc will contract with a state certified Fire Safety Professional to audit our plan according to local and state statute(s).

There are two components to fire safety: prevention and suppression.

Preventative Fire Measures

Areas of the Facility

Critical components of fire prevention in a manufacturing facility that includes:

- Ensuring Electrical Safety
- Good Housekeeping and Site Maintenance
- Adequate Signs and Notification for Hazardous Materials
- Fire Safety Training and Drills
- Effective Emergency Response Plans

Complying with State and Local Fire Codes

Delta Labs Inc will conform to all applicable sections of the California Fire Code, which is the latest edition. However, Delta Labs Inc recognizes that compliance with the following sections is particularly important:

- Section 903.2.3 C.F.C., pertaining to automatic sprinkler systems for Group F occupancies as discussed in Section 8.3.1. Group F occupancies refer to buildings or portions of buildings used for packaging, or processing operations similar to Delta Labs Inc manufacturing facility.
- Section 105.6.7. C.F.C., pertaining to combustible fiber storage rooms. The facility will have sprinklers as described in Section 8.3.1 in order to mitigate this potential fire hazard.
- Section 901.4.3. C.F.C., pertaining to clear identification of fire hydrant locations.

Electrical Safety

Delta Labs Inc recognizes the importance of electrical safety as a key feature of an effective fire protection plan. Delta Labs Inc will minimize workplace electrical hazards by specifying electrical equipment and designing electrical systems that conform to all the applicable electrical and fire codes for the City of Antioch. We will achieve optimal electrical safety for our facility in the following areas:

- a. Electrical Systems Design
- b. Electrical Equipment
- c. Employee Training

Electrical System Design

The electrical systems for the facility will be designed and constructed in accordance with the California Electric Code (the latest code), and will include the following general electrical safety features:

- Conductors will be protected from overload by circuit breakers; feeders and branch circuits over 600 volts nominal will also have short-circuit protection.
- Only code-approved conductors and equipment will be installed or used.
- Conductors will be spliced or joined with suitable splicing devices.
- Electrical circuits and electrical equipment will be grounded to protect employees against electrical shock, safeguard against fire, and protect against damage to electrical equipment.
- Grounded/grounding conductors of an electrical circuit will be marked or color coded in a way that allows employees to identify and distinguish them from each other and from the other conductors in the circuit.

It should be noted that design and installation of the Electrical System will be complementing an already existing design developed by the owners of the manufacturing facility as they are also the general contractors for the original building.

Electrical Equipment

The safety of equipment will always be assessed in light of the following considerations:

- Whether electrical equipment has the manufacturer's name, trademark, or other descriptive marking by which the organization responsible for the product may be identified, as well as markings indicating voltage, current, wattage, or other ratings. If not, the equipment will not be installed.
- If parts of electrical equipment in ordinary operation produce arcs, sparks, flames, or molten metal: all electrical equipment with these attributes, will be enclosed or separated and isolated from all combustible material.
- Whether electrical insulation is adequate. When Delta Labs Inc staff ascertains that insulation is not adequate, appropriate adjustments and replacements will be made.
- What the heating effects are of equipment operation under conditions of use. Qualified staff will perform initial and periodic tests to determine the heat effects on electrical equipment. Equipment not meeting safety requirements will be replaced or repaired.
- Whether the equipment classification by type, size, voltage, and current capacity is appropriate for the equipment's intended use.

Employee Training

Delta Labs Inc will train all employees on safe procedures for working with or near electricity. Employees will know that smoking is strictly prohibited anywhere in the facility. They will be made aware of the locations of breakers and boxes, and of the location of emergency phones, panic buttons, and the appropriate procedures for using these devices. They will be trained to mind the following electrical safety guidelines:

- Tools, power cords, and electrical fittings are to be inspected for damage or wear prior to each use. Employees are not to use damaged equipment and must make sure worn wires are replaced.
- Employees are to tape cords to walls or floors when necessary for safe working conditions.
- Employees are not to use cords around exposed nails and staples as they can damage the cords and result in fire and shock hazards.
- Employees are to use cords or equipment only at the level of amperage or wattage for which they are rated.
- When working with or near electricity or power lines, employees are not to use non- wood ladders or other ladders made of conductive materials.
- Employees are not to use extension cords as substitutes for wiring improvements.
- Employees are to use only approved extension cords [i.e., those with the Underwriters Laboratory (UL) or Factory Mutual (FM) label].
- Access to circuit breakers or fuse boxes is not to be blocked at any time.
- Outlets or cords that have exposed wiring are not to be used.
- Power tools are not to be used with the guards removed.
- Power cords are to be kept away from heat, water, and oil to prevent damage to insulation or shock.
- Power cords are to be kept clear of tools during use.

Good Housekeeping and Site Maintenance

A responsible fire prevention plan includes good housekeeping procedures and maintenance of fire systems. The site will be kept clean at all times to prevent accumulation of waste, trash, and debris and minimize potential hazards. Waste, trash and debris will be disposed of on a regular basis in a safe, acceptable manner, and in accordance with applicable laws and ordinances. Fire control systems will be routinely checked and maintained.

Specifically, to limit the risk of fires, Delta Labs Inc intends to follow the procedures recommended by OSCHON in their public report to the Division of Workers' Compensation, which requires employees to:

- Minimize the storage of combustible materials.
- Make sure that doors, hallways, stairs, and other exit routes are kept free of obstructions.
- Dispose of combustible waste in covered, airtight, metal containers.
- Use and store flammable materials in well-ventilated areas away from ignition sources.
- Use only nonflammable cleaning products.
- Keep incompatible (i.e., chemically reactive) substances away from each other.
- Perform "hot work" (i.e., welding or working with an open flame or other ignition sources) in controlled and well-ventilated areas.
- Keep equipment in good working order (i.e., inspect electrical wiring and appliances regularly and keep motors and machine tools free of dust and grease).
- Ensure that heating units are safeguarded.
- Report all gas leaks immediately.
- Repair and clean up flammable liquid leaks immediately.
- Keep work areas free of dust, lint, sawdust, scraps, and similar material.
- Not rely on extension cords if wiring improvements are needed, and take care not to overload circuits with multiple pieces of equipment.
- Ensure that required hot work permits are obtained.
- Turn off electrical equipment when not in use.

To ensure proper functionality of our fire control systems, Davis Cannabis Company will ensure that equipment is maintained according to the manufacturers' specifications and according to local, state, and national requirements. Delta Labs Inc will only allow properly trained individuals to perform maintenance work.

Some of the items that will be subject to a schedule of routine maintenance and regular inspection are:

- Equipment installed to detect fuel leaks, to control heating, and to control pressurized systems;
- Portable fire extinguishers, automatic sprinkler systems, and fixed extinguishing systems;
- Detection systems for smoke, heat, or flame;
- Fire alarm systems; and
- Emergency backup systems and the equipment they support.

Signs and Notification for Hazardous Materials

Delta Labs Inc will comply with applicable local and state requirements regarding the posting of signs identifying the presence of hazardous materials on the facility site. This will include the posting of NFPA diamond signs used by emergency personnel to quickly and easily identify the risks posed by nearby hazardous materials.

In addition, Delta Labs Inc will comply with applicable local and state regulations regarding the notification of appropriate agencies in the event of release or threatened release of hazardous material into the workplace or environment. This includes providing all state, city, or county fire or public health or safety personnel and emergency rescue personnel with access to the facility as necessary to mitigate the emergency.

Delta Labs Inc shall regularly evaluate the presence of combustible materials. We recognize that certain types of substances can ignite at relatively low temperatures. To identify these types of substances and safe procedures for handling them, the following classification and handling procedures of flammable and combustible materials was obtained from OSCHON and will be a required part of employee training:

Class A Combustibles

These include common combustible materials (wood, paper, cloth, rubber, and plastics) that can act as fuel and are found in non-specialized areas such as offices. Rules to handle Class A combustibles safely:

- Dispose of waste daily.
- Keep trash in metal-lined receptacles with tight-fitting covers (metal wastebaskets that are emptied every day do not need to be covered).
- Keep work areas clean and free of fuel paths that could allow a fire to spread.
- Keep combustibles away from accidental ignition sources, such as hot plates, soldering irons, or other heat- or spark-producing devices.
- Store paper stock in metal cabinets.
- Store rags in metal bins with self-closing lids.
- Do not order excessive amounts of combustibles.
- Make frequent inspections to anticipate fires before they start.

Class B Combustibles

These include flammable and combustible liquids (oils, greases, tars, oil-based paints, and lacquers), flammable gases, and flammable aerosols. Rules to handle Class B combustibles safely:

- Use only approved pumps, taking suction from the top, to dispense liquids from tanks, drums, barrels, or similar containers (or use approved self-closing valves or faucets).
- Do not dispense Class B flammable liquids into containers unless the nozzle and container are electrically interconnected by contact or by a bonding wire. Either the tank or container must be grounded.
- Store, handle, and use Class B combustibles only in approved locations where vapors are prevented from reaching ignition sources such as heating or electric equipment, open flames, or mechanical or electric sparks.
- Do not use a flammable liquid as a cleaning agent inside a building (the only exception is in a closed machine approved for cleaning with flammable liquids).
- Do not use, handle, or store Class B combustibles near exits, stairs, or any other areas normally used as exits.
- Do not weld, cut, or grind near Class B combustibles.
- Do not use unsafe electrical appliances or equipment near Class B combustibles.
- Do not generate heat, allow an open flame, or smoke near Class B combustibles.
- Know the location of and how to use the nearest portable fire extinguisher rated for Class B fire.

Fire Safety Training and Drills

Delta Labs Inc will ensure that employees have the full benefit of receiving training upon hire, with regular refresher training throughout their employment. Random drills conducted at least twice a year will give employees the opportunity to practice protocols and allow us to assess the effectiveness of their training.

Training

One goal of training is to make sure employees understand the structural safeguards that are built in to our facility so they can rely on them appropriately and know if they are obstructed or malfunctioning. This means making sure employees:

- Are aware of the emergency exits and the location and types of fire extinguishers;
- Are aware of the fixed fire extinguishing systems at the facility and understand how these systems are designed to operate in a fire emergency;
- Are aware of the emergency lighting system and how it is supposed to work;
- Are familiar with the alarm system, knowing how to operate it, including methods of voice communication and activating sound signals such as bells, whistles, and horns; and
- Know the evacuation plan, including exit routes from building, the correct procedures to follow, locations of exit signs, and the meaning of different evacuation signals they may hear.

