# ANTIOF CALIFORNIA

ANNOTATED AGENDA

# Antioch City Council REGULAR MEETING

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

Date:	Tuesday, April 12, 2022
Time:	5:30 P.M. – Closed Session
	7:00 P.M. – Regular Meeting
	7:05 P.M. – Public Hearing-Redistricting
Place:	Council Chambers
	200 'H' Street
	Antioch, CA 94509

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

PLEASE TURN OFF CELL PHONES BEFORE ENTERING COUNCIL CHAMBERS.

Lamar Thorpe, Mayor Michael Barbanica, Mayor Pro Tem (District 2) Tamisha Torres-Walker, Council Member District 1 Lori Ogorchock, Council Member District 3 Monica E. Wilson, Council Member District 4 Ellie Householder, City Clerk Lauren Posada, City Treasurer

Cornelius Johnson, Interim 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 <u>not on the agenda</u>, 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: <a href="https://www.antiochca.gov/notifications/">https://www.antiochca.gov/notifications/</a> and enter your e-mail address to subscribe. To view the agenda information, click on the following link: <a href="https://www.antiochca.gov/government/agendas-and-minutes/city-council/">https://www.antiochca.gov/government/agendas-and-minutes/city-council/</a>. 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 REAL PROPERTY NEGOTIATIONS – pursuant to California Government Code section 54956.8: Property: 4.79-acre property on Delta Fair Blvd., Antioch, CA (APN 074-080034-7); Agency Negotiation: Cornelius Johnson, City Manager; Negotiating Parties: Christy Saxton Interim Director, Health, Housing and Homeless Services, Contra Costa County; Under Negotiation: Price and Terms of Payment.

#### Direction provided to City Manager and City Attorney

2) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Significant exposure to litigation pursuant to California Government Code section 54956.9(b): One Case.

#### No reportable action

3) CONFERENCE WITH LABOR NEGOTIATORS – pursuant to 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), Confidential Unit, Management Unit, Treatment Plant Employees' Association, Antioch Public Works Association, and Antioch Police Sworn Management Association.

#### No reportable action

4) PUBLIC EMPLOYEE PERFORMANCE EVALUATION: CITY ATTORNEY. This closed session is authorized pursuant to Government Code section 54957.

No reportable action

- 5:32 P.M. ADJOURNED TO CLOSED SESSION
- **7:08** P.M. ROLL CALL REGULAR MEETING for City /City Council Members acting as Housing Successor to the Antioch Development Agency – All Present

#### PLEDGE OF ALLEGIANCE

#### CITY ATTORNEY TO REPORT OUT ON CLOSED SESSION

#### COUNCIL MEMBER WILSON REQUESTED A MOTION TO SUSPEND THE RULES AND MOVE COUNCIL REGULAR AGENDA ITEM #11 TO BE HEARD AFTER THE PROCLAMATIONS; APPROVED 5/0

#### 7:05 p.m. PUBLIC HEARING

 REDISTRICTING: RESOLUTION ADOPTING FINAL MAP (DRAFT MAP A – MODIFIED) *Reso No. 2022/51 adopted, 3/2 (Barbanica, Ogorchock)*  Recommended Action: It is recommended that the City Council adopt the resolution with the Final Redistricting Map ("Draft Map A – Modified") adjusting and redefining the boundaries of the City Council electoral districts of the City.

#### 2. INTRODUCTION OF NEW CITY EMPLOYEES

#### 3. PROCLAMATIONS

- In Honor of Autism Acceptance Month 2022
- In Honor of Earth Month 2022
- In Honor of LGBTQI+ Solidarity

#### Approved, 5/0

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

#### COUNCIL REGULAR AGENDA

- 11. DISPLAY OF THE PRIDE PROGRESS FLAG AT CITY HALL Reso No. 2022/52 adopted, 3/2 (Barbanica, Ogorchock) Recommended Action: It is recommended that the City Council adopt a resolution:
  - 1) Acknowledging the City's Policy for the Display of Flags at City Facilities as it relates to various flags approved by an adopted resolution of the City Council; and
  - 2) Approving the display of the Pride Progress Flag during the period of April 12, 2022 to December 31, 2022 at City Hall.

#### 7:49 P.M. ADJOURNED TO BREAK 7:57 P.M. RECONVENED WITH ALL COUNCIL PRESENT

#### 4. ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

- ANTIOCH COMMUNITY EASTER EGG HUNT April 18, 2022
- KEEP ANTIOCH BEAUTIFUL April 23, 2022
- RIVERTOWN ART & WINE WALK May 7, 2022

#### 5. ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

- ECONOMIC DEVELOPMENT COMMISSION
- > SALES TAX CITIZENS' OVERSIGHT COMMITTEE
- CONTRA COSTA MOSQUITO & VECTOR CONTROL BOARD OF TRUSTEES

**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.

#### 9:01 P.M. ADJOURNED TO BREAK DURING PUBLIC COMMENTS 9:05 P.M. RECONVENED WITH ALL COUNCIL PRESENT

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

ANTIOCH CITY COUNCIL

CITY COUNCIL COMMITTEE REPORTS/COMMUNICATIONS

#### **MAYOR'S COMMENTS**

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

#### A. APPROVAL OF COUNCIL MEETING MINUTES FOR FEBRUARY 22, 2022

Approved, 5/0

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

- B. APPROVAL OF COUNCIL MEETING MINUTES FOR MARCH 8, 2022
   Approved, 5/0 Recommended Action: It is recommended that the City Council approve the Minutes.
- C. APPROVAL OF COUNCIL SPECIAL MEETING MINUTES FOR MARCH 11, 2022

Continued, 5/0

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

D. APPROVAL OF COUNCIL MEETING MINUTES FOR MARCH 22, 2022

#### Continued, 5/0

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

**E.** APPROVAL OF COUNCIL WARRANTS

#### Approved, 5/0

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

F. APPROVAL OF HOUSING SUCCESSOR WARRANTS

#### Approved, 5/0

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

**G.** APPROVAL OF TREASURER'S REPORT FOR JANUARY 2022

Received and filed, 5/0

Recommended Action: It is recommended that the City Council receive and file the January 2022 Treasurer's Report.

**H.** APPROVAL OF TREASURER'S REPORT FOR FEBRUARY 2022

Received and filed, 5/0

Recommended Action: It is recommended that the City Council receive and file the February 2022 Treasurer's Report.

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

I. AB 361: RESOLUTION MAKING FINDINGS NECESSARY TO CONDUCT BROWN ACT MEETINGS BY TELECONFERENCE FOR THE CITY COUNCIL, BOARDS, COMMISSIONS, AND COMMITTEES

#### Reso No. 2022/53 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt the resolution authorizing remote teleconference/virtual meetings of the legislative bodies of the City of Antioch, which includes the City Council, boards, commissions, and committees.

J. APPROVAL OF PURCHASE OF ONE (1) BANDIT BRUSH AND WOODCHIPPER MODEL M-12XP UTILIZING SOURCEWELL COOPERATIVE PURCHASING CONTRACT #050119-BAN WITH CAL-LINE EQUIPMENT INC.

#### Reso No. 2022/54 adopted, 5/0

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

- Approving the purchase of one (1) new 2022 Bandit Brush and Woodchipper Model M-12XP for an amount not to exceed \$65,543; and
- 2) Authorizing the City Manager to execute the Sourcewell Cooperative Purchasing Contract #050119-BAN with Cal-Line Equipment Inc. for the purchase of the equipment.
- **K.** THIRD AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING RELATED TO THE GROUNDWATER SUSTAINABILITY PLAN FOR THE EAST CONTRA COSTA COUNTY PORTION OF THE TRACY SUBBASIN (P.W. 704-3)

Reso No. 2022/55 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt a resolution approving the third amendment of the Memorandum of Understanding related to the Groundwater Sustainability Plan for the East Contra Costa County Portion of the Tracy Subbasin.

-5-

7. FORMATION OF THE PROPOSED CITY OF ANTIOCH COMMUNITY FACILITIES DISTRICT NO. 2022-01 (PUBLIC SERVICES) FOR LAUREL RANCH SUBDIVISION (P.W. 698) (Continued from March 22, 2022)

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

1) Continue the public hearing and request that the City Clerk open the Special Election Ballot from the sole property owner and publicly read the results of the election;

#### Reso No. 2022/56 adopted, 5/0

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

#### To April 26, 2022, for adoption, 5/0

3) Introduce, waive the first reading, and read by title only, the Ordinance Levying Special Taxes within the City of Antioch Community Facilities District No. 2022-01 (Public Services).

#### 8. STRATEGIC INFILL HOUSING STUDY

#### A. Recommended Action: It is recommended that the City Council:

#### Reso No. 2022/57 adopted, 5/0

1) Adopt the Resolution approving the addendum to the 2003 General Plan Environmental Impact Report.

#### Reso No. 2022/58 adopted, 5/0

 Adopt the Resolution approving General Plan Amendment (GP-22-01) establishing Commercial In-Fill Housing Policies in the Land Use Element.

#### Reso No. 2022/59 adopted, 5/0

3) Adopt the Resolution approving the project's Objective Design Standards.

**B.** Recommended Action: It is recommended that the City Council introduce, waive the first reading, and read by title only the ordinance for the following:

#### *To April 26, 2022, for adoption, 5/0*

1) **Zoning Map Amendments.** Rezone ten (10) sites to include a "Commercial Infill Housing (CIH) Overlay District" designation, zoning map amendment (Z-22-01).

#### To April 26, 2022, for adoption, 5/0

2) Zoning Text Amendments. Zoning text amendment Sections 9-5.203 "Definitions," 9-5.301 "Districts Established and Defined," 9-5.3801 "Summary of Zoning Districts," 9-5.3808 "Table of Land Use Regulations," and 9-5.601 "Height, Area & Setback Regulations for Primary Structure."

#### COUNCIL REGULAR AGENDA

#### 9. AMERICAN RESCUE PLAN ACT FUNDING

#### Reso No. 2022/60 adopted, 5/0

- Recommended Action: It is recommended that the City Council provide feedback and direction regarding the allocation of American Rescue Plan Act funding received by the City of Antioch and adopt a resolution authorizing the necessary Fiscal Year 2022 and 2023 budget amendments for expenditures approved at the April 12, 2022, meeting.
- **10.** DISCUSSION ITEM: ANTIOCH POLICE OVERSIGHT COMMISSION SUMMARY OF CONTENT FOR A DRAFT ORDINANCE

# Direction provided to staff to prepare Ordinance and identify Police Crime Prevention Commission duties

Recommended Action: It is recommended that the City Council:

- 1) Determine whether to direct staff to prepare an ordinance forming the Antioch Police Oversight Commission; and
- 2) If so, advise staff whether to rename the Police Crime Prevention Commission, by designating it as a board or committee, or to make any other modifications to it.

#### COUNCIL MEMBER WILSON HAD REQUESTED A MOTION TO SUSPEND THE RULES AND MOVED COUNCIL REGULAR AGENDA ITEM #11 TO BE HEARD AFTER THE PROCLAMATIONS; APPROVED 5/0

12. SIDE LETTER AGREEMENT BETWEEN THE CITY OF ANTIOCH AND THE TREATMENT PLANT EMPLOYEES' ASSOCIATION SALARY ADJUSTMENTS FROM THE TOTAL COMPENSATION STUDY FINAL REPORT

#### Reso No. 2022/61 adopted, 5/0

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

- Approving the Side Letter Agreement between the City of Antioch and the Treatment Plant Employees Association for Salary Adjustments from the Total Compensation Study Final Report dated August 31, 2021, Appendix IV: Salary Range Placement Recommendations;
- 2) Authorize the City Manager or designee to execute the Side Letter Agreement between the City of Antioch and Treatment Plant Employees Association; and
- Authorize the City Manager or designee to make any necessary adjustments to the Fiscal Year 2021/22 and Fiscal Year 2022/23 budget to implement the provisions of the Side Letter Agreement.
- 13. TENTATIVE AGREEMENTS BETWEEN THE CITY OF ANTIOCH AND THE ANTIOCH POLICE OFFICERS ASSOCIATION (APOA) FOR THE PERIOD OF SEPTEMBER 1, 2021 – AUGUST 31, 2025

#### Reso No. 2022/62 adopted, 5/0

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

- Approving the Tentative Agreements between the City of Antioch and the Antioch Police Officers Association (APOA); and
- 2) Authorize the City Manager or designee to make any necessary adjustments to the Fiscal Year 2021/22 and 2022/23 budgets to implement the provisions of the Tentative Agreements.

14. RESOLUTION APPROVING CLASS SPECIFICATION UPDATES FOR ASSISTANT CITY ATTORNEY AND ASSIGNING AN UPDATED SALARY RANGE

Reso No. 2022/63 adopted, 5/0

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

- 1) Approving updates for the Assistant City Attorney class specification;
- 2) Assigning an updated salary range to the Assistant City Attorney class specification; and
- 3) Authorize the City Manager or designee to make any necessary adjustments to the Fiscal Year 2021/22 and 2022/23 budgets to implement the updated salary range.

#### 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 11:31 p.m., 5/0

# ANTIOCH CALIFORNIA

#### STAFF REPORT TO THE CITY COUNCIL

DATE:	Regular Meeting of April 12, 2022
TO:	Honorable Mayor and Members of the City Council
SUBMITTED BY:	Thomas Lloyd Smith, City Attorney 725
SUBJECT:	Redistricting: Resolution Adopting Final Map (Draft Map A – Modified)

It is recommended that the City Council adopt the resolution ("Attachment A") with the final redistricting map ("Exhibit A") adjusting and redefining the boundaries of the City Council electoral districts of the City.

#### FISCAL IMPACT

None.

#### DISCUSSION

The City adopted its current district boundaries based on 2010 census data as required by law. The districts must now be redrawn using the 2020 census data and in compliance with the Fair Maps Act, which was adopted by the California legislature as AB 849 and which took effect on January 1, 2020.

Under the Act, the City Council must draw and adopt boundaries using the following criteria in the listed order of priority (Elections Code 21621(c)):

- 1. Compliance with the federal requirements of equal population and the Voting Rights Act,
- 2. Geographic contiguity,
- 3. Undivided neighborhoods and "communities of interest" (socio-economic geographic areas that should be kept together),
- 4. Easily identifiable boundaries, and
- 5. Compactness (do not bypass one group of people to get to a more distant group of people)

The Act prohibits redistricting for the purpose of favoring or discriminating against a political party.

The City Council held public hearing on alternate maps and discussed refinements to them on Tuesday, October 12, 2021; Saturday, October 16, 2021; Tuesday, November 9, 2021; Tuesday, December 14, 2021; Tuesday, January 11, 2022; Tuesday, January 25, 2022; Tuesday, February 8, 2022; Tuesday, March 8, 2022; and Friday, March 11, 2022.

Following publication of its March 11, 2022 meeting, the Council selected a Final Redistricting Map ("Draft Map A - Modified," attached to the Resolution as Exhibit "A"), for notice and presentation at this meeting in connection with Council's consideration of a Resolution adopting a final updated voting district map. The City published notice of consideration of Draft Map A in accordance with Elections Code Subsection 21608(d).

The Final Redistricting Map (Draft Map A - Modified), presented herewith, complies with the federal requirements of equal population and the Voting Rights Act, and the California Fair Maps Act, in the following manner:

- 1. *The districts are geographically contiguous.* The districts are arrayed in a simple and logical form without any islands, and minimal intrusions from the area of one district into another;
- 2. To the extent practicable, the Final Redistricting Map respects the geographic integrity of local neighborhoods and local communities of interest. The Council heard testimony about what constitutes communities of interest in the public eye.
- 3. *The districts are easily identifiable and understandable by residents*. The districts in the Final Redistricting Map form a relatively simple pattern.
- 4. To the extent practicable, the districts are geographically compact. Their configurations are for the most part compact, simple shapes, with nearby populations included in the same districts.
- 5. The districts are balanced in terms of total population and voting age population. The districts are well within the one-person/one-vote deviations permitted under federal and state voting rights laws.
- 6. The districts conform to concentration of minority voters. The City's redistricting process has included a review of the ethnicity demographics from the census data, specifically citizens of voting age populations (CVAP). Upon review of the City's CVAP data, creation of a minority/majority voting district (a district in which an identified minority comprises the majority of voting age population) has proven infeasible without creating significant areas of non-compliance with regard to the other mapping requirements noted above.

Analysis by the City's retained demographers of 2020 Census data regarding the populations within the City's current district boundaries showed that such districts are not ideally population balanced as is required by the one-person/one-vote constitutional and

voting rights mandates. Draft Map A Modified modifies the Council district boundaries to address those populations and comply with the legal requirements listed above.

In its deliberations, the Council encountered difficulty in meeting the voting rights mandates listed above while using the alignment of certain streets as district boundaries. In particular, the Council deliberated extensively over the interface between Districts 3 and 4 and whether the division between those districts should be Lone Tree Way or Country Hills Drive. With regard to balanced districts, the Council concluded that either thoroughfare could serve as an appropriate district demarcation line – from the perspective of population balance and other objective factors– but that including the area between those streets as part of District 3, as shown in Draft Map A Modified, would result in a less significant disruption of communities of interest.

In order to meet its statutory redistricting deadline of April 17, 2022, the Council must, at this meeting, select a preferred map and include it in a final resolution adopting Council voting district maps.

#### **ATTACHMENT**

A. Resolution with the final redistricting map (Exhibit A) of the City Council of the City of Antioch adjusting and redefining the boundaries of all City Council Electoral Districts of the City of Antioch

#### **RESOLUTION 2022/##**

#### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ADJUSTING AND REDEFINING THE BOUNDARIES OF ALL CITY COUNCIL ELECTORAL DISTRICTS OF THE CITY OF ANTIOCH

**WHEREAS**, the U.S. Census Bureau ("Bureau") is required by Article I, Section 2, of the U.S. Constitution to conduct an accurate count of the population every ten years;

WHEREAS, California Elections Code Section 21600 et seq. requires that "[f]ollowing each federal decennial census for a city whose council is already elected using district-based elections, the council shall, by ordinance or resolution, adopt boundaries for all of the council districts of the city so that the council districts shall be substantially equal in population as required by the United States Constitution";

WHEREAS, the California Elections Code requires that the Council adopt an ordinance or pass a resolution amending supervisorial districts no later than April 17, 2022;

WHEREAS, the City Council held public hearings on alternate maps on October 12, 2021, October 16, 2021, November 9, 2021, December 14, 2021, January 11, 2022, January 25, 2022, February 8, 2022, March 8, 2022, and March 11, 2022 to receive briefings from the City's demographic consultant and to hear public testimony relating to the redistricting process and state and federal redistricting criteria and communities of interest, including the California Elections Code, the Voting Rights Act and the United Constitution;

**WHEREAS,** City staff conducted public outreach by way of print and digital advertisements and conducted informational meetings for community organization;

**WHEREAS,** during the public hearings public comment was received on redistricting criteria and communities of interest;

WHEREAS, at the various hearings, the Council noticed and received presentations on several draft maps prepared by the City's demographic consultant for compliance with applicable laws and standards and additional maps submitted by the public; and

WHEREAS, at each of the public hearings on redistricting, the Council heard testimony relating to "communities of interest," which led the Council to reach the following determinations about communities of interest on the Final Redistricting Map as required under federal and state law:

(1) *The districts are geographically contiguous.* The districts are arrayed in a simple and logical form without any islands and minimal intrusions from the area of one district into another;

(2) To the extent practicable, the Final Redistricting Map respects the geographic integrity of local neighborhoods and local communities of interest.

The Council heard testimony about what constitutes communities of interest in the public eye and adopted district boundaries that strike a balance between competing goals relating to the correlation of communities of interest with the potential use of major thoroughfares as district boundaries.

(3) The districts are easily identifiable and understandable by residents. The districts in the Final Redistricting Map form a relatively simple pattern.

(4) To the extent practicable, the districts are geographically compact. Their configurations for the most part are compact, simple shapes, with nearby populations included in the same districts.

(5) The districts are balanced in terms of total population and voting age population. The districts are well within the one-person/one-vote deviations permitted under federal and state voting rights laws.

(6) The districts conform to concentration of minority voters. The City's redistricting process has included a review of the ethnicity demographics from the census data, specifically citizens of voting age populations (CVAP). Upon review of the City's CVAP data, creation of a minority/majority voting district (a district in which an identified minority comprises the majority of voting age population) has proven infeasible without creating significant areas of non-compliance with regard to the other mapping requirements.

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

<u>Section 1.</u> All information in the staff reports, maps, presentations, City Council debate and public testimony referenced above is hereby incorporated into this decision and serves as evidentiary basis for these findings and legislative decision.

<u>Section 2</u>. Pursuant to the provisions of the Fair Maps Act of 2019 as amended in 2020, codified at California Elections Code section 21600 to 21609, after giving consideration to those provisions and applicable decisions of the courts, the City Council hereby adjusts, changes, and establishes the boundaries of the City Council electoral districts as set forth on the Final Redistricting Map (referred to during the Council's deliberations as "Draft Map A – Modified") selected by the City Council at its public hearing on March 11, 2022, and reflected in Exhibit A hereto, and they shall constitute and are hereby established as the boundaries of the City Council districts of the City of Antioch for subsequent elections until further readjustment is required by law.

<u>Section 3</u>. Notwithstanding any other provision of this chapter, and pursuant to California Elections Code section 21606, subdivisions (a) and (b), each of the Council Members in office at the time this Chapter takes effect shall continue in office until the expiration of the full term to which he or she was elected and until his or her successor is qualified, and any vacancy in a term currently underway

shall be filled based on the districts in effect at the time the current supervisors were elected.

<u>Section 4.</u> All ordinances and resolutions, or parts thereof in conflict with this resolution are hereby repealed.

**Section 5.** The City Attorney is directed to take all necessary steps to give effect to this Resolution. If necessary to facilitate the implementation of this Resolution, the City Attorney or his designee is authorized to make technical adjustments to the district boundaries that do not substantively affect the populations in the districts, the eligibility of candidates, or the residence of elected officials within any district. The City Attorney shall advise the City Council of any such adjustments required in the implementation of the districts.

<u>Section 6</u>. This Resolution is adopted following four noticed public hearings as required by Elections Code section 21607.1 and shall take effect immediately.

\* \* \* \* \* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 12th day of April 2022, by the following vote:

AYES:

NOES:

**ABSTAIN:** 

**ABSENT:** 

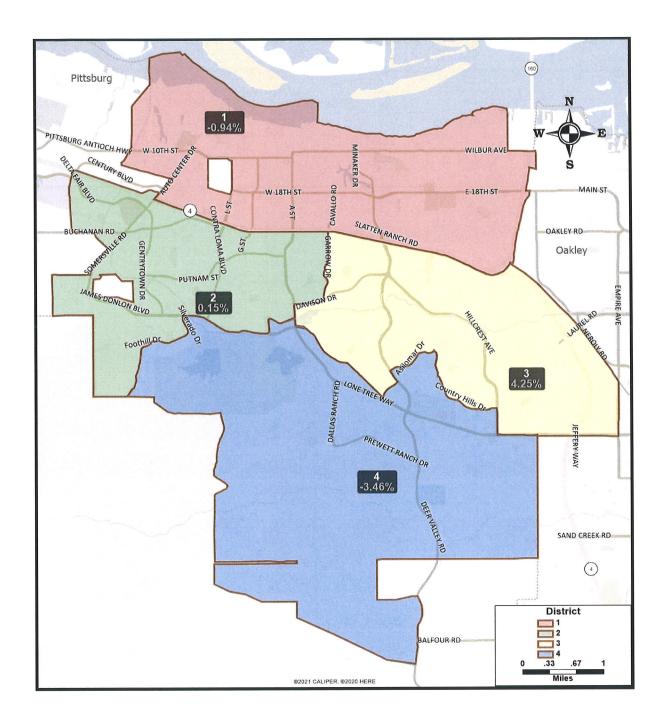
ELIZABETH HOUSEHOLDER CITY CLERK OF THE CITY OF ANTIOCH

#### EXHIBIT A

#### MAP OF ADOPTED DISTRICT LINES

5087511.2

#### Antioch Redistricting 2021-2022



Draft Map A - Modified

# ANTIOCH CALIFORNIA

#### INTRODUCTION OF NEW CITY EMPLOYEES

DATE: Regular Meeting of April 12, 2022

TO: Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Nickie Mastay, Administrative Services Director

> Finance Director Dawn Merchant would like to introduce:

Anthony Garcia, Customer Service Representative



### IN HONOR OF

## AUTISM ACCEPTANCE MONTH 2022

WHEREAS, in 1970, the Autism Society of America launched an ongoing National effort to promote autism awareness and to assure that all autistic people are able to achieve the highest quality of life possible;

WHEREAS, the month of April is Autism Acceptance Month and is an opportunity to "celebrate the unique perspectives of those living with ASD;"

WHEREAS, autism acceptance means respecting the rights and humanity of all autistic people, centering the perspectives and needs of autistic people with intellectual disabilities, nonspeaking autistic people, and autistic people with the highest support needs;

WHEREAS, autism acceptance also means fighting to ensure that the universal human rights of all autistic people are respected; and

WHEREAS, acceptance is something the global population has been and continues to struggle with, but engaging in conversation and learning about one another's perspectives, we can individually become accepting.

NOW, THEREFORE, I, LAMAR A. THORPE, Mayor of the City of Antioch, hereby proclaim the month of April is AUTISM ACCEPTANCE MONTH and includes observances to highlight the increasing number of individuals identified with Autism Spectrum Disorder and the impacts on families and support services.

APRIL 12, 2022

#### LAMAR A. THORPE, Mayor



## IN HONOR OF EARTH MONTH 2022

WHEREAS, all people, regardless of race, gender, income, or geography, have a right to a healthy, sustainable environment with economic growth and opportunity;

WHEREAS, we are all caretakers of our planet and have an obligation to combat climate change and environmental degradation to preserve the earth's beauty and resources;

WHEREAS, the City of Antioch supports this collaborative effort of bringing awareness and local action to the pivotal issues facing our planet – because when we reduce our impact by conserving resources and investing in local solutions, everybody benefits;

WHEREAS, Keep Antioch Beautiful Day educates and inspires people to create a cleaner environment through community engagement and the positive power of teamwork, illustrating what we can do when we come together and recognizes Earth Month;

WHEREAS, the Cleaner Contra Costa Challenge advances community goals for health, safety, economic vitality, energy independence, and quality of life by inspiring citizens to support each other's efforts and work to reduce greenhouse gas emissions in an effort to create cleaner, healthier, and more vibrant communities for all; and

WHEREAS, Sustainable Leaders in Action, a county-wide group of high school and college students, pursue a cleaner planet for everyone and encourages others to act for a cleaner future.

NOW, THEREFORE, I, LAMAR A. THORPE, Mayor of the City of Antioch hereby recognize April 2022 as EARTH MONTH and April 23, 2022, as KEEP ANTIOCH BEAUTIFUL DAY.

BE IT FURTHER RESOLVED that residents are encouraged to volunteer to beautifying the City of Antioch and track their actions taken to combat climate change and environmental degradation, support green economy initiatives, and to encourage others to undertake similar actions on cleanercontracosta.org.

APRIL 12, 2022

#### LAMAR A. THORPE, Mayor



# IN HONOR OF LGBTQI+ SOLIDARITY

WHEREAS, the City of Antioch embraces diversity and stands firmly against any form of discrimination and hate based on sexual orientation or gender identity and expression;

WHEREAS, the City of Antioch values the uniqueness of our residents and stands with the youth, and their families, who deserve to be who they are, treated with dignity, and to receive equal treatment and protection;

WHEREAS, discrimination against the transgender community is not based in science and is intended to sow division and instill animosity toward our fellow Americans; and

WHEREAS, the City condemns any attack on the transgender community and reaffirms our commitment to being an inclusive environment;

WHEREAS, the Progress Pride flag was designed by Daniel Quasar who adapted the original Pride flag of the rainbow and represents a concerted move towards a more tolerant and intersectional LGBTQI+ community; and

WHEREAS, the black and brown lines of the Progress Pride flag represent marginalized people of color within the queer community, while the pink, blue and white arrow shape represents the transgender community.

NOW, THEREFORE, I, LAMAR A. THORPE, Mayor of the City of Antioch, hereby condemn violence against the transgender and nonbinary community in all forms and commit to advocating for the well-being and safety of the transgender and nonbinary community.

APRIL 12, 2022

#### LAMAR A. THORPE, Mayor



# HOP RIGHT ON OVER! It's the Antioch Comunity Easter Egg Hunt!

Get ready for some egg-citement and fun with the Antioch Police Department!

#### MONDAY, APRIL 18, 2022

LOCATIONS WHERE THE EGGS CAN BE FOUND WILL BE POSTED ON FACEBOOK ON THE DAY OF THE EVENT

Keep your eyes peeled for the lucky golden eggs for special APD surprises

#4

LET'S WORK TOGETHER TO BUILD A STRONGER AND CLEANER ANTIOCH!

Beautiful

heep

Antioch

THE EVENT TIMES WILL BE AS FOLLOWS: CHECK-IN AT 8AM CLEANUP 8:30-11:30AM

FREE BBQ FOR VOLUNTEERS AT PREWETT COMMUNITY PARK 12PM

## REGISTER AT: ANTIOCHCA.GOV/REGISTER





# SATURDÁY April 23

SIGN UP FOR THE FOLLOWING LOCATIONS: CITY PARK MARCHETTI PARK ANTIOCH COMMUNITY PARK PREWETT COMMUNITY PARK **ENJOY THE RIVERTOWN EXPERIENCE** 

HISTORIC DOWNTOWN ANTIOCH

vertown

**ANTIQUE SHOPS • RETAIL • RESTAURANTS • SERVICES • EVENTS** 

Rivertown Art & Wine Walk

SPONSORED BY CELEBRATE ANTIOCH FOUNDATION & RIVERTOWN MERCHANTS



Noon - April

6 Street Dortheron Antioch

Sample Up To 12 Wines For Only Szol

Join us for an evening of Art, Handmade Crafts, Live Music, And Wine Tasting!

This is a fun, Family-friendly event, Wine Walk tickets are \$20. Must be at least 21 to participate in Wine Walk.

Tickets available at: Willow Park Mercantile & Rivertown Treasure Chest or Eventbrite.com



MORE INFO & TICKETS AT: CELEBRATEANTIOCH.ORG & FACEBOOK/ANTIOCHRIVERTOWN

## CITY OF ANTIOCH CALIFORNIA OPPORTUNITY LIVES HERE

# **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 these volunteer positions, a completed application must be received in the Office of the City Clerk <u>by 5:00 p.m., on</u> <u>April 27, 2022</u>. Applications are available at <u>https://www.antiochca.gov/#</u>.

- > ECONOMIC DEVELOPMENT COMMISSION
- > SALES TAX CITIZENS' OVERSIGHT COMMITTEE
- CONTRA COSTA COUNTY MOSQUITO & VECTOR CONTROL BOARD OF TRUSTEES

Your interest and desire to serve our community is appreciated.



## **ECONOMIC DEVELOPMENT COMMISSION**

(EXTENDED Deadline date: 04/27/2022)

The Antioch Chamber of Commerce shall recommend one member

- The EDC's function is to address economic development issues within the City and make recommendations to the City Council and staff regarding policies, regulations, marketing, development strategies and planning activities designed to enhance the City's economic base and create quality jobs.
- Seven-member board 4 year terms. At least five members shall be Antioch residents/electors. Non-resident members shall own or operate a business in the City. The Antioch Chamber of Commence shall recommend one member.
- Regular meetings are held at 7:00 p.m. on the first Tuesday in the months of February, April, June, September, October and December, the third Tuesday in July, and on the first Tuesday on an asneeded basis only during the months of March, May, and November. No meetings are held during January or August.
- Members of the Economic Development Commission are subject to The Brown Act open meeting law and are required to file an annual Statement of Economic Interest (FPPC Form 700).
- Commissioners must take the 2-hour AB1234 Ethics Training within one year of appointment and every two years thereafter. There is no cost to this online AB1234 Ethics Training provided by the Fair Political Practices Commission.
- Newly appointed and reappointed commissioners are required to take an Oath of Office administered by the City Clerk.

# SALES TAX CITIZENS' OVERSIGHT COMMITTEE

CITY OF ANTIOCH CALIFORNIA OPPORTUNITY LIVES HERE

(EXTENDED Deadline date: 04/27/2022)

Four (4) Committee Members, full-term vacancies, expiring March 2026

- 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. <u>At least one member of the Committee shall have a financial, accounting or auditing</u> <u>background.</u> 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".

## CITY OF ANTIOCH CALIFORNIA OPPORTUNITY LIVES HERE

# CONTRA COSTA MOSQUITO & VECTOR CONTROL BOARD OF TRUSTEES (Deadline date: 04/27/2022)

One (1) Antioch Citizen Representative Vacancy

- The Antioch City Council is seeking candidates for its representative to the Contra Costa Mosquito & Vector Control Board of Trustees.
- The Board of Trustees are officials appointed by their respective City Councils to govern the Mosquito and Vector Control District knowledgeably and effectively. They serve for a term of two to four years and are highly dedicated to this community service.
- Must be an Antioch resident and at least the voting age of 18 with an interest in any of the following areas: public health, public policy, wetlands, farming, community education, finance, personnel or land development, and a resident of the city which is in the District (California Health & Safety Code, Section 2242)
- The regular business meetings are held on the second Monday night of every other month. All meetings are currently conducted via Zoom in accordance with Government Code section 54935E.
- Additional information regarding the responsibilities and duties are available online at <u>www.ContraCostaMosquito.com</u>

#### **CITY COUNCIL MEETING**

Special/Regular Meeting 6:00 P.M.

February 22, 2022 Council Chambers

#### 4:30 P.M. - CLOSED SESSION

- CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION pursuant to California Government Code section 54956.9: Philadelphia Indemnity Insurance Company v. City of Antioch et al. Contra Costa County Superior Court Case No. Case No. MSC18-00327.
- 2. CONFERENCE WITH REAL PROPERTY NEGOTIATONS pursuant to California Government Code section 54956.8: Property: Antioch Community Center Rooms 125, 126, and 127 (consisting of 474 square feet of office space) located at 4703 Lone Tree Way, Antioch CA 94531; Agency Negotiation: Cornelius Johnson, City Manager, and Thomas Lloyd Smith, City Attorney; Negotiating Parties: Jerry McNerney, United States Congressman; Under Negotiation: Price and Terms of Payment.
- 3. CONFERENCE WITH LABOR NEGOTIATORS pursuant to 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), Confidential Unit, Management Unit, and Treatment Plant Employees' Association.
- 4. **PUBLIC EMPLOYEE PERFORMANCE EVALUATION: CITY ATTORNEY.** This closed session is authorized pursuant to Government Code section 54957.

#### PUBLIC COMMENTS

Stephen Griswold, on behalf of Congressman McNerney, read a letter in support of the proposal to relocate his office to an adjacent office space within the Antioch Community Center.

#### ADJOURNED TO CLOSED SESSION

Council adjourned to Closed Session at 4:33 P.M.

#### 6:00 P.M. SPECIAL MEETING/STUDY SESSION

Mayor Thorpe called the Special Meeting/Study Session to order at 6:00 P.M., and City Clerk Householder called the roll.

Present: Council Members District 1 Torres-Walker, District 3 Ogorchock, District 4 Wilson, Mayor Pro Tem (District 2) Barbanica and Mayor Thorpe

#### PLEDGE OF ALLEGIANCE

Mayor Thorpe led the Pledge of Allegiance.

# SM-1. REDISTRICTING: RECEIPT OF PUBLIC INPUT AND SELECTION OF FINAL MAP

Mayor Thorpe announced in English and Spanish, that translation services were available this evening.

City Attorney Smith introduced Karin Mac Donald and Jane Hood, Q2 Data & Research LLC, who presented the draft maps and staff report dated February 22, 2022, recommending the City Council receive public comment and select the final redistricting map redefining the boundaries of all City Council electoral districts of the City.

Mark Jordan, Antioch resident, requested minutes of previous meetings be posted online. He stated Council voted and it was announced that maps B and 91 were the finalist. He expressed concern those maps failed to advance, and Mayor Thorpe decided to begin the process again without a vote of the Council. He discussed the requirements of Assembly Bill 849 and noted currently the city was violating their own rules by walking away from what they voted for and not voting as to whether they wanted to do so. He further noted if they wanted to do so, they should go back to the beginning of the process.

Sandy Hartrick, Antioch resident, spoke in opposition to the City Council choosing redistricting draft map A.

William Chapman, Antioch resident, spoke in support of boundaries that were definable and preserved communities of interest.

Mary Chapman, Antioch resident, spoke in support of boundaries that were definable and that did not favor a political candidate.

Tom Hartrick, Antioch resident, spoke in support of a redistricting process that complied with the Fair Maps Act and Voting Rights Act.

Lindsay Amezcua spoke in support of a redistricting process that complied with the Fair Maps Act.

Alicia Taylor, Mary Rocha, Antioch resident, Gretchen Egen, Dave Vazquez and Phillip Lubina, spoke in support of the City Council selecting draft map 91, as the final redistricting map.

Harry Thurston, Francisco Torres representing ACCE and Micha Morris-Silveira spoke in support of the City Council selecting draft map A, as the final redistricting map.

Kaelen Perrochet, California Common Cause Regional Redistricting Advocate, discussed the importance of the City complying with all aspects of the Fair Maps Act particularly the provision to respect and preserve communities of interest.

In response to Mayor Thorpe, City Attorney Smith confirmed the redistricting process needed to be completed in April.

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Mayor Thorpe commented the process would continue and include public participation.

A motion made by Councilmember Ogorchock, seconded by Councilmember Barbanica to accept draft redistricting map 91 failed by the following vote:

Ayes: Ogorchock, Barbanica

Noes: Torres-Walker, Wilson, Thorpe

Mayor Thorpe and Councilmember Torres-Walker requested Ms. Hood make several modifications to draft redistricting map A.

In response to Councilmember Barbanica, Ms. Hood displayed draft redistricting maps 516 and 521, and noted the difference between them was a zero-population block along Highway 4.

A motion made by Councilmember Barbanica, seconded by Councilmember Ogorchock to accept draft redistricting map 521 failed by the following vote:

Ayes: Ogorchock, Barbanica

Noes: Torres-Walker, Wilson, Thorpe

Mayor Thorpe requested staff bring back draft redistricting map 521 and modified draft redistricting map A, to a Study Session on March 8, 2022.

#### ADJOURNED SPECIAL MEETING/STUDY SESSION

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica the City Council unanimously adjourned the Special meeting/Study Session at 7:01 P.M.

#### 7:00 P.M. REGULAR MEETING

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

Present: Council Members District 1 Torres-Walker, District 3 Ogorchock, District 4 Wilson, Mayor Pro Tem (District 2) Barbanica and Mayor Thorpe

#### PLEDGE OF ALLEGIANCE

Mayor Thorpe led the Pledge of Allegiance.

#### CITY ATTORNEY TO REPORT OUT ON CLOSED SESSION

City Attorney Smith reported the City Council had been in Closed Session and gave the following report: **#1 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**, no reportable action, **#2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS**, no reportable action, **#3 CONFERENCE WITH LABOR NEGOTIATORS**, no reportable action; and, **#4 PUBLIC EMPLOYEE PERFORMANCE EVALUATION: CITY ATTORNEY**, direction given to Administrative Services Director Mastay.

#### 1. **PROCLAMATIONS**

California State Parent Teacher Association Day Local District 32nd PTA, February 17, 2022

The National Association of Women in Construction (NAWIC) "Women in Construction Week", March 6 – 12, 2022

#### American Red Cross Month, March 2022

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica the City Council unanimously approved the proclamations.

Velma Wilson and Matthew accepted and thanked the City Council for the *California State Parent Teacher Association Day Local District 32nd PTA, February 17, 2022, proclamation.* 

#### ON MOTION BY COUNCILMEMBER OGORCHOCK, SECONDED BY COUNCILMEMBER BARBANICA THE CITY COUNCIL UNANIMOUSLY SUSPENDED THE RULES AND MOVED COUNCIL REGULAR ITEM #10 TO BE HEARD PRIOR TO ITEM #9.

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

#### **PUBLIC COMMENTS**

Mayor Thorpe announced that this public comment period was for items not on the agenda.

Alicia Taylor requested Council agendize consideration of increasing Antioch Police Officer staffing.

Diane Robinson, Antioch resident, speaking on behalf of members of the Antioch Senior Citizens' Club, expressed concern regarding the agenda of the Board Members and requested the city assist in oversight of their Club.

Micha Morris-Silveira spoke in support of installing speed bumps and landscaping improvements to minimize illegal activity and improve the appearance of the community.

#### CITY COUNCIL COMMITTEE REPORTS/COMMUNICATIONS

Councilmember Torres-Walker reported on activities of the Community Violence Solutions Ad Hoc Committee.

Councilmember Wilson reported on her attendance at Delta Diablo and announced Tri Delta would be meeting on February 23, 2022.

#### MAYOR'S COMMENTS

Mayor Thorpe congratulated Councilmember Wilson for being appointed Chair of the Sanitation District.

- 2. CONSENT CALENDAR
- A. APPROVAL OF COUNCIL MEETING MINUTES FOR JANUARY 25, 2022
- B. APPROVAL OF COUNCIL SPECIAL MEETING MINUTES FOR FEBRUARY 4, 2022
- C. APPROVAL OF COUNCIL MEETING MINUTES FOR FEBRUARY 8, 2022
- D. APPROVAL OF COUNCIL WARRANTS
- E. APPROVAL OF TREASURER'S REPORT FOR DECEMBER 2021
- F. REJECTION OF CLAIMS: BREANNA BUTSON; ANNE HANCOCK; RYAN KATZ; AND BRIAN LIM
- G. <u>ORDINANCE NO. 2205-C-S</u> SECOND READING ORDINANCE AMENDMENT TO TITLE 4: PUBLIC SAFETY, CHAPTER 2: DISASTER COUNCIL OF THE ANTIOCH MUNICIPAL CODE REGARDING COMPLIANCE WITH THE CALIFORNIA EMERGENCY SERVICES ACT (Introduced on 02/08/2022)
- H. <u>RESOLUTION NO. 2022/27</u> APPROVING A THIRD AMENDMENT TO THE PROFESSIONAL SERVICES CONTRACT WITH 4LEAF, INC. TO PROVIDE SUPPORT TO THE BUILDING INSPECTION SERVICES DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT AND AUTHORIZING THE CITY MANAGER TO ENTER INTO THE AGREEMENT
- I. <u>RESOLUTION NO. 2022/28</u> USE AGREEMENT WITH CONGRESSMAN MCNERNEY'S OFFICE FOR OFFICE SPACE AT THE ANTIOCH COMMUNITY CENTER
- J. <u>RESOLUTION NO. 2022/29</u> AUTHORIZATION TO RESPONSE TO GRAND JURY REPORT NO. 2106 "911 MENTAL HEALTH CRISIS RESPONSE: A NEW WAY TO PROTECT AND TO SERVE"
- K. <u>RESOLUTION NO. 2022/30</u> APPROVAL OF PURCHASE OF SEVEN (7) NEW-TO-FLEET CODE ENFORCEMENT VEHICLES UTILIZING STATE OF CALIFORNIA COOPERATIVE PURCHASING AGREEMENT CONTRACT NO. 1-18-23-23A WITH DOWNTOWN FORD SACRAMENTO, CALIFORNIA
- L. <u>RESOLUTION NO. 2022/31</u> ACCEPTING COMPLETED IMPROVEMENTS AND RELEASE OF BONDS FOR NELSON RANCH PHASE 1, TRACT 6893, OFF-TRACT WILD HORSE ROAD IMPROVEMENTS (P.W. 547-1)

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

#### PUBLIC HEARING

#### 3. TRANSITIONAL HOUSING ZONING OVERLAY DISTRICT ORDINANCE AMENDMENT AND ZONING MAP AMENDMENT

Director of Community Development Ebbs presented the staff report dated February 22, 2022, recommending the City Council introduce, waive the first reading, and read by title only, the ordinance amending Title 9: Chapter 5 of the Antioch Municipal Code (Zoning Ordinance) to: 1) Create a Transitional Housing Overlay District; and 2) Amend the zoning of the parcels at 515 E. 18th Street (APN 065-143-018, 19) to include the Transitional Housing Overlay District.

Mayor Thorpe opened the public hearing.

Andrew Becker reviewed the transitional housing information sent to Council. He expressed concern that the city chose only one zone for transitional housing.

Mayor Thorpe closed the public hearing.

In response to Council, Director of Community Development Ebbs commented that a new housing element would address all state laws including those regarding transitional housing. He noted state laws would not affect a property located in a commercial zone. He reported this item was properly noticed and they had not heard from anyone specifically regarding the creation of the Overlay District.

Mayor Thorpe reported the city held two public forums with representatives from Rocketship Delta Prep and staff had been in constant communication with them.

Assistant City Manager Bayon Moore added when the agenda was posted, staff sent the parent group of Rocketship a reminder that the hearing was taking place this evening and if they had any questions or concerns, they were welcome to attend or bring them to the attention of staff or Council.

A motion was made by Councilmember Ogorchock and seconded by Councilmember Wilson to introduce, waive the first reading, and read by title only, the ordinance amending Title 9: Chapter 5 of the Antioch Municipal Code (Zoning Ordinance) to: 1) Create a Transitional Housing Overlay District; and 2) Amend the zoning of the parcels at 515 E. 18th Street (APN 065-143-018, 19) to include the Transitional Housing Zoning Overlay District.

Speaking to the motion, Councilmember Barbanica reported the Ad Hoc Committee met with individuals from Rocketship and he had spoken to residents in the area. He stated it was his belief that this project was harmful to the local community.

Councilmember Wilson spoke in support of approving the Transitional Housing Overlay District.

Councilmember Torres-Walker stated she would support the motion; however, she believed the overlay should be expanded citywide.

Councilmember Barbanica discussed the actions Council had taken to assist the unhoused population and noted his concern was only for the location of the potential project.

Councilmember Ogorchock withdrew her previous motion.

Mayor Thorpe commented that in the past the City felt that this was a County issue; however, they had since recognized the importance of creating the infrastructure locally.

On motion by Councilmember Wilson, seconded by Councilmember Torres-Walker the City Council introduced, waived the first reading, and read by title only, the ordinance amending Title 9: Chapter 5 of the Antioch Municipal Code (Zoning Ordinance) to: 1) Create a Transitional Housing Overlay District; and 2) Amend the zoning of the parcels at 515 E. 18th Street (APN 065-143-018, 19) to include the Transitional Housing Zoning Overlay District. The motion carried the following vote:

Ayes Torres-Walker, Wilson, Thorpe

Noes: Ogorchock, Barbanica

#### 4. NATURAL SUPPLEMENTS CANNABIS FACILITY (UP-20-01, AR-20-01)

Associate Planner Cortez presented the staff report dated February 22, 2022, recommending the City Council take the following actions: 1) Adopt the resolution approving the Natural Supplements Initial Study/Mitigated Negative Declaration (IS/MND) and adopting the Mitigation Monitoring and Reporting Program (MMRP); and 2) Adopt the resolution approving a Use Permit, and Design Review (UP-20-01, AR-20-01) for a cannabis operations facility, subject to conditions of approval.

Mayor Thorpe opened the public hearing.

Brett Jolley, Land Use Counsel for Natural Supplements, thanked staff for helping them through the process. He gave an overview of the project and requested Council grant the approvals requested this evening.

In response to Councilmember Wilson, City Attorney Smith stated that the Operating Agreement for this project would be reviewed by the Cannabis Committee prior to coming to Council for approval.

In response to Councilmember Barbanica, Interim Chief Morefield stated the Antioch Police Department had no concerns regarding this project and the applicant had met all requirements.

In response to Councilmember Ogorchock, Mr. Jolley reviewed their security plan.

City Attorney Smith explained the applicant would bring their model for the social equity program to the Cannabis Committee who would determine the final approved model that would come before Council.

#### RESOLUTION NO. 2022/32

On motion by Councilmember Wilson, seconded by Councilmember Torres-Walker the City Council adopted the resolution approving the Natural Supplements Initial Study/Mitigated Negative Declaration (IS/MND) and adopting the Mitigation Monitoring and Reporting Program (MMRP). The motion carried the following vote:

Ayes: Torres-Walker, Wilson, Barbanica, Thorpe

Noes: Ogorchock

#### RESOLUTION NO. 2022/33

On motion by Councilmember Wilson, seconded by Councilmember Torres-Walker the City Council adopted the resolution approving a Use Permit, and Design Review (UP-20-01, AR-20-01) for a cannabis operations facility, subject to conditions of approval.

Ayes: Torres-Walker, Wilson, Barbanica, Thorpe

Noes: Ogorchock

#### 5. PROPOSED ORDINANCE AMENDING SECTION 9-5.3843 E OF THE ANTIOCH MUNICIPAL CODE TO MODIFY THE DISTANCE BETWEEN NEW TOBACCO BUSINESSES AND SPECIFIED USES AND TO CLARIFY THE LIMIT ON NEW TOBACCO RETAILERS

City Attorney Smith presented the staff report dated February 22, 2022, recommending the City Council introduce, waive the first reading, and read by title only, the proposed amendment to the City's Municipal Code. The proposed amendment would: 1) Require new tobacco businesses to be at least 1,000 feet from schools and similar uses. 2) Clarify the City's existing ban on new tobacco retailers.

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

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica the City Council unanimously introduced, waived the first reading, and read by title only, the proposed amendment to the City's Municipal Code. The proposed amendment would: 1) Require new tobacco businesses to be at least 1,000 feet from schools and similar uses. 2) Clarify the City's existing ban on new tobacco retailers.

6. PROPOSED ORDINANCE AMENDING SECTION 6-8.02 OF THE ANTIOCH MUNICIPAL CODE TO ADD THE DEFINITIONS OF CHARACTERIZING FLAVOR, CIGAR, AND LITTLE CIGAR (INCLUDING CIGARILLO) AND AMENDING SECTION 6-8.14 BOTH TO RESTRICT TOBACCO RETAILERS OR BUSINESSES FROM SELLING OR PROVIDING TOBACCO WITH CHARACTERIZING FLAVOR, SELLING

# OR PROVIDING ELECTRONIC CIGARETTES OR E-CIGARETTES, AND TO REGULATE THE SIZE AND PRICE OF SPECIFIED PACKAGES OF CIGARETTES, LITTLE CIGARS, AND CIGARS

Outside Legal Counsel Ziegler presented the staff report dated February 22, 2022, recommending the City Council introduce, waive the first reading, and read by title only, the proposed amendment to the Antioch Municipal Code. The proposed amendment would: 1) Add the definition of "characterizing flavor". 2) Prohibit the sale of tobacco or tobacco products with characterizing flavor. 3) Prohibit a tobacco retailer or business from selling, offering for sale, possessing with the intent to sell, offer in exchange for any form of consideration, or provide at no cost any electronic cigarette or e-cigarette for use with tobacco or tobacco products. 4) Add the definitions of "cigars" and "little cigars," with the latter including cigarillos. 5) Prohibit a tobacco retailer or business from selling, offering for sale, possessing with the intent to sell, offering for sale, possessing with the intent to sell, offering for sale, possessing with the intent to sell, offering for sale, possessing with the intent to sell, offering for sale, possessing with the intent to sell, offering for sale, possessing with the intent to sell, offering for sale, possessing with the intent to sell, offering in exchange for any form of consideration, or providing at no cost: a. Any package of fewer than twenty little cigars. b. Any package of fewer than six cigars. c. Any package of cigarettes, little cigars or cigars at a price that is less than ten dollars per package, including applicable fees and taxes.

Mayor Thorpe opened the public hearing.

Kenneth Arialis opposed the proposed draft ordinance as written.

Jaime Rojas, Outreach Coordinator National Association Tobacco Outlets, Eldon Price, Antioch retailer and Claudia Martinez, opposed the proposed draft ordinance as written. They requested the city delay this item and wait for the November referendum on a state-wide flavor ban.

Mayor Thorpe closed the public hearing.

Councilmember Barbanica stated he believed an overall ban was overreach especially since the city allowed cannabis sales to adults. He also felt it would be unfair to businesses.

On motion by Councilmember Ogorchock, seconded by Councilmember Wilson the City Council introduced, waived the first reading, and read by title only, the proposed amendment to the Antioch Municipal Code. The motion carried the following vote:

Ayes: Ogorchock, Wilson, Thorpe

Noes: Torres-Walker, Barbanica

#### COUNCIL REGULAR AGENDA

#### 7. UNHOUSED RESIDENT SERVICES – OVERVIEW OF STATE OF CALIFORNIA HOMEKEY FINANCING

Assistant City Manager Bayon Moore presented the staff report dated February 22, 2022, recommending the City Council discuss and provide staff direction regarding the potential pursuit of Homekey financing opportunities.

Jeree Glasser-Hedrick, Focus Strategies, gave a State of California Homekey Financing PowerPoint presentation.

Lindsay Amezcua expressed concern that the city focused on the Executive Inn site for a Homekey project and suggested they consider other opportunities.

Andrew Becker, Here Today Home Tomorrow/California Modular, discussed Homekey funding and noted there were still opportunities. He explained their Homekey development in Rohnert Park.

Lacey Brown expressed concern that the city focused on the Executive Inn site and suggested reaching out to stakeholders to discuss project options.

Frank Sterling requested the city consider all options for a Homekey Project.

Councilmember Ogorchock stated she did not believe thirty-two rooms at the Executive Inn was sufficient for this type of project. She suggested the City partner with the County for a project on Delta Fair Blvd.

Assistant City Manager Bayon Moore explained the long-term and interim plans for the Delta Fair property

Councilmember Barbanica stated he believed applying for money specifically for the use of the Executive Inn was not the best use of funding since there were other options.

Mayor Thorpe responded that the process of leasing the Executive Inn was independent of this item.

Councilmember Torres-Walker reported she had been in discussions with stakeholders regarding funding opportunities and she supported looking at all options for Homekey funding.

Councilmember Wilson suggested the city look into funding from Proposition 63 for wraparound services.

Assistant City Manager Bayon Moore stated all opportunities being considered contemplated wrapround services.

Mayor Thorpe spoke in support of considering all options including the Executive Inn property.

Assistant City Manager Bayon Moore commented the deliverables associated with the application were considerable so choosing a site to pursue was important to meeting the deadline for applications.

Ms. Glasser-Hedrick explained considerations for identifying potential sites.

Councilmember Ogorchock stated the city needed a developer partner for any option and suggested looking at property to develop a modular or similar type project.

Councilmember Barbanica voiced his support for funding a project within Antioch. He reiterated that he did not support the Executive Inn project. He explained that he had previously objected to a project on Delta Fair Blvd. because he was eliminated from the discussion regarding that development within his district.

In response to Mayor Thorpe, Councilmember Barbanica stated he would be agreeable to considering a project within his district.

Councilmember Torres-Walker stated Council agreed that unhoused residents deserved wellthought out, resourced and safe housing options.

Assistant City Manager Bayon Moore confirmed that there was interest from Council in looking at multiple sites including the Executive Inn and the property to the north side of Delta Fair Blvd.

Mayor Thorpe declared a recess at 9:29 P.M. The meeting reconvened at 9:38 P.M. with all Councilmembers present.

# 8. DISCUSSION ABOUT RECREATION VEHICLE STORAGE ON RESIDENTIAL PROPERTIES

Director of Community Development Ebbs presented the staff report dated February 22, 2022, recommending the City Council provide direction regarding the storage of Recreational Vehicles on residential properties.

Carlos Castro, Antioch resident, spoke in support of expanding the registration process for recreational vehicles.

Mark Jordan, Antioch resident and Richard, spoke in support of retaining the current process for parking of recreational vehicles on private property.

Larry Baines, Antioch resident, spoke in support of eliminating the restrictions that were specific to the storage of recreational vehicles. He stated if Council approved his request, he wanted to know the next steps and timeline for implementation.

Mayor Thorpe explained that Council did not directly engage speakers during public comment; however, in the conversation that followed, they would try to answer any questions.

Antonio Wise and Diane Robinson, Antioch residents, Lindsey Amezcua, on behalf of Michelle Kustlets, and Kathy Bunton, spoke in support of eliminating the restrictions that were specific to the storage of recreational vehicles.

Greg Shanks and Roshon Williams, Antioch resident, yielded their time to Marlene Hartigan.

Marlene Hartigan, Antioch resident, referenced slides she provided Council via email. She felt the citation and permitting process for recreational vehicles was flawed. She spoke in support of eliminating restrictions specific to the storage of recreational vehicles.

Frank Sterling requested the city consider safe parking options for those who use recreational vehicles as shelter.

Mayor Thorpe thanked the public speakers this evening.

In response to Councilmember Barbanica, Code Enforcement Manager Michael clarified only replacement permits were issued after 2008 and discussed the options before Council this evening. He reported several months ago, Code Enforcement received over 300 anonymous complaints that were addressed as time allowed. He explained the data base of permits had not been audited. He discussed the citation process and noted the towing of vehicles and street parking permits were functions of the Antioch Police Department.

Councilmember Barbanica stated he understood all sides of this matter and noted storage for recreational vehicles was not available locally.

Code Enforcement Manager Michael stated if Council wanted to proceed with a permitting process, he would recommend fees to cover site inspections.

Councilmember Ogorchock stated blighted units negatively affected property values; however, she understood residents wanting to have an option to park their recreational vehicles on their property. She suggested the possibility of utilizing original permits that were no longer active.

Councilmember Wilson voiced her support for revisiting this item and stated an audit of the permits may be appropriate since some may no longer be active.

Councilmember Torres-Walker voiced her support for eliminating the restrictions that were specific to the storage of recreational vehicles. She stated she could support the permit process, with or without fees.

Mayor Thorpe stated he valued esthetics and a fair approach. He supported an audit of the current permits. Additionally, he suggested looking at possible height and size restrictions.

Director of Community Development Ebbs stated he understood Council was directing staff to bring back an audit of permits.

Councilmember Torres-Walker stated she believed all residents should be allowed to apply for a permit.

Mayor Thorpe commented that getting an understanding of the current inactive/active permits was important to inform the discussion. He clarified Council was not asking for an ordinance to come forward at this time.

Director of Community Development Ebbs clarified the discussion this evening would not affect Homeowners Associations and Covenants, Conditions & Restrictions. He recommended suspending enforcement on active RV cases until this issue was resolved. Council agreed to suspend enforcement until this matter was resolved.

### 10. DISCUSSION ITEM: POTENTIAL FORMATION OF A COMMUNITY RESOURCES AD HOC COMMITTEE

City Attorney Smith presented the staff report dated February 22, 2022 recommending the City Council take the following actions: 1) Discuss and determine if the City Council seeks to form a Community Resources Ad Hoc Committee to assist in the formation of the City's new department; 2) If so, determine the scope of activities for Community Resources Ad Hoc Committee; and 3) Provide direction to staff to draft a resolution to form the Community Resources Ad Hoc Committee.

Councilmember Ogorchock discussed the importance of creating the Ad Hoc Committee prior to consideration of the Public Safety and Community Resources position.

Councilmember Torres-Walker thanked Council for supporting the formation of the Community Resources and Public Safety Division and suggested renaming it as the Public Safety and Community Resources Division.

Following discussion, Council consensus supported the formation of a Public Safety and Community Resources Ad Hoc Committee.

#### 9. RESOLUTION APPROVING A NEW CLASS SPECIFICATION FOR COMMUNITY RESOURCES & PUBLIC SAFETY DIRECTOR, ASSIGNING A SALARY RANGE, AND ASSIGNING THE CLASSIFICATION TO THE MANAGEMENT (EXECUTIVE) BARGAINING UNIT

Administrative Services Director Mastay presented the staff report dated February 22, 2022, recommending the City Council adopt a resolution approving the New Class Specification for Community Resources & Public Safety Director, assigning a salary range, and assigning the classification to the Management (Executive) Bargaining Unit.

In response to Councilmember Barbanica, Administrative Services Director Mastay confirmed that this position had already been budgeted.

Councilmember Torres-Walker stated there were already departments that would fall under the direction of this Director and beginning to establish relationships and be involved in the process was important.

City Attorney Smith recommended changing the name of the position to match the Public Safety and Community Resources Ad Hoc Committee.

Speaking to the following motion, Councilmember Ogorchock stated she believed a study should have been conducted to determine if this was the best way to reorganize an existing department. She questioned who would be leading this undertaking and expressed concern that there was no ordinance regarding this item. She stated she believed this matter should wait until after the formation of the Ad Hoc Committee so they could provide their recommendations. She stated

many of the activities under this division already existed under a current department and she did not understand why they were being relocated. She also noted Crisis Intervention and Response and Violence Intervention and Prevention needed to be defined.

Councilmember Barbanica stated he did not originally support these items; however, since most of the Council was in support, he wanted them to be a success which was why he was supporting them now.

Mayor Thorpe stated that now may not be the time to hire; however, they could consider hiring an Interim Director or move forward with another option.

#### RESOLUTION NO. 2022/34

A motion was made by Councilmember Barbanica, seconded by Councilmember Torres-Walker to adopt a resolution approving the New Class Specification for *Public Safety & Community Resources Director*, assigning a salary range, and assigning the classification to the Management (Executive) Bargaining Unit. The motion carried the following vote:

Ayes: Torres-Walker, Wilson, Barbanica, Thorpe

Noes: Ogorchock

PUBLIC COMMENT - None

#### STAFF COMMUNICATIONS - None

#### COUNCIL COMMUNICATIONS AND FUTURE AGENDA ITEMS

Councilmember Torres-Walker wished Leslie May a Happy Birthday.

Councilmember Ogorchock announced the passing of Antioch Police Department Volunteer Emily. She requested the following items: a status update on the General Plan, midyear budget review and CIP, consideration of a policy for the City's Public Information Officer, follow-up on the agenda item list and an update on sewer upgrade loan options for residents on Viera Lane.

Councilmember Wilson requested staff agendize a discussion of the Sister City Program.

#### ADJOURNMENT

On motion by Councilmember Ogorchock, seconded by Councilmember Torres-Walker the City Council unanimously adjourned the meeting at 11:03 P.M.

Respectfully submitted:

<u>Kítty Eíden</u> KITTY EIDEN, Minutes Clerk

#### CITY COUNCIL MEETING INCLUDING THE BOARD OF THE ANTIOCH PUBLIC FINANCING AUTHORITY

Special/Regular Meeting 5:30 P.M.

March 8, 2022 Council Chambers

#### 4:30 P.M. - CLOSED SESSION

- CONFERENCE WITH REAL PROPERTY NEGOTIATONS pursuant to California Government Code section 54956.8: Property: 4.79-acre property on Delta Fair Blvd., Antioch, CA (APN 074-080034-7); Agency Negotiation: Cornelius Johnson, City Manager; Negotiating Parties: Christy Saxton Interim Director, Health, Housing and Homeless Services, Contra Costa County; Under Negotiation: Price and Terms of Payment.
- 2. CONFERENCE WITH LABOR NEGOTIATORS pursuant to 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), Confidential Unit, Management Unit, and Treatment Plant Employees' Association.
- **3. CONFERENCE WITH LEGAL COUNSEL ANTICIPATED LITIGATION** significant exposure to litigation pursuant to California Government Code section 54956.9(b): Two Cases.

#### ADJOURN TO CLOSED SESSION

Due to a lack of a quorum, Council did not adjourn to Closed Session.

#### 5:30 P.M. SPECIAL MEETING/STUDY SESSION

Mayor Thorpe called the meeting to order at 5:30 P.M., and City Clerk Householder called the roll.

Present: Council/Authority Members District 1 Torres-Walker, District 3 Ogorchock, District 4 Wilson, Mayor Pro Tem (District 2) Barbanica and Mayor Thorpe

#### PLEDGE OF ALLEGIANCE

Mayor Thorpe led the Pledge of Allegiance.

#### SM-1. REDISTRICTING: RECEIPT OF PUBLIC INPUT AND SELECTION OF FINAL MAP

Mayor Thorpe announced in Spanish that a Court Certified Interpreter was available for translation services.

B 04-12-22 City Attorney Smith introduced Karin Mac Donald and Jane Hood, Q2 Data & Research LLC, who presented the staff report dated March 8, 2022, recommending the City Council receive public comment and select the final redistricting map redefining the boundaries of all City Council electoral districts of the City.

Sandy Hartrick, Antioch resident, spoke in support of Council selecting draft map 91 as the final redistricting map.

Allen Payton, Antioch resident, and Lindsey Amezcua spoke in support of Council selecting draft map 521 as the final redistricting map.

Harry Thurston, Antioch resident and Micha Morris-Silveira spoke in support of Council selecting modified draft map A as the final redistricting map.

Mayor Thorpe directed Ms. Hood to make several changes to modified draft map A; however, since it created a deviation in population, Ms. Hood was asked to revert to the previous modified draft map A.

In response to Councilmember Torres-Walker, Ms. Hood stated their understanding was that all maps were created by following the Fair Maps Act.

Councilmember Barbanica stated looking at map A, a neighborhood on the south end of District 2 was split in half. He questioned if that was consistent with the goal of what Council was trying to accomplish.

Ms. Mac Donald responded the Fair Maps Act said that they should try to keep neighborhoods together as much as practicable. She noted it was up to Council to decide if a neighborhood should stay together since it was a process of give and take and making decisions about what worked best.

Councilmember Barbanica commented there were no areas in map 521 where neighborhoods were divided.

In response to Councilmember Ogorchock, Ms. Mac Donald explained that they had implemented Council's direction, made sure the Fair Maps Act criteria were followed and informed Council if there was an issue with contiguity. She noted Council were the experts and they would not be providing input as to what communities of interest should stay together.

Councilmember Ogorchock commented that Council would be dividing several communities of interest under draft map A. She noted draft maps 91 and 521 stayed on major thoroughfares and there were no residential areas that would be divided. She noted map A followed the Fair Maps Act only in population deviations.

On motion by Councilmember Torres-Walker, seconded by Councilmember Wilson the City Council adopted draft map A. The motion carried the following vote:

Ayes: Torres-Walker, Wilson and Thorpe

Noes: Ogorchock and Barbanica

#### ADJOURNED SPECIAL MEETING/STUDY SESSION

On motion by Councilmember Torres-Walker, seconded Councilmember Wilson the City Council unanimously adjourned at 5:45 P.M.

#### 7:00 P.M. REGULAR MEETING

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

Present: Council/Authority Members District 1 Torres-Walker, District 3 Ogorchock, District 4 Wilson, Mayor Pro Tem (District 2) Barbanica and Mayor Thorpe

#### PLEDGE OF ALLEGIANCE

Mayor Thorpe led the Pledge of Allegiance.

#### CITY ATTORNEY TO REPORT OUT ON CLOSED SESSION

City Attorney Smith reported that due to the lack of a quorum City Council did not meet in Closed Session.

#### 1. INTRODUCTION OF NEW CITY EMPLOYEES

Interim Chief Morefield introduced Tamarin Martinez, Police Dispatcher, Casey Brogdon, Police Corporal and James Colley, Police Sergeant, who thanked Interim Chief Morefield for the introduction and stated they looked forward to continuing to serve the citizens of Antioch in their new positions.

Finance Director Merchant introduced Michele Milo, Accounting Technician, Jennifer Bonilla and Adrianna Balestrieri, Customer Service Representatives, who thanked Finance Director Merchant for the introduction and stated they looked forward to serving the citizens of Antioch.

Director of Public Works/City Engineer Samuelson introduced Benjamin Marcus Woodland, Senior Water Treatment Plant Operator who thanked Director of Public Works/City Engineer Samuelson for the introduction and stated he looked forward to continuing to serve the citizens of Antioch in his new position.

Mayor Thorpe congratulated all the new and promoted employees.

#### 2. **PROCLAMATIONS**

In Honor of Staff Sergeant Daniel Scheile

#### In Honor of Sergeant John D. Aragon In Honor of Contra Costa County Blue Star Moms

On motion by Councilmember Ogorchock, seconded by Councilmember Wilson the City Council unanimously approved the proclamations.

A representative from Blue Star Moms accepted and thanked the City Council for the proclamations.

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

#### 3. ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

City Clerk Householder announced the following Board and Commission openings:

- Parks and Recreation Commission
- > Sales Tax Citizens' Oversight Committee
- Board of Administrative Appeals

For more information and to check openings, visit: www.bit.ly/ApplyAntioch or on the City's homepage.

#### **PUBLIC COMMENTS**

Due to the amount of speaker requests, Mayor Thorpe reduced speaker times to two-minutes.

Patricia Granados wished everyone a Happy National Women's Day. She expressed concern regarding attacks on activists and the unhoused. She announced she had asked the Department of Justice to investigate the WTF California podcast for comments made by the host.

Michelle Barlow, Antioch resident, read a letter in support of changing the City ordinance for recreational vehicle parking on private property. She requested the City grant a permit for her recreational vehicle.

Bill Buhlman spoke in support of changing the City ordinance for recreational vehicle parking on private property.

Ralph Hernandez, Antioch resident, requested Council reconsider the cannabis facility approved at the February 22, 2022, City Council meeting.

Norma Hernandez, Antioch resident, reported the public had a difficult time contacting city employees. She felt residents were not being informed and were being left out of the public process. She expressed concern residents had lost value in their properties with the city's restrictions on recreational vehicles.

Roshon Williams, Antioch resident, displayed photos of her motorhome parked on her property and photos of blighted properties in Antioch.

Kathryn Wade stated she did not support the promotions of Officers Brogdon and Colley. She requested the release of the police report and dispatch call from an incident involving her son.

Lacey Brown requested an update on the investigation of officers involved in the incident with Councilmember Torres-Walker's sons. She also requested an update on the city's police reform policies and an audit of former police complaint investigations.

Lauren Posada, Antioch resident, reported on her attendance at a Neighborhood Watch Committee meeting. She commended Coordinator Ho for leading the process, answering concerns, and representing the city well. She stated they were thankful of the work the Antioch Police Department did to address crime. She announced a Neighborhood Cleanup event would take place from 9:00 A.M. – 11:00 A.M. on March 12, 2022, at Kimball Elementary School.

#### CITY COUNCIL COMMITTEE REPORTS/COMMUNICATIONS

Councilmember Torres-Walker reported on her attendance at a Community Violence Solutions Ad Hoc Committee meeting. She noted she would be attending a CDBG Committee meeting soon.

Councilmember Wilson reported on her attendance at Tri Delta and Delta Diablo meetings.

#### MAYOR'S COMMENTS

Mayor Thorpe reported at the last Council meeting they continued the item related to the permitting process for recreational vehicles and suspended enforcement until the item was resolved. He noted the public would be informed when it would be coming back to Council for consideration.

#### 4. **PRESENTATIONS**

District Attorney Becton introduced herself and gave a Contra Costa County District Attorney's Office PowerPoint presentation.