All employees will know:

- How to raise the alarm if there is fire.
- How to contact the fire Department.
- How to use fire-fighting equipment, including portable fire extinguishers.
- That exits are to remain clear of obstructions and that fire doors are to be unblocked and are not to be locked when employees are inside.

Evacuation plans will identify employees who will serve as floor wardens. Floor wardens are the go-to people during an emergency who will provide direction to the rest of the staff. Floor wardens receive special training on the execution of their functions.

Evacuation plans will also specify a) who stays behind to shut down critical facility equipment and b) how these individuals are to be evacuated.

Every employee will be briefed on the fire hazards specific to his or her individual job and on general matters such as:

- Proper handling and packaging of flammable waste.
- Housekeeping procedures for storage and cleanup of flammable materials and flammable waste.
- Proper cleaning and maintenance of heat producing equipment and storage of flammables away from this equipment.
- All employees will receive instruction on the general evacuation procedures:
- How and where to assemble and whom to report to. This is critical in order to be able to account for all employees.
- How to evacuate disabled employees.

Drills

Delta Labs Inc will conduct fire drills twice a year to assess everyone's fire emergency preparedness. Management will periodically test employees on their knowledge of fire safety matters within the facility. All employees are required to participate in fire drills to test their knowledge in practice. In case they do not implement emergency procedures properly, employees will be required to review procedures and attend additional training and drill exercises.

Results of fire drills are recorded in Delta Labs Inc fire log, utilizing a check list that evaluates the following items:

Communication

- Was the fire alarm clearly heard in all areas?
- Was the public address system clearly heard in all areas? ◦ Fire Department notified?
- Security notified?

Evacuation Team Personnel

- Did Floor Wardens report to respective stations?
- Did Floor Wardens carry out all assigned duties (building search, head count, etc.)

Containment of Fire

- Were all doors closed but not locked?
- Was a fire extinguisher taken to the location of the fire?

Evacuation

- Were corridors and exits found clear of obstructions?
- Did the evacuation proceed in a smooth and orderly manner? ◦ Did visitors to the building take part in the drill?
- Was a status report given after relocation?

Utilities

- Were electrical appliances turned off? ◦ Emergency lights left on?
- Was ventilating system shut down?

Records/Valuables

- Were important documents/cash, etc. secured or prepared for removal?

Emergency Response Plan

In addition to fire safety, Delta Labs Inc recognizes the importance of having an integrated emergency response plan that will include the following elements:

- Identification of the most common types of emergencies (bomb threats, fire and explosions, hazardous materials release, suspicious package, earthquakes, utility outage, gunfire, death or serious injury, workplace violence, hostage situation);
- Definition of the leadership structure for Delta Labs Inc in the event of an emergency;
- Emergency leadership roles and protocols (i.e. floor wardens and responsible persons);
- Identification of command centers;
- Classification of the severity of each emergency;
- General instructions for responding to each of the emergency types defined by Federal Emergency Management Agency (FEMA).
- General evacuation instructions.

Administrative and Non-Sensitive Proximity of the Facility

In addition to the foregoing, further fire safety measures must be adopted in the non-manufacturing space and surrounding areas that could be impacted by an emergency event:

- Promulgation of a strict no-smoking policy and other fire prevention rules to all members;
- Clearly marked and illuminated exits and evacuation routes; and
- A facility staff trained and routinely drilled in the proper procedures to evacuate personnel.

Promulgation of Policies and Procedures

- Explanation of fire prevention rules and emergency response procedures will be included in every employee intake and also be part of any authorized visitor indemnification agreement. This will include familiarizing visitors with the location of fire exists, routes of evacuation, sound of fire alarms, assembly points, and basic procedures to follow.
- Visitors will be advised that there will be no smoking permitted anywhere in the facility and that they may not bring hazardous or flammable materials into the facility.
- Clearly Marked Exits and Evacuation Routes
- Evacuation routes will be indicated at intake and during pre-entry to the facility, and clearly mapped in diagram form on well-displayed signs throughout the facility, as well as marked by required signage and illuminated exit signs.

Assigned Staff Roles and Training in Visitor Evacuation

- Staff will be trained in procedures to evacuate authorized visiting individuals in all possible circumstances and scenarios, and periodic fire drills will test the effectiveness of these procedures.
- At all times there will be an on-duty staff member (Ward 1) who will have responsibility for ensuring that all visitors have been evacuated in the event of an emergency. The visitor check-in list will be used for this purpose.
- A second on-duty staff member (Ward 2) will be responsible for conducting visitors to the emergency assembly area and staying with them throughout the emergency. Ward 2 will have responsibility for advising visitors on appropriate behaviors during evacuation and will normally be someone who is trained in first aid.

Fire Suppression

Delta Labs Inc will employ many techniques to mitigate and control fires if they occur. Smart mitigation techniques limit fire damage and conserve the resources of the City of Antioch Fire Department and other first responders, by reducing the number of incidents that require response by firefighters. These mitigation techniques include the following:

- A. Fire Alarms
- B. Sprinklers
- C. Extinguishers
- D. Monitoring Services
- E. Fire Evacuation Plan

Fire Alarms

A fire alarm system will be designed and installed for the facility in conformance with the City requirements and NFPA 13. Our system will be a fully analog addressable fire alarm system, comprising a main fire alarm panel which can fully tie into a network accessible by Delta Labs Inc third party monitoring company, and is also expandable. The addressable fire alarm system helps detect fires early: all loop devices in the system are individually addressed to provide the panel with unique identification of each device. The addressable fire alarm system can be integrated with the building management system, CCTV, and access control systems to allow us to monitor safety and security from one central station.

The main fire alarm panel will be located in the security room. In compliance with the City of Antioch Fire Department requirement, a remote annunciator will be located outside the main lobby for access. Manual pull stations will be located at each exit. Audio/visual fire alarm devices will be located in the administrative entry, corridors, and restrooms. Smoke detectors will be located in electrical rooms, telephone rooms, and in the security room. The fire alarm system will be installed using open plenum rated design. The fire alarm system will monitor the sprinkler water flow and supervisory valves with addressable modules. There will be a communication dialer for central station notification upon receipt of alarm and trouble conditions.

Each HVAC unit will have one addressable duct smoke detector mounted on the supply side of the unit. Each duct smoke detector will have a relay contact for interfacing with the HVAC unit for shutdown in the event a duct smoke detector initiates an alarm. Monitoring of the fire alarm system will be provided by a third party monitoring company and the central station will be located with them. The fire alarm system proposed by Delta Labs Inc will meet all code requirements.

Details of all annunciation and control panels to be installed will be submitted to the Fire Department for review and approval prior to installation.

Sprinklers

A new wet-pipe, fire sprinkler system will be installed to meet requirements for the proposed commercial cannabis manufacturing facility. Hydraulic calculations indicate that an overhead density of .20 gpm over a 1,500 square-foot (slope ceiling add 30%) design area will satisfy the sprinkler needs without need for an in-rack sprinkler system. The density is derived from the National Fire Protection Association (NFPA) 2013 edition Ordinary Hazard Group II with a commodity classification. Max storage height will be 12 feet. The automatic sprinkler systems will be provided in all areas and will be designed to comply with the Salinas requirements and NFPA 13. A minimum of one shutoff valve and water flow device will be provided per zone. The sprinkler water flow and supervisory valves will be monitored by the new fire alarm system. Fire sprinklers to be quick response, 5.6k-factor. It will be 200 degrees above t-bar and 155 below t-bar.

Extinguishers

Fire extinguishers are a necessary tool in controlling fires prior to the arrival of emergency personnel. Delta Labs Inc intends on installing both fixed and portable extinguishers in key locations throughout the facility. The location of these extinguishers depends largely on the type of extinguisher. Fire extinguishers are divided into four basic categories, based on different types of fires. Each fire extinguisher also has a numerical rating that serves as a guide for the amount of fire the extinguisher can handle. The higher the number, the more fire-fighting power the fire extinguisher has.

The four categories of fire extinguisher are as follows.

- Class A extinguishers are for ordinary combustible materials such as paper, wood, cardboard, and most plastics. The numerical rating on these types of extinguishers indicates the amount of water it holds and the amount of fire it can extinguish.
- Class B fires involve flammable or combustible liquids such as gasoline, kerosene, grease and oil. The numerical rating for class B extinguishers indicates the approximate number of square feet of fire it can extinguish.
- Class C fires involve electrical equipment, such as appliances, wiring, circuit breakers and outlets. Class C extinguishers do not have a numerical rating. The C classification means the extinguishing agent is non-conductive.
- Class D fire extinguishers are commonly found in a chemical laboratory. They are for fires that involve combustible metals, such as magnesium, titanium, potassium, and sodium. These types of extinguishers also have no numerical rating, nor are they given a multi-purpose rating—they are designed for class D fires only.
- For fires involving a combination of these classifications, a fire extinguisher with ABC ratings must be used. This is the multipurpose dry chemical extinguisher. The ABC type is filled with monoammonium phosphate, a yellow powder that leaves a sticky residue that may be damaging to electrical appliances such as a computer.

Based on Delta Labs Inc operations, fire extinguishers at the proposed manufacturing facility will be the Class A, B, and C fire extinguishers. Both fitted and portable fire extinguishers will be located in accordance with National Fire Protection Association 10 (NFPA) and City of Antioch requirements, and as shown in the Fire Alarm Plan above.

Monitoring Services

Delta Labs Inc will use a third-party fire monitoring service, or "Remote Station Monitoring." Both the fire alarm and sprinkler system will be monitored for any alarm or trouble conditions. When an alarm signal is received, our contracted company will dispatch the fire City and the Davis Cannabis Company staff for corrective action.

All signals from our fire monitoring system are sent automatically to a UL listed central station at the remote site. The central station is staffed 24 hours a day, 365 days a year. All fire monitoring systems send an automatic signal to the central station every 24 hours. This is called a timer test. The timer test lets us know the system is operating normally and is not having any problems. If we do not receive a timer test, we know to take corrective action.

Our fire monitoring system has a fire communications module, or communications panel. The communications panel is required to have two conventional telephone lines by which the panel communicates with the central station.

As a life safety system, the fire monitoring system constantly supervises its wiring, phone lines, AC power, battery, and general operations. If one phone line should fail, the system uses the other phone line to call the central station and notify

of a phone line failure. The same is true of most other system problems; the system calls the central station and identifies the problem so the situation can be corrected.