Ralph Hernandez, Antioch resident, requested an update regarding information he submitted to the District Attorney's office.

Councilmember Torres-Walker thanked District Attorney Becton for the presentation.

In response to Councilmember Torres-Walker, District Attorney Becton explained how petty theft, property crimes and organized retail thefts were determined. She stated she would raise the issue of funding programs to address gun violence with a committee who was meeting to discuss options for funding that would be coming into the County.

Mayor Thorpe thanked District Attorney Becton for the presentation.

Sarah Meacham, Managing Director PFM Asset Management LLC, gave an Investment Performance Review for the Quarter Ended December 31, 2021, PowerPoint presentation.

Mayor Thorpe thanked Ms. Meacham for the presentation. He stated he hoped to investigate divesting in fossil fuels for the city's portfolio this year.

- 5. CONSENT CALENDAR
- A. APPROVAL OF COUNCIL MEETING MINUTES FOR JANUARY 25, 2022
- B. APPROVAL OF COUNCIL SPECIAL MEETING MINUTES FOR FEBRUARY 4, 2022
- C. APPROVAL OF COUNCIL MEETING MINUTES FOR FEBRUARY 8, 2022
- D. APPROVAL OF COUNCIL MEETING MINUTES FOR FEBRUARY 22, 2022
- E. APPROVAL OF COUNCIL WARRANTS
- F. <u>ORDINANCE NO. 2206-C-S</u> SECOND READING ORDINANCE AMENDING SECTION 9-5.3843 (E) OF THE ANTIOCH MUNICIPAL CODE TO MODIFY THE DISTANCE BETWEEN NEW TOBACCO BUSINESSES AND SPECIFIED USES AND TO CLARIFY THE LIMIT ON NEW TOBACCO RETAILERS (INTRODUCED ON FEBRUARY 22, 2022)
- G. <u>ORDINANCE NO. 2207-C-S</u> SECOND READING ORDINANCE AMENDING SECTION 6-8.02 OF THE ANTIOCH MUNICIPAL CODE TO ADD THE DEFINITIONS OF CHARACTERIZING FLAVOR, CIGAR, AND LITTLE CIGAR (INCLUDING CIGARILLO) AND AMENDING SECTION 6-8.14 BOTH TO RESTRICT TOBACCO RETAILERS OR BUSINESSES FROM SELLING OR PROVIDING TOBACCO WITH CHARACTERIZING FLAVOR, SELLING OR PROVIDING ELECTRONIC CIGARETTES OR E-CIGARETTES, AND TO REGULATE THE SIZE AND PRICE OF SPECIFIED PACKAGES OF CIGARETTES, LITTLE CIGARS, AND CIGARS (INTRODUCED ON FEBRUARY 22, 2022)
- H. <u>ORDINANCE NO. 2208-C-S</u> SECOND READING TRANSITIONAL HOUSING ZONING OVERLAY DISTRICT ORDINANCE AMENDMENT AND ZONING MAP AMENDMENT (INTRODUCED ON FEBRUARY 22, 2022)
- I. <u>RESOLUTION NO. 2022/35</u> AB 361: RESOLUTION MAKING FINDINGS NECESSARY TO CONDUCT BROWN ACT MEETINGS BY TELECONFERENCE FOR THE CITY COUNCIL, BOARDS, COMMISSIONS, AND COMMITTEES

- J. <u>RESOLUTION NO. 2022/36</u> REJECTION OF BIDS FOR BID NO. 770-0105-22A ROOF REPLACEMENTS AND ON-CALL ROOF MAINTENANCE SERVICES
- K. <u>RESOLUTION NO. 2022/37</u> CONSIDERATION OF PROPOSALS FOR RESIDENTIAL SERVICE LINE PROTECTION, PROPOSAL NO. 961-0202-22A AWARD
- L. <u>RESOLUTION NO. 2022/38</u> AMENDMENT NO. 2 TO THE CONSULTING SERVICES AGREEMENT FOR PROFESSIONAL SERVICES WITH BARTLE WELLS ASSOCIATES
- M. <u>RESOLUTION NO. 2022/39</u> FOURTH AMENDMENT TO THE CONSULTING SERVICES AGREEMENT FOR PROFESSIONAL SERVICES WITH THE GUALCO GROUP, INC.
- N. CITY OF ANTIOCH ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2021

#### ANTIOCH PUBLIC FINANCING AUTHORITY

#### O. ANTIOCH PUBLIC FINANCING AUTHORITY - BASIC FINANCIAL STATEMENTS AND INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED JUNE 30, 2021

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica, the City Council unanimously approved the Council Consent Calendar with the exception of items F, G and H.

**Item F** – City Attorney Smith introduced Item F.

Norma Hernandez, Antioch resident, questioned if a current tobacco shop was in a shopping center that closed, would they be able to transfer the business license under the ordinance. Additionally, she questioned if they would be able to leave the business to a relative in the event of their death.

City Attorney Smith commented that the questions did not relate to this item.

Mayor Thorpe stated staff could provide Ms. Hernandez with a response.

Ralph Hernandez, Antioch resident, stated the adoption of this ordinance was unconstitutional because it did not apply the law equally.

On motion by Councilmember Ogorchock, seconded by Councilmember Wilson the City Council approved item F. The motion carried the following vote:

Ayes: Torres-Walker, Ogorchock, Wilson, Thorpe

Noes: Barbanica

**Item G** – Kenneth Urdiales III, Antioch resident, Prashawt Kalra, Concord resident, Ahmed Qassem Neser, Antioch resident, Mohamed Nagi, Antioch resident, Saleh Naser, Antioch resident, Norma Hernandez, Antioch resident, Ralph Hernandez, Antioch resident, (indicated he had submitted over 1000 signatures), Kim Ard-Elutlo, Bishop Mario Gaine, Antioch resident, Derek Talbert, Antioch resident, LaTalya Parrish, Eldon Price, Claudia M, Jaime Rojas, National Association of Tobacco Outlets and Dr. Mary Maultsby-Jeffrey, spoke in opposition to Council adopting the proposed ordinance. Several speakers requested the city wait until after the November election when the public votes on whether a state-wide ban becomes law.

Amaya Wooding, Contra Costa Tobacco Prevention Coalition, Bob Gordon, American Cancer Society Cancer Action Network, Brian Davis, Contra Costa County Tobacco Prevention Coalition, Lizzie Velten, American Heart Association and Contra Costa County Tobacco Coalition, Helen Jang, American Heart Association, Ali Wohlgemuth, Youth Tobacco Advocacy Policy Project (YTAPP), Jessica Segger, Melissa Mendez, Jimmy Ancira, Contra Costa Tobacco Prevention Coalition and Mayra Lopez, Contra Costa Tobacco Prevention Program, spoke in support of Council adopting the proposed ordinance.

Public comments submitted in writing were entered into the record from the following individuals: Dennett Rodriguez, Antioch resident, Jayme Shipe, Antioch resident, De Majania Johnson, Antioch resident, Helen Jang, American Heart Association, Dr. Phillip Gardiner and Carol McGruder N.D., Co-Chairs African American Tobacco Control Leadership Council.

Mayor Thorpe thanked the speakers for their comments.

Councilmember Barbanica felt this ordinance would be detrimental to local businesses and restrictions should occur at the state level. He noted if approved, the city should reconsider their stance on cannabis businesses. He commented that flavored products were controlled by the state and enforcement efforts were already in place.

City Attorney Smith clarified that this ordinance would impact all businesses selling these products in Antioch.

Councilmember Barbanica commented that residents could purchase these products at nearby retail establishments in other cities.

Councilmember Torres-Walker expressed concern that businesses were not being held responsible for selling products to underage customers and stated she would be voting no on this item.

A motion was made by Councilmember Ogorchock and seconded by Councilmember Wilson to approve Item G.

In response to Councilmember Wilson, City Attorney Smith explained this ordinance addressed tobacco and if the city wanted to look at cannabis separately, they could do so. He noted

cannabis and tobacco had different business models with cannabis businesses having a higher security protocol.

Mayor Thorpe added that cannabis was one of the most regulated industries and their businesses were not located in neighborhoods. He spoke in support of the ordinance.

Councilmember Torres-Walker stated she felt the city needed to discuss all disparities since there was access to unhealthy products for youth and other residents within all neighborhoods.

Mayor Thorpe stated the city was looking at zoning laws to look at disparities within Antioch. He noted this item had been a two-year process and was not absent of engagement with the community.

Councilmember Torres-Walker responded that this ordinance would not save the lives of black residents and communities of color who struggled with mental health and other challenges with addiction. She stated she believed the City Council needed to address all the issues.

A vote taken on the previous motion to approve Consent Calendar Item G carried the following vote:

Ayes: Ogorchock, Wilson, Thorpe

Noes: Torres-Walker, Barbanica

**Item H** – Mayor Thorpe stated this item was pulled for a separate vote since two Councilmembers had previously voted against the item.

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

Ayes: Torres-Walker, Wilson, Thorpe

Noes: Ogorchock and Barbanica

#### COUNCIL REGULAR AGENDA

#### 6. PLANNING COMMISSION APPOINTMENTS FOR THREE FULL-TERM VACANCIES EXPIRING OCTOBER 2025

Director of Community Development Ebbs introduced Regular Agenda Item 6.

City Clerk Householder announced Mayor Thorpe nominated Robert Martin, Warren Lutz, and Christian Hills to the full-term vacancies expiring October 2025.

City Clerk Householder read Robert Martin's biography.

#### RESOLUTION NO. 2022/40

On motion by Councilmember Wilson, seconded by Councilmember Ogorchock the City Council unanimously appointed by resolution, Robert Martin, to the Planning Commission to fill one full-term vacancy expiring October 2025.

City Clerk Householder read Warren Lutz's biography.

On motion by Councilmember Wilson, seconded by Councilmember Torres-Walker the City Council unanimously appointed by resolution, Warren Lutz to the Planning Commission to fill one full-term vacancy expiring October 2025.

City Clerk Householder read Christian Hills' biography.

On motion by Councilmember Wilson, seconded by Councilmember Torres-Walker the City Council unanimously appointed by resolution, Christian Hills to the Planning Commission to fill one full-term vacancy expiring October 2025.

City Clerk Householder administered the Oath of Office to Robert Martin, Warren Lutz and Christian Hills.

## 7. FORMATION OF A PUBLIC SAFETY AND COMMUNITY RESOURCES AD HOC COMMITTEE

City Attorney Smith presented the staff report dated March 8, 2022 recommending the City Council take the following actions: 1) Determine if the City Council wishes to form a Public Safety and Community Resources Ad Hoc Committee for the purposes described in the resolution; 2) Confirm the appointment of two (2) members for the Public Safety and Community Resources Ad Hoc Committee; 3) Confirm the duration of the Public Safety and Community Resources Ad Hoc Committee; and 4) Adopt the resolution forming the Public Safety and Community Resources Ad Hoc Committee.

Councilmember Torres-Walker volunteered and nominated Councilmember Wilson to serve on the Ad Hoc Committee.

Councilmember Ogorchock commented Animal Services was formed as a result of a ballot measure, and suggested the Committee look into whether a ballot measure was necessary to move the department into the Public Safety and Community Resources Department.

On motion by Councilmember Torres-Walker, seconded by Councilmember Barbanica the City Council unanimously adopted the resolution forming the Public Safety and Community Resources Ad Hoc Committee appointing Councilmember Torres-Walker and Councilmember Wilson for the duration of 6 months.

# 8. RESOLUTION APPROVING THE CLASS SPECIFICATION UPDATES FOR THE MANAGEMENT BARGAINING UNIT WITH NO SALARY CHANGES

Administrative Services Director Mastay presented the staff report dated March 8, 2022, recommending the City Council adopt a resolution approving class specification updates for the Management Bargaining Unit.

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica the City Council unanimously adopted a resolution approving class specification updates for the Management Bargaining Unit.

#### **PUBLIC COMMENT**

Cassandra Quinto-Collins discussed a Danville officer who was convicted of wrong-doing and spoke in support of those convicted of crimes being held accountable. She requested an update regarding the third-party investigation into Angelo Quinto's death and requested Council's support of AB 1608.

#### STAFF COMMUNICATIONS - None

#### COUNCIL COMMUNICATIONS AND FUTURE AGENDA ITEMS

Councilmember Wilson requested staff agendize a discussion item regarding ensuring residents have access to water and a mechanism for assisting in water bill payments in a time of need.

Councilmember Torres-Walker requested a resolution in support of AB 1608 be agendized. She wished Angelo Quinto-Collins a Happy Birthday. She thanked Assistant City Manager Bayon Moore, Councilmember Ogorchock, Councilmember Wilson and City Clerk Householder for their service to the city of Antioch. To highlight Women's' history month, she recognized several individuals in the community for their service. She also thanked her ancestor, Harriet Tubman.

Councilmember Barbanica requested staff agendize consideration of a policy that would exempt residents from paying a water bill when they have a legitimate water main break on their property. Additionally, he requested transparency with regards to all press receiving information from the City in a timely manner.

Mayor Thorpe acknowledged International Women's Day.

#### ADJOURNMENT

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica the City Council unanimously adjourned the meeting at 9:49 P.M.

Respectfully submitted:

Kitty Eiden

KITTY EIDEN, Minutes Clerk

# ANTIOCH CALIFORNIA

#### STAFF REPORT TO THE CITY COUNCIL

DATE:	Regular Meeting of April 12, 2022
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
SUBJECT:	City Council Special Meeting Minutes of March 11, 2022

#### **RECOMMENDED ACTION**

It is recommended that the City Council continue the Special Meeting Minutes of March 11, 2022.

#### FISCAL IMPACT

None

DISCUSSION N/A

#### **ATTACHMENT**

None.

### CITY OF ANTIOCH CALIFORNIA

#### STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of April 12, 2022 TO: Honorable Mayor and Members of the City Council Christina Garcia, CMC, Deputy City Clerk Cg **SUBMITTED BY:** Nickie Mastay, Administrative Services Director **APPROVED BY:** SUBJECT: City Council Meeting Minutes of March 22, 2022

#### **RECOMMENDED ACTION**

It is recommended that the City Council continue the Meeting Minutes of March 22, 2022.

**FISCAL IMPACT** None

DISCUSSION N/A

ATTACHMENT

None.

### ANTIOCH CALIFORNIA

CLAIMS BY FUND REPORT FOR THE PERIOD OF MARCH 11 - 29, 2022 FUND/CHECK#

100 General Fund		
Non Departmental		
00206950 PRO FASHION	STATE FEE REFUND	4.00
00207074 LASTING PURPOSE	STATE FEE REFUND	4.00
00301154 SANTOS, SAMUEL	STATE FEE REFUND	4.00
00399288 BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	750.00
00399298 BOLL, CHARLES S	OVERPAYMENT	100.00
00399359 STANTEC CONSULTING SERVICES INC	CONSULTING SERVICES	4,671.50
00399375 ALBERT D SEENO CONSTRUCTION CO	PERMIT REFUND	2,000.00
00399416 CONTRA COSTA WATER DISTRICT	FACILITY CHARGES	15,504.00
00399421 DIAMOND HILLS SPORT CLUB	PAYROLL	80.00
00399440 IN SHAPE HEALTH CLUBS	PAYROLL	368.99
00399451 LIFE INSURANCE CO OF NORTH AMERICA	PAYROLL	4,065.11
00399459 MUNICIPAL POOLING AUTHORITY	PAYROLL	1,945.57
00399460 MUNICIPAL POOLING AUTHORITY	PAYROLL	1,217.25
00399464 OPERATING ENGINEERS LOCAL NO 3	PAYROLL	3,682.00
00399467 PARS	PAYROLL	3,622.45
00399474 STANTEC CONSULTING SERVICES INC	CONSULTING SERVICES	19,774.41
00399476 STATE OF CALIFORNIA	PAYROLL	200.00
00399485 THIRD DEGREE COMMUNICATIONS	TRAINING L.BLEDSOE	525.00
00399487 TRITON TRAINING GROUP LLC	TRAINING N.SHIPILOV	600.00
00399500 AFLAC	INSURANCE PREMIUM	4,630.96
00399504 AMERICAN ARRAY SOLAR	REFUND CBSC FEE	4.25
00399516 BLUE SHIELD LIFE	INSURANCE PREMIUM	4,617.67
00399526 CERDA DE TELLEZ, BEATRIZ	REFUND CBSC FEE	1.50
00399529 CHIANG, TINA	SB1186 REFUND	4.00
00399530 CHIANG, TINA	SB1186 REFUND	4.00
00399540 DELTA DENTAL	INSURANCE PREMIUM COBRA	41,816.75
00399556 GIDDINGS, JOSEPH M	CHECK REPLACEMENT	421.81
00399588 OFFICE DEPOT INC	SUPPLIES	23.55
00399598 RANEY PLANNING & MANAGEMENT INC	CONSULTING SERVICES	3,255.00
00399614 TOTAL ENVIRO AND POWER SYSTEMS	SB1186 REFUND	4.00
00942067 ANTIOCH PD SWORN MGMT ASSOC	PAYROLL	880.00
00942068 ANTIOCH POLICE OFFICERS ASSOCIATION	PAYROLL	20,244.29
00942069 ANTIOCH PUBLIC WORKS	PAYROLL	4,550.63
00942077 LSA ASSOCIATES INC	CONSULTING SERVICES	1,118.75
00942079 NATIONWIDE RETIREMENT SOLUTIONS	PAYROLL	39,627.52
00942086 VANTAGEPOINT TRANSFER AGENTS	PAYROLL	8,570.93
00942087 NATIONWIDE RETIREMENT SOLUTION	PAYROLL	35,035.98
City Council		
00399280 AMERICAN TROPHIES	BADGES	37.32
00399311 COSTCO	BUSINESS EXPENSE	179.35

# ANTIOCH CALIFORNIA

CLAIMS BY FUND REPORT FOR THE PERIOD OF MARCH 11 - 29, 2022 FUND/CHECK#

#### City Attorney

City Attorney		
00399355 SHRED IT INC	SHREDING SERVICES	92.55
00399385 ATKINSON ANDELSON LOYA RUUD & ROMO	LEGAL SERVICES	12,584.79
00399387 BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	36.91
00399393 BEST BEST AND KRIEGER LLP	LEGAL SERVICES	12,726.48
00399408 COLE HUBER LLP	LEGAL SERVICES	506.00
00399410 CONTINUING EDUCATION OF THE BAR	LEGAL SERVICES	345.55
00399434 HANSON BRIDGETT LLP	LEGAL SERVICES	11,590.25
00399442 JACKSON LEWIS PC	LEGAL SERVICES	141.34
00399447 KRAMER WORKPLACE INVESTIGATIONS	LEGAL SERVICES	26,277.00
00399448 LAW OFFICE OF RUTHANN G ZIEGLER	LEGAL SERVICES	4,620.00
00399449 LEONE AND ALBERTS PROFESSIONAL	LEGAL SERVICES	3,130.64
00399450 LEXISNEXIS	LEXIS SUBSCRIPTION	229.00
00399452 LOZANO SMITH LLP	LEGAL SERVICES	46.98
00399455 MEYERS NAVE PROFESSIONAL	LEGAL SERVICES	90,750.07
00399483 TELECOM LAW FIRM PC	LEGAL SERVICES	1,136.50
00399588 OFFICE DEPOT INC	SUPPLIES	39.46
City Manager		
00399278 AMAZON CAPITAL SERVICES INC	SUPPLIES	720.95
00399286 BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	803.09
00399311 COSTCO	SUPPLIES	1,561.66
00399324 FOCUS STRATEGIES	CONSULTING SERVICES	6,880.00
00399370 VOLER STRATEGIC ADVISORS INC	PROFESSIONAL SERVICES	8,000.00
00399470 RUDRAM LLC	HOMELESS SERVICES	77,030.00
00399522 CALIF DEPARTMENT OF JUSTICE	PRE-EMPLOYMENT SERVICES	49.00
00399588 OFFICE DEPOT INC	SUPPLIES	79.20
00399589 OFFICE DEPOT INC	SUPPLIES	115.30
City Clerk		
00399355 SHRED IT INC	SHRED SERVICES	46.29
00942056 BAY AREA NEWS GROUP - EAST BAY	LEGAL AD	4,370.40
City Treasurer		
00399333 LOOMIS ARMORED LLC	ARMORED CAR SERVICE	224.20
00942063 PFM ASSET MANAGEMENT LLC	JAN ADVISORY SERVICES	10,320.22
Human Resources		
00399331 IEDA INC	PROFESSIONAL SERVICES	5,637.32
00399355 SHRED IT INC	SHRED SERVICES	92.54
00399498 WORXTIME LLC	BUSINESS FORMS	1,078.80
00399518 BROGDON, CASEY AMON	EXPENSE REIMBURSEMENT	450.00
00399522 CALIF DEPARTMENT OF JUSTICE	PRE-EMPLOYMENT SERVICES	98.00
00399544 DUFFY, ADAM JAMES	EXPENSE REIMBURSEMENT	360.00
00399567 IEDA INC	PROFESSIONAL SERVICES	11,274.64
00399588 OFFICE DEPOT INC	SUPPLIES	5,666.44

### ANTIOCH CALLEORNIA

CLAIMS BY FUND REPORT FOR THE PERIOD OF MARCH 11 - 29, 2022 FUND/CHECK#

Economic Development		
00399286 BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	92.95
00399515 BLUDOT TECHNOLOGIES INC	PROFESSIONAL SERVICES	5,346.00
00399545 EAST BAY EDA	ANNUAL MEMBERSHIP	9,005.00
00942062 ORANGE22 INC	MEDIA PLANNING	8,675.00
00942153 GIS PLANNING INC	ZOOM PROSPECTOR	2,200.00
Finance Administration		2,200.00
00399278 AMAZON CAPITAL SERVICES INC	SUPPLIES	169.28
00399342 OFFICE DEPOT INC	SUPPLIES	196.66
00399463 OFFICE DEPOT INC	SUPPLIES	110.02
00399589 OFFICE DEPOT INC	SUPPLIES	67.39
Finance Accounting	SOLLES	07.55
00399274 ACCOUNTEMPS	TEMP SERVICES	1,654.08
00399342 OFFICE DEPOT INC	SUPPLIES	57.34
00399343 OFFICE DEPOT INC	SUPPLIES	33.32
00399355 SHRED IT INC	SHRED SERVICES	46.29
00399463 OFFICE DEPOT INC	SUPPLIES	54.88
00399540 DELTA DENTAL	INSURANCE PREMIUM	120.36
00399600 RELYCO SALES INC	SUPPLIES	2,118.81
00942083 SUPERION LLC	PROFESSIONAL SERVICES	18,826.79
Finance Operations	FROFESSIONAL SERVICES	10,020.79
00399274 ACCOUNTEMPS	TEMP SERVICES	2,269.28
00399291 BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	64.08
00399342 OFFICE DEPOT INC	SUPPLIES	126.51
00399463 OFFICE DEPOT INC	SUPPLIES	219.55
00399540 DELTA DENTAL	INSURANCE PREMIUM	10.73
Non Departmental		10.75
00206950 PRO FASHION	BUSINESS LICENSE REFUND	50.00
00207071 SUPER SAVERS PLUBMING AND ROOTER	BUSINESS LICENSE REFUND	37.50
00207072 LEAN IN WITH KINGS	BUSINESS LICENSE REFUND	39.00
00207073 KARAJA ENTERPRISE INC	BUSINESS LICENSE REFUND	75.00
00207074 LASTING PURPOSE	BUSINESS LICENSE REFUND	50.00
00207075 FRONT LINE ELECTRICAL SERVICES	BUSINESS LICENSE REFUND	25.00
00207076 ROGERS ROOFING	BUSINESS LICENSE REFUND	53.25
00207077 XIE, WEN CHAO	BUSINESS LICENSE REFUND	75.00
00207078 ALLCOM ELETRICAL SYSTEMS CO	BUSINESS LICENSE REFUND	26.00
00207079 GRACE ARMS OF ANTIOCH	BUSINESS LICENSE REFUND	100.00
00207080 QUALITY SOUND	BUSINESS LICENSE REFUND	10.00
00207081 ARCHIES S&Q SMOKED AND BBQ MEATS	BUSINESS LICENSE REFUND	85.00
00207082 PAHNDHE, RAHUL & KULKARNI, KEERTI	BUSINESS LICENSE REFUND	100.00
00207083 PAHNDHE, RAHUL & KULKARNI, KEERTI	BUSINESS LICENSE REFUND	100.00
00301152 DUPREE, CHRIS	BUSINESS LICENSE REFUND	150.00
00301153 FULL CAE MEDICAL GROUP INC	BUSINESS LICENSE REFUND	162.50
00301154 SANTOS, SAMUEL	BUSINESS LICENSE REFUND	150.00
COULTON ONATOD, ONMOLL		100.00

# ANTIOCH CALIFORNIA

CLAIMS BY FUND REPORT FOR THE PERIOD OF MARCH 11 - 29, 2022 FUND/CHECK#

00399291 BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	
00399346 PARS	VALUATION SERVICES	2,865.00
00399403 CELEBRATE ANTIOCH FOUNDATION	ADMIN FEE	54,785.00
00399461 MUNICIPAL POOLING AUTHORITY	LEGAL SERVICES RENDERED	76,503.59
00399523 CARVAJAL, PETER	BUSINESS LICENSE REFUND	250.00
00399529 CHIANG, TINA	BUSINESS LICENSE REFUND	260.00
00399530 CHIANG, TINA	BUSINESS LICENSE REFUND	260.00
00399601 REVENUE AND COST SPECIALIST LLC	COST ALLOCATION UPDATE	4,000.00
00399603 SDHANJU INC	BUSINESS LICENSE REFUND	431.25
00399614 TOTAL ENVIRO AND POWER SYSTEMS	BUSINESS LICENSE REFUND	337.50
Public Works Administration		
00399388 BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	328.51
Public Works Street Maintenance		
00399281 ANTIOCH ACE HARDWARE	SUPPLIES	41.23
00399282 LIM AUTOMOTIVE SUPPLY INC	SUPPLIES	9.87
00399317 EAST BAY WELDING SUPPLY	SUPPLIES	35.43
00399322 FIRST VANGUARD RENTALS AND SALES	CONSTRUCTION EQUIPMENT	2,893.75
00399336 LOWES COMPANIES INC	SUPPLIES	1,637.99
00399339 NEXTEL SPRINT	CELL PHONE	40.80
00399422 DISPENSING TECHNOLOGY CORPORATION	SUPPLIES	2,555.94
00399428 EAST BAY WELDING SUPPLY	SUPPLIES	67.32
00399507 ANTIOCH ACE HARDWARE	SUPPLIES	14.39
00399575 MANERI SIGN COMPANY	SUPPLIES	695.13
00399622 ZUMAR INDUSTRIES INC	SUPPLIES	189.92
Public Works-Signal/Street Lights		
00399414 CONTRA COSTA COUNTY	SIGNAL MAINTENANCE	31,438.70
00399539 DC ELECTRIC GROUP INC	PROFESSIONAL SERVICES	15,065.55
Public Works-Facilities Maintenance		
00399336 LOWES COMPANIES INC	SUPPLIES	483.01
00399379 AMERICAN PLUMBING INC	PROFESSIONAL SERVICES	325.00
00399388 BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	80.00
00399401 CD AND POWER	PROFESSIONAL SERVICES	5,194.07
00399406 CLASSY GLASS TINTING	PROFESSIONAL SERVICES	130.00
00399420 DC ELECTRIC GROUP INC	PROFESSIONAL SERVICES	12,890.00
00399424 DREAM RIDE ELEVATOR	PROFESSIONAL SERVICE	320.00
00399436 HOME DEPOT, THE	SUPPLIES	1,004.20
00399469 ROBINS LOCK AND KEY	LOCKSMITH	678.70
00399516 BLUE SHIELD LIFE	INSURANCE PREMIUM	15.97
00399524 CD AND POWER	PROFESSIONAL SERVICES	9,179.69
00399528 CHARGEPOINT INC	VEHICLE CHARGING STATIONS	690.00
00399531 CHUCKS BRAKE AND WHEEL SERVICE INC	SUPPLIES	5,468.84
00399540 DELTA DENTAL	INSURANCE PREMIUM	172.84
00399568 INDIGO HAMMOND AND PLAYLE ARCHITECTS	ENGINEERING SERVICES	4,355.00
00399599 REAL PROTECTION INC	MAINTENANCE	1,501.34
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Finance Accounting Prepared By: Michele Milo 03/31/2022 Ł

CLAIMS BY FUND REPORT FOR THE PERIOD OF MARCH 11 - 29, 2022 FUND/CHECK#

00399604 SHELTERWERK	PROFESSIONAL SERVICES	353.75
00942056 BAY AREA NEWS GROUP - EAST BAY	ADVERTISING SERVICE	193.50
00942058 CONSOLIDATED ELECTRICAL DIST INC	SUPPLIES	1,510.60
00942059 GRAINGER INC	SUPPLIES	265.07
Public Works-Parks Maint		200.07
00399371 WATERSAVERS IRRIGATION	SUPPLIES	167.89
00399379 AMERICAN PLUMBING INC	PROFESSIONAL SERVICES	155.00
00399436 HOME DEPOT, THE	SUPPLIES	155.21
00399457 MOST DEPENDABLE FOUNTAINS	SUPPLIES	2,550.87
00399484 TERRACARE ASSOCIATES	LANDSCAPE SERVICES	94,637.25
00399607 STEWARTS TREE SERVICE INC	TREE SERVICE	4,715.00
Public Works-Median/General Land		
00399297 BOETHING TREELAND FARMS	SUPPLIES	3,689.31
00399356 SOILAND CO INC	SUPPLIES	6,675.77
00399381 ANTIOCH ACE HARDWARE	SUPPLIES	213.77
00399439 HYDROPOINT DATA SYSTEMS INC	PROFESSIONAL SERVICES	235.00
00399484 TERRACARE ASSOCIATES	IRRIGATION REPAIR	300.00
00399495 WATERSAVERS IRRIGATION	SUPPLIES	80.48
00399502 AL FRESCO LANDSCAPING INC	PROFESSIONAL SERVICES	10,368.00
00399507 ANTIOCH ACE HARDWARE	SUPPLIES	58.67
00399607 STEWARTS TREE SERVICE INC	TREE SERVICE	350.00
00399612 TERRACARE ASSOCIATES	LANDSCAPE SERVICES	17,912.72
00399620 WATERSAVERS IRRIGATION	SUPPLIES	4,989.02
PW-Work Alternative-Strt Maint		.,
00399339 NEXTEL SPRINT	CELL PHONE	31.75
Police Administration		
00399276 ALAMEDA COUNTY SHERIFFS OFFICE	TRAINING N.SHIPILOV	435.00
00399277 ALAMEDA COUNTY SHERIFFS OFFICE	TRAINING K.PALMA	435.00
00399287 BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	304.70
00399288 BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	3,764.75
00399290 BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	5,263.77
00399293 BECERRA, ARTURO MODESTO	MEAL ALLOWANCE	115.00
00399296 BLUMBERG, FREDRICK C.	TRAINING PER DIEM	222.00
00399341 NUTT, MATTHEW WARREN	MEAL ALLOWANCE	115.00
00399349 REACH PROJECT INC	PROFESSIONAL SERVICES	17,083.00
00399361 STATE OF CALIFORNIA	PRE-EMPLOYMENT SERVICES	203.00
00399397 BLUMBERG, FREDRICK C.	MILEAGE	79.68
00399398 BROGDON, CASEY AMON	MEAL ALLOWANCE	54.50
00399404 CHAPLIN AND HILL INVESTIGATIVE SERVICES	PROFESSIONAL SERVICES	850.00
00399411 CONTRA COSTA COUNTY	RANGE FEES	370.00
00399412 CONTRA COSTA COUNTY	TRAINING J.NAVAL	781.00
00399413 CONTRA COSTA COUNTY	TRAINING C.COTTLE	781.00
00399418 CRYSTAL CLEAR LOGOS INC	K9 SHIRTS	745.07
00399425 DUFF, RYAN JAMES	MEAL ALLOWANCE	54.50

CLAIMS BY FUND REPORT FOR THE PERIOD OF MARCH 11 - 29, 2022 FUND/CHECK#

		070.00
00399431 FORTNER, JOHN C	TRAINING PER DIEM	370.00
00399432 GALLS LLC	UNIFORMS	811.98
00399463 OFFICE DEPOT INC	SUPPLIES	1,233.24
00399466 PALMA, KRISTIAN	MEAL ALLOWANCE	46.00
00399472 SHIPILOV, NICHOLAS VLADIMIR	MEAL ALLOWANCE	46.00
00399492 VERIZON WIRELESS	CELLULAR CONNECTION	3,008.67
00399510 ARROWHEAD 24 HOUR TOWING INC	EVIDENCE STORAGE	3,276.00
00399511 AT AND T MOBILITY	CELL PHONES	7,447.83
00399516 BLUE SHIELD LIFE	INSURANCE PREMIUM	21.64
00399535 CONTRA COSTA COUNTY	TRAINING	13,155.00
00399537 COVANTA ENERGY, LLC	EVIDENCE DESTRUCTION	687.60
00399540 DELTA DENTAL	INSURANCE PREMIUM	86.42
00399548 ECS IMAGING INC	PROFESSIONAL SERVICES	
00399582 MILNER, BRAYTON THOMAS	MEAL ALLOWANCE	115.00
00399587 NILSEN, ERIK ROBERT	EXPENSE REIMBURSEMENT	375.63
00399588 OFFICE DEPOT INC	SUPPLIES	4,115.91
00399589 OFFICE DEPOT INC	SUPPLIES	312.35
00399621 WHITAKER II, WILLIAM	EXPENSE REIMBURSEMENT	176.00
00942066 A AND B CREATIVE TROPHIES	SUPPLIES	32.93
00942075 IMAGE SALES INC	BADGES	83.25
00942081 RAY MORGAN COMPANY	COPIER USAGE	3,503.90
Police Prisoner Custody		
00399602 SAVE MART SUPERMARKETS	SUPPLIES	39.62
Police Community Policing		
00399284 ARK PET HOSPITAL INC, THE	VETERINARY SERVICES	532.30
00399288 BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	3,109.33
00399394 BHALLA SERVICES INC	CARWASH SERVICES	2,992.00
00399417 CRYSTAL CLEAR LOGOS INC	TRAFFIC SHIRTS	293.69
00399435 HARLEY DAVIDSON	PROFESSIONAL SERVICES	1,075.26
00399438 HUNT AND SONS INC	SUPPLIES	477.80
00399454 METRO MOBILE EQUIPMENT	SUPPLIES	892.28
00399500 AFLAC	INSURANCE PREMIUM	372.97
00399540 DELTA DENTAL	INSURANCE PREMIUM	214.48
Police Investigations		
00399288 BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	35.82
00399337 EMPLOYEE	ADVANCE DISABILITY PAYMENT	
00399366 T MOBILE USA INC	CELLULAR ANALYSIS	1,700.00
00399367 TRANSUNION RISK AND ALTERNATIVE DATA	INVESTIGATIVE RESEARCH	160.60
00399376 ALHAMBRA	WATER	71.89
00399415 CONTRA COSTA COUNTY	CRIME LAB ANALYSIS	21,617.00
	FUEL REIMBURSEMENT	100.45
00399441 INABNETT, KELLY	CELLULAR ANALYSIS	4,090.00
00399478 T MOBILE USA INC		
00399479 T MOBILE USA INC	CELLULAR ANALYSIS	870.00
00399480 T MOBILE USA INC	CELLULAR ANALYSIS	900.00
Finance Acco	unting	

Finance Accounting Prepared By: Michele Milo 03/31/2022

CLAIMS BY FUND REPORT FOR THE PERIOD OF MARCH 11 - 29, 2022 FUND/CHECK#

00399481 T MOBILE USA INC	CELLULAR ANALYSIS	870.00
00399509 ARREDONDO, EMILY	MILEAGE REIMBURSEMENT	7.28
00399570 EMPLOYEE	ADVANCE DISABILITY PAYMENT	
00399581 EMPLOYEE	ADVANCE DISABILITY PAYMENT	5,153.50
00399611 T MOBILE USA INC	CELLULAR ANALYSIS	1,740.00
00942064 RACKLEY, RONNIE E	COURT APPEARANCE	297.30
Police Communications		
00399306 COMCAST	CONNECTION SERVICES	161.80
00399540 DELTA DENTAL	INSURANCE PREMIUM	518.52
00399592 PACIFIC TELEMANAGEMENT SERVICES	PAY PHONE	78.00
Police Facilities Maintenance		
00399336 LOWES COMPANIES INC	SUPPLIES	690.29
00399524 CD AND POWER	PARTS	1,315.95
00399566 HONEYWELL INTERNATIONAL INC	REPAIR LABOR	12,827.85
Animal Services		
00399289 BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	1,717.59
Community Development Land Planning Services		
00399391 BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	901.23
00399491 URBAN PLANNING PARTNERS	CONSULTING SERVICES	28,327.15
00399522 CALIF DEPARTMENT OF JUSTICE	PRE-EMPLOYMENT SERVICES	49.00
00399595 PLACEWORKS INC	PROFESSIONAL SERVICES	4,265.75
00942056 BAY AREA NEWS GROUP - EAST BAY	LEGAL AD	787.50
CD Code Enforcement		
00399302 CACEO	TRAINING	40.00
00399309 CONTRA COSTA COUNTY	RECORDING FEES	1,104.00
00399316 DOUGLAS CONSTRUCTION	ABATEMENT SERVICES	350.00
00399339 NEXTEL SPRINT	CELL PHONE	1,079.26
00399358 STAMM ENTERPRISES, LTD	STORAGE	235.00
00399369 VACANT PROPERTY SECURITY LLC	EQUIPMENT RENTAL	408.27
00399400 CACEO	TRAINING	111.00
00399473 STAMM ENTERPRISES, LTD	STORAGE	235.00
PW Engineer Land Development		
00399278 AMAZON CAPITAL SERVICES INC	SUPPLIES	76.81
00399285 ASFPM	2022 ANNUAL MEMBERSHIP	165.00
00399339 NEXTEL SPRINT	CELL PHONE	580.84
00399342 OFFICE DEPOT INC	SUPPLIES	15.00
00399343 OFFICE DEPOT INC	SUPPLIES	7.93
00399388 BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	225.00
00399407 COASTLAND CIVIL ENGINEERING	PROFESSIONAL SERVICES	20,847.50
00399463 OFFICE DEPOT INC	SUPPLIES	129.64
00399516 BLUE SHIELD LIFE	INSURANCE PREMIUM	112.81
00399522 CALIF DEPARTMENT OF JUSTICE	PRE-EMPLOYMENT SERVICES	49.00
	INSURANCE PREMIUM	473.03
00399569 INTERWEST CONSULTING GROUP INC	PROFESSIONAL SERVICES	128,070.00

CLAIMS BY FUND REPORT FOR THE PERIOD OF MARCH 11 - 29, 2022 FUND/CHECK#

00399588 OFFICE DEPOT INC	SUPPLIES	121.24
00942084 TESTING ENGINEERS INC	TESTING SERVICES	6,035.50
00942214 RAY MORGAN COMPANY	COPIER USAGE	402.31
00942252 TESTING ENGINEERS INC	PROFESSIONAL SERVICES	1,575.00
Community Development Building Inspection		
00399329 HARRIS WATER HEATERS	PERMIT FEE REFUND	435.00
00399339 NEXTEL SPRINT	CELL PHONE	214.00
00399342 OFFICE DEPOT INC	SUPPLIES	213.78
00399343 OFFICE DEPOT INC	SUPPLIES	107.08
00399368 TYLER TECHNOLOGIES INC	SOFTWARE	3,330.00
00399426 EAGLE BUSINESS FORMS INC	BUILDING PERMITS	540.85
00399488 TYLER TECHNOLOGIES INC	ENERGOV SOFTWARE	1,295.00
00399504 AMERICAN ARRAY SOLAR	REFUND ENERGY INSP FEE	257.46
00399526 CERDA DE TELLEZ, BEATRIZ	REFUND ENERGY INSP FEE	
00399588 OFFICE DEPOT INC	SUPPLIES	167.70
Capital Imp. Administration		101.10
00399339 NEXTEL SPRINT	CELL PHONE	235.41
00399343 OFFICE DEPOT INC	SUPPLIES	212.52
00399384 ARGAND, EDREES MOHEB	EXPENSE REIMBURSEMENT	89.54
00399388 BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	
00399463 OFFICE DEPOT INC	SUPPLIES	210.56
		43.29
00399516 BLUE SHIELD LIFE		127.35
00399540 DELTA DENTAL	INSURANCE PREIVIUW	127.55
209 RMRA Fund		
Streets		47 450 00
00399396 BKF ENGINEERS INC	PROFESSIONAL SERVICES	17,159.60
211 Delta Fair Property Fund		
Parks & Open Space		000 70
00399388 BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	986.70
213 Gas Tax Fund		
Streets		
00399336 LOWES COMPANIES INC	SUPPLIES	23.97
00399360 STATE CONTROLLERS OFFICE	FY21 STREET REPORT	
00399364 STEWARTS TREE SERVICE INC	TREE SERVICE	150.00
00399371 WATERSAVERS IRRIGATION	SUPPLIES	5,849.23
00399482 TANKO STREETLIGHTING SERVICES	GIS AUDIT	126,486.00
00399550 EVERDE GROWERS	SUPPLIES	1,085.23
00399593 PEREZ NURSERY AND LANDSCAPING	LANDSCAPE ENHANCEMENTS	6,285.81
214 Animal Services Fund		
Animal Services		
00399289 BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	192.00
00399427 EAST BAY VETERINARY EMERGENCY	SUPPLIES	448.58
00399446 KOEFRAN SERVICES INC	PROFESSIONAL SERVICES	1,850.00
00399462 MWI VETERINARY SUPPLY CO	SUPPLIES	1,948.71
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# ANTIOCH CALIFORNIA

CLAIMS BY FUND REPORT FOR THE PERIOD OF MARCH 11 - 29, 2022 FUND/CHECK#

00200475	STARLINE SUPPLY COMPANY		050 40
		JANITORIAL SUPPLIES	950.10
	TONY LA RUSSA'S ANIMAL RESCUE VICTOR MEDICAL COMPANY	SUPPLIES	190.00
	AIRGAS USA LLC	CHEMICALS	2,081.50
	EAST BAY VETERINARY EMERGENCY		66.02
	HILLS PET NUTRITION	PROFESSIONAL SERVICES	186.00
		SUPPLIES	169.56
	MWI VETERINARY SUPPLY CO IDEXX LABORATORIES INC	SUPPLIES	832.03
	MOBILE MINI LLC		808.20
	Recreation Fund	STORAGE	140.69
Non Depai			
	GEMEDA, HAWI		500.00
	BANK OF AMERICA		500.00
	MANALAC, BRENDA	VARIOUS BUSINESS EXPENSES	817.13
	iguez Community Cent	DEPOSIT REFUND	500.00
	AAA FIRE PROTECTION SVCS		200.04
	AMAZON CAPITAL SERVICES INC		326.34
	LOWES COMPANIES INC	SUPPLIES SUPPLIES	83.19
	OFFICE DEPOT INC		73.40
Senior Pro		SUPPLIES	40.89
	AMAZON CAPITAL SERVICES INC	SURDUES	475 70
	BANK OF AMERICA	SUPPLIES VARIOUS BUSINESS EXPENSES	475.79 143.64
	CALIF DEPARTMENT OF JUSTICE	PRE-EMPLOYMENT SERVICES	81.00
	a Sports Programs	FRE-EMPLOTMENT SERVICES	81.00
	AMAZON CAPITAL SERVICES INC	SUPPLIES	73.65
	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	6.45
	CALIF DEPARTMENT OF JUSTICE	PRE-EMPLOYMENT SERVICES	81.00
	n-Comm Center	FRE-EMFLORMENT SERVICES	01.00
	AMAZON CAPITAL SERVICES INC	SUPPLIES	1,203.35
	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	40.00
	BIG SKY LOGOS AND EMBROIDERY	UNIFORMS	97.94
	FAULK, TROY THOMAS	EXPENSE REIMBURSEMENT	65.46
	LOOMIS ARMORED LLC	ARMORED CAR PICKUP	224.20
	LOWES COMPANIES INC	TOOLS	279.58
	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	1,587.18
	JENNIFER LYNN HINES	DESIGN SERVICES	6,035.89
	CALIF DEPARTMENT OF JUSTICE	PRE-EMPLOYMENT SERVICES	211.00
00399540	DELTA DENTAL	INSURANCE PREMIUM	120.36
	OFFICE DEPOT INC	SUPPLIES	81.79
Recreation	n Water Park		
00399278	AMAZON CAPITAL SERVICES INC	SUPPLIES	1,418.81
	BSN SPORTS LLC	UNIFORMS	908.73
	FREEDOM ALARM INC	ALARM REPAIR	95.00
00399336	LOWES COMPANIES INC	SUPPLIES	352.92
	Finance Accou	inting 👘	

CLAIMS BY FUND REPORT FOR THE PERIOD OF MARCH 11 - 29, 2022 FUND/CHECK#

		0 4 <b>H</b> F
00399339 NEXTEL SPRINT	CELL PHONE	31.75
00399390 BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	3,406.75
00399429 FASTSIGNS	SIGNAGE	17,746.94
00399444 KNORR SYSTEMS INC	CHEMICALS	756.83
00399445 KNORR SYSTEMS INC	MATERIAL HANDLING	8.00
00399499 4IMPRINT	PROMOTIONAL ITEMS	24,883.78
00399540 DELTA DENTAL	INSURANCE PREMIUM	120.36
220 Traffic Signalization Fund		
Traffic Signals		
00399392 BELLECCI AND ASSOCIATES INC	PROFESSIONAL SERVICES	4,225.50
221 Asset Forfeiture Fund		
Non Departmental		
00399294 BELES AND BELES LAW GROUP	ASSET FORFEITURE	32,296.00
00399308 CONTRA COSTA COUNTY	ASSET FORFEITURE	669.86
00399347 PATTON, DION	ASSET FORFEITURE	1,565.00
226 Solid Waste Reduction Fund		
Solid Waste		
00399301 BUSCH SYSTEMS INTERNATIONAL INC	ARISTATA LABELS & SIGNS	5,966.43
00399304 CLEARSTREAM RECYCLING INC	TRASH RECEPTACLES	9,145.00
00399329 HARRIS WATER HEATERS	REFUND WASTE MANAGEMENT	140.00
00399340 NORTHERN CALIFORNIA RECYCLING	OUTREACH CAMPAIGN	2,000.00
00399351 REPUBLIC SERVICES INC	CURBSIDE OIL COLLECTION	1,680.57
00399391 BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	324.63
229 Pollution Elimination Fund		
Channel Maintenance Operation		
00399336 LOWES COMPANIES INC	SUPPLIES	129.20
00399339 NEXTEL SPRINT	CELL PHONE	31.75
00399374 AL FRESCO LANDSCAPING INC	LANDSCAPE SERVICES	7,040.00
00399386 ATLANTIS DIVING AND SALVAGE CO	DIVE INSPECTION	3,000.00
00399506 ANTIOCH ACE HARDWARE	SUPPLIES	138.86
00399516 BLUE SHIELD LIFE	INSURANCE PREMIUM	7.98
238 PEG Franchise Fee Fund		1.00
Non Departmental		
00399503 AMAZON CAPITAL SERVICES INC	TONER	203.96
251 Lone Tree SLLMD Fund	IONER	200.00
Lonetree Maintenance Zone 1		
00399484 TERRACARE ASSOCIATES	LANDSCAPE SERVICES	891.50
00399612 TERRACARE ASSOCIATES	LANDSCAPE SERVICES	10,001.46
		10,001.40
Lonetree Maintenance Zone 2	LANDSCAPE SERVICES	21,362.22
00399612 TERRACARE ASSOCIATES	LANDOUAFE SERVICES	21,302.22
Lonetree Maintenance Zone 3	LANDSCAPE SERVICES	18,325.72
00399612 TERRACARE ASSOCIATES	LANDOUAPE OERVICEO	10,323.72

CLAIMS BY FUND REPORT FOR THE PERIOD OF MARCH 11 - 29, 2022 FUND/CHECK#

Lonetree Maintenance Zone 4		
00399484 TERRACARE ASSOCIATES	LANDSCAPE SERVICES	1,426.40
00399612 TERRACARE ASSOCIATES	LANDSCAPE SERVICES	5,127.70
252 Downtown SLLMD Fund	LANDSCAFE SERVICES	5,127.70
Downtown Maintenance		
00399336 LOWES COMPANIES INC	SUPPLIES	471.89
00399364 STEWARTS TREE SERVICE INC	TREE SERVICE	4,225.00
00399436 HOME DEPOT, THE	SUPPLIES	
00399484 TERRACARE ASSOCIATES	LANDSCAPE SERVICES	221.69 891.50
00399612 TERRACARE ASSOCIATES	LANDSCAPE SERVICES	2,724.74
253 Almondridge SLLMD Fund	LANDSCAPE SERVICES	2,124.14
Almondridge Maintenance		
00399612 TERRACARE ASSOCIATES	LANDSCAPE SERVICES	4 706 50
254 Hillcrest SLLMD Fund	LANDSCAPE SERVICES	4,726.58
Hillcrest Maintenance Zone 1		
00399484 TERRACARE ASSOCIATES	LANDSCAPE SERVICES	2 217 00
00399612 TERRACARE ASSOCIATES	LANDSCAPE SERVICES	2,317.90
Hillcrest Maintenance Zone 2	LANDGCAPE SERVICES	16,577.38
00399484 TERRACARE ASSOCIATES	LANDSCAPE SERVICES	2 172 75
00399612 TERRACARE ASSOCIATES	LANDSCAPE SERVICES	3,173.75
Hillcrest Maintenance Zone 4	LANDSCAPE SERVICES	16,645.67
00399484 TERRACARE ASSOCIATES	LANDSCAPE SERVICES	1 702 00
00399612 TERRACARE ASSOCIATES	LANDSCAPE SERVICES	1,783.00
255 Park 1A Maintenance District Fund	LANDSCAPE SERVICES	17,689.30
Park 1A Maintenance District		
00399388 BANK OF AMERICA		220.05
00399484 TERRACARE ASSOCIATES	VARIOUS BUSINESS EXPENSES	330.25
00399612 TERRACARE ASSOCIATES		2,317.90
	LANDSCAPE SERVICES	3,256.04
256 Citywide 2A Maintenance District Fund Citywide 2A Maintenance Zone 3		
00399484 TERRACARE ASSOCIATES		25.05
00399607 STEWARTS TREE SERVICE INC		35.65
00399607 STEWARTS TREE SERVICE INC 00399612 TERRACARE ASSOCIATES		2,160.00
Citywide 2A Maintenance Zone 4	LANDSCAPE SERVICES	2,940.83
00399612 TERRACARE ASSOCIATES		40.004.50
	LANDSCAPE SERVICES	10,304.52
Citywide 2A Maintenance Zone 5 00399612 TERRACARE ASSOCIATES	LANDSCAPE SERVICES	4 700 04
	LANDSCAPE SERVICES	4,762.84
Citywide 2A Maintenance Zone 6		0.400.00
00399484 TERRACARE ASSOCIATES		2,139.60
00399612 TERRACARE ASSOCIATES	LANDSCAPE SERVICES	4,913.30
Citywide 2A Maintenance Zone 8		470.00
00399484 TERRACARE ASSOCIATES		178.30
00399612 TERRACARE ASSOCIATES	LANDSCAPE SERVICES	8,176.52
Citywide 2A Maintenance Zone 9		

Finance Accounting Prepared By: Michele Milo 03/31/2022

CLAIMS BY FUND REPORT FOR THE PERIOD OF MARCH 11 - 29, 2022 FUND/CHECK#

00399612 TERRACARE ASSOCIATESLANDSCAPE SERVICES10,869.Citywide 2A Maintenance Zone1000399612 TERRACARE ASSOCIATESLANDSCAPE SERVICES5,162.257SLLMD Administration FundSLLMD Administration00399364 STEWARTS TREE SERVICE INCTREE SERVICE2,925.00399364 STEWARTS TREE SERVICE INCTREE SERVICE2,925.464.00399484 TERRACARE ASSOCIATESLANDSCAPE SERVICES2,138.00399612 TERRACARE ASSOCIATESLANDSCAPE SERVICES2,138.00399612 TERRACARE ASSOCIATESLANDSCAPE SERVICES427.259East Lone Tree SLLMD FundZone 1-District 1000399612 TERRACARE ASSOCIATESLANDSCAPE SERVICES00399612 TERRACARE ASSOCIATESLANDSCAPE SERVICES6,715.311Capital Improvement FundFund20000027 AMAZON CAPITAL CERVICES INC554					
00399612TERRACARE ASSOCIATESLANDSCAPE SERVICES5,162.257SLLMD Administration FundSLLMD Administration00399364STEWARTS TREE SERVICE INCTREE SERVICE2,925.00399388BANK OF AMERICAVARIOUS BUSINESS EXPENSES464.00399484TERRACARE ASSOCIATESLANDSCAPE SERVICES2,138.00399612TERRACARE ASSOCIATESLANDSCAPE SERVICES427.259East Lone Tree SLLMD Fund200399612TERRACARE ASSOCIATESLANDSCAPE SERVICES6,715.311Capital Improvement FundParks & Open Space6,715.1					
00399612TERRACARE ASSOCIATESLANDSCAPE SERVICES5,162.257SLLMD Administration FundSLLMD Administration00399364STEWARTS TREE SERVICE INCTREE SERVICE2,925.00399388BANK OF AMERICAVARIOUS BUSINESS EXPENSES464.00399484TERRACARE ASSOCIATESLANDSCAPE SERVICES2,138.00399612TERRACARE ASSOCIATESLANDSCAPE SERVICES427.259East Lone Tree SLLMD Fund200399612TERRACARE ASSOCIATESLANDSCAPE SERVICES6,715.311Capital Improvement FundParks & Open Space6,715.1					
SLLMD Administration00399364STEWARTS TREE SERVICE INCTREE SERVICE2,925.00399388BANK OF AMERICAVARIOUS BUSINESS EXPENSES464.00399484TERRACARE ASSOCIATESLANDSCAPE SERVICES2,138.00399612TERRACARE ASSOCIATESLANDSCAPE SERVICES427.259East Lone Tree SLLMD FundZone 1-District 100039961200399612TERRACARE ASSOCIATESLANDSCAPE SERVICES6,715.311Capital Improvement FundParks & Open Space6,715.					
00399364STEWARTS TREE SERVICE INCTREE SERVICE2,925.00399388BANK OF AMERICAVARIOUS BUSINESS EXPENSES464.00399484TERRACARE ASSOCIATESLANDSCAPE SERVICES2,138.00399612TERRACARE ASSOCIATESLANDSCAPE SERVICES427.259East Lone Tree SLLMD Fund200399612TERRACARE ASSOCIATESLANDSCAPE SERVICES6,715.311Capital Improvement FundParks & Open Space6,715.6,715.6,715.					
00399388BANK OF AMERICAVARIOUS BUSINESS EXPENSES464.00399484TERRACARE ASSOCIATESLANDSCAPE SERVICES2,138.00399612TERRACARE ASSOCIATESLANDSCAPE SERVICES427.259East Lone Tree SLLMD Fund200399612TERRACARE ASSOCIATESLANDSCAPE SERVICES6,715.311Capital Improvement Fund20050000000000000000000000000000000000					
00399484TERRACARE ASSOCIATESLANDSCAPE SERVICES2,138.00399612TERRACARE ASSOCIATESLANDSCAPE SERVICES427.259East Lone Tree SLLMD FundZone 1-District 1000399612TERRACARE ASSOCIATESLANDSCAPE SERVICES6,715.311Capital Improvement FundParks & Open SpaceFundCapital Capital					
00399612       TERRACARE ASSOCIATES       LANDSCAPE SERVICES       427.         259       East Lone Tree SLLMD Fund       200399612       TERRACARE ASSOCIATES       LANDSCAPE SERVICES       6,715.         311       Capital Improvement Fund       Parks & Open Space       6,715.       6,715.					
259       East Lone Tree SLLMD Fund         Zone 1-District 10       00399612 TERRACARE ASSOCIATES         011       Capital Improvement Fund         Parks & Open Space       6,715.					
Zone 1-District 1000399612 TERRACARE ASSOCIATESLANDSCAPE SERVICES6,715.311 Capital Improvement FundParks & Open Space					
00399612 TERRACARE ASSOCIATESLANDSCAPE SERVICES6,715.311 Capital Improvement FundParks & Open Space					
311 Capital Improvement Fund Parks & Open Space					
Parks & Open Space					
Parks & Open Space					
00399278 AMAZON CAPITAL SERVICES INC SUPPLIES 554.					
00399353 SAM CLAR OFFICE FURNITURE OFFICE FURNITURE 1,872.					
00399377 ALLSTEEL INC FURNITURE 691.					
00399388 BANK OF AMERICA VARIOUS BUSINESS EXPENSES 299.					
00399609 SWATT MIERS ARCHITECTS PROFESSIONAL SERVICES 29,117.					
Public Buildings & Facilities					
00399517 BPX PRINTING AND GRAPHICS GATEWAY SIGN PROJECT 464.					
376 Lone Diamond Fund					
Assessment District					
00399525 CENTRAL SELF STORAGE ANTIOCH STORAGE RENT APRIL 2022 370.					
410 2015 Refunding Bond (2001ABAG) Fund					
Non Departmental					
00399292 BANK OF NEW YORK MELLON PROFESSIONAL SERVICES 69.					
Non Departmental					
00399292 BANK OF NEW YORK MELLON PROFESSIONAL SERVICES 42.					
417 2015 Ref Bond (02 Lease Rev) Fund					
Non Departmental					
00399292 BANK OF NEW YORK MELLON PROFESSIONAL SERVICES 363.					
Non Departmental					
00399292 BANK OF NEW YORK MELLON PROFESSIONAL SERVICES 223.					
570 Equipment Maintenance Fund					
Equipment Maintenance					
00399275 AFFORDABLE TIRE CENTER WHEEL ALIGNMENT 60.					
00399395 BILL BRANDT FORD AÙTO REPAIRS 1,185.					
00399458 MUNICIPAL MAINT EQUIPMENT INC SUPPLIES 76.					
00399465 OREILLY AUTO PARTS SUPPLIES 2,031.					
00399489 UNICO GLASS LLC GLASS 246.					
00399494 WALNUT CREEK FORD SUPPLIES 587.					
00399497 WINTER CHEVROLET CO FUSE 11.					
Finance Accounting					

Prepared By: Michele Milo 03/31/2022

CLAIMS BY FUND REPORT FOR THE PERIOD OF MARCH 11 - 29, 2022 FUND/CHECK#

	CHUCKS BRAKE AND WHEEL SERVICE INC	PARTS	2,437.60		
	EAST BAY TIRE CO	TIRES	3,288.60		
	2 LIM AUTOMOTIVE SUPPLY INC	PARTS	2,127.72		
00399585	MUNICIPAL MAINT EQUIPMENT INC	SUPPLIES	727.33		
00399588	B OFFICE DEPOT INC	SUPPLIES	116.25		
00399590	OREILLY AUTO PARTS	AUTO PARTS	147.28		
00399591	OREILLY AUTO PARTS	AUTO PARTS	1,241.68		
00399596	PRECISION BRAKE AND FRONT END	ALIGNMENT	125.00		
00399606	SOUTHERN COUNTIES LUBRICANTS LLC	OIL	2,579.66		
00399618	WALNUT CREEK FORD	PARTS	3,548.67		
00942057	BIG SKY ENVIRONMENTAL SOLUTIONS	TIRE RECYCLING	201.00		
00942059	GRAINGER INC	SUPPLIES	196.57		
573	Information Services Fund		100.07		
Non Depa	artmental				
	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	1,064.78		
	Support & PCs		.,		
	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	61.82		
	MISAC NORTHERN CA REGION	MEMBER FEE	65.00		
	AMAZON CAPITAL SERVICES INC	TONER	111.78		
	COMCAST	CONNECTION SERVICES	318.09		
	DIGITAL SERVICES	WEBSITE MAINTENANCE	5,395.00		
	e System		0,000.00		
	AMERICAN MESSAGING	PAGER SERVICE	137.76		
GIS Supp	ort Services				
	LOWES COMPANIES INC	SUPPLIES	35.41		
00399436	HOME DEPOT, THE	SUPPLIES	366.44		
	ESRI INC	PROFESSIONAL SERVICES	10,912.00		
	INTERWEST CONSULTING GROUP INC	CONSULTING SERVICES	865.83		
	DIGITAL SERVICES	WEBSITE SERVICES	1,011.56		
	uipment Replacement		1,011.00		
	DELL MARKETING LP	COMPUTER EQUIPMENT	177.78		
577	Post Retirement Medical-Police Fund				
Non Departmental					
-	RETIREE	MEDICAL AFTER RETIREMENT	1,546.42		
00399521	RETIREE	MEDICAL AFTER RETIREMENT	857.06		
	RETIREE	MEDICAL AFTER RETIREMENT	1,222.30		
	RETIREE	MEDICAL AFTER RETIREMENT	1,565.12		
00399571	RETIREE	MEDICAL AFTER RETIREMENT	456.06		
	RETIREE	MEDICAL AFTER RETIREMENT	708.06		
	RETIREE	MEDICAL AFTER RETIREMENT	126.75		
	RETIREE	MEDICAL AFTER RETIREMENT	1,479.41		
	RETIREE	MEDICAL AFTER RETIREMENT	3,409.77		
	RETIREE	MEDICAL AFTER RETIREMENT	1,479.41		
	RETIREE	MEDICAL AFTER RETIREMENT	1,565.12		
			1,000.12		
Finance Accounting					

Finance Accounting Prepared By: Michele Milo 03/31/2022

CLAIMS BY FUND REPORT FOR THE PERIOD OF MARCH 11 - 29, 2022 FUND/CHECK#

00399608 RETIREE 00942088 RETIREE 00942089 RETIREE 00942094 RETIREE 00942095 RETIREE 00942098 RETIREE 00942099 RETIREE 00942103 RETIREE 00942105 RETIREE 00942113 RETIREE 00942119 RETIREE 00942121 RETIREE 00942124 RETIREE 00942128 RETIREE 00942141 RETIREE 00942142 RETIREE 00942148 RETIREE 00942149 RETIREE 00942150 RETIREE 00942165 RETIREE 00942167 RETIREE 00942168 RETIREE 00942169 RETIREE 00942170 RETIREE 00942173 RETIREE 00942181 RETIREE 00942182 RETIREE 00942183 RETIREE 00942186 RETIREE 00942199 RETIREE 00942201 RETIREE 00942202 RETIREE 00942212 RETIREE 00942213 RETIREE 00942217 RETIREE 00942219 RETIREE 00942223 RETIREE 00942232 RETIREE 00942234 RETIREE 00942244 RETIREE 00942245 RETIREE 00942247 RETIREE 00942254 RETIREE 00942255 RETIREE

MEDICAL AFTER RETIREMENT	71.30
MEDICAL AFTER RETIREMENT	456.06
MEDICAL AFTER RETIREMENT	2,079.36
MEDICAL AFTER RETIREMENT	1,010.59
MEDICAL AFTER RETIREMENT	322.08
MEDICAL AFTER RETIREMENT	1,546.42
MEDICAL AFTER RETIREMENT	1,515.19
MEDICAL AFTER RETIREMENT	970.30
MEDICAL AFTER RETIREMENT	1,546.42
MEDICAL AFTER RETIREMENT	1,565.12
MEDICAL AFTER RETIREMENT	970.30
MEDICAL AFTER RETIREMENT	770.00
MEDICAL AFTER RETIREMENT	614.88
MEDICAL AFTER RETIREMENT	571.38
MEDICAL AFTER RETIREMENT	1,546.42
MEDICAL AFTER RETIREMENT	1,714.12
MEDICAL AFTER RETIREMENT	1,546.42
MEDICAL AFTER RETIREMENT	770.00
MEDICAL AFTER RETIREMENT	1,546.42
MEDICAL AFTER RETIREMENT	153.53
MEDICAL AFTER RETIREMENT	456.06
MEDICAL AFTER RETIREMENT	614.88
MEDICAL AFTER RETIREMENT	266.57
MEDICAL AFTER RETIREMENT	1,565.12
MEDICAL AFTER RETIREMENT	1,136.59
MEDICAL AFTER RETIREMENT	153.53
MEDICAL AFTER RETIREMENT MEDICAL AFTER RETIREMENT	1,542.71 1,546.42
MEDICAL AFTER RETIREMENT	254.12
MEDICAL AFTER RETIREMENT	1,714.12
MEDICAL AFTER RETIREMENT	708.06
MEDICAL AFTER RETIREMENT	232.94
	1,565.12
MEDICAL AFTER RETIREMENT	614.88
MEDICAL AFTER RETIREMENT	456.06
MEDICAL AFTER RETIREMENT	1,136.59
MEDICAL AFTER RETIREMENT	279.53
MEDICAL AFTER RETIREMENT	580.50
MEDICAL AFTER RETIREMENT	1,565.12
MEDICAL AFTER RETIREMENT	1,565.12
MEDICAL AFTER RETIREMENT	1,565.12
MEDICAL AFTER RETIREMENT	857.06
MEDICAL AFTER RETIREMENT	456.06
MEDICAL AFTER RETIREMENT	1,565.12

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### ANTIOCH CALIFORNIA

CLAIMS BY FUND REPORT FOR THE PERIOD OF MARCH 11 - 29, 2022 FUND/CHECK#

00942259 RETIREE	MEDICAL AFTER RETIREMENT	279.53
00942267 RETIREE	MEDICAL AFTER RETIREMENT	476.45
00942271 RETIREE	MEDICAL AFTER RETIREMENT	456.06
00942272 RETIREE	MEDICAL AFTER RETIREMENT	708.06
00942274 RETIREE	MEDICAL AFTER RETIREMENT	18.06
00942276 RETIREE	MEDICAL AFTER RETIREMENT	708.06
578 Post Retirement Medical-Misc Fund		
Non Departmental		
00399527 RETIREE	MEDICAL AFTER RETIREMENT	79.00
00399542 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00399552 RETIREE	MEDICAL AFTER RETIREMENT	560.38
00399554 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00399557 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00399560 RETIREE	MEDICAL AFTER RETIREMENT	324.48
00399574 RETIREE	MEDICAL AFTER RETIREMENT	617.07
00399597 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00399616 RETIREE	MEDICAL AFTER RETIREMENT	100.00
00942090 RETIREE	MEDICAL AFTER RETIREMENT	232.94
00942091 RETIREE	MEDICAL AFTER RETIREMENT	603.96
00942093 RETIREE	MEDICAL AFTER RETIREMENT	324.38
00942097 RETIREE	MEDICAL AFTER RETIREMENT	560.38
00942102 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00942108 RETIREE	MEDICAL AFTER RETIREMENT	205.69
00942111 RETIREE	MEDICAL AFTER RETIREMENT	205.69
00942112 RETIREE	MEDICAL AFTER RETIREMENT	560.38
00942114 RETIREE	MEDICAL AFTER RETIREMENT	205.69
00942115 RETIREE	MEDICAL AFTER RETIREMENT	560.38
00942116 RETIREE	MEDICAL AFTER RETIREMENT	324.38
00942120 RETIREE	MEDICAL AFTER RETIREMENT	560.38
00942126 RETIREE	MEDICAL AFTER RETIREMENT	205.69
00942129 RETIREE	MEDICAL AFTER RETIREMENT	324.38
00942133 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00942134 RETIREE	MEDICAL AFTER RETIREMENT	205.69
00942137 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00942140 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00942145 RETIREE	MEDICAL AFTER RETIREMENT	560.38
00942146 RETIREE	MEDICAL AFTER RETIREMENT	560.38
00942147 RETIREE	MEDICAL AFTER RETIREMENT	324.38
00942155 RETIREE	MEDICAL AFTER RETIREMENT	709.38
00942156 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00942158 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00942159 RETIREE	MEDICAL AFTER RETIREMENT	119.47
00942160 RETIREE	MEDICAL AFTER RETIREMENT	560.38
00942164 RETIREE	MEDICAL AFTER RETIREMENT	324.38
		021.00

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CLAIMS BY FUND REPORT FOR THE PERIOD OF MARCH 11 - 29, 2022 FUND/CHECK#

00942166 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00942176 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00942177 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00942180 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00942185 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00942190 RETIREE	MEDICAL AFTER RETIREMENT	324.38
00942192 RETIREE	MEDICAL AFTER RETIREMENT	324.38
00942193 RETIREE	MEDICAL AFTER RETIREMENT	324.38
00942196 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00942198 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00942204 RETIREE	MEDICAL AFTER RETIREMENT	205.69
00942208 RETIREE	MEDICAL AFTER RETIREMENT	237.50
00942209 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00942216 RETIREE	MEDICAL AFTER RETIREMENT	324.38
00942220 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00942222 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00942226 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00942231 RETIREE	MEDICAL AFTER RETIREMENT	324.38
00942233 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00942238 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00942250 RETIREE	MEDICAL AFTER RETIREMENT	324.38
00942257 RETIREE	MEDICAL AFTER RETIREMENT	14.26
00942258 RETIREE	MEDICAL AFTER RETIREMENT	153.53
00942260 RETIREE	MEDICAL AFTER RETIREMENT	324.38
00942262 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00942263 RETIREE	MEDICAL AFTER RETIREMENT	473.38
00942270 RETIREE	MEDICAL AFTER RETIREMENT	324.38
00942273 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00942275 RETIREE	MEDICAL AFTER RETIREMENT	560.38
579 Post Retirement Medical-Mgmt Fund		
Non Departmental		
00399519 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00399532 RETIREE	MEDICAL AFTER RETIREMENT	864.90
00399553 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00399558 RETIREE	MEDICAL AFTER RETIREMENT	205.69
00399562 RETIREE	MEDICAL AFTER RETIREMENT	244.12
00399564 RETIREE	MEDICAL AFTER RETIREMENT	87.69
00399580 RETIREE	MEDICAL AFTER RETIREMENT	493.80
00399583 RETIREE	MEDICAL AFTER RETIREMENT	440.38
00399615 RETIREE	MEDICAL AFTER RETIREMENT	2,079.36
00399617 RETIREE	MEDICAL AFTER RETIREMENT	560.38
00942092 RETIREE	MEDICAL AFTER RETIREMENT	324.38
00942100 RETIREE	MEDICAL AFTER RETIREMENT	560.38
00942101 RETIREE	MEDICAL AFTER RETIREMENT	324.38
Finance Ac		
Finance Ac	sounding	

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## ANTIOCH CALIFORNIA

CLAIMS BY FUND REPORT FOR THE PERIOD OF MARCH 11 - 29, 2022 FUND/CHECK#

00942104 RETIREE	
00942106 RETIREE	
00942107 RETIREE	
00942109 RETIREE	
00942110 RETIREE	
00942117 RETIREE	
00942122 RETIREE	
00942123 RETIREE	
00942125 RETIREE	
00942127 RETIREE	
00942130 RETIREE	
00942131 RETIREE	
00942132 RETIREE	
00942135 RETIREE	
00942136 RETIREE	
00942138 RETIREE	
00942139 RETIREE	
00942143 RETIREE	
00942151 RETIREE	
00942152 RETIREE	
00942154 RETIREE	
00942161 RETIREE	
00942162 RETIREE	
00942163 RETIREE	
00942171 RETIREE	
00942172 RETIREE	
00942175 RETIREE	
00942178 RETIREE	
00942179 RETIREE	
00942184 RETIREE	
00942187 RETIREE	
00942188 RETIREE	
00942189 RETIREE	
00942191 RETIREE	
00942194 RETIREE	
00942195 RETIREE	
00942197 RETIREE	
00942203 RETIREE	
00942205 RETIREE	
00942205 RETIREE	
00942200 RETIREE	
00942210 RETIREE	
00942210 RETIREE	
00942211 RETIREE	
UUJ42210 NEHREE	

MEDICAL AFTER RETIREMENT	560.38
MEDICAL AFTER RETIREMENT	153.53
MEDICAL AFTER RETIREMENT	146.52
MEDICAL AFTER RETIREMENT	145.69
MEDICAL AFTER RETIREMENT	2,079.36
MEDICAL AFTER RETIREMENT	324.38
MEDICAL AFTER RETIREMENT	87.69
MEDICAL AFTER RETIREMENT	324.38
MEDICAL AFTER RETIREMENT	709.38
MEDICAL AFTER RETIREMENT	864.90
MEDICAL AFTER RETIREMENT	614.88
MEDICAL AFTER RETIREMENT	145.69
MEDICAL AFTER RETIREMENT	145.69
MEDICAL AFTER RETIREMENT	433.33
MEDICAL AFTER RETIREMENT	324.38
MEDICAL AFTER RETIREMENT	440.38
MEDICAL AFTER RETIREMENT	87.69
MEDICAL AFTER RETIREMENT	232.94
MEDICAL AFTER RETIREMENT	324.38
MEDICAL AFTER RETIREMENT	324.38
MEDICAL AFTER RETIREMENT	324.30
MEDICAL AFTER RETIREMENT	432.80
MEDICAL AFTER RETIREMENT	324.38
MEDICAL AFTER RETIREMENT	324.38
MEDICAL AFTER RETIREMENT	403.04
MEDICAL AFTER RETIREMENT	400.00
MEDICAL AFTER RETIREMENT	324.38
MEDICAL AFTER RETIREMENT	690.38
MEDICAL AFTER RETIREMENT	2,079.36
MEDICAL AFTER RETIREMENT	864.90
MEDICAL AFTER RETIREMENT	324.38
MEDICAL AFTER RETIREMENT	324.38
MEDICAL AFTER RETIREMENT	324.38
MEDICAL AFTER RETIREMENT	1,515.19
MEDICAL AFTER RETIREMENT	55.67
MEDICAL AFTER RETIREMENT	324.30
MEDICAL AFTER RETIREMENT	1,393.17
MEDICAL AFTER RETIREMENT	145.69
MEDICAL AFTER RETIREMENT	1,565.12
MEDICAL AFTER RETIREMENT	324.38
MEDICAL AFTER RETIREMENT	324.38
MEDICAL AFTER RETIREMENT	87.69
MEDICAL AFTER RETIREMENT	1,211.97
MEDICAL AFTER RETIREMENT	708.06

Finance Accounting Prepared By: Michele Milo 03/31/2022

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CLAIMS BY FUND REPORT FOR THE PERIOD OF MARCH 11 - 29, 2022 FUND/CHECK#

	Finance Acco	ounting	
00399321	FINBERG FENCING INC	FENCE REPAIR	1,050.00
	ENVIRONMENTAL RESOURCE ASSOCIATES		1,883.05
00399312		CONFERENCE DUES	575.00
	ARAMARK UNIFORM SERVICES	UNIFORM SERVICES	156.26
	LIM AUTOMOTIVE SUPPLY INC	SUPPLIES	274.27
Water Pro			074 07
	NEXTEL SPRINT	CELL PHONE	40.80
Water Su			
	GRAINGER INC	SUPPLIES	1,010.53
	OFFICE DEPOT INC	SUPPLIES	243.28
	BISHOP CO	SUPPLIES	2,426.38
00399352	ROBERTS AND BRUNE CO	SUPPLIES	245.21
00399319	FASTENAL CO	SUPPLIES	365.74
	COLE SUPPLY CO INC	SUPPLIES	974.48
00399282	LIM AUTOMOTIVE SUPPLY INC	SUPPLIES	105.27
00399281	ANTIOCH ACE HARDWARE	SUPPLIES	138.22
	AMERICAN TEXTILE AND SUPPLY INC	SUPPLIES	561.92
Non Depa	ortmental		
611	Water Fund		
00942269	RETIREE	MEDICAL AFTER RETIREMENT	1,546.42
00942268	RETIREE	MEDICAL AFTER RETIREMENT	
	RETIREE	MEDICAL AFTER RETIREMENT	•
	RETIREE	MEDICAL AFTER RETIREMENT	
	RETIREE	MEDICAL AFTER RETIREMENT	
	RETIREE	MEDICAL AFTER RETIREMENT	
	RETIREE	MEDICAL AFTER RETIREMENT	
	RETIREE	MEDICAL AFTER RETIREMENT	
	RETIREE	MEDICAL AFTER RETIREMENT	
	RETIREE	MEDICAL AFTER RETIREMENT	
00942246	RETIREE	MEDICAL AFTER RETIREMENT	440.38
00942243	RETIREE	MEDICAL AFTER RETIREMENT	324.38
	RETIREE	MEDICAL AFTER RETIREMENT	93.69
	RETIREE	MEDICAL AFTER RETIREMENT	614.88
	RETIREE	MEDICAL AFTER RETIREMENT	232.94
	RETIREE	MEDICAL AFTER RETIREMENT	87.69
	RETIREE	MEDICAL AFTER RETIREMENT	324.38
	RETIREE	MEDICAL AFTER RETIREMENT	324.38
	RETIREE	MEDICAL AFTER RETIREMENT	205.69
	RETIREE	MEDICAL AFTER RETIREMENT	864.90
	RETIREE	MEDICAL AFTER RETIREMENT	145.69
	RETIREE	MEDICAL AFTER RETIREMENT	87.69
	RETIREE	MEDICAL AFTER RETIREMENT	324.38
	RETIREE	MEDICAL AFTER RETIREMENT	324.38
00042221	RETIREE	MEDICAL AFTER RETIREMENT	87.69

Finance Accounting Prepared By: Michele Milo

## ANTIOCH CALIFORNIA

CLAIMS BY FUND REPORT FOR THE PERIOD OF MARCH 11 - 29, 2022 FUND/CHECK#

00399323FISHER SCIENTIFIC COMPANYLAB SUPPLIES335.7500399332JOHNSON, GAVIN LEEEXPENSE REIMBURSEMENT538.0000399336LOWES COMPANIES INCSUPPLIES91.0900399339NEXTEL SPRINTCELL PHONE31.7500399360REINHOLDT ENGINEERING CONSTRTESTING SERVICES550.0000399380ANIMAL DAMAGE MANAGEMENTPEST CONTROL425.0000399381ANTIOCH ACE HARDWARESUPPLIES451.2400399383RAMARK UNIFORM SERVICESUNIFORM SERVICES78.1300399380FISHER SCIENTIFIC COMPANYLAB SUPPLIES365.5300399381GUALCO GROUP INC, THEPROFESSIONAL SERVICES4,185.0000399433GUALCO GROUP INC, THEPROFESSIONAL SERVICES4,185.0000399434OFFICE DEPOT INCSUPPLIES633.7800399435OFFICE DEPOT INCSUPPLIES633.7800399436OFFICE DEPOT INCCHEMICALS5,750.0000399430UNIVAR SOLUTIONS USA INCCHEMICALS12,025.7200399507ANTIOCH ACE HARDWARESUPPLIES37.5000399508ARAMARK UNIFORM SERVICESUNIFORM SERVICES78.1300399536CONTRA COSTA WATER DISTRICTRAW WATER776,236.5300399551FISHER SCIENTIFIC COMPANYSUPPLIES443.3700399559HACH COSUPPLIES443.3700399549OFFICE DEPOT INCSUPPLIES443.3700399549OFFICE DEPOT INCSUPPLIES443.3700399559HACH CO
00399332JOHNSON, GAVIN LEEEXPENSE REIMBURSEMENT538.0000399336LOWES COMPANIES INCSUPPLIES91.0900399339NEXTEL SPRINTCELL PHONE31.7500399350REINHOLDT ENGINEERING CONSTRTESTING SERVICES550.0000399362STATE WATER RESOURCES CONTROL BOARDSITE CLEANUP FEES1,766.6800399380ANIMAL DAMAGE MANAGEMENTPEST CONTROL425.0000399381ANTIOCH ACE HARDWARESUPPLIES451.2400399383ARAMARK UNIFORM SERVICESUNIFORM SERVICES78.1300399388BANK OF AMERICAVARIOUS BUSINESS EXPENSES150.0000399430FISHER SCIENTIFIC COMPANYLAB SUPPLIES365.53
00399388BANK OF AMERICAVARIOUS BUSINESS EXPENSES150.0000399430FISHER SCIENTIFIC COMPANYLAB SUPPLIES365.53
00399388BANK OF AMERICAVARIOUS BUSINESS EXPENSES150.0000399430FISHER SCIENTIFIC COMPANYLAB SUPPLIES365.53
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00399388BANK OF AMERICAVARIOUS BUSINESS EXPENSES150.0000399430FISHER SCIENTIFIC COMPANYLAB SUPPLIES365.53
00399388BANK OF AMERICAVARIOUS BUSINESS EXPENSES150.0000399430FISHER SCIENTIFIC COMPANYLAB SUPPLIES365.53
00399388BANK OF AMERICAVARIOUS BUSINESS EXPENSES150.0000399430FISHER SCIENTIFIC COMPANYLAB SUPPLIES365.53
00399388BANK OF AMERICAVARIOUS BUSINESS EXPENSES150.0000399430FISHER SCIENTIFIC COMPANYLAB SUPPLIES365.53
00399388BANK OF AMERICAVARIOUS BUSINESS EXPENSES150.0000399430FISHER SCIENTIFIC COMPANYLAB SUPPLIES365.5300399430FISHER SCIENTIFIC COMPANYLAB SUPPLIES365.53
00399430FISHER SCIENTIFIC COMPANYLAB SUPPLIES365.5300399433GUALCO GROUP INC, THEPROFESSIONAL SERVICES4,185.0000399437HUNT AND SONS INCFUEL101.7700399463OFFICE DEPOT INCSUPPLIES633.7800399468POLYDYNE INCCHEMICALS5,750.0000399490UNIVAR SOLUTIONS USA INCCHEMICALS12,025.7200399507ANTIOCH ACE HARDWARESUPPLIES37.5000399508ARAMARK UNIFORM SERVICESUNIFORM SERVICES78.1300399536CONTRA COSTA WATER DISTRICTRAW WATER776,236.53
00399433GUALCO GROUP INC, THEPROFESSIONAL SERVICES4,185.0000399437HUNT AND SONS INCFUEL101.7700399463OFFICE DEPOT INCSUPPLIES633.7800399468POLYDYNE INCCHEMICALS5,750.0000399490UNIVAR SOLUTIONS USA INCCHEMICALS12,025.7200399507ANTIOCH ACE HARDWARESUPPLIES37.5000399508ARAMARK UNIFORM SERVICESUNIFORM SERVICES78.1300399536CONTRA COSTA WATER DISTRICTRAW WATER776,236.53
00399437         HUNT AND SONS INC         FUEL         101.77           00399463         OFFICE DEPOT INC         SUPPLIES         633.78           00399468         POLYDYNE INC         CHEMICALS         5,750.00           00399490         UNIVAR SOLUTIONS USA INC         CHEMICALS         12,025.72           00399507         ANTIOCH ACE HARDWARE         SUPPLIES         37.50           00399508         ARAMARK UNIFORM SERVICES         UNIFORM SERVICES         78.13           00399536         CONTRA COSTA WATER DISTRICT         RAW WATER         776,236.53
00399463OFFICE DEPOT INCSUPPLIES633.7800399468POLYDYNE INCCHEMICALS5,750.0000399490UNIVAR SOLUTIONS USA INCCHEMICALS12,025.7200399507ANTIOCH ACE HARDWARESUPPLIES37.5000399508ARAMARK UNIFORM SERVICESUNIFORM SERVICES78.1300399536CONTRA COSTA WATER DISTRICTRAW WATER776,236.53
00399468         POLYDYNE INC         CHEMICALS         5,750.00           00399490         UNIVAR SOLUTIONS USA INC         CHEMICALS         12,025.72           00399507         ANTIOCH ACE HARDWARE         SUPPLIES         37.50           00399508         ARAMARK UNIFORM SERVICES         UNIFORM SERVICES         78.13           00399536         CONTRA COSTA WATER DISTRICT         RAW WATER         776,236.53
00399490UNIVAR SOLUTIONS USA INCCHEMICALS12,025.7200399507ANTIOCH ACE HARDWARESUPPLIES37.5000399508ARAMARK UNIFORM SERVICESUNIFORM SERVICES78.1300399536CONTRA COSTA WATER DISTRICTRAW WATER776,236.53
00399507 ANTIOCH ACE HARDWARESUPPLIES37.5000399508 ARAMARK UNIFORM SERVICESUNIFORM SERVICES78.1300399536 CONTRA COSTA WATER DISTRICTRAW WATER776,236.53
00399508ARAMARK UNIFORM SERVICESUNIFORM SERVICES78.1300399536CONTRA COSTA WATER DISTRICTRAW WATER776,236.53
00399536 CONTRA COSTA WATER DISTRICT RAW WATER 776,236.53
00399551 FISHER SCIENTIFIC COMPANY SUPPLIES 443.37
00399559 HACH CO SUPPLIES 144.11
00399588 OFFICE DEPOT INC SUPPLIES 88.00
00399619 WALTER BISHOP CONSULTING CONSULTING SERVICES 3,685.00
00942065 THATCHER COMPANY OF CALIFORNIA INC CHEMICALS 3,068.31
00942073 EUROFINS EATON ANALYTICAL INC PROFESSIONAL SERVICES 365.00
00942080 PETERSON TRACTOR CO MAINTENANCE 1,849.05
00942085 THATCHER COMPANY OF CALIFORNIA INC CHEMICALS 3,064.32
00942157 GRAINGER INC SUPPLIES 280.57
00942074GRAINGER INCSUPPLIES203.1100942080PETERSON TRACTOR COMAINTENANCE1,849.0500942085THATCHER COMPANY OF CALIFORNIA INCCHEMICALS3,064.3200942157GRAINGER INCSUPPLIES280.5700942253THATCHER COMPANY OF CALIFORNIA INCCHEMICALS3,073.63Water Distribution
00399274ACCOUNTEMPSTEMP SERVICES407.7200399278AMAZON CAPITAL SERVICES INCSUPPLIES39.73
00399278 AMAZON CAPITAL SERVICES INC SUPPLIES 39.73
00399303 CHECK PROCESSORS INC LOCKBOX PROCESSING 457.57
00399319 FASTENAL CO SUPPLIES 67.12
00399326 FURBER SAW INC SUPPLIES 118.50
00399303CHECK PROCESSORS INCLOCKBOX PROCESSING457.5700399319FASTENAL COSUPPLIES67.1200399326FURBER SAW INCSUPPLIES118.5000399328GRIFFITH, JUSTIN JOSEPHEXPENSE REIMBURSEMENT100.0000309320HULLECAARD, TYLER, JOHNEXPENSE REIMBURSEMENT50.00
00399330 HULEGAARD, TYLER JOHN EXPENSE REIMBURSEMENT 50.00
00399336 LOWES COMPANIES INC TOOLS 639.23
00399339 NEXTEL SPRINT CELL PHONE 175.10
00399344 PACE SUPPLY CORP SUPPLIES 8,004.98
00399345 PACIFIC CREDIT SERVICES WATER COLLECTIONS 137.58
00399348 POLLARDWATER SUPPLIES 257.09
00399352 ROBERTS AND BRUNE CO SUPPLIES 15,222.13
Finance Accounting

Finance Accounting Prepared By: Michele Milo 03/31/2022

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CLAIMS BY FUND REPORT FOR THE PERIOD OF MARCH 11 - 29, 2022 FUND/CHECK#

		0.007.00
00399365 SYAR INDUSTRIES INC	SUPPLIES	2,297.99
00399388 BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	234.53
00399405 CHECK PROCESSORS INC	LOCKBOX PROCESSING	1,675.77
00399419 CWEA SFBS	CWEA RENEWAL	480.00
00399496 WAYNE SWISHER CEMENT CONTRACTOR INC	METER VAULTS	19,500.00
00399505 ANE RACK AND SHELVING INC	SUPPLIES	15,235.18
00399507 ANTIOCH ACE HARDWARE	SUPPLIES	29.09
00399512 BACKFLOW DISTRIBUTORS INC	PROFESSIONAL SERVICES	3,403.09
00399513 BISHOP CO	SUPPLIES	133.34
00399520 C AND J FAVALORA TRUCKING INC	PROFESSIONAL SERVICES	5,125.00
00399534 CONNELLY, SHAUN P	TRAINING PER DIEM	298.00
00399538 CWEA SFBS	RENEWAL FEE	379.00
00399541 DELTA DIABLO	RECYCLED WATER	8,080.84
00399543 DKF SOLUTIONS GROUP LLC	TRAINING REGISTRATION	1,120.00
00399563 HARRISON INDUSTRIAL SERVICES INC	EQUIPMENT REPAIR	110.00
00399572 LIM AUTOMOTIVE SUPPLY INC	PARTS	708.58
00399573 LOGRASSO, JOHN A	EXPENSE REIMBURSEMENT	149.99
00399588 OFFICE DEPOT INC	SUPPLIES	216.08
00399589 OFFICE DEPOT INC	SUPPLIES	125.92
00399610 SYAR INDUSTRIES INC	ASPHALT	733.67
00399613 TIMMONS GROUP INC	PROFESSIONAL SERVICES	2,219.37
00942060 INFOSEND INC	PROFESSIONAL SERVICES	6,090.10
00942061 MOBILE MINI LLC	STORAGE	145.78
00942070 BADGER METER INC	METERS	134,101.42
00942076 INFOSEND INC	PROFESSIONAL SERVICES	472.08
00942078 MOBILE MINI LLC	STORAGE	188.33
00942096 BADGER METER INC	METERS	19,781.45
00942200 MOBILE MINI LLC	STORAGE	145.78
Public Buildings & Facilities		
00399299 BROWN AND CALDWELL INC	PROFESSIONAL SERVICES	4,148.00
00399338 MUNICIPAL FINANCIAL SERVICES	PROFESSIONAL SERVICES	4,250.00
00399399 BROWN AND CALDWELL INC	PROFESSIONAL SERVICES	7,097.50
00399402 CDM SMITH INC	PROFESSIONAL SERVICES	62,069.80
00942071 CAROLLO ENGINEERS INC	BRACKISH WATER PROJECT	147,674.53
00942118 CAROLLO ENGINEERS INC	BRACKISH WATER PROJECT	137,091.56
00942240 SHIMMICK CONSTRUCTION INC	BRACKISH WATER PROJECT	2,093,393.97
621 Sewer Fund	BRACKER	2,000,000.01
Swr-Wastewater Administration		
00399274 ACCOUNTEMPS	TEMP SERVICES	407.72
00399303 CHECK PROCESSORS INC	LOCKBOX PROCESSING	457.58
00399310 COOKE JR, BRUCE ALAN	EXPENSE REIMBURSEMENT	180.00
00399310 COOKE JR, BROCE ALAN 00399313 CWEA SFBS	MEMBERSHIP	392.00
	SUPPLIES	951.33
00399336 LOWES COMPANIES INC		72.55
00399339 NEXTEL SPRINT	CELL PHONE	12.00
Finance Accou	nting	

Finance Accounting Prepared By: Michele Milo 03/31/2022

April 12, 2022

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CLAIMS BY FUND REPORT FOR THE PERIOD OF MARCH 11 - 29, 2022 FUND/CHECK#

00200252	ROBERTS AND BRUNE CO		7 070 54
		SUPPLIES	7,070.51
	SPARTAN TOOL LLC	TOOLS	1,195.47
	SYAR INDUSTRIES INC ADVANCED TRENCHLESS INC	SUPPLIES	2,297.99
		SEWER REPAIR	56,034.81
		VARIOUS BUSINESS EXPENSES	
	CHECK PROCESSORS INC	LOCKBOX PROCESSING	1,675.79
	DKF SOLUTIONS GROUP LLC	TRAINING REGISTRATION	
	OFFICE DEPOT INC	SUPPLIES	633.78
00399500		INSURANCE PREMIUM	84.10
	ANTIOCH ACE HARDWARE	SUPPLIES	147.09
	CALIF DEPARTMENT OF JUSTICE	PRE-EMPLOYMENT SERVICES	49.00
	DKF SOLUTIONS GROUP LLC	TRAINING	565.00
	OFFICE DEPOT INC	SUPPLIES	105.47
	OFFICE DEPOT INC	SUPPLIES	125.88
	SMARTCOVER SYSTEMS	SYSTEM MAINTENANCE	4,292.61
	SYAR INDUSTRIES INC	ASPHALT	733.68
	TIMMONS GROUP INC	PROFESSIONAL SERVICES	2,219.38
	CONSOLIDATED ELECTRICAL DIST INC	COLLECTIONS	324.20
00942059	GRAINGER INC	SUPPLIES	1,941.61
00942060	INFOSEND INC	PROFESSIONAL SERVICES	6,090.10
00942076	INFOSEND INC	PROFESSIONAL SERVICES	472.08
00942078	MOBILE MINI LLC	STORAGE	161.83
00942082	SCOTTO, CHARLES W AND DONNA F	APRIL RENT	5,000.00
	RED WING SHOE STORE	BOOTS	220.68
631	Marina Fund		
Non Depa	urtmental		
00399315	DOUBLEDEE, ANTHONY & NEWHARD, KRISTEN	DEPOSIT REFUND	544.84
Marina Ad	Iministration		
	LOWES COMPANIES INC	SUPPLIES	653.77
00399363	STEPHANIES AUTO CLEARANCE	PROFESSIONAL SERVICES	270.00
00399409	COMCAST	CONNECTION SERVICES	404.56
00399436	HOME DEPOT, THE	SUPPLIES	242.13
00399469	ROBINS LOCK AND KEY	LOCK SMITH	480.00
00399471	SHIELDS HARPER AND CO	SUPPLIES	25.13
00399477	STEPHANIES AUTO CLEARANCE	LIEN SALE COMPLETION FEE	
752	Storm Drain Deposits Fund		
Non Depa			
-	CONTRA COSTA COUNTY	DRAINAGE FEES	518,313.46

## ANTIOCH CALIFORNIA

AS HOUSING SUCCESSOR TO THE ANTIOCH DEVELOPMENT AGENCY CLAIMS BY FUND REPORT FOR THE PERIOD OF MARCH 11 - MARCH 29, 2022

227Housing FundHousing00399354SHELTER INCQ2 FY 21/22

18,657.97

Finance Accounting Prepared By: Michele Milo 03/31/22

## ANTIOCH CALIFORNIA

#### STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of April 12, 2022

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Lauren Posada, City Treasurer

**SUBJECT:** Approval of Treasurer's Report for January of 2022

#### **RECOMMENDED ACTION**

It is recommended that the City Council receive and file the January 2022 Treasurer's Report.

#### FISCAL IMPACT

There is no fiscal impact of this action.

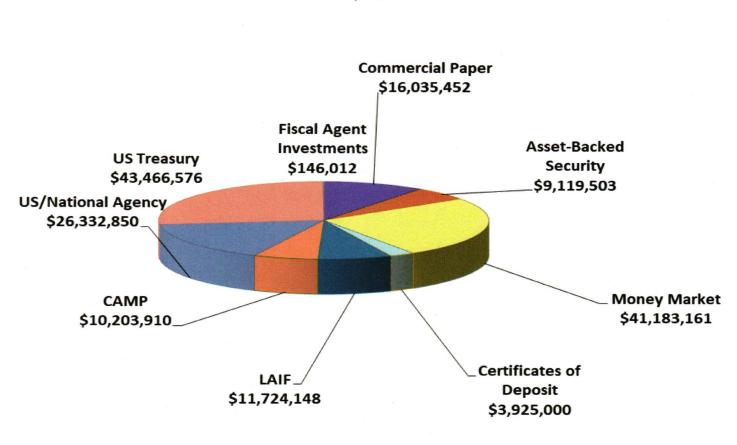
#### DISCUSSION

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



January 31, 2022

#### Total of City and Fiscal Agent Investments = \$162,136,612

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

chart

Dawn Merchant Finance Director

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

	Amount
Antioch Public Financing Authority 2015 Bonds	1
Antioch Development Agency 2009 Tax Allocation Bonds	146,011
	\$146,012



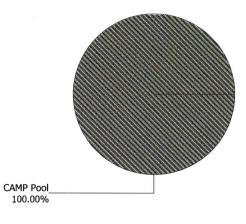
#### **Account Statement - Transaction Summary**

For the Month Ending January 31, 2022

#### City of Antioch - City of Antioch - 6090-001

CAMP Pool	
Opening Market Value	10,203,466.74
Purchases	443.04
Redemptions	0.00
Unsettled Trades	0.00
Change in Value	0.00
Closing Market Value	\$10,203,909.78
Cash Dividends and Income	443.04

Asset Allocation	, .,,	17-12-01-001
Total	\$10,203,909.78	\$10,203,466.74
CAMP Pool	10,203,909.78	10,203,466.74
	January 31, 2022	December 31, 202
Asset Summary		



PFM Asset Management LLC

Account 6090-001 Page 1

#### Managed Account Summary Statement

For the Month Ending January 31, 2022

#### CITY OF ANTIOCH, CA - 04380500

Transaction Summary - Managed Account		Cash Transactions Summary - Managed Account	
Opening Market Value	\$97,747,439.33	Maturities/Calls	0.00
Maturities/Calls Principal Dispositions Principal Acquisitions Unsettled Trades Change in Current Value	(485,319.30) (1,537,265.08) 2,464,892.91 214,993.55 (712,625.87)	Sale Proceeds Coupon/Interest/Dividend Income Principal Payments Security Purchases Net Cash Contribution Reconciling Transactions	1,544,947.13 82,768.65 485,319.30 (2,465,699.00) 352,663.92 0.00
Closing Market Value	\$97,692,115.54		0.00

Earnings Reconciliation (Cash Basis) - Managed Account		Cash Balance	
Interest/Dividends/Coupons Received	90,450.70	Closing Cash Balance	\$0.00
Less Purchased Interest Related to Interest/Coupons	(806.09)		
Plus Net Realized Gains/Losses	18,912.96		
Total Cash Basis Earnings	\$108,557.57		
Earnings Reconciliation (Accrual Basis)	Total		
Ending Amortized Value of Securities	98,879,379.62		
Ending Accrued Interest	178,719.10		
Plus Proceeds from Sales	1,544,947.13		
Plus Proceeds of Maturities/Calls/Principal Payments	485,319.30		
Plus Coupons/Dividends Received	82,768.65		
Less Cost of New Purchases	(2,680,692.55)		
Less Beginning Amortized Value of Securities	(98,223,825.20)		
Less Beginning Accrued Interest	(198,094.53)		
Total Accrual Basis Earnings	\$68,521.52		

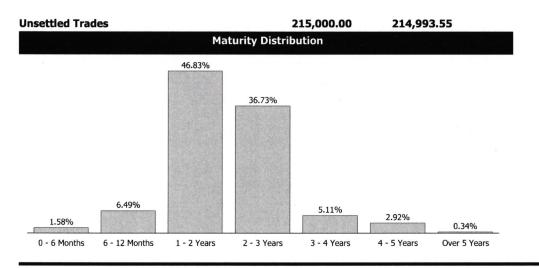
PFM Asset Management LLC

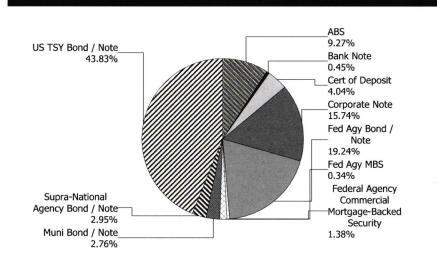
#### **Portfolio Summary and Statistics**

For the Month Ending January 31, 2022

#### CITY OF ANTIOCH, CA - 04380500

Acco	ount Summary		
Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	43,280,000.00	42,811,332.71	43.83
Supra-National Agency Bond / Note	2,925,000.00	2,883,614.19	2.95
Municipal Bond / Note	2,735,000.00	2,698,811.65	2.76
Federal Agency Mortgage-Backed Security	323,157.24	336,280.26	0.34
Federal Agency Commercial	1,341,777.28	1,349,568.41	1.38
Mortgage-Backed Security			
Federal Agency Bond / Note	19,000,000.00	18,797,162.71	19.24
Corporate Note	15,391,000.00	15,375,608.14	15.74
Certificate of Deposit	3,925,000.00	3,942,904.78	4.04
Bank Note	425,000.00	437,370.90	0.45
Asset-Backed Security	9,120,358.86	9,059,461.79	9.27
Managed Account Sub-Total	98,466,293.38	97,692,115.54	100.00%
Accrued Interest		178,719.10	
Total Portfolio	98,466,293.38	97,870,834.64	





Sector Allocation

Characteristics	
Yield to Maturity at Cost	0.66%
Yield to Maturity at Market	1.19%
Weighted Average Days to Maturity	735

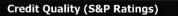
#### PFM Asset Management LLC

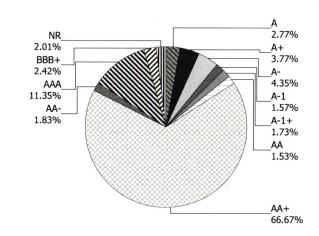
#### Managed Account Issuer Summary

For the Month Ending January 31, 2022

#### CITY OF ANTIOCH, CA - 04380500

Issuer	Market Value	Doreant
ALLY AUTO RECEIVABLES TRUST	of Holdings 50,476.43	Percent 0.05
AMAZON.COM INC	1,268,310.21	1.30
AMERICAN EXPRESS CO	408,018.80	0.42
AMERICAN HONDA FINANCE	765,802.60	0.78
APPLE INC	278,719.28	0.29
ASTRAZENECA PLC	484,839.14	0.29
BANK OF AMERICA CO	803,637.31	0.82
BMW FINANCIAL SERVICES NA LLC	374,530.85	0.38
BMW VEHICLE OWNER TRUST	165,021.99	0.17
BRISTOL-MYERS SOUIBB CO	161,378.10	0.17
BURLINGTON NORTHERN SANTA FE	232,726.95	0.24
CALIFORNIA DEPARTMENT OF WATER RESOURCES	441,958.50	0.45
CALIFORNIA EARTHQUAKE AUTHORITY	190,708.70	0.20
CAPITAL ONE FINANCIAL CORP	824,258.38	0.84
CARMAX AUTO OWNER TRUST	1,053,837.89	1.08
CATERPILLAR INC	463,566.28	0.47
CHARLES SCHWAB	294,987.00	0.30
CHEVRON CORPORATION	564,928.08	0.58
CITIGROUP INC	692,889.05	0.71
COMCAST CORP	313,128.30	0.32
CREDIT SUISSE GROUP RK	721,634.55	0.74
DEERE & COMPANY	719,509.80	0.74
DISCOVER FINANCIAL SERVICES	258,607.01	0.26
ONB ASA	884,296.88	0.91
EXXON MOBIL CORP	457,202.03	0.47
FANNIE MAE	6,402,402.06	6.55
FIFTH THIRD AUTO TRUST	69,595.30	0.07
FLORIDA STATE BOARD OF ADMIN FIN CORP	230,824.05	0.24
FORD CREDIT AUTO OWNER TRUST	395,258.63	0.40
REDDIE MAC	14,080,609.32	14.42
GENERAL DYNAMICS CORP	333,550.43	0.34
GM FINANCIAL CONSUMER AUTOMOBILE TRUST	546,587.36	0.56





PFM Asset Management LLC

#### Managed Account Issuer Summary

For the Month Ending January 31, 2022

#### CITY OF ANTIOCH, CA - 04380500

	Market Value	
Issuer	of Holdings	Percent
GM FINANCIAL LEASINGTRUST	587,022.75	0.60
GOLDMAN SACHS GROUP INC	754,245.96	0.77
GOOGLE INC	494,156.28	0.51
HARLEY-DAVIDSON MOTORCYCLE TRUST	198,589.73	0.20
HONDA AUTO RECEIVABLES	421,800.39	0.43
HYUNDAI AUTO RECEIVABLES	761,671.07	0.78
IBM CORP	468,302.40	0.48
INTER-AMERICAN DEVELOPMENT BANK	1,566,063.72	1.60
INTL BANK OF RECONSTRUCTION AND DEV	1,317,550.47	1.35
JP MORGAN CHASE & CO	867,786.24	0.89
KUBOTA CREDIT OWNER TRUST	548,380.70	0.56
LOS ANGELES COMMUNITY COLLEGE DISTRICT	232,123.60	0.24
MERCEDES-BENZ AUTO LEASE TRUST	124,486.25	0.13
MERCEDES-BENZ AUTO RECEIVABLES	292,912.42	0.30
MERCK & CO INC	231,799.95	0.24
MORGAN STANLEY	507,294.21	0.52
NATIONAL RURAL UTILITIES CO FINANCE CORP	214,993.55	0.22
NESTLE SA	530,826.19	0.54
NEW JERSEY TURNPIKE AUTHORITY	191,041.50	0.20
NEW YORK ST URBAN DEVELOPMENT CORP	840,676.05	0.86
NISSAN AUTO RECEIVABLES	241,836.83	0.25
NORDEA BANK ABP	805,611.20	0.82
PACCAR FINANCIAL CORP	332,419.01	0.34
PEPSICO INC	213,976.82	0.22
PNC FINANCIAL SERVICES GROUP	437,370.90	0.45
RABOBANK NEDERLAND	494,798.00	0.51
SKANDINAVISKA ENSKILDA BANKEN AB	805,656.00	0.82
STATE OF CONNECTICUT	101,177.00	0.10
STATE OF MARYLAND	470,302.25	0.48
SUMITOMO MITSUI FINANCIAL GROUP INC	725,706.15	0.74
TARGET CORP	365,862.70	0.37
THE BANK OF NEW YORK MELLON CORPORATION	223,448.40	0.23
Toyota Lease Owner Trust	246,926.00	0.25

PFM Asset Management LLC

#### Managed Account Issuer Summary

For the Month Ending January 31, 2022

### CITY OF ANTIOCH, CA - 04380500

	Market Value	
Issuer	of Holdings	Percent
TOYOTA MOTOR CORP	1,089,201.68	1.11
UNILEVER PLC	170,739.10	0.17
UNITED STATES TREASURY	42,811,332.71	43.83
UNITEDHEALTH GROUP INC	317,916.95	0.33
VERIZON OWNER TRUST	1,094,366.89	1.12
VOLKSWAGEN AUTO LEASE TURST	40,500.16	0.04
VOLKSWAGEN OF AMERICA	24,401.42	0.02
WORLD OMNI AUTO REC TRUST	593,040.68	0.61
Total	\$97,692,115.54	100.00%

PFM Asset Management LLC

#### **Managed Account Detail of Securities Held**

For the Month Ending January 31, 2022

#### 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 10/15/2019 1.375% 10/15/2022	912828YK0	375.000.00	) AA+	Aaa	12/20/19	12/20/19	371.953.12	1.67	1,544.04	374,242.72	376,992.19
US TREASURY NOTES DTD 01/15/2020 1.500% 01/15/2023	912828229	1,200,000.00	) AA+	Aaa	02/03/20	02/05/20	1,205,906.25	1.33	845.30	1,201,911.98	1,208,062.56
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	72.51	1,501,978.70	1,513,593.75
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	26,995.58	4,275,973.44	4,274,570.10
US TREASURY NOTES DTD 08/01/2016 1.250% 07/31/2023	912828592	464,000.00	) AA+	Ааа	05/26/21	05/28/21	475,001.88	0.16	16.02	471,551.67	465,522.48
US TREASURY NOTES DTD 09/30/2021 0.250% 09/30/2023	91282CDA6	2,500,000.00	) AA+	Aaa	10/01/21	10/06/21	2,498,632.81	0.28	2,129.12	2,498,855.64	2,466,015.50
US TREASURY N/B NOTES DTD 10/31/2021 0.375% 10/31/2023	91282CDD0	3,350,000.00	) AA+	Aaa	11/01/21	11/03/21	3,340,316.41	0.52	3,227.38	3,341,515.20	3,307,601.73
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	2,235.50	4,152,355.33	4,085,804.48
US TREASURY NOTES DTD 01/15/2021 0.125% 01/15/2024	91282CBE0	3,175,000.00	) AA+	Ааа	02/02/21	02/03/21	3,169,915.04	0.18	186.38	3,171,630.51	3,111,004.07
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	548.57	948,167.86	929,812.50
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	1,270.38	2,193,422.56	2,153,250.00
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	3,853.59	777,204.78	762,656.25
US TREASURY N/B NOTES DTD 06/15/2021 0.250% 06/15/2024	91282CCG4	246,000.00	) AA+	Ааа	06/22/21	06/24/21	244,568.20	0.45	81.10	244,860.62	240,119.07
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	906.59	2,735,638.08	2,684,257.95

PFM Asset Management LLC

#### **Managed Account Detail of Securities Held**

For the Month Ending January 31, 2022

#### 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 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	91.57	519,949.07	508,625.00
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	158.50	899,206.03	880,312.50
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	766.06	4,354,248.05	4,254,843.75
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	1,905.57	1,098,965.56	1,074,734.32
US TREASURY N/B NOTES DTD 09/15/2021 0.375% 09/15/2024	91282CCX7	2,000,000.00	AA+	Aaa	10/01/21	10/06/21	1,991,875.00	0.51	2.879.83	1,992,766.86	1,951,562.40
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	11,560.77	3,086,262.97	3,012,187.50
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	2,076.92	823,814.46	803,124.96
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	4,543.27	1,802,739.37	1,756,835.85
US TREASURY N/B NOTES DTD 12/15/2021 1.000% 12/15/2024	91282CDN8	1,000,000.00	AA+	Aaa	01/03/22	01/05/22	999,296.88	1.02	1.318.68	999.314.54	989.843.80
Security Type Sub-Total	и 	43,280,000.00	( I)		2.	2	43,565,010.15	0.50	69,213.23	43,466,576.00	42,811,332.71
Supra-National Agency Bond / Not	e										
INTL BK OF RECON AND DEV NOTE DTD 04/20/2021 0.126% 04/20/2023	459058JV6	665,000.00	AAA	Aaa	04/13/21	04/20/21	663,623.45	0.23	235.08	664,164.64	658,501.62
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	618.82	664,904.13	661,155.64
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	311.74	669,130.44	659,048.85
INTER-AMERICAN DEVEL BK NOTES DTD 09/23/2021 0.500% 09/23/2024	4581X0DZ8	925,000.00	AAA	Ааа	09/15/21	09/23/21	924,315.50	0.52	1,644.44	924,397.32	904,908.08

PFM Asset Management LLC

#### **Managed Account Detail of Securities Held**

For the Month Ending January 31, 2022

CITY OF ANTIOCH, CA - 0438	0.500		2.4.18								
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	2										Ville
Security Type Sub-Total		2,925,000.00	)				2,921,272.35	0.41	2,810.08	2,922,596.53	2,883,614.19
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	210.11	190,000.00	190,708.70
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	389.87	215,000.00	213,527.25
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	166.67	100,275.74	101,177.00
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	521.70	235,000.00	232,123.60
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	973.75	475,000.00	470,302.25
CA ST DEPT WTR RES WTR SYS TXBL REV BNDS 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	310.50	450,000.00	441,958.50
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	1,499.02	640,000.00	627,148.80
NJ TURNPIKE AUTHORITY TXBL REV BONDS DTD 02/04/2021 0.897% 01/01/2025	646140DN0	195,000.00	) A+	A1	01/22/21	02/04/21	195,000.00	0.90	145.76	195,000.00	191,041.50
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	246.36	235,000.00	230,824.05
Security Type Sub-Total		2,735,000.00	)				2,735,597.00	0.69	4,463.74	2,735,275.74	2,698,811.65
Federal Agency Mortgage-Backed S	ecurity										
FN BM4614 DTD 10/01/2018 3.000% 03/01/2033	3140J9DU2	323,157.24	AA+	Aaa	08/03/21	08/17/21	344,364.44	2.35	807.89	343,518.97	336,280.26

PFM Asset Management LLC

#### **Managed Account Detail of Securities Held**

For the Month Ending January 31, 2022

#### 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
Security Type Sub-Total		323,157.24	•				344,364.44	2.35	807.89	343,518.97	336,280.26
Federal Agency Commercial Mortg	age-Backed Sec	curity									
FHLMC MULTIFAMILY STRUCTURED P DTD 11/01/2015 2.716% 06/01/2022	3137BLUR7	278,075.59	AA+	Ааа	03/13/19	03/18/19	277,729.62	2.76	629.38	278,040.14	278,894.38
HLMC MULTIFAMILY STRUCTURED P DTD 12/01/2012 2.355% 07/01/2022	3137AVXN2	345,992.73	AA+	Ааа	06/12/19	06/17/19	347,263.18	2.23	679.01	346,164.41	347,644.52
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	376,445.51	378,389.79
FNA 2013-M7 A2 DTD 05/01/2013 2.280% 12/01/2022	3136AEGO4	120,329.23	AA+	Aaa	09/11/19	09/16/19	121,079.00	2.08	228.63	120,523.07	120,865.44
FNA 2013-M7 A2 DTD 05/01/2013 2.280% 12/01/2022	3136AEGO4	159,397.15	AA+	Aaa	09/04/19	09/09/19	161,485.42	1.86	302.85	159,933.83	160,107.47
THMS KP05 A DTD 12/01/2018 3.203% 07/01/2023	3137FKK39	10,989.82	AA+	Ааа	12/07/18	12/17/18	10,989.79	3.20	29.33	10,989.81	11,183.43
HMS KJ27 A1 DTD 11/01/2019 2.092% 07/01/2024	3137FQ3V3	51,992.76	AA+	Aaa	11/20/19	11/26/19	51,991.51	2.09	90.64	51,992.10	52,483.38
Security Type Sub-Total		1,341,777.28					1,351,749.46	2.21	2,744.22	1,344,088.87	1,349,568.41
Federal Agency Bond / Note			* *					;			
REDDIE MAC NOTES DTD 04/20/2020 0.375% 04/20/2023	3137EAEQ8	2,200,000.00	AA+	Ааа	04/17/20	04/20/20	2,194,500.00	0.46	2,314.58	2,197,774.89	2,185,898.00
REDDIE 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	851.04	950,326.84	943,231.25
REDDIE 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	1,482.61	1,654,708.73	1,643,208.13
ANNIE MAE NOTES DTD 05/22/2020 0.250% 05/22/2023	3135G04O3	925,000.00	AA+	Aaa	06/03/20	06/04/20	922,003.00	0.36	443.23	923,684.31	916,425.25
ANNIE MAE NOTES DTD 05/22/2020 0.250% 05/22/2023	3135G04O3	1,750,000.00	AA+	Aaa	05/20/20	05/22/20	1,744,732.50	0.35	838.54	1,747,715.01	1,733,777.50

PFM Asset Management LLC

#### **Managed Account Detail of Securities Held**

For the Month Ending January 31, 2022

#### 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											
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	393.75	1,617,796.80	1,603,012.68
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	200.52	1,374,741.91	1,359,795.25
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	261.77	1,793,153.20	1,775,150.89
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	763.19	699,446.10	691,178.60
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	1,390.11	1,274,326.06	1,258,932.45
FREDDIE MAC NOTES DTD 09/04/2020 0.250% 09/08/2023	3137EAEW5	735,000.00	) AA+	Ааа	09/02/20	09/04/20	735,134.22	0.24	729.90	735,071.32	725,278.16
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	1,156.91	1,164,795.71	1,149,590.54
FREDDIE MAC NOTES DTD 09/04/2020 0.250% 09/08/2023	3137EAEW5	1,300,000.00	) AA+	Ааа	10/07/20	10/08/20	1,299,584.00	0.26	1,290.97	1.299.771.88	1,282,804.90
FREDDIE MAC NOTES DTD 12/04/2020 0.250% 12/04/2023	3137EAFA2	1,555,000.00	) AA+	Aaa	12/02/20	12/04/20	1,553,460.55	0.28	615.52	1,554,056.65	1,528,879.11
Security Type Sub-Total		19,000,000.00	)				18,972,645.57	0.33	12,732.64	18,987,369.41	18,797,162.71
Corporate Note											
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 <i>,</i> 902.50	1.12	1,040.79	226,191.47	226,195.43
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	403.13	214,823.50	213,976.82
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	329.62	130,000.00	130.059.15

PFM Asset Management LLC

#### **Managed Account Detail of Securities Held**

For the Month Ending January 31, 2022

#### 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											
APPLE INC CORPORATE NOTES DTD 05/11/2020 0.750% 05/11/2023	037833DV9	280,000.00	) AA+	Aaa	05/04/20	05/11/20	279,238.40	0.84	466.67	279,677.28	278,719.28
GENERAL DYNAMICS CORP NOTES DTD 05/11/2018 3.375% 05/15/2023	369550BD9	325,000.00	) A-	A3	05/11/20	05/13/20	347,642.75	1.02	2,315.63	334,294.77	333,550.43
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	306.11	474,704.24	470,886.50
PACCAR FINANCIAL CORP CORPORATE NOTES DTD 06/08/2020 0.800% 06/08/2023	69371RO82	75,000.00	) A+	A1	06/01/20	06/08/20	74,895.75	0.85	88.33	74,953.16	74.493.98
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	1,393.85	434,029.35	434,868.93
OHN DEERE CAPITAL CORP CORPORATE NOTES DTD 06/04/2020 0.700% 07/05/2023	24422EVH9	220,000.00	) А	A2	06/01/20	06/04/20	219,819.60	0.73	111.22	219,916.85	218,600.80
OYOTA 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	877.50	149,973.33	150,106.35
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	354.43	275,000.00	273.256.78
OHN 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	66.50	379,816.10	373,779.40
BM CORP NOTES DTD 02/12/2014 3.625% 02/12/2024	459200HU8	150,000.00	) A-	A3	11/16/21	11/18/21	158,691.00	0.99	2,552.60	157,892.19	156,100.80
BM CORP NOTES )TD 02/12/2014 3.625% 02/12/2024	459200HU8	300,000.00	) A-	A3	10/02/20	10/06/20	329,799.00	0.62	5,105.21	318,040.08	312,201.60
LPHABET INC CORP NOTES 0TD 04/27/2016 3.375% 02/25/2024	02079KAB3	475,000.00	) AA+	Aa2	11/30/21	12/02/21	501,951.50	0.80	6,946.88	499,934.27	494,156.28

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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											
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	3,700.00	240,451.05	235,071.68
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	831.25	299,893.80	294,987.00
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	412.20	175,000.00	173,604.03
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	3,268.33	315.788.69	313,128.30
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	3,272.47	340,529.34	333,690.18
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	804.81	814,097.80	797,423.71
CITIGROUP INC (CALLABLE) 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	177.12	50,608.01	50,103.85
CITIGROUP INC (CALLABLE) 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	1,062.74	300,000.00	300.623.10
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	377.36	324,741.86	317,916.95
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	439.38	474,514.49	463,566.28
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	606.38	494,965.57	484,839.14

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Corporate Note											
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	87.75	129.872.59	127,129.60
TARGET CORP CORPORATE NOTES DTD 06/26/2014 3.500% 07/01/2024	87612EBD7	350,000.00	) A	A2	11/23/21	11/29/21	371,924.00	1.04	1,020.83	370,439.20	365,862.70
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	85.87	105,529.04	103,304.90
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	193.20	238,036.33	232,436.03
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	62.83	164.321.12	161.378.10
AMERICAN EXPRESS CO CORP NOTES (CALLABLE DTD 07/30/2019 2.500% 07/30/2024	025816CG2	400,000.00	) BBB+	A3	11/19/21	11/23/21	414,320.00	1.14	27.78	413,264.84	408,018.80
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	633.06	264,879.88	257,925.03
AMERICAN HONDA FINANCE CORPORATE NOTES DTD 09/09/2021 0.750% 08/09/2024	02665WDY4	275,000.00	) A-	A3	09/07/21	09/09/21	274.818.50	0.77	813.54	274,843.21	268.929.10
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	514.28	175,000.00	170,739.10
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	721.77	204,984.46	200,386.27
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	643.31	250,000.00	245,917.50

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Corporate Note											
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	598.96	249,897.62	243,216.75
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	1,256.86	545,000.00	530,826.19
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	1,036.69	475,000.00	467,896.38
COOPERATIEVE RABOBANK UA CORPORATE NOTES DTD 01/12/2022 1.375% 01/10/2025	21688AAS1	500,000.00	) A+	Aa2	01/19/22	01/24/22	496.040.00	1.65	362.85	496.069.28	494.798.00
AMERICAN HONDA FINANCE CORPORATE NOTES DTD 01/13/2022 1.500% 01/13/2025	02665WEA5	500,000.00	) A-	A3	01/11/22	01/13/22	499,605.00	1.53	375.00	499,611.85	496,873.50
NATIONAL RURAL UTIL COOP CORPORATE NOTES DTD 02/07/2022 1.875% 02/07/2025	63743HFC1	215,000.00	A-	A2	01/31/22	02/07/22	214,993.55	1.88	0.00	214,993.55	214,993.55
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	2,939.06	236,418.36	231,799.95
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	2,940.00	358,701.16	350,139.65
IPMORGAN 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	761.22	295,000.00	287,702.29
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	2.455.03	235,746.36	231,006.60

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Corporate Note		rai	Rucing	Ruting	Dute	Date	COST	at cost	Interest	COST	Value
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	2,250.00	238,107.18	232,726.95
BANK OF NY MELLON (CALLABLE) CORP NOTES DTD 04/24/2020 1.600% 04/24/2025	06406RAN7	225,000.00	) А	A1	03/09/21	03/11/21	230,337.00	1.01	970.00	229,153.01	223,448.40
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	858.38	350,745.30	342,162.10
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	817.13	595,000.00	580,083.95
Security Type Sub-Total		15,391,000.00	)				15,711,479.19	0.91	59,735.91	15,610,451.54	15,375,608.14
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	310.14	725,000.00	725,706.15
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	6,536.67	800.000.00	805,611.20
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	6,572.00	800,000.00	805,656.00
DNB BANK ASA/NY LT CD DTD 12/06/2019 2.040% 12/02/2022	23341VZT1	875,000.00	) A-1+	P-1	12/04/19	12/06/19	875,000.00	2.03	3,024.58	875,000.00	884,296.88
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	3,742.81	725,000.00	721,634.55
Security Type Sub-Total		3,925,000.00	)				3,925,000.00	1.45	20,186.20	3,925,000.00	3,942,904.78
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	2,189.93	425,000.00	437,370.90

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Security Type Sub-Total		425,000.00	)				454,818.00	1.28	2,189.93	425,000.00	437,370.90
Asset-Backed Security											
VWALT 2019-A A3 DTD 10/04/2019 1.990% 11/21/2022	92867XAD8	40,453.33	3 AAA	NR	10/01/19	10/04/19	40,452.69	1.99	24.60	40,453.17	40,500.16
HAROT 2018-4 A3 DTD 11/28/2018 3.160% 01/15/2023	43815AAC6	43,057.53	3 AAA	Aaa	11/20/18	11/28/18	43,051.09	3.16	60.47	43,056.04	43,140.98
TOYOTA AUTO RECEIVABLES OWNER DTD 11/07/2018 3.180% 03/15/2023	89231PAD0	30,519.04	AAA	Aaa	10/31/18	11/07/18	30,512.44	3.19	43.13	30.517.35	30,609.30
HAROT 2019-1 A3 DTD 02/27/2019 2.830% 03/20/2023	43814WAC9	22,680.60	AAA (	NR	02/19/19	02/27/19	22,680.00	2.83	23.18	22,680.43	22.774.45
VALET 2018-2 A3 DTD 11/21/2018 3.250% 04/20/2023	92869BAD4	24,354.19	AAA	Ааа	11/15/18	11/21/18	24,353.17	3.25	24.19	24,353.91	24,401.42
CARMAX AUTO OWNER TRUST DTD 07/25/2018 3.130% 06/15/2023	14313FAD1	19,455.33	3 AAA	NR	07/18/18	07/25/18	19,452.68	3.13	27.06	19,454.59	19,490.51
HYUNDAI AUTO RECEIVABLES TRUST DTD 04/10/2019 2.660% 06/15/2023	44932NAD2	59,049.08	3 AAA	NR	04/03/19	04/10/19	59,041.30	2.66	69.81	59,046.54	59,233.37
NAROT 2018-C A3 DTD 12/12/2018 3.220% 06/15/2023	65478NAD7	114,806.60	) AAA	Ааа	12/04/18	12/12/18	114,784.60	3.22	164.30	114,799.93	115.266.09
HAROT 2019-3 A3 DTD 08/27/2019 1.780% 08/15/2023	43815NAC8	88.374.67	7 AAA	Aaa	08/20/19	08/27/19	88.373.93	1.78	69.91	88.374.38	88.691.64
GMALT 2020-3 A3 DTD 09/29/2020 0.450% 08/21/2023	362569AC9	230,000.00	AAA (	Ааа	09/22/20	09/29/20	229,977.97	0.45	31.63	229,988.19	229,708.71
ALLYA 2019-1 A3 DTD 02/13/2019 2.910% 09/15/2023	02004WAC5	50,237.25	5 NR	Aaa	02/05/19	02/13/19	50,231.18	2.91	64.97	50,235.11	50,476.43
CARMAX AUTO OWNER TRUST DTD 10/24/2018 3.360% 09/15/2023	14315EAC4	56,192.69	AAA	NR	10/17/18	10/24/18	56,192.17	3.36	83.91	56,192.52	56,508.91
FORDO 2019-A A3 DTD 03/22/2019 2.780% 09/15/2023	34533FAD3	139,968.08	3 NR	Ааа	03/19/19	03/22/19	139,944.53	2.78	172.94	139.959.58	140,566.25
NAROT 2019-A A3 DTD 02/13/2019 2.900% 10/15/2023	65479KAD2	125.765.78	3 NR	Aaa	02/05/19	02/13/19	125,746.73	2.90	162.10	125,758.84	126,570.74

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Asset-Backed Security											
COPAR 2019-1 A3 DTD 05/30/2019 2.510% 11/15/2023	14042WAC4	64.873.29	AAA	Aaa	05/21/19	05/30/19	64.860.15	2.51	72.37	64,868.03	65 <i>,</i> 205.23
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	124,996.40	124,486.25
GMCAR 2019-1 A3 DTD 01/16/2019 2.970% 11/16/2023	36256XAD4	56,967.82	NR	Aaa	01/08/19	01/16/19	56,961.51	2.97	70.50	56,965.49	57,177.18
FIFTH THIRD AUTO TRUST DTD 05/08/2019 2.640% 12/15/2023	31680YAD9	69,294.00	AAA	Aaa	04/30/19	05/08/19	69,278.76	2.65	81.30	69,287.82	69,595.30
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	174,996.18	174,144.58
HDMOT 2019-A A3 DTD 06/26/2019 2.340% 02/15/2024	41284WAC4	85,382.28	NR	Ааа	06/19/19	06/26/19	85 <i>.</i> 375.66	2.34	88.80	85.379.37	85,640.66
GMCAR 2019-2 A3 DTD 04/17/2019 2.650% 02/16/2024	36257FAD2	101,881.05	AAA	Aaa	04/09/19	04/17/19	101,872.76	2.65	112.49	101,877.55	102,410.56
CARMX 2019-2 A3 DTD 04/17/2019 2.680% 03/15/2024	14316LAC7	105,622.38	AAA	NR	04/09/19	04/17/19	105,611.59	2.68	125.81	105,617.73	106,309.59
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	249.978.43	246,926.00
VZOT 2019-C A1A DTD 10/08/2019 1.940% 04/22/2024	92348AAA3	380,635.43	AAA	NR	10/01/19	10/08/19	380,606.08	1.94	225.63	380.621.07	382,763.18
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	359,956.50	357,314.04
VZOT 2020-A A1A DTD 01/29/2020 1.850% 07/22/2024	92348TAA2	215,000.00	AAA	Ааа	01/21/20	01/29/20	214,974.82	1.85	121.53	214,986.12	215,857.61
HDMOT 2020-A A3 DTD 01/29/2020 1.870% 10/15/2024	41284UAD6	112,498.45	AAA	Aaa	01/21/20	01/29/20	112,473.91	1.87	93.50	112,484.38	112,949.07
TAOT 2020-C A3 DTD 07/27/2020 0.440% 10/15/2024	89237VAB5	316,274.00	AAA	Aaa	07/21/20	07/27/20	316.249.65	0.44	61.85	316.258.40	315,129.63

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Asset-Backed Security											
BMWOT 2020-A A3 DTD 07/15/2020 0.480% 10/25/2024	09661RAD3	165,693.55	5 AAA	NR	07/08/20	07/15/20	165,681.04	0.48	13.26	165,685.57	165,021.99
CARMX 2020-1 A3 DTD 01/22/2020 1.890% 12/16/2024	14315XAC2	210,186.65	5 AAA	NR	01/14/20	01/22/20	210,145.41	1.89	176.56	210,162.48	210,993.54
HART 2020-B A3 DTD 07/22/2020 0.480% 12/16/2024	44933FAC0	299,513.08	3 AAA	NR	07/14/20	07/22/20	299,457.01	0.48	63.90	299,476.50	298,410.93
MBART 2020-1 A3 DTD 06/23/2020 0.550% 02/18/2025	58769VAC4	293,920.60	AAA (	NR	06/16/20	06/23/20	293,897.65	0.55	71.85	293,905.58	292,912.42
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	499,929.17	495,746.10
WOART 2020-B A3 DTD 06/24/2020 0.630% 05/15/2025	98163WAC0	267,702.11	AAA	NR	06/16/20	06/24/20	267,681.12	0.63	74.96	267,688.02	267,219.50
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	209,964.98	206,406.84
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	199,982.63	196,889.70
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	349,988.39	341,973.86
HAROT 2021-4 A3 DTD 11/24/2021 0.880% 01/21/2026	43815GAC3	270,000.00	) NR	Ааа	11/16/21	11/24/21	269,943.08	0.89	66.00	269,945.67	267,193.32
CARMX 2021-2 A3 DTD 04/21/2021 0.520% 02/17/2026	14314QAC8	225,000.00	) AAA	NR	04/13/21	04/21/21	224,951.51	0.52	52.00	224,959.38	222,351.14
HART 2021-C A3 DTD 11/17/2021 0.740% 05/15/2026	44935FAD6	210,000.00	AAA	NR	11/09/21	11/17/21	209,953.13	0.75	69.07	209,955.30	207,137.07
FORDO 2022-A A3 DTD 01/24/2022 1.290% 06/15/2026	345286AC2	255,000.00	AAA	NR	01/19/22	01/24/22	254,969.71	1.29	63.96	254,969.86	254,692.38
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	444,934.52	438,184.20

PFM Asset Management LLC

#### **Managed Account Detail of Securities Held**

For the Month Ending January 31, 2022

#### CITY OF ANTIOCH, CA - 04380500

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Security Type/Description	011075	-	S&P	Moody's	Trade	Settle	Original	YTM	Accrued	Amortized	Market
Dated Date/Coupon/Maturity	CUSIP	Par	Rating	Rating	Date	Date	Cost	at Cost	Interest	Cost	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	68.31	264,947.23	258,607.01
COPAR 2021-1 A3 DTD 10/27/2021 0.770% 09/15/2026	14044CAC6	270,000.00	AAA	Aaa	10/19/21	10/27/21	269,994.90	0.77	92.40	269,995.18	266,110.65
GMCAR 2021-4 A3 DTD 10/21/2021 0.680% 09/16/2026	362554AC1	175,000.00	AAA	Aaa	10/13/21	10/21/21	174,995.54	0.68	49.58	174,995.80	172,894.58
WOART 2021-D A3 DTD 11/03/2021 0.810% 10/15/2026	98163KAC6	330,000.00	AAA	NR	10/26/21	11/03/21	329,955.05	0.81	118.80	329,957.29	325,821.18
GMCAR 2022-1 A3 DTD 01/19/2022 1.260% 11/16/2026	380146AC4	215.000.00	AAA	NR	01/11/22	01/19/22	214,981.32	1.26	90.30	214,981.46	214,105.04
COMET 2021-A3 A3 DTD 11/30/2021 1.040% 11/16/2026	14041NFY2	500,000.00	AAA	NR	11/18/21	11/30/21	499,931.10	1.04	231.11	499,933.50	492,942.50
Security Type Sub-Total		9,120,358.86		1.			9,119,187.22	1.07	3,835.26	9,119,502.56	9,059,461.79
Managed Account Sub-Total		98,466,293.38				Çe.	99,101,123.38	0.66	178,719.10	98,879,379.62	97,692,115.54
Securities Sub-Total		\$98,466,293.38				ж	\$99,101,123.38	0.66%	\$178,719.10	\$98,879,379.62	\$97,692,115.54
Accrued Interest											\$178,719.10
Total Investments	ю »										\$97,870,834.64

Bolded items are forward settling trades.