Computer automation is an essential part of the central station operation. The computers receive alarm and trouble signals and present the information to the station operators. This allows us to take action as quickly and efficiently as possible.

Fire Evacuation Plan

Delta Labs Inc recognizes that the safe, orderly and prompt evacuation of our employees, patients, and any other building occupants depends not only on having the physical safety features of the building, such as fire extinguishers and fire alarms, in operating condition, but also on having an operational emergency evacuation plan. The cooperation and participation of every building occupant is essential. Every employee has an individual responsibility to know how to accomplish the evacuation when the fire alarm device sounds or when directed by a public authority or management representative. The Fire Evacuation Plan consists of the following:

Pre-Planning the Escape

- The locations of fire alarm pull boxes will be clearly identified and all employees and patients will be made aware of them during their initial new employee or patient orientation and again in periodic refresher reviews and drills.
- Exits will be checked routinely to ensure there are always at least two unobstructed pathways out.
- The fire exits will be checked routinely to make sure they are usable.
- Periodic fire drills will be enacted to ensure patients and employees learn the sound of the building's fire alarm.
- Emergency telephone numbers will be posted near all telephones. Telephones will be located strategically throughout the building. A minimum of 4 telephones will be provided.
- Fire evacuation exit diagrams will be posted throughout the building.
- Exits will be clearly marked.

Evacuating If There Is A Fire or Fire Alarm

- When an employee discovers a fire or smoke condition, he/she must sound the building alarm by activating the nearest pull station, and make a follow-up call to 911. Red emergency telephones will be located strategically throughout the facility to ensure that employees have easy access to calling 911.
- Whenever the fire alarm is sounded, all employees must leave immediately. Employees must not assume the fire alarm is false or a test and wait to see what others do. In a fire, seconds count.
- Each employee must try to help others, if he/she can do so safely.
- Unless unusual conditions dictate otherwise, all employees must use the nearest stairway as this is the best evacuation route to the nearest exit.
- When leaving, each employee must close (not lock) the door behind himself or herself. If the door locks automatically, he/she shall take his/her key with him/her in case he/she needs to get back in for refuge.
- Once outside, he/she shall meet at his/her assembly point and take a head count to make sure everyone is out and accounted for. He/she must never attempt to re-enter the building to search for someone missing; he/she should let fire or police officials know.
- There will be 3 floor wardens who will be responsible for alerting employees during their training of the assembly point, and in an actual emergency they will be responsible for taking a head count to ensure everyone is accounted for once outside of the building. These individuals will serve as the main contact for emergency training and drills.
- Additionally, floor wardens will be provided a neon vest to wear so that they can be easily identified.

Checking The Doors And Avoiding Smoke Inhalation

- Before opening a door, each employee should make sure there is no fire on the other side by using the back of his/her hand to touch the door, door knob, or door frame.
- If the door, door knob, or door frame feels hot, the door shall not be opened, as there is probably fire on the other side. If the door, door knob, or door frame feels cool, the door should be opened slowly, and the employee shall leave the area and close the door behind them.
- Stay low when there is smoke.
- If an employee encounters smoke while escaping, he/she should crawl or get as low as they can, since the cleanest air will be within 1 to 2 feet from the floor. If the main exit is blocked by fire or smoke, the employee should use their alternate route. If this is not feasible, the employee shall go to the safest location and wait for rescue.
- Protecting Oneself If One Can't Escape
- He/she must close all doors between himself/herself and the fire.
- All cracks around doors must be sealed with cloth to keep the smoke out.
- He/she must call 911 to notify emergency personnel of his/her location.

Standardization of Procedures

Standardization of procedures is the only way to ensure accountability and comprehensive preparedness. Accordingly, Davis Cannabis Company has developed a set of standardized forms and checklists to ensure that our safety procedures are correctly implemented and followed. We provide a sample of these safety-procedure forms and checklists in the Exhibits appended to this Fire Safety Plan:

- Fire Risk Survey – Exhibit A
- General Fire Prevention Checklist – Exhibit B
- Exits Checklist – Exhibit C
- Flammable and Combustible Material Checklist – Exhibit D



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City of Antioch Public Hearing November 3, 2021

Attention: City of Antioch Planning Commission

Subject: Written Statement Opposing the Delta Labs Project (UP-21—06) as Proposed.

My name is Jason Pauline. I own the property directly to the south of the proposed project. My property address is 1300 Verne Roberts Circle. We share a common property line with the proposed project. Currently we are in the last stages of remodeling the old Delta gym. Very soon my company, Black Diamond Electric, will occupy and operate out of 1300 Verne Roberts. After reading the staff report we have concerns about possible adverse effects on our property and business operation. We received the hearing notice Today, November 1st, we received the notice from the city of Antioch that the hearing for this project will be held on Wednesday November 3rd. With only one full day between now and the hearing we were unable to brief our general counsel and fully examine the legal matters pertaining to the proposed project and the City of Antioch's approval of said project. When reviewed by counsel this written objection may be amended to include other possible legal issues. We would welcome any communications with Delta Labs and the city of Antioch to mitigate the possible negative impacts of the proposed project. We are not opposed to the proposed operation of a THC Extraction business; however, we are concerned that there are elements in the proposed plan that may need to be altered to secure our property and business operations. As a neighbor that shares a property line, we hope to amicably resolve any issues.

After reading the full staff report we identified the following issues:

1. Security. When reading the staff report it is obvious that the city of Antioch places an immense amount of importance on security. It is apparent that the proposed business has the potential to attract a criminal element, hence the need for added security. Our properties are divided by a cyclone fence that is currently susceptible to transients entering our property, if there is a true criminal element that targets the proposed project our property could be used as a getaway corridor and our workers and operation would be put at risk.
2. Odor mitigation. We would like more information from the City or Delta Labs about the odor mitigation effort as stated on the preliminary plans. How much will we smell? When the wind blows off the delta (which it does a lot), will our property be inundated with odor? If the odor is bad, it could substantially decrease the value of our property and possibly hinder our business operations.
3. On the preliminary site plan there is a planned 20' x 25' 'secured waste' area. The proposed secure waste area butts right up against our property line. This could possibly pose a hazard to our property and employees. It is unknown what type of waste will be stored in said secured area. We would like a detailed description of what would be stored in that area and how it is to be secured.
4. Due to the lack of time that we have had to review the project we would ask the City of Antioch to postpone the approval to give our legal team time to review the project.

We feel that the above issues can possibly be abated if the city includes, as a condition for approval, the construction of an eight-foot-high cinder block type wall in place of the existing dilapidated cyclone fence that borders our property. We feel that this substantial wall will increase the security and safety of our employees and protects the value of our property. We welcome the new business venture to our neighborhood, and we look forward to hearing from Delta Labs and the City of Antioch.


Thank you,
Jason Pauline
President
Black Diamond Electric



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of November 23, 2021

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Dawn Merchant, Finance Director 

APPROVED BY: Ron Bernal, City Manager

SUBJECT: Resolutions Appropriating Expenditures for Encumbrances and Project Budgets Outstanding to the 2021/22 Fiscal Year Budget and Approving Other Amendments to the 2021/22 and 2022/23 Fiscal Year Budgets

RECOMMENDED ACTION

It is recommended that the City Council adopt the following resolutions:

1. Resolution of the City Council of the City of Antioch appropriating expenditures for encumbrances and project budgets outstanding to the 2021/22 fiscal year budget and approving other amendments to the 2022 and 2023 fiscal year budgets.
2. Resolution of the City Council of the City of Antioch approving amendments to the 2022 and 2023 fiscal year budgets for items considered at the meeting of November 23, 2021.

FISCAL IMPACT

Funds were committed and available in the prior fiscal year to pay for encumbrances and project budgets outstanding (Attachment A, Exhibits A & B). This action will carry forward those unspent funds and any related reimbursements into the current fiscal year. Other items requiring amendments are outlined in Exhibits C & D to Attachment A. Furthermore, items brought back for consideration and new requests are included in Attachment B.

DISCUSSION

The City has closed the fiscal year 2020/21 year end. As a result, the following fiscal year 2020/21 budget amendments are requested for the General Fund, as well as other City funds:

- Encumbrances are commitments (purchase orders) related to not yet completed contracts or purchases of goods or services. Encumbrances outstanding at June 30, 2021 are reported as assignments of fund balance since they do not constitute expenditures or liabilities and must be re-appropriated in the 2021/22 fiscal year

budget. This action affords the appropriate authorization to complete the payment for these prior commitments (Attachment A - Exhibit A).

- Certain projects appropriated in the 2020/21 budget were not complete, and thus require the remaining budget to be carried forward into the 2021/22 budget to pay for remaining project expenditures (Attachment A - Exhibit B).
- Other budget items reflect changes to the fiscal year 2022 and 2023 budgets which occurred after adoption of the budget in June. Refer to exhibits C and D included with the resolution (Attachment A).
- With the budget adoption, City Council requested several items be brought back for reconsideration in the fall. Those items are discussed later in this report. Attachment B is a resolution to approve those items (if any) City Council approves this evening.
- Departments are requesting several new items for consideration this evening. Attachment B is a resolution to approve those items (if any), City Council approves this evening.

Fiscal Year 2020/21 Unaudited Closing Numbers

Fiscal Year 2020/21 closed on June 30, 2021. The City is currently undergoing its year end independent financial statement audit. Preliminary closing figures for the General Fund reflect an ending fund balance of \$28,758,798. Revenues exceeded expenditures by \$10,558,680. This is beyond what was projected (\$1,795,508) resulting in \$5,759,745 being set aside in the budget stabilization fund at year end. An analysis of revenue and expenditure variances is provided below:

FY2021 Revenues - \$2,337,955 higher than projected

The major contributing factors to net revenues higher than projected are:

- \$1,542,781 higher Measure W/1% sales tax than projected.
- \$1,006,854 higher sales tax than projected.
- \$435,820 more in building permit revenue than anticipated.
- \$231,737 more in property tax revenue than anticipated.
- \$160,000 more in interest and rental revenue than anticipated.
- Approximately \$532,000 additional revenues than anticipated from various miscellaneous sources.
- (\$1,571,461) reduction in revenues for the amount billed to the Department of Water Resources (DWR) for our usable river water days as the money was not received until October 2021 requiring us to record this revenue in FY22 instead.