**Managed Account Security Transactions & Interest** 

For the Month Ending January 31, 2022

#### CITY OF ANTIOCH, CA - 04380500

Transact				_	Principal	Accrued		Realized G/L	Realized G/L	Sale
Trade BUY	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
01/03/22	01/05/22	US TREASURY N/B NOTES DTD 12/15/2021 1.000% 12/15/2024	91282CDN8	1,000,000.00	(999,296.88)	(576.92)	(999,873.80)			
01/11/22	01/13/22	AMERICAN HONDA FINANCE CORPORATE NOTES DTD 01/13/2022 1.500% 01/13/2025	02665WEA5	500,000.00	(499,605.00)	0.00	(499.605.00)			
01/11/22	01/19/22	GMCAR 2022-1 A3 DTD 01/19/2022 1.260% 11/16/2026	380146AC4	215,000.00	(214,981.32)	0.00	(214,981.32)			
01/19/22	01/24/22	FORDO 2022-A A3 DTD 01/24/2022 1.290% 06/15/2026	345286AC2	255,000.00	(254,969.71)	0.00	(254,969.71)			
01/19/22	01/24/22	COOPERATIEVE RABOBANK UA CORPORATE NOTES	21688AAS1	500,000.00	(496,040.00)	(229.17)	(496,269.17)			
01/31/22	02/07/22	DTD 01/12/2022 1.375% 01/10/2025 NATIONAL RURAL UTIL COOP CORPORATE NOTES DTD 02/07/2022 1.875% 02/07/2025	63743HFC1	215,000.00	(214,993.55)	0.00	(214,993.55)			
Transactio	n Type Sub	-Total		2,685,000.00	(2,679,886.46)	(806.09)	(2,680,692.55)			
INTERE	ST									
01/01/22	01/01/22	TARGET CORP CORPORATE NOTES DTD 06/26/2014 3.500% 07/01/2024	87612EBD7	350,000.00	0.00	6.125.00	6,125.00			
01/01/22	01/01/22	CT ST TXBL GO BONDS DTD 06/11/2020 2.000% 07/01/2023	20772KJV2	100,000.00	0.00	1.000.00	1,000.00			
01/01/22	01/01/22	CA ST EARTHQUAKE AUTH TXBL REV BONDS	13017HAJ5	190,000.00	0.00	1,260.65	1,260.65			
)1/01/22	01/01/22	DTD 11/24/2020 1.327% 07/01/2022 FL ST BOARD OF ADMIN TXBL REV BONDS	341271AD6	235,000.00	0.00	1.478.15	1,478.15			
01/01/22	01/01/22	DTD 09/16/2020 1.258% 07/01/2025 NJ TURNPIKE AUTHORITY TXBL REV BONDS	646140DN0	195,000.00	0.00	874.58	874.58			
)1/01/22	01/25/22	DTD 02/04/2021 0.897% 01/01/2025 FHMS KP05 A DTD 12/01/2018 3.203% 07/01/2023	3137FKK39	11,017.80	0.00	29.41	29.41			

PFM Asset Management LLC

**Managed Account Security Transactions & Interest** 

For the Month Ending January 31, 2022

#### CITY OF ANTIOCH, CA - 04380500

	tion Type				Principal	Accrued		Realized G/L	Realized G/L	Sale
rade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Metho
INTER	EST									
1/01/22	01/25/22	FHMS KJ27 A1	3137FO3V3	56,679.28	0.00	239.42	239.42			
		DTD 11/01/2019 2.092% 07/01/2024								
1/01/22	01/25/22	FNA 2013-M7 A2	3136AEGO4	280,349.08	0.00	532.66	532.66			
		DTD 05/01/2013 2.280% 12/01/2022								
1/01/22	01/25/22	FN BM4614	3140J9DU2	331,400.33	0.00	828.50	828.50			
		DTD 10/01/2018 3.000% 03/01/2033								
1/01/22	01/25/22	FHLMC MULTIFAMILY STRUCTURED P	3137B1BS0	375,000.00	0.00	784.38	784.38			
		DTD 05/01/2013 2.510% 11/01/2022								
1/01/22	01/25/22	FHLMC MULTIFAMILY STRUCTURED P	3137AVXN2	346,952.23	0.00	680.89	680.89			
		DTD 12/01/2012 2.355% 07/01/2022								
1/01/22	01/25/22	FHLMC MULTIFAMILY STRUCTURED P	3137BLUR7	295,669.79	0.00	669.20	669.20			
		DTD 11/01/2015 2.716% 06/01/2022								
1/05/22	01/05/22	JOHN DEERE CAPITAL CORP	24422EVH9	220,000.00	0.00	770.00	770.00			
		CORPORATE NOTES								
		DTD 06/04/2020 0.700% 07/05/2023								
1/10/22	01/10/22	SUMITOMO MITSUI BANK NY CERT	86565CKU2	725,000.00	0.00	2,622.08	2,622.08			
		DEPOS								
		DTD 07/14/2020 0.700% 07/08/2022								
1/10/22	01/10/22	FANNIE MAE NOTES	3135G05G4	3,170,000.00	0.00	3,962.50	3,962.50			
		DTD 07/10/2020 0.250% 07/10/2023								
1/15/22	01/15/22	DCENT 2021-A1 A1	254683CP8	265,000.00	0.00	128.08	128.08			
		DTD 09/27/2021 0.580% 09/15/2026								
1/15/22	01/15/22	HART 2021-A A3	44933LAC7	200,000.00	0.00	63.33	63.33			
		DTD 04/28/2021 0.380% 09/15/2025								
1/15/22	01/15/22	CARMX 2020-1 A3	14315XAC2	225,429.91	0.00	355.05	355.05			
		DTD 01/22/2020 1.890% 12/16/2024					-			
1/15/22	01/15/22	NAROT 2018-C A3	65478NAD7	146,493.25	0.00	393.09	393.09			
		DTD 12/12/2018 3.220% 06/15/2023								
1/15/22	01/15/22	HAROT 2019-3 A3	43815NAC8	99,613.34	0.00	147.76	147.76			
		DTD 08/27/2019 1.780% 08/15/2023								
1/15/22	01/15/22	KCOT 2021-2A A3	50117XAE2	350,000.00	0.00	163.33	163.33			
		DTD 07/28/2021 0.560% 11/17/2025								
1/15/22	01/15/22	COMET 2021-A3 A3	14041NFY2	500,000.00	0.00	650.00	650.00			
		DTD 11/30/2021 1.040% 11/16/2026								

PFM Asset Management LLC

Managed Account Security Transactions & Interest

For the Month Ending January 31, 2022

#### CITY OF ANTIOCH, CA - 04380500

Fransac	tion Type				Principal	Accrued		Realized G/L	Realized G/L	Sale
Frade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
INTER	EST									
)1/15/22	01/15/22	HDMOT 2019-A A3	41284WAC4	102,477.93	0.00	199.83	199.83			
		DTD 06/26/2019 2.340% 02/15/2024								
1/15/22	01/15/22	KCOT 2021-1A A3	50117TAC5	210,000.00	0.00	108.50	108.50			
		DTD 04/14/2021 0.620% 08/15/2025								
1/15/22	01/15/22	CARMX 2019-2 A3	14316LAC7	118,217.29	0.00	264.02	264.02			
		DTD 04/17/2019 2.680% 03/15/2024								
1/15/22	01/15/22	CARMAX AUTO OWNER TRUST	14313FAD1	32,262.56	0.00	84.15	84.15			
		DTD 07/25/2018 3.130% 06/15/2023								
1/15/22	01/15/22	ALLYA 2019-1 A3	02004WAC5	60,893.63	0.00	147.67	147.67			
		DTD 02/13/2019 2.910% 09/15/2023								
1/15/22	01/15/22	COPAR 2021-1 A3	14044CAC6	270,000.00	0.00	173.25	173.25			
		DTD 10/27/2021 0.770% 09/15/2026				1/0120	1/0/20			
1/15/22	01/15/22	CARMX 2021-2 A3	143140AC8	225,000.00	0.00	97.50	97.50			
		DTD 04/21/2021 0.520% 02/17/2026					57100			
1/15/22	01/15/22	CARMX 2021-3 A3	14317DAC4	445,000.00	0.00	203.96	203.96			
		DTD 07/28/2021 0.550% 06/15/2026				200100	200190			
1/15/22	01/15/22	NAROT 2019-A A3	65479KAD2	146,856.96	0.00	354.90	354.90			
		DTD 02/13/2019 2.900% 10/15/2023			0.00	551150	551.90			
1/15/22	01/15/22	US TREASURY NOTES	912828Z29	1,200,000.00	0.00	9,000.00	9,000.00			
		DTD 01/15/2020 1.500% 01/15/2023			0.00	5,000100	5,000.00			
1/15/22	01/15/22	TOYOTA AUTO RECEIVABLES OWNER	89231PAD0	43,993.73	0.00	116.58	116.58			
		DTD 11/07/2018 3.180% 03/15/2023				110,000	110.50			
1/15/22	01/15/22	FORDO 2019-A A3	34533FAD3	170,262.93	0.00	394.44	394.44			
		DTD 03/22/2019 2.780% 09/15/2023			0.00	551.11	551.11			
1/15/22	01/15/22	WOART 2021-D A3	98163KAC6	330,000.00	0.00	222.75	222.75			
		DTD 11/03/2021 0.810% 10/15/2026			0.00	LLLIIJ	222.75			
1/15/22	01/15/22	US TREASURY N/B NOTES	91282CCL3	5,770,000.00	0.00	10,818.75	10,818.75			
		DTD 07/15/2021 0.375% 07/15/2024			0.00	10,010.75	10,010.75			
1/15/22	01/15/22	HAROT 2018-4 A3	43815AAC6	69,784.74	0.00	183.77	183.77			
		DTD 11/28/2018 3.160% 01/15/2023			0.00	103.77	105.77			
1/15/22	01/15/22	HDMOT 2020-A A3	41284UAD6	122,974.34	0.00	191.64	191.64			
		DTD 01/29/2020 1.870% 10/15/2024		122,57, 1131	0.00	101.01	191.04			
1/15/22	01/15/22	FIFTH THIRD AUTO TRUST	31680YAD9	82,401.27	0.00	181.28	181.28			
		DTD 05/08/2019 2.640% 12/15/2023	5100011105	02,101.27	0.00	101.20	101.20			

PFM Asset Management LLC

**Managed Account Security Transactions & Interest** 

For the Month Ending January 31, 2022

#### CITY OF ANTIOCH, CA - 04380500

Transac	tion Type				Principal	Accrued		Realized G/L	Realized G/L	Sale
Trade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
INTER	EST									
01/15/22	01/15/22	HART 2020-B A3	44933FAC0	310,000.00	0.00	124.00	124.00			
		DTD 07/22/2020 0.480% 12/16/2024								
01/15/22	01/15/22	CARMAX AUTO OWNER TRUST DTD 10/24/2018 3.360% 09/15/2023	14315EAC4	68,462.25	0.00	191.69	191.69			
01/15/22	01/15/22	TAOT 2020-C A3	89237VAB5	320,000.00	0.00	117.33	117.33			
01,10,22	01,13,22	DTD 07/27/2020 0.440% 10/15/2024	0923774803	520,000.00	0.00	117.55	117.33			
01/15/22	01/15/22	COPAR 2019-1 A3	14042WAC4	75,243.39	0.00	157.38	157.38			
		DTD 05/30/2019 2.510% 11/15/2023	1101211/101	, 5,215.55	0.00	137.50	157.56			
01/15/22	01/15/22	WOART 2020-B A3	98163WAC0	270,000.00	0.00	141.75	141.75			
		DTD 06/24/2020 0.630% 05/15/2025	2010011100	2,0,000100	0.00	111.75	141.75			
01/15/22	01/15/22	US TREASURY NOTES	91282CBE0	3,175,000.00	0.00	1,984.38	1,984.38			
		DTD 01/15/2021 0.125% 01/15/2024								
01/15/22	01/15/22	HART 2021-C A3	44935FAD6	210,000.00	0.00	129.50	129.50			
		DTD 11/17/2021 0.740% 05/15/2026								
01/15/22	01/15/22	MBALT 2020-B A3	58769EAC2	125,000.00	0.00	41.67	41.67			
		DTD 09/23/2020 0.400% 11/15/2023								
01/15/22	01/15/22	HYUNDAI AUTO RECEIVABLES TRUST	44932NAD2	74,924.99	0.00	166.08	166.08			
		DTD 04/10/2019 2.660% 06/15/2023								
01/15/22	01/15/22	MBART 2020-1 A3	58769VAC4	315,000.00	0.00	144.38	144.38			
		DTD 06/23/2020 0.550% 02/18/2025								
01/16/22	01/16/22	GMCAR 2021-4 A3	362554AC1	175,000.00	0.00	99.17	99.17			
		DTD 10/21/2021 0.680% 09/16/2026								
01/16/22	01/16/22	GMCAR 2019-2 A3	36257FAD2	118,872.81	0.00	262.51	262.51			
04/46/00		DTD 04/17/2019 2.650% 02/16/2024								
01/16/22	01/16/22	GMCAR 2019-1 A3	36256XAD4	72,432.13	0.00	179.27	179.27			
01/17/00	01/17/22	DTD 01/16/2019 2.970% 11/16/2023								
01/17/22	01/17/22	JOHN DEERE CAPITAL CORP	24422EVN6	380,000.00	0.00	855.00	855.00			
		CORPORATE NOTES								
01/18/22	01/10/22	DTD 03/04/2021 0.450% 01/17/2024	420140400	27.061.22						
01/10/22	01/18/22	HAROT 2019-1 A3	43814WAC9	27,861.29	0.00	65.71	65.71			
01/20/22	01/20/22	DTD 02/27/2019 2.830% 03/20/2023 VZOT 2020-A A1A	022407442	215 000 00	0.00	221.46				
51/20/22	01/20/22		92348TAA2	215,000.00	0.00	331.46	331.46			
		DTD 01/29/2020 1.850% 07/22/2024								

PFM Asset Management LLC

Managed Account Security Transactions & Interest

For the Month Ending January 31, 2022

#### CITY OF ANTIOCH, CA - 04380500

	tion Type				Principal	Accrued		Realized G/L	Realized G/L	Sale
rade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Metho
INTER	EST									
1/20/22	01/20/22	VALET 2018-2 A3	92869BAD4	44,957.17	0.00	121.76	121.76			
		DTD 11/21/2018 3.250% 04/20/2023								
1/20/22	01/20/22	VWALT 2019-A A3	92867XAD8	65,403.81	0.00	108.46	108.46			
		DTD 10/04/2019 1.990% 11/21/2022								
1/20/22	01/20/22	VZOT 2020-B A	92290BAA9	500,000.00	0.00	195.83	195.83			
		DTD 08/12/2020 0.470% 02/20/2025								
1/20/22	01/20/22	GMALT 2020-3 A3	362569AC9	230,000.00	0.00	86.25	86.25			
		DTD 09/29/2020 0.450% 08/21/2023								
1/20/22	01/20/22	VZOT 2019-C A1A	92348AAA3	434,781.08	0.00	702.90	702.90			
		DTD 10/08/2019 1.940% 04/22/2024								
1/20/22	01/20/22	GMALT 2021-2 A3	380144AC9	360,000.00	0.00	102.00	102.00			
		DTD 05/26/2021 0.340% 05/20/2024								
1/20/22	01/20/22	TLOT 2021-A A3	89238EAC0	250,000.00	0.00	81.25	81.25			
		DTD 04/21/2021 0.390% 04/22/2024								
1/21/22	01/21/22	HAROT 2021-4 A3	43815GAC3	270,000.00	0.00	198.00	198.00			
	0.1.100.100	DTD 11/24/2021 0.880% 01/21/2026	에는 법률을 감독하여 관계가 물							
1/23/22	01/23/22	BANK OF AMERICA CORP NOTES	06051GHL6	325,000.00	0.00	6,279.00	6,279.00			
1/25/22	01/05/00	DTD 07/23/2018 3.864% 07/23/2024								
1/25/22	01/25/22	BMWOT 2020-A A3	09661RAD3	178,943.37	0.00	71.58	71.58			
1/25/22	01/25/22	DTD 07/15/2020 0.480% 10/25/2024								
1/25/22	01/25/22	BMWLT 2021-1 A3	05591RAC8	175,000.00	0.00	42.29	42.29			
1/26/22	01/26/22	DTD 03/10/2021 0.290% 01/25/2024	110122010	156 000 00	Contraction of the second					
1/20/22	01/20/22	BRISTOL MYERS SQUIBB CO CORP NOTES (CALL	110122CM8	156,000.00	0.00	2,262.00	2,262.00			
		DTD 01/26/2020 2.900% 07/26/2024								
1/30/22	01/30/22	AMERICAN EXPRESS CO CORP NOTES	025816CG2	400 000 00	0.00	F 000 00	5 000 00			
1, 50, 22	01/50/22	(CALLABLE	025616CG2	400,000.00	0.00	5,000.00	5,000.00			
		DTD 07/30/2019 2.500% 07/30/2024								
/31/22	01/31/22	US TREASURY NOTES	912828P38	1,500,000.00	0.00	13,125.00	12 125 00			
		DTD 02/01/2016 1.750% 01/31/2023	312020F30	1,300,000.00	0.00	13,125.00	13,125.00			
1/31/22	01/31/22	US TREASURY NOTES	912828592	464,000.00	0.00	2,900.00	2 000 00			
		DTD 08/01/2016 1.250% 07/31/2023	512020352	-0-,000,00	0.00	2,900.00	2,900.00			
									1	
ansacti	on Type Sub	o-Total		29,355,612.68	0.00	82,768.65	82,768.65			

PFM Asset Management LLC

#### Managed Account Security Transactions & Interest

For the Month Ending January 31, 2022

#### CITY OF ANTIOCH, CA - 04380500

Transaction Type					Principal	Accrued		Realized G/L	Realized G/L	Sale
Trade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
PAYDO	OWNS									
01/01/22	01/25/22	FHMS KP05 A DTD 12/01/2018 3.203% 07/01/2023	3137FKK39	27.98	27.98	0.00	27.98	0.00	0.00	
01/01/22	01/25/22	FHLMC MULTIFAMILY STRUCTURED P DTD 11/01/2015 2.716% 06/01/2022	3137BLUR7	17,594.20	17,594.20	0.00	17,594.20	21.89	0.00	
01/01/22	01/25/22	FNA 2013-M7 A2 DTD 05/01/2013 2.280% 12/01/2022	3136AEGQ4	267.87	267.87	0.00	267.87	(1.66)	0.00	
01/01/22	01/25/22	FN BM4614 DTD 10/01/2018 3.000% 03/01/2033	3140J9DU2	8,243.09	8,243.09	0.00	8,243.09	(540.95)	0.00	
01/01/22	01/25/22	FNA 2013-M7 A2 DTD 05/01/2013 2.280% 12/01/2022	3136AEGO4	354.83	354.83	0.00	354.83	(4.65)	0.00	
)1/01/22	01/25/22	FHLMC MULTIFAMILY STRUCTURED P DTD 12/01/2012 2.355% 07/01/2022	3137AVXN2	959.50	959.50	0.00	959.50	(3.52)	0.00	
01/01/22	01/25/22	FHMS KJ27 A1 DTD 11/01/2019 2.092% 07/01/2024	3137FO3V3	4,686.52	4,686.52	0.00	4,686.52	0.11	0.00	
)1/15/22	01/15/22	HAROT 2019-3 A3 DTD 08/27/2019 1.780% 08/15/2023	43815NAC8	11,238.67	11,238.67	0.00	11,238.67	0.09	0.00	
)1/15/22	01/15/22	HART 2020-B A3 DTD 07/22/2020 0.480% 12/16/2024	44933FAC0	10,486.92	10,486.92	0.00	10,486.92	1.96	0.00	
)1/15/22	01/15/22	HDMOT 2020-A A3 DTD 01/29/2020 1.870% 10/15/2024	41284UAD6	10,475.89	10,475.89	0.00	10,475.89	2.28	0.00	
1/15/22	01/15/22	TOYOTA AUTO RECEIVABLES OWNER DTD 11/07/2018 3.180% 03/15/2023	89231PAD0	13,474.69	13.474.69	0.00	13,474.69	2.91	0.00	
1/15/22	01/15/22	CARMAX AUTO OWNER TRUST DTD 07/25/2018 3.130% 06/15/2023	14313FAD1	12,807.23	12,807.23	0.00	12,807.23	1.75	0.00	
1/15/22	01/15/22	CARMAX AUTO OWNER TRUST DTD 10/24/2018 3.360% 09/15/2023	14315EAC4	12,269.56	12,269.56	0.00	12,269.56	0.11	0.00	
1/15/22	01/15/22	COPAR 2019-1 A3 DTD 05/30/2019 2.510% 11/15/2023	14042WAC4	10,370.10	10,370.10	0.00	10,370.10	2.10	0.00	
1/15/22	01/15/22	MBART 2020-1 A3 DTD 06/23/2020 0.550% 02/18/2025	58769VAC4	21,079.40	21,079.40	0.00	21,079.40	1.65	0.00	
1/15/22	01/15/22	ALLYA 2019-1 A3 DTD 02/13/2019 2.910% 09/15/2023	02004WAC5	10,656.38	10,656.38	0.00	10,656.38	1.29	0.00	
1/15/22	01/15/22	CARMX 2020-1 A3 DTD 01/22/2020 1.890% 12/16/2024	14315XAC2	15.243.26	15.243.26	0.00	15,243.26	2.99	0.00	

PFM Asset Management LLC

### Managed Account Security Transactions & Interest

For the Month Ending January 31, 2022

#### CITY OF ANTIOCH, CA - 04380500

	tion Type				Principal	Accrued		Realized G/L	Realized G/L	Sale
Trade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
PAYDO	OWNS							0051	Amort Cost	Method
01/15/22	01/15/22	WOART 2020-B A3 DTD 06/24/2020 0.630% 05/15/2025	98163WAC0	2,297.89	2,297.89	0.00	2,297.89	0.18	0.00	
01/15/22	01/15/22	TAOT 2020-C A3 DTD 07/27/2020 0.440% 10/15/2024	89237VAB5	3,726.00	3.726.00	0.00	3.726.00	0.29	0.00	
01/15/22	01/15/22	HDMOT 2019-A A3 DTD 06/26/2019 2.340% 02/15/2024	41284WAC4	17,095.65	17,095.65	0.00	17,095.65	1.32	0.00	
01/15/22	01/15/22	NAROT 2019-A A3 DTD 02/13/2019 2.900% 10/15/2023	65479KAD2	21,091.18	21,091.18	0.00	21,091.18	3.19	0.00	
01/15/22	01/15/22	CARMX 2019-2 A3 DTD 04/17/2019 2.680% 03/15/2024	14316LAC7	12,594.91	12,594.91	0.00	12,594.91	1.29	0.00	
01/15/22	01/15/22	HAROT 2018-4 A3 DTD 11/28/2018 3.160% 01/15/2023	43815AAC6	26,727.21	26,727.21	0.00	26,727.21	3.99	0.00	
01/15/22	01/15/22	FIFTH THIRD AUTO TRUST DTD 05/08/2019 2.640% 12/15/2023	31680YAD9	13,107.27	13,107.27	0.00	13,107.27	2.88	0.00	
01/15/22	01/15/22	FORDO 2019-A A3 DTD 03/22/2019 2.780% 09/15/2023	34533FAD3	30,294.85	30,294.85	0.00	30,294.85	5.10	0.00	
01/15/22	01/15/22	NAROT 2018-C A3 DTD 12/12/2018 3.220% 06/15/2023	65478NAD7	31,686.65	31,686.65	0.00	31,686.65	6.07	0.00	
01/15/22	01/15/22	HYUNDAI AUTO RECEIVABLES TRUST DTD 04/10/2019 2.660% 06/15/2023	44932NAD2	15,875.91	15,875.91	0.00	15,875.91	2.09	0.00	
01/16/22	01/16/22	GMCAR 2019-1 A3 DTD 01/16/2019 2.970% 11/16/2023	36256XAD4	15,464.31	15.464.31	0.00	15,464.31	1.71	0.00	
01/16/22	01/16/22	GMCAR 2019-2 A3 DTD 04/17/2019 2.650% 02/16/2024	36257FAD2	16.991.76	16,991.76	0.00	16.991.76	1.38	0.00	
1/18/22	01/18/22	HAROT 2019-1 A3 DTD 02/27/2019 2.830% 03/20/2023	43814WAC9	5.180.69	5,180.69	0.00	5,180.69	0.14	0.00	
1/20/22	01/20/22	VWALT 2019-A A3 DTD 10/04/2019 1.990% 11/21/2022	92867XAD8	24,950.48	24,950.48	0.00	24,950.48	0.39	0.00	
1/20/22	01/20/22	VZOT 2019-C A1A DTD 10/08/2019 1.940% 04/22/2024	92348AAA3	54,145.65	54,145.65	0.00	54,145.65	4.17	0.00	
1/20/22	01/20/22	VALET 2018-2 A3 DTD 11/21/2018 3.250% 04/20/2023	92869BAD4	20,602.98	20,602.98	0.00	20,602.98	0.87	0.00	
1/25/22	01/25/22	BMWOT 2020-A A3 DTD 07/15/2020 0.480% 10/25/2024	09661RAD3	13,249.82	13,249.82	0.00	13,249.82	1.00	0.00	

PFM Asset Management LLC

### Managed Account Security Transactions & Interest

For the Month Ending January 31, 2022

#### CITY OF ANTIOCH, CA - 04380500

Transact	tion Type				Principal	Accrued		Realized G/L	Realized G/L	Sale
Trade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
Transacti	on Type Su	b-Total		485,319.30	485,319.30	0.00	485,319.30	(475.59)	0.00	
SELL										
01/03/22	01/05/22	US TREASURY NOTES DTD 10/15/2019 1.375% 10/15/2022	912828YK0	500,000.00	504,042.97	1,548.76	505,591.73	7,558.60	4,994.14	FIFO
01/11/22	01/13/22	AMERICAN HONDA FINANCE CORPORATE NOTES DTD 09/09/2021 0.750% 08/09/2024	02665WDY4	50,000.00	49,259.00	129.17	49,388.17	(708.00)	(711.90)	FIFO
01/11/22	01/13/22	US TREASURY NOTES DTD 10/15/2019 1.375% 10/15/2022	912828YK0	375,000.00	377,739.26	1,274.90	379,014.16	5,375.98	3,432.47	FIFO
01/11/22	01/13/22	US TREASURY NOTES DTD 10/15/2019 1.375% 10/15/2022	912828YK0	75,000.00	75,547.85	254.98	75,802.83	1,157.22	710.55	FIFO
01/19/22	01/24/22	ADOBE INC CORP NOTE DTD 02/03/2020 1.700% 02/01/2023	00724PAA7	225,000.00	227,304.00	1.838.13	229,142.13	2,355.75	2,321.64	FIFO
01/19/22	01/24/22	BANK OF NY MELLON CORP NOTES (CALLABLE) DTD 01/28/2020 1.850% 01/27/2023	06406RAM9	200,000.00	202,348.00	1,819.17	204,167.17	2,488.00	2,395.05	FIFO
01/19/22	01/24/22	ADOBE INC CORP NOTE DTD 02/03/2020 1.700% 02/01/2023	00724PAA7	100,000.00	101,024.00	816.94	101,840.94	1,161.00	1,070.71	FIFO
Transactio	on Type Sul	b-Total		1,525,000.00	1,537,265.08	7,682.05	1,544,947.13	19,388.55	14,212.66	
Managed	Account Su	b-Total	× .		(657,302.08)	89,644.61	(567,657.47)	18,912.96	14,212.66	
Total Sec	urity Transa	actions			(\$657,302.08)	\$89,644.61	(\$567,657.47)	\$18,912.96	\$14,212.66	1

Bolded items are forward settling trades.

## ANTIOCH CALIFORNIA

#### STAFF REPORT TO THE CITY COUNCIL

DATE:	Regular Meeting of April 12, 2022
то:	Honorable Mayor and Members of the City Council
SUBMITTED BY:	Lauren Posada, City Treasurer 🛛 🕀
SUBJECT:	Approval of Treasurer's Report for February of 2022

#### RECOMMENDED ACTION

It is recommended that the City Council receive and file the February 2022 Treasurer's Report.

#### FISCAL IMPACT

There is no fiscal impact of this action.

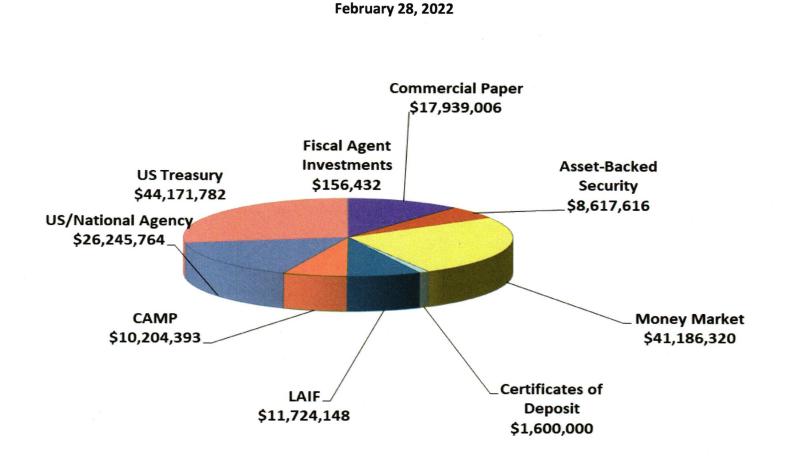
#### DISCUSSION

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



#### Total of City and Fiscal Agent Investments = \$161,845,461

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** 

rchant

Dawn Merchant Finance Director

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

	Amount
Antioch Public Financing Authority 2015 Bonds	1
Antioch Development Agency 2009 Tax Allocation Bonds	156,431
	\$156,432



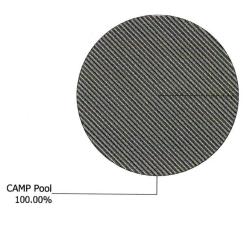
#### **Account Statement - Transaction Summary**

For the Month Ending February 28, 2022

#### City of Antioch - City of Antioch - 6090-001

CAMP Pool	
Opening Market Value	10,203,909.78
Purchases	482.99
Redemptions	0.00
Unsettled Trades	0.00
Change in Value	0.00
Closing Market Value	\$10,204,392.77
Cash Dividends and Income	482.99

Total Asset Allocation	\$10,204,392.77	\$10,203,909.78
CAMP Pool	10,204,392.77	10,203,909.78
	February 28, 2022	January 31, 202
Asset Summary		



PFM Asset Management LLC

Account 6090-001 Page 1

#### Managed Account Summary Statement

For the Month Ending February 28, 2022

#### CITY OF ANTIOCH, CA - 04380500

Transaction Summary - Managed Account		Cash Transactions Summary - Managed Account	
Opening Market Value	\$97,692,115.54	Maturities/Calls	0.00
Maturities/Calls	(588,982.62)	Sale Proceeds	5,228,538.80
Principal Dispositions	(5,204,704.56)	Coupon/Interest/Dividend Income	75,850.30
Principal Acquisitions	5,497,488.37	Principal Payments	588,982.62
Unsettled Trades	0.00	Security Purchases	(5,724,622.86)
Change in Current Value	(460,369.85)	Net Cash Contribution	(168,748.86)
	(100,509.05)	Reconciling Transactions	0.00
Closing Market Value	\$96,935,546.88		

Earnings Reconciliation (Cash Basis) - Managed Account		Cash Balance	
Interest/Dividends/Coupons Received	99,684.54	Closing Cash Balance	\$0.0
Less Purchased Interest Related to Interest/Coupons	(12,140.94)	_	
Plus Net Realized Gains/Losses	(8,242.73)		
Total Cash Basis Earnings	\$79,300.87		
Earnings Reconciliation (Accrual Basis)	Total		
Ending Amortized Value of Securities	98,574,168.64		
Ending Accrued Interest	158,901.19		
Plus Proceeds from Sales	5,228,538.80		
Plus Proceeds of Maturities/Calls/Principal Payments	588,982.62		
Plus Coupons/Dividends Received	75,850.30		
Less Cost of New Purchases	(5,509,629.31)		
Less Beginning Amortized Value of Securities	(98,879,379.62)		
Less Beginning Accrued Interest	(178,719.10)		
Total Accrual Basis Earnings	\$58,713.52		

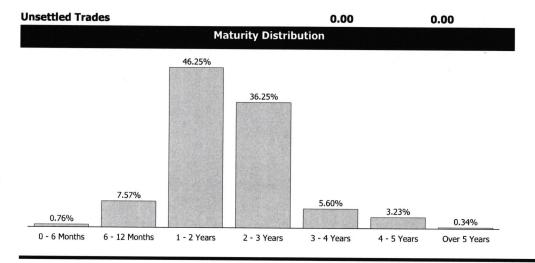
#### **Portfolio Summary and Statistics**

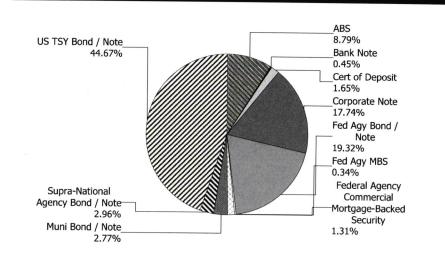
For the Month Ending February 28, 2022

#### CITY OF ANTIOCH, CA - 04380500

Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	44,010,000.00	43,303,749.95	44.67
Supra-National Agency Bond / Note	2,925,000.00	2,871,053.00	2.96
Municipal Bond / Note	2,735,000.00	2,689,774.60	2.77
Federal Agency Mortgage-Backed Security	316,321.67	326,385.63	0.34
Federal Agency Commercial	1,261,561.04	1,266,016.73	1.31
Mortgage-Backed Security			
Federal Agency Bond / Note	19,000,000.00	18,730,294.56	19.32
Corporate Note	17,321,000.00	17,197,633.35	17.74
Certificate of Deposit	1,600,000.00	1,599,702.93	1.65
Bank Note	425,000.00	434,525.53	0.45
Asset-Backed Security	8,618,428.05	8,516,410.60	8.79
Managed Account Sub-Total	98,212,310.76	96,935,546.88	100.00%
Accrued Interest		158,901.19	
Total Portfolio	98,212,310.76	97,094,448.07	

Account Summary





Sector Allocation

Characteristics	
Yield to Maturity at Cost	0.68%
Yield to Maturity at Market	1.50%
Weighted Average Days to Maturity	754

#### PFM Asset Management LLC

#### Managed Account Issuer Summary

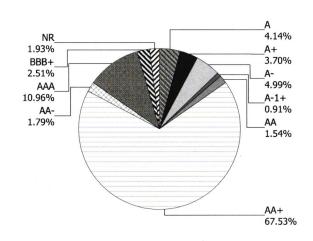
For the Month Ending February 28, 2022

#### CITY OF ANTIOCH, CA - 04380500

	Market Value		
Issuer	of Holdings	Percent	
ALLY AUTO RECEIVABLES TRUST	40,613.06	0.04	
AMAZON.COM INC	1,264,342.97	1.30	
AMERICAN EXPRESS CO	404,430.80	0.42	
AMERICAN HONDA FINANCE	756,454.43	0.78	
APPLE INC	278,178.32	0.29	
ASTRAZENECA PLC CORP NOTES (CALLABLE)	481,877.55	0.50	
BANK OF AMERICA CO	795,847.63	0.82	
BMW FINANCIAL SERVICES NA LLC	372,992.17	0.38	
BMW VEHICLE OWNER TRUST	151,637.81	0.16	
BRISTOL-MYERS SQUIBB CO	398,013.32	0.41	
BURLINGTON NORTHERN SANTA FE	230,351.18	0.24	
CALIFORNIA DEPARTMENT OF WATER RESOURCES	440,514.00	0.45	
CALIFORNIA EARTHQUAKE AUTHORITY	190,336.30	0.20	
CAPITAL ONE FINANCIAL CORP	805,579.15	0.83	
CARMAX AUTO OWNER TRUST	1,002,548.41	1.03	
CATERPILLAR INC	460,993.68	0.48	
CHARLES SCHWAB	293,637.30	0.30	
CHEVRON CORPORATION	562,626.83	0.58	
CITIGROUP INC	689,422.65	0.71	
COMCAST CORP	311,021.70	0.32	
CREDIT SUISSE GROUP RK	718,531.55	0.74	
DEERE & COMPANY	715,008.48	0.74	
DISCOVER FINANCIAL SERVICES	256,706.83	0.26	
DNB ASA	881,171.38	0.91	
EXXON MOBIL CORP	228,826.80	0.24	
FANNIE MAE	6,360,034.00	6.56	
FIFTH THIRD AUTO TRUST	57,635.85	0.06	
FLORIDA STATE BOARD OF ADMIN FIN CORP	228,657.35	0.24	
FORD CREDIT AUTO OWNER TRUST	364,739.53	0.38	
FREDDIE MAC	13,962,662.92	14.40	
GENERAL DYNAMICS CORP	331,665.10	0.34	
GM FINANCIAL CONSUMER AUTOMOBILE TRUST	512,342.72	0.53	

**C**11

Credit Quality (S&P Ratings)



PFM Asset Management LLC

#### **Managed Account Issuer Summary**

For the Month Ending February 28, 2022

### CITY OF ANTIOCH, CA - 04380500

	Market Value	
Issuer	of Holdings	Percent
GM FINANCIAL LEASINGTRUST	563,090.05	0.58
GOLDMAN SACHS GROUP INC	749,828.90	0.77
GOOGLE INC	492,105.70	0.51
HARLEY-DAVIDSON MOTORCYCLE TRUST	172,187.18	0.18
HERSHEY COMPANY	240,633.50	0.25
HONDA AUTO RECEIVABLES	378,698.91	0.39
HONEYWELL INTERNATIONAL	341,578.30	0.35
HYUNDAI AUTO RECEIVABLES	721,592.79	0.74
IBM CORP	464,770.35	0.48
INTER-AMERICAN DEVELOPMENT BANK	1,557,971.68	1.61
INTL BANK OF RECONSTRUCTION AND DEV	1,313,081.32	1.35
JP MORGAN CHASE & CO	861,042.20	0.89
KUBOTA CREDIT OWNER TRUST	545,007.89	0.56
LOS ANGELES COMMUNITY COLLEGE DISTRICT	231,905.05	0.24
MERCEDES-BENZ AUTO LEASE TRUST	124,547.69	0.13
MERCEDES-BENZ AUTO RECEIVABLES	271,416.04	0.28
MERCK & CO INC	229,791.15	0.24
MORGAN STANLEY	584,675.91	0.60
NATIONAL RURAL UTILITIES CO FINANCE CORP	337,029.76	0.35
NESTLE SA	527,724.05	0.54
NEW JERSEY TURNPIKE AUTHORITY	189,596.55	0.20
NEW YORK ST URBAN DEVELOPMENT CORP	838,857.35	0.87
NISSAN AUTO RECEIVABLES	192,898.07	0.20
PACCAR FINANCIAL CORP	330,856.54	0.34
PNC FINANCIAL SERVICES GROUP	434,525.53	0.45
RABOBANK NEDERLAND	491,624.50	0.51
STATE OF CONNECTICUT	100,817.00	0.10
STATE OF MARYLAND	469,091.00	0.48
STATE STREET CORPORATION	742,053.50	0.77
TARGET CORP	363,995.80	0.38
THE BANK OF NEW YORK MELLON CORPORATION	221,357.48	0.23
Toyota Lease Owner Trust	245,916.15	0.25
TOYOTA MOTOR CORP	1,048,905.87	1.08

PFM Asset Management LLC

#### Managed Account Issuer Summary

For the Month Ending February 28, 2022

#### CITY OF ANTIOCH, CA - 04380500

	Market Value	
Issuer	of Holdings	Percent
TRUIST FIN CORP	496,162.68	0.51
UNILEVER PLC	266,022.35	0.27
UNITED STATES TREASURY	43,303,749.95	44.67
UNITEDHEALTH GROUP INC	316,455.43	0.33
VERIZON OWNER TRUST	1,027,680.14	1.06
VOLKSWAGEN AUTO LEASE TURST	17,629.54	0.02
VOLKSWAGEN OF AMERICA	5,160.98	0.01
WORLD OMNI AUTO REC TRUST	574,110.28	0.59
Total	\$96,935,546.88	100.00%

PFM Asset Management LLC

## Managed Account Detail of Securities Held

For the Month Ending February 28, 2022

#### 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 02/01/2016 1.750% 01/31/2023	912828P38	1,500,000.00	) AA+	Aaa	01/02/20	01/06/20	1,506,093.75	1.61	2,102.90	1,501,826.49	1,509,375.00
US TREASURY NOTES DTD 02/15/2020 1.375% 02/15/2023	912828286	4,250,000.00	) AA+	Aaa	03/02/20	03/04/20	4,323,876.96	0.78	2,260.01	4,274,054.56	4,262,617.40
US TREASURY NOTES DTD 08/01/2016 1.250% 07/31/2023	912828592	464,000.00	) AA+	Aaa	05/26/21	05/28/21	475,001.88	0.16	464.64	471,163.69	463,855.00
US TREASURY NOTES DTD 09/30/2021 0.250% 09/30/2023	91282CDA6	2,500,000.00	) AA+	Aaa	10/01/21	10/06/21	2,498,632.81	0.28	2,609.89	2,498,908.51	2,457,031.25
US TREASURY N/B NOTES DTD 10/31/2021 0.375% 10/31/2023	91282CDD0	3,350,000.00	) AA+	Aaa	11/01/21	11/03/21	3,340,316.41	0.52	4,199.07	3,341,888.16	3,293,992.02
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	3,037.98	4,152,254.18	4,070,241.98
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	493.35	3,171,762.83	3,097,609.38
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	45.93	948,236.81	925,507.86
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	106.35	2,193,670.10	2,143,281.36
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	5,013.81	776,274.70	757,500.00
US TREASURY N/B NOTES DTD 06/15/2021 0.250% 06/15/2024	91282CCG4	246,000.0	0 AA+	Aaa	06/22/21	06/24/21	244,568.20	0.45	128.41	244,897.50	238,812.18
US TREASURY N/B NOTES DTD 06/15/2021 0.250% 06/15/2024	91282CCG4	2,750,000.0	0 AA+	Aaa	07/01/21	07/07/21	2,732,167.97	0.47	1,435.44	2,736,102.97	2,669,648.30
US TREASURY N/B NOTES DTD 07/15/2021 0.375% 07/15/2024	91282CCL3	520,000.0	0 AA+	Aaa	08/05/21	08/09/21	519,939.06	0.38	242.40	519,950.67	505,618.78
US TREASURY N/B NOTES DTD 07/15/2021 0.375% 07/15/2024	91282CCL3	900,000.0	0 AA+	Aaa	08/09/21	08/10/21	899,050.78	0.41	419.54	899,230.87	875,109.42

PFM Asset Management LLC

### Managed Account Detail of Securities Held

For the Month Ending February 28, 2022

#### 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	YTM	Accrued	Amortized	Market
U.S. Treasury Bond / Note		, and the second s	Racing	Rating	Date	Date	Cost	at Cost	Interest	Cost	Value
US TREASURY N/B NOTES DTD 07/15/2021 0.375% 07/15/2024	91282CCL3	4,350,000.00	) AA+	Ааа	08/04/21	08/06/21	4,355.097.66	0.33	2,027.79	4,354,115.15	4,229,695.53
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	159.53	1,098,996.84	1,068,031.25
US TREASURY N/B NOTES DTD 09/15/2021 0.375% 09/15/2024	91282CCX7	2,000,000.00	) AA+	Aaa	10/01/21	10/06/21	1,991,875.00	0.51	3,459.94	1,992,978.49	1,939,062.40
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	15.041.44	3,083,854.83	2,991,093.60
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	3,000.00	823,168.95	797.375.04
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	6,562.50	1,801,309.84	1,744,257.90
US TREASURY N/B NOTES DTD 12/15/2021 1.000% 12/15/2024	91282CDN8	1,000,000.00	AA+	Aaa	01/03/22	01/05/22	999,296.88	1.02	2,087.91	999,332.85	983,125.00
JS TREASURY N/B NOTES DTD 01/15/2022 1.125% 01/15/2025	91282CDS7	1,450,000.00	AA+	Aaa	02/01/22	02/03/22	1,438,898.44	1.39	2,027.80	1,439,166.44	1,429,382.74
JS TREASURY N/B NOTES DTD 02/15/2022 1.500% 02/15/2025	91282CDZ1	855,000.00	AA+	Aaa	02/11/22	02/15/22	848.554.11	1.76	495.99	848.636.45	851.526.56
Security Type Sub-Total		44,010,000.00					44,274,603.33	0.52	57,422.62	44,171,781.88	43,303,749.95
Supra-National Agency Bond / Note	е										
NTL BK OF RECON AND DEV NOTE )TD 04/20/2021 0.126% 04/20/2023	459058JV6	665,000.00	AAA	Aaa	04/13/21	04/20/21	663,623.45	0.23	304.90	664,217.44	656,664.23
NTER-AMERICAN DEVEL BK NOTES )TD 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	895.90	664,909.76	659,083.50
NTL BK RECON & DEVELOP NOTES )TD 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	451.32	669,167.27	656,417.09
NTER-AMERICAN DEVEL BK NOTES )TD 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	2,029.86	924,414.80	898,888.18

PFM Asset Management LLC

#### **Managed Account Detail of Securities Held**

For the Month Ending February 28, 2022

CITY OF ANTIOCH, CA - 0438	80500		Carlos A								
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 / Not	e										Value
Security Type Sub-Total		2,925,000.00	)				2,921,272.35	0.41	3,681.98	2,922,709.27	2,871,053.00
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	420.22	190,000.00	190,336.30
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	475.87	215,000.00	213,385.35
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	333.33	100,260.75	100,817.00
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	86.95	235,000.00	231,905.05
MD ST TXBL GO BONDS DTD 08/05/2020 0.410% 08/01/2023	574193TP3	475,000.00	AAA	Ааа	07/23/20	08/05/20	475,000.00	0.41	162.29	475,000.00	469,091.00
CA ST DEPT WTR RES WTR SYS TXBL REV BNDS 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	465.75	450,000.00	440,514.00
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	1,829.69	640,000.00	625,472.00
NJ TURNPIKE AUTHORITY TXBL REV BONDS DTD 02/04/2021 0.897% 01/01/2025	646140DN0	195,000.00	AA-	A1	01/22/21	02/04/21	195,000.00	0.90	291.53	195,000.00	189,596.55
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	492.72	235,000.00	228,657.35
Security Type Sub-Total		2,735,000.00					2,735,597.00	0.69	4,558.35	2,735,260.75	2,689,774.60
Federal Agency Mortgage-Backed S	ecurity										
FN BM4614 DTD 10/01/2018 3.000% 03/01/2033	3140J9DU2	316,321.67	AA+	Ааа	08/03/21	08/17/21	337,080.29	2.35	790.80	336,114.77	326,385.63

PFM Asset Management LLC

### Managed Account Detail of Securities Held

For the Month Ending February 28, 2022

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
Security Type Sub-Total		316,321.67					337,080.29	2.35	790.80	336,114.77	326,385.63
Federal Agency Commercial Mortg	age-Backed Sec	curity									
FHLMC MULTIFAMILY STRUCTURED P DTD 11/01/2015 2.716% 06/01/2022	3137BLUR7	216,405.76	AA+	Aaa	03/13/19	03/18/19	216,136.52	2.76	489.80	216,384.61	216,635.10
FHLMC MULTIFAMILY STRUCTURED P DTD 12/01/2012 2.355% 07/01/2022	3137AVXN2	339,366.31	AA+	Aaa	06/12/19	06/17/19	340,612.43	2.23	666.01	339,503.27	340,197.29
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	376,297.26	377,276.54
FNA 2013-M7 A2 DTD 05/01/2013 2.280% 12/01/2022	3136AEGO4	115,289.72	AA+	Aaa	09/11/19	09/16/19	116.008.09	2.08	219.05	115,458.28	115,562.12
FNA 2013-M7 A2 DTD 05/01/2013 2.280% 12/01/2022	3136AEGO4	152,721.44	AA+	Aaa	09/04/19	09/09/19	154,722.25	1.86	290.17	153,188.13	153,082.29
FHMS KP05 A DTD 12/01/2018 3.203% 07/01/2023	3137FKK39	10,961.70	) AA+	Aaa	12/07/18	12/17/18	10,961.67	3.20	29.26	10,961.69	11,114.99
FHMS KJ27 A1 DTD 11/01/2019 2.092% 07/01/2024	3137FO3V3	51,816.11	AA+	Aaa	11/20/19	11/26/19	51,814.86	2.09	90.33	51,815.47	52,148.40
Security Type Sub-Total		1,261,561.04	ŀ	an de se		e - 1	1,271,466.76	2.19	2,569.00	1,263,608.71	1,266,016.73
Federal Agency Bond / Note											
FREDDIE MAC NOTES DTD 04/20/2020 0.375% 04/20/2023	3137EAEO8	2,200,000.00	) AA+	Ааа	04/17/20	04/20/20	2,194,500.00	0.46	3,002.08	2,197,915.53	2,178,398.20
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	1,147.92	950,306.85	940,002.20
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	1,999.79	1,654,726.54	1,637,582.78
FANNIE MAE NOTES DTD 05/22/2020 0.250% 05/22/2023	3135G04O3	925,000.00	) AA+	Aaa	06/03/20	06/04/20	922,003.00	0.36	635.94	923,761.87	913,255.28
FANNIE MAE NOTES DTD 05/22/2020 0.250% 05/22/2023	3135G04O3	1,750,000.00	) AA+	Aaa	05/20/20	05/22/20	1,744,732.50	0.35	1,203.12	1,747,849.71	1,727,780.25

PFM Asset Management LLC

#### **Managed Account Detail of Securities Held**

For the Month Ending February 28, 2022

#### 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
Federal Agency Bond / Note				- nating	Juic	Dute	COSC	at cost	Interest	Cost	Value
REDDIE 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	731.25	1,617,917.76	1,597,021.92
ANNIE MAE NOTES DTD 07/10/2020 0.250% 07/10/2023	3135G05G4	1,375,000.00	AA+	Ааа	10/07/20	10/08/20	1,374,505.00	0.26	486.98	1,374,755.70	1,355,033.62
ANNIE 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	635.73	1,793,251.88	1,768,934.81
REDDIE 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	34.03	699,473.35	688,627.10
REDDIE 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	61.98	1.274.359.23	1,254,285.08
REDDIE MAC NOTES DTD 09/04/2020 0.250% 09/08/2023	3137EAEW5	735,000.00	AA+	Ааа	09/02/20	09/04/20	735,134.22	0.24	883.02	735,067.90	722,638.77
REDDIE 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	1,399.62	1,164,805.50	1,145,407.03
REDDIE 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	1,561.80	1,299,782.82	1,278,136.60
REDDIE MAC NOTES )TD 12/04/2020 0.250% 12/04/2023	3137EAFA2	1,555,000.00	AA+	Aaa	12/02/20	12/04/20	1.553.460.55	0.28	939.48	1.554.096.01	1,523,190.92
ecurity Type Sub-Total		19,000,000.00			1		18,972,645.57	0.33	14,722.74	18,988,070.65	18,730,294.56
Corporate Note											
HEVRON CORP CORPORATE NOTES TD 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	453.23	130,000.00	129,446.85
PPLE INC CORPORATE NOTES TD 05/11/2020 0.750% 05/11/2023	037833DV9	280,000.00	AA+	Aaa	05/04/20	05/11/20	279,238.40	0.84	641.67	279,696.75	278,178.32
ENERAL DYNAMICS CORP NOTES TD 05/11/2018 3.375% 05/15/2023	369550BD9	325,000.00	A-	A3	05/11/20	05/13/20	347,642.75	1.02	3.229.69	333,700.59	331.665.10
MAZON.COM INC CORPORATE NOTES TD 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	464.44	474,721.25	469,752.20

PFM Asset Management LLC

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#### **Managed Account Detail of Securities Held**

For the Month Ending February 28, 2022

CITY OF ANTIOCH, CA - 0438	0500										
Security Type/DescriptionDated 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											
PACCAR FINANCIAL CORP CORPORATE NOTES DTD 06/08/2020 0.800% 06/08/2023	69371R082	75,000.00	) A+	A1	06/01/20	06/08/20	74,895.75	0.85	138.33	74.955.82	74.305.80
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	2,523.99	433,531.67	433,179.98
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	239.56	219,921.34	217,326.56
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	33.75	149.974.64	149.404.35
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	498.12	275.000.00	272,487.60
JOHN DEERE CAPITAL CORP CORPORATE NOTES DTD 03/04/2021 0.450% 01/17/2024	24422EVN6	380,000.00	Α (	A2	03/01/21	03/04/21	379,730.20	0.48	209.00	379,823.31	371,194.26
IBM CORP NOTES DTD 02/12/2014 3.625% 02/12/2024	459200HU8	150,000.00	) A-	A3	11/16/21	11/18/21	158.691.00	0.99	286.98	157,593.97	154,923.45
IBM CORP NOTES DTD 02/12/2014 3.625% 02/12/2024	459200HU8	300,000.00	) A-	A3	10/02/20	10/06/20	329,799.00	0.62	573.96	317,358.40	309,846.90
ALPHABET INC CORP NOTES DTD 04/27/2016 3.375% 02/25/2024	02079KAB3	475,000.00	) AA+	Aa2	11/30/21	12/02/21	501,951.50	0.80	267.19	499,008.33	492,105.70
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	4,450.00	239,882.55	233,189.55
CHARLES SCHWAB CORP NOTES (CALLABLE) DTD 03/18/2021 0.750% 03/18/2024	808513BN4	300,000.00	) А	A2	03/16/21	03/18/21	299,850.00	0.77	1,018.75	299.897.63	293,637.30

PFM Asset Management LLC

#### **Managed Account Detail of Securities Held**

For the Month Ending February 28, 2022

#### CITY OF ANTIOCH, CA - 04380500 Security Type/Description S&P Moody's Trade Settle Original YTM Accrued Amortized Market Dated Date/Coupon/Maturity CUSIP Par Rating Rating Date Date Cost at Cost Interest Cost Value **Corporate Note** COMCAST CORP (CALLABLE) CORPORATE 20030NCR0 300,000.00 A-A3 05/07/20 05/11/20 328,677.00 4,193.33 1.20 315,216.78 311,021.70 NOTES DTD 10/05/2018 3.700% 04/15/2024 AMAZON.COM INC CORPORATE NOTES 023135BW5 815,000.00 AA A1 05/10/21 05/12/21 813,810,10 0.50 1,110.44 814,128,20 794,590.77 DTD 05/12/2021 0.450% 05/12/2024 CITIGROUP INC (CALLABLE) CORPORATE 172967MR9 50,000.00 BBB+ A3 10/02/20 10/06/20 51,235.50 0.98 247.04 50,571.63 49,941.00 NOTES DTD 05/14/2020 1.678% 05/15/2024 CITIGROUP INC (CALLABLE) CORPORATE 172967MR9 300,000.00 BBB+ A3 05/07/20 05/14/20 300,000.00 1.68 1,482.23 300,000.00 299,646.00 NOTES DTD 05/14/2020 1.678% 05/15/2024 UNITEDHEALTH GROUP INC (CALLABLE) 91324PEB4 325,000.00 A+ A3 05/17/21 05/19/21 324,662.00 0.59 526.32 324,750.52 316,455.43 CORP N DTD 05/19/2021 0.550% 05/15/2024 CATERPILLAR FINL SERVICE CORPORATE 14913R2L0 475,000.00 Α A2 05/10/21 05/17/21 474,363.50 0.50 617.50 474,530.76 460,993.68 NOTES DTD 05/17/2021 0.450% 05/17/2024 ASTRAZENECA FINANCE LLC (CALLABLE) 04636NAC7 495,000.00 A-A3 05/25/21 05/28/21 494,955.45 0.70 895.13 494.966.71 481,877.55 CORP DTD 05/28/2021 0.700% 05/28/2024 JOHN DEERE CAPITAL CORP CORPORATE 24422EVO9 130,000.00 A A2 06/07/21 06/10/21 129,837.50 0.49 136.50 129,876.75 126,487.66 NOTES DTD 06/10/2021 0.450% 06/07/2024 TARGET CORP CORPORATE NOTES 87612EBD7 350,000.00 Α A2 11/23/21 11/29/21 371,924.00 1.04 2,041.67 369,789.60 363,995.80 DTD 06/26/2014 3.500% 07/01/2024 BANK OF AMERICA CORP NOTES 06051GHL6 100,000.00 A-A2 09/28/20 10/01/20 108,415.00 1.58 407.87 105.345.61 102,275.20 DTD 07/23/2018 3.864% 07/23/2024 BANK OF AMERICA CORP NOTES 06051GHL6 225,000.00 A-A2 08/21/20 08/25/20 245,362.50 1.47 917.70 237,603.56 230,119.20 DTD 07/23/2018 3.864% 07/23/2024

PFM Asset Management LLC

#### **Managed Account Detail of Securities Held**

For the Month Ending **February 28, 2022** 

#### 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											
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	439.83	164,055.15	160,304.82
AMERICAN EXPRESS CO CORP NOTES CALLABLE DTD 07/30/2019 2.500% 07/30/2024	025816CG2	400,000.00	BBB+	A2	11/19/21	11/23/21	414,320.00	1.14	861.11	412,842.78	404,430.80
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	80.97	264,883.54	256,550.74
AMERICAN HONDA FINANCE CORPORATE NOTES DTD 09/09/2021 0.750% 08/09/2024	02665WDY4	275,000.00	) A-	A3	09/07/21	09/09/21	274,818.50	0.77	126.04	274,847.98	266,537.43
UNILEVER CAPITAL CORP (CALLABLE) CORPORA DTD 08/12/2021 0.626% 08/12/2024	904764BN6	100.000.00	) A+	A1	02/22/22	02/24/22	96,599.00	2.05	33.04	96,617.89	96,735.40
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	57.82	175,000.00	169,286.95
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	81.15	204.984.93	199,303.46
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	780.19	250,000.00	244,151.75
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	729.17	249,900.62	241,403.75
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	1,532.09	545,000.00	527 <i>.</i> 724.05

PFM Asset Management LLC

#### **Managed Account Detail of Securities Held**

For the Month Ending February 28, 2022

#### 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 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	1,357.31	475,000.00	463,453.23
COOPERATIEVE RABOBANK UA CORPORATE NOTES DTD 01/12/2022 1.375% 01/10/2025	21688AAS1	500,000.00	) A+	Aa2	01/19/22	01/24/22	496,040.00	1.65	935.76	496,171.76	491,624.50
AMERICAN HONDA FINANCE CORPORATE NOTES DTD 01/13/2022 1.500% 01/13/2025	02665WEA5	500,000.00	) A-	A3	01/11/22	01/13/22	499,605.00	1.53	1,000.00	499,621.94	489,917.00
NATIONAL RURAL UTIL COOP CORPORATE NOTES DTD 02/07/2022 1.875% 02/07/2025	63743HFC1	125,000.00	) A-	A2	02/22/22	02/24/22	123,847.50	2.20	156.25	123.852.84	123,908.00
NATIONAL RURAL UTIL COOP CORPORATE NOTES DTD 02/07/2022 1.875% 02/07/2025	63743HFC1	215,000.00	) A-	A2	01/31/22	02/07/22	214,993.55	1.88	268.75	214,993.68	213,121.76
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	360.94	236,102.75	229,791.15
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	315.00	358,481.28	347,114.95
IPMORGAN 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	69.20	295,000.00	286,053.24
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	2,962.97	235,456.76	228,826.80
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	2,812.50	237,762.58	230,351.18

PFM Asset Management LLC

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#### **Managed Account Detail of Securities Held**

For the Month Ending February 28, 2022

CITY OF ANTIOCH, CA - 04380500
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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 (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	1,270.00	229,051.63	221,357.48
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	1,144.50	350,727.69	339,835.65
HERSHEY CO CORP NOTES (CALLABLE) DTD 06/01/2020 0.900% 06/01/2025	427866BF4	250,000.00	A (	A1	02/23/22	02/25/22	240,037.50	2.17	562.50	240,070.93	240,633.50
HONEYWELL INTL CORP NOTES (CALLABLE) DTD 05/18/2020 1.350% 06/01/2025	438516CB0	350,000.0	A C	A2	02/24/22	02/28/22	340,658.50	2.20	1,181.25	340,666.36	341,578.30
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	1,225.70	595.000.00	574,988.96
TRUIST FINANCIAL CORP NOTES (CALLABLE) DTD 06/05/2018 3.700% 06/05/2025	05531FBE2	475,000.0	D A-	A3	02/07/22	02/09/22	499,358.00	2.09	4,198.47	498,945.50	496,162.68
BRISTOL-MYERS SQUIBB CO CORPORATE NOTES DTD 11/13/2020 0.750% 11/13/2025	110122DN5	250,000.0	) A+	A2	02/22/22	02/24/22	236,870.00	2.23	562.50	236.918.34	237,708.50
STATE STREET CORP CORPORATE NOTES DTD 02/07/2022 1.746% 02/06/2026	857477BR3	225,000.0	A C	A1	02/02/22	02/07/22	225,000.00	1.75	261.90	225,000.00	222,227.33
MORGAN STANLEY CORP NOTES (CALLABLE) DTD 02/18/2022 2.630% 02/18/2026	61747YEM3	585,000.0	0 BBB+	A1	02/16/22	02/18/22	585,000.00	2.63	555.59	585,000.00	584,675.91
STATE STREET CORP NOTES (CALLABLE) DTD 10/29/2020 2.901% 03/30/2026	857477BM4	510,000.0	D A	A1	02/17/22	02/22/22	520,266.30	2.38	6,205.72	520,202.82	519,826.17
Security Type Sub-Total		17,321,000.0	D				17,611,883.94	1.13	59,732.61	17,514,006.12	17,197,633.35
Certificate of Deposit											
DNB BANK ASA/NY LT CD DTD 12/06/2019 2.040% 12/02/2022	23341VZT1	875,000.0	0 A-1+	P-1	12/04/19	12/06/19	875,000.00	2.03	4,412.92	875,000.00	881,171.38

PFM Asset Management LLC

#### **Managed Account Detail of Securities Held**

For the Month Ending **February 28, 2022** 

CITY OF ANTIOCH, CA - 0438	30500										
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
Certificate of Deposit											
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	4,075.51	725.000.00	718,531.55
Security Type Sub-Total		1,600,000.00	-	=			1,600,000.00	1.38	8,488.43	1,600,000.00	1,599,702.93
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	3,429.51	425,000.00	434,525.53
Security Type Sub-Total		425,000.00					454,818.00	1.28	3,429.51	425,000.00	434,525.53
Asset-Backed Security											
VWALT 2019-A A3 DTD 10/04/2019 1.990% 11/21/2022	92867XAD8	17,619.56	AAA	NR	10/01/19	10/04/19	17,619.28	1.99	10.71	17,619.50	17,629.54
HAROT 2018-4 A3 DTD 11/28/2018 3.160% 01/15/2023	43815AAC6	18,104.43	AAA	Aaa	11/20/18	11/28/18	18,101.72	3.16	25.43	18,103.86	18,120.53
TOYOTA AUTO RECEIVABLES OWNER DTD 11/07/2018 3.180% 03/15/2023	89231PAD0	17,721.38	AAA	Aaa	10/31/18	11/07/18	17,717.55	3.19	25.05	17,720.47	17,737.97
HAROT 2019-1 A3 DTD 02/27/2019 2.830% 03/20/2023	43814WAC9	17,784.80	AAA	NR	02/19/19	02/27/19	17,784.33	2.83	18.18	17,784.68	17,847.13
VALET 2018-2 A3 DTD 11/21/2018 3.250% 04/20/2023	92869BAD4	5,154.45	AAA	Aaa	11/15/18	11/21/18	5,154.23	3.25	5.12	5,154.39	5,160.98
CARMAX AUTO OWNER TRUST DTD 07/25/2018 3.130% 06/15/2023	14313FAD1	7,415.09	AAA	NR	07/18/18	07/25/18	7,414.08	3.13	10.32	7,414.82	7,419.83
HYUNDAI AUTO RECEIVABLES TRUST DTD 04/10/2019 2.660% 06/15/2023	44932NAD2	44,246.88	AAA	NR	04/03/19	04/10/19	44,241.05	2.66	52.31	44,245.08	44,339.46
NAROT 2018-C A3 DTD 12/12/2018 3.220% 06/15/2023	65478NAD7	85,541.86	AAA	Aaa	12/04/18	12/12/18	85,525.47	3.22	122.42	85,537.17	85,757.20
HAROT 2019-3 A3 DTD 08/27/2019 1.780% 08/15/2023	43815NAC8	77,663.27	ΆΑΑ	Aaa	08/20/19	08/27/19	77,662.62	1.78	61.44	77,663.03	77,860.71

PFM Asset Management LLC

### Managed Account Detail of Securities Held

For the Month Ending February 28, 2022

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CITY OF ANTIOCH, CA - 0438	80500										
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											Value
GMALT 2020-3 A3 DTD 09/29/2020 0.450% 08/21/2023	362569AC9	208,491.20	) AAA	Aaa	09/22/20	09/29/20	208,471.23	0.45	28.67	208,481.03	208,170.87
ALLYA 2019-1 A3 DTD 02/13/2019 2.910% 09/15/2023	02004WAC5	40,467.39	) NR	Aaa	02/05/19	02/13/19	40,462.50	2.91	52.34	40,465.75	40,613.06
CARMAX AUTO OWNER TRUST DTD 10/24/2018 3.360% 09/15/2023	14315EAC4	45,049.32	AAA	NR	10/17/18	10/24/18	45,048.90	3.36	67.27	45,049.19	45,233.72
FORDO 2019-A A3 DTD 03/22/2019 2.780% 09/15/2023	34533FAD3	112,052.72	NR	Ааа	03/19/19	03/22/19	112,033.87	2.78	138.45	112,046.24	112,412.34
NAROT 2019-A A3 DTD 02/13/2019 2.900% 10/15/2023	65479KAD2	106.565.66	NR	Aaa	02/05/19	02/13/19	106,549.52	2.90	137.35	106,560.05	107,140.87
COPAR 2019-1 A3 DTD 05/30/2019 2.510% 11/15/2023	14042WAC4	55,100.47	AAA	Aaa	05/21/19	05/30/19	55,089.31	2.51	61.47	55,096.20	55,317.46
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	124,996.55	124,547.69
GMCAR 2019-1 A3 DTD 01/16/2019 2.970% 11/16/2023	36256XAD4	42,312.28	NR	Aaa	01/08/19	01/16/19	42,307.59	2.97	52.36	42,310.62	42,405.57
FIFTH THIRD AUTO TRUST DTD 05/08/2019 2.640% 12/15/2023	31680YAD9	57,449.91	AAA	Aaa	04/30/19	05/08/19	57,437.27	2.65	67.41	57,445.00	57.635.85
BMWLT 2021-1 A3 DTD 03/10/2021 0.290% 01/25/2024	05591RAC8	175,000.00	ΑΑΑ	Aaa	03/02/21	03/10/21	174,994.45	0.29	8.46	174,996.33	173,688.71
HDMOT 2019-A A3 DTD 06/26/2019 2.340% 02/15/2024	41284WAC4	69,202.72	NR	Aaa	06/19/19	06/26/19	69,197.35	2.34	71.97	69,200.45	69,348.50
GMCAR 2019-2 A3 DTD 04/17/2019 2.650% 02/16/2024	36257FAD2	86,207.93	AAA	Ааа	04/09/19	04/17/19	86,200.92	2.65	95.19	86,205.08	86,553.73
CARMX 2019-2 A3 DTD 04/17/2019 2.680% 03/15/2024	14316LAC7	94,055.79	AAA	NR	04/09/19	04/17/19	94,046.18	2.68	112.03	94,051.80	94,614.52
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	249.979.18	245,916.15

PFM Asset Management LLC

#### **Managed Account Detail of Securities Held**

For the Month Ending February 28, 2022

CITY	OF ANTIOCH	H, CA - 04380500
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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Dar	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original	<b>ҮТМ</b>	Accrued	Amortized	Market
Asset-Backed Security	COSIF	Fdi	Kating	Kating	Date	Date	Cost	at Cost	Interest	Cost	Value
VZOT 2019-C A1A DTD 10/08/2019 1.940% 04/22/2024	92348AAA3	337,938.67	7 AAA	NR	10/01/19	10/08/19	337,912.61	1.94	200.32	337,926.36	339,106.45
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	359,957.95	354,919.18
VZOT 2020-A A1A DTD 01/29/2020 1.850% 07/22/2024	92348TAA2	192,616.28	3 AAA	Aaa	01/21/20	01/29/20	192,593.72	1.85	108.88	192,604.23	193,124.69
HDMOT 2020-A A3 DTD 01/29/2020 1.870% 10/15/2024	41284UAD6	102,545.51	AAA	Aaa	01/21/20	01/29/20	102,523.14	1.87	85.23	102,533.04	102,838.68
TAOT 2020-C A3 DTD 07/27/2020 0.440% 10/15/2024	89237VAB5	294,947.26	5 AAA	Aaa	07/21/20	07/27/20	294,924.55	0.44	57.68	294,933.13	293,244.85
BMWOT 2020-A A3 DTD 07/15/2020 0.480% 10/25/2024	09661RAD3	152,439.63	B AAA	NR	07/08/20	07/15/20	152,428.12	0.48	12.20	152,432.49	151,637.81
CARMX 2020-1 A3 DTD 01/22/2020 1.890% 12/16/2024	14315XAC2	196,608.69	AAA	NR	01/14/20	01/22/20	196,570.11	1.89	165.15	196,586.68	197,314.52
HART 2020-B A3 DTD 07/22/2020 0.480% 12/16/2024	44933FAC0	278,067.21	AAA	NR	07/14/20	07/22/20	278,015.15	0.48	59.32	278,034.15	276,680.66
MBART 2020-1 A3 DTD 06/23/2020 0.550% 02/18/2025	58769VAC4	273,133.48	AAA	NR	06/16/20	06/23/20	273.112.15	0.55	66.77	273,119.87	271,416.04
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	499,930.95	495,449.00
WOART 2020-B A3 DTD 06/24/2020 0.630% 05/15/2025	98163WAC0	251,924.21	AAA	NR	06/16/20	06/24/20	251,904.46	0.63	70.54	251,911.26	250,783.90
COT 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	209,965.74	204,986.92
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	199,982.99	195,909.00
COT 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	349,988.62	340,020.97

PFM Asset Management LLC

#### **Managed Account Detail of Securities Held**

For the Month Ending February 28, 2022

#### 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									Interest	COSL	value
HAROT 2021-4 A3 DTD 11/24/2021 0.880% 01/21/2026	43815GAC3	270,000.00	NR	Ааа	11/16/21	11/24/21	269,943.08	0.89	66.00	269,946.71	264,870.54
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	224,960.15	221,514.05
HART 2021-C A3 DTD 11/17/2021 0.740% 05/15/2026	44935FAD6	210,000.00	AAA	NR	11/09/21	11/17/21	209,953.13	0.75	69.07	209,956.10	204,663.67
FORDO 2022-A A3 DTD 01/24/2022 1.290% 06/15/2026	345286AC2	255,000.00	AAA	NR	01/19/22	01/24/22	254,969.71	1.29	146.20	254,970.39	252,327.19
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	444,935.67	436,451.77
DCENT 2021-A1 A1 DTD 09/27/2021 0.580% 09/15/2026	254683CP8	265,000.00	AAA	Ааа	09/20/21	09/27/21	264,943.26	0.58	68.31	264,948.11	256,706.83
COPAR 2021-1 A3 DTD 10/27/2021 0.770% 09/15/2026	14044CAC6	270,000.00	AAA	Aaa	10/19/21	10/27/21	269,994.90	0.77	92.40	269,995.26	262,099.94
GMCAR 2021-4 A3 DTD 10/21/2021 0.680% 09/16/2026	362554AC1	175,000.00	AAA	Aaa	10/13/21	10/21/21	174,995.54	0.68	49.58	174,995.87	171,019.21
WOART 2021-D A3 DTD 11/03/2021 0.810% 10/15/2026	98163KAC6	330,000.00	AAA	NR	10/26/21	11/03/21	329,955.05	0.81	118.80	329,957.99	323,326.38
GMCAR 2022-1 A3 DTD 01/19/2022 1.260% 11/16/2026	380146AC4	215,000.00	AAA	NR	01/11/22	01/19/22	214,981.32	1.26	112.88	214,981.75	212,364.21
COMET 2021-A3 A3 DTD 11/30/2021 1.040% 11/16/2026	14041NFY2	500,000.00	AAA	NR	11/18/21	11/30/21	499,931.10	1.04	231.11	499,934.56	488,161.75
Security Type Sub-Total		8,618,428.05					8,617,314.60	1.01	3,505.15	8,617,616.49	8,516,410.60
Managed Account Sub-Total		98,212,310.76		3			98,796,681.84	0.68	158,901.19	98,574,168.64	96,935,546.88

#### **Managed Account Detail of Securities Held**

For the Month Ending February 28, 2022

#### CITY OF ANTIOCH, CA - 04380500

Securities Sub-Total	\$98,212,310.76	\$98,796,681.84	0.68%	\$158,901.19	\$98,574,168.64	\$96,935,546.88
Accrued Interest						\$158,901.19
Total Investments						\$97,094,448.07

## Managed Account Security Transactions & Interest

For the Month Ending February 28, 2022

## CITY OF ANTIOCH, CA - 04380500

Transa	ction Type				Deriveralises					
Trade BUY	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
01/31/22	02/07/22	NATIONAL RURAL UTIL COOP	63743HFC1	215 000 00						
		CORPORATE NOTES	03743HFC1	215,000.00	(214,993.55)	0.00	(214,993.55)			
12.5		DTD 02/07/2022 1.875% 02/07/2025								
02/01/22	02/03/22	US TREASURY N/B NOTES	91282CDS7	1,450,000.00	(1,438,898,44)	(856.18)	(1.100			
02/02/22	02/07/22	DTD 01/15/2022 1.125% 01/15/2025			(1,130,030,14)	(050.18)	(1,439,754.62)			
02/02/22	02/07/22	STATE STREET CORP CORPORATE	857477BR3	225,000.00	(225,000.00)	0.00	(225,000.00)			
		NOTES				0.00	(225,000.00)			
02/07/22	02/09/22	DTD 02/07/2022 1.746% 02/06/2026								
	02,03,22	TRUIST FINANCIAL CORP NOTES (CALLABLE)	05531FBE2	475,000.00	(499,358.00)	(3,124.44)	(502,482.44)			
		DTD 06/05/2018 3.700% 06/05/2025								
02/11/22	02/15/22	US TREASURY N/B NOTES	91282CDZ1	1 200 000 00						
		DTD 02/15/2022 1.500% 02/15/2025	91202CD21	1,200,000.00	(1,190,953.13)	0.00	(1,190,953.13)			
02/16/22	02/18/22	MORGAN STANLEY CORP NOTES	61747YEM3	585,000.00	(FOF 000 00)					
		(CALLABLE)		365,000.00	(585,000.00)	0.00	(585,000.00)			
		DTD 02/18/2022 2.630% 02/18/2026								
02/17/22	02/22/22	STATE STREET CORP NOTES	857477BM4	510,000.00	(520,266.30)	(5,835.85)	(526 402 45)			
		(CALLABLE)			(020)200.00)	(3,633,63)	(526,102.15)			
02/22/22	02/24/22	DTD 10/29/2020 2.901% 03/30/2026								
02/22/22	02/24/22	BRISTOL-MYERS SQUIBB CO	110122DN5	250,000.00	(236,870.00)	(526.04)	(237,396.04)			
		CORPORATE NOTES					(237,330.04)			
02/22/22	02/24/22	DTD 11/13/2020 0.750% 11/13/2025 UNILEVER CAPITAL CORP (CALLABLE)	004764744							
		CORPORA	904764BN6	100,000.00	(96,599.00)	(20.87)	(96,619.87)			
		DTD 08/12/2021 0.626% 08/12/2024								
02/22/22	02/24/22	NATIONAL RURAL UTIL COOP	63743HFC1	125 000 00	(100 0 10 00)					
		CORPORATE NOTES	037 13111 CI	125,000.00	(123,847.50)	(110.68)	(123,958.18)			
		DTD 02/07/2022 1.875% 02/07/2025								
)2/23/22	02/25/22	HERSHEY CO CORP NOTES (CALLABLE)	427866BF4	250,000.00	(240,037.50)	(525.00)				
		DTD 06/01/2020 0.900% 06/01/2025			(240,057.50)	(525.00)	(240,562.50)			
)2/24/22	02/28/22	HONEYWELL INTL CORP NOTES	438516CB0	350,000.00	(340,658.50)	(1,141.88)	(241 900 20)			
		(CALLABLE)				(1,1,1,1,00)	(341,800.38)			
		DTD 05/18/2020 1.350% 06/01/2025								
ransactio	on Type Sub	-Total		5,735,000.00	(5,712,481.92)	(12 142 24)				
				-,, 55,000.00	(3,/12,401.92)	(12,140.94)	(5,724,622.86)			

PFM Asset Management LLC

## Managed Account Security Transactions & Interest

For the Month Ending February 28, 2022

## CITY OF ANTIOCH, CA - 04380500

	tion Type				Principal	Accrued				
Trade	Settle	Security Description	CUSIP	Par	Proceeds	Accrued Interest	<u> </u>	Realized G/L	Realized G/L	Sale
INTER	EST				. Totteday	Interest	Total	Cost	Amort Cost	Method
02/01/22	02/01/22	LOS ANGELES CCD, CA TXBL GO BONDS	E4439CVU0	225.000.00						
		DTD 11/10/2020 0.444% 08/01/2023	54438CYH9	235,000.00	0.00	521.70	521.70			
02/01/22	02/01/22	MD ST TXBL GO BONDS	574193TP3	475,000.00	0.00	070 75				
		DTD 08/05/2020 0.410% 08/01/2023		17 5,000.00	0.00	973.75	973.75			
02/01/22	02/25/22	FHLMC MULTIFAMILY STRUCTURED P	3137B1BS0	375,000.00	0.00	784.38	704.20			
02/01/22	02/25/22	DTD 05/01/2013 2.510% 11/01/2022			0.00	704.30	784.38			
02/01/22	02/25/22	FNA 2013-M7 A2	3136AEGO4	279,726.38	0.00	557.52	557.52			
02/01/22	02/25/22	DTD 05/01/2013 2.280% 12/01/2022 FHMS KP05 A					557.52			
	02/25/22	DTD 12/01/2018 3.203% 07/01/2023	3137FKK39	10,989.82	0.00	29.33	29.33			
02/01/22	02/25/22	FN BM4614	214010000							
		DTD 10/01/2018 3.000% 03/01/2033	3140J9DU2	323,157.24	0.00	807.89	807.89			
02/01/22	02/25/22	FHLMC MULTIFAMILY STRUCTURED P	3137BLUR7	278,075.59						
		DTD 11/01/2015 2.716% 06/01/2022	SIS/ BEOK/	278,075.59	0.00	629.38	629.38			
)2/01/22	02/25/22	FHMS KJ27 A1	3137FQ3V3	51,992.76	0.00	00.64				
2 /0 / /00		DTD 11/01/2019 2.092% 07/01/2024			0.00	90.64	90.64			
2/01/22	02/25/22	FHLMC MULTIFAMILY STRUCTURED P	3137AVXN2	345,992.73	0.00	679.01	C70.01			
2/09/22	02/09/22	DTD 12/01/2012 2.355% 07/01/2022				075.01	679.01			
2/03/22	02/09/22	PACCAR FINANCIAL CORP CORPORATE NOTES	69371RR40	265,000.00	0.00	662.50	662.50			
		DTD 08/09/2021 0.500% 08/09/2024					002.50			
2/09/22	02/09/22	AMERICAN HONDA FINANCE	02005110014							
		CORPORATE NOTES	02665WDY4	275,000.00	0.00	859.38	859.38			
		DTD 09/09/2021 0.750% 08/09/2024								
2/10/22	02/10/22	MERCK & CO INC CORP NOTES	58933YAR6	225,000.00	0.00					
		DTD 02/10/2015 2.750% 02/10/2025		225,000.00	0.00	3,093.75	3,093.75			
2/12/22	02/12/22	BMW US CAPITAL LLC CORPORATE	05565EBU8	205,000.00	0.00	768.75	740			
		NOTES			0.00	/00./5	768.75			
2/12/22	02/12/22	DTD 08/12/2021 0.750% 08/12/2024								
2/12/22	02/12/22	UNILEVER CAPITAL CORP (CALLABLE)	904764BN6	175,000.00	0.00	547.75	547.75			
		CORPORA					517.75			
2/12/22	02/12/22	DTD 08/12/2021 0.626% 08/12/2024 IBM CORP NOTES	45000011110	in the last film of the second second						
		DTD 02/12/2014 3.625% 02/12/2024	459200HU8	450,000.00	0.00	8,156.25	8,156.25			
		010 02/12/2014 3.025% 02/12/2024					0,100,20			