FY2021 Expenditures - \$6,425,217 less than projected

The major contributing factors to net expenditures lower than projected are:

- \$383,762 less in operating subsidy than projected to the Animal Shelter.
- \$557,686 less in operating subsidy than projected to Recreation programs.
- \$2,007,481 in salary savings from all unfilled positions. \$1,051,661 represents non- Police salary savings which the City Council will need to allocate to one-time projects and/or unfunded liabilities per the City's one-time revenue policy (Attachment C). The appropriation has been included in the budget amendments in Exhibit C to Attachment A.

- \$271,532 in purchase orders as of June 30, 2021 not yet entirely spent. The carry forward of the budgets for these is included in the budget amendments in Exhibit A to Attachment A.
- \$1,941,089 in project budgets outstanding as of June 30, 2021 not yet entirely spent. The carryforward of the budgets for these is included in the budget amendments in Exhibit B to Attachment A.
- \$1,054,466 in non-salary savings in the Police Department budget.
- \$328,786 in non-salary savings in Public Works.

Other Budget Amendments for Fiscal Years 2022 and 2023

Exhibits C and D to Attachment A include other budget amendments needed since the budget was adopted in June for the General Fund and other funds of the City. The purpose of the amendments are outlined in the attachments but a few to highlight are:

- Increase FY22 General Fund sales tax/1% sales tax projections by \$2,849,683 and FY23 by \$3,121,657 based on FY21 closing numbers and current sales tax projection trends.
- \$1,571,461 increase in FY22 General Fund other revenues for the DWR money received discussed earlier in this report.
- \$1,051,661 added in FY22 General Fund expenditures for one-time revenue monies to be allocated to one-time projects and/or unfunded liabilities. In FY21, City Council elected to allocate one-time revenues to unfunded liabilities.
- \$1,075,328 added to FY22 expenditures across various funds for liability and workers compensation premiums higher than projected. FY23 includes an amendment as well.
- Segregation of Development Impact Fees into separate funds by type to ease in financial reporting. When the fees were initially adopted, one fund was established to track the monies.
- \$45,000 for sesquicentennial celebration additional costs to fund City portion of events in the FY22 General Fund budget as discussed at the City Council meeting on November 16th.

Budget Summary

The next table reflects fiscal year 2020/21 unaudited closing numbers, and revised fiscal year 2021/22 and 2022/23 budget figures incorporating the amendments in this report included as Exhibits A, B, C and D to Attachment A. While it is not anticipated that 2020/21 General Fund numbers will change, the column is labeled unaudited until the audit is officially concluded as there could be minor updates.

Budget Summary Table

	2020-21 Unaudited	2021-22 Revised	2022-23 Revised
Beginning Balance, July 1	\$23,959,863	\$28,758,798	\$28,758,798
Revenue Source:			
Taxes	50,451,156	51,712,654	53,874,655
Taxes – Measure C	118,649	13,710	0
1% Sales Tax	19,485,295	20,083,816	20,850,666
Licenses & Permits	3,077,900	2,582,000	2,682,000
Fines & Penalties	77,380	135,100	135,100
Investment Income & Rentals	788,139	615,000	620,000
Revenue from Other Agencies	1,026,630	457,050	517,000
Current Service Charges	4,883,985	5,205,807	6,782,131
Other Revenue	1,368,063	2,312,661	647,775
Transfers In	3,898,811	3,678,703	3,722,796
Total Revenue	85,176,008	86,796,501	89,832,123
Expenditures:			
Legislative & Administrative	4,738,729	6,420,128	6,306,316
Finance	1,436,108	1,744,595	1,783,162
Nondepartmental	4,985,476	5,590,896	4,076,891
Public Works	8,905,628	12,904,165	11,395,622
Police Services	45,374,523	51,387,689	53,240,731
Police Services-Measure C	118,649	13,710	0
Police Services-Animal Support	1,312,714	1,871,550	1,971,447
Recreation/Community Svs.	3,131,576	2,423,656	2,899,577
Community Resources	0	3,214,138	4,608,237
Community Development	4,613,925	4,683,390	4,169,482
Total Expenditures	74,617,328	90,253,917	90,451,465
Budget Stabilization Transfer	(5,759,745)	3,457,416	619,342
Surplus/(Deficit)	4,798,935	0	0
Ending Balance, June 30	\$28,758,798	\$28,758,798	\$28,758,798
Committed-Comp. Absences	153,654	150,000	150,000
Committed-Litigation Reserve	500,000	500,000	500,000
Committed-Comm. Dev. Fees	893,786	1,104,037	1,324,037
Assigned – Encumbrances & Projects	3,264,281	0	0
Unassigned Fund Balance	\$23,947,077	\$27,004,761	\$26,784,761
Percentage of Revenue	28.11%	31.11%	29.82%

Budget Items to Revisit

During 2021-23 budget deliberation, several items were discussed and requested to come back in the fall. They are as follows:

- Related to costs of establishing the new Community Resources Department:
 - Consideration of an Administrative Analyst at a General Fund cost of \$40,426 in FY22 and \$166,894 in FY23;
 - Consideration of an Administrative Assistant at a General Fund cost of \$24,290 in FY22 and \$104,068 in FY23;
 - Consideration of building furnishings/remodel and repairs at an estimated General Fund cost of \$1,000,000 to accommodate the staffing of the new department.
- Consideration of vehicles and equipment for the seven (7) new Code Enforcement Officers approved in the budget at a General Fund FY22 cost of \$245,000 and \$21,000 in FY23.
- Consideration of an Administrative Assistant for Human Resources. The FY22 General Fund budget cost would be \$30,769 (includes \$5,000 for computer and other startup costs) and \$110,479 in FY23.
- Consideration of a Finance Analyst for Finance. Finance would request this not be budgeted until FY23 with a General Fund cost of \$181,981, which includes \$5,000 for computer and other startup costs.
- Consideration of a Community Development Technician for Community Development at a FY22 General Fund budget cost of \$42,513 (includes \$2,000 startup costs) and \$167,253 in FY23.
- Consideration of a GIS Technician position for Public Works at a FY22 General Fund budget cost would be \$32,039 and \$137,554 in FY23.
- Consideration of an Administrative Assistant position for Public Works at a FY22 cost of \$24,290 and \$104,068 in FY23.
- Consideration of Police Department Community Room Technology Upgrades at a FY22 General Fund cost of \$300,000.
- Consideration of Prewett Park Perimeter Fence Replacement at a FY23 General Fund budget cost of \$200,000.
- L Street Improvements project at a FY22 unknown funding source cost of \$9,281,000.
- Dedicated Core Team at a General Fund cost of \$250,000 in FY22 and FY23.

New Budget Requests

1. A Recreation Coordinator for Youth Services was approved in the adopted 2021-23 budget for funding approved in FY23. This is being requested to begin funding in FY22 to assist the Youth Network Services Manager getting programs and services running. This request would add \$47,726 to the FY22 General Fund budget assuming funding for 5 months.
2. Promotion of a Senior Computer Technician position to a Network Administrator. The FY22 and 23 budget impacts are \$2,741 and \$8,724 respectively funded from the Information Services Internal Service Fund.

3. Addition of one (1) Administrative Analyst I position in the City Clerk's office to meet the work demands of running the office. The FY22 General Fund budget impact, assuming the position is filled for 3 months is \$40,426 and the annual FY23 impact would be \$166,894.
4. Reclassification of one (1) Administrative Assistant I position in the City Clerk's office to an Administrative Analyst I position. The FY22 and FY23 General Fund budget impact would be \$6,181 and \$27,060 respectively.
5. Addition of two (2) General Laborer positions to be funded with NPDES funds at a FY22 cost of \$47,692 and \$211,960 in FY23. If these positions are approved, the NPDES reserves will be depleted beginning in FY24 and the positions will need to be funded with the General Fund starting in FY24. Public works has been installing trash capture devices in the City's storm drain system to comply with State requirements to keep trash and pollutants from entering our streams and waterways. These trash capture devices require monthly inspections and cleaning. Public Works does not have adequate staffing to perform this work on an ongoing and continuing basis so a request for bids was issued. Bids were received and the cost of contracting this service exceeded the cost of performing this work in house with these two (2) additional positions being requested.
6. Add \$150,000 to the Information Systems Fund FY22 budget to cover cybersecurity measures to be put in place to protect the City's network.
7. Addition of one (1) Payroll Specialist position at a FY22 General Fund cost of and \$40,527 and \$168,132 in FY23. Payroll processing is a critical function of the City and is processed bi-weekly for over 350 full time employees and up to a couple hundred more part time employees depending on the season. The City currently has one full time Payroll Specialist with some additional support from an Accounting Technician and the Deputy Finance Director to process payroll. Another position is severely needed to not only handle the volume, especially with all the additional positions added in this new budget cycle, but to be able to continue processing payroll when the one position is absent.
8. Reclassification of two (2) Office Assistant positions in Recreation to Administrative Assistant II positions at an estimated cost of \$10,030 in FY22 and \$20,254 in FY23 to the General Fund.
9. Reclassification of one (1) Administrative Assistant III position in Recreation to an Administrative Analyst I position at an estimated cost of \$3,849 in FY22 and \$13,730 to the General Fund.
10. Remodel of 2nd floor and basement of City Hall at an estimated cost to the General Fund of \$1,500,000 in FY22.

The following chart demonstrates the impact to General Fund reserves if all General Fund items to be reconsidered and new General Fund budget requests were approved.

Summary of General Fund Budget Items for Consideration

	FY21/22 General Fund Revised	FY22/23 General Fund Revised
Beginning Fund Balance	\$ 28,758,798	\$ 25,120,732
<i>GF Positions for Consideration:</i>		
Admin Analyst (Community Resources)	40,426	166,894
Admin Assistant (Community Resources)	24,290	104,068
Admin Assistant (Human Resources)	30,769	110,479
Finance Analyst (Finance)	-	181,981
Community Dev Technician (Community Dev.)	42,513	167,253
GIS Technician (Public Works)	32,039	137,554
Administrative Assistant (Public Works)	24,290	104,068
Recreation Coordinator (Recreation)	47,726	-
Administrative Analyst (Clerk)	40,426	166,894
Admin Asst Reclass to Analyst (Clerk)	6,181	27,060
Payroll Specialist (Finance)	40,527	168,132
Two Office Assts. to Admin. Assts. Reclass (Recreation)	10,030	20,254
Admin. Asst. to Analyst (Recreation)	3,849	13,730
<i>Other Items for Consideration:</i>		
Community Resources Remodel	1,000,000	-
Code Enforcement Vehicles/Equipment	245,000	21,000
PD Community Room Upgrades	300,000	-
Prewett Park Perimeter Fence Replacement	-	200,000
CORE Team Funding	250,000	250,000
City Hall 2nd Floor & Basement Remodel	1,500,000	-
Total Budget Considerations	3,638,066	1,839,367
Ending Fund Balance	\$ 25,120,732	\$ 23,281,365

City Council direction is requested on each of the items that were brought back and new requests proposed.