PFM Asset Management LLC

## Managed Account Security Transactions & Interest

For the Month Ending February 28, 2022

## CITY OF ANTIOCH, CA - 04380500

Transac	tion Type				Principal	Acoused				
Trade	Settle	Security Description	CUSIP	Par	Proceeds	Accrued Interest	Tatal	Realized G/L	Realized G/L	Sale
INTER	EST				Hoteeda	Interest	Total	Cost	Amort Cost	Method
02/13/22	02/13/22	TOYOTA MOTOR CREDIT CORP CORP NOTES	89236TGT6	350,000.00	0.00	3,150.00	3,150.00			
02/15/22	02/15/22	DTD 02/13/2020 1.800% 02/13/2025 WOART 2020-B A3 DTD 06/24/2020 0.630% 05/15/2025	98163WAC0	267,702.11	0.00	140.54	140.54			
02/15/22	02/15/22	CARMX 2019-2 A3 DTD 04/17/2019 2.680% 03/15/2024	14316LAC7	105,622.38	0.00	235.89	235.89			
02/15/22	02/15/22	NAROT 2019-A A3 DTD 02/13/2019 2.900% 10/15/2023	65479KAD2	125,765.78	0.00	303.93	303.93			
02/15/22	02/15/22	COPAR 2021-1 A3 DTD 10/27/2021 0.770% 09/15/2026	14044CAC6	270,000.00	0.00	173.25	173.25			
02/15/22	02/15/22	COMET 2021-A3 A3 DTD 11/30/2021 1.040% 11/16/2026	14041NFY2	500,000.00	0.00	433.33	433.33			
02/15/22	02/15/22	HAROT 2018-4 A3 DTD 11/28/2018 3.160% 01/15/2023	43815AAC6	43,057.53	0.00	113.38	113.38			
02/15/22	02/15/22	TAOT 2020-C A3 DTD 07/27/2020 0.440% 10/15/2024	89237VAB5	316,274.00	0.00	115.97	115.97			
02/15/22	02/15/22	US TREASURY N/B NOTES DTD 08/15/2021 0.375% 08/15/2024	91282CCT6	1,100,000.00	0.00	2,062.50	2,062.50			
02/15/22	02/15/22	FIFTH THIRD AUTO TRUST DTD 05/08/2019 2.640% 12/15/2023	31680YAD9	69,294.00	0.00	152.45	152.45			
02/15/22	02/15/22	US TREASURY NOTES DTD 02/15/2021 0.125% 02/15/2024	91282CBM2	3,150,000.00	0.00	1,968.75	1,968.75			
02/15/22	02/15/22	CARMX 2020-1 A3 DTD 01/22/2020 1.890% 12/16/2024	14315XAC2	210,186.65	0.00	331.04	331.04			
02/15/22	02/15/22	HDMOT 2020-A A3 DTD 01/29/2020 1.870% 10/15/2024	41284UAD6	112,498.45	0.00	175.31	175.31			
02/15/22	02/15/22	FORDO 2019-A A3 DTD 03/22/2019 2.780% 09/15/2023	34533FAD3	139,968.08	0.00	324.26	324.26			
)2/15/22	02/15/22	CARMAX AUTO OWNER TRUST DTD 10/24/2018 3.360% 09/15/2023	14315EAC4	56,192.69	0.00	157.34	157.34			
)2/15/22	02/15/22	HART 2021-C A3 DTD 11/17/2021 0.740% 05/15/2026	44935FAD6	210,000.00	0.00	129.50	129.50			

PFM Asset Management LLC

## Managed Account Security Transactions & Interest

For the Month Ending February 28, 2022

### CITY OF ANTIOCH, CA - 04380500

Transac	ction Type									
Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest		Realized G/L	Realized G/L	Sale
INTER	REST				. Toteeday	Interest	Total	Cost	Amort Cost	Method
02/15/22	02/15/22	HAROT 2019-3 A3 DTD 08/27/2019 1.780% 08/15/2023	43815NAC8	88,374.67	0.00	131.09	131.09			
02/15/22		HART 2020-B A3 DTD 07/22/2020 0.480% 12/16/2024	44933FAC0	299,513.08	0.00	119.81	119.81			
02/15/22		FORDO 2022-A A3 DTD 01/24/2022 1.290% 06/15/2026	345286AC2	255,000.00	0.00	191.89	191.89			
02/15/22		CARMX 2021-2 A3 DTD 04/21/2021 0.520% 02/17/2026	143140AC8	225,000.00	0.00	97.50	97.50			
02/15/22	02/15/22	MBALT 2020-B A3 DTD 09/23/2020 0.400% 11/15/2023	58769EAC2	125,000.00	0.00	41.67	41.67			
02/15/22	02/15/22	HYUNDAI AUTO RECEIVABLES TRUST DTD 04/10/2019 2.660% 06/15/2023	44932NAD2	59.049.08	0.00	130.89	130.89			
02/15/22	02/15/22	KCOT 2021-2A A3 DTD 07/28/2021 0.560% 11/17/2025	50117XAE2	350,000.00	0.00	163.33	163.33			
02/15/22	02/15/22	KCOT 2021-1A A3 DTD 04/14/2021 0.620% 08/15/2025	50117TAC5	210,000.00	0.00	108.50	108.50			
02/15/22	02/15/22	DCENT 2021-A1 A1 DTD 09/27/2021 0.580% 09/15/2026	254683CP8	265,000.00	0.00	128.08	128.08			
02/15/22	02/15/22	CARMAX AUTO OWNER TRUST DTD 07/25/2018 3.130% 06/15/2023	14313FAD1	19,455.33	0.00	50.75	50.75			
02/15/22	02/15/22	MBART 2020-1 A3 DTD 06/23/2020 0.550% 02/18/2025	58769VAC4	293.920.60	0.00	134.71	134.71			
02/15/22	02/15/22	HDMOT 2019-A A3 DTD 06/26/2019 2.340% 02/15/2024	41284WAC4	85,382.28	0.00	166.50	166.50			
02/15/22	02/15/22	US TREASURY NOTES DTD 02/15/2020 1.375% 02/15/2023	912828Z86	4,250,000.00	0.00	29,218.75	29,218.75			
02/15/22	02/15/22	WOART 2021-D A3 DTD 11/03/2021 0.810% 10/15/2026	98163KAC6	330,000.00	0.00	222.75	222.75			
02/15/22	02/15/22	NAROT 2018-C A3 DTD 12/12/2018 3.220% 06/15/2023	65478NAD7	114,806.60	0.00	308.06	308.06			
02/15/22	02/15/22	TOYOTA AUTO RECEIVABLES OWNER DTD 11/07/2018 3.180% 03/15/2023	89231PAD0	30,519.04	0.00	80.88	80.88			
02/15/22	02/15/22	CARMX 2021-3 A3 DTD 07/28/2021 0.550% 06/15/2026	14317DAC4	445,000.00	0.00	203.96	203.96			

PFM Asset Management LLC

## Managed Account Security Transactions & Interest

For the Month Ending February 28, 2022

### CITY OF ANTIOCH, CA - 04380500

Transac	tion Type				Principal	Accrued		Bealized C/I	Bask-sd G#	
Trade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Realized G/L Cost	Realized G/L	Sale
INTER	EST						Total	COSL	Amort Cost	Method
02/15/22	02/15/22	HART 2021-A A3	44933LAC7	200,000.00	0.00	63.33	62.22			
		DTD 04/28/2021 0.380% 09/15/2025			0.00	03.55	63.33			
02/15/22	02/15/22	COPAR 2019-1 A3	14042WAC4	64,873.29	0.00	135.69	135.69			
		DTD 05/30/2019 2.510% 11/15/2023				155.05	155.09			
02/15/22	02/15/22	ALLYA 2019-1 A3	02004WAC5	50,237.25	0.00	121.83	121.83			
		DTD 02/13/2019 2.910% 09/15/2023				121.05	121.05			
02/16/22	02/16/22	GMCAR 2021-4 A3	362554AC1	175,000.00	0.00	99.17	99.17			
		DTD 10/21/2021 0.680% 09/16/2026				55117	55.17			
02/16/22	02/16/22	GMCAR 2019-2 A3	36257FAD2	101,881.05	0.00	224.99	224.99			
		DTD 04/17/2019 2.650% 02/16/2024					227.33			
02/16/22	02/16/22	GMCAR 2019-1 A3	36256XAD4	56,967.82	0.00	141.00	141.00			
		DTD 01/16/2019 2.970% 11/16/2023				11100	141.00			
)2/16/22	02/16/22	GMCAR 2022-1 A3	380146AC4	215,000.00	0.00	203.18	203.18			
		DTD 01/19/2022 1.260% 11/16/2026				200110	205.10			
2/16/22	02/16/22	JPMORGAN CHASE & CO CORP NOTES	46647PBY1	295,000.00	0.00	830.43	830.43			
		(CALLABLE					000110			
2/10/22		DTD 02/16/2021 0.563% 02/16/2025								
2/18/22	02/18/22	HAROT 2019-1 A3	43814WAC9	22,680.60	0.00	53.49	53.49			
2/22/22		DTD 02/27/2019 2.830% 03/20/2023					55.15			
2/20/22	02/20/22	VALET 2018-2 A3	92869BAD4	24,354.19	0.00	65.96	65.96			
2/20/22	00/00/00	DTD 11/21/2018 3.250% 04/20/2023					05150			
2/20/22	02/20/22	VWALT 2019-A A3	92867XAD8	40,453.33	0.00	67.09	67.09			
2/20/22	00/00/00	DTD 10/04/2019 1.990% 11/21/2022								
2/20/22	02/20/22	VZOT 2020-B A	92290BAA9	500,000.00	0.00	195.83	195.83			
2/20/22	00/00/00	DTD 08/12/2020 0.470% 02/20/2025					199100			
2/20/22	02/20/22	VZOT 2019-C A1A	92348AAA3	380,635.43	0.00	615.36	615.36			
2/20/22	00/00/00	DTD 10/08/2019 1.940% 04/22/2024					010100			
2/20/22	02/20/22	TLOT 2021-A A3	89238EAC0	250,000.00	0.00	81.25	81.25			
2/20/22	00/00/05	DTD 04/21/2021 0.390% 04/22/2024					01.20			
2/20/22	02/20/22	GMALT 2021-2 A3	380144AC9	360,000.00	0.00	102.00	102.00			
2/20/22	02/20/25	DTD 05/26/2021 0.340% 05/20/2024					102.00			
2/20/22	02/20/22	GMALT 2020-3 A3	362569AC9	230,000.00	0.00	86.25	86.25			
		DTD 09/29/2020 0.450% 08/21/2023					00125			

PFM Asset Management LLC

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**Managed Account Security Transactions & Interest** 

For the Month Ending February 28, 2022

#### CITY OF ANTIOCH, CA - 04380500

	ion Type			_	Principal	Accrued		Realized G/L	Realized G/L	Sale
Trade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
INTER	EST									
02/20/22	02/20/22	VZOT 2020-A A1A DTD 01/29/2020 1.850% 07/22/2024	92348TAA2	215,000.00	0.00	331.46	331.46			
02/21/22	02/21/22	HAROT 2021-4 A3 DTD 11/24/2021 0.880% 01/21/2026	43815GAC3	270,000.00	0.00	198.00	198.00			
02/24/22	02/24/22	FREDDIE MAC NOTES DTD 08/21/2020 0.250% 08/24/2023	3137EAEV7	1,975,000.00	0.00	2,468.75	2,468.75			
02/25/22	02/25/22	BMWOT 2020-A A3 DTD 07/15/2020 0.480% 10/25/2024	09661RAD3	165,693.55	0.00	66.28	66.28			
02/25/22	02/25/22	TOYOTA MOTOR CREDIT CORP CORPORATE NOTES DTD 05/26/2020 1.350% 08/25/2023	89236THA6	150,000.00	0.00	1,012.50	1,012.50			
02/25/22	02/25/22	ALPHABET INC CORP NOTES DTD 04/27/2016 3.375% 02/25/2024	02079KAB3	475,000.00	0.00	8,015.63	8,015.63			
02/25/22	02/25/22	BMWLT 2021-1 A3 DTD 03/10/2021 0.290% 01/25/2024	05591RAC8	175,000.00	0.00	42.29	42.29			
Transacti	on Type Sut	o-Total		24,835,293.38	0.00	75,850.30	75,850.30			
PAYDO	WNS						and the second sec			
02/01/22	02/25/22	FHMS KJ27 A1 DTD 11/01/2019 2.092% 07/01/2024	3137FQ3V3	176.65	176.65	0.00	176.65	0.00	0.00	
02/01/22	02/25/22	FHLMC MULTIFAMILY STRUCTURED P DTD 12/01/2012 2.355% 07/01/2022	3137AVXN2	6,626.42	6,626.42	0.00	6,626.42	(24.33)	0.00	
02/01/22	02/25/22	FN BM4614 DTD 10/01/2018 3.000% 03/01/2033	3140J9DU2	6,835.57	6,835.57	0.00	6,835.57	(448.58)	0.00	
02/01/22	02/25/22	FHMS KP05 A DTD 12/01/2018 3.203% 07/01/2023	3137FKK39	28.12	28.12	0.00	28.12	0.00	0.00	
02/01/22	02/25/22	FHLMC MULTIFAMILY STRUCTURED P DTD 11/01/2015 2.716% 06/01/2022	3137BLUR7	61,669.83	61,669.83	0.00	61,669.83	76.73	0.00	
02/01/22	02/25/22	FNA 2013-M7 A2 DTD 05/01/2013 2.280% 12/01/2022	3136AEGQ4	6,675.71	6,675.71	0.00	6,675.71	(87.46)	0.00	
02/01/22	02/25/22	FNA 2013-M7 A2 DTD 05/01/2013 2.280% 12/01/2022	3136AEGO4	5,039.51	5,039.51	0.00	5,039.51	(31.40)	0.00	
02/15/22	02/15/22	COPAR 2019-1 A3 DTD 05/30/2019 2.510% 11/15/2023	14042WAC4	9,772.82	9,772.82	0.00	9,772.82	1.98	0.00	

PFM Asset Management LLC

## Managed Account Security Transactions & Interest

For the Month Ending February 28, 2022

### CITY OF ANTIOCH, CA - 04380500

	tion Type				Principal	Accrued		Realized G/L	Realized G/L	Cala
Trade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Sale Method
PAYDO	WNS							0050	Amort Cost	Method
02/15/22	02/15/22	CARMX 2020-1 A3 DTD 01/22/2020 1.890% 12/16/2024	14315XAC2	13,577.96	13,577.96	0.00	13,577.96	2.66	0.00	
02/15/22	02/15/22	CARMAX AUTO OWNER TRUST DTD 10/24/2018 3.360% 09/15/2023	14315EAC4	11,143.37	11,143.37	0.00	11,143.37	0.10	0.00	
02/15/22	02/15/22	NAROT 2019-A A3 DTD 02/13/2019 2.900% 10/15/2023	65479KAD2	19,200.12	19,200.12	0.00	19,200.12	2.91	0.00	
)2/15/22	02/15/22	TAOT 2020-C A3 DTD 07/27/2020 0.440% 10/15/2024	89237VAB5	21,326.74	21,326.74	0.00	21,326.74	1.64	0.00	
)2/15/22	02/15/22	TOYOTA AUTO RECEIVABLES OWNER DTD 11/07/2018 3.180% 03/15/2023	89231PAD0	12,797.66	12,797.66	0.00	12,797.66	2.77	0.00	
2/15/22	02/15/22	HDMOT 2019-A A3 DTD 06/26/2019 2.340% 02/15/2024	41284WAC4	16,179.56	16,179.56	0.00	16,179.56	1.25	0.00	
2/15/22	02/15/22	MBART 2020-1 A3 DTD 06/23/2020 0.550% 02/18/2025	58769VAC4	20,787.12	20,787.12	0.00	20,787.12	1.62	0.00	
2/15/22	02/15/22	HAROT 2018-4 A3 DTD 11/28/2018 3.160% 01/15/2023	43815AAC6	24.953.10	24,953.10	0.00	24,953.10	3.73	0.00	
2/15/22	02/15/22	HART 2020-B A3 DTD 07/22/2020 0.480% 12/16/2024	44933FAC0	21,445.87	21,445.87	0.00	21,445.87	4.01	0.00	
2/15/22	02/15/22	FORDO 2019-A A3 DTD 03/22/2019 2.780% 09/15/2023	34533FAD3	27,915.36	27,915.36	0.00	27,915.36	4.70	0.00	
2/15/22	02/15/22	ALLYA 2019-1 A3 DTD 02/13/2019 2.910% 09/15/2023	02004WAC5	9,769.86	9,769.86	0.00	9,769.86	1.18	0.00	
2/15/22	02/15/22	HDMOT 2020-A A3 DTD 01/29/2020 1.870% 10/15/2024	41284UAD6	9,952.94	9,952.94	0.00	9,952.94	2.17	0.00	
2/15/22	02/15/22	HYUNDAI AUTO RECEIVABLES TRUST DTD 04/10/2019 2.660% 06/15/2023	44932NAD2	14,802.20	14,802.20	0.00	14,802.20	1.95	0.00	
2/15/22	02/15/22	CARMAX AUTO OWNER TRUST DTD 07/25/2018 3.130% 06/15/2023	14313FAD1	12,040.24	12,040.24	0.00	12,040.24	1.64	0.00	
2/15/22	02/15/22	CARMX 2019-2 A3 DTD 04/17/2019 2.680% 03/15/2024	14316LAC7	11,566.59	11,566.59	0.00	11,566.59	1.18	0.00	
2/15/22	02/15/22	WOART 2020-B A3 DTD 06/24/2020 0.630% 05/15/2025	98163WAC0	15,777.90	15,777.90	0.00	15,777.90	1.24	0.00	
2/15/22	02/15/22	HAROT 2019-3 A3 DTD 08/27/2019 1.780% 08/15/2023	43815NAC8	10,711.40	10.711.40	0.00	10,711.40	0.09	0.00	

PFM Asset Management LLC

Account 04380500 Page 40

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Managed Account Security Transactions & Interest

For the Month Ending February 28, 2022

#### CITY OF ANTIOCH, CA - 04380500

	ion Type			_	Principal	Accrued		Realized G/L	Realized G/L	Sale
rade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Metho
PAYDO	WNS									
2/15/22	02/15/22	NAROT 2018-C A3	65478NAD7	29,264.74	29,264.74	0.00	29,264.74	5.61	0.00	
		DTD 12/12/2018 3.220% 06/15/2023								
2/15/22	02/15/22	FIFTH THIRD AUTO TRUST	31680YAD9	11,844.09	11,844.09	0.00	11,844.09	2.60	0.00	
		DTD 05/08/2019 2.640% 12/15/2023								
	02/16/22	GMCAR 2019-2 A3	36257FAD2	15,673.12	15,673.12	0.00	15,673.12	1.28	0.00	
		DTD 04/17/2019 2.650% 02/16/2024								
2/16/22	02/16/22	GMCAR 2019-1 A3	36256XAD4	14,655.54	14,655.54	0.00	14,655.54	1.62	0.00	
		DTD 01/16/2019 2.970% 11/16/2023								
2/18/22	02/18/22	HAROT 2019-1 A3	43814WAC9	4,895.80	4,895.80	0.00	4,895.80	0.13	0.00	
		DTD 02/27/2019 2.830% 03/20/2023								
2/20/22	02/20/22	VZOT 2020-A A1A	92348TAA2	22,383.72	22,383.72	0.00	22,383.72	2.62	0.00	
		DTD 01/29/2020 1.850% 07/22/2024								
2/20/22	02/20/22	GMALT 2020-3 A3	362569AC9	21,508.80	21,508.80	0.00	21,508.80	2.06	0.00	
		DTD 09/29/2020 0.450% 08/21/2023								
2/20/22	02/20/22	VZOT 2019-C A1A	92348AAA3	42,696.76	42,696.76	0.00	42,696.76	3.29	0.00	
		DTD 10/08/2019 1.940% 04/22/2024								
/20/22	02/20/22	VWALT 2019-A A3	92867XAD8	22,833.77	22,833.77	0.00	22,833.77	0.36	0.00	
		DTD 10/04/2019 1.990% 11/21/2022								
02/20/22	02/20/22	VALET 2018-2 A3	92869BAD4	19,199.74	19,199.74	0.00	19,199.74	0.80	0.00	
		DTD 11/21/2018 3.250% 04/20/2023								
/25/22	02/25/22	BMWOT 2020-A A3	09661RAD3	13,253.92	13,253.92	0.00	13,253.92	1.00	0.00	
		DTD 07/15/2020 0.480% 10/25/2024								
ransaction Type Sub-Total			588,982.62	588,982.62	0.00	588,982.62	(456.85)	0.00		
SELL										
/01/22	02/03/22	US TREASURY NOTES	912828Z29	1,200,000.00	1,208,015.63	944.75	1,208,960.38	2,109.38	6,114.64	FIFO
		DTD 01/15/2020 1.500% 01/15/2023				55	1,200,000,00	2,100,00	0,111,01	11.0
/01/22	02/03/22	US TREASURY NOTES	912828YK0	375,000.00	377,036.13	1,572.37	378,608.50	5,083.01	2,787.50	FIFO
		DTD 10/15/2019 1.375% 10/15/2022		0.0,000.00	0.7,000.10	2,0,2,0/	57 5,000,50	5,005.01	2,, 07.50	11.0
/04/22	02/07/22	SUMITOMO MITSUI BANK NY CERT	86565CKU2	225,000.00	225,093.81	122.50	225,216.31	93.81	93.81	FIFO
		DEPOS	505050.02	223,000.00	223,033,01	122.50	223,210,31	55.01	55.01	110
		DTD 07/14/2020 0.700% 07/08/2022								

PFM Asset Management LLC

## Managed Account Security Transactions & Interest

For the Month Ending February 28, 2022

## CITY OF ANTIOCH, CA - 04380500

Transac	tion Type	-			Principal	Account				
Trade	Settle	Security Description	CUSIP	Par	Proceeds	Accrued Interest	Total	Realized G/L	Realized G/L	Sale
SELL						Interest	Total	Cost	Amort Cost	Metho
02/08/22	02/09/22	SUMITOMO MITSUI BANK NY CERT DEPOS	86565CKU2	500,000.00	500,102.36	311.11	500,413.47	102.36	102.36	FIFO
02/11/22	02/15/22	DTD 07/14/2020 0.700% 07/08/2022 NORDEA BANK ABP NEW YORK CERT DEPOS	65558TLL7	800,000.00	803,990.36	7,112.22	811,102.58	3,990.36	3,990.36	FIFO
02/16/22	02/18/22	DTD 08/29/2019 1.850% 08/26/2022 MORGAN STANLEY CORP NOTES (CALLABLE)	61772BAA1	175,000.00	172,742.50	472.61	173,215.11	(2,257.50)	(2,257.50)	FIFO
02/17/22	02/18/22	DTD 04/22/2021 0.731% 04/05/2024 MORGAN STANLEY CORP NOTES DTD 04/24/2018 3.737% 04/24/2024	61744YAO1	325,000.00	331,769.75	3.846.00	335,615.75	(17,985.50)	(8.434.86)	FIFO
02/17/22	02/22/22	PEPSICO INC CORPORATE NOTES DTD 05/01/2020 0.750% 05/01/2023	713448EY0	215,000.00	213,497.15	497.19	213,994.34	(1,077.15)	(1.334.51)	FIFO
2/17/22	02/22/22	EXXON MOBIL CORPORATION CORPORATE NOTES	30231GBL5	225.000.00	225,564.75	1,246.98	226.811.73	(2,337.75)	(569.59)	FIFO
2/23/22	02/24/22	DTD 04/15/2020 1.571% 04/15/2023 SKANDINAV ENSKILDA BANK LT CD DTD 09/03/2019 1.860% 08/26/2022	83050PDR7	800,000.00	804,088.80	7,522.67	811,611.47	4,088.80	4,088.80	FIFO
2/24/22	02/28/22	US TREASURY N/B NOTES DTD 02/15/2022 1.500% 02/15/2025	91282CDZ1	345,000.00	342,803.32	185.84	342,989.16	404.30	373.45	FIFO
ransactio	on Type Sul	b-Total		5,185,000.00	5,204,704.56	23,834.24	5,228,538.80	(7,785.88)	4,954.46	
Managed Account Sub-Total				81,205.26	87,543.60	168,748.86	(8,242.73)	4,954.46		
otal Secu	urity Transa	octions			\$81,205.26	\$87,543.60	\$168,748.86	(\$8,242.73)	\$4,954.46	

## ANTIOCH CALIFORNIA

#### STAFF REPORT TO THE CITY COUNCIL

DATE:	Regular Meeting of April 12, 2022
TO:	Honorable Mayor and Members of the City Council
SUBMITTED BY:	Thomas Lloyd Smith, City Attorney 725
SUBJECT:	AB 361: Resolution Making Findings Necessary to Conduct Brown Act Meetings by Teleconference for the City Council, Boards, Commissions, and Committees

#### **RECOMMENDED ACTION**

It is recommended that the City Council adopt the resolution authorizing remote teleconference/virtual meetings of the legislative bodies of the City of Antioch, which includes the City Council, boards, commissions, and committees.

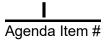
#### FISCAL IMPACT

There is no anticipated direct or indirect fiscal impact as a result of this item.

#### DISCUSSION

Even though cases of COVID-19 have dropped, AB 361 is expressly intended "to protect the health and safety of civil servants and the public and does not preference the experience of members of the public who might be able to attend a meeting in a physical location over members of the public who cannot travel or attend that meeting in a physical location" because of physical status.

The City of Antioch has utilized teleconference technology for some time, and since the State of Emergency is still in effect and state officials are still recommending measures to promote social distancing, especially for immunocompromised and sensitive groups (as described in the attached Resolution), the City's legislative bodies, which include the City Council, boards, commissions, and committees can continue to meet while providing access to the public via teleconference. This resolution makes the findings required by AB 361, and would apply Citywide – i.e., not just to the City Council but to all City commissions and committees subject to the Brown Act as well. Staff requests passage of the attached resolution, which enables "hybrid meetings" including in-person and teleconference public participation or virtual meetings via teleconference for the City Council, boards, commissions, and committees.



Under this resolution, City Council, commissions, boards, and committees can continue holding virtual meetings or hybrid meetings in compliance with the following more flexible standards:

- The City is not required to provide a physical location for the public to attend or provide comments.
- Public access to the meeting via a call-in or an internet-based service option must be allowed, but the City is not required to have members of the public attend at each teleconference location.
- The City is only required to notice and post an agenda in accordance with the Brown Act provisions for in-person meetings. The agenda shall identify and include an opportunity for all persons to attend via a call-in option or an internet-based service option.
- When notice of the time of the teleconferenced meeting given or the agenda for the meeting is posted, the City shall also give notice of the means by which members of the public may access the meeting and offer public comment.
- The City must provide an opportunity for the public to address and offer comment in real time and cannot require all public comments to be submitted in advance of the meeting.

# **ATTACHMENTS**

A. Resolution

## **RESOLUTION NO. 2022-XX**

## A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH MAKING THE REQUIRED FINDINGS TO AUTHORIZE REMOTE TELECONFERENCE/VIRTUAL MEETINGS OF THE LEGISLATIVE BODIES OF THE CITY OF ANTIOCH FOR A PERIOD OF THIRTY DAYS PURSUANT TO BROWN ACT PROVISIONS

**WHEREAS**, the City of Antioch is committed to preserving and nurturing public access and participation in public meetings under the Ralph M. Brown Act;

**WHEREAS**, all meetings of the City's legislative bodies, which includes the City Council, boards, commissions, and committees, are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code 54950 – 54963), such that any member of the public may attend, participate, and watch the City's legislative bodies conduct their business;

**WHEREAS**, as recently amended by AB 361, Government Code section 54953(e) of the Brown Act makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions;

WHEREAS, a required condition is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558;

WHEREAS, it is further required that state or local officials have recommended or imposed measures to promote social distancing, or the legislative body determines by majority vote that meeting in person would present imminent risks to the health and safety of attendees;

WHEREAS, such conditions now exist in the City; specifically, on March 4, 2020, the Governor of the State of California proclaimed a State of Emergency, and such proclamation remains in effect and has not been rescinded or cancelled, and the "SMARTER" plan that the Governor unveiled specifically indicates that the State of Emergency will not be terminated;

WHEREAS, in addition to the above, state officials have issued orders recommending social distancing measures for certain individuals and in certain situations. For example, and not by way of limitation, social distancing is referenced in guidance on vaccine doses for persons who are immunocompromised and in certain situations under general industry safety orders;

**WHEREAS**, the state legislature has also made findings that by removing the requirement that public meetings be conducted at a primary physical location with a quorum of members present, AB 361 protects the health and safety of civil servants and the public and does not preference the experience of members of the public who might be able to attend a meeting in a physical location over members of the public who cannot travel or attend that meeting in a physical location;

**WHEREAS**, the City Council does hereby find that all of the legislative bodies of the City shall conduct their meetings without compliance with paragraph (3) of subdivision (b) of Government Code section 54953, as authorized by subdivision (e) of section 54953, and that such legislative bodies shall comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of section 54953; and

**WHEREAS**, the City will provide live call-in and/or internet service-based option for remote public participation and will provide notice for such participation in the agendas posted in advance of the meetings.

## NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ANTIOCH DOES HEREBY RESOLVE AS FOLLOWS:

**Section 1.** <u>Recitals</u>. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

**Section 2.** <u>Findings</u>. The City Council hereby finds that, as set forth above, due to the novel coronavirus a State of Emergency declared by the Governor of the State of California is currently in effect, and that state or local officials are recommending measures promote social distancing.

**Section 3.** <u>Remote Teleconference Meetings</u>. The City Manager and City Attorney are hereby authorized and directed to take all actions necessary to conduct open and public meetings for all the legislative bodies of the City in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

**Section 4.** <u>Effective Date of Resolution</u>. This Resolution shall be effective immediately upon its adoption and shall remain in effect until the earlier of 30 days from the effective date of this Resolution, or such time the City Council adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the legislative bodies of the City may continue to teleconference.

\* \* \* \* \* \* \* \*

**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 12<sup>th</sup> day of April, 2022 by the following vote:

AYES: NOES: ABSTAIN: ABSENT:

## ELIZABETH HOUSEHOLDER CITY CLERK OF THE CITY OF ANTIOCH

# ANTIOCH CALIFORNIA

## STAFF REPORT TO THE CITY COUNCIL

DATE:	Regular Meeting of April 12, 2022			
TO:	Honorable Mayor and Members of the City Council			
SUBMITTED BY:	Bryan Pitts, Acting Operations Supervisor			
APPROVED BY:	John Samuelson, Public Works Director/City Engineer $\mathcal X$			
SUBJECT:	Approval of Purchase of One (1) Bandit Brush and Woodchipper Model M-12XP Utilizing Sourcewell Cooperative Purchasing Contract #050119-BAN with Cal-Line Equipment Inc.			

## **RECOMMENDED ACTION**

It is recommended that the City Council adopt a resolution:

- 1. Approving the purchase of one (1) new 2022 Bandit Brush and Woodchipper Model M-12XP for an amount not to exceed \$65,543; and
- 2. Authorizing the City Manager to execute the Sourcewell Cooperative Purchasing Contract #050119-BAN with Cal-Line Equipment Inc. for the purchase of the equipment.

#### FISCAL IMPACT

Funding for the purchase of this equipment is included in the adopted fiscal year 2021/2022 operating budgets within the Vehicle Replacement, SLLMD Administration, and Sewer Funds.

#### DISCUSSION

The City's inventory of vehicles and equipment is examined annually in conjunction with the budget process to determine which existing units meet replacement criteria and which divisions have new operational needs. Criteria includes, but is not limited to, vehicles that reach or exceed 100,000 miles, vehicles and equipment that require frequent and costly maintenance repairs, and older model vehicles and equipment that lack available parts.

This recommendation replaces a 1991 Vermeer brush and woodchipper that was sent to auction due to excessive wear and high maintenance costs. The replacement brush and woodchipper will be used by Landscape, Collection Systems, and NPDES crews to trim and chip up brush and trees throughout the City of Antioch's landscape, open spaces, and utility rights-of-way. This equipment provides for more efficient use of manpower and the capability to recycle green waste in an environmentally sound way. All woodchips will

J Agenda Item # be used to provide mulch cover in the City's open spaces and trail areas, returning rich organic matter back to the land.

The City received a quote for the purchase of one (1) New 2022 Bandit Brush and Woodchipper Model M-12XP from Cal-Line Equipment, a Sourcewell cooperative purchasing vendor. The City can utilize Sourcewell Cooperative Purchasing contracts for the purchase of goods and services per Antioch Municipal Code section 3-4.12 (C) (1), which allows the dispensing of bidding procedures for purchasing goods or services or proposal procedures for professional services. Many public agencies, including neighboring cities and special districts, use certain national cooperative purchasing programs such as Sourcewell to obtain significant savings while maintaining the principles of fair and open competition in public procurement.

#### ATTACHMENTS

A. ResolutionB. Sourcewell Quote

#### ATTACHMENT "A"

#### **RESOLUTION NO. 2022/\*\***

#### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROVING THE PURCHASE OF ONE (1) NEW 2022 BANDIT BRUSH AND WOODCHIPPER MODEL M-12XP AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO PURCHASE THE EQUIPMENT FROM CAL-LINE INC., UTILIZING SOURCEWELL COOPERATIVE PURCHASING CONTRACT #050119-BAN IN AN AMOUNT NOT TO EXCEED \$65,543.

WHEREAS, the City of Antioch's Fleet Division annually assesses its inventory of vehicles and equipment based on standard replacement criteria in conjunction with the operational needs of each division;

WHEREAS, the City's Fleet Division maintains the City's fleet through timely replacement of vehicles and equipment that are at or beyond their useful life, which is critical in managing costs and liability associated with an aging fleet;

WHEREAS, the City of Antioch received a quote from Cal-Line Equipment Inc., a Sourcewell cooperative purchasing vendor with fair pricing for government agencies; and

WHEREAS, by utilizing Sourcewell Cooperative Purchasing Contract #050119-BAN, the City will be guaranteed a significant cost savings while maintaining the principles of fair and open competition in public procurement.

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

- 1. Approves the purchase of one (1) new Bandit brush and woodchipper Model M-12XP in an amount not to exceed \$65,543; and
- 2. Authorizes the City Manager or designee to execute the purchase of the equipment utilizing Sourcewell Cooperative Purchasing Contract #050119-BAN with Cal-Line Equipment Inc.

\* \* \* \* \* \*

**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 12<sup>th</sup> day of April 2022, by the following vote:

AYES:

NOES:

**ABSTAIN:** 

ABSENT:

ELIZABETH HOUSEHOLDER CITY CLERK OF THE CITY OF ANTIOCH

# ATTACHMENT "B"

## Cal-Line Equipment Inc.

6010 Southfront Rd. Livermore, CA 94551 Phone # 925-443-6432

# Estimate

Date	Estimate #		
3/17/22	, 17019		

## Name / Address

City of Antioch 1201 W 4th Street Antioch, CA 94509

			Р	roject
Item	Description	Qty	Cost	Total
M-12XP	Bandit Model M-12XP Intimidator Chipper with all standard equipment; (2022) 12" Capacity with 4 Knife Drum Paint: Green 74 HP Caterpillar Tier 4 Final Engine Autofeed Plus System Hydraulic Lift/Down Pressure Cylinder 7,000lb Axle with Electric Brakes Hydraulic Powered Winch Hydraulic Flow Control Hand Crank Height Discharge Hand Crank Height Discharge S4" Wide Infeed Steel Fenders Rubber Wheel Caulks with Mounts Cone Holder 4"x 6" Inspection Window 12" Longer Tongue Pintle Hitch Aluminum Toolbox RV Style Plug Subtotal	1	64,240.00	64,240.00T 64,240.00
Discount Freight D&P	Sourcewell Contact # 050119-BAN Freight Charges Delivery and Prep 9.75% City of Antioch Sales Tax ( Contra Costa County )		-12.00% 2,500.00 1,000.00 9.75%	
Thank you fo	or your business.	<b>Total</b> \$65,542		65,542.99

**Customer Signature** 

# 

## STAFF REPORT TO THE CITY COUNCIL

DATE:	Regular Meeting of April 12, 2022		
то:	Honorable Mayor and Members of the City Council		
SUBMITTED BY:	Scott Buenting, Project Manager		
<b>REVIEWED BY:</b>	Carlton Thompson, Assistant City Engineer 🧭		
APPROVED BY:	John Samuelson, Public Works Director/City Engineer <sup>1</sup>		
SUBJECT:	Third Amendment to the Memorandum of Understanding Related to the Groundwater Sustainability Plan for the East Contra Costa County Portion of the Tracy Subbasin, P.W. 704-3		

## **RECOMMENDED ACTION**

It is recommended that the City Council adopt a resolution approving the third amendment of the Memorandum of Understanding related to the Groundwater Sustainability Plan for the East Contra Costa County Portion of the Tracy Subbasin.

## **FISCAL IMPACT**

There is no fiscal impact to amend the Groundwater Sustainability Plan (GSP) Memorandum of Understanding (MOU) with East Contra Costa County member agencies for the East Contra Costa County Portion of the Tracy Subbasin. The fiscal year 2021/22 Water Fund Budget includes available funding for professional assistance and studies related to the Groundwater Sustainability Plan.

## DISCUSSION

In 2015, the State of California implemented the Sustainable Groundwater Management Act (SGMA) and established a framework of priorities and requirements to assist local agencies sustainably manage groundwater within a basin or subbasin. Although the City of Antioch does not currently use groundwater, the City's service area overlays a portion of the Tracy Subbasin, which has been identified by the State of California as basin number 5-22.15.

On March 28, 2017, the City Council authorized the City's formation of a Groundwater Sustainability Agency (GSA) to manage its portion of the Tracy Subbasin. In addition, the City Council authorized the execution of a MOU with the City of Brentwood, Byron-Bethany Irrigation District, Contra Costa Water District, Contra Costa County, Diablo Water District, Discovery Bay Community Services District and the East Contra Costa

Irrigation District for collectively developing and implementing a single GSP for the East Contra Costa County portion of the Tracy Subbasin.

On November 28, 2017, City Council approved the first amendment to the MOU to address issues that required additional clarification, which included revised indemnification language to provide more protection to the individual agencies and cost sharing for the development of the GSP.

On January 28, 2020, City Council approved the second amendment to the MOU to change the name of the referenced subbasin from the East Contra Costa portion of the Tracy Subbasin to the East Contra Costa Subbasin.

On November 9, 2021, City Council approved and adopted the final GSP for the area within the East Contra Costa Subbasin in which the City of Antioch GSA has jurisdiction and authorized the submittal of the GSP to California Department of Water Resources.

The existing MOU was related to the preparation and development of the GSP and is not applicable to the implementation of the adopted GSP. Staff recommends the City Council approve the third amendment to the MOU to include collaboration between the member agencies on implementation of the GSP pertaining to items, such as community outreach and education, and preparation of the mandatory annual reports.

## **ATTACHMENTS**

A: Resolution

2

#### **ATTACHMENT "A"**

#### RESOLUTION NO. 2022/\*\*

## RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH AUTHORIZING THE CITY MANAGER TO EXECUTE THE THIRD AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING WITH MEMBER AGENCIES RELATED TO THE GROUNDWATER SUSTAINABILITY PLAN FOR THE EAST CONTRA COSTA COUNTY PORTION OF THE TRACY SUBBASIN P.W. 704-3

**WHEREAS**, on March 28, 2017, the City of Antioch (City) formed a Groundwater Sustainability Agency (GSA) to manage its portion of the Tracy Subbasin;

WHEREAS, the City Council authorized the execution of a Memorandum of Understanding (MOU) with the City of Brentwood, Byron-Bethany Irrigation District, Contra Costa Water District, Contra Costa County, Diablo Water District, Discovery Bay Community Services District and the East Contra Costa Irrigation District (member agencies) for collectively developing and implementing a single Groundwater Sustainability Plan (GSP) for the East Contra Costa County portion of the Tracy Subbasin;

**WHEREAS**, the City and the other local agencies that have decided to be GSAs effective May 9, 2017, in the portion of the Tracy Subbasin within Contra Costa County have executed the MOU to coordinate development and implementation of a single GSP for the portion of the Tracy Subbasin in Contra Costa County;

**WHEREAS**, the member agencies have developed revisions to the agreement to address issues that required additional clarification, therefore the amended agreement includes revised indemnification language to provide more protection to the individual agencies and cost sharing for the development of the GSP;

**WHEREAS**, on November 28, 2017, the City Council approved the first amendment to the MOU with member agencies for the development of the GSP for the East Contra Costa County Portion of the Tracy Subbasin;

**WHEREAS**, on January 28, 2020, City Council approved the second amendment to the MOU to change the name of the referenced subbasin from the East Contra Costa portion of the Tracy Subbasin to the East Contra Costa Subbasin;

WHEREAS, on November 9, 2021, City Council approved and adopted the final GSP for the area within the East Contra Costa Subbasin in which the City of Antioch GSA has jurisdiction and authorized the submittal of the GSP to California Department of Water Resources; and

**WHEREAS**, on City Council has considered approving the third amendment to the MOU to include collaboration between the member agencies on implementation of the GSP pertaining to items, such as community outreach and education, and preparation of the mandatory annual reports.

**RESOLUTION NO. 2022/\*\*** April 12, 2022 Page 2

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Antioch, the City hereby adopts the third amendment to the MOU to include collaboration between the member agencies on implementation of the GSP pertaining to items, such as community outreach and education, and preparation of the mandatory annual reports.

\* \* \* \* \* \* \* \* \*

**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 12<sup>th</sup> day of April 2022, by the following vote:

AYES:

NOES:

**ABSTAIN:** 

**ABSENT:** 

## ELIZABETH HOUSEHOLDER CITY CLERK OF THE CITY OF ANTIOCH

# CITY OF ANTIOCH CALIFORNIA

## STAFF REPORT TO THE CITY COUNCIL

DATE:	Regular Meeting of April 12, 2022		
то:	Honorable Mayor and Members of the City Council		
SUBMITTED BY:	Phil Hoffmeister, Administrative Analyst II 🦟		
<b>REVIEWED BY:</b>	Carlton Thompson, Assistant City Engineer 📿		
APPROVED BY:	John Samuelson, Director of Public Works/City Engineer ${}^{oldsymbol{\sum}}$		
SUBJECT:	Formation of the Proposed City of Antioch Community Facilities District No. 2022-01 (Public Services) for Laurel Ranch Subdivision (PW 698)		

#### **RECOMMENDED ACTION**

It is recommended that the City Council:

- 1. Hold the public hearing and request that the City Clerk to open the special election ballot from the sole property owner and publicly read the results of the election;
- 2. Adopt the Resolution Declaring Results of Special Landowner Election and Directing Recording of Notice of Special Tax Lien; and
- 3. Introduce, waive the first reading, and read by title only the ordinance levying special taxes within the City of Antioch Community Facilities District No. 2022-01 (Public Services).

#### **FISCAL IMPACT**

The proposed Community Facilities District ("CFD") will assess new development in the City of Antioch for park, landscape lighting, storm drain and open space services. The CFD will take the place of a Lighting and Landscape District for the City and may be broken down into zones should the need for services arise in different areas.

An annual assessment per household for the Public Services Special Tax is calculated as \$720.64 for Residential Property - In Compliance; and \$1,313.62 for Residential Property - Out of Compliance for fiscal year 2021/22 (Attachment "A", Exhibit B, Table 1). The anticipated annual special tax for the Laurel Ranch development will be \$720.64 for

7 Agenda Item #

Residential Property. Should the HOA not comply with some or all of the conditions of approval, the annual special tax could be as high as \$1,313.62.

#### DISCUSSION

#### Background

At the request of KB Home North Bay LLC, the City has begun the process of creating a CFD pursuant to the Mello-Roos Community Facilities Act (the "Act") of 1982 (California Gov't Code Title 5, Division 2, Part1, Chapter 2.5, Section 53311, et. seq.). The Act provides local governments with a mechanism for financing the construction of public facilities or to finance specific public services, such as park, landscape, lighting, storm drain and open space services. Through the formation of a CFD, a local agency is authorized to levy and collect a special tax, use the tax revenue to finance specified facilities and services, and to borrow money (through issuance of bonds or other indebtedness) to assist with financing facilities. The City received a petition signed by KB Home North Bay LLC, the sole owner of the property, requesting the City Council to initiate proceedings to form a CFD and to waive certain otherwise applicable timeframes associated with the election of a CFD in order to expedite the process.

On February 8, 2022, the City Council adopted Resolution No. 2022/21, a Resolution of Intention, announcing the intention to form the proposed City of Antioch Communities District No. 2022-01 (Public Services). The resolution of intention preliminarily approved a map of the proposed boundaries of the CFD, stated the types of public services within the CFD and the rate and method of apportionment of the special tax to be levied in the CFD to pay the costs of providing the services, and set March 22, 2022, as the date for a public hearing on the proposed formation of the CFD and the levy of the Special Tax.

On March 22, 2022, the City Council adopted Resolution No. 2022/49, A Resolution of Formation of Community Facilities District approving the formation of the CFD, the rate and method of apportionment of the special tax, and the authorized services that may be funded by the special tax. The resolution also preliminarily established the annual appropriations limit as required under the Mello-Roos Community Facilities Act. The special tax shall be calculated at \$720.64 per Dwelling Unit for Residential Property - In Compliance; and \$1,313.62 per Dwelling Unit for Residential Property – Out of Compliance for Fiscal Year 2021-22. The special tax will be subject to annual increases based on the greater of the increase in the San Francisco Urban Consumer Price Index of 2.00%, with a maximum increase of 4.00%. Commencing with fiscal year 2021-22 and for each following fiscal year, the City Council shall levy the annual special tax proportionately for each Assessor's Parcel of developed property at up to 100% of the applicable maximum special tax, until the amount of special taxes equals the special tax requirement.

Also on March 22, 2022, the Council adopted Resolution No. 2022/50, a Resolution Calling for Special Landowner Election to consider the issues of the levy of the special tax and the establishment of the appropriations limits.

## Analysis

Additional steps must be taken to complete the formation of this CFD. On March 22, 2022, the Council motioned to continue the following public hearing items until its April 12, 2022, meeting. The City Council may request the City Clerk to open the ballot from the sole property owner and read publicly the results of the election. If the sole ballot is cast in favor of the forming the CFD, City Council may take the following steps to finally form the CFD.

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

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

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

## **ATTACHMENTS**

- A. Resolution Declaring Results of Special Landowner Election and Directing Recording of Notice of Special Tax Lien
- B. First Reading of an Ordinance Levying Special Taxes

## ATTACHMENT "A"

#### **RESOLUTION NO. 2022\*\***

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

## CITY OF ANTIOCH COMMUNITY FACILITIES DISTRICT NO. 2022-01 (PUBLIC SERVICES)

WHEREAS, on March 22, 2022 this City Council adopted its "Resolution of the City Council of the City of Antioch, Formation of Community Facilities District" (the "Resolution of Formation") ordering the formation of the "City of Antioch Community Facilities District No. 2022-01 (Public Services)" (the "CFD"), authorizing the levy of a special tax on property within the CFD and preliminarily establishing an appropriations limit for the CFD, all pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing at Section 53311, of the California Government Code;

**WHEREAS,** pursuant to the Resolution of Formation, and pursuant to a resolution entitled "Resolution Calling Special Election" (the "Election Resolution") adopted by this City Council on March 22, 2022, the propositions of the levy of the special tax were submitted to the qualified electors of the CFD as required by the Act;

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

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

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

- 1. It is hereby found that all prior proceedings and actions taken by this City Council with respect to the CFD were valid and in conformity with the Act;
- 2. The City Clerk is hereby directed to complete, execute and cause to be recorded in the office of the County Recorder of the County of Contra Costa a **Notice of**

Attachment A Page 1

## **RESOLUTION NO. 2022/**\*\* April 12, 2022 Page 2

**Special Tax Lien,** a copy attached hereto as Exhibit B, in the form required by the Act, with such recording to occur no later than 15 days following adoption by the Council of this resolution;

- 3. The Director of Finance is hereby authorized and directed to take all actions necessary or advisable to give effect to the transactions contemplated by this Resolution; and
- 4. This resolution shall become effective immediately.

\* \* \* \* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 12<sup>nd</sup> day of April 2022, by the following vote:

AYES:

NOES:

**ABSTAIN:** 

ABSENT:

ELIZABETH HOUSEHOLDER CITY CLERK OF THE CITY OF ANTIOCH

## EXHIBIT A

#### CANVASS AND STATEMENT OF RESULT OF ELECTION

## CITY OF ANTIOCH COMMUNITY FACILITIES DISTRICT NO. 2022-01 (PUBLIC SERVICES)

I hereby certify that on April 12th, 2022, I canvassed the returns of the election held on April 12, 2022, in the City of Antioch Community Facilities District No. 2022-01 (Public Services) for the total number of ballots cast, and that the total number of votes cast for and against each ballot measure are as set forth below; and that the totals as shown for and against each ballot measure are full, true and correct.

CITY OF ANTIOCH COMMUNITY FACILITIES DISTRICT NO. 2022-01 SPECIAL TAX ELECTION	Qualified Landowner Votes	Total Votes Cast	YES	NO
April 12, 2022				
	37			

**BALLOT MEASURE NO. 1**: Shall the City of Antioch be authorized to annually levy a special tax solely on lands within the City of Antioch Community Facilities District No. 2022-01 (Public Services) (the "CFD") in accordance with the rate and method contained in the Resolution of Formation of the CFD adopted by the City Council on March 22, 2022, to pay for the public services and pay the related administrative costs, all as specified in the Resolution of Formation?

**IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND** this 12<sup>th</sup> day of April 2022.

100

ELIZABETH HOUSEHOLDER CITY CLERK OF THE CITY OF ANTIOCH

## EXHIBIT B

## NOTICE OF SPECIAL TAX LIEN

## CITY OF ANTIOCH COMMUNITY FACILITIES DISTRICT NO. 2022-01 (PUBLIC SERVICES) (COUNTY OF CONTRA COSTA)

## RECORDING REQUESTED BY AND WHEN RECORDED, PLEASE RETURN TO:

Phil Hoffmeister City of Antioch 200 H Street Antioch, CA 94531

## SPACE ABOVE THIS LINE FOR RECORDER'S USE

## NOTICE OF SPECIAL TAX LIEN

## CITY OF ANTIOCH COMMUNITY FACILITIES DISTRICT NO. 2022-01 (PUBLIC SERVICES) (COUNTY OF CONTRA COSTA)

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

The special tax is authorized to be levied within the City of Antioch Community Facilities District No. 2022-01 (Public Services) (County of Contra Costa) (State of California) (the "Community Facilities District") which has now been officially designated and the lien of the special tax is a continuing lien which shall secure each annual levy of the special tax and which shall continue in force and effect until the special tax obligation is canceled in accordance with law or until the special tax ceases to be levied and a notice of cessation of special tax is recorded in accordance with Section 53330.5 of the Act.

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

Notice is further given that upon the recording of this notice in the office of the County Recorder of the County of Contra Costa, the obligation to pay the special tax levy

shall become a lien upon all nonexempt real property within the Community Facilities District in accordance with Section 3115.5 of the California Streets and Highways Code.

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

Reference is made to the Boundary Map of the Community Facilities District recorded as Document No. 2022-0043108 at Book 87 of Maps of Assessment and Community Facilities Districts at Page 19, in the office of the County Recorder of the County of Contra Costa, State of California, which map is now the final boundary map of the Community Facilities District.

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

Dated:\_\_\_\_\_, 2022

ELIZABETH HOUSEHOLDER CITY CLERK OF THE CITY OF ANTIOCH

## EXHIBIT A

## CITY OF ANTIOCH COMMUNITY FACILITIES DISTRICT NO. 2022-01 (PUBLIC SERVICES)

#### DESCRIPTION OF SERVICES TO BE FINANCED BY THE CFD

The Services shown below are proposed to be financed by the Community Facilities District No. 2022-01 (Public Services) (the "CFD"). The Services shall be provided, pursuant to the plans and specifications approved by the City of Antioch (the "City") and the officials thereof, including the City Manager.

#### SERVICES

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

#### Neighborhood Park & Street Lighting Maintenance

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

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

#### Neighborhood Landscape Maintenance

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

#### Stormwater Maintenance

Maintenance, including servicing, repair, replacement and removal of bio-retention facilities and drainage facilities (includes field inspections, record keeping, cost of permits

Exhibit A Page 1 and regulatory fees, environmental mitigation monitoring, annual reporting, vegetation management, removal of silt, sediment, trash and debris from the drainage areas, bioretention basins and City catch basins, etc.). Maintenance also includes cleaning and removal of graffiti, and associated electric, water, and other utility costs.

#### Open Space Maintenance

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

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

#### OTHER

1. Administrative expenses, including the cost incurred to determine, levy and collect special taxes, including compensation of the City employees for administrative work performed in relation to the CFD, the fees of consultants and legal counsel, the costs of collecting installments of special taxes upon the general tax rolls, preparation of required reports, and any other costs incurred in the administration of the CFD by the City.

2. Reimbursement of costs related to the formation of the CFD advanced by the City, the landowner(s) in the CFD or any party related to any of the foregoing, as well as reimbursement of any costs advanced by the City, the landowner(s) in the CFD, or any party related to any of the foregoing, for services, facilities, fees or other purposes or costs of the CFD.

## EXHIBIT B

# CITY OF ANTIOCH COMMUNITY FACILITIES DISTRICT NO. 2022-01 (PUBLIC SERVICES)

# RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

# RATE AND METHOD OF APPORTIONMENT FOR CITY OF ANTIOCH COMMUNITY FACILITIES DISTRICT NO. 2022-01 (PUBLIC SERVICES)

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels of Taxable Property in City of Antioch Community Facilities District No. 2022-01 (Public Services) (County of Contra Costa) ("CFD No. 2022-01") and collected each Fiscal Year commencing in Fiscal Year 2021-22, in an amount determined by the Council through the application of the appropriate Special Tax for "Developed Property," as described below. All of the real property in CFD No. 2022-01, unless exempted by law or by the provisions hereof, shall be taxed for these purposes, to the extent and in the manner herein provided.

#### **A** DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre" or "Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final subdivision map, parcel map, condominium plan, record of survey, or other recorded County parcel map.

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

"Administrative Expenses" means the following actual or reasonably estimated costs directly related to the administration of CFD No. 2022-01: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City or any designee thereof or both); the costs of collecting the Special Taxes (whether by the City or otherwise); the costs to the City, CFD No. 2022-01, or any designee thereof of complying with CFD No. 2022-01 or obligated persons disclosure requirements associated with the Act; the costs associated with preparing Special Taxes; the costs to the City, CFD No. 2022-01, or any designee statements and responding to public inquiries regarding the Special Taxes; the costs to the City, CFD No. 2022-01, or any designee thereof related to an appeal of the Special Tax; and the City's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2022-01 for any other administrative purposes of CFD No. 2022-01, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

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

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

"Authorized Services" means those services eligible to be funded by CFD No. 2022-01, as defined in the Resolution of Formation and authorized to be financed by CFD No. 2022-01 pursuant to Section 53313 and Section 53313.5 of the Act. CFD No. 2022-01 shall finance Authorized Services only to the extent that they are in addition to those provided in the territory of CFD No. 2022-01 before the CFD was created and such Authorized Services may not supplant services already available within CFD No. 2022-

01 when the CFD was created.

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

"CFD Administrator" means an official of the City or CFD No. 2022-01, or any designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

"CFD No. 2022-01" means City of Antioch Community Facilities District No. 2022-01 (Public Services) (County of Contra Costa).

"City" means the City of Antioch.

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

"City Manager" means the City Manager of the City of Antioch.

"Council" means the City Council of the City of Antioch, acting as the legislative body of CFD No. 2022-01.

"County" means the County of Contra Costa.

"Developed Property" means, for each Fiscal Year, all Assessor's Parcels for which a Building Permit was issued after January 1, 2021 and on or before May 1 of the Fiscal Year preceding the Fiscal Year for which the Special Taxes are being levied.

"Dwelling Unit" means a building or portion thereof designed for and occupied in whole or part as a residence or sleeping place, either permanently or temporarily, by one (1) family and its guests, with sanitary facilities and one (1) kitchen provided within the unit. Boarding or lodging houses, dormitories, and hotels shall not be defined as Dwelling Units unless the land use permit specifies a residential use. For purposes of determining the Special Tax due, any "second unit" or "accessory dwelling unit" (as determined pursuant to Section 65852.2 of the Government Code) shall be considered a separate Dwelling Unit and shall be subject to this Special Tax.

"Exempt Welfare Property" means, for each Fiscal Year, an Assessor's Parcel that is (a) receiving a welfare exemption under subdivision (g) of Section 214 of the California Revenue and Taxation Code (or any successor statute), as indicated in the County's assessor's roll finalized as of January 1 of the previous Fiscal Year, and (b) exempt from the Special Tax pursuant to Section 53340(c) of the Act.

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

"Future Annexation Area" means the geographic area specifically identified as Future Annexation Area in Exhibit A of this Rate and Method of Apportionment.

"Land Use Class" means any of the classes listed in Table 1 and Table 2. For property that annexes into CFD No. 2022-01, different Land Use Classes may be established by creating a separate Tax Zone for such annexed property.

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

Parcel. For property that annexes into CFD No. 20121-01, a different Maximum Special Tax may be established by creating a separate Tax Zone for such annexed property.

"Notice of Amended Special Tax Lien" means a notice that needs to be recorded with the County after the City determines that the Special Tax has been authorized by the Property Owners of annexed properties. The Notice of Amended Special Tax Lien will include a description of the Special Tax and the name of the Property Owner of each Assessor Parcel being annexed into CFD No. 2022-01. The CFD Administrator shall prepare and record the notice.

"Property Owner" means the owner of fee title to an Assessor Parcel.

"Property Owner Association" means any association formed to represent residential housing interests in CFD No. 2022-01, which also has the resources to manage and maintain Property Owner Association Property or similar.

"Property Owner Association Property" means, for each Fiscal Year, any Assessor's Parcel within the boundaries of CFD No. 2022-01 that is owned by or irrevocably offered for dedication to a property owner association, including any master or sub-association, not including any such property that is located directly under a residential or non-residential structure.

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

"Public Property" means, for each Fiscal Year, (i) any property within the boundaries of CFD No. 2022-01 that is owned by or irrevocably offered for dedication to the federal government, the State, the City, or any other public agency; provided however that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act, as such section may be amended or replaced, shall be taxed and classified in accordance with its use; or (ii) any property within the boundaries of CFD No. 2022-01 that is encumbered by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement.

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

"Residential Property" means all Assessor's Parcels of Developed Property for which a Building Permit has been issued by the County for purposes of constructing one or more residential Dwelling Units.

"Residential Property – In Compliance" means a definition of Residential Property that is only relevant for the purpose of calculating the annual Neighborhood Park & Street Lighting Maintenance Special Tax, the Stormwater Special Tax and the Open Space Maintenance Special Tax components, as identified in Table 2, and shall be applied each Fiscal Year only to Residential Property for which a Property Owner Association and/or the property owner, or any designee thereof, of the Residential Property has notified the City in writing by the February 1st preceding the Fiscal Year that it wishes to assume responsibility for maintaining its parcel's frontage landscaping, and stormwater and the City Manager or his/her designee has determined that the Property Owner Association and/or Property Owner, or any designee thereof, has maintained its parcel's frontage landscaping and stormwater in previous Fiscal Years to City Landscape and Stormwater Maintenance Standards. In addition, in order for any Residential Property to be defined

as Residential Property – In Compliance, all Residential Properties within the boundaries of CFD No. 2022-01, as defined in the Resolution of Formation, must also be defined as Residential Property – In Compliance. With respect to future development in Assessor's Parcels not identified in the Resolution of Formation, Residential Property – In Compliance status will be evaluated based on the Unanimous Approval Form prepared for those Assessor's Parcels at the time of annexation, pursuant to the Act.

"Residential Property – Out of Compliance" means all Residential Property that is not Residential Property – In Compliance.

"Resolution of Formation" means the resolution adopted by the Council pursuant to Section 53325.1 of the Act, establishing CFD No. 2022-01.

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

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

"Special Tax Component" means one of the following components of the Special Tax: Neighborhood Parks & Street Lighting Maintenance Special Tax, Neighborhood Landscape Maintenance Special Tax, Stormwater Maintenance Special Tax, and/or Open Space Maintenance Special Tax, as identified in Table 1 and Table 2.

"Special Tax Requirement" means that amount to be collected in any Fiscal Year for CFD No. 2022-01 to pay for certain costs as required to meet the needs of CFD No. 2022-01 in that Fiscal Year. The costs to be covered shall be the direct costs for (i) Authorized Services, and (ii) Administrative Expenses; less (iii) a credit for funds available to reduce the annual Special Tax levy, if any, as determined by the CFD Administrator. Under no circumstances shall the Special Tax Requirement include debt service payments for debt financings by CFD No. 2022-01.

"State" means the State of California.

"Taxable Property" means all of the Assessor's Parcels within the boundaries of CFD No. 2022-01 which are not exempt from the Special Tax pursuant to law or Section E below.

"Tax Zone" means mutually exclusive geographic areas defined herein and identified in Exhibit A of this Rate and Method of Apportionment. All of the property within CFD No. 2022-01 at the time of CFD Formation is located within Tax Zone 1. Additional Tax Zones may be created when Assessor Parcels are annexed into CFD No. 2022-01. A separate Maximum Special Tax shall be identified for Assessor Parcels within the new Tax Zone at the time of such annexation. The Assessor Parcels included within a new Tax Zone shall be identified in the Unanimous Approval Form.

"Tax Zone 1" means the geographic area specifically identified in Tax Zone 1 in Exhibit A of this Rate and Method of Apportionment.

"Unanimous Approval Form" means the form executed by the Property Owner(s) of the

Assessor Parcel(s) to be annexed into CFD No. 2022-01 that constitutes the Property Owner's approval and unanimous vote in favor of annexation into CFD No. 2022-01.

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

#### B ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, all Assessor's Parcels, as applicable within CFD No. 2022-01, shall be classified by the CFD Administrator as Developed Property, Undeveloped Property, Property Owner Association Property, or Public Property, and shall be subject to annual Special Taxes in accordance with this Rate and Method of Apportionment as determined by the CFD Administrator pursuant to Sections C and D below. The CFD Administrator's allocation of property to each type of Land Use Class shall be conclusive and binding. However, only Developed Property shall be subject to annual Special Taxes in accordance with the Rate and Method of Apportionment as determined by the CFD Administrator's shall be subject to annual Special Taxes in accordance with the Rate and Method of Apportionment as determined pursuant to Sections C and D below. The CFD Administrator shall also determine the Tax Zone within which each Assessor's Parcel is located.

#### C MAXIMUM SPECIAL TAX RATE

#### C.1 Developed Property

#### C.1.a Maximum Special Tax

The Maximum Special Tax for Fiscal Year 2021-22 for Developed Property is shown below. Under no circumstances shall a Special Tax be levied on additions to Dwelling Units which have been categorized in prior Fiscal Years as Developed Property. For property that annexes into CFD No. 2022-01, different maximum rates may be established by creating a separate Tax Zone for such annexed property. Alternatively, property may be annexed into a Tax Zone, that was established prior to the annexation, and such property shall be subject to the Maximum Special Tax applicable to that Tax Zone.

Table 1: Maximum Special Taxes for Developed Property – Out of Compliance
Tax Zone 1 of Community Facilities District No. 2022-01
For Fiscal Year 2021-22

Land Use	Description	FY 2021-22 Maximum Special Tax
<b>Residential Pro</b>		
Special Tax Con	nponent (Per Dwelling Unit)	
Neighborhood	\$598.42	
Neighborhood	\$541.37	
Stormwater Mai	\$126.04	
Open Space Maintenance Special Tax		\$47.79
	Total:	\$1,313.62

#### Table 2: Maximum Special Taxes for Developed Property – In Compliance Tax Zone 1 of Community Facilities District No. 2022-01 For Fiscal Year 2021-22

Land Use	Description	FY 2021-22 Maximum Special Tax
<b>Residential Pro</b>		
Special Tax Con	nponent (Per Dwelling Unit)	
Neighborhood I	\$598.42	
Neighborhood I	N/A	
Stormwater Mai	\$74.43	
Open Space Ma	\$47.79	
	Total:	\$720.64

#### C.1.b Increase in the Maximum Special Tax

On each July 1, commencing on July 1, 2022, the Maximum Special Tax for Developed Property shall be increased annually by the greater of the change in the San Francisco Urban Consumer Price Index (during the twelve (12) months prior to December of the previous Fiscal Year) and two percent (2.00%), with a maximum annual increase of four (4.00%) percent for any given Fiscal Year.

#### C.2 Undeveloped Property

No Special Taxes shall be levied on Undeveloped Property.

#### C.3 Prepayment of Special Tax

No prepayment of the Special Tax shall be permitted in CFD No. 2022-01.

#### D METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2021-22 and for each following Fiscal Year, the Council shall levy the annual Special Tax Proportionately for each Assessor's Parcel of Developed Property at up to 100% of the applicable Maximum Special Tax, until the amount of Special Taxes equals the Special Tax Requirement.

#### E EXEMPTIONS

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

No Special Tax shall be levied on any Assessor's Parcel in any Fiscal Year in which such Assessor's Parcel is classified as Exempt Welfare Property.

#### F REVIEW/APPEAL PROCESS

Any landowner or resident may file a written appeal of the Special Tax on his/her property with the CFD Administrator, provided that the appellant is current in his/her payments of Special Taxes. During the pendency of an appeal, all Special Taxes previously levied must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Tax is in error. The CFD Administrator shall review the appeal, meet with the appellant if the CFD Administrator

City of Antioch CFD 2022-01 (Public Services)

deems necessary, and advise the appellant of its determination. If the CFD Administrator agrees with the appellant, the CFD Administrator shall eliminate or reduce the Special Tax on the appellant's property and/or provide a refund to the appellant. If the CFD Administrator disagrees with the appellant and the appellant is dissatisfied with the determination, the appellant then has thirty (30) days in which to appeal to the City Council by filing a written notice of appeal with the clerk of the City, provided that the appellant is current in his/her payments of Special Taxes. The second appeal must specify the reasons for the appellant's disagreement with the CFD Administrator's determination. The CFD Administrator may charge the appellant a reasonable fee for processing the appeal.

The City may interpret this Rate and Method of Apportionment for purposes of clarifying any ambiguity and make determinations relative to the annual administration of the Special Tax and any landowner or resident appeals. Any decision of the City will be final and binding as to all persons.

#### G MANNER OF COLLECTION

The Special Tax will be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that CFD No. 2022-01 may directly bill the Special Tax, may collect Special Tax levies at a different time or in a different manner if necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act.

#### **H** FUTURE ANNEXATIONS

If, in any Fiscal Year, a Property Owner within the Future Annexation Area wants to annex property into CFD No. 2022-01, the CFD Administrator shall apply the following steps as part of the annexation proceedings:

<u>First</u>: Working with the City and the Property Owner, the CFD Administrator shall determine the Maximum Special Tax that will apply to all Land Use Classes expected within the area to be annexed. Once determined, the Maximum Special Tax for the annexing area shall be identified in the Unanimous Approval Form which will be executed by the Property Owner as part of the annexation process. If the Maximum Special Tax that will apply to the annexed area is different than the Maximum Special Tax that is in effect for other Tax Zones that exist at the time of the annexation, the newly annexed area shall be designated as a separate Tax Zone for purposes of this Rate and Method of Apportionment.

<u>Second</u>: The Unanimous Approval Form shall be executed by the Property Owner(s) of the Assessor Parcel(s) annexing into CFD No. 2022-01. No additional hearings or procedures shall be required, as the executed Unanimous Approval Form shall be deemed to constitute a unanimous vote in favor of the authorization to levy the Special Tax of CFD No. 2022-01 on the Assessor Parcel(s).

<u>Third</u>: The CFD Administrator shall prepare an annexation boundary map and a Notice of Amended Special Tax Lien for the properties to be annexed into CFD No. 2022-01. Once the City has determined the Special Tax has been authorized by the Properties Owner(s), the CFD Administrator shall ensure the annexation boundary map and Notice of Amended Special Tax Lien are recorded with the County.