American Rescue Plan Funding

The City of Antioch will be receiving a total of \$21,550,900 in funds from the American Rescue Plan Act ("ARPA"). \$10,775,450 was received in May 2021, with the remaining balance of \$10,775,450 to be received in May 2022. Eligible expenditures must be spent or obligated by December 31, 2024 and covers expenditures from March 3, 2021 through December 31, 2024. Funds obligated by December 31, 2024 but not yet spent have to be spent by December 31, 2026. For purposes of the ARPA, obligated means an order placed for property or services and entering into contracts, subawards and similar transactions that will require payment after December 31, 2024.

A discussion item was brought to City Council on July 27th whereby City Council Members discussed holding town hall meetings within each of their respective districts to speak

with community members regarding the use of funds. As a reminder, the main priorities and principals of the funding are to provide relief to:

- Support urgent COVID-19 response efforts to continue to decrease the spread of the virus and bring the pandemic under control;
- Replace public sector revenue to strengthen support for vital public services and help retain jobs;
- Support immediate economic stabilization for households and business; and
- Address systemic public health and economic challenges that have contributed to the unequal impact of the pandemic on certain populations.

Recipients may use these funds specifically to:

- Support public health expenditures (as outlined in the interim final rule);
- Address negative economic impacts caused by the public health emergency, including economic harms to workers, households, small businesses, impacted industries and the public sector for those within a Qualified Census Tract or to other populations, households or geographic areas disproportionately impacted by the pandemic;
- Replace lost public sector revenue to provide government services to the extent of lost revenue (for the first measurement period ending calendar year December 2020, the City of Antioch has no revenue loss and therefore government services cannot be funded in this category); and
- Invest in water, sewer, and broadband infrastructure (as outlined in the interim final rule).

The Department of the Treasury has not yet issued final rules for spending of the funds which may provide further clarification and guidance from the interim final rule initially released. It is recommended that the City Council set a date for a future study session on allocation of the funds.

ATTACHMENTS

- A.** Resolution Appropriating Expenditures for Encumbrances and Project Budgets Outstanding as of June 30, 2021 to the 2021/22 Fiscal Year and Approving Other Amendments to the 2022 and 2023 Fiscal Year Budgets
 - Exhibit A to Resolution – Encumbrances to Reappropriate
 - Exhibit B to Resolution – Project Budget Carryovers
 - Exhibit C to Resolution – Other Budget Amendments for Fiscal Year 2022
 - Exhibit D to Resolution – Other Budget Amendments for Fiscal Year 2023
- B.** Resolution Approving Amendments to the 2022 and 2023 Fiscal Years Budgets as Approved on November 23, 2021
 - Exhibit A to Resolution – Budget Amendments Approved (to be added)
- C.** One-Time Revenue Policy

ATTACHMENT A

RESOLUTION NO. 2021/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROPRIATING EXPENDITURES FOR ENCUMBRANCES AND PROJECT BUDGETS OUTSTANDING AS OF JUNE 30, 2021 TO THE 2021/22 FISCAL YEAR BUDGET AND APPROVING OTHER AMENDMENTS TO THE 2022 AND 2023 FISCAL YEAR BUDGETS

WHEREAS, a number of encumbrances have been reflected in the accounting system to reserve funds which were encumbered in the 2020/21 fiscal year budget, but which are to date unexpended and are required to be re-appropriated to the 2021/22 fiscal year;

WHEREAS, project budgets outstanding as of June 30, 2021 need to be re-appropriated; and

WHEREAS, other amendments to the 2022 and 2023 fiscal year budgets are required;

NOW, THEREFORE, BE IT RESOLVED, the appropriations of new expenditures to the 2021/22 fiscal year budget for encumbrances and projects outstanding at June 30, 2021 and revisions to the 2022 and 2023 fiscal year budgets, as specified in Exhibits A, B, C, & D (incorporated herein by reference), are hereby approved and the budget shall be deemed to be so amended.

* * * * *

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 23rd day of November 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

**ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH**

EXHIBIT A
ENCUMBRANCES AT JUNE 30, 2021 TO REAPPROPRIATE

Fund/Department	Account Description	PO Number	Vendor	Appropriation Request
GENERAL FUND:				
Nondepartmental	Contracts Professional	P210452	Allsteel Inc.	1,344
Finance	Contracts Professional	P200475	Koa Hills Consulting LLC	4,675
Finance	Maintenance Contracts	P210255	Superion LLC	5,120
Public Works	Contracts Professional	P210262	RSM Design	38,691
Public Works	Vehicle Replacement	P210464	Dispensing Technology Corp	73,427
Public Works	Contracts - Public Agencies	P210024	McCain Inc	8,000
Public Works	Contracts Professional	P210478	Shelterwerk	25,000
City Manager	Contracts Professional	P200309	Evviva Brands	5,000
City Manager	Contracts Professional	P210422	The Mejorando Group	21,450
Police	Contracts Professional	P210326	R Giordano Consulting	15,546
Community Development	Contracts Professional	P210303	TRB and Associates	25,638
Economic Development	Marketing	P200332	Outfront Media Inc	18,515
Economic Development	Contracts Professional	P200385	Natelson Dale Group	21,457
Economic Development	Marketing	P210483	Evviva Brands LLC	7,669
Total General Fund				\$ 271,532
INFORMATION SERVICES FUND:				
Information Services	Computer/Printer	P210206	AMS Dot Net	\$ 8,964
Total Information Services Fund				\$ 8,964
NPDES FUND:				
Public Works	Contracts Professional	P210130	Mecom Equipment	\$ 35,920
Public Works	Contracts Professional	P210131	Nomad Ecology	43,785
Public Works	Contracts Professional	P200292	WSP USA Inc	4,934
Total NPDES Fund				\$ 84,639
VEHICLE REPLACEMENT FUND:				
Public Works	Mobile Equipment	P200307	All Star Ford	\$ 75,232
Total Vehicle Replacement Fund				\$ 75,232
DEVELOPMENT IMPACT FEE FUND:				
Community Development	Contracts Professional	P210363	Economic and Planning Systems	\$ 30,725
Total Development Impact Fee Fund				\$ 30,725
WATER FUND:				
Public Works	Contracts Professional	P210468	Golden Blaze Fire Protection	\$ 20,000
Total Water Fund				\$ 20,000
SEWER FUND:				
Public Works	Contracts Professional	P210412	Municipal Financial Services	\$ 19,630
Public Works	Contracts Professional	P210475	ECS Imaging Inc	1,476
Public Works	Contracts - Public Agencies	P210301	Delta Diablo	1,254
Total Sewer Fund				\$ 22,360
Grand Total Encumbrances				\$ 513,452

EXHIBIT B
PROJECT/OTHER BUDGET CARRYOVERS FROM JUNE 30, 2021

Description	FY21 Budget	FY21 Expenditures	Balance to Carryover to FY21	Funding Source
Animal Services Grant	\$ 17,500	\$ 7,500	\$ 10,000	Animal Services
Homeless Services	531,147	54,744	476,403	General Fund
NRCC Theater Upgrades	50,000	-	50,000	General Fund
Building Permit Software	225,000	-	225,000	General Fund
Youth Recreation Scholarships	2,041	-	2,041	General Fund
Streets Division Supplies	35,300	28,502	6,798	General Fund
Streets Division Building Materials	114,312	77,315	36,997	General Fund
Paving Projects (in house)	298,621	206,222	92,399	General Fund
Paving Projects (contract)	608,450	534,800	73,650	General Fund
Streets Division Vehicle Replacements	699,082	582,868	116,214	General Fund
Security System Upgrades	566,250	256,077	310,173	General Fund
Pest Control/Building Cleaning	130,000	101,982	28,018	General Fund
City Parks and Turf Restoration	1,459,407	1,204,274	255,133	General Fund
Repaint/Repair Bathroom Vandalism	51,000	29,982	21,018	General Fund
Pipe-Fittings/Irrigation	92,809	80,379	12,430	General Fund
Tree Work & Mulch	630,877	497,665	133,212	General Fund
Soundwall Repairs	93,720	-	93,720	General Fund
Work Alternative Equipment/Supplies	8,000	117	7,883	General Fund
Economic Development	25,861	-	25,861	RDA Fund
Recreation Facilities	1,804	-	1,804	RDA Fund
Aerial Photos/V-Ditch Inspections	30,000	-	30,000	NPDES Fund
County & State Permittings	50,000	4,000	46,000	NPDES Fund
Landscape Enhancements/Tree Work	1,903,904	1,173,345	730,559	LLMD Fund
GIS Cloud Server & Updates	163,749	58,939	104,810	Information Services Fund
Backhoe Replacement	35,691	-	35,691	Water Fund
Locking Manhole Covers	1,507,661	1,194,924	312,737	Sewer Fund