#### I TERM OF SPECIAL TAX

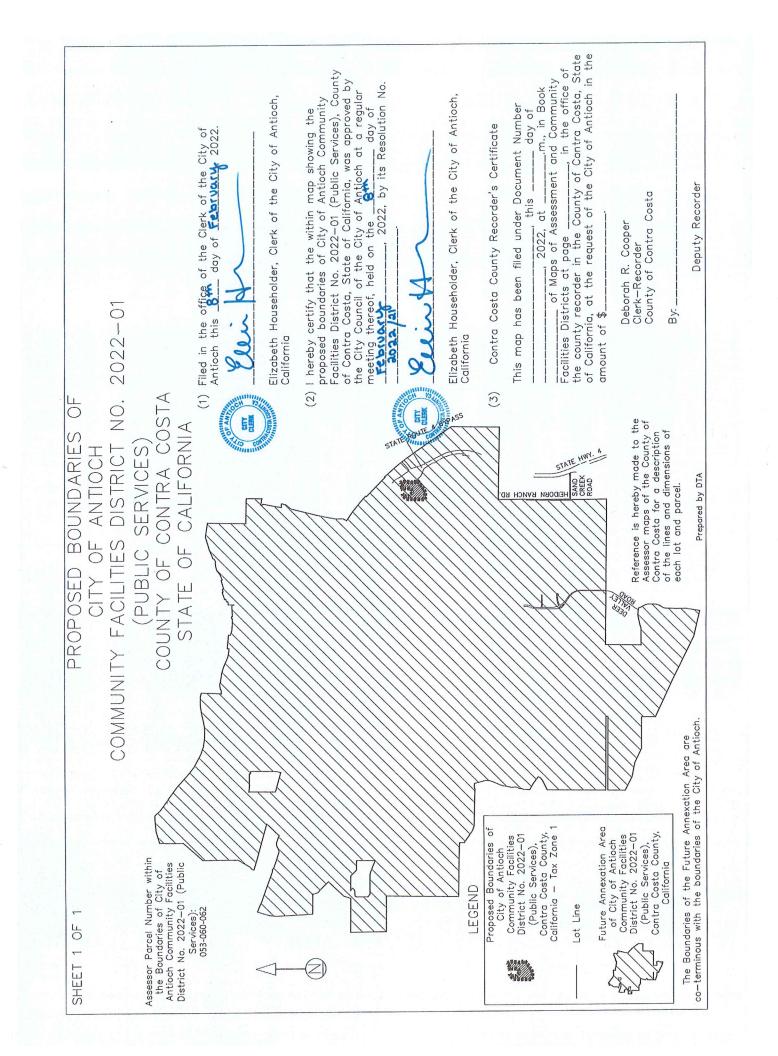
The Special Tax shall be levied in perpetuity as necessary to meet the Special Tax Requirement, unless no longer required to pay for Authorized Services as determined at the sole discretion of the City.

City of Antioch CFD 2022-01 (Public Services)

8

# EXHIBIT A

# **IDENTIFICATION OF TAX ZONES**



## EXHIBIT C

## PROPERTY IN THE CITY OF ANTIOCH COMMUNITY FACILITIES DISTRICT NO. 2022-01 (PUBLIC SERVICES)

The property in the City of Antioch Community Facilities District No. 2022-01 (Public Services) (County of Contra Costa) (State of California) is owned and identified as shown below:

Owner KB Home North Bay, LLC Assessor's Parcel Number 053-060-062-6

## ATTACHMENT "B"

#### ORDINANCE NO.

## AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH LEVYING SPECIAL TAXES WITHIN THE CITY OF ANTIOCH COMMUNITY FACILITIES DISTRICT NO. 2022-01 (PUBLIC SERVICES)

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

<u>SECTION 1</u>. <u>Authority</u>. This ordinance is adopted pursuant to the authority of Section 53340 of the Government Code of the State of California, the Antioch Municipal Code, and the laws of the state of California.

**SECTION 2.** Findings and Recitals. The City Council hereby finds, determines and declares as follows:

WHEREAS, on February 8, 2022, this City Council adopted Resolution No. 2022/21 entitled "Resolution of the City Council of the City of Antioch With Respect to Formation of Proposed City of Antioch Community Facilities District No. 2022-01 (Public Services)" (the "Resolution of Intention"), stating its intention to form the "City of Antioch Community Facilities District No. 2022-01 (Public Services)" (the "CFD"), under the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing at Section 53311, of the California Government Code; and

WHEREAS, on March 22, 2022, this City Council held a noticed public hearing as required by the Act and the Resolution of Intention relative to the determination to proceed with the formation of the CFD and the rate and method of apportionment of the special tax to be levied within the CFD to finance the costs of the public services within the CFD. At the public hearing, all persons desiring to be heard on all matters pertaining to the formation of the CFD and the levy of the special taxes were heard, substantial evidence was presented and considered by this City Council and a full and fair hearing was held; and

WHEREAS, on March 22, 2022, following the public hearing, this City Council adopted the following resolutions: a resolution entitled "Resolution of the City Council of the City of Antioch, Formation of Community Facilities District" (the "Resolution of Formation"), which established the CFD and defined the public services to be funded by the CFD (the "Services"); and a resolution entitled "Resolution of the City Council of the City of Antioch Calling Special Election" (the "Election Resolution") submitting the propositions of the levy of the special tax to the qualified electors of the CFD as required by the Act; and

**WHEREAS,** pursuant to the Election Resolution, on April 12, 2022, a special election was held within the CFD at which the eligible landowner electors approved such propositions by the two-thirds vote required by the Act;

**SECTION 3.** Levying of Special Tax. In accordance with the authority granted to the City pursuant to Government Code section 53340 and pursuant to the findings stated herein, the City Council of the City of Antioch, by passage of this Ordinance, hereby:

A. Authorizes and levies special taxes within the CFD pursuant to the Act, at the rate and in accordance with the formula (the "Rate and Method") set forth in the Resolution of Formation, which is by this reference incorporated herein. The special taxes are hereby levied starting in Fiscal Year 2022-23 and continuing until a notice of cessation is recorded.

B. The Public Works Director/City Engineer is hereby authorized and directed each fiscal year to determine the specific special tax rate and amount to be levied for each parcel of real property within the CFD, in the manner and as provided in the Resolution of Formation and the Rate and Method of Apportionment.

C. Except as may otherwise be provided by law or by the Rate and Method, properties or entities of the State, federal or local governments shall be exempt from any levy of the special taxes. In no event shall the special taxes be levied on any parcel within the CFD in excess of the maximum tax specified in the Resolution of Formation and the Rate and Method of Apportionment.

D. All of the collections of the special tax shall be used as provided for in the Act and in the Resolution of Formation including, but not limited to, the payment of the costs of the Services, the payment of the costs of the City in administering the CFD, and the costs of collecting and administering the special tax; and

E. The special taxes shall be collected in the same manner as ordinary ad valorem taxes are collected and shall have the same lien priority, and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes; provided, however, that the Director of Finance is hereby authorized to collect the special taxes by other appropriate methods of collection, including direct billing to the affected property owners at such intervals deemed appropriate; and

**SECTION 4.** Severability. If for any reason any portion of this Ordinance is found to be invalid, or if the special tax is found inapplicable to any particular parcel within the CFD, by a court of competent jurisdiction, the balance of this Ordinance and the application of the special tax to the remaining parcels within the CFD shall not be affected. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

**SECTION 5. Publication;Certification.** The City Clerk shall certify the adoption of this Ordinance and shall cause this Ordinance to be published within 15 days after its passage at least once in a newspaper of general circulation published and circulated in the City.

**<u>SECTION 6.</u>** Effective Date. This Ordinance shall take effect 30 days from the date of final passage.

\* \* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was introduced at a regular meeting of the City Council held on the 12<sup>th</sup> day of April, 2022 and adopted as an ordinance of the City of Antioch at a regular meeting of the City Council held on the 12<sup>th</sup> day of April, 2022 by the following vote:

AYES:

NOES:

**ABSTAIN:** 

ABSENT:

Lamar Thorpe, Mayor of the City of Antioch

ATTEST:

Elizabeth Householder, City Clerk of the City of Antioch



## **Antioch Strategic Infill Housing Study** City Council Hearing

## April 12, 2022



## Agenda

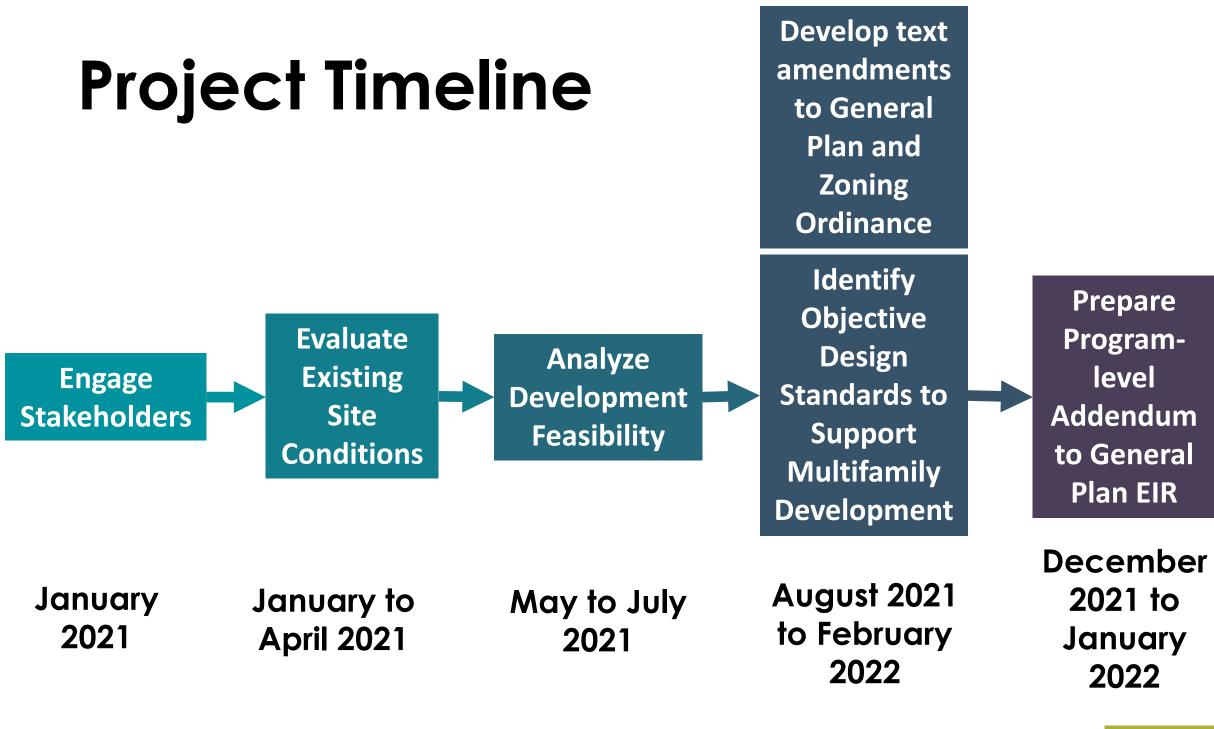
- **1.** Project Goals and Timeline
- 2. Study Sites and Criteria
- **3.** Feasibility Study
- **4.** General Plan Amendments
- **5.** Zoning Ordinance Amendments
- **6.** Objective Design Standards
- 7. Environmental Analysis



## **Project Goals**

- City of Antioch was awarded SB 2 grant funding to study feasibility of  $\rangle\rangle$ providing infill, high-density residential development on underutilized and vacant commercial sites
- Identify General Plan and Zoning Ordinance amendments to  $\rangle\rangle$ streamline and provide opportunities for multi-family residential development in Antioch
- **Create objective design standards to help expedite review processes >>** of proposed projects









Antioch Strategic Infill Housing Study

Finalize General Plan and Zoning Ordinance Amendments, and Objective Design Standards

## March to April 2022

## Context



- **City has significant number >>** of partially built or underutilized commercial properties
- **Overall commercial >>** vacancies are relatively high throughout city



## Context



- The City regularly receives **>>** inquiries regarding constructing multi-family developments in commercial centers in
- **Current General Plan and Zoning >>** do not permit residential development in commercial zoning designations



## commercial zoning designations

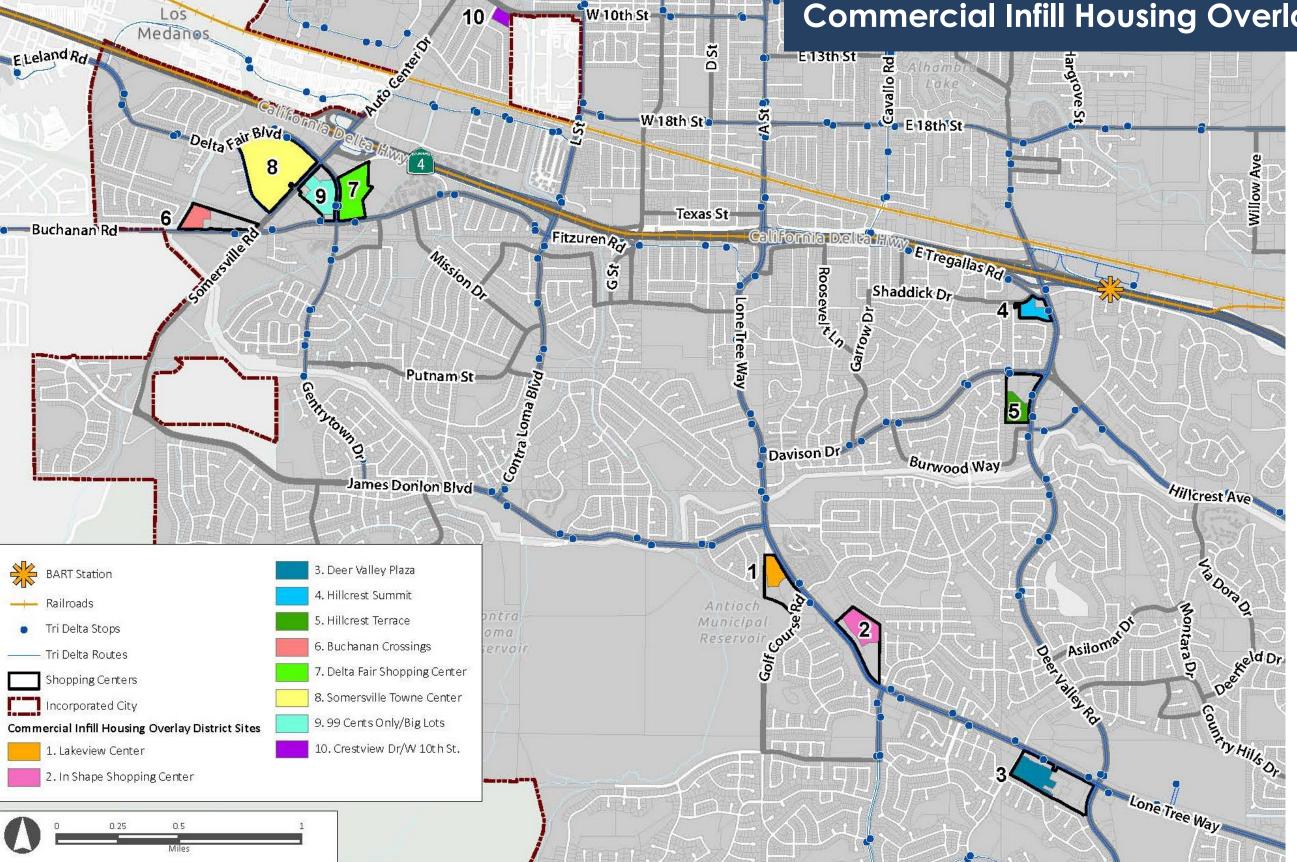
## **Study Site Criteria**

- **Existing Land Use:** Commercial or **>>** shopping center zoning only; not employment-generating use such as office or industrial
- **General Plan:** Sites that are currently >> classified as Regional Commercial or Neighborhood Commercial land uses
- » Utilization: Includes underutilized or vacant commercial sites with high potential for redevelopment

- **Size:** Larger sites wherever possible >>
- **Ease of Development:** Sites with **>>** mostly flat topography and adequate utilities
- **Access:** Sites with access to major  $\rightarrow$ arterials



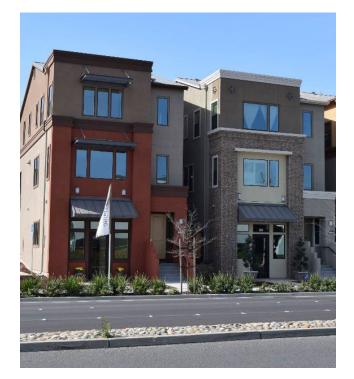
## Commercial Infill Housing Overlay District Sites



## Feasibility Study

- BAE Urban Economics assessed the financial feasibility of three residential prototypes  $\rangle$
- Feasibility assessment helped inform Zoning Ordinance and Objective Design Standards  $\rangle\rangle$

For-Sale Townhomes



Garden-Style Stacked Flats



High-Density Podium

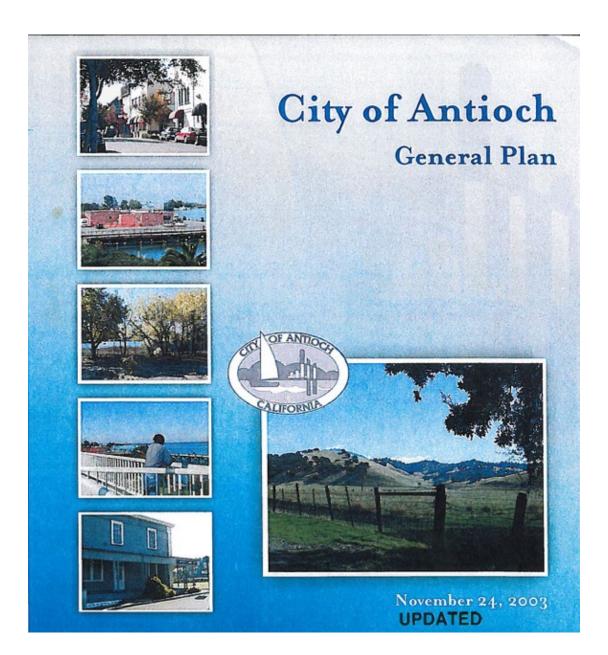




# General Plan Amendments

## **General Plan Amendments**

- **Creates new "Commercial Infill >>** Housing" section in General Plan Land Use Element chapter
  - Includes new policy direction to guide development of commercial infill housing projects





## **General Plan Amendments**

## Site criteria **>>**

- Minimum of 20,000 square feet
- Vacant and/or underutilized •
- Existing commercial land use designation

## **Appropriate land uses** $\rangle\rangle$

Medium density housing, high density housing, vertical mixed use, and horizontal mixed use

## **Residential density** $\rangle\rangle$

- By-right: 12 to 35 du/acre
- Use permit: 50 du/acre

## **Building height** $\rangle\rangle$

- By-right: 2-4 stories (up to 45 feet)
- Use permit: 4+ stories or >45 feet
- Underlying/base zoning for overlay sites >> will remain
  - May be redeveloped with commercial or other uses as currently allowed
- Must satisfy the Commercial Infill Housing  $\rangle\rangle$ **Objective Design Standards**



## **General Plan Amendments**

- **Other policy direction**  $\rightarrow$ 
  - Encourage demolition or repurposing of underutilized commercial development on the site to accommodate for new high quality residential or mixed-use development
  - Create a **pedestrian-oriented environment** within and immediately outside of the development
  - Provide convenient access to circulation networks of various modes of travel, including vehicle, pedestrian, bike, and transit outside of the site
  - Provide **internal circulation** for bikes, vehicles, and pedestrians that connect these circulation networks outside of the development on adjacent streets and sidewalks
  - Where possible, site entries near transit stops and facilitate vehicular access along major arterials



# Zoning Ordinance Amendments

## **Zoning Ordinance Amendments**

- **Creates new Zoning District: CIH Commercial Infill Housing Overlay District**  $\rangle\rangle$ 
  - Standards and regulations consistent with new residential density and building height **General Plan policies**
  - Height and Area Regulations should reference CIH Objective Design Standards document
  - Off-street parking requirements shall follow existing off-street parking requirements in Antioch Zoning Ordinance



## **Zoning Ordinance Amendments**

## Site Qualification $\rangle$

- Sites shown within the CIH Overlay District on the Antioch Zoning Map are qualified by-right for development of infill housing and can submit an application to the Planning Department for ministerial review
- For sites outside of the CIH Overlay District, a rezone of the site to be included in the CIH Overlay District is required with approval from City Council prior to submitting an application to the Planning Department



## **Zoning Ordinance Amendments**

## **Review Process >>**

- Applications for residential or mixed-use development on qualified Commercial Infill Housing Overlay District sites shall be submitted to the Planning Department for ministerial processing and must include an application packet and design plans
- Applications will be processed administratively by staff and reviewed for conformance with the Commercial Infill Housing Overlay District Objective Design Standards

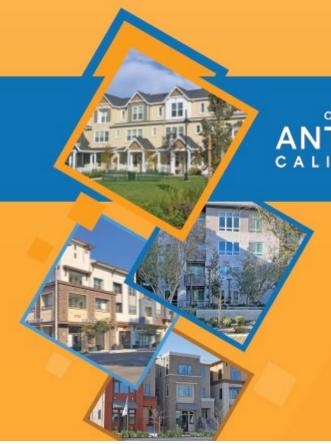


- **Table of Contents >>** 
  - Introduction
  - **Development Standards**
  - **Objective Design Standards** 
    - Site Design
    - **Building Design**
    - Landscaping
    - Lighting
    - Signage
  - Definitions
  - Appendix: Checklist





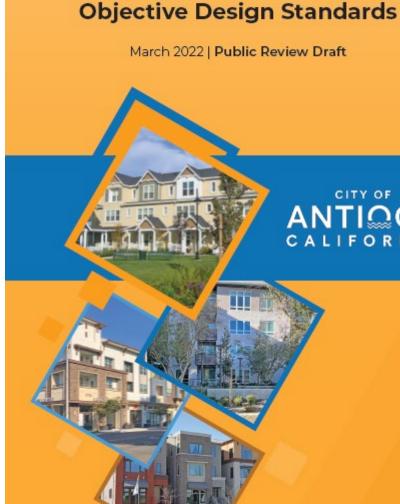
March 2022 | Public Review Draft



## CITY OF CALIFORNIA

## Purpose $\rangle$

- Provide key, objective requirements for the development of multifamily residential and mixed-use development within the CIH Overlay District
- Provide a clear and straight forward application and approval process for proposed development within the **CIH Overlay District**





## Commercial Infill Housing Overlay District

## CITY OF CALIFORNIA

- **Organization and Content >>** 
  - Intent statement for every topic
  - Standards numbered and titled
  - Diagrams illustrating standards
  - Photo examples

## 3.1.1 Site Entries

Provide a welcoming entry to the project and set the stage for a high-quality residential environment.

## Main Entry Drive

For sites with Residential-Only projects, one entry into the site shall be developed as a Main Entry Drive from the primary street with the following features:

### Standard 3.1.1.A: Curb and Gutter

Curb and gutter shall be provided on both sides of the Main Entry drive from the street curb to a minimum of 50 feet inside the property line.

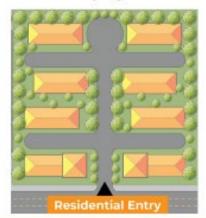
### Standard 3.1.1.B: Sidewalk

A 5-foot minimum width sidewalk shall be provided on at least one side of the Main Entry Drive from the street curb to a minimum of 50 feet inside the property line.

### Standard 3.1.1.C: Street Lighting

Street lighting on poles 15 to 25 feet high shall be provided on at least one side of the Main Entry Drive from the street curb to a minimum of 50 feet inside the property line.

> Figure 2. Main Entry Drive for **Residential-Only Project**





3. Objective Design Standards







Entry drives to residential development that incorporate street trees, sidewalks, and streetlights.

## Checklist **>>**

- Evaluation by applicant and City staff of whether project application meets all applicable design standards
- Submit to the City with application

Citta	1 - F	A	+10	
				CII.
-				

Objective Design Standard	SCI	i e en		
Name of Applicant:				
Date:				
Project Address:				
Project Application # (City staff to fill out):				
Development Type (check all that apply):				
Residential Only	Hor	izontal I	Mixed U	Jse
Townhouses	_	tical Mix		
Multifamily Complex	_			
	Res	idential	Podium	1
Project Site Context (check all that apply):				
Situated adjacent to existing residential de	velopr	nent		
Situated adjacent to existing or planned co	mmer	cial dev	elopme	nt
Objective Design Standards Checklist Ite	ms	Applic	ant Eva	luatio
objective besign standards encounse ne		Yes	No	N/
3.1 Site Design Standards				
3.1 Site Design Standards 3.1.1 Site Entries (fill in all entry drive types t	that aj	pply)		
	that a	pply)		
3.1.1 Site Entries (fill in all entry drive types t	that a	pply)		
3.1.1 Site Entries (fill in all entry drive types t Main Entry Drive	that a	pply)		
3.1.1 Site Entries (fill in all entry drive types t Main Entry Drive A: Curb and Gutter	that a	opły)		
3.1.1 Site Entries (fill in all entry drive types t Main Entry Drive A: Curb and Gutter B: Sidewalk	that a	pply)		
3.1.1 Site Entries (fill in all entry drive types to Main Entry Drive A: Curb and Gutter B: Sidewalk C: Streetlights	that a	pply)		
3.1.1 Site Entries (fill in all entry drive types to Main Entry Drive A: Curb and Gutter B: Sidewalk C: Streetlights D: Landscaping and Street Trees	that a	pply)		
3.1.1 Site Entries (fill in all entry drive types to Main Entry Drive A: Curb and Gutter B: Sidewalk C: Streetlights D: Landscaping and Street Trees E: Gates	that a	pply)		
3.1.1 Site Entries (fill in all entry drive types to Main Entry Drive A: Curb and Gutter B: Sidewalk C: Streetlights D: Landscaping and Street Trees E: Gates F: Curb Ramps	that ap	pply)		
3.1.1 Site Entries (fill in all entry drive types to Main Entry Drive A: Curb and Gutter B: Sidewalk C: Streetlights D: Landscaping and Street Trees E: Gates F: Curb Ramps G: Bicycle Facilities	that a	pply)		
3.1.1 Site Entries (fill in all entry drive types 1 Main Entry Drive A: Curb and Gutter B: Sidewalk C: Streetlights D: Landscaping and Street Trees E: Gates F: Curb Ramps G: Bicycle Facilities New Shared Entry Drive	that a	pply)		

: Street Lighting

M: Signage

L: Landscaping and Street Trees



n	Staff Evaluation By:			
ł	Yes	No	N/A	Drawing Reference
_				
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# **Environmental Analysis**



## **Environmental Analysis**

## **Trip generation study** $\rangle\rangle$

Removal of commercial use and replacement with multifamily housing had a potential net decrease in daily trips for all ten sites

## Addendum to General Plan Environmental Impact Report (EIR) $\rightarrow$

- Programmatic, policy-level change that does not propose specific development projects
- Evaluation of amending the General Plan and Zoning Ordinance to create CIH Overlay District and CIH Objective Design Standards
- Modified Project does not increase amount of development potential or extend beyond the boundaries analyzed in the Certified EIR. Instead allows for reallocation of residential land uses to areas within the city that have been determined to be typically vacant and/or underutilized commercial areas.



## **Environmental Analysis**

- Analysis found same or reduced level of impact as the 2003 General Plan Update >> **EIR for all environmental issues**
- When specific development projects occur on these sites, they would be subject to  $\rightarrow$ environmental review pursuant with CEQA, if applicable



## CITY OF ANTIOCH CALIFORNIA

### STAFF REPORT TO THE CITY COUNCIL

DATE:	Regular Meeting of April 12, 2022
TO:	Honorable Mayor and Members of the City Council
PREPARED BY:	Anne Hersch, Planning Manager 🛛 👭
SUBMITTED BY:	Forrest Ebbs, Community Development Director
SUBJECT:	Strategic Infill Housing Study

### **RECOMMENDED ACTION**

It is recommended that the City Council:

- 1. Adopt the Resolution approving the addendum to the 2003 General Plan Environmental Impact Report ("Attachment A").
- 2. Adopt the Resolution approving General Plan Amendment (GP-22-01) establishing Commercial In-Fill Housing Policies in the Land Use Element ("Attachment B").
- 3. Adopt the Resolution approving the project's Objective Design Standards ("Attachment C").

It is recommended that the Council introduce, waive the first reading, and read by title only the ordinance for the following:

- 1. **Zoning Map Amendments.** Rezoning ten (10) sites to include a "Commercial Infill Housing (CIH) Overlay District" designation, zoning map amendment (Z-22-01) ("Attachment D").
- Zoning Text Amendments. Zoning text amendment Sections 9-5.203 "Definitions," 9-5.301 "Districts Established and Defined," 9-5.3801 "Summary of Zoning Districts," 9-5.3808 "Table of Land Use Regulations," and 9-5.601 "Height, Area & Setback Regulations for Primary Structure" ("Attachment E").

### PLANNING COMMISSION RECOMMENDATION

The Planning Commission adopted the following resolutions recommending the Council approve the following: Resolution 2022-02 "CEQA," Resolution 2022-03 "General Plan Amendment (GP-22-01), Resolution 2022-04 Zoning Map Amendment (Z-22-01), Resolution 2022-05 "Zoning Text Amendments" and Resolution 2022-06 "Objective Design Standards" with a recommendation to include additional language to Standard 3.4.1.A "Pedestrian Safety" that requires pedestrian lighting at the property line, adjacent to sidewalks.

### FISCAL IMPACT

This effort was entirely grant funded and no direct costs were incurred by the City. A \$310,000 grant from a program authorized by Senate Bill (SB) 2, the Building Homes and Jobs Act was awarded to the City for this project. This funding source provides local governments with reimbursement grants and technical assistance to prepare plans and process improvements that achieve the following objectives:

- 1. Streamline housing approvals;
- 2. Facilitate housing affordability (particularly for lower- and moderate-income households);
- 3. Accelerate housing production.

### BACKGROUND

The General Plan was adopted in 2003 and currently provides very limited opportunities for residential development in commercial designations. Similarly, the City's Zoning Ordinance does not provide zoning designations or standards applicable to infill, high-density housing. Rather, the City's General Plan and zoning policies support single-use suburban-style development in most commercial and residential zones.

The City has a number of notable undeveloped, underdeveloped, or underperforming commercial sites where residential redevelopment may be appropriate. Under the current policy, a project applicant with a high-density residential project on one of these sites would be required to apply for a General Plan amendment and rezone. This entitlement process is expensive and time intensive, taking a year or more to complete. Due to the public review requirements, there is inherent uncertainty with a discretionary review process.

### ANALYSIS

The goal of this planning effort is to identify underutilized sites suitable for housing development, create policies and development standards for medium and high-density residential development, allow for by-right development and establish a streamlined ministerial review process using objective design standards. These changes are

consistent with State goals of streamlining housing approval, supporting housing affordability, and accelerating production.

The project scope and proposed changes are comprised of four (4) components that establish new policy, development standards and design standards on specific sites.

- 1. General Plan Amendment creating a new Commercial Infill Housing Policy.
- 2. **Zoning Map Amendments** applying the Commercial Infill Housing (CIH) Overlay District to specific parcels in the City.
- 3. **Zoning Code Amendments** to establish new development standards for the Commercial Infill Housing (CIH) Overlay District.
- 4. **Objective Design Standards** that establish design criteria for the Commercial Infill Housing (CIH) Overlay District.

### Environmental Review

The original General Plan Environmental Impact Report (EIR) was prepared and certified in 2003. In order to amend the General Plan, the EIR must be reevaluated and impacts from the proposed scope properly analyzed. An addendum is appropriate where some minor technical changes or additions to the previously certified EIR are necessary, but there are not new or substantially more severe significant impacts (CEQA Guidelines Section 15164).

In accordance with the CEQA Guidelines, the City has determined that an Addendum to the Certified EIR is the appropriate environmental clearance for the project. The addendum evaluates the changes proposed by the scope and examines whether, as a result of any changes or new information, a subsequent EIR may be required. This examination includes an analysis of the provisions of Section 21166 of CEQA and Section 15162 of the State CEQA Guidelines and their applicability to the modified project.

Development is not proposed as part of this scope. When specific development projects occur on the proposed sites, it will be subject to applicable environmental review pursuant with CEQA, if applicable.

### New General Plan Policy

The General Plan Land Use Element is proposed to be amended to include Commercial Infill Housing policies. The intent with this policy is to create flexibility to support medium/high density residential development as well as mixed use development. Existing commercial uses remain legal

**4.4.7 Commercial Infill Housing.** As part of a strategic infill housing study process, the City has designated specific sites within Antioch to allow for the streamlined development of high-quality medium- and high-density residential and mixed-use projects. These infill sites are typically vacant and/or underutilized commercial areas of the city.

The intent with this policy is to encourage revitalization in commercial developments that have commercial vacancies and relocation of commercial activity to other parts of the city. These sites are eligible for streamlined review subject to compliance with objective standards. This fulfills the need to add more housing through the building of medium and high-density housing and allows for existing commercial sites to be developed with high quality residential development.

### Zoning Map Amendment

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There are ten (10) sites that are proposed to have the Commercial Infill Housing (CIH) Overlay designation. Nine (9) sites are currently developed with existing commercial uses and vary in size from 4.9 acres to 40.9 acres. One site, located at the southeast corner of Crestview Drive and W. 10<sup>th</sup> St., is vacant and is 2.3 acres.

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Site Location	Address	Acreage	Est. Unit Capacity
Lakeview Center	4042 Lone Tree Way 5.3 acre		80
In-Shape Shopping	4099 Lone Tree Way	8.9 acres	267
Center			
Deer Valley Plaza	4346 Lone Tree Way	9.8 acres	147
Hillcrest Summit	Shaddick Drive & 4.9 ac Harris Drive		147
Hillcrest Terrace	3440 Deer Valley	6.3 acres	189
Buchanan Crossings	3110 Buchanan Rd.	5.4 acres	81
Delta Fair Shopping Center	2710-3040 Delta Fair Blvd.	14.7 acres	221
Somersville Towne Center	2556 Somersville Rd.	40.9 acres	720
99 Cents Only/Big Lots	2521 Somersville Rd.	10 acres	113
Crestview Dr/ West 10th Street	APN: 074-334-030-9	2.3 acres	115
	<i>c</i>		Total Capacity: 2,046 units est.

Table 1. List of Sites proposed to have CIH Overlay Designation and Estimated UnitCapacity

Zoning Code Amendment Commercial Infill Housing (CIH) Overlay District: Site Regulations

Detailed site development regulations are proposed for the Commercial Infill Housing (CIH) Overlay District. A summary table is included below and identifies all the development standards and review specific to the CIH Overlay District. It is important to note that if an applicant were to propose unit density or building height above the by-right standards, a Conditional Use Permit would be required and would be reviewed and acted on by the Planning Commission.

Development Standard	Regulation
Site Qualification	Sites shown within the CIH Overlay District on the Zoning Map are qualified for by-right development of infill hosing and applicants may submit an application to the Planning Department for ministerial review.
	For sites outside of the CIH Overlay District, a rezone to the CIH Overlay District is required through City Council approval.
Uses	Medium density housing High density housing Vertical mixed use Horizontal mixed use
Existing Uses Preserved	Underlying/base zoning for overlay sites still applies
Minimum Density	12 dwelling units per acre
Density Range	By Right: 12 to 35 dwelling units per gross developable acre Conditional Use Permit: densities of up to 50 dwelling units per gross developable acre
Height	By Right: two (2) to four (4) stories (up to 45 ft.) Conditional Use Permit: more than four (4)
	stories or 45 ft.
Off-Street Parking	Off-street parking requirements shall follow the requirements in Table 9-5.1703.1, "Off-Street Parking Required"
Objective Design Standards	Development shall comply with the Objective Design Standards contained in the City's

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	Commercial Infill Housing Overlay District Design Standards Document.
Review Process	Applications for residential or mixed-use development on qualified Commercial Infill Housing Overlay District sites shall be submitted to the Planning Department for ministerial processing and must include an application packet and design plans. Applications will be processed administratively by staff and reviewed for conformance with the Commercial Infill Housing Overlay District Objective Design Standards."

Table 2. Site Development Standards for the Commercial Infill Housing Overlay District

### **Objective Design Standards**

The scope also includes the creation of Objective Design Standards. Objective standards establish explicit design criteria that must be satisfied for ministerial review. Unlike design guidelines which are advisory, objective design standards are written to provide clear and straightforward design expectations as well as the application and approval process. Projects that comply with objective design standards are not subject to discretionary review.

A comprehensive checklist was prepared as part of the draft Standards. The checklist identifies design components that must be satisfied in order to qualify for ministerial review. There is also a checklist for staff to identify project compliance during project review. The draft Design Standards focus on five (5) areas of project design Including:

- 1. Site Design
- 2. Building Design
- 3. Landscaping
- 4. Lighting
- 5. Signage

### Review Process

This effort commenced in January 2021. A timeline summary of engagement and public review is detailed below.

- January 2021- stakeholder meeting with developers and 2 PC members
- July 21, 2021- Planning Commission received a presentation from Placeworks
- August 10, 2021-City Council received a presentation from Placeworks
- October 5, 2021- Economic Development Commission (EDC) received a presentation from Staff
- October 19, 2021- EDC met to form a sub-committee

### • November 2, 2021- EDC met again and provided a report

### **Economic Development Commission**

The Economic Development Commission discussed the proposed policies on November 1, 2021. A summary of the Commission report is included as Attachment H.

### Correspondence

Pursuant to SB 18, staff had a Tribal Consultation with the local Native American Tribe to review the proposed project scope and draft policies. A comment letter was received from the Confederated Villages of Lisjan (See Attachment I) requesting that additional language for cultural resource protections be considered for the General Plan Commercial Infill Housing (CIH) Overlay policy. Staff consulted with external legal counsel on this matter. Counsel noted that cultural resource protections are typically included as a Mitigation Measure as part of CEQA or as an Archeological Resource protection as a Condition of Approval for all development projects, not just a project in the CIH Overlay. Development specific protections are not typically included as part of a General Plan Land Use policy. It is recommended that the draft General Plan Land Use polices remain in their current form without modification.

### ATTACHMENTS

- A. Resolution 2022/\*\* CEQA with Exhibit A EIR Addendum
- B. Resolution 2022/\*\* General Plan Amendment with Exhibit A Proposed Amendments
- C. Resolution 2022/\*\* Objective Design Standards with Exhibit A Objective Design Standards
- D. Ordinance 2022/\*\* Zoning Map Amendment: Commercial Infill Housing Sites with Exhibit A Map
- E. Ordinance 2022/\*\* Zoning Text Amendments with Exhibit A Proposed Code Amendments
- F. Feasibility Analysis prepared by Bay Area Economics
- G. Sites Analysis prepared by Bay Area Economics
- H. Economic Development Commission report
- I. Correspondence Received

### ATTACHMENT A

### CITY COUNCIL RESOLUTION NO. 2022-\*\*

### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH CERTIFYING THE ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE GENERAL PLAN AMENDMENT, ZONING MAP AMENDMENT, ZONING TEXT AMENDMENT AND OBJECTIVE DESIGN STANDARDS FOR COMMERCIAL INFILL HOUSING POLICIES

WHEREAS, the City of Antioch ("City") applied for and received a \$310,000 grant from a program authorized by Senate Bill (SB) 2, the Building Homes and Jobs Act;

WHEREAS, this funding source provides local governments with reimbursement grants and technical assistance to prepare plans and process improvements that achieve streamlined housing approvals, facilitate housing affordability (particularly for lower- and moderate-income households), and accelerate housing production;

WHEREAS, City staff used this funding to create General Plan and zoning policies to support high-density residential development on underutilized commercial sites;

**WHEREAS**, a Request for Proposals was issued and PlaceWorks was selected to complete the project and the process commenced in January 2021;

WHEREAS, the scope includes amending the Antioch General Plan and the Zoning Code to create a new Commercial Infill Housing (CIH) Overlay District and CIH Objective Design Standards to provide key, objective requirements for the development of multifamily residential and mixed-use development within the City's CIH Overlay District;

WHEREAS, the proposed CIH Overlay District is intended to allow for the streamlined development of medium- and high-density residential and mixed-use projects on infill sites that have been identified through an infill housing study process and are typically vacant and/or underutilized commercial areas of the city;

**WHEREAS**, ten (10) sites have been identified and are proposed to have the CIH Overlay District designation on the Zoning Map;

**WHEREAS,** draft Zoning Code amendments were prepared for the CIH Overlay District were drafted and detail specific development standards for the District;

**WHEREAS**, the proposed CIH Objective Design Standards are written to have no subjective judgment by a public official and compliance is verified through a checklist;

WHEREAS, the City, as lead agency under the California Environmental Quality Act ("CEQA"), has completed the Addendum to the General Plan Environmental Impact Report ("Final EIR" or "EIR") for the Project;

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WHEREAS, the purpose of this Addendum is to analyze the impacts of the proposed project, herein referred to as the "Modified Project", as required pursuant to the provisions of CEQA and the State CEQA Guidelines;

WHEREAS, the Modified Project does not increase amount of development potential or extend beyond the boundaries analyzed in the Certified EIR;

**WHEREAS**, the Modified Project is a programmatic, policy-level change that does not propose specific development projects;

WHEREAS, when specific development projects occur on these sites, they would be subject to applicable environmental review pursuant to CEQA;

WHEREAS, this document contains the City's certification of the EIR and its CEQA findings. The Final EIR has State Clearinghouse No. 2003072140;

WHEREAS, the Planning Commission held a public hearing on March 16, 2022 and considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request and adopted Resolution 2022-02 recommending the City Council certify the EIR Addendum;

WHEREAS, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on February 25, 2022 for the Planning Commission public hearing held on March 16, 2022;

WHEREAS, the City Council held a public hearing on April 12, 2022 and considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request; and

WHEREAS, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on March 24, 2022 for the City Council public hearing held on April 12, 2022.

**NOW, THEREFORE, BE IT RESOLVED AND DETERMINED** that the City Council of the City of Antioch finds as follows:

- 1. The foregoing recitals are true and correct.
- 2. Substantial changes are not proposed to the Modified Project that would require major revisions to the 2003 Environmental Impact Report (EIR) due to the involvement of new significant environmental effects or a substantial increase in the severity of a previously identified effect.
- 3. Substantial changes have not occurred with respect to the circumstances under which the project is undertaken requiring major revisions to the 2003 Environmental Impact Report (EIR) due to the involvement of new significant

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environmental effects or a substantial increase in the severity of a previously identified effect.

4. There is no new information of substantial importance, which was not known and could not have been known at the time the 2003 Environmental Impact Report (EIR) was certified, showing any of the following:

a. The project will have a new significant effect not previously discussed in the 2003 Environmental Impact Report (EIR).

b. The project will not cause any significant effect examined in the 2003 Environmental Impact Report (EIR) to be substantially more severe.

c. The mitigation measures in the 2003 Environmental Impact Report (EIR) and adopted in the CEQA Findings remain feasible.

d. There are no mitigation measures or alternatives which are considerably different from those analyzed in the 2003 Environmental Impact Report (EIR) that would substantially reduce one or more significant effects on the environment.

**BE IT FURTHER RESOLVED** that the Addendum to the 2003 Environmental Impact Report (EIR) is hereby ADOPTED pursuant to the California Environmental Quality Act.

I HEREBY CERTIFY that the foregoing resolution was adopted by the City Council of the City of Antioch at a regular meeting thereof held on the 12th day of April, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

#### ELIZABETH HOUSEHOLDER, CITY CLERK OF THE CITY OF ANTIOCH

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## EXHIBIT A EIR ADDENDUM

# (SEPRATE PAGE)

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March 2022 | Addendum to Environmental Impact Report State Clearinghouse Number 2003072140

# Antioch General Plan Update EIR Addendum No. 2

City of Antioch

Prepared for:

#### **City of Antioch**

Contact: Zoe Merideth, Senior Planner City of Antioch | Community Development, Planning Division PO Box 5007 | Antioch, CA 94531-5007 (925) 779-6159 planning@antiochca.gov

Prepared by:

#### PlaceWorks

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# Appendices

Appendix A	Commercial Infill Housing Overlay District Objective Design Standards
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# 1. Introduction

# 1.1 BACKGROUND, PURPOSE, AND SCOPE

The California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 et seq. and the State CEQA Guidelines (California Code of Regulations Sections 15000 et. seq.), recognizes that between the date an environmental document is completed and the date the project is fully implemented, one or more of the following changes may occur: 1) the project may change; 2) the environmental setting in which the project is located may change; 3) laws, regulations, or policies may change in ways that impact the environment; and/or 4) previously unknown information can arise. Before proceeding with a project, CEQA requires the lead agency to evaluate these changes to determine whether or not they affect the conclusions in the environmental document.

This document is an Addendum to the Environmental Impact Report (EIR) for the General Plan Update (Antioch General Plan), State Clearinghouse (SCH) No. 2003072140, certified on November 24, 2003 (2003 EIR). An Addendum to the Certified EIR was completed in October 2017 (Addendum No. 1), for a General Plan Amendment which updated the General Plan Land Use Element including the overall General Plan buildout numbers. Together the 2003 EIR and Addendum No. 1 are considered the "Certified EIR" and the Antioch General Plan and the General Plan Land Use Element Update are considered the "Approved Project." This document is the second Addendum to the Certified EIR.

The purpose of this Addendum is to analyze the impacts of the proposed project, herein referred to as the Modified Project, as required pursuant to the provisions of CEQA and the State CEQA Guidelines. The Modified Project does not increase amount of development potential or extend beyond the boundaries analyzed in the Certified EIR. Pursuant to the provisions of CEQA and the State CEQA Guidelines, the City of Antioch is the lead agency charged with the responsibility of deciding whether or not to approve the proposed action.

# 1.2 ENVIRONMENTAL PROCEDURES

Pursuant to Section 21166 of CEQA and Section 15162 of the State CEQA Guidelines, when an Environmental Impact Report (EIR) has been certified or a negative declaration adopted for a project, no subsequent EIR or negative declaration shall be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

 Substantial project changes are proposed that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;



### 1. Introduction

- Substantial changes would occur with respect to the circumstances under which the project is undertaken that require major revisions to the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, or the negative declaration was adopted shows any of the following:
  - a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration.
  - b) Significant effects previously examined will be substantially more severe than identified in the previous EIR.
  - c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives.
  - d) Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

Where none of the conditions specified in Section 15162<sup>1</sup> are present, the lead agency must determine whether to prepare an Addendum or whether no further CEQA documentation is required (CEQA Guidelines Section 15162[b]). An Addendum is appropriate where some minor technical changes or additions to the previously certified EIR are necessary, but there are no new or substantially more severe significant impacts (CEQA Guidelines Section 15164).

In accordance with the CEQA Guidelines, the City has determined that an Addendum to the Certified EIR is the appropriate environmental clearance for the Modified Project. This Addendum reviews the changes proposed by the Modified Project and examines whether, as a result of any changes or new information, a subsequent EIR may be required. This examination includes an analysis of the provisions of Section 21166 of CEQA and Section 15162 of the State CEQA Guidelines and their applicability to the Modified Project. This Addendum relies on the attached environmental analysis, which addresses environmental checklist issues section by section. The checklist includes findings as to the physical environmental impact of the Modified Project in comparison with the findings of the Certified EIR.

<sup>&</sup>lt;sup>1</sup> See also Section 15163 of the State CEQA Guidelines, which applies the requirements of Section 15162 to supplemental EIRs.



# 2.1 LOCATION AND SETTING

The City of Antioch is located in Contra Costa County in the San Francisco Bay Area. It encompasses approximately 50 square miles including its city boundaries and larger sphere of influence. State Highway 4, which runs east to west, bisects the city, and connects it to Interstate 680 and western Contra Costa County. The city is bordered by the San Joaquin River to the north, the cities of Oakley and Brentwood to the east, unincorporated Contra Costa County to the south, and the city of Pittsburg to the west.

# 2.2 STUDY AREA

The study area is the same area covered by the General Plan, which encompasses the entirety of the city and the City's sphere of influence, as well as unincorporated Contra Costa County lands to the south of Antioch that bear a relationship to the City's long-term planning. While State law permits the inclusion of such lands in a community's general plan, Antioch asserts land use control only over lands actually within the City's jurisdiction.

# 2.3 PROPOSED CHANGES

The proposed Modified Project consists of the following revisions to the Approved Project, which are described in more detail below. In summary, the proposed Modified Project consists of amending the Antioch General Plan and the Zoning Code to create a new Commercial Infill Housing (CIH) Overlay District and CIH Objective Design Standards to provide key, objective requirements for the development of multifamily residential and mixed-use development within the City's CIH Overlay District. The proposed CIH Overlay District is intended to allow for the streamlined development of medium- and high-density residential and mixed-use projects on infill sites that have been identified through an infill housing study process and are typically vacant and/or underutilized commercial areas of the city. The ten sites that have been identified throughout the city are shown on Figure 1, *Commercial Infill Housing Overlay District Sites*. Unlike design guidelines, the proposed CIH Objective Design Standards are written to have "no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal."

The Modified Project is a programmatic, policy-level change that does not propose specific development projects. When specific development projects occur on these sites, they would be subject to applicable environmental review pursuant with CEQA, if applicable.



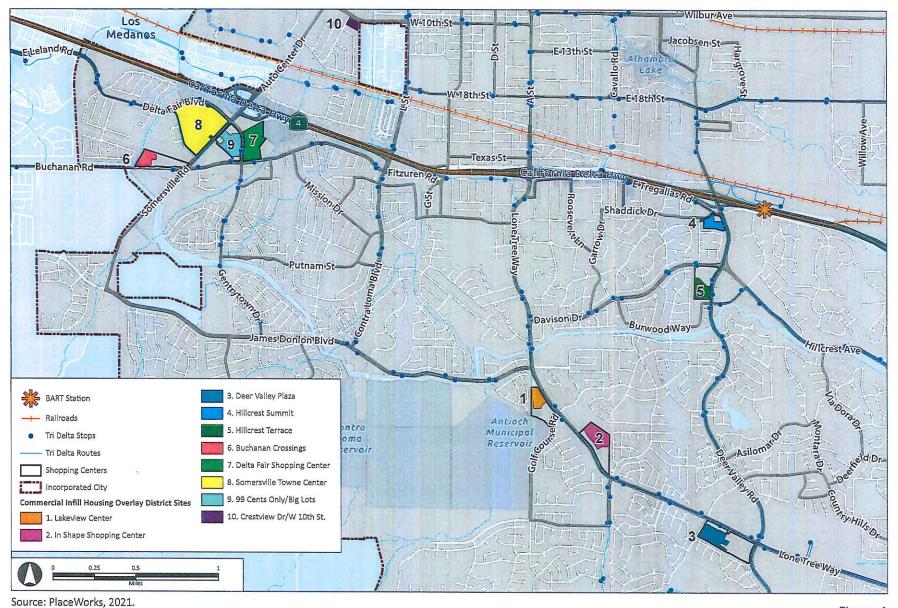


Figure 1 Commercial Infill Housing Overlay District Sites



# 2.3.1 Amendments to the General Plan

The Modified Project would add or revise the following three sections of the Land Use Element chapter of the Antioch General Plan:

 A new policy direction would be added as new Section 4.4.8 of the Land Use Element chapter: 4.4.8 Commercial Infill Housing. As part of a strategic infill housing study process, the City has designated specific sites within Antioch to allow for the streamlined development of high-quality medium- and high-density residential and mixed-use projects. These infill sites are typically vacant and/or underutilized commercial areas of the city.

#### a. Purpose and Primary Issues

Commercial infill housing allows residential development in commercial land use designations, which can also serve the following issues:

- a. Revitalize partially built or struggling commercial developments that have commercial vacancies and relocation of commercial activity to other parts of the city.
- b. Incentivize residential and mixed-use development through streamlining/expediting the planning approval process.
- c. Contribute to the citywide need for more housing through the building of medium- and highdensity housing.
- d. Allow for existing commercial sites to be developed with high quality residential development to address housing needs and redevelopment of underutilized sites.

#### b. Policy Direction

The following policies shall guide development of commercial infill housing projects:

- a. Allow property owners to develop housing on the infill site if the site is a minimum of 20,000 square feet, the site is vacant and/or underutilized, and has an existing commercial land use designation.
- b. Appropriate land uses include medium density housing, high density housing, vertical mixed use, and horizontal mixed use.
- c. The underlying/base zoning for overlay sites will remain and may be redeveloped with commercial or other uses as currently allowed.
- d. The minimum residential development intensity shall be 12 dwelling units per acre.
- e. Residential densities of 12 to 35 dwelling units per gross developable acre are allowed. Densities of up to 50 dwelling units per gross developable acre are allowed with a use permit.
- f. Building heights of two to four stories (up to 45 feet) are allowed. Building heights above four stories or 45 feet shall require a use permit.
- g. Commercial infill housing projects shall satisfy the Objective Design Standards in the Commercial Infill Housing Objective Design Standards document.
- h. Encourage demolition or repurposing of underutilized commercial development on the site to accommodate for new high quality residential or mixed-use development.
- i. Create a pedestrian-oriented environment within and immediately outside of the development.



- j. Provide convenient access to circulation networks of various modes of travel, including vehicle, pedestrian, bike, and transit outside of the site.
- k. Provide internal circulation for bikes, vehicles, and pedestrians that connect these circulation networks outside of the development on adjacent streets and sidewalks.
- I. Where possible, site entries near transit stops and facilitate vehicular access along major arterials."
- 2. Add additional text, shown as <u>underlined</u> text, to Section 4.4.1.2 of the Land Use Element chapter: 4.4.1.2 Commercial Land Use Designations. The General Plan land use map identifies two commercial land use designations, which, along with commercial development within Focus Areas, will provide a broad range of retail and commercial services for existing and future residents and businesses. Permitted maximum land use intensities are described for each designation. Maximum development intensities are stated as the maximum floor area ratio (FAR) within the project site. "Floor area ratio" is determined by dividing the total proposed building area of a development project by the square footage of the development site prior to any new dedication requirements. <u>In addition to these</u> <u>commercial land use designations, residential and mixed-use development of a minimum of 12</u> <u>dwelling units per gross developable acre may be allowed on commercial infill sites. See the</u> <u>Commercial Infill Housing description within the Land Use Element for more details.</u>"
- 3. The following changes would be made to Table 4.A, *Appropriate Land Use Types*, of the Land Use Element chapter:
  - a. Add row: "Commercial Infill Housing. As defined and regulated by the Antioch Municipal Code."
  - b. Checkmark columns: "Medium Density Residential," "High Density Residential," "Mixed Use," and "Mixed Use/Medical Facility" with reference to note #9.
  - c. Add note #9 under Table 4.A: "Commercial infill housing is allowed only within the Commercial Infill Housing Overlay District."

## 2.3.2 Required Amendments to the Municipal Code

### 2.3.2.1 ZONING AMENDMENTS

The Modified Project would add the following text to the Title 9, *Planning and Zoning*, Chapter 5, *Zoning*, of the Municipal Code:

- The following definition would be added to Section 9-5.203, *Definitions:* "Commercial Infill Housing. Strategic, streamlined development of high-quality medium- and high-density residential and mixeduse projects sited on vacant and/or underutilized infill sites in commercial areas of the city."
- The following text would be added to Section 9-5.301, Districts Established and Defined: "(EE) CIH Commercial Infill Housing Overlay District. This overlay district provides sites suitable for the development of high-quality medium- and high-density residential and mixed-use projects on infill sites in commercial areas of the city when compatible with the Commercial Infill Housing description in the Land Use Element of the Antioch General Plan. This overlay district allows residential development at a



minimum of 12 dwelling units per gross acre. This overlay district is consistent with the Commercial Infill Housing General Plan description."

- The following text would be added to the end of Section 9-5.3801, Summary of Zoning Districts: "CIH Commercial Infill Housing Overlay District."
- Table 9-5.3803, *Table of Land Use Regulations,* would be amended as follows:
  - Add "CIH<sup>14</sup>"
  - For "Day-care: large family (§ 9-5.3818)" row, add A under CIH column.
  - For "Day-care: small family (§ 9-5.3817)" row, add P under CIH column.
  - For "Home occupations" row, add P under CIH column.
  - For "Multiple-family: condominium, apartment, town-house (§ 9-5.3820)" row, add "P<sup>15</sup>, U<sup>16</sup>" under CIH column.
  - Add footnote #14: "14. In the Commercial Infill Housing Overlay District, allowable commercial uses and standards remain as determined by the underlying zoning."
  - Add footnote #15: "15. Up to 35 units/acre and building height of four stories or 45 feet permitted by right subject to compliance with all other applicable standards."
  - Add footnote #16: "16. 35 to 50 units/acre and building height above 45 feet permitted with approval of a use permit."
- The following row would be added to Table 9-5.601, Height, Area & Setback Regulations for Primary Structure, of Article 6, Height and Area Regulations and Table: "CIH: In Compliance with the Commercial Infill Housing Overlay District Objective Design Standards Document."
- The following section would be added at the end of Article 38, Land Use Regulations, within Chapter 5, Zoning, of Title 9, Planning and Zoning:

"The Commercial Infill Housing (CIH) Overlay District will comply with the following standards and regulations. Any standards not included in this section will comply with the site's underlying zoning standards.

(A) Site Qualification. Sites shown within the CIH Overlay District on the Antioch Zoning Map are qualified by-right for development of infill housing and can submit an application to the Planning Department for ministerial review. For sites outside of the CIH Overlay District, a rezone of the site to be included in the CIH Overlay District is required with approval from City Council prior to submitting an application to the Planning Department.

**(B) Residential Density.** Residential development under 12 dwelling units per acre shall not be permitted within the CIH Overlay District. Residential development of 12 to 35 dwelling units per acre are allowed by-right. Development over 35 dwelling units per acre require the approval of a use permit.

**(C)** Off-street Parking Required. Off-street parking requirements shall follow the requirements in Table 9-5.1703.1, *Off-Street Parking Required*.

**(D)** Building Height. Development of two to four stories (up to 45 feet in building height) shall be allowed by-right. Development higher than four stories (more than 45 feet in building height) shall require the approval of a use permit.

**(E) Objective Design Standards.** Development shall comply with the objective design standards contained in the City's Commercial Infill Housing Overlay District Objective Design Standards document.

**(F) Review Process.** Applications for residential or mixed-use development on qualified Commercial Infill Housing Overlay District sites shall be submitted to the Planning Department for ministerial processing and must include an application packet and design plans. Applications will be processed administratively by staff and reviewed for conformance with the Commercial Infill Housing Overlay District Objective Design Standards."

- The following definition would be added to Section 9-5.203, *Definitions*: "Story" means a portion of a building between the surface of any floor and the surface of the floor next above it, or, if there is no floor above it, the space between such floor and the ceiling next above it. A story also includes a basement, cellar, or unused under-floor space if the finished floor level directly above such space is more than six (6) feet above the ground adjacent to the building for more than fifty percent (50%) of the total perimeter.
- Section 9-5.3601, Zoning Map, would include a revision to include the Commercial Infill Housing (CIH) Overlay District to the Zoning Map as shown in Figure 1, Commercial Infill Housing Overlay District Sites.

#### 2.3.2.2 COMMERCIAL INFILL HOUSING OVERLAY DISTRICT OBJECTIVE DESIGN STANDARDS

The Modified Project would introduce the CIH Overlay District Objective Design Standards to provide key, objective requirements and application and approval process for the multifamily residential and mixed-use development within the CIH Overlay District. Unlike design guidelines, objective design standards are written to have "no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal." In other words, the goal of these objective design standards is to provide a clear and straight forward application and approval process for multifamily housing construction within the CIH Overlay District.

The full text of the proposed CIH Overlay District Objective Design Standards is included as Appendix A of this Addendum. These would include standards for the following project features:

- Site Design
  - Site Entries
  - Street Frontage
  - Context Sensitivity
  - Access and Parking
  - Service Access, Trash, and Storage Facilities
  - Open Space Areas
- Building Design
  - Building Massing and Articulation
  - Entryways



- Building Materials and Finishes
- Windows/Glazing
- Projecting Elements
- Roofs
- Landscaping
  - Plantings
  - Walls and Fences
- Lighting
- Signage

### 2.3.3 Buildout Potential

Table 2.3-1, *Antioch General Plan Buildout Numbers*, shows the total General Plan buildout as was revised by the General Plan Amendment that was analyzed in the Addendum No. 1 (2017) to the Certified EIR. The General Plan Amendment analyzed in the Addendum No. 1 (2017) reduced the total amount of single-family and multi-family residential units, and the total square footage of commercial/office and business park/industrial land uses, proposed in the General Plan. As the Modified Project is relevant to residential, commercial, and mixed-use land uses, Table 2.3-1, *Antioch General Plan Buildout Numbers*, only shows the General Plan buildout numbers for residential, commercial, and mixed-use land uses, as well as focus areas that include these land uses. Buildout numbers for other land uses such as industrial (business park), public institutional, and open space are not included in this table as they are not relevant to the Modified Project.

The Modified Project evaluated in this Addendum would not alter (increase or decrease) the buildout that was analyzed in the Certified EIR and subsequent Addendum No. 1 (2017). Rather, it would allow for reallocation of residential land uses to areas within the city that have been determined to be typically vacant and/or underutilized commercial areas. Furthermore, the Modified Project is a policy document that does not propose specific development and only addresses future development potential on designated sites.

Table 2.3-2, *Standards for Density and Development Intensity*, shows the standards for density and development intensity that would be allowed under the Modified Project. The sites identified in Table 2.3-2 do not correspond to the Focus Areas identified in Table 2.3-1.

As shown between the buildout numbers in Table 2.3-1 and the maximum proposed development capacity in Table 2.3-2, the number of residential units that would be allowed in the CIH Overlay District would be well within the existing buildout numbers.



Residential Estate Residential	(Dwelling Units)	(Dwelling Units)	Commercial/Office (Square Feet)
Estate Residential			\$
	915	-+	
Low Density Residential	4,944		
Medium Low Density Residential	22,333		
Medium Density Residential	831	1,247	
High Density Residential	<u> </u>	4,817	
Residential Subtotal	29,023	6,064	
Commercial			
Convenience Commercial			341,449
Neighborhood Community Commercial			4,563,853
Office			7,059,981
Commercial Subtotal		-	11,965,283
Mixed Use		279	606,885
Focus Areas			
A Street Interchange	124		2,110,165
East Lone Tree Specific Plan	1,100	250	1,135,000
Eastern Waterfront Employment	12	248	268,051
Ginochio Property	400		
Downtown Specific Plan	1,065	1,221	3,927,420
Roddy Ranch	600	100	225,000
Hillcrest Station Area Specific Plan		2,500	2,500,000
Sand Creek	3,537	433	1,240,000
Western Antioch Commercial		358	9,224,280
Western Gateway		460	215,216
Focus Area Subtotal	6,839	5,570	20,845,130
Overall Total	35,862	11,913	33,417,298

Notes:

Figures indicated represent the maximum permitted development intensity. The actual yield of future development is not guaranteed by the General Plan, but is dependent upon appropriate responses to General Plan policies. The ultimate development yield may be less than the maximums stated in this table.

Figures include buildout within the General Plan Study Area, which encompasses the entirety of the city and the sphere of influence as well as lands to the south of Antioch that bear a relationship to the City's long-term planning.

Source: City of Antioch General Plan, 2003, updated 2017.



ANTIOCH GENERAL PLAN UPDATE EIR ADDENDUM NO. 2 CITY OF ANTIOCH

#### 2. Project Description

No.	Site Name	Acreage	General Plan	Zoning	Allowable FAR	Assumed Housing Type	Assumed Residential Density	Existing Dev. Capacity	Proposed Dev. Capacity
1*	Lakeview Center	5.3	Neighborhood/ Community Commercial	Planned Development (Commercial/Office)	0.4	For-sale townhomes	15 dua	92,347.2 sf NCC	80 units
2*	In-Shape Shopping Center	8.9	Office/ Neighborhood/ Community Commercial	Planned Development (Shopping Center)	0.5 (Office) 0.4 (NCC)	MF stacked rental	30 dua	193,842 sf office	267 units
3	Deer Valley Plaza	9.8	Neighborhood/ Community Commercial	Planned Development (Shopping Center)	0.4	For-sale townhomes	15 dua	61,600 sf movie theater <sup>1</sup>	147 units
4*	Hillcrest Summit	4.9	Neighborhood/ Community Commercial	Planned Development (Commercial/Office)	0.4	Rental garden apt., stacked flats	30 dua	85,377.6 sf NCC	147 units
5*	Hilicrest Terrace	6.3	Mixed Use	Planned Development (Commercial/Office)	0.5	MF stacked rental	30 dua	137,214 sf commercial/ office	189 units
6*	Buchanan Crossings	5.4	Western Antioch Commercial Focus Area	Planned Development (Shopping Center)	0.5	For-sale townhomes	15 dua	117,612 sf commercial	81 units
7	Delta Fair Shopping Center	14.7	Western Antioch Commercial Focus Area	Regional Commercial (C-3)	0.5	MF stacked	30 dua	242,699 sf commercial <sup>2</sup>	221 units; 100,697 sf commercial to remain <sup>3</sup>
8	Somersville Towne Center	40.9	Western Antioch Commercial Focus Area	Regional Commercial (C-3)	0.5	For-sale townhomes	30.2 dua	501,259 sf commercial retail <sup>4</sup>	720 units; 123,816 sf gf retail (including remaining commercial); 20,000 sf office <sup>5</sup>
9	99 Cents Only/Big Lots	10.0	Western Antioch Commercial Focus Area	Regional Commercial (C-3)	0.5	MF stacked	30 dua	85,305 sf commercial <sup>6</sup>	113 units; 57,175 sf commercial to remain
10*	Crestview Dr/ West 10 <sup>th</sup> Street	2.3	Western Antioch Commercial Focus Area	Neighborhood/Community Commercial (C-2)	0.5	High-density MF rental, podium project	50 dua	50,094 sf commercial	115 units

#### TABLE 2.3-2 STANDARDS FOR DENSITY AND DEVELOPMENT INTENSITY

Notes: dua = dwelling units per acre; sf = square feet; apt. = apartment; gf = gross feet; NCC = Neighborhood/Community Commercial; MF = multi-family

\* Currently vacant and/or undeveloped

<sup>1</sup> https://www.loopnet.com/Listing/4204-Lone-Tree-Way-Antioch-CA/17665333/

<sup>2</sup> Measured building footprints from ArcGIS.

<sup>3</sup> Assumes northern three buildings on-site to remain.

\* http://yamm.finance/wiki/Somersville\_Towne\_Center.html

<sup>5</sup> Master Plan Sheet from LCA Architects.

<sup>6</sup> https://www.loopnet.com/Listing/2511-Somersville-Rd-Antioch-CA/8194312/

https://www.commercialcafe.com/commercial-property/us/ca/antioch/2515-somersville-road/

Source: City of Antioch.

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As detailed in Section 2.3, *Proposed Changes*, the Modified Project would predominantly consist of increased density on ten specific infill sites throughout the city that are typically vacant and/or underutilized commercial areas and associated objective design standards to provide key, objective requirements and application and approval process for future development on these sites.

CEQA identifies and analyzes the significant effects on the environment, where "significant effect on the environment" means a substantial or potentially substantial adverse change in any of the physical condition (CEQA Guidelines Section 15382). The proposed changes under the Modified Project, which does not increase the development potential evaluated under the Certified EIR, are analyzed below.

# 3.1 AESTHETICS

# 3.1.1 Impacts Associated with the Modified Project

Would the proposed project:

<u>, , , , , , , , , , , , , , , , , , , </u>	Environmental Issues	Level of Impact in the 2003 General Plan Update EIR	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
a)	Have a substantial adverse effect on a scenic vista?	LTS	Yes	No	No	No
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	LTS	Yes	No	No	No
c)	In non-urbanized areas, substantially degrade the existing visual character or quality of the site and its surroundings, or in an urbanized area, conflict with applicable zoning and other regulations governing scenic quality?	LTS	Yes	No	No	No
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	LTS/M	Yes	No	No	No

Key: NI = no Impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

#### Comments:

The proposed Modified Project would reduce the amount of commercial development and increase the residential density within the CIH Overlay District. Because there is no change in the height or FAR of the



commercial, residential, and mixed-use land use types applicable to the proposed Modified Project, implementing this proposed change would not result in building heights beyond what is established in the Approved Project. In addition, these sites include infill development only. The increase in residential density in the CIH Overlay District would result in changes at the policy level and does not include specific development proposals. For this reason, and due to the project location (not in the viewshed of a scenic highway) and because no height increases would occur, the proposed increased density in the CIH Overlay District under the proposed Modified Project have no impact on scenic vistas and scenic resources within a state scenic highway. The Certified EIR concluded that there would be a less-than-significant impact from light and glare, with mitigation, as a result of implementation of the Approved Project. Mitigation included revisions to the General Plan to incorporate policies addressing light and glare impacts. Residential land uses result in less light and glare than commercial land uses, and therefore would not result in new sources of light and glare beyond what was evaluated in the Certified EIR. Accordingly, the proposed Modified Project would not result in a new impact or a substantial increase in magnitude of the existing impacts with respect to aesthetics.

# 3.2 AGRICULTURE AND FORESTRY RESOURCES

	Environmental issues	Level of Impact in the 2003 General Plan Update EIR	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	NI	Yes	No	No	No
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	NI	Yes	No	No	No
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	NI	Yes	No	No	No
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	2018 CEQA Checklist Question	Yes	No	No	No

## 3.2.1 Impacts Associated with the Modified Project



Environmental Issues	Level of impact in the 2003 General Plan Update EiR	Same or Reduced Impact as the 2003 General Plan Update ElR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
<ul> <li>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non- agricultural use or conversion of forest land to non-forest use?</li> </ul>	2018 CEQA Checklist Question	Yes	No	No	Νο

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

#### Comments:

The Certified EIR concluded that the General Plan Update would have no impact on agricultural and forestry resources. The proposed Modified Project would propose policy changes that would result in reduced commercial development and increased residential density in the CIH Overlay District, on sites that are currently designated as commercial or office use, that would not result in additional development beyond what was analyzed in the Certified EIR. Given that the City has no important farmland or forestland, none of the proposed changes are applicable to agriculture or forest resources. Thus, no impacts would occur.

## 3.3 AIR QUALITY

# 3.3.1 Impacts Associated with the Modified Project

Would the proposed project:

	Environmental Issues	Level of Impact in the 2003 General Plan Update EIR	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
a)	Conflict with or obstruct implementation of the applicable air quality plan?	SU	Yes	No	No	No
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard?	LTS	Yes	No	No	No
c}	Expose sensitive receptors to substantial pollutant concentrations?	LTS	Yes	No	No	No



<u> </u>	Environmental issues	Level of Impact in the 2003 General Plan Update EIR	Same or Reduced Impact as the 2003 General Plan Update ElR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
d)	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	LTS	Yes	No	No	No

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

#### Comments:

The Bay Area Air Quality Management District (BAAQMD) is responsible for developing the Clean Air Plan for the San Francisco Bay Area.<sup>2</sup> The certified EIR determined that the Approved Project would have significant and unavoidable long-term air quality impacts associated with the BAAQMD's Clean Air Plan due to the increase in vehicle miles traveled (VMT) per population, as well as the resulting nitrogen oxides (NO<sub>X</sub>) emissions that would exceed the project-level operation thresholds. Implementation of the proposed Modified Project to accommodate more infill housing in the CIH Overlay District would result in a net decrease in vehicle trips compared with existing commercial zone, as shown in the *Trip Generation Study* included as Appendix B of this Addendum.<sup>3</sup> As mobile source emissions would generate the majority of criteria air pollutants, the decrease in vehicle trips would result in a decrease in operation-related emissions as well. Therefore, operation of the proposed Modified Project would not have the potential to substantially affect housing, employment, and population projections within the Bay Area, which is the basis of the Clean Air Plan projections. The proposed Modified Project would therefore not result in a new impact or substantial increase in magnitude of the existing impacts related to conflict with or obstruct implementation of the applicable air quality plan.