**EXHIBIT C
OTHER BUDGET AMENDMENTS - FY22**

Fund/Account	FY22 Budget	FY22 Amendment	FY22 Revised Budget (A)	Purpose
General Fund:				
Taxes	\$68,960,497	\$2,849,683	\$71,810,180	Increase in sales tax projections
Other	400,000	1,571,461	1,971,461	DWR water payment
Current Service Charges	5,169,807	36,000	5,205,807	Reimbursement legal fees
Budget Stabilization Transfer	4,270,717	(813,301)	3,457,416	Reduce transfer for budget amendments
Total General Fund Revenue		3,643,843		
Nondepartmental	3,838,728	699,163	4,537,891	Liability insurance premium/increase sesquential celebration funding
Community Resources	3,533,740	(319,602)	3,214,138	Salary savings Code Enforcement Officers
One-Time Revenue Allocation	-	1,051,661	1,051,661	One time revenues for projects
Total General Fund Expense		1,431,222		
Budget Stabilization Fund:				
Transfers Out	4,270,717	(813,301)	3,457,416	Reduce transfer for budget amendments
Recreation Fund:				
Expenses	4,946,940	42,642	4,989,582	Liability insurance premium
Loss Control Fund:				
Expenses	2,439,003	222,120	2,661,123	Workers compensation premium
SLLMD Funds:				
Expenses	429,499	6,049	435,548	Liability insurance premium
Transfers In	1,333,427.00	28,077	1,361,504	Transfers to cover FY21 budget carry-overs
Transfers Out	677,596	28,077	705,673	Transfers to cover FY21 budget carry-overs
East LT Spec Plan Benefit District Fund				
Revenues	1,255,000	964,593	2,219,593	Revise benefit district fees collections projection
Development Impact - Gen Admin Fund				
Revenues	1,420,000	(1,275,000)	145,000	Separate Impact Fees into separate funds
Transfers In	250,000	(250,000)	-	Separate Impact Fees into separate funds
Expenses	721,071	(720,500)	571	Separate Impact Fees into separate funds
Transfers Out	-	4,269,207	4,269,207	Separate Impact Fees into separate funds
Development Impact - Public Works Fund				
Revenues	-	136,000	136,000	Separate Impact Fees into separate funds
Transfers In	-	382,943	382,943	Separate Impact Fees into separate funds
Expenses	-	500	500	Separate Impact Fees into separate funds
Development Impact - Police Fund				
Revenues	-	310,000	310,000	Separate Impact Fees into separate funds
Transfers In	-	796,239	796,239	Separate Impact Fees into separate funds
Expenses	-	517,000	517,000	Separate Impact Fees into separate funds
Development Impact - Parks & Rec Fund				
Revenues	-	829,000	829,000	Separate Impact Fees into separate funds
Transfers In	-	3,340,024	3,340,024	Separate Impact Fees into separate funds
Expenses	-	203,000	203,000	Separate Impact Fees into separate funds
Measure J Fund:				
Revenues	1,359,155	231,495	1,590,650	Revise Measure J revenues to Actual
Water Fund				
Expenses	55,688,184	156,403	55,844,587	Liability insurance premium

(A) Revised Budget does not include amendments requested on other exhibits

EXHIBIT D
OTHER BUDGET AMENDMENTS - FY23

<u>Fund/Account</u>	<u>FY23 Budget</u>	<u>FY23 Amendment</u>	<u>FY23 Revised Budget</u>	<u>Purpose</u>
General Fund:				
Taxes	\$71,603,664	\$3,121,657	\$74,725,321	Increase in sales tax projections
Budget Stabilization Transfer	3,024,344	(2,405,002)	619,342	Reduce transfer for budget amendments
Total General Fund Revenue	716,655			
Nondepartmental	3,360,236	716,655	4,076,891	Liability insurance premium projections
Total General Fund Expense	716,655			
Budget Stabilization Fund:				
Transfers Out	3,024,344	(2,405,002)	619,342	Reduce transfer for budget amendments
Recreation Fund:				
Expenses	4,864,477	41,578	4,906,055	Liability insurance premium
Water Fund				
Expenses	42,235,761	167,986	42,403,747	Liability insurance premium
Development Impact - Gen Admin Fund				
Revenues	1,435,000	(1,289,000)	146,000	Separate Impact Fees into separate funds
Transfers In	250,000	(250,000)	-	Separate Impact Fees into separate funds
Expenses	11,846	(11,275)	571	Separate Impact Fees into separate funds
Development Impact - Public Works Fund				
Revenues	-	138,000	138,000	Separate Impact Fees into separate funds
Expenses	-	500	500	Separate Impact Fees into separate funds
Development Impact - Police Fund				
Revenues	-	310,000	310,000	Separate Impact Fees into separate funds
Expenses	-	1,000	1,000	Separate Impact Fees into separate funds
Development Impact - Parks & Rec Fund				
Revenues	-	841,000	841,000	Separate Impact Fees into separate funds
Transfers In	-	250,000	250,000	Separate Impact Fees into separate funds
Expenses	-	3,500	3,500	Separate Impact Fees into separate funds

ATTACHMENT B

RESOLUTION NO. 2021/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROVING
AMENDMENTS TO THE 2022 AND 2023 FISCAL YEAR BUDGETS FOR THOSE
BUDGET ITEMS UNDER CONSIDERATION AND APPROVED ON NOVEMBER 23,
2021**

WHEREAS, during development of the Fiscal Year 2021-23 Operating Budget, City Council requested several items be brought back in November 2021 for reconsideration; and

WHEREAS, the City Council of the City of Antioch has reconsidered these items as presented in the staff report of November 23, 2021 and additional budget items for approval;

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Antioch hereby approves the amendments to the fiscal year 2022 and 2023 budgets discussed and approved at the City Council meeting of November 23, 2021 incorporated as Exhibit A.

* * * * *

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 23rd day of November 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

**ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH**

ATTACHMENT C

RESOLUTION NO. 2019/09

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
AMENDING THE ONE-TIME REVENUE POLICY

WHEREAS, in fiscal year 2015/16 City Council approved a One-Time Revenue Policy; and

WHEREAS, the City Council desires to amend such policy; and

WHEREAS, on January 8, 2019, the City Council discussed such amendments; and

THEREFORE, BE IT RESOLVED that the City's One-Time Revenue Policy is hereby amended to read as follows:

- One-time revenue is defined as unrestricted money to the General Fund that results from a one-time occurrence and includes any General Fund annual salary savings as of June 30th, not including the Police Department; and
- Provided the General Fund reserve is projected to end the fiscal year at 20% or higher, monies will be spent on one-time projects and not spent on ongoing operating costs; and
- In determining one-time projects spending, Council will consider putting a portion of the one-time revenues towards unfunded pension and OPEB liabilities.

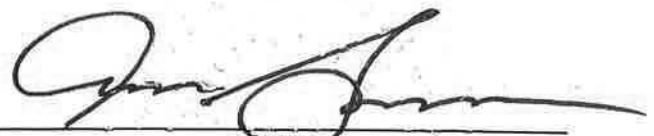
* * * * *

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 8th day of January 2019, by the following vote:

AYES: Council Members Wilson, Motts, Thorpe, Ogorchock and Mayor Wright

NOES: None

ABSENT: None



ARNE SIMONSEN, CMC
CITY CLERK OF THE CITY OF ANTIOCH

CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of November 23, 3021

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Ron Bernal, City Manager *RFB for RP*

SUBJECT: Beede Lumberyard Site Update

RECOMMENDED ACTION

It is recommended that the City Council of the City of Antioch receive the update and provide direction to staff.

FISCAL IMPACT

There is no financial impact related to this item.

DISCUSSION

At the October 26, 2021 City Council meeting, staff provided a presentation describing the current zoning and state of the Beede Lumberyard. The subject property is located between 2nd and 3rd Street and between E Street and the termination of 3rd Street. The approximate 2.0 acre parcel is a longstanding subject of interest, largely due to the fact that the site overlooks the San Joaquin River and anchors the east side of Rivertown. Downtown residents have expressed a strong desire to see the parcel developed into a park and community gathering location. Developers/builders have expressed an interest in a mixed use, multi-story project with street level retail and upper floors for housing.

The site is located within the plan boundaries of the City of Antioch's Downtown Specific Plan (DSP) and has a land use designation of Mixed Use (MU). According to the DSP, "the purpose of the Mixed Use District is to encourage an ultimate mix of residential, retail, restaurant, public and entertainment uses that serves as a local and regional attraction." Permissible land uses for the MU District include live/work facilities, mixed use projects, single and multi-family dwellings, many retail and service uses appropriate for a downtown, outdoor recreation facilities, parks and playgrounds, and parking facilities.

The organized group of downtown residents, also known by the name Save the Yard, have indicated a desire to describe their vision for this parcel to the current City Council. This item has been placed on the agenda so that their ideas can be more fully understood.

Since it has been over five years since one has been issued, an RFP (Request for Proposals) may be a logical next step to determine the current level of interest in this City

owned property. This would allow all interested parties to submit their qualifications and capabilities, including financial capacity, to deliver a project that meets City expectations and complies with all State and local laws.