There are no changes in long-term emissions associated with the Modified Project. Therefore, no new significant impact or substantially more severe significant impacts than those identified in the Certified EIR would occur for operational impacts. The Certified EIR determined that the construction emissions of the Approved Project would be less than significant with implementation of the General Plan policies, which identified the BAAQMD best management practices and regulations required to reduce fugitive dust and manage hazardous materials during construction. Future development projects which may occur under the Modified Project would be required to comply with these policies and regulations, which would contribute to further reduction of GHG emissions and potential health risk to people. Therefore, the Modified Project



<sup>&</sup>lt;sup>2</sup> Bay Area Air Quality Management District (BAAQMD). 2017, April. 2017 Clean Air Plan: Spare the Air, Cool the Climate. https://www.baaqmd.gov/~/media/files/planning-and-research/plans/2017-clean-air-plan/attachment-a\_-proposed-final-cap-vol-1-pdf.pdf?la=en

<sup>&</sup>lt;sup>3</sup> W-Trans, 2021. Draft Trip Generation Study of SB 2 Infill Sites in Antioch.

would not result in a new impact or substantial increase in magnitude of the existing impacts related to cumulatively considerable net increase of any criteria pollutants.

Neither the Approved Project or the Modified Project would involve the type of development that would generate substantial odors or be subject to odors that would affect a substantial number of people. The type of facilities that are considered to have objectionable odors from their operation include wastewater treatments plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. Residential or mixed-use buildings that would be allowed in the CIH Overlay District are not associated with foul odors that constitute a public nuisance.

Overall, the proposed Modified Project would not result in a new impact or a substantial increase in magnitude of the air quality impacts that were analyzed in the Certified EIR.

# 3.4 BIOLOGICAL RESOURCES

# 3.4.1 Impacts Associated with the Modified Project

Would the proposed project:

	<b>Environmental Issues</b>	Level of Impact in the 2003 General Plan Update EIR	Same or Reduced Impact as the 2003 General Plan Update ElR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	LTS	Yes	No	No	No
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	LTS	Yes	No	No	No



	Environmental Issues	Level of Impact in the 2003 General Plan Update EIR	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
	Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	ŁTS	Yes	No	No	No
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	LTS	Yes	No	No	No
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	LTS	Yes	No	No	No
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	NI	Yes	No	No	No

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

#### Comments:

The proposed Modified Project would not change the Certified EIR study area boundaries and would not change the size or extent of disturbed areas that were analyzed in the Certified EIR. It would also only affect designated infill sites that are currently intended for commercial or office use to allow the development of residential and mixed-use projects on these sites and would not impact sensitive wildlife or habitat areas. As with the Approved Project, no biological resources would be impacted by the proposed Modified Project.



# 3.5 CULTURAL AND TRIBAL CULTURAL RESOURCES

# 3.5.1 Impacts Associated with the Modified Project

Would the proposed project:

	Environmental Issues	Level of Impact In the 2003 General Plan Update EIR	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
a)	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	LTS	Yes	No	No	No
b}	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	LTS/M	Yes	No	No	No
d)	Disturb any human remains, including those interred outside of formal cemeteries?	LTS	Yes	No	No	No
e)	<ul> <li>Cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources</li> <li>Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:</li> <li>Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or</li> <li>A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1. In applying the criteria set forth in subdivision (c) othe Public Resource Code Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance to a California Native American tribe.</li> </ul>	2018 CEQA Checklist Question	N/A	No	No	No

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable



#### Comments:

The Certified EIR concluded that there would be a less-than-significant impact on archaeological resources, including those of Native Americans, with mitigation, as a result of implementation of the Approved Project. Mitigation included oversight by appropriate Indian Band or Tribe, test-level research prior to issuance of grading permits, approval of research design, and completion of excavation programs or treatment programs. The proposed Modified Project is a policy change that would not change the scale or location of overall ground disturbing activities that could occur as a result of future projects in the CIH Overlay District. As a policy-level project that would allow for residential and mixed-use land uses on currently designated commercial and office land uses, the proposed Modified Project would not adversely impact historical or, tribal and non-tribal archaeological resources, as well as tribal and non-tribal human remains beyond what was evaluated in the Certified EIR. It does not affect areas outside of what was analyzed in the Certified EIR. and future development projects on sites affected by the proposed Modified Project would still be required to follow all applicable regulations pertaining to cultural resources (for example, regulations for if potential cultural resources or human remains are found on-site during development such as Public Resources Code 5097.98 and California Health and Safety Code 7050.5, among others), as under the Approved Project. Therefore, the proposed Modified Project would not result in a new impact or a substantial increase in magnitude of the existing impacts. Furthermore, future development projects would be required to follow applicable State and local regulations pertaining to discovery of potential tribal cultural resources (including the Native American Graves Protection and Repatriation Act, and the California Health and Safety Code 7050 and 7052, and regulations requiring consultation with tribes as necessary). Combined with the fact that the proposed Modified Project does not include specific development proposals or impact areas outside those included in the Certified EIR, the proposed changes from the Modified Project would not result in a new impact or a substantial increase in magnitude of the existing impacts in relation to cultural or tribal cultural resources.



# 3.6 ENERGY

# 3.6.1 Impacts Associated with the Modified Project

Would the proposed project:

·······	Environmental Issues	Level of Impact In the 2003 General Plan Update EIR	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	2018 CEQA Checklist Question	N/A	No	No	No
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	2018 CEQA Checklist Question	N/A	No	No	No

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

#### Comments:

The proposed Modified Project is a policy-level project that would not affect existing energy related plans, policies, or regulations. Potential future development that could under the proposed Modified Project would generate energy use through electricity use and fuel consumption. However, future development under the proposed Modified Project would result in a net decrease of daily vehicle trips when compared to the Approved Project, which would reduce operational transportation energy (see Appendix B, *Trip Generation Study*, of this Addendum).<sup>4</sup> In addition, future development would be required to comply with existing policies, plans, and regulations pertaining to energy efficiency, such as the Building and Energy Efficiency Standards of the California Public Resources Code. In addition, potential future development would also be required to comply with the General Plan policies and mitigation measures in the Certified EIR pertaining to energy.

Therefore, as with potential future development under the Approved Project, the proposed Modified Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, or conflict with or obstruct a state or local plan for renewable energy or energy efficiency. he Modified Project would not result in a new impact or a substantial increase in magnitude of the existing impacts in relation to energy.



<sup>&</sup>lt;sup>4</sup> W-Trans, 2021. Draft Trip Generation Study of SB 2 Infill Sites in Antioch.

# 3.7 GEOLOGY AND SOILS

# 3.7.1 Impacts Associated with the Modified Project

Would the proposed project:

<u>ken normalis</u>	<b>Environmental issues</b>	Level of Impact in the 2003 General Plan Update EIR	Same or Reduced Impact as the 2003 General Plan Update ElR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:					
	<ul> <li>Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</li> </ul>	NI	Yes	No	No	No
	ii) Strong seismic ground shaking?	LTS/M	Yes	No	No	No
	<li>iii) Seismic-related ground failure, including liquefaction?</li>	ĹTS/M	Yes	No	No	No
	iv} Landslides?	LTS	Yes	No	No	No
b)	Result in substantial soil erosion or the loss of topsoil?	LTS	Yes	No	No	No
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	LTS/M	Yes	No	No	No
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	LTS	Yes	No .	No	No
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	NI	N/A	No	No	No
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	LTS/M	Yes	No	No	No

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Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable



#### Comments:

The proposed Modified Project, would introduce revisions that would change the type of development potential from commercial to residential and mixed-use projects in the CIH Overlay District and would not introduce new adverse physical impacts related to seismic ground shaking, ground failure, liquefaction, landslides, soil erosion, or expansive soils compared to the Approved Project. The Certified EIR concluded that there would be a less-than-significant impact on geology and soils, with mitigation, as a result of implementation of the Approved Project. Mitigation included revisions to the General Plan to incorporate policies addressing potential geology and soils impacts. In addition, future development would be required to comply with State and local regulations to minimize geology and soil related hazards. Implementation of the General Plan policies, and Certified EIR mitigation measures, and compliance with State regulations would still apply under the proposed Modified Project. Therefore, the proposed Modified Project would not result in a new impact or a substantial increase in magnitude of the existing impacts related to geology and soils.

# 3.8 GREENHOUSE GAS EMISSIONS

## 3.8.1 Impacts Associated with the Modified Project

Would the proposed project:

	Environmental issues	Level of Impact In the 2003 General Plan Update EIR	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	2018 CEQA Checklist Question	N/A	No	No	No
b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	2018 CEQA Checklist Question	N/A	No	No	No

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

#### Comments:

The proposed Modified Project is a policy-level project that would not affect GHG emissions directly, but potential future development under the proposed Modified Project would generate greenhouse gas (GHG) emissions from transportation, natural gas and purchased energy, water use and wastewater and solid waste generation. The proposed Modified Project would not exceed the development potential evaluated in the Certified EIR and would result in a net decrease of daily vehicle trips, which would reduce vehicle trip



related GHG emissions, as shown in the *Trip Generation Study* in Appendix B of this Addendum. Accordingly, the proposed changes from the Modified Project would not result in an increase in magnitude of the existing GHG emissions under the Approved Project.

Construction of future development allowed under the proposed Modified Project would generate GHG emissions from vehicle trips generated by future development (e.g., employees), energy use (indirectly from purchased electricity use, and directly through fuel consumed for building heating), area sources (e.g., landscaping equipment used on-site, consumer products, coatings), water/wastewater generation, and waste disposal. Since the amount of commercial development proposed within the CIH Overlay District would decrease if replaced with residential and mixed-use projects, the proposed Modified Project would not result in substantially greater impacts to GHG emissions with regards to construction.

The Modified Project would not conflict with plans, policies, or regulations adopted for the purpose of reducing GHG emissions as follows:

- California Air Resources Board Scoping Plan (CARB Scoping Plan). This plan is California's GHG reduction strategy to achieve the state's GHG emissions reduction target established by Senate Bill (SB) 32, which is 40 percent below 1990 levels by year 2030.<sup>5</sup> While the CARB Scoping Plan is applicable to State agencies and is not directly applicable to cities/counties and individual projects, it has been the primary tool that is used to develop performance-based and efficiency-based CEQA criteria and GHG reduction targets for climate action planning efforts. Statewide strategies to reduce GHG emissions in the latest CARB Scoping Plan include implementing SB 350, which expands the Renewables Portfolio Standard to 50 percent by 2030 and doubles energy efficiency savings; expanding the Low Carbon Fuel Standard to 18 percent by 2030; and continuing to implement SB 375 with Statewide measures that have been adopted since Assembly Bill (AB) 32 and SB 32 were adopted. For example, as utility companies comply with the State's renewable portfolio standards, individual developments, like future development that would be allowed under the proposed Modified Project, that use the energy generated by the utility companies will be using energy sources that are compliant with the renewable portfolio standards. Like the Approved Project, the proposed Modified Project's GHG emissions would be reduced through compliance with statewide measures that have been adopted and would not conflict with the above statewide strategies identified to implement the CARB Scoping Plan.
- Plan Bay Area. This plan provides transportation and environmental strategies to continue to meet the regional transportation-related GHG reduction goals of SB 375.<sup>6</sup> An overarching goal of the regional plan is to concentrate development in areas where there are existing services and infrastructure rather than allocate new growth to outlying areas where substantial transportation investments would be necessary to achieve the per capita passenger vehicle, vehicle miles traveled, and associated GHG

<sup>&</sup>lt;sup>6</sup> Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG). Plan Bay Area 2050. 2021, https://www.planbayarea.org/plan-bay-area-2050-1.



<sup>&</sup>lt;sup>5</sup> California Air Resources Board, 2017. California's 2017 Climate Change Scoping Plan: The Strategy for Achieving California's 2030 Greenhouse Gas Target. https://www.arb.ca.gov/cc/scopingplan/2030sp\_pp\_final.pdf.

emissions reductions. Residential and mixed-use projects development that could occur under the proposed Modified Project would be infill development that would increase residential and mixed-use projects land use intensity in the CIH Overlay District.

Antioch Community Climate Action Plan (CCAP) and Climate Action Resiliency Plan (CARP). Adopted by the City Council in May 2011, the Antioch CCAP provides direction of potential programs and actions that the city can use to reach GHG emission reduction targets over the next 40 years.<sup>7</sup> The CCAP includes strategies that focus on green building, renewable energy, transportation and land use, education, and waste management to achieve 2020 level reductions. The CARP, adopted in May 2020, provides an update to the CCAP by adding resilience (responding to climate challenges) into the planning to continue to reduce community and municipal GHG emissions.<sup>8</sup> Future development allowed under the proposed Modified Project would be required to comply with the City's CCAP and CARP strategies, including the aforementioned design features. Furthermore, the proposed Modified Project would be required to comply Efficiency Standards of the California Public Resources Code, Title 24, Part 6.

For the reasons described above, the proposed Modified Project would not result in a new impact or a substantial increase in magnitude of the existing impacts related to GHG emissions.

# 3.9 HAZARDS AND HAZARDOUS MATERIALS

## 3.9.1 Impacts Associated with the Modified Project

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Would the proposed project:

	<b>Environmental Issues</b>	Level of Impact In the 2003 General Plan Update ElR	Same or Reduced Impact as the 2003 General Plan Update ElR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	LTS	Yes	No	No	No
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	LTS	Yes	No	No	No

<sup>7</sup> Antioch, City of. 2011, May. City of Antioch Community Climate Action Plan (CCAP). https://www.antiochca.gov/fc/environment/climate/Antioch%20CCAP%20Final.pdf

<sup>8</sup> Antioch, City of. 2020, May. City of Antioch Climate Action Resilience Plan (CARP). https://www.antiochca.gov/environmentalresources/climate-change/



	Environmental Issues	Level of Impact in the 2003 General Plan Update EIR	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	LTS	Yes	No	No	No
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	LTS	Yes	No	No	No
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	NÍ	Yes	No	No ·	No
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	LTS	Yes	No	No	No
g)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	LTS	Yes	No	No	No

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

#### Comments:

The proposed Modified Project would not increase risks related to hazards or hazardous materials relative to the Approved Project. The proposed Modified Project does not include any changes to land use designations that would have the potential to result in a new or greater impact related to hazards or hazardous materials from that evaluated in the Certified EIR because residential land uses use less hazardous materials, nor do they store substantial quantities of hazardous materials. Like the Approved Project, potential future development allowed under the proposed Modified Project would be required to comply with State and local regulations related to minimizing the effects of hazards and the release of hazardous materials. Therefore, the proposed Modified Project would not result in a new impact or a substantial increase in magnitude of the existing impacts related to hazards and hazardous materials.



# 3.10 HYDROLOGY AND WATER QUALITY

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# 3.10.1 Impacts Associated with the Modified Project

Would the proposed project:

kannari,	<b>Environmental issues</b>	Level of Impact in the 2003 General Plan Update EIR	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
a)	Violate any water quality standards or waste discharge requirements?	LTS	Yes	No	No	No
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	LTS	Yes	No	No .	No
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) result in substantial erosion or siltation on- or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or of-site; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows?	LTS/M	Yes	No	No	No
d}	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	LTS	Yes	No	No	No
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	2018 CEQA Checklist Question	N/A	No	No	No

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable



#### Comments:

The proposed Modified Project would not generate additional units beyond what was evaluated in the Certified EIR; therefore, additional impacts to water quality during construction with the clearing and grading of sites resulting in the release of sediments, oil and grease, and other chemicals to receiving water bodies are not expected. Additionally, the ten identified infill sites with the potential for increased density under the proposed Modified Project are located in already developed areas of the city on sites that are typically vacant and/or underutilized commercial areas. Therefore, like the Approved Project, potential future development under the proposed Modified Project would occur in areas already covered with impervious surfaces and no additional runoff potential would occur. Like the Approved Project, the future development allowed under the proposed Modified Project would be required to comply with State and local regulations related to minimizing the effects of water pollutants and hazards associated with hydrology and flooding. The Certified EIR concluded that there would be a less-than-significant impact on hydrology and water quality, with mitigation, as a result of implementation of the Approved Project. Mitigation included revisions to the General Plan to incorporate policies addressing potential impacts specifically associated with the alteration of the San Joaquin River from revitalization and development of Rodgers Point. Accordingly, the proposed Modified Project would not result in increased development that could have a potential adverse impact on the hydrology and water quality of the project area, including with obstruction of a water quality control plan or sustainable groundwater management plan. Therefore, the proposed Modified Project would not result in a new impact or a substantial increase in magnitude of the existing impacts with respect to hydrology and water quality.

# 3.11 LAND USE AND PLANNING

# 3.11.1 Impacts Associated with the Modified Project

Would the proposed	l project:
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	Environmental issues	Level of Impact in the 2003 General Plan Update EIR	Same or Reduced Impact as the 2003 General Plan Update ElR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
a)	Physically divide an established community?	LTS	Yes	No	No	No
b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	NI	Yes	No	No	· No

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable



#### Comments:

The proposed Modified Project would allow for the development of residential and mixed-use land uses on designated sites that are already developed and are currently zoned for commercial and office land uses. Implementation of the proposed Modified Project would not involve any structures, land use designations, or other features (e.g., freeways, railroad tracks) that would physically divide an established community. The type of anticipated development associated with the proposed Modified Project would be restricted to the existing urbanized environment. In addition, all other applicable regulations and General Plan policies pertaining to land use and planning would still apply. Therefore, there would be no impacts regarding conflicts with applicable plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect. Accordingly, the proposed Modified Project would not result in greater impacts than was analyzed in the Certified EIR.

# 3.12 MINERAL RESOURCES

# 3.12.1 Impacts Associated with the Modified Project

<u>,,,, ,, ,,,,</u> ,,,,	Environmental Issues	Level of Impact in the 2003 General Plan Update ElR	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
a)	Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	NI	Yes	No	No	No
b)	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	NI	Yes	Νο	No	No

Would the proposed project:

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

#### Comments:

The Certified EIR concluded that the Approved Project would have no impact on mineral resources. The Modified Project would allow residential and mixed-use development in the CIH Overlay District and would not result in additional development beyond what was analyzed in the Certified EIR. Additionally, it would only affect already urbanized areas. Therefore, the proposed Modified Project would also result in no impacts to mineral resources.



# 3.13 NOISE AND VIBRATION

# 3.13.1 Impacts Associated with the Modified Project

Would the proposed project result in:

	Environmental Issues	Level of Impact in the 2003 General Plan Update ElR	Same or Reduced Impact as the 2003 General Plan Update ElR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	LTS/M	Yes	No	No	No
b)	Generation of excessive groundborne noise levels?	LTS	Yes	No	No	No
e)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	NI	Yes	No	No	No

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

#### Comments:

The proposed Modified Project is a policy-level project and does not include specific development proposals. Construction noise of future projects that could occur under the proposed Modified Project, however, would be similar to the impacts described in the Certified EIR. Construction of housing and mixed-use sites would generally include the same types of construction equipment and, therefore, the magnitude of noise levels generated would be similar. Through compliance with the allowable construction hours in the City's noise control ordinance, implementation of the applicable policies in Section 11.6.2, *Noise Policies*, of the General Plan and implementation of Mitigation Measures 4.9.1A and 4.9.1B from the Certified EIR, impacts would continue to be less than significant. In addition, as discussed in the *Trip Generation Study*,<sup>9</sup> included as Appendix B of this Addendum, development at all sites in the CIH Overlay District would result in a net decrease in vehicle trips compared with the existing development capacity at each site. Therefore, traffic noise would not increase from future development



<sup>&</sup>lt;sup>9</sup> W-Trans, 2021. Draft Trip Generation Study of SB 2 Infill Sites in Antioch.

that could occur under the proposed Modified Project. Operational stationary, such as those from heating, ventilation, and air conditioning units, recreational activities at outdoor common uses areas, and potential truck loading at sites that include retail and commercial uses, noise from the proposed Modified Project would also be similar to the impacts described in the Certified EIR. The proposed Modified Project would not affect the existing policies and regulations pertaining to noise, including the General Plan policies, mitigation measures from the Certified EIR, and standards from the City's noise control ordinance, and future projects that could occur under the proposed Modified Project would also be subject to these. Therefore, the proposed Modified Project would not result in increased impacts to noise than were analyzed under the Certified EIR.

# 3.14 POPULATION AND HOUSING

# 3.14.1 Impacts Associated with the Modified Project

Would the proposed project:

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<u>,</u>	- Environmental Issues	Level of Impact in the 2003 General Plan Update EIR	Same or Reduced Impact as the 2003 General Plan Update ElR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	LTS	Yes	No	No	No
b)	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	NI	Yes	No	No	No

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

### Comments:

While the proposed Modified Project would allow for the development of housing and mixed-use development within the CIH Overlay District, it would not change the overall build-out numbers from the Approved Project. Therefore, it would not induce substantial population growth, nor population growth greater than was analyzed in the Certified EIR. In addition, the CIH Overlay District would be on sites currently zoned for commercial or office use, so it would not displace existing people or housing, necessitating the construction of replacement housing elsewhere. The proposed Modified Project would instead allow for housing on additional sites than is currently allowed under the existing zoning and land



use designations. Accordingly, the proposed changes from the Modified Project would not result in a new impact or a substantial increase in magnitude of the existing impacts in relation to population and housing.

### 3.15 PUBLIC SERVICES

### 3.15.1 Impacts Associated with the Modified Project

Would the proposed project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Environmental Issues	Level of Impact in the 2003 General Plan Update ElR	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
a)	Fire protection?	LTS	Yes	No	No	No
b)	Police protection?	LTS	Yes	No	No	No
c)	Schools?	LTS	Yes	No	No	No
d}	Parks?	LTS	Yes	No	No	No
e)	Other public facilities?	LTS	Yes	No	No	No

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

#### Comments:

Public service providers for fire protection, police protection, and schools in the City of Antioch include the Contra Costa County Fire Protection Department, the Antioch Police Department, and the Antioch Unified School District, respectively, of whom provide public services citywide. The proposed Modified Project would not increase the overall buildout numbers that were analyzed in the Certified EIR and would therefore not create new development potential or other growth inducing opportunities to result in additional impacts to public services, including fire protection, police protection, schools, and libraries. In addition, as public service providers serve the entire city, expanding residential land uses would not result in uneven distribution as could potentially happen if the city was divided into multiple service areas. In addition, the Modified Project is a policy-level project that does not include any specific development proposals. Parks and other public facilities, such as libraries, would also still be available city-wide. Therefore, no new demands for fire, police, school, parks, and libraries would result from the proposed Modified Project.



### 3.16 RECREATION

### 3.16.1 Impacts Associated with the Modified Project

	<b>Environmental Issues</b>	Level of Impact in the 2003 General Plan Update ElR	Same or Reduced Impact as the 2003 General Plan Update ElR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	LTS	Yes	No	No	No
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	LTS	Yes	No	No	Ńo

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

#### Comments:

The Modified Project does not include recreational facilities or require the construction or expansion of recreational facilities. The proposed Modified Project is a policy-level project that does not change the overall buildout numbers that were analyzed in the Certified EIR result in development in areas outside of the study area of the Approved Project. The same General Plan policies from the Approved Project that would reduce or minimize the effects of future growth on parks and recreational facilities would still apply. The proposed changes would not create new development potential or other growth inducing opportunities to result in additional impacts to the existing recreational facilities, and therefore would not reduce in greater impacts than analyzed in the Certified EIR.



### 3.17 TRANSPORTATION

### 3.17.1 Impacts Associated with the Modified Project

Would the proposed project:

<u>p==========</u>	- Environmental Issues	Level of Impact in the 2003 General Plan Update EIR	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
a)	Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	LTS	Yes	No	No	No
c)	Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	2018 CEQA Checklist Question	N/A	No	No	No
d)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	LTS	Yes	No	No	No
e)	Result in inadequate emergency access?	LTS	Yes	No	No	No

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

#### Comments:

The proposed Modified Project would not include hazardous geometric design features (e.g., a sharp curve or dangerous intersection), that could cause a significant transportation impact as it is a policy-level project that would allow residential and mixed-use land uses in the CIH Overlay District. In addition, as the CIH Overlay District affects ten specific sites throughout the city that are typically vacant and/or underutilized commercial areas, and the proposed Modified Project would not increase the buildout numbers that were analyzed in the Certified EIR, it would not result in inadequate emergency access, or cause inconsistency with CEQA Guidelines Section 15064.3 regarding vehicle miles traveled. In addition, as described in the *Trip Generation Study* in Appendix B of this Addendum, future development under the proposed Modified Project would result in a net decrease of daily vehicle trips, which would reduce vehicle miles traveled.<sup>10</sup> Finally, regulations and policies pertaining to the circulation system of the city, including transit, roadway, bicycle, and pedestrian facilities would still apply as under the Approved Project. Therefore, the proposed



<sup>&</sup>lt;sup>10</sup> W-Trans, 2021. Draft Trip Generation Study of SB 2 Infill Sites in Antioch.

Modified Project would not result in transportation impacts greater than those analyzed for the Approved Project.

### 3.18 UTILITIES AND SERVICE SYSTEMS

### 3.18.1 Impacts Associated with the Modified Project

Would the proposed project:

<b>--</b>	Environmental Issues	Level of Impact in the 2003 General Plan Update EIR	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
a)	Require or result in the relocation or construction of water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	LTS/M	Yes	No	No	No
d}	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	LTS	Yes	No	No	No
e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	LTS	Yes	No	No	No
f)	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	LTS	Yes	No	No	No
g)	Comply with federal, State, and local statutes and regulations related to solid waste?	NI	Yes	No	No	No

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable



#### Comments:

The Certified EIR determined that implementation of the Approved Project would result in less-thansignificant impacts related to utilities and service systems, with mitigation applied with respect to energy infrastructure in the form of policies added to the General Plan to ensure adequate energy resources and efficiency. The proposed Modified Project would increase residential and mixed-use development but would not generate additional units beyond what was evaluated in the Certified EIR. Because there is no new development potential beyond what was already analyzed by the Certified EIR, the proposed Modified Project would not require or result in construction or expansion of any public utilities beyond those required for the Approved Project. Therefore, demands on public utilities or other infrastructure would not change measurably, and the conclusion of the Certified EIR would not change.

### 3.19 WILDFIRE

### 3.19.1 Impacts Associated with the Modified Project

If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the proposed project:

	Environmental Issues	Level of Impact in the 2003 General Plan Update EIR	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	2018 CEQA Checklist Question	N/A	No	No	No
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	2018 CEQA Checklist Question	N/A	No	No	No
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	2018 CEQA Checklist Question	N/A	Νσ	No	No
d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	2018 CEQA Checklist Question	N/A	No	No	No

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable



#### Comments:

The proposed Modified Project would not affect lands in a State responsibility areas or lands classified as very high fire hazard severity zones.<sup>11</sup> In addition, the proposed Modified Project is a policy-level project affecting only designated infill sites in urbanized areas where potential future development currently exists. Therefore, the proposed Modified Project would not increase in magnitude of wildfire related impacts when compared to the Approved Project.

1

<sup>&</sup>lt;sup>11</sup> California Department of Fire and Forestry Protection, FHSZ Viewer, <u>https://egis.fire.ca.gov/FHSZ/</u>, accessed December 23, 2021.



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## 4. List of Preparers

This Addendum was prepared by the following individuals from the City of Antioch and PlaceWorks:

### Lead Agency

### CITY OF ANTIOCH

Anne Hersch	Planning Manager
Zoe Merideth	Senior Planner

### **Report Preparers**

### PlaceWorks

Bruce Brubaker	Principal
lanet Chang	Senior Associate II
Terri McCracken	Associate Principal, Principal-in-Charge
Allison Dagg	Associate II, Project Manager
Nicole Vermilion	Principal, Air Quality and Greenhouse Gas Emissions
losh Carman	Senior Associate II, Noise and Vibration
Emily Parks	Project Planner

#### W-Trans

Mark Spencer	Senior Principal
Kenny Jeong	Senior Engineer



### 4. List of Preparers

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### APPENDIX B Trip Generation Study

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**A48** 



January 27, 2022

Mr. Bruce Brubaker, LEED AP Placeworks 3 MacArthur Place, Suite 1100 Santa Ana, CA 92707

### Trip Generation Study of SB 2 Infill Sites in Antioch

Dear Mr. Brubaker;

As requested, W-Trans has prepared a comparison of changes in the trip generation potential for ten sites in Antioch. The purpose of this letter is to document the potential changes to vehicle trip generation for each study location currently under consideration for future economic development. The following sites have been identified by the City of Antioch as having such future development potential.

- 1. Lakeview Center
- 2. In-Shape Shopping Center
- 3. Deer Valley Plaza
- 4. Hillcrest Summit
- 5. Hillcrest Terrace
- 6. Buchanan Crossings
- 7. Delta Fair Shopping Center
- 8. Somersville Towne Center
- 9. 99 Cents Only/Big Lots
- 10. Crestview Drive/West 10th Street

#### **Trip Generation**

The vehicle trip generation for each site was estimated using standard rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual*, 11<sup>th</sup> Edition, 2021 for "Single Family Attached Housing" (ITE LU #215), "Multifamily Housing (Low-Rise)" (ITE LU #220), "Multifamily Housing (Mid-Rise)" (ITE LU #221), "Movie Theater" (ITE LU #445), "General Office Building" (ITE LU #710), "Shopping Center (>105k)" (ITE LU #820), and "Shopping Plaza (40-150k)" (ITE LU #821). Vehicle trips were estimated for the existing development capacity at every site. This includes sites which are presently vacant and not currently producing any vehicle trips.

#### **Pass-by Trips**

Some portion of traffic associated with retail land uses would be drawn from existing traffic on adjacent roadways. These vehicle trips are not considered "new," but would instead be comprised of drivers who are already driving on the adjacent street system and choose to make an interim stop and are referred to as "pass-by." The percentage of these pass-by trips was based on information provided in the *Trip Generation Manual*, 11<sup>th</sup> Edition, Institute of Transportation Engineers, 2021. Since the *Manual* does not provide a pass-by trip percentage for either the daily or a.m. peak hour, the pass-by trip percentages for the p.m. peak hour were applied for the daily and a.m. peak hour trips.

A summary of the anticipated change in vehicle trips at each site is provided in Table 1.



Mr. Bruce Brubaker, LEED AP

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January 27, 2022

্যান্চচা	e 1 – Trip Generation Summ	ary										
	Site Name	Units	D	aily	/	AM Pea	ak Hou	ır	F	PM Pea	ak Hoı	ır
No.	Land Use		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
#1	Lakeview Center											
Ex	Shopping Plaza (40-150k)	92.374 ksf	67.52	-6,237	1.73	-160	-99	-61	5.19	-479	-235	-244
Ex	Pass-by Adjustment	40%		2,495		64	40	24		192	94	98
Fu	Single Family Attached	80 du	7.20	576	0.48	38	12	26	0.57	46	26	20
	Net Change			-3,166		-58	-47	-11		-241	-115	-126
#2	In-Shape Shopping Center											
Ex	General Office Building	193.842 ksf	10.84	-2,101	1.52	-295	-259	-36	1.44	-279	-47	-232
Fu	MF Housing (Low Rise)	267 du	6.74	1,800	0,40	107	26	81	0.51	136	86	50
	Net Change			-301		-188	-233	45		-143	39	-182
#3	Deer Valley Plaza											
Ex	Movie Theater	61.600 ksf	78.09	-4,810	n/a	n/a	n/a	n/a	6.17	-380	-357	-23
Fu	Single Family Attached	147 du	7.20	1,058	0.48	71	22	49	0.57	84	48	36
	Net Change			-3,752		71	22	49		-296	-309	13
#4	Hillcrest Summit											
Ex	Shopping Plaza (40-150k)	85.377 ksf	67.52	-5,765	1.73	-148	-92	-56	5.19	-443	-217	-226
Ex	Pass-by Adjustment	40%		2,306		59	37	22		177	87	90
Fu	MF Housing (Low-Rise)	147 du	6.74	991	0.40	59	14	45	0.51	75	47	28
	Net Change			-2,468		-30	-41	11		-191	-83	-108
#5	Hillcrest Terrace											
Ex	General Office Building	137.214 ksf	10.84	-1,487	1.52	-209	-184	-25	1.44	-198	-34	-164
Fu	MF Housing (Low Rise)	189 du	6.74	1,274	0.40	76	18	58	0.51	96	61	35
	Net Change			-213		-133	-166	33		-102	27	-129
<b>#6</b>	Buchanan Crossings											
Ex	Shopping Plaza (40-150k)	117.612 ksf	67.52	-7,941	1.73	-203	-126	-77	5.19	-610	-299	-311
Ex	Pass-by Adjustment	40%		3,176		81	50	31		244	120	124
Fu	Single Family Attached	81 du	7.20	583	0.48	39	12	27	0.57	46	26	20
	Net Change			-4,182		-83	-64	-19		-320	-153	-167
#7	Delta Fair Shopping Center											
Ex	Shopping Center (>150k)	242.699 ksf	37.01	-8,982	0.84	-204	-126	-78	3.4	-825	-396	-429
Ex	Pass-by Adjustment	29%	<u> </u>	2,605		59	37	23		239	115	124
Fu	MF Housing (Low Rise)	221 du	6.74	1,490	0.40	88	21	67	0.51	113	71	42
Fu	Shopping Plaza (40-150k)	100.697 ksf	67.52	6,799	1.73	174	108	66	5.19	523	256	267
Fu	Pass-by Adjustment	40%		-2,720		-70	-43	-26		-209	-102	-107
	Net Change			-808		47	-3	52		-159	-56	-103

Mr. Bruce Brubaker, LEED AP

January 27, 2022

	Site Name	Units	D	aily	ŀ	M Pea	ak Hou	ır	1	PM Pea	ak Hou	ır
No.	Land Use	2	Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
#8	Somersville Towne Center											
Ex	Shopping Center (>150k)	501.259 ksf	37.01	-18,552	0.84	-421	-261	-160	3.4	-1704	-818	-886
Ex	Pass-by Adjustment	19%		3,525		80	50	30		324	155	168
Fu	Single Family Attached Hsg	720 du	7.20	5,184	0.48	346	107	239	0.57	410	234	176
Fu	Shopping Plaza (40-150k)	123.816 ksf	94.49	11,699	3.53	437	271	166	9.03	1118	537	581
Fu	Pass-by Adjustment	19%		-2,223		-83	-51	-32		-212	-102	-110
Fu	General Office Building	20 ksf	10.84	217	1.52	30	27	3	1.44	29	5	24
	Net Change			-150		389	143	246		-35	11	-47
# <b>9</b>	99 Cents Only/Big Lots							-				
Ex	Shopping Plaza (40-150k)	85.305 ksf	67.52	-5,760	1.73	-148	-91	-57	5.19	-443	-217	-226
Ex	Pass-by Adjustment	40%		2,304		59	36	23		177	87	90
Fu	MF Housing (Low Rise)	113 du	6.74	762	0.40	45	11	34	0.51	58	36	22
Fu	Shopping Plaza (40-150k)	57.175 ksf	67.52	3,860	1.73	99	61	38	5.19	297	145	152
Fu	Pass-by Adjustment	40%		-1,544		-40	-24	-15		-119	-58	-61
	Net Change			-378		15	-7	23		-30	-7	-23
#10	Crestview Dr/West 10 <sup>th</sup> St											
Ex	Shopping Plaza (40-150k)	50.094 ksf	67.52	-3,382	1.73	-87	-54	-33	5.19	-260	-127	-133
Ex	Pass-by Adjustment	40%		1,353		35	22	13		104	51	53
Fu	MF Housing (Mid-Rise)	115 du	4.54	522	0.37	43	10	33	0.39	45	27	18
	Net Change			-1,507		-9	-22	13		-111	-49	-62

Notes: Ex = Existing Land Use; Fu = Estimated Future Land Use Potential; ksf = 1,000 square feet; du = dwelling unit; MF = Multifamily; Hsg = Housing; n/a = not available

Thank you for giving W-Trans the opportunity to provide these services. Please call if you have any questions.

Sincerely

Kenny Jeong, PE Senior Engineer

MES/kbj/ANT014.L2



Frences

Mark Spencer, PE Senior Principal



#### CITY COUNCIL RESOLUTION NO. 2022-xx

#### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ADOPTING A GENERAL PLAN AMENDMENT ESTABLISHING COMMERCIAL INFILL HOUSING POLICIES

WHEREAS, the City of Antioch ("City") applied for and received a \$310,000 grant from a program authorized by Senate Bill (SB) 2, the Building Homes and Jobs Act;

WHEREAS, this funding source provides local governments with reimbursement grants and technical assistance to prepare plans and process improvements that achieve streamlined housing approvals, facilitate housing affordability (particularly for lower- and moderate-income households), and accelerate housing production;

WHEREAS, City staff used this funding to create a General Plan Amendment and related zoning policies to support high-density residential development on underutilized commercial sites;

**WHEREAS**, a Request for Proposals was issued and PlaceWorks was selected to complete the project and the process commenced in January 2021;

WHEREAS, the scope includes amending the Antioch General Plan and the Zoning Code to create a new Commercial Infill Housing (CIH) Overlay District and CIH Objective Design Standards to provide key, objective requirements for the development of multifamily residential and mixed-use development within the City's CIH Overlay District;

WHEREAS, the proposed CIH Overlay District is intended to allow for the streamlined development of medium- and high-density residential and mixed-use projects on infill sites that have been identified through an infill housing study process and are typically vacant and/or underutilized commercial areas of the city;

WHEREAS, Section 65358 of the California Government Code provides for the amendment of all or part of an adopted General Plan;

**WHEREAS,** the primary purpose of the General Plan Amendment is to ensure consistency between the City of Antioch General Plan and the Project;

**WHEREAS**, the project requires amendment to the General Plan text in the Land Use Element;

WHEREAS, the City, as lead agency under the California Environmental Quality Act ("CEQA"), has completed the Addendum to the General Plan Environmental Impact Report ("Final EIR" or "EIR") for the Project;

WHEREAS, the purpose of this Addendum is to analyze the impacts of the proposed project, herein referred to as the "Modified Project", as required pursuant to the provisions of CEQA and the State CEQA Guidelines;

WHEREAS, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on February 25, 2022 for the Planning Commission public hearing held on March 16, 2022;

WHEREAS, the Planning Commission held a public hearing on March 16, 2022, considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request, and adopted Resolution 2022-03 recommending the City Council adopt the General Plan Amendments.

WHEREAS, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on March 24, 2022 for the City Council public hearing held on April 12, 2022; and

WHEREAS, the City Council held a public hearing on April 12, 2022, considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request, and adopted Resolution 2022-03 recommending the City Council adopt the General Plan Amendments.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council hereby makes the following findings for approval of the General Plan Amendments:

- 1. The proposed project conforms to the provisions and standards of the General Plan in that the proposed amendment is internally consistent with all other provisions of the General Plan and does not conflict with any of the previously adopted goals, policies or programs of the General Plan;
- 2. The proposed amendment is necessary to implement the goals and objectives of the General Plan in that it will establish and implement the Commercial Infill Housing Policies;
- **3.** The proposed amendment will not be detrimental to the public interest, convenience, and general welfare of the City in that the amendment will result in a logical placement of land uses consistent with the overall intent of the General Plan and facilitate housing development opportunities;
- 4. The proposed amendment will not have substantial changes are not proposed to the Modified Project that would require major revisions to the 2003 Environmental Impact Report (EIR) due to the involvement of new significant environmental effects or a substantial increase in the severity of a previously identified effect; and



**5.** The proposed amendment will not require changes to or modifications of any other plans that the City Council adopted before the date of this resolution.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the that the City Council adopt the General Plan Amendment (GPA-22-01) of the Land Use Element as attached hereto in Exhibit A.

I HEREBY CERTIFY that the foregoing resolution was adopted by the City Council of the City of Antioch at a regular meeting thereof held on the 12th day of April, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ELIZABETH HOUSEHOLDER, CITY CLERK OF THE CITY OF ANTIOCH

### EXHIBIT A

### **GENERAL PLAN AMENDMENTS**

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### COMMERCIAL LAND USE DESIGNATIONS

- Maximum Allowable Density: Ten dwelling units per gross developable acre (10 du/ac)
- Anticipated Population per Acre: Twenty (20) to Twenty-five (25) persons per acre

High Density Residential. High Density Residential densities may range up to twenty (20) dwelling units per gross developable acre, with density bonuses available for agerestricted, senior housing projects. Two-story apartments and condominiums with surface parking typify this density, although structures of greater height with compensating amounts of open space would be possible. This designation is intended primarily for multi-family dwellings. As part of mixed-use developments within the Rivertown area and designated transit nodes, residential development may occur on the upper floors of buildings whose ground floor is devoted to commercial use. Typically, residential densities will not exceed sixteen (16) to eighteen (18) dwelling units per acre for standard apartment projects, although projects with extraordinary amenities may achieve the maximum allowable density. However, permitted densities and number of housing units will vary, depending on topography, environmental aspects of the area, geologic constraints, existing or nearby land uses, proximity to major streets and public transit, and distance to shopping districts and public parks. Higher densities will be allowed where measurable community benefit is to be derived (i.e., provision of needed senior housing or low and moderate income housing units). In all cases, infrastructure, services, and facilities must be available to serve the proposed density, and the proposed project must be compatible with surrounding land uses.

- Appropriate Land Use Types: See Table 4.A
- Maximum Allowable Density: Twenty dwelling units per gross developable acre (20 du/ac) and up to a Floor Area Ratio<sup>1</sup> of

1.25 within areas designed for mixed use or transit-oriented development.

 Anticipated Population per Acre: Forty (40) persons per acre. Within transit-oriented development, up to forty-five to sixty (45-60) persons per acre

**Residential TOD.** This mixed-use classification is intended to create a primarily residential neighborhood within walking distance to the eBART station, with complementary retail, service, and office uses. Residential densities are permitted between a minimum of 20 and a maximum of 40 units per gross acre. A range of housing types may be included in a development project, some of which may be as low as 10 units per acre, provided the total project meets the minimum density standard. Up to 100 square feet of commercial space such as retail, restaurant, office, and personal services are permitted per residential unit.

Residential units should be at least 300 feet away from rail and freeway rights-of-way, or should incorporate construction measures that mitigate noise and air emission impacts. Retail, restaurants, commercial services, and offices are allowed on the ground floor and second floor, particularly on pedestrian retail streets and adjacent to Office TOD designations. Low intensity stand-alone retail or restaurant uses with surface parking are not permitted. Fee parking in surface parking lots is not permitted as a primary use.

- Minimum housing density: 20 acres per gross acre
- Maximum housing density: 40 units per gross acre

#### 4.4.1.2 Commercial Land Use

**Designations**. The General Plan land use map identifies two commercial land use designations, which, along with commercial development within Focus Areas, will provide a broad range of retail and commercial services for existing and future residents and businesses. Permitted maximum land use

<sup>&</sup>lt;sup>1</sup> Floor Area Ratio (FAR) represents the ratio between allowable floor area on a site and the size of the site. For example, an FAR of 1.0 permits one square foot of building floor area (excluding garages and parking) for each square foot of land within the development site, while an

FAR of 0.5 permits ½ square foot of building area for each square foot of land within the development site.

intensities are described for each designation. Maximum development intensities are stated as the maximum floor area ratio (FAR) within the project site. "Floor area ratio" is determined by dividing the total proposed building area of a development project by the square footage of the development site *prior* to any new dedication requirements. In addition to these commercial land use designations, residential and mixed-use development of a minimum of 12 dwelling units per gross developable acre may be allowed on commercial infill sites. See the Commercial Infill Housing description within the Land Use Element for more details.

Convenience Commercial. This designation is used to include small-scale retail and service uses on small commercial lots, generally ranging up to one to four acres in size. Total gross leasable area within Convenience Commercial areas typically ranges from about 10,000 to 40,000 square feet. Typical uses may include convenience markets, limited personal services, service stations, and commercial services. This designation is often located on arterial or collector roadway intersections in otherwise residential neighborhoods and, thus, requires that adequate surface parking be included to ensure against any potential circulation difficulties affecting adjacent residences. Design features need to be included in these centers to ensure that convenience commercial developments are visually compatible with and complementary to adjacent and nearby residential and other less intensive uses. The type and function of uses in convenience commercial areas are generally neighborhood serving, and need to be carefully examined to ensure compatibility with nearby uses. This land use designation may also be applied to small freestanding commercial uses in the older portions of Antioch.

While some areas may be designated on the Land Use Plan for Convenience Commercial use, this does not preclude small freestanding commercial uses from being zoned for such a use provided the above parameters are adhered to through adopted performance standards. Such a rezoning would be considered to be consistent with the General Plan, and not require a General Plan amendment.

 Appropriate Land Use Types: See Table 4.A

### TABLE 4.A APPROPRIATE LAND USE TYPES

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#### Table 4.A – Appropriate Land Use Types

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	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density ?esidential	High Density Residential	Convenience Commercial	Neighborhood/ Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	" A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	-ight Industrial	Rail-Served Industrial	General Industrial	E. Lone Tree Em- ployment-Generating	Residential TOD	Office TOD	Fown Center Mixed	Community Retail	Public/Institutional	Open Space
Large Lot Residential. This residential type typically consists of single-family detached units on lots of 0.5 acre or more. Residential developments of this type shall be designed as large suburban parcels within subdivisions within the Urban Limit Line and as rural residential uses outside of the Urban Limit Line.	*						~~~~			<u>0 E</u>	~ ~ ~					>								V				<u> </u>
Single-Family Detached. These areas typically consist of suburban residential subdivisions of single family, detached dwellings on lots ranging from 7,000 to 20,000 square feet.		~	~	~										~													1	
Small Lot Single Family Detached. These dwelling unit types are typically located within a specific plan or other type of "planned development," and consist of single family, detached dwellings on lots smaller than 7,000 square feet. In exchange for development on small residential lots, amenilies such as permanent open space and private recreation facilities are required to be provided specifically for the use of residents of the development.			*	*										~														
Multi-Pamily Attached. Attached for-sale or rental dwelling units, designed either as townhouse units or as stacked flats, characterize these areas. Amenities such as common open space and recreation facilities specifically for the use of residents of the development are required.				~	~							√6		~	4													
Mobile Homes. Areas of mobile home development typically consist of subdivisions wherein individual mobile homeowners also own their own lots in fee and mobile home parks wherein mobile homeowners rent or lease the space upon which their mobile home is placed. Typically, mobile home subdivisions and parks provide open space and/or recreational amenities for the use of their residents.				~	*																							
Group Residential. Activities typically include the use of a dwelling unit as a residence by a group or groups of persons without the provision of medical care, supervision, or medical assistance. Typical uses include boarding houses, convents, and religious retreats.					~									¥	~													
Residential Care Facilities. While largely residential in character, residential care facilities are distinguished from other residential use types in that care facilities combine a variety of medical care, supervision, or					1	~								~	~		-											

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24 (11)	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/ Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	" A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	Rail-Served Industrial	General Industrial	E. Lone Tree Em- ployment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional Open Space
medical assistance services with housing. State law exempts certain small residential care facilities from local regulation, and can locate anywhere permitted by law.																											
Commercial Infill Housing. As defined by the Antioch Municipal Code.				~	~									~	~					-							
Administrative and Professional Offices. Activities typically include, but are not limited to, executive management, administrative, or clerical uses of private firms and public utilities. Additional activities include the provision of advice, design, information, or consultation of a professional nature. Uses typically include, but are not limited to, corporate headquarters; branch offices; data storage, financial records, and auditing centers; architect's; lawyer's; insurance sales and claims offices; financial planners; and accountant's offices.						√7	~	~	~	~	~	~	~	~	~	~	~	~	~			~					
Amusement Centers/Arcades. Any structure (or portion thereof) in which four or more amusement devices (either coin- or card-operated) are installed, such as photography machines, video games, muscle testers, fortune telling machines, laser tag, electronic or "County fair" style games, rides or similar uses, and other games of skill or science, but not including games of chance or other similar devices. Included is any place open to the public, whether or not the primary use of the premises is devoted to operation of such devices. Sales of prepared foods and beverages is also included as an ancillary use of the site.							1	*	<b>*</b>		~	1	~														
Automotive Uses. Activities typically include, but are not limited to the, sales and servicing of motor vehicles, recreational vehicles, boats, and trailers.						√2	~	√2	~	~		~	~	~		_	√2	✓4	√4			~					
Banks and Financial Services. Activities typically include, but are not limited to banks and credit unions, home mortgage, and other personal financial services.						~	~	~	~	~		~	~	~	~	~	~					1					
Business Support Services. Activities typically include, but are not limited to, services and goods generally provided to support other businesses.				Ċ		~	1	~	~	1		~	~	~	~	~	~					~					

Eating and Drinking Establishments. Activities typically include, but are not limited to, the retail sale from the premises of food or beverages prepared for on-premises or off-premises consumption.			√3	~	~	1	~	~	~	~	~	~	~	1	√5	√5	~			
Food and Beverage Sales. Activities typically include, but are not limited to retail sale from the premises of food and beverages for off-premises final preparation and consumption.	-		~	~	~	~			~	~	~						 			

12/02/2016

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residentlal	Conventence Commercial	Neighborhood/ Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	" A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	Rail-Served Industrial	General Industrial	E. Lone Tree Em- ployment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
Funeral Services. Activities typically include services involving the care, preparation, or disposition of human dead.						~	1	~				√8	1															
General Merchandise. Activities typically include, but are not limited to, the retail sales from premises, including incidental rental and repair services.						√	~	~	~	1		~	~	1														
Health Clubs and Spas. Activities typically include, but are not limited to, sport and health-related activities performed either indoors or outdoors.						~	~	~	1	1		4	~	<	~	~	~											
Lodging and Visitor Services. Activities typically include, but are not limited to, providing overnight accommodations and related banquet and conference facilities.							~	~	~	~	~	~	~	~	~	1	~	√5	√5									
Indoor Recreational Facilities. Activities typically include, but are not limited to, commercial recreation uses conducted within enclosed buildings, such as bowling alleys, skating facilities, racquet clubs, and indoor shooting and archery ranges.							~	~	· ✓				~	~														
Outdoor Recreational Facilities. Activities typically include, but are not limited to, commercial recreation activities conducted outside of enclosed buildings, such as miniature golf, batting cages, tennis clubs, etc.							~	~	~				~	~														~
Personal Services. Activities typically include establishments primarily engaged in the provision of services for the enhancement of personal appearance, cleaning, alteration of garments, and similar non- business or non-professional services.						~	~	1	~	~		~	~	~														
Personal Instruction. Activities typically include instruction in artistic, academic, athletic or recreational pursuits within an enclosed structure.						~	1	~	~	~		√7	~	~	~													
Recreational Vehicle Park, Activities typically include, but are not limited to, providing overnight accommodations for visitors in recreational vehicles.											~	~						~										✓ 10
Theaters. Includes structures where the primary use is the exhibition of live or prerecorded theatrical, musical, comedic or other performances. Sale of prepared foods and beverages is permitted ancillary to the primary use.							~	~		~	~	~	~	~														
Light Manufacturing and Assembly. Activities typically include, but are not limited to, the mechanical or chemical transformation of raw or semi-finished materials or substances into new products, including manufacture of products, assembly of component parts (including required packaging for retail sale), and treatment and fabrication operations. Light														~			1		~	~	~	~						

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	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Densíty Residential	Convenience Commercial	Neighborhood/ Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	" A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	Rail-Served Industrial	General Industrial	E. Lone Tree Em- ployment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Conmunity Retail	Public/Institutional	Open Space
manufacturing is conducted wholly within an enclosed building. Light manufacturing activities do not produce odors, noise, vibration, or particulates, which would adversely affect uses within the same structure or on the same site. Also included are watchman's quarters.																												
General Manufacturing and Assembly. Activities typically include, but are not limited to, the mechanical or chemical transformation of raw or semi-finished materials or substances into new products, including manufacture of products; assembly of component parts (including required packaging for retail sale); blending of materials such as lubricating oils, plastics, and resins; and treatment and fabrication operations. Uses requiring massive structures outside of buildings such as cranes or conveyer systems, or open-air storage of large quantities of raw or semi-refined materials are also included within this land use type. Also included are watchman's quarters.																				~	~							
Research and Development. Activities typically include, but are not limited to, scientific research and theoretical studies and investigations in the natural, physical, or social sciences. Also included is engineering, fabrication, and testing of prototypes developed with the objective of creating marketable end products; and the performance of physical and environmental testing and related activities by or under the supervision of professional scientists and highly trained specialists. Watchman's quarters are included as an ancillary use.														1	1		*	*	~	~	-	~					*	
Operable Vehicle Storage. Activities typically include, but are not limited to the parking and/or storage of operable vehicles. Typical uses include, but are not limited to fleet storage of automobiles and trucks, storage lots, and recreational vehicle and boat storage.									-		~								~		~							
Personal Storage. Activities typically include, but are not limited to storage services and facilities primarily to personal and business effects and household goods with enclosed storage areas having individual access. Typical uses include, but are not limited to mini- warehouses.	г																	~	~		~						-	
Storage and Distribution – Light, Activities typically include, but are not limited to, wholesaling, storage, and warehousing services conducted entirely within enclosed buildings. Also included are watchman's quarters. Storage and Distribution – General, Activities														~			~	~	~	*	~	~						

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/ Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rívertown Commercial	" A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	Rall-Served Industrial	General Industrial	E. Lone Tree Em- ployment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional Open Space
typically include, but are not limited to, warehousing, storage, freight handling, shipping, trucking services; storage and wholesaling from the premises of unfinished, raw, semi-refined products requiring further processing, fabrication, or manufacturing. Outdoor storage is permitted subject to applicable screening requirements. Also included are watchman's quarters as an ancillary use.							•												~	~	V	~					
Building Contractor's Offices and Yards. Activities typically include, but are not necessarily limited to, offices and storage of equipment, materials, and vehicles for contractors in the trades involving construction activities. Storage yard uses may include, but should not be limited to, the maintenance and outdoor storage of large construction equipment such as earthmoving equipment, and screened outdoor storage of building materials.	-										-								*	~	~						
include, but are not limited to, establishments and facilities engaged in the provision of sales or services directly related to the commercial or recreational use of waterways. Included in this category are construction, repair, and maintenance of boats; boat sales; anchorage and docking facilities, including temporary slip rentals; services for commercial boating and fishing, including retail fish sales, but not including fish processing; sale of marine equipment; and harbor- related services, such as indoor and outdoor dry boat storage, bait sales, fuel docks, and yacht clubs.											~								1		~						
Civic Administration. Activities typically include, but are not limited to, management, administration, clerical, and other services performed by public and quasi- public agencies.						~	~	~				~		~	~	~	~										~
Cultural Facilities. Activities typically include, but are not limited to, those performed by public and private museums and art gallaries, public and private libraries and observatories. Day Care Centers, Day care centers consist of			-				~	~	~	~	~	<b>*</b> .		~	~	~	~										~
Day Care Centers. Day care centers consist of facilities defined in California Health and Safety Code Section 1596.76, providing day care and supervision for more than 12 children less than 18 years of age for periods of less than 24 hours per day. Also included are facilities for the care and supervision of seniors for periods of less than 24 hours per day. Open Space. Activities typically include, but are not limited to, preservation of lands in their natural						1	1	1	1	~		1		~	~	~	1										✓

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	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/ Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	" A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	-ight Industrial	Rail-Served Industrial	General Industrial	E. Lone Tree Em- bloyment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Open Space
condition to protect environmental resources or the public health and safety, agriculture, and active or passive recreation. Recreation areas may include recreational structures such as play equipment, but do not generally include structures for human occupancy.	~	~	~	~	~	~	1	~	1	1	~	1	~	~	~	~	~	~	1	~	1	~	_			v	1 1
Religious Assembly. Activities typically include religious services and assembly such as customarily occurs in churches, synagogues, and temples.	$\checkmark_1$	$\checkmark_1$	$\checkmark_1$	<b>√</b> 1	$\checkmark_1$	$\checkmark_1$	$\checkmark_1$	$\checkmark_1$	$\checkmark_1$			$\checkmark_1$	~	~	~	$\checkmark_1$							-			y	/
Schools, Public and Private. Typical activities include educational facilities for K-8 students provided by public agencies or private institutions.	$\checkmark_1$	$\checkmark_1$	$\checkmark_1$	$\checkmark_1$	$\checkmark_1$	<b>√</b> 1	$\checkmark_1$	<b>√</b> 1	$\checkmark_1$			$\checkmark_1$		~		$\checkmark_1$											/

#### Notes to Table 4.A:

1. Permitted subject to the provisions of Land Use Element policy 4.4.2.2b.

2. Automotive sales are not permitted within areas designated Convenience Commercial, Regional Commercial, or Business Park, except that Automotive sales may be allowed within areas designated Business Park that also have frontage on Auto Center Drive.

3. Bars are not permitted within areas designated Convenience Commercial.

- 4. Automotive uses are limited to sites adjacent to a freeway interchange. Auto sales are not permitted within areas designated Light Industrial or Eastern Waterfront Business Park.
- 5. Eating and drinking establishments, as well as Lodging and Visitor Service uses, within the Light Industrial and Eastern Waterfront Business Park designations are limited to sites adjacent to a freeway interchange.
- 6. Multi-Family uses are permitted within the Rivertown Commercial designation above the ground floor only.
- Administrative and Professional Office and Personal Instruction uses are permitted within the Rivertown Commercial designation above the ground floor only, except along Fourth Street and the area between Fourth Street and Fifth Street, where they may occupy ground floor space.

8. Funeral Services within the Rivertown Commercial designation are limited to "J" Street, Fourth Street and the area between Fourth Street and Fifth Street.

9. Auto sales within the Hillcrest Station Focus Area are limited to sites adjacent to the SR-4 and SR-160 freeways.

10. Limited to locations that are compatible with resource protection needs.

11. Commercial infill housing is allowed only within the Commercial Infill Housing Overlay District.

### COMMERCIAL INFILL HOUSING POLICY

- k. Project development shall provide full mitigation of impacts on school facilities to the Brentwood Elementary School District and the Liberty Union High School District.
- I. The timing of new development shall be correlated with the installation of water, sewer, electrical, and natural gas utility systems, provision of municipal services (including emergency services), and project open space and amenities with land development in a manner that is economically feasible and that ensures adequate service to uses within the site starting with the time the first increment of development is occupied.
- m. Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong identification of the Ginochio Property as an identifiable "community."
- Development of a natural-appearing style of landscaping is to be provided with groves of trees, earth tone wall colors, and drifts of flowering shrub materials.
- A central open space area, which may include a golf course, is to be provided to serve as the dominant visual feature of the Ginochio Property, as well as to provide active or recreational opportunities.
- p. Because of the sensitivity of the habitat areas within the Ginochio Property Focus Area, preparation and approval of a Resource Management Plan to provide for mitigation of biological resources impacts, as well as for the long-term management of natural open space, shall be required prior to development of the Ginochio Property Focus Area. The Resource Management Plan shall provide for appropriate habitat linkages consistent with General Plan policies and Resource Management Plan provisions for the Sand Creek Focus Area.

#### 4.4.7. Voter-Approved Urban Limit Line.

Pursuant to the City of Antioch Growth Control, Traffic Relief, Voter-Approved Urban Limit Line, and Roddy Ranch Development Reduction Initiative, the voters amended the

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General Plan to establish the urban limit line as shown on Figure 4.12. This Voter-Approved Urban Limit Line establishes a line through the Roddy Ranch and Ginochio Property Focus Areas beyond which the General Plan land use designations cannot be amended to allow uses other than open space uses. Until December 31, 2020, the location of the Voter-Approved Urban Limit Line may be amended only by the voters of the City. The City shall oppose any annexation to the City of any land outside of the Voter-Approved Urban Limit Line.

**4.4.8 Commercial Infill Housing.** As part of a strategic infill housing study process, the City has designated specific sites within Antioch to allow for the streamlined development of high quality medium- and high-density residential and mixed-use projects. These infill sites are typically vacant and/or underutilized commercial areas of the city.

#### a. Purpose and Primary Issues

Commercial infill housing allows residential development in commercial land use designations, which can also serve the following issues:

- a. Revitalize partially built or struggling commercial developments that have commercial vacancies and relocation of commercial activity to other parts of the city.
- b. Incentivize residential and mixed-use development through streamlining and expediting the planning approval process.
- c. Contribute to the citywide need for more housing through the building of mediumand high-density housing.
- d.Allow for existing commercial sites to be developed with high quality residential development to address housing needs and redevelopment of underutilized sites.

#### **b.** Policy Direction

The following policies shall guide development of commercial infill housing projects:

a. Allow property owners to develop housing on the infill site if the site is a minimum 20,000 square feet, the site is vacant and/or underutilized, and has an existing commercial land use designation.

- b. Appropriate land uses include medium density housing, high density housing, vertical mixed use, and horizontal mixed use.
- c. The underlying/base zoning for overlay sites will remain and may be redeveloped with commercial or other uses as currently allowed.
- d. The minimum residential development intensity shall be 12 dwelling units per acre.
- e. Residential densities of 12 to 35 dwelling units per gross developable acre are allowed. Densities of up to 50 dwelling units per gross developable acre are allowed with a use permit.
- f. Building heights of two to four stories (up to 45 feet) are allowed. Building heights above four stories or 45 feet shall require a use permit.
- g. Commercial infill housing projects shall satisfy the Objective Design Standards in the Commercial Infill Housing Objective Design Standards document.
- Encourage demolition or repurposing of underutilized commercial development on the site to accommodate for new high quality residential or mixed-use development.
- i. Create a pedestrian-oriented environment within and immediately outside of the development.
- Provide convenient access to circulation networks of various modes of travel, including vehicle, pedestrian, bike, and transit outside of the site.
- k. Provide internal circulation for bikes, vehicles, and pedestrians that connect these circulation networks outside of the development on adjacent streets and sidewalks.
- I. Where possible, site entries near transit stops and facilitate vehicular access along major arterials.

**B18** 

#### CITY COUNCIL RESOLUTION NO. 2022-xx

#### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ADOPTING OBJECTIVE DESIGN STANDARDS FOR COMMERCIAL INFILL HOUSING POLICIES

WHEREAS, the City of Antioch ("City") applied for and received a \$310,000 grant from a program authorized by Senate Bill (SB) 2, the Building Homes and Jobs Act;

WHEREAS, this funding source provides local governments with reimbursement grants and technical assistance to prepare plans and process improvements that achieve streamlined housing approvals, facilitate housing affordability (particularly for lower- and moderate-income households), and accelerate housing production;

WHEREAS, City staff used this funding to create a General Plan Amendment and related zoning policies to support high-density residential development on underutilized commercial sites;

WHEREAS, a Request for Proposals was issued and PlaceWorks was selected to complete the project and the process commenced in January 2021;

WHEREAS, the scope includes amending the Antioch General Plan and the Zoning Code to create a new Commercial Infill Housing (CIH) Overlay District and CIH Objective Design Standards to provide key, objective requirements for the development of multifamily residential and mixed-use development within the City's CIH Overlay District;

WHEREAS, the proposed CIH Overlay District is intended to allow for the streamlined development of medium- and high-density residential and mixed-use projects on infill sites that have been identified through an infill housing study process and are typically vacant and/or underutilized commercial areas of the city;

WHEREAS, the Objective Design standards visually communicate the design expectations for medium- and high-density residential and mixed-use projects on Commercial Infill Housing (CIH) sites; a

WHEREAS, the Objective Design Standards establish required design components for a compliant project that can be subject to ministerial review;

WHEREAS, the City, as lead agency under the California Environmental Quality Act ("CEQA"), has completed the Addendum to the General Plan Environmental Impact Report ("Final EIR" or "EIR") for the Project;

WHEREAS, the purpose of this Addendum is to analyze the impacts of the proposed project, herein referred to as the "Modified Project", as required pursuant to the provisions of CEQA and the State CEQA Guidelines;

WHEREAS, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on February 25, 2022 for the Planning Commission public hearing held on March 16, 2022;

WHEREAS, the Planning Commission held a public hearing, considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request and adopted Resolution 2022-06 recommending the City Council adopt Objective Design Standards for the Commercial Infill Housing Overlay District (CIH);

WHEREAS, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on March 24, 2022 for the City Council public hearing held on April 6, 2022; and

**WHEREAS**, the City Council held a public hearing, considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request.

**NOW THEREFORE BE IT RESOLVED** that the City Council adopts the Objective Design Standards as shown in Exhibit A.

I HEREBY CERTIFY that the foregoing resolution was adopted by the City Council of the City of Antioch at a regular meeting thereof held on the 6th day of April, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

I.

#### ELIZABETH HOUSEHOLDER CITY CLERK OF THE CITY OF ANTIOCH

### EXHIBIT A

#### OBJECTIVE DESIGN STANDARDS (SEPARATE PAGE)

## Commercial Infill Housing Overlay District Objective Design Standards

March 2022 | Public Review Draft



# ANTIOF CALIFORNIA

Prepared by:



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March 2022 | Public Review Draft

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COMMERCIAL INFILL HOUSING OVERLAY DISTRICT OBJECTIVE DESIGN STANDARDS

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## Acknowledgements



The Commercial Infill Housing Overlay District Objective Design Standards was funded by a Senate Bill 2 Planning Program Grant from the California Department of Housing and Community Development.

### **CITY OF ANTIOCH**

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- » Michael Barbanica, Mayor Pro Tem, District 2
- » Tamisha Torres-Walker, Council Member District 1
- » Lori Ogorchock, Council Member District 3
- » Monica Wilson, Council Member District 4

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- » Robert Martin, Vice-Chair
- » Timothy Barrow
- » Kristina Gutilla
- » Kerry L. Motts
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## **1. Introduction**

### 1.1 Purpose and Goals

The Commercial Infill Housing (CIH) Objective Design Standards provide key, objective requirements for the development of multifamily residential and mixed-use development within the City's CIH Overlay District. New infill housing on sites within this overlay district is intended to revitalize underutilized commercial areas as well as increase the city's housing supply.

Unlike design guidelines, objective design standards are written to have "no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal." In other words, the goal of these objective design standards is to provide a clear and straight forward application and approval process for multifamily housing construction within the CIH Overlay District.

### 1.2 User Guide

This document contains objective design standards for five topic areas:

- 1. Site design
- 2. Building design
- 3. Landscaping
- 4. Lighting
- 5. Signage

Each standard type begins with an intent statement, followed by specific standards. The intent statements are provided to help the reader understand the overarching principle behind the standard requirements and do not serve as review criteria.

A checklist listing the objective design standard requirements is provided in the appendix of this document. This checklist should be filled out by the applicant and reviewed by staff to indicate whether the applicant's project meet the requirements for nondiscretionary staff review.

### 1.3 Relationship to State and City Regulations

The following describes how these objective design standards relate to and comply with State and City regulations:

- » California State Senate Bill (SB) 35. SB 35 requires the availability of a streamlined ministerial approval process for multifamily residential developments to increase the supply of housing in jurisdictions that have not yet made sufficient progress toward meeting their regional housing need allocation (RHNA). As part of the streamlining process, jurisdictions are required to establish objective design standards for multifamily residential development.
- » General Plan. The General Plan's Land Use Element describes the City of Antioch's goal of developing commercial infill housing in underutilized commercial areas of the city. One of the General Plan's policies for guiding development of commercial infill housing projects is the creation and adherence to these CIH Objective Design Standards.
- » Zoning Ordinance. All development must comply with the regulations within the City of Antioch's Zoning Ordinance. These objective design standards are applicable to new multifamily housing and mixed-use projects built on parcels within the City of Antioch's CIH Overlay District, identified and described further in the City's Zoning Ordinance.
- » Citywide Design Guidelines. Several of these objective design standards are adapted from Antioch's Citywide Design Guidelines for multifamily residential and mixed-use development specific for medium- and high-density residential infill development.

COMMERCIAL INFILL HOUSING OVERLAY DISTRICT OBJECTIVE DESIGN STANDARDS

#### 1. Introduction

### **1.4 Review Process**

Figure 1 shows the review process of applications for multifamily residential or mixed-use development on approved CIH Overlay District sites. Applications will be submitted to the Planning Department for ministerial processing and must include an application packet and design plans. Only sites within the CIH Overlay District on the Antioch Zoning Map are qualified by-right for development of infill housing and can submit an application to the Planning Department for ministerial review. For sites outside of the CIH Overlay District, a rezone of the site to be included in the CIH Overlay District is required with approval from City Council prior to submitting an application to the Planning Department.

Projects will be processed administratively by staff and reviewed for conformance with these objective design standards. If the project conforms with all applicable objective design standards, the applicant can proceed with submitting a building application for the project.

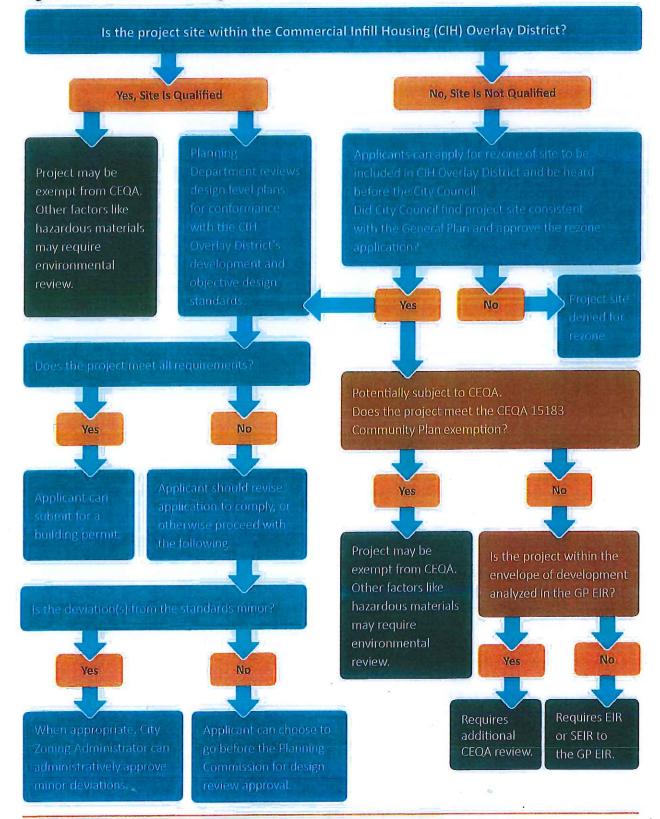
If a project does not meet one or more of the Objective Design Review standards, the applicant can amend their application to comply, or when appropriate, the City of Antioch's Zoning Administrator can administratively approve minor deviations (e.g., when the applicant can demonstrate that site design/layout would be improved or that there is a constraint that would make complying with a standard infeasible given site layout, etc.) from the objective design standards.

For deviations not deemed minor by the Zoning Administrator, the applicant can choose to go before the Planning Commission for design review approval. The project will still be reviewed for conformance with the CIH Objective Design Standards by the Planning Commission while taking into consideration whether the deviation(s) from the standards is appropriate. Regarding compliance with the California Environmental Quality Act (CEQA), a project on a qualified site may be exempt from CEQA unless there are peculiar circumstances that would create a new impact not already identified and mitigated as part of a General Plan Addendum. Other factors like hazardous materials may require environmental review. If a project site is approved to be added to the CIH Overlay District, the project is potentially subject to CEQA depending on whether the project meets CEQA Section 15183 exemption. If the project meets the exemption, the project may be exempt from CEQA unless there are peculiar circumstances that would create a new impact not already identified and mitigated as part of a General Plan Addendum. Other factors like hazardous materials may require environmental review.

If the project does not meet the CEQA 15183 exemption, the project will either require additional CEQA review or an EIR or Supplemental EIR (SEIR) to the General Plan EIR, depending on whether the project is within the envelope of development analyzed in the General Plan EIR.

#### 1. Introduction

#### Figure 1. Commercial Infill Housing Review Process



COMMERCIAL INFILL HOUSING OVERLAY DISTRICT OBJECTIVE DESIGN STANDARDS

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## 2. Development Standards

Table 1 contains the development standards for multifamily residential and mixed-use development within the CIH Overlay District.

Mir	Min.	Min. Lot Widt		Max.	Min.	Max.	Min.	Min. Side Yard		Min.
Max. Height <sup>1</sup>	Building Site	Corner	Interior	Lot Coverage	Density Allowed <sup>2</sup>	Density Allowed		Corner	Interior	Rear Yard
45 ft. (4 stories)	20,000 sf	65 ft.	60 ft,	80%	12 du per gross develop- able acre	50 du per gross develop- able acre	0 ft.	5 ft.	5 ft.	10 ft.

### Table 1. CIH Overlay District Development Standards

Notes:

1. Building height of up to 45 feet (four stories) are permitted by right subject to compliance with all other applicable standards. Building height above 45 feet is permitted with approval of a use permit.

 Densities of 12 to 35 dwelling units per gross developable acre are allowed by-right subject to compliance with all other applicable standards. Densities between 35-50 du per gross developable acre are permitted with approval of a use permit.

COMMERCIAL INFILL HOUSING OVERLAY DISTRICT OBJECTIVE DESIGN STANDARDS

3

### 3.1 Site Design Standards

The following standards for site design are specific to the type of development project proposed. The three development types are:

- » Residential Only. Residential-only projects are where the entire area of the parcel has a residential use.
- » Horizontal Mixed Use. Horizontal mixed-use projects are where a parcel has both commercial and residential uses on the ground floor on different parts of the site. The commercial use may be a planned building(s) or an existing commercial building(s) on the same site.
- » Vertical Mixed Use/Residential Podium Projects. Vertical mixed-use projects have commercial uses on the ground floor with residential uses above. Residential podium projects have parking on the ground floor. These two development types are similar, and therefore their design standards are grouped together.



Residential-only townhouse project.



Horizontal mixed-use project with multifamily apartments adjacent to single-story retail.



Vertical mixed-use project with residences above ground-floor retail.



Multifamily residential project with podium parking on the ground floor.

### **3.1.1 Site Entries**

### Intent

Provide a welcoming entry to the project and set the stage for a high-quality residential environment.

### **Main Entry Drive**

For sites with Residential-Only projects, one entry into the site shall be developed as a Main Entry Drive from the primary street with the following features:

### Standard 3.1.1.A: Curb and Gutter

Curb and gutter shall be provided on both sides of the Main Entry drive from the street curb to a minimum of 50 feet inside the property line.

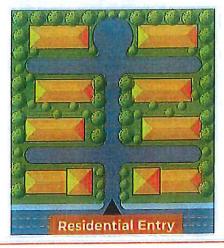
### Standard 3.1.1.B: Sidewalk

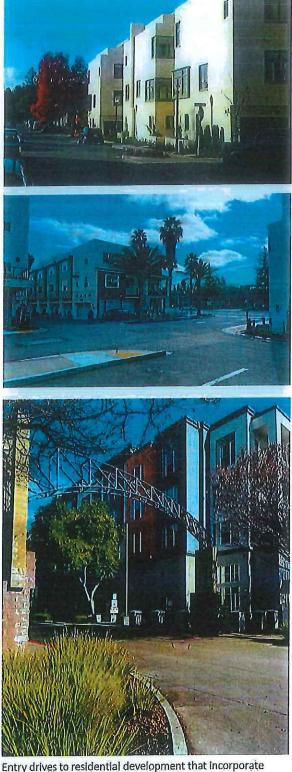
A 5-foot minimum width sidewalk shall be provided on at least one side of the Main Entry Drive from the street curb to a minimum of 50 feet inside the property line.

### Standard 3.1.1.C: Street Lighting

Street lighting on poles 15 to 25 feet high shall be provided on at least one side of the Main Entry Drive from the street curb to a minimum of 50 feet inside the property line.

> Figure 2. Main Entry Drive for Residential-Only Project





Entry drives to residential development that incorporate street trees, sidewalks, and streetlights.

COMMERCIAL INFILL HOUSING OVERLAY DISTRICT OBJECTIVE DESIGN STANDARDS



#### Standard 3.1.1.D: Landscaping and Street Trees

Landscaping and street trees shall be provided on both sides of the Main Entry Drive from the street curb to a minimum of 50 feet inside the property line. Street trees shall be no more than 25 feet apart.

#### Standard 3.1.1.E: Gates

If a gate into the Main Entry Drive of the residential project is needed, the gate and associated fences shall not be located further towards the street than the closest building wall to the street and shall not be solid or opaque. Siting of the gate shall also be coordinated with the City's Engineering Division and the Contra Costa County Fire Protection District.

### Standard 3.1.1.F: Curb Ramps

Public sidewalks that cross the Main Entry Drive shall have accessible curb ramps down to the level of the drive. If a level surface across the drive is provided instead (a speed table), the paving shall be differentiated in color and/or material from the driveway.

#### Standard 3.1.1.G: Bicycle Facilities

Bicycle facilities into the development shall be provided as part of the Main Entry Drive. These may be Class I separated bicycle paths, Class II bicycle lanes, Class III shared vehicle/bicycle lanes, or Class IV protected bicycle lanes.

## New Shared Entry Drive

For sites with Horizontal Mixed-Use projects where there is a single main entry point for commercial and residential uses, this new entry shall be developed as a Shared Entry Drive with the following features:

### Standard 3.1.1.H: Independent Roadway

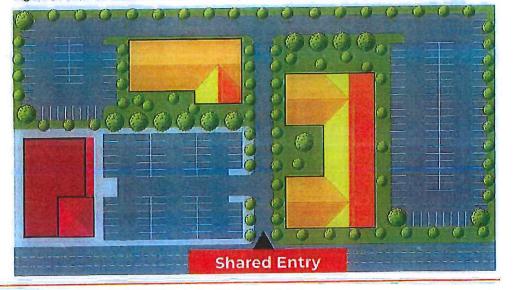
A Shared Entry Drive shall not lead directly into a parking lot for commercial or residential development, rather it shall be an independent roadway from any commercial or residential parking lot, with clearly marked entries into the commercial and residential parking lot from the Shared Entry Drive.

#### Standard 3.1.1.I: Curb and Gutter

Curb and gutter shall be provided on both sides of the Shared Entry drive from the street curb to a minimum of 50 feet inside the property line.

### Standard 3.1.1.J: Sidewalk

A 5-foot minimum width sidewalk shall be provided on both sides of the Shared Entry drive from the street curb to a minimum of 50 feet inside the property line.



### Figure 3. New or Enhanced Shared Entry Drive for Horizontal Mixed-Use Project



### Standard 3.1.1.K: Street Lighting

Street lighting on poles 15 to 25 feet high shall be provided on at least one side of the Shared Entry drive from the street curb to a minimum of 50 feet inside the property line.

### Standard 3.1.1.L: Landscaping and Street Trees

Landscaping and street trees shall be provided on both sides of the Shared Entry drive from the street curb to a minimum of 50 feet inside the property line. Street trees shall be no more than 25 feet apart.

### Standard 3.1.1.M: Signage

Signage for commercial or residential development adjacent to the Shared Entry Drive shall be an externally lit monument type sign. Otherwise, signage shall be consistent with the City of Antioch Sign Code.

### **Enhanced Shared Entry Drive**

For existing commercial developments that use an existing entry drive to access new residential development, the entry shall be enhanced with the following features:

### Standard 3.1.1.N: Sidewalk

A 5-foot minimum width sidewalk shall be provided on at least one side of the entry drive, leading to a direct entry into the residential portion of the site.

3. Objective Design Standards

### Standard 3.1.1.0: Street Lighting

Street lighting on poles 15 to 25 feet high shall be provided on at least one side of the Shared Entry drive from the street curb to a minimum of 50 feet inside the property line.

### Standard 3.1.1.P: Landscaping and Street Trees

Landscaping and street trees shall be provided on at least one side of the Shared Entry drive from the street curb to a minimum of 50 feet inside the property line. Street trees shall be no more than 25 feet apart.

### Separate Entry Drive

For Horizontal Mixed-Use projects where there is a separate main entry point for commercial and residential uses, these entries shall be developed as a Separate Entry Drive with the following features:

### Standard 3.1.1.Q: Main Entry Drive Compliance

If the Separate Entry Drive serves as a main entry to residential development, the drive shall follow the standards under Main Entry Drive.



### Figure 4. Separate Entry Drives for Horizontal Mixed-Use Project

COMMERCIAL INFILL HOUSING OVERLAY DISTRICT OBJECTIVE DESIGN STANDARDS

### Standard 3.1.1.R: Driveway Widths and Clearances Compliance

If the Separate Entry Drive serves as a main entry to commercial development, the Separate Entry Drive shall follow existing City of Antioch Zoning Ordinance's Driveway Widths and Clearances requirements for site entries to non-residential uses.

### Standard 3.1.1.S: Signage and Landscaping

If the commercial development consists of an existing commercial building(s), the existing entry drive into commercial uses shall be upgraded with new signage and landscaping for a minimum of 50 feet inside the property line. If existing paving is cracked, broken, or damaged, it shall be removed and replaced.

### Vertical Mixed Use/Residential Podium Entry Drive

Where a Vertical Mixed-Use or Podium project is developed, the building is generally close to the street property line, and access to parking may be from a driveway directly into the building or within 30 feet of the building. Entries shall be developed with the following features:

### Standard 3.1.1.T: ADA Compliance

Driveways shall meet Americans with Disability Act (ADA) accessibility standards where they cross the public sidewalk.

### Standard 3.1.1.U: Driveway Widths and Clearances Compliance

Driveways shall be no wider than 20 feet, consistent with the City of Antioch Zoning Ordinance's Driveway Widths and Clearances requirements for nonresidential use.

### Standard 3.1.1.V: Pedestrian Entries

At least one pedestrian entry shall lead directly from the sidewalk to the following:

- » Doors leading to each commercial space (Vertical Mixed-Use projects only).
- » Doors leading to an amenity space such as a courtyard, plaza, open space, or seating area.
- » Doors leading into ground-floor lobbies for residential units above.

### Secondary Entry Drives

A Secondary Entry Drive Is an additional entry drive, in addition to the Main Entry Drive or Shared Entry Drive, along a secondary street.

### Standard 3.1.1.W: Gates

If gates at Secondary Entry Drives into residential projects are provided, the gate and associated fences shall not be located closer than the closest building wall to the street. Siting of the gate shall also be coordinated with the City's Engineering Division and the Contra Costa County Fire Protection District.

Project Type	Entry Drive Type								
	Main Entry Drive	Shared Entry Drive (new and enhanced)	Separate Entry Drive	Vertical Mixed Use/Residential Podium Entry Drive	Secondary Entry Drive				
Residential Only					*				
Horizontal Mixed Use		~	~		✓.				
Vertical Mixed Use/ Residential Podium				~	¥				

#### Table 2. Applicable Site Entry Types by Project Type

COMMERCIAL INFILL HOUSING OVERLAY DISTRICT OBJECTIVE DESIGN STANDARDS

### **3.1.2 Street Frontage**

#### Intent

Activate and create visual interest along street frontages in order to enhance the public realm.

### General

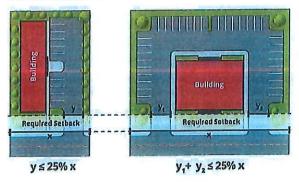
#### Standard 3.1.2.A: Landscaping Buffer

All residential projects, except Vertical Mixed-Use projects, shall provide a minimum 5-foot-wide landscaping buffer between the sidewalk edge and the building edge.

#### Standard 3.1.2.B: Maximum Width

The maximum width of parking area within the required front setback, including driveways, open parking, carports, and garages, but excluding underground parking and parking located behind buildings, shall not exceed 25% of the linear street frontage.

## Figure 5. Maximum Width of Parking Area within the Front Setback



### **Primary Frontage**

The primary frontage of a residential project is the edge of the closest building to the street bordering the property. If there are two streets bordering the property, the street with the Main Entry Drive or Shared Entry Drive is the Primary Frontage. Buildings aligned along the Primary Frontage shall follow these standards:



Landscaping buffer between the sidewalk edge and the building edge along a primary street frontage.



Entry doors to townhouses facing onto the primary street frontage.



#### Standard 3.1.2.C: Entry Doors

At least one entry door to the residential project at ground level shall face the primary frontage. An exception shall be made for buildings with a courtyard facing the street, where a door may face onto the courtyard.

### Standard 3.1.2.D: Surface Parking Siting

Along the Primary Frontage, surface parking shall be located behind the building or to the side. An exception shall be made for accessible parking.

### Standard 3.1.2.E: Carports and Tuck-under Parking

Carports and tuck-under parking shall not be visible from the street.

#### Standard 3.1.2,F: Fencing

No fencing above 36 inches in height shall be placed closer than the building wall nearest to the street.

### Secondary Frontage

The secondary frontage of a residential project is the edge of the closest building to any street bordering the property that is not the Primary Frontage. Buildings aligned along the Secondary Frontage shall follow these standards:

#### Standard 3.1.2.G: Parking Siting

No more than one aisle of parking (66 feet) is allowed between the secondary frontage and the street.

#### Standard 3.1.2.H: Fencing

Fencing may be placed along the property line at the secondary frontage if it allows transparency through the use of decorative metal and does not create a sight distance obstruction. No chain link fencing is allowed. No solid fencing shall be placed closer to the street than the closest building wall. An exception shall be made for service areas such as trash, utilities, or loading areas.

### 3.1.3 Context Sensitivity

The following standards provide context sensitivity when projects are adjacent to residential or commercial development. This will ensure that new residential development is harmonious with neighboring residential development, and that new residential development is not negatively affected by existing commercial development.

### Intent

For projects adjacent to existing residential properties of no more than two stories, apply design measures that preserve privacy and daylight for residents of those properties, and minimize additional vehicle circulation and parking on existing residential streets.

For projects adjacent to commercial development, apply design measures that promote attractive residential frontages and adequate visual separation for new residential development adjacent to existing and/or future commercial development.

### Adjacent to Existing Residential Development

### Standard 3.1.3.A: Windows

Windows facing residences within 15 feet of the property line, shall be arranged, or designed to not create views into adjacent residences. Examples of privacy options include using translucent or louvered windows, creating offset window patterns, and locating windows 5 feet above the floor level. Alternatively, views into adjacent residential shall be screened with dense landscaping between the new development and existing residential property (i.e., Callistemon citrinus (*lemon bottlebrush*), Rhamnus alaternus (*Italian buckthorn*), or Pittosporum tenuifolium (*kohuhu*)) at a minimum mature height of 8 feet.

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Multifamily residential building height stepped down near adjacent single-family residence.

### Standard 3.1.3.B: Daylight Plane

No portion of the building volume shall encroach into a daylight plane starting at a point that is 25 feet above the property line abutting any adjacent lot with an existing single-family or multifamily residential dwelling of two stories or less and sloping upward at a 45degree angle toward the interior of the lot.

#### Standard 3.1.3.C: Parking

Parking for residents, visitors, and/or employees shall be accommodated onsite in garages, parking areas, or along internal streets to minimize spillover to adjacent residential neighborhoods. Parking and loading/ unloading areas shall not create stacking/queuing issues at ingress/egress points.

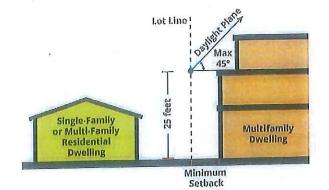


Figure 6. Daylight Plane Encroachment

### Adjacent to Commercial Development

### Standard 3.1.3.D: Separation Buffer

At the edge of residential development immediately abutting commercial development and parking areas, one or both of the following shall be provided as separation:

- » A driveway or private street with curb, gutter, and landscape on both sides.
- » A minimum 5-foot-wide continuous landscape barrier with fencing a minimum of six feet high. No chain link fencing is allowed.

### Standard 3.1.3.E: Fencing

At the edge of residential development immediately abutting commercial development and parking areas, fencing provided shall have at least one passageway for pedestrians to access the commercial development directly. This passageway may be locked and accessible to residents and safety providers only.

#### Standard 3.1.3.F: Gate

At the edge of residential development immediately abutting commercial development and parking areas, a gate providing emergency vehicle access may be provided where required by emergency providers. The gate shall be visually permeable to allow views in and out from the access way. No chain link is allowed for the gate.

### **3.1.4 Access and Parking**

### Intent

Provide convenient and well-connected access for vehicles into and through the development, and safe and pleasant pedestrian connections into and throughout the development. Minimize the public view of parking and enhance the appearance of parking facilities.

### **Vehicle Access**

Projects shall meet the design standards for Site Entries in Section 3.1.1 as well as the following standards:

### Standard 3.1.4.A: Multifamily Complex Internal Circulation

In residential rental apartment and condominium developments with multiple buildings, parking areas shall be accessed through a network of internal streets.

### Standard 3.1.4.B: Townhouse Internal Circulation

In townhouse developments, internal circulation shall be via one or more internal streets connecting to alleys where garages are located.



Internal street within a townhouse development leading to an alley with access to garages.

### Standard 3.1.4.C: Podium Project Parking Access

In podium projects where parking is underneath residential development, access for parking shall provide visibility or other safety features (e.g., mirrors, cameras, or audible signals) to minimize pedestrian/ vehicle conflicts.

### **Parking Design**

#### Standard 3.1.4.D: Siting

Parking areas shall be located within the development and not along primary frontages. An exception may be made for accessible parking and visitor parking.

#### Standard 3.1.4.E: Visitor Parking

Where internal street networks are provided, visitor parking shall be permitted as on-street parking on the internal street.



Internal street within residential project with on-street parking.

#### Standard 3.1.4.F: Screening

Parking along other frontages visible from public streets are allowed if screened from view up to 42 inches from ground plane by landscaping, rolling earth berms (2:1 slope), screen walls, landscaped fencing, or changes in elevation.

#### Standard 3.1.4.G: Parking Courts

Parking areas shall be divided into a series of connected smaller parking courts separated by landscaping,



### Pedestrian and Bicycle Access and Parking

#### Standard 3.1.4.H: Pedestrian Walkway

A pedestrian walkway shall be provided connecting surface parking areas to main entrances of buildings and the public sidewalk. The walkway shall be clearly marked (e.g., special paving or coloring).

### Standard 3.1.4.I: Pedestrian Connections

Pedestrian connections shall be incorporated to connect between adjoining residential and commercial projects.

### Standard 3.1.4.J: Landscape Buffer

Walkways shall not be sited directly against a building façade but buffered with a landscaped planting area to provide privacy of nearby residences or private open space.

#### Standard 3.1.4.K: Bicycle Parking

Secure, covered bicycle parking in all residential projects shall be provided.



Landscape buffer between residential entries and pedestrian walkways.



Pedestrian walkway connecting the public sidewalk to residences with bicycle parking.

### Standard 3.1.4.L: Bicycle Parking for Podium Projects

For podium projects with commercial ground floors, bicycle racks shall be provided in public view, within 50 feet of building entrances, not blocked by other street furniture or landscaping, and lit by external light sources.

## 3.1.5 Service Access, Trash, and Storage Facilities

#### Intent

Provide convenient service access to residential developments. Design and locate trash and storage facilities so that they are not visually obtrusive.

### Access

### Standard 3.1.5.A: Loading and Service Areas

Loading and service areas shall be concealed from view or shall be located at the rear of the site.

### Standard 3.1.5.B: Trash Enclosure Siting

Trash enclosure locations shall not block circulation or driveways.



### Design of Trash and Storage Facilities

#### Standard 3.1.5.C: Screening

When trash enclosures, loading docks, utility equipment, and similar uses are visible from a side street, adjacent commercial development or a neighboring property, they shall be screened using matching materials and/or landscaping with the primary building and surrounding landscaping.



Trash area screened from public view with fencing and gate of matching material and color.

### Standard 3.1.5.D: Gates

Gates shall be a solid material. Any openings should be no more than 4 inches apart.

### Standard 3.1.5.E: Sizing

Trash enclosures shall be sized to accommodate trash, recycling, and organics containers.

### Standard 3.1.5.F: Roof

Trash storage areas shall be covered with a roof or overhang to reduce unsightly views.

#### Standard 3.1.5.G: Drainage

The trash enclosure pad shall be designed to drain to a pervious surface through indirect soil infiltration in accordance with the Municipal Code and other applicable regulating agencies.

### **3.1.6 Open Space Areas**

### Intent

Provide well-designed communal open space areas that are centrally located and designed as "outdoor rooms" with opportunities to relax, socialize, and play.

### General

### Standard 3.1.6.A: Minimum and Type of Open Space

All multifamily residential developments shall provide a total of 200 square feet of usable open space per unit with a minimum of 50% as common open space and the remaining 50% as either private or common open space. Every development that includes five or more residential units shall provide at least one common open space area. Off-street parking and loading areas, driveways, and service areas shall not be counted as usable open space.

#### Standard 3.1.6.B: Siting

Open space areas shall not be located directly next to arterial streets, service areas, or adjacent commercial development to ensure they are sheltered from the noise and traffic of adjacent streets or other incompatible uses. Alternatively, a minimum of 10 feet of dense landscaping shall be provided as screening between the open space area and arterial street, service area, or commercial development.

### Standard 3.1.6.C : Usability

Open space surfaces shall include a combination of lawn, garden, flagstone, wood planking, concrete, or other serviceable, dust-free surfacing. The slope shall not exceed 10%.



### . 3. Objective Design Standards

### **Common Open Space**

### Standard 3.1.6.D: Minimum Dimensions

Common usable open space located on the ground level shall have no horizontal dimension less than 15 feet. Common upper-story decks shall have no dimension less than ten feet. Roof decks shall have no horizontal dimension less than 15 feet, and no more than 20% of the total area counted as common open space may be provided on a roof.

### Standard 3.1.6.E: Visibility

At least one side of the common open space shall border residential buildings with transparent windows and/or entryways.

### Standard 3.1.6.F: Pedestrian Walkways

Pedestrian walkways shall connect the common open space to a public right-of-way or building entrance.

#### Standard 3.1.6.G: Seating

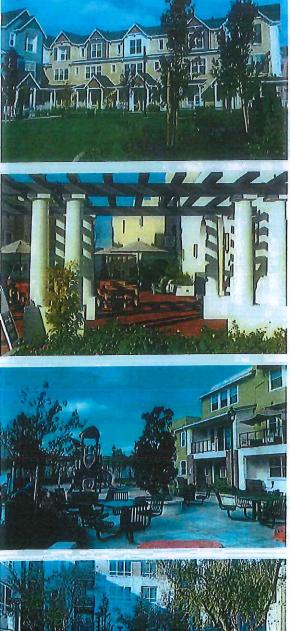
All common open spaces shall include seating. Site furniture shall use graffiti-resistant material and/or coating and skateboard deterrents to retain the site furniture's attractiveness.

### Standard 3.1.6.H: Amenity Features

At least one amenity feature such as a play structure, plaza, sitting area, water feature, gas fireplace, or community garden shall be included in each open space area.

### Standard 3.1.6.I: Play Areas

Developments that include 15 or more units of at least one bedroom or more must include children's play areas and play structures. This requirement does not apply to senior housing developments.





Various multifamily residential developments facing onto common open spaces with seating.



### Standard 3.1.6.J: Openness and Buildings

There shall be no obstructions above the open space except for devices to enhance the usability of the space. Buildings and roofed structures with recreational functions (e.g., pool houses, recreation centers, gazebos) may occupy up to 20% of the area counted as common open space.

### **Private Open Space**

#### Standard 3.1.6.K: Accessibility

Private usable open space shall be accessible to only one living unit by a doorway or doorways to a habitable room or hallway of the unit.

### Standard 3.1.6.L: Minimum Dimensions

Private usable open space located on the ground level (e.g., yards, decks, patios) shall have no horizontal dimension less than ten feet. Private open space located above ground level (e.g., porches, balconies) shall have no horizontal dimension less than six feet.

#### Standard 3.1.6.M: Openness

Above ground-level space shall have at least one exterior side open and unobstructed for at least eight feet above floor level, except for incidental railings and balustrades.

### **3.2 Building Design Standards**

### 3.2.1 Building Massing and Articulation

#### Intent

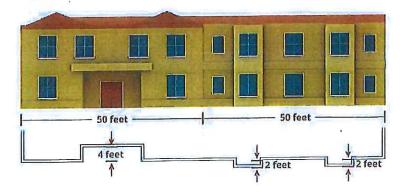
Design buildings to have various points of visual interest through architectural detailing, especially at the pedestrian level, and avoid creating a building with a bulky or monolithic appearance.

### **General Standards**

#### Standard 3.2.1.A: Massing Breaks

Large building massing shall be articulated to reduce apparent bulk and size. All street-facing facades must include at least one change in plane (projection or recess) at least four feet in depth, or two changes in plane at least two feet in depth, for every 50 linear feet of wall. Such features shall extend the full height of the respective facade of single-story buildings, at least half of the height of two-story buildings, and at least two-thirds of the height of buildings that are three or more stories in height.

#### Figure 7. Massing Break Articulation



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### Standard 3.2.1.B: Horizontal Stepback

Buildings over three stories tall shall be designed with a horizontal stepback, at a minimum of 6 feet deep, from the front façade above the third floor. The stepback area may be used for residential terraces. Towers or other similar vertical architectural features do not require a stepback but shall not occupy more than 20% of the front façade.



Mixed-use development with bracket details at the cornice and roof eaves; ground floor height of at least 15 feet high; and distinct top, middle, and base.

### Standard 3.2.1.C: Architectural Detail

Building walls along the street frontage shall have architectural detail (e.g., brackets, rafter tails, or dentils) at the cornice or roof eave.

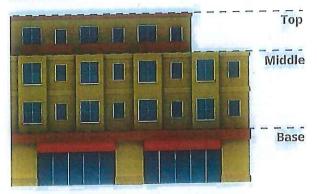
### Standard 3.2.1.D: Architectural Design Features

Architectural design features such as window treatments, awnings, moldings, projecting eaves, dormers, and balconies, shall be continued or repeated upon all elevations of a building facing a primary or secondary street, or a common open space.

### Standard 3.2.1.E: Façade Articulation

Buildings of three stories or more shall have a clearly defined base and roof edge so that the façade has a distinct base, middle, and top. Elements to articulate a building's façade shall include:

» The top of the building shall have one or more of the following: a cornice line with minimum 6-inch overhang; a parapet with minimum 6-inch cap; Figure 8. Distinct Base, Middle, and Top Façade Articulation



eaves with brackets or other detailing; upper floor setbacks; and/or sloped roof forms.

- » The middle or body of the building shall have a façade made up of regular components including one or more of the following: consistent window pattern; repeating bay windows; regularly spaced pilasters; recesses; or other vertical elements.
- The base of the building shall have one or more of the following: recessed ground floor; a continuous horizonal element at the top of the ground floor; and enhanced window or entry elements such as awnings or canopies. Where pedestrians have access to the base of the building, high quality, durable, and easy to clean materials and finishes shall be used, such as stone, brick, cementitious board, glass, metal panels, and troweled plaster finishes.
- » The elements comprising the base, middle, and top to the building may be interrupted by a protruding vertical element such as a tower, or a recessed vertical element such as a massing break, an entry, or a courtyard.

### Standard 3.2.1.F: Rooflines

Rooflines shall be segmented and varied within an overall horizontal context. Roofline ridges and parapets shall not run unbroken for more than 100 feet. Variation may be accomplished by changing the roof height, offsets, direction of slope, and by including elements such as dormers.

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Mixed-use building with varied rooflines to create separate building forms.

### Vertical Mixed Use

### Standard 3.2.1.G: Ground Floor Height

For residential buildings with ground floor commercial uses, the floor to floor height of the ground floor shall be at least 15 feet to ensure appropriate scale of the base of the building in relation to the upper floors.

### Standard 3.2.1.H: Pedestrian-Oriented Features

For residential buildings with ground floor commercial uses, a minimum of 30 percent of the building frontage facing a public street shall be devoted to pedestrianoriented features, including storefronts, pedestrian entrances to nonresidential uses, transparent display windows, and landscaping.

### Townhouses

### Standard 3.2.1.I: Attached Units Limit

For townhouses that face onto a street, the maximum number of attached units per building shall be eight.

### Standard 3.2.1.J: Roof Form

No more than four side-by-side units may be covered by one unarticulated roof. Variation may be accomplished by changing the direction of slope, and by including elements such as dormers.



Articulated roof line of a townhouse development.

### **3.2.2 Entryways**

### Intent

Design entryways to be visually prominent as well as provide weather protection to pedestrians.

### General

### Standard 3.2.2.A: Primary Building Entries

Primary building entries, including courtyard doors or gates used at multifamily buildings or residential lobbies for mixed use buildings, shall be recessed into entry bays and accented with treatments that add three-dimensional interest to the façades and enhance the sense of entry into the building through one or more of the following treatments:

- » Marked by a taller mass above, such as a modest tower or within a volume that protrudes from the rest of the building surface.
- » Accented by special architectural elements which may include canopies, overhanging roofs, awnings, and trellises.
- » Indicated by a recessed entry or recessed bay in the façade.

### Townhouses

### Standard 3.2.2.B: Entry Details

Each entry to a dwelling unit shall be emphasized and differentiated through architectural elements such as porches, stoops, roof canopies, and detailing that provides ground level space. The space next to the porch shall be used for landscaping.

### Standard 3.2.2.C: Entry Connections

The space in front of the porch shall lead directly to the sidewalk if facing a street, or lead to common landscaping and pedestrian paths if facing communal space.





Street-facing townhouse developments with porches leading directly to a sidewalk. Each entry also has landscaping and architectural details such as a porch, stoop, and/or roof canopy.

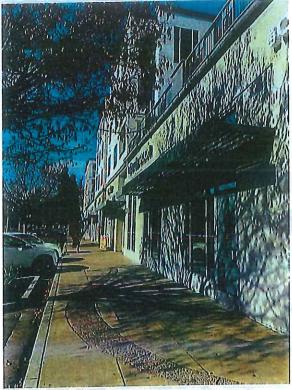
### Vertical or Horizontal Mixed Use

### Standard 3.2.2.D: Ground Floor Elevation

At street-fronting entrances, the elevation of the retail or commercial ground floor shall be at the grade of the adjacent sidewalk.

### Standard 3.2.2.E: Entry Design

Where development includes ground floor commercial uses, ground-floor façades shall be designed to give individual identity to each separate establishment through the use of signage and/or individual awnings.



Entries to ground-floor commercial uses with separate awnings to differentiate separate establishments.

### 3.2.3 Building Materials and Finishes

### Intent

Accentuate building design through quality building materials and attractive finishes.

### Standard 3.2.3.A: Appropriate Building Materials

Finish materials shall be materials that are high quality and durable. Appropriate building materials include:

- » Brick, rock, and stone or veneer of these materials
- » Smooth troweled stucco
- » Poured in place concrete
- » Concrete block
- » Cementitious board
- » Wrought iron (in storefronts)
- » Plaster or stucco
- » Ceramic tiles (as a secondary material)
- » Finished and painted wood trim
- » Metal sheet
- » Wood, aluminum, copper, steel, and vinyl clad frames for windows and doors

#### Standard 3.2.3.B: Brick and Stone Veneer

If used, brick and stone veneer shall be mortared and wrap around corners to give the appearance that they have a structural function and minimize a veneer appearance.

#### Standard 3.2.3.C: Inappropriate Building Materials

The following materials are inappropriate because they do not uphold the quality or lifespan that is desirable for new development:

- » /Mirrored glass, reflective glass, or heavily tinted glass
- » Vinyl siding
- » Vertical wood sheathing such as T-III
- » Plywood or similar wood
- » Hardboard



Residential development with a mix of building materials, including brick veneer.



Mixed-use building with a stone veneer at the ground floor.

### 3.2.4 Windows/Glazing

#### Intent

Design and locate windows so that they provide well-proportioned articulation to building façades. In order to impart a human scale, openings should be in a vertical proportion which relates to the human bady.

### Standard 3.2.4.A: Street Frontage

Building walls along all street frontages shall have windows at all floors above ground level.

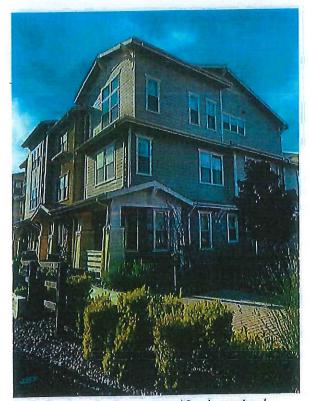


### Standard 3.2.4.B: Orientation and Proportion

Buildings shall include vertically oriented and proportioned façade openings with windows that have a greater height than width (an appropriate vertical/ horizontal ratio ranges from 1.5:1 to 2:1). Where glazed horizontal openings are used, they shall be divided with multiple groups of vertical windows. Smaller windows in utility areas or bathrooms may be horizontally proportioned.

#### Standard 3.2.4.C: Recess

Along primary and secondary street frontages, window frames shall be recessed and not flush against the walls. In these locations, shaped frames and sills, detailed with architectural elements such as projecting sills, molded surrounds, or lintels, shall be used to enhance window openings and add additional relief.



Vertically oriented and proportioned facade openings/ windows with divisions.



Recessed, vertically oriented and proportioned windows with true divided lite divisions on a street-facing facade.

#### Standard 3.2.4.D: Glazing

Glass shall be clear with a minimum of 88 percent light transmission. Mirrored and deeply tinted glass or applied films that create mirrored windows and curtain walls are prohibited. To add privacy and aesthetic variety to glass, fritted glass, spandrel glass, and other decorative treatments are appropriate.

### Standard 3.2.4.E: Subdivision and Mullions

Snap-in muntins shall not be used.

### **3.2.5 Projecting Elements**

#### Intent

Design projecting elements so that they provide visual interest and articulation of building facades.

### Awnings

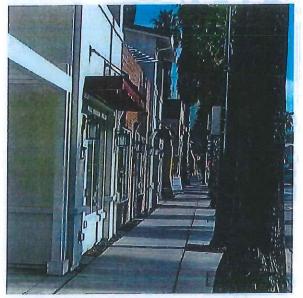
### Standard 3.2.5.A: Frequency

For buildings with ground floor commercial uses, awnings shall be provided over each storefront, located within the individual structural bays.



#### 3.

#### 3. Objective Design Standards



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Awnings differentiate separate commercial establishments on the ground floor.

### Standard 3.2.5.B: Projection

Awnings and canopies shall not project more than 6 feet from the façade.

#### Standard 3.2.5.C: Height

The height of all awnings above the sidewalk shall be consistent, with a minimum clearance of 8 feet provided between the bottom of the valance and the sidewalk. Valances shall not exceed 18 inches in height.

#### Standard 3.2.5.D: Lighting

If used, lighting for awnings shall be from fixtures located above the awnings. Backlighting of transparent or translucent awnings are not allowed.

### **Balconies, Decks, and Trellises**

#### Standard 3.2.5.E: Projection

Balconies and decks shall not project more than 6 feet from the façade.

### Standard 3.2.5.F: Proportion

The distance between supporting columns, piers, or posts on trellises or balconies shall not exceed their height.



Townhouse balconies projected over garage doors.

### **Bay Windows**

#### Standard 3.2.5.G: Projection

Bay windows shall not project more than 3 feet from the façade nor exceed 8 feet in length.

### Standard 3.2.5.H: Horizontal Separation

If more than one bay window is provided on a façade, there shall be at least 4 feet of horizontal separation between the two bay windows.

#### Standard 3.2.5.1: Design

Windows shall be provided on all sides of the bay window and consist of a vertical orientation and proportion.

### **3.2.6 Roofs**

### Intent

Design rooflines to have visual interest, use roof materials are durable, and ensure that roofing materials/colors and equipment do not become a visual detriment to surrounding properties.

#### Standard 3.2.6.A: Appropriate Roof Materials

Appropriate types of roof materials include:

- » Slate or fiber cement shingles
- » Clay or concrete tile roofs



### 3. Objective Design Standards

- » Coated metal
- Composite roofing materials made of recycled natural fiber and recycled plastic
- » Tar, gravel, composition, or elastomeric materials (concealed by a parapet/cornice)

### Standard 3.2.6.B: Inappropriate Roof Materials

Reflective roofing materials shall not be used on roof surfaces that are visible from either ground level or elevated viewpoints.

### Standard 3.2.6.C: Equipment Screening

All roof-mounted mechanical, electrical, and external communication equipment, such as satellite dishes and microwave towers, shall be screened from public view and architecturally integrated into the building design, and consolidated to a minimal number of locations.

### Standard 3.2.6.D: Vent Pipes

Vent pipes that are visible from streets, sidewalks, plazas, courtyards, and pedestrian walkways shall be painted to match the color of the roof to make them less conspicuous.

### Standard 3.2.6.E: Gutters/Downspouts

All roofs shall include gutters/downspouts that:

- » Drain directly into a cistern, landscaped area, or storm drain system.
- » Match the trim or body color of the façade.
- » Are inconspicuously located, unless consistent with the design of the building's architectural style (e.g., Spanish Revival).

### Standard 3.2.6.F: Roof Overhangs

Roof overhangs shall not extend over a neighboring parcel or more than 3 feet over a public sidewalk (unless it covers a balcony that projects more than 3 feet over the sidewalk).

### .3.3 Landscaping Standards

The following landscaping standards are applicable to residential development. Landscaping standards for commercial development shall also adhere to the Landscaping and Irrigation requirements in the City of Antioch Zoning Ordinance and the Water-Efficient Landscape Ordinance.

### **3.3.1** Plantings

### Intent

Provide well-maintained landscape and plantings that enhance residential buildings and outdoor private and public spaces.

### Standard 3.3.1.A: Minimum Landscaped Area

A minimum of 15% of any building site shall be landscaped.

### Standard 3.3.1.B: Landscaping of Front Yards

All portions of required front yards, except those areas occupied by pedestrian or vehicular access ways, shall be landscaped.



Landscaping of private front yards and common open space in a residential development.

#### Standard 3.3.1.C: Materials

Landscaped areas shall incorporate plantings utilizing a three-tier system: (1) grasses and ground covers, (2) shrubs and vines, and (3) trees.



Landscaping using the three-tier system with ground cover, shrubs, and trees.

### Standard 3.3.1.D: Design

Landscaping designs shall include one or more of the following planting design concepts:

- » Specimen trees (48-inch box or more) in informal groupings or rows at major focal points.
- » Use of planting to create shadow and patterns against walls.
- » Use of planting to soften building lines and emphasize the positive features of the sit.
- » Use of flowering vines on walls, arbors, or trellises.
- » Trees to create canopy and shade, especially in parking areas and passive open space areas.
- » Berms, plantings, and walls to screen parking lots, trash enclosures, storage areas, utility boxes, etc.

#### Standard 3.3.1.E: Ground Cover Materials

Ground cover shall be of live plant material. Pervious non-plant materials such as permeable paving, gravel, colored rock, cinder, bark, and similar materials shall not cover more than 10% of the required landscape area. Mulch must be confined to areas underneath shrubs and trees and is not a substitute for ground cover plants.

#### Standard 3.3.1.F: Size and Spacing

Plants shall be of the following size and spacing at the time of installation:

- » Ground cover plants other than grasses must be at least four-inch pot size. Areas planted in ground cover plants other than grass seed or sod must be planted at a rate of at least one per 12 inches on center.
- » Shrubs shall be a minimum size of one gallon.
- » Trees shall be a minimum of 15 gallons in size with a one-inch diameter at breast height (dbh). At least one specimen tree with a 24-inch or larger box size shall be planted in the landscaped area of the front setback.

### Standard 3.3.1.G: Protection from Encroachment

Landscaping shall be protected from vehicular and pedestrian encroachment by raised planting surfaces and the use of curbs. Concrete step areas shall be provided in landscape planters adjacent to parking spaces.

### Standard 3.3.1.H: Interference with Utilities

Plant materials shall be placed so that they do not interfere with the lighting of the premises or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes. Trees or large shrubs shall not be planted under overhead lines or over underground utilities if their growth might interfere with such public utilities. Trees and large shrubs shall be placed as follows:



#### 3. Objective Design Standards

- » A minimum of 6 feet between the center of trees and the edge of a driveway, a water meter, gas meter, and sewer laterals.
- » A minimum of 20 feet between the center of trees and the beginning of curb returns at intersections to keep trees out of the line-of-sight triangle at intersections.
- » A minimum of 15 feet between the center of trees and large shrubs to utility poles and streetlights.
- » A minimum of 8 feet between the center of trees or large shrubs and fire hydrants and fire department sprinkler and standpipe connections.

### Standard 3.3.1.I: Staking and Root Barriers

All young trees shall be securely staked with double staking and/or guy-wires. Root barriers shall be required for any tree placed within 10 feet of pavement or other situations where roots could disrupt adjacent paving/curb surfaces.

### Standard 3.3.1.J: Automatic Sprinkler Controllers

Automatic sprinkler controllers shall be installed to ensure that landscaped areas will be watered properly. Backflow preventors and anti-siphon valves shall be provided in accordance with current codes.

#### Standard 3.3.1.K: Sprinkler Heads

Sprinkler heads and risers shall be protected from car bumpers. "Pop-up" heads shall be used near curbs and sidewalks. The landscape irrigation system shall be designed to prevent run-off and overspray.

### Standard 3.3.1.L: Enclosures

All irrigation systems shall be designed to reduce vandalism by placing controls in appropriate enclosures.

### 3.3.2 Wall and Fences

#### Intent

Design walls and fences to include durable materials, be aesthetically appealing, and not create a monolithic barrier along street frontages. The design of walls and fences, as well as the materials used, should be consistent with the overall development's design.

#### Standard 3.3.2.A: Inappropriate Fencing

Chain link fencing for fences and gates are not permitted.

### Standard 3.3.2.B: High Activity Areas and Street Frontages

Visually penetrable materials (e.g., wrought iron or tubular steel) shall be used in areas of high activity (i.e., pools, playgrounds) and areas adjacent to street frontage.

### Standard 3.3.2.C: Material Durability

Wall design and selection of materials shall consider maintenance issues, especially graffiti removal and long-term maintenance. Decorative capstones on stucco walls are required to help prevent water damage from rainfall and moisture.

### Standard 3.3.2.D: Visual Interest

Perimeter walls shall incorporate various textures, staggered setbacks, and variations in height in conjunction with landscaping to provide visual interest and to soften the appearance of perimeter walls. Perimeter walls shall incorporate wall inserts and or decorative columns or pilasters to provide relief. The maximum unbroken length of a perimeter wall shall be 50 feet.

### Standard 3.3.2.E: Screening and Noise Mitigation

Screen walls, sound walls, and retaining walls shall be used to mitigate noise generators and provide privacy for residents.

#### 3. Objective Design Standards



Perimeter wall with decorative columns and landscaping to break up and soften its appearance.

### **3.4 Lighting Standards**

### **3.4.1 Pedestrian Lighting**

### Intent

Provide lighting that helps create visibility and a safe environment for pedestrians while minimizing visual nuisance like glare. Lighting fixtures should be architecturally compatible with the buildings and from the same "family" with respect to design, materials, color, style, and color of light.

### Standard 3.4.1.A: Pedestrian Safety

Areas used by pedestrians shall be illuminated at night to ensure safety. Such areas include:

- » Surface parking lots and parking structures (entrances, elevators, and stairwells)
- » Sidewalks, walkways, and plazas
- Building entrances (including rear and service entrances)
- » Garbage disposal areas
- » Alleys
- » Automated Teller Machines (ATMs)



Pedestrian-scaled light fixtures to illuminate on-street parking and pedestrian walkways.

#### Standard 3.4.1.B: Height

The height of luminaries shall not exceed 16 feet in height from grade.

#### Standard 3.4.1.C: Inappropriate Lighting

No outdoor lights shall be permitted that blink, revolve, flash, or change intensity.

### Standard 3.4.1.D: Illumination Level

Exterior doors, aisles, passageways, and recesses shall have a minimum level of light of one foot-candle during evening hours. These lights shall be equipped with vandal-resistant covers.

#### Standard 3.4.1.E: Street Lighting

Street lighting shall be installed inside the project along the network of internal streets.

### Standard 3.4.1.F: Glare

Lighting shall be shielded to minimize glare and not spill over onto adjacent properties.

#### Standard 3.4.1.G: Concealment

Light sources for wall washing and tree lighting shall be hidden.

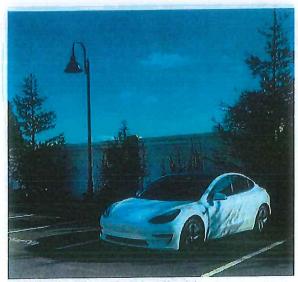


3. Objective Design Standards

### **3.4.2 Parking Lot Lighting**

### Intent

Provide lighting that helps create visibility and a safe environment for pedestrians and vehicles while minimizing visual nuisance like glare.



Lighting fixture for residential parking lot.

#### Standard 3.4.2.A: Height

Surface parking lot lighting fixtures shall not be on poles over 20 feet high.

### Standard 3.4.2.B: Illumination Level

Energy-efficient, full-cutoff pole fixtures shall be utilized to provide adequate light levels for safety at parking lots.

### Standard 3.4.2.C: Energy Efficiency

High-efficiency technology such as LED lighting with advanced controls shall be utilized to minimize energy consumption of parking lot lighting.

### Standard 3.4.2.D: Glare

Parking lot lighting shall be directed away from surrounding buildings and properties using fixtures that minimize light trespass and glare.

### 3.5 Signage Standards

Signage standards shall be consistent with the City of Antioch Sign Code.

### 3.5.1 General

### Intent

Situate and design signs so that they do not become a visual nuisance nor project onto the public sidewalk.

### Standard 3.5.1.A: Appropriate Signage

The following signs shall be permitted:

- » Residential sign, including monument signs
- » Freestanding sign (for residential directional signs only)
- Awning sign (for retail spaces in mixed use development only)
- » Window sign (for retail spaces in mixed use development only)

### 3.5.2 Monument Signs

#### Intent

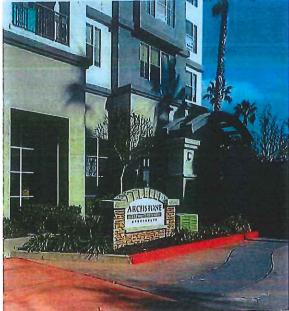
Provide non-obtrusive signs that are harmonious with the landscape and architectural style of the project.

### Standard 3.5.2.A: Location

Monument signs shall be located within a landscaped planter or other landscaped area.

### 3: Objective Design Standards





Monument signs located within landscaped areas for residential development.

### Table 3. Monument Sign Face Area Standards

### Standard 3.5.2.B: Sight Obstructions at Intersections

No monument sign greater than 3 feet in height shall be permitted within a clear vision zone at an intersection. Clear vision zones at uncontrolled, non-signalized intersections shall be located within a triangular area bounded by the curb lines and a diagonal line joining points on the curblines located 50 feet back from what would be the point of these curblines' intersection. At controlled signalized intersections, a triangle having 25-foot tangents at the curblines shall apply. For driveways, a similar clear vision triangle shall be utilized featuring 25-foot tangents at the outside line of the driveway and the curbline.

#### Standard 3.5.2.C: Frequency

There shall be no more than one monument sign for 600 linear feet of street frontage. For street frontages of more than 600 feet, monument signs shall be no closer than 300 feet from one another.

#### Standard 3.5.2.D: Base

Monument signs shall include a solid base at least eighteen (18) inches in height.

Length of Primary Frontage (linear feet)	Maximum Sign Face Area (square feet)	Maximum Height (feet), including base	Maximum Width (feet), including any frame or support structure		
<100	25	6	10		
100-299	55	8	10		
>300	65	8	10		

#### 4. Definitions

## 4. Definitions

- » Residential Only: Development project where the entire area of the parcel has a residential use, such as townhouses and garden apartments.
- » Horizontal Mixed Use: Development project where the parcel has both commercial and residential uses on the ground floor on different parts of the site. The commercial use may be a planned building(s) or an existing commercial building(s) on the same site.
- » Vertical Mixed Use/Residential Podium Projects: Development project that has commercial uses on the ground floor with residential uses above.
- » Residential Podium: Development project that has parking in an enclosed ground floor parking garage.
- » Townhouses: Attached units side-by-side that generally have front doors on one side and garages on the back side. Most townhouses have two-car garages, either two spaces wide or two tandem spaces (end to end). The front doors look onto a public street, private drive, or common open space, while the garages are usually lined up along an alley with garage doors on both sides. This development type typically includes tuck-under garage parking and additional surface parking spaces for visitors.
- » Multifamily Complex: Residential rental apartments and/or condominiums with two or three stories and arranged around a common landscaped courtyard. Parking is in the form of surface parking for residents and guests – residents often have covered car ports. Garden apartments also typically have amenities such as a common room or exercise room.
- » Primary Street: Street where the highest level of vehicle, pedestrian, and/or bicycle circulation is anticipated for a development project.
- » Secondary Street: Non-primary street adjacent to a development project.

- » Internal Street: Smaller street or network of streets within a development project that provides internal circulation.
- » Main Entry Drive: Drive that provides a single entry into a project site.
- » Shared Entry Drive: Drive that provides a single main entry point for commercial and residential uses in a horizontal mixed-use project.
- » Separate Entry Drive: Drive that provides a separate main entry point for commercial and residential uses in a horizontal mixed-use project.
- » Secondary Entry Drive: Drive that provides an additional entry drive, in addition to the Main Entry Drive or Shared Entry Drive, along a secondary street.
- » Primary Frontage: Edge of the closest building to the street bordering the property. If there are two streets bordering the property, the street with the Main Entry Drive or Shared Entry Drive is the Primary Frontage.
- » Secondary Frontage: Edge of the closest building to any street bordering the property that is not the primary frontage.
- » Carport: Covered structure with open sides, supported by posts, that provides shelter for a single or multiple cars for nearby residential development. Carports are typically used for apartment development.
- » Tuck-Under Parking: Ground floor parking spaces that are open but covered by the upper floor of a residential building.
- » Valance: The part of an awning that hangs down a short distance from the edge of the awning.
- » Monument Sign: A free-standing sign that is mounted to the ground that is often placed at entries to a building or development.



City of Antioch

# Appendix

City of Antioch

## Commercial Infill Housing Overlay District Objective Design Standards Checklist

Name of Applicant:	-	-		-					
Date:									
Project Address:		-							
Project Application # (City staff to fill out):			1. ( <u>1</u> . 19		<u></u>		-		
Development Type (check all that apply):									
Residential Only	rizontal N	Vixed L	lse						
Townhouses	Townhouses Vertical Mixed Use								
Multifamily Complex Residential Podium									
Project Site Context (check all that apply):									
Situated adjacent to existing residential develop	ment								
Situated adjacent to existing or planned comme	rcial deve	elopme	nt						
	Applicant Evaluation		Staff Evaluation By: _						
Objective Design Standards Checklist Items	Yes	No	N/A	Yes	No	N/A	Drawing Reference		
3.1 Site Design Standards					- N.J.				
3.1.1 Site Entries (fill in all entry drive types that a	pply)								
Main Entry Drive					1. 1. 1. 1.				
A: Curb and Gutter									
B: Sidewalk									
C: Streetlights									
D: Landscaping and Street Trees									
E: Gates									
F: Curb Ramps									
G: Bicycle Facilities	1					The state	•		
New Shared Entry Drive			lines.						
H: Independent Roadway									
I: Curb and Gutter			10						
J: Sidewalk									
K: Street Lighting				-					
L: Landscaping and Street Trees						* 			
M: Signage	1			1	1	1			



i

	Applic	ant Eva	luation	Staff Evaluation By:				
Objective Design Standards Checklist Items	Yes	No	N/A	Yes	No	N/A	Drawing Reference	
Enhanced Shared Entry Drive								
N: Sidewalk								
O: Street Lighting								
P: Landscaping and Street Trees								
Separate Entry Drives			12-5			1.20	Contraction of the last	
Q: Main Entry Drive Compliance								
R: Driveway Widths and Clearances Compliance						-		
S: Signage and Landscaping	'		_					
Vertical Mixed Use/Residential Podium Entry Driv	е				1 Té	inter-		
T: ADA Compliance								
U: Driveway Widths and Clearances Compliance								
V: Pedestrian Entries								
Secondary Entry Drives	SHE'S	A						
W: Gates	-		-			her		
3.1.2 Street Frontage								
General								
A: Landscaping Buffer						_		
B: Maximum Width		-						
Primary Frontage								
C: Entry Doors								
D: Surface Parking Siting								
E: Carports and Tuck-under Parking								
F: Fencing	-							
Secondary Frontage	and al		3. 5.			1.19	Printer and the	
G: Parking Siting								
H: Fencing	-				1 and			
3.1.3 Context Sensitivity	a find	A. Sal	和公開					
Adjacent to Existing Residential Development								
A: Windows								
B: Daylight Plane								
C: Parking								

**C42**<sup>"</sup>

	Applic	ant Eva	luation	Staff E	valuatio	on By: _	
Objective Design Standards Checklist Items	Yes	No	N/A	Yes	No	N/A	Drawing Reference
Adjacent to Commercial Development	R	er er er					
D: Separation Buffer						1	
É: Fencing							
F: Gate		-					
3.1.4 Access and Parking	S. S.				A.	10.40	Line water
Vehicle Access				1.400			and manufactures
A: Multifamily Complex Internal Circulation						-	
B: Townhouse Internal Circulation							
C: Podlum Project Parking Access					Terreter	Tollow	
Parking Design							
D: Siting							
E: Visitor Parking						-	
F: Screening							
G: Parking Courts				Leite auf			
Pedestrian and Bicycle Access and Parking							
H: Pedestrian Walkway							
I: Pedestrian Connections							
J: Landscape Buffer							
K: Bicycle Parking	0						
L: Bicycle Parking for Podium Projects	and the second						
3.1.5 Service Access, Trash, and Storage Facilities	-		P. St.	Contraction of			
Access	No.						
A: Loading and Service Areas							
B: Trash Enclosure Siting							
Design of Trash and Storage Facilities							AND ALL AND A DECK
C: Screening							
D: Gates			÷				L.
E: Sizing							4
F: Roof							
G: Drainage							

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	Applic	ant Eva	luation	Staff Evaluation By:					
Objective Design Standards Checklist Items	Yes	No	N/A	Yes	No	N/A	Drawing Reference		
3.1.6 Open Space Areas							- and the states		
General						i a lati	Sector Sector		
A: Minimun and Type of Open Space					-				
B: Siting							1 1 1 1 1		
C: Usability			14						
Common Open Space		1.4	N. Sada						
D: Minimum Dimensions									
E: Visibility									
F: Pedestrian Walkways									
G: Seating									
H: Amenity Features									
I: Play Areas									
J: Openness and Buildings									
Private Open Space									
K: Accessibility									
L: Minimum Dimensions		÷							
M: Openness		9							
3.2 Building Design Standards					Nie sei		Charles and Charles		
3.2.1 Building Massing and Articulation	1								
General Standards	Stor Bar								
A: Massing Breaks									
B: Horizontal Stepback									
C: Architectural Detail									
D: Architectural Design Features									
E: Façade Articulation	2								
F: Rooflines									
Vertical Mixed Use		14							
G: Ground Floor Height									
H: Pedestrian-Oriented Features					_				
Townhouses									
I: Attached Units Limit				-					
J: Roof Form			5	1					

**C44**<sup>iv</sup>

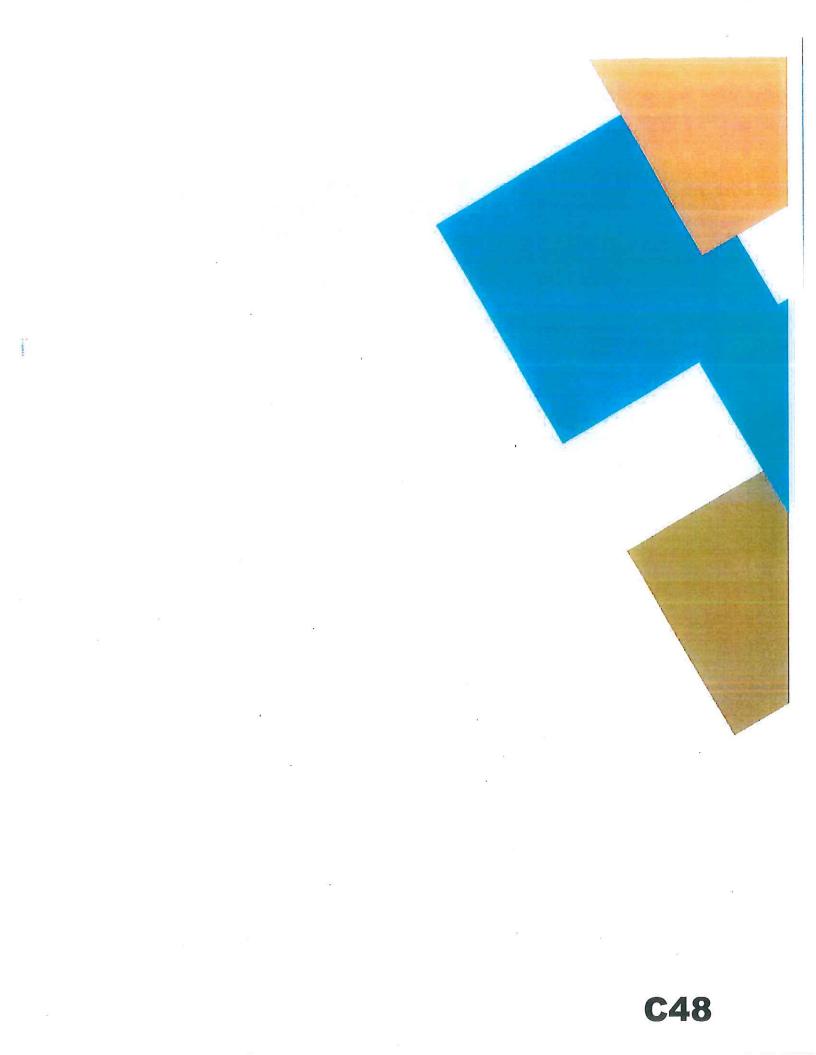
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	Applic	ant Eva	luation	Staff E	valuatio	on By: _	
Objective Design Standards Checklist Items	Yes	No	N/A	Yes	No	N/A	Drawing Reference
3.2.2 Entryways						and a	
General		AV EN		Support.	TANK .	2251	
A: Primary Building Entries		and states	to the second				
Townhouses							
B: Entry Details							-
C: Entry Connections	-	the state	-				
Vertical or Horizontal Mixed Use							
D: Ground Floor Elevation							
E: Entry Design					to		
3.2.3 Building Materials and Finishes				1.4.5			
A: Appropriate Building Materials							
B: Brick and Stone Veneer						$w, \chi = v$	1
C: Inappropriate Building Materials					Institute a		
3.2.4 Windows/Glazing							
A: Street Frontage							
B: Orientation and Proportion							
C: Recess							
D: Glazing							л. П
E: Subdivision and Mullions							
3.2.5 Projecting Elements	-						
Awnings		Pri Santi					
A: Frequency							
B: Projection							
C: Height		-					
D: Lighting		- Contra					
Balconies, Decks, and Trellises							r
E: Projection							
F: Proportion							
Bay Windows		1.00				un line	Ref. of the other states of the second
G: Projection							
H: Horizontal Separation							
I: Design							

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Objective Design Standards Checklist Item	s Yes	No	N/A	Yes	No	N/A	Drawing Reference
3.2.6 Roofs	Best						
A: Appropriate Roof Materials							
B: Inappropriate Roof Materials							
C: Equipment Screening							
D: Vent Pipes							
E: Gutters/Downspouts							
F: Roof Overhangs	_						4
3.3 Landscaping Standards		1000				Sector Pr	
3.3.1 Plantings							
A: Minimum Landscaped Area							
B: Landscaping of Front Yards							
C: Materials							
D: Design							
E: Ground Cover Materials							
F: Size and Spacing							
G: Protection from Encroachment							
H: Interference with Utilities							
I: Staking and Root Barriers							
J: Automatic Sprinkler Controllers							
K: Sprinkler Heads	1						
L: Enclosures						the second	
3.3.2 Wall and Fences							
A: Inappropriate Fencing							
B: High Activity Areas and Street Frontages							
C: Material Durability							
D: Visual Interest							
E: Screening and Noise Mitigation							

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	Applic	ant Eva	luation	Staff E	valuatio	on By:	
Objective Design Standards Checklist Items	Yes	No	N/A	Yes	No	N/A	Drawing Reference
3.4 Lighting Standards				tenik so			
3.4.1 Pedestrian Lighting							
A: Pedestrian Safety							
B: Height							
C: Inappropriate Lighting							
D: Illumination Level							
E: Street Lighting		and a					
F: Glare							
G: Concealment							
3.4.2 Parking Lot Lighting	A.M.L			1000			
A: Height							
B: Illumination Level							
C: Energy Efficiency							
D: Glare							
3.5 Signage Standards			Sec. 1		× 2.8.24	. Aralia	the state of the lawsel
3.5.1 General							
A: Appropriate Signage				_			
3.5.2 Monument Signs			ا الله مار الأخرينا. مراجع				
A: Location							
B: Illumination							
C: Sight Obstructions at Intersections							3
D: Frequency						(	
E: Base							







## ORDINANCE NO.

## AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH AMENDING THE CITY OF ANTIOCH ZONING MAP TO INCLUDE THE COMMERCIAL INFILL HOUSING OVERLAY (CIH) DISTRICT

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

## SECTION 1:

The City Council determined on April 12, 2022, that, pursuant to Section 15074 of the Guidelines of the California Environmental Quality Act, and after full consideration of the EIR Addendum prepared for project, and on the basis of the whole record before it, the Addendum for the Commercial Infill Housing Overlay (CIH) District should be adopted.

#### SECTION 2:

At its regular meeting of March 16, 2022, the Planning Commission recommended that the City Council adopt the Ordinance to amend the City's Zoning Map to include a Commercial Infill Overlay District to rezone the subject properties from Planned Development District to Planned Development District (Z-22-01) for the following properties.

99 Cents Only/Big Lots, 2521 Somersville Rd.
Buchanan Crossings, 3110 Buchanan Rd.
Crestview Dr. & W. 10th St., APN: 074-334-030
Deer Valley Plaza, 4346 Lone Tree Way
Delta Fair Shopping Center, 2710-3040 Delta Fair Blvd.
Hillcrest Summit, Shaddick Drive & Harris Dr
Hillcrest Terrace, 3440 Deer Valley Rd.
In-Shape Shopping Center, 4099 Lone Tree Way
Lakeview Center, 4042 Lone Tree Way
Somersville Towne Center, 2556 Somersville Rd.

#### SECTION 3:

The Zoning Map attached hereto in Exhibit A is hereby adopted, which shall amend the City's Zoning Map by applying a Commercial Infill Housing Overlay (CIH) Designation to the following properties: (1) 99 Cents Only/Big Lots, 2521 Somersville Road; (2) Buchanan Crossings, 3110 Buchanan Road; (3) Crestview Drive & W. 10th Street, APN: 074-334-030; (4) Deer Valley Plaza, 4346 Lone Tree Way; (5) Delta Fair Shopping Center, 2710-3040 Delta Fair Boulevard; (6) Hillcrest Summit, Shaddick Drive & Harris Drive; (7) Hillcrest Terrace, 3440 Deer Valley Road; (8) In-Shape Shopping Center, 4099 Lone Tree Way; (9) Lakeview Center, 4042 Lone Tree Way; and (10) Somersville Towne Center, 2556 Somersville Road.

## SECTION 4:

The City Council finds that the that the proposed Commercial Infill Housing Overlay District will allow flexibility in land uses and facilitate the creation of medium and highdensity housing development; that the subject properties are suitable for the Overlay District; that said permitted uses are not detrimental to the public or surrounding properties; and that the proposed zone change is in conformance with the Antioch General Plan amendments.

## SECTION 5:

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

\* \* \* \* \*

I HEREBY CERTIFY that the forgoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Antioch, held on the \_\_\_\_\_\_ of \_\_\_\_\_\_, 2022, and passed and adopted at a regular meeting thereof, held on the \_\_\_\_\_\_\_, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lamar Thorpe, Mayor

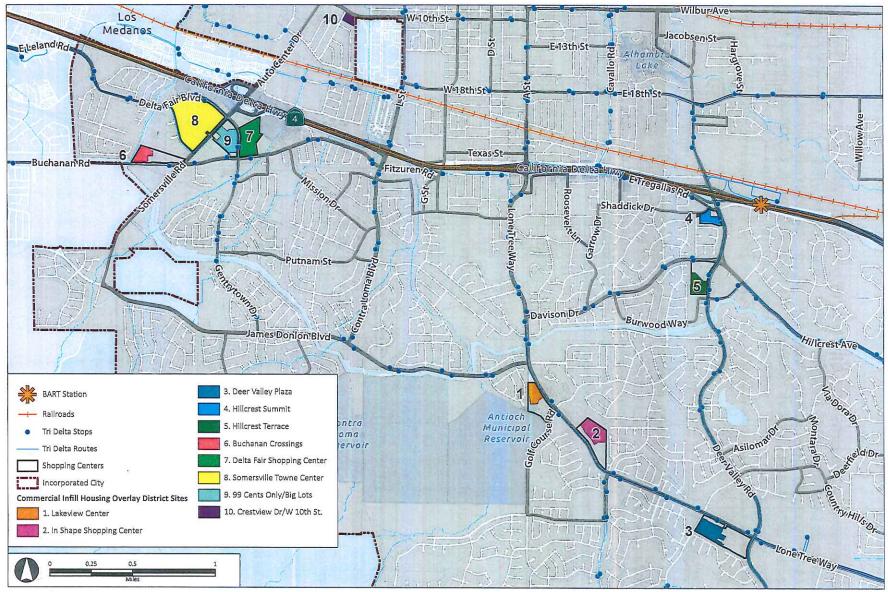
ATTEST:

Elizabeth Householder, City Clerk



EXHIBIT A

# 2. Project Description



Source: PlaceWorks, 2021.

# Figure 1 Commercial Infill Housing Overlay District Sites



## ATTACHMENT E

### ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH AMENDING SECTIONS 9-5.203 "DEFINITIONS," 9-5.301 "DISTRICTS ESTABLISHED AND DEFINED," 9-5.3801 "SUMMARY OF ZONING DISTRICTS," 9-5.3808 "TABLE OF LAND USE REGULATIONS," AND 9-5.601 "HEIGHT, AREA & SETBACK REGULATIONS FOR PRIMARY STRUCTURE" OF THE ANTIOCH MUNICIPAL CODE

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

## SECTION 1:

The City Council determined on April 12, 2022, that, pursuant to Section 15074 of the Guidelines of the California Environmental Quality Act, and after full consideration of the EIR Addendum prepared for project, and on the basis of the whole record before it, the Addendum for the Commercial Infill Housing Overlay (CIH) District should be adopted.

#### SECTION 2:

At its regular meeting of March 16, 2022, the Planning Commission recommended that the City Council adopt the Ordinance amending Sections 9-5.203 "Definitions," 9-5.301 "Districts Established and Defined," 9-5.3801 "Summary of Zoning Districts," 9-5.3808 "Table of Land Use Regulations," and 9-5.601 "Height, Area & Setback Regulations for Primary Structure" of the Antioch Municipal Code.

#### SECTION 3:

The Zoning Text Amendments shown in Exhibit A, attached hereto, hereby amends Title 9 "Planning and Zoning" Chapter 5 "Zoning" to include Commercial Infill Housing (CIH) Overlay District standards in Sections 9-5.203 "Definitions," 9-5.301 "Districts Established and Defined," 9-5.3801 "Summary of Zoning Districts," 9-5.3808 "Table of Land Use Regulations," and 9-5.601 "Height, Area & Setback Regulations for Primary Structure" of the Antioch Municipal Code.

#### SECTION 4:

The City Council finds that the that the proposed Commercial Infill Housing Overlay District will allow flexibility in land uses and facilitate the creation of medium and high density housing development; that the Zoning text amendments are consistent with the Overlay District policies; that said permitted uses are not detrimental to the public or surrounding properties; and that the proposed zone change is in conformance with the Antioch General Plan amendments.

#### SECTION 5:

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

\* \* \* \* \* \*

I HEREBY CERTIFY that the forgoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Antioch, held on the \_\_\_\_\_ of \_\_\_\_\_, 2022, and passed and adopted at a regular meeting thereof, held on the \_\_\_\_\_\_, 2022, by the following vote:

AYES:

NOES:

ABSENT:

**ABSTAIN:** 

ATTEST:

Lamar Thorpe, Mayor

Elizabeth Householder, City Clerk



## EXHIBIT A

## PROPOSED ZONING TEXT AMENDMENTS

#### § 9-5.203 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**COMMERCIAL INFILL HOUSING.** Strategic, streamlined development of high-quality medium- and high-density residential and mixed-use projects sited on vacant and/or underutilized infill sites in commercial areas of the City.

**STORY.** A portion of a building between the surface of any floor and the surface of the floor next above it, or, if there is no floor above it, the space between such floor and the ceiling next above it. A story also includes a basement, cellar, or unused under-floor space if the finished floor level directly above such space is more than six (6) feet above the ground adjacent to the building for more than fifty percent (50%) of the total perimeter.

\*\*\*\*\*

## § 