ATTACHMENTS

A. Rivertown Town Square Presentation

Rivertown Town Square Presentation



Joy
Motts

Community Advocate

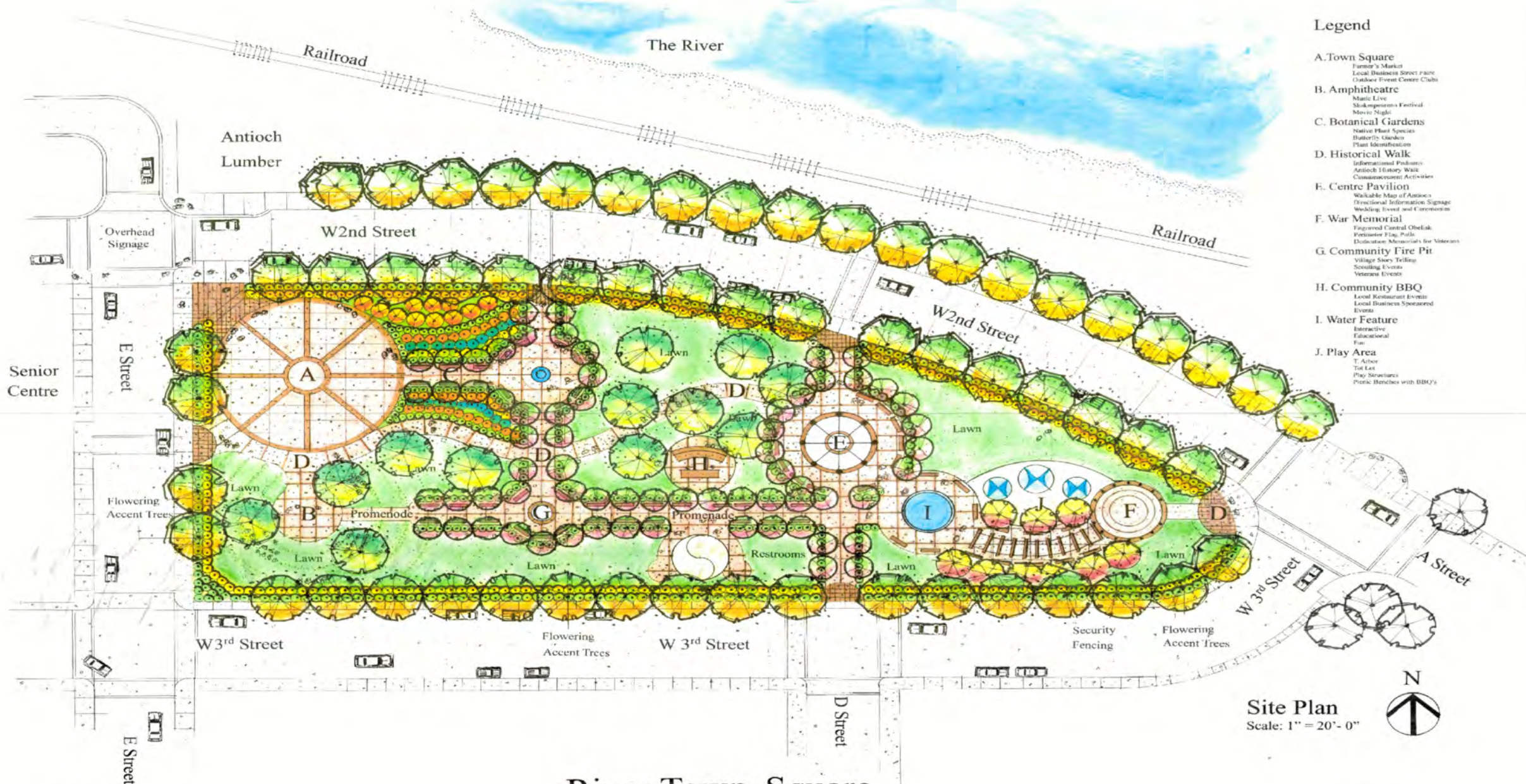






Our Ask

To move forward with an agenda item that will create a downtown square or plaza on the Beede Lumber parcel at 2nd and E Street known as The Yard. And by doing so, will use publicly owned land for its best use and therefore remove a vacant eyesore from a historical and currently underserved neighborhood.



Designed by:
Brian Christopher Halloran
 Tel: 925.250.5022
brians@spessard.com
brianohalloran777@gmail.com

LSA
Design & Development, Inc.
 Landscape Architecture, Urban Design, Master Planning
 Custom Landscape & Swimming Pool Design
 Tel: 925.250.5022



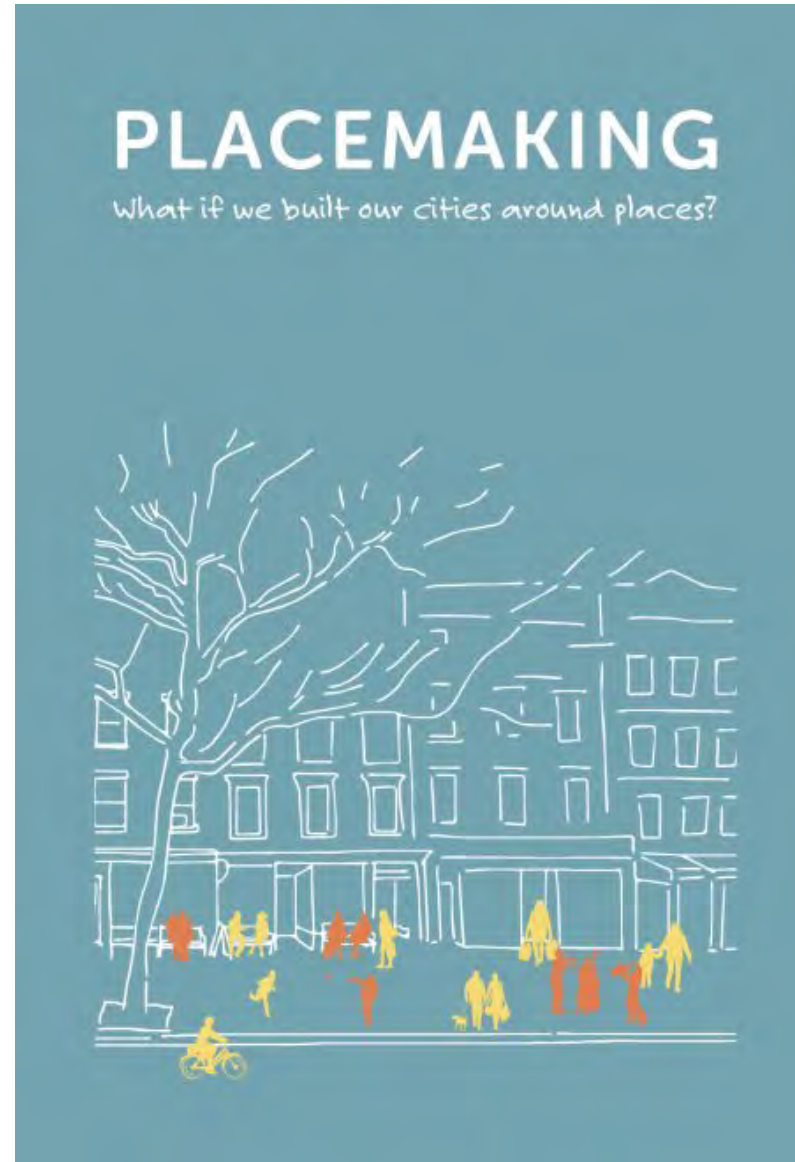
Designed by:
Brian
Christopher
Halloran

LSA
Design & Development, Inc

Our Why

Placemaking:

- A process or philosophy with community participation at its center.
- That capitalizes on a local communities' assets, inspiration, and potential.
- That results in the creation of quality public spaces that can contribute to people's health, happiness, and wellbeing.
- It asks you to rethink the old models of creating vibrant communities.
- It asks, what if we built our cities around places?



PLACEMAKING

FRED KENT



PARKS: THE NEW CLIMATE CLASSROOM

LLOYD DANGLE



What Makes a Great Place?

Project
for Public Spaces







Ontario Town Square



Todos Santos Plaza Concord, CA



How do we know it will work?

- ▶ Because it is happening all around us.
- ▶ Downtown plazas and event centers are:
 - ▶ increasing foot traffic;
 - ▶ creating economic vibrancy and private investment; and
 - ▶ bringing families and individuals with expendable income to their downtown businesses and restaurants.
- ▶ The creation of these downtown spaces fits into new models of urban planning, environmental justice, and sustainability.

Civic Center Plaza Oakley, CA



Brentwood Civic Center Park Brentwood, CA



John Buckley Square Pittsburg, CA



City Park Benicia, CA



We too can do this!

- ▶ We can create a space in our downtown that focuses on our aspirations, desires, and vision.
- ▶ We can create our place, our space, a connection to our history and our greatest asset, our river and waterfront.
- ▶ A place that not only drives economic vibrancy but brings us all together.



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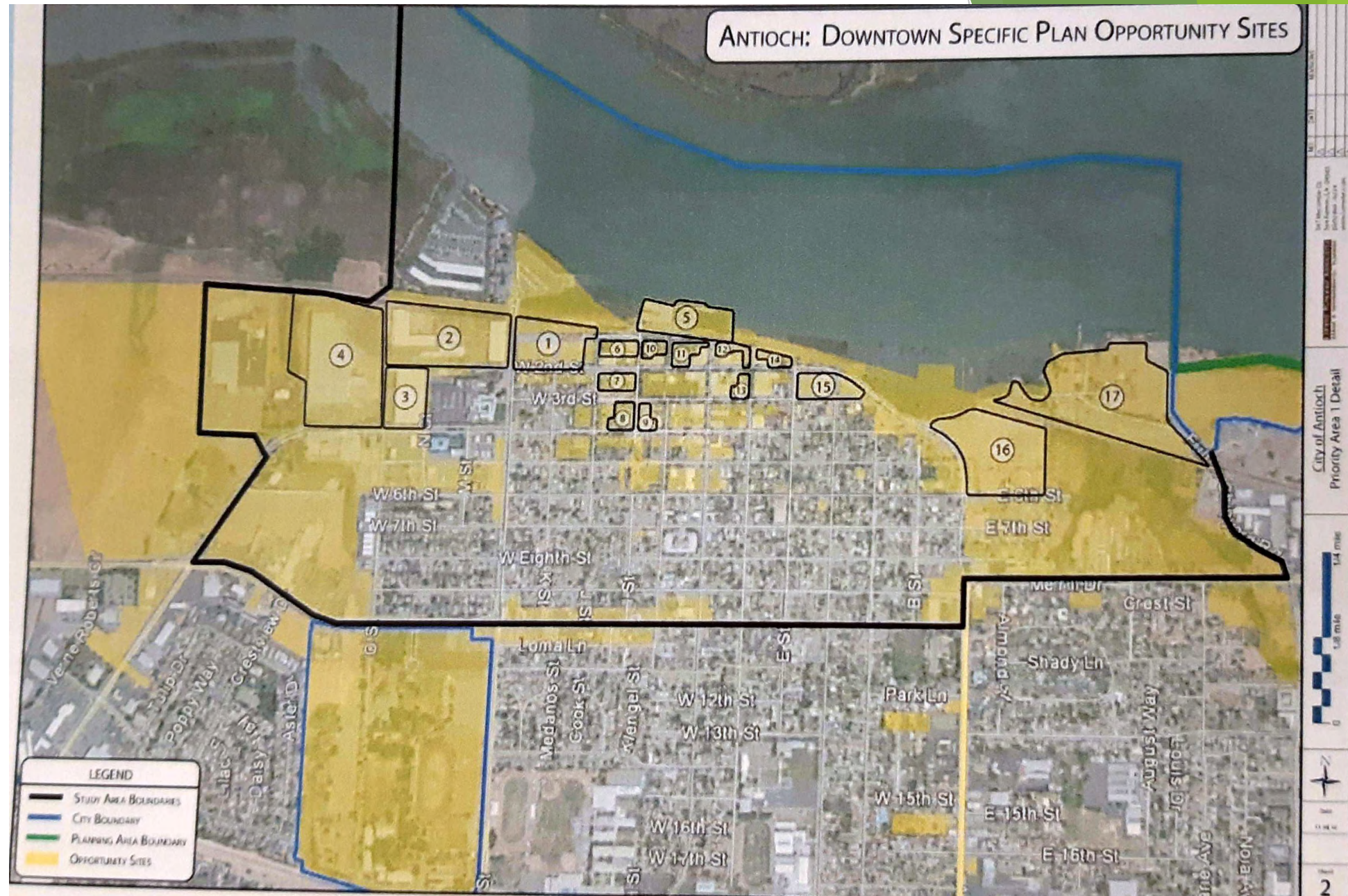
Lee Ballesteros

Business Owner
Theater Director

Facts and Figures

- ▶ Reports and Studies Conducted by Professionals
- ▶ Studies conducted past and present
- ▶ Building constraints create greenspace opportunities
- ▶ Interest must come from Councilmembers

15 Opportunity Sites were studied in the Downtown Area



Existing Conditions: Opportunities & Constraints



Final Draft December 8, 2014

Downtown Specific Plan
General Plan Land Use Element & Zoning Ordinance Update
City of Antioch, California

Opportunities and Constraints

- ▶ The lack of restaurants, coffee shops and other uses where people gather to socialize has weakened the Downtown business environment, depressed real estate values, and diminished quality of life downtown.
- ▶ The loss of Themed festivals and public events within the downtown area contributes to the decline in business activity and quality of life in the community as a whole.
- ▶ Home ownership is greater in the Downtown area than other parts of the City.
- ▶ Stakeholder interviews listed as priorities:
 - ▶ # 4 the need to accommodate additional amenities Downtown;
 - ▶ # 6 the lack of amenities Downtown; and
 - ▶ # 14 need for more housing Downtown.

(cite: from Opportunities and Constraints report 11/12/14)

Downtown Specific Plan

November 12,
2014

Managing City Staff

- Tina Wehrmeister, Community Development Director
- Mindy Gentry, Senior Planner
- Steve Duran, City Manager



Consultant Team

- Loewke Planning Associates, Urban & Environmental Planners
- New Economics & Advisory, Urban Economists
- Abrams Associates, Traffic Engineering
- Illingworth & Rodkin, Air Quality, Noise & GHG
- William Self Associates, Cultural Resources
- Olberding Environmental, Biological Resources
- Bellecci & Associates, Infrastructure, Hydrology Water Quality

LOEWKE PLANNING ASSOCIATES
URBAN & ENVIRONMENTAL PLANNING

NEW ECONOMICS & ADVISORY
LAND USE ANALYSIS & ECONOMICS

Abrams Associates
TRAFFIC ENGINEERING, INC.

ILLINGWORTH & RODKIN, INC.
Acoustics • Air Quality

WSA
Cultural Resources • Archaeology
Historic Preservation

OLBERDING ENVIRONMENTAL, INC.

Bellecci & Associates



November 12, 2014

END

City Staff & Consultant Team
Downtown Specific Plan, GP Land Use Element & Zoning Ordinance Update
City of Antioch, California

Waldie Plaza



Beede Site



Noise and Air Quality Statistics

- Trains on the BNSF rail line through the Downtown could pose a significant cancer risk for people living in homes within approximately 200 feet from the rail line.
- Current measurements indicate that the noise environment along the waterfront within 200 feet of a grade crossing is unacceptable to accommodate future residential development (mitigation required within 600 feet)
- 200 feet directly bisects the Beede Site
- 15 trains pass daily

(cite: from Opportunities and Constraints Report 11/12/14)




Antioch, CA - Cancer Risk and PM2.5 Modeling Summary
BNSF Rail Line Risks

Lifetime Cancer Risk (chances in one million)						
Distance from Rail Line	50 ft	100 ft	200 ft	300 ft	400 ft	500 ft
South of Rail Line	20.6	15.0	9.6	7.0	5.4	4.3

Annual PM2.5 Concentration (µg/m³)						
Distance from Rail Line	50 ft	100 ft	200 ft	300 ft	400 ft	500 ft
South of Rail Line	0.08	0.06	0.04	0.03	0.02	0.02

Cite: Council Meeting Staff Report 10/26/2021
Housing Element, Environmental Hazard Element, and
Environmental Justice Requirements From report by Urban
Planning Partners Inc.

- ▶ the term “disadvantaged communities” is defined as a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.
- ▶ Gov. Code § 65302(h)(1)(A):
 - ▶ Identify objectives and policies to reduce exposure to pollution including improving air quality in disadvantaged communities.
 - ▶ Identify objectives and policies to promote public facilities in disadvantaged communities.
 - ▶ Identify objectives and policies to promote food access in disadvantaged communities.
 - ▶ Identify objectives and policies to promote physical activity in disadvantaged communities.
 - ▶ Identify objectives and policies to reduce any unique or compounded health risks in disadvantaged communities not otherwise addressed above.
- ▶ Gov. Code § 65302(h)(1)(B): Identify objectives and policies to promote civic engagement in the public decision-making process in disadvantaged communities.
- ▶ Gov. Code § 65302(h)(1)(C): Identify objectives and policies that prioritize improvements and programs that address the needs of disadvantaged Communities.

- 
- The background of the slide features abstract, overlapping green geometric shapes, primarily triangles and polygons, in various shades of green, creating a modern and dynamic visual effect.
- ▶ Research and reports commissioned by the City are the biggest advocates for creating a Townsquare on the Beede Site.
 - ▶ Opportunities and constraints have been weighed and it is up to the City to accept the science and move forward.

Antonio Hernandez

Community Advocate
Antioch United School
District Trustee

What will a town square bring?

- ▶ Well-being and Public Health
- ▶ Economic Vitality
- ▶ Events and Activities
- ▶ Equity, Social Justice, and community building

Value of Community Spaces [4]



Economic Vitality

- ▶ Proximity to parks increases property values as much as 20 percent, which in turn increases local tax revenues. ^[2]
- ▶ Green Spaces can serve as drivers of ^[3]:
 - ▶ Economic Transactions
 - ▶ Employment
 - ▶ Labor Income
- ▶ Every dollar spent on green spaces can return up to \$11 ^[5]
- ▶ Case Study ^[2]: Detroit, 2004
 - ▶ \$19 million, 2.5-acre Campus Martius Park
 - ▶ Over 2 million visitors annually
 - ▶ More than \$1 billion in real estate investments around the park
 - ▶ Billions more in development dollars projected

Quality of Life and Greenspaces

- ▶ Health Benefits ^[1]
 - ▶ Reduced Mortality and Increased Life Span
 - ▶ Improved Pregnancy Outcomes
 - ▶ Reduced Prevalence of Obesity and Type 2 Diabetes
 - ▶ Reduced Cardiovascular Morbidity and Mortality
 - ▶ Improved Mental Health and Cognitive Function
 - ▶ Enhanced Physical Activity and Improved Fitness
 - ▶ Improved Functioning of the Immune System
 - ▶ Improved Relaxation and Restoration



Events and Activities

- ▶ Farmers Markets
- ▶ Fourth of July
- ▶ Wine Tasting
- ▶ Parades
- ▶ Car Shows
- ▶ Scavenger Hunts
- ▶ Craft Fairs
- ▶ City Christmas Tree Site
- ▶ Cultural Events
- ▶ Boat Racing
- ▶ Family BBQ Areas
- ▶ Yoga
- ▶ Frisbee
- ▶ BBQ Cook Offs
- ▶ Concerts
- ▶ Rivertown Jamboree
- ▶ Peddler's Fairs
- ▶ Holiday Celebrations
- ▶ Kite Flying
- ▶ Water Sports - Jet Ski, Kayaking etc.



Resources

1. https://link.springer.com/chapter/10.1007/978-3-319-56091-5_11
2. <https://www.lincolnst.edu/publications/articles/2020-10-room-roam-pandemic-urban-parks-what-comes-next>
3. <https://www.nrpa.org/publications-research/research-papers/the-economic-impact-of-local-parks/>
4. <https://www.planning.org/blog/blogpost/9108788/>
5. https://www.wrlandconservancy.org/documents/conference2014/Economic_Benefits_of_Greenspace.pdf



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November 2018

CITY OF
ANTIOCH
CALIFORNIA

DATE: Regular Meeting of November 23, 2021

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Nickie Mastay, Administrative Services Director 

SUBJECT: Formation of a City Manager Ad Hoc Recruitment Committee to Interview/Evaluate Recruiting Firms for the Purpose of Selecting the Next City Manager

RECOMMENDED ACTION

It is recommended that the Mayor nominate two council members for the City Manager Ad Hoc Recruitment Committee and that the City Council:

- 1) Approve the formation of the City Manager Ad Hoc Recruitment Committee to interview/evaluate recruitment firms for the process of selecting the next City Manager;
- 2) Approve the Mayor's nomination of two (2) council members for appointment to the ad hoc committee; and
- 3) Set and approve a termination date for the ad hoc committee.

FISCAL IMPACT

The recommended action has no direct impact on the City's finances until a recruitment firm is selected. When a recruitment firm is selected, the contract with the recruitment firm will be brought back to City Council for approval.

DISCUSSION

The City Manager Ad Hoc Recruitment Committee will serve for a limited time from appointment to approximately April 30, 2022, or when their role is completed, whichever first occurs.

The following firms have been identified as those to receive a Request for Proposal:

- Avery & Associates
- Peckham & McKenney
- Ralph Anderson
- Bob Murray & Associates
- CPS
- Teri Black & Company

The typical timeline for the process may be:

- Solicit proposals and select a recruiting firm – 6 weeks
- Meet with the recruiter and develop desired qualifications – 2 weeks
- Recruiter conducts a search for candidates – 8 weeks
- Recruiter interviews top 10 – 15 candidates – 2 weeks
- Recruiter meets with Council to review results of interviews – 2 weeks
- Council interviews top six candidates – 2 weeks
- Council interviews top two candidates – 1 week
- Council makes an offer and negotiations commence – 2 weeks
- New City Manager starts work – 4 weeks

After the recruitment firm is selected and once the application date closes for candidates, decisions made regarding the screening and interview process of individual City Manager candidates qualify for City Council Closed Session discussions.

The City Council, from time to time, may authorize ad hoc committees for the purpose of studying and making recommendations on specific issues (AMC § 2-5.107). In general law cities where the office of mayor is an elective office, the mayor, with the approval of the city council, shall make all appointments to boards, commissions, and committees, unless otherwise specifically provided by statute (Government Code § 40605).

The City Manager Ad Hoc Recruitment Committee is an ad-hoc committee not subject to Brown Act requirements, since it is for a limited subject, has a limited duration and involves personnel issues for a position subject to City Council oversight. The proposed date for the expiration of the City Manager Ad Hoc Recruitment Committee is April 30, 2022.

ATTACHMENTS

None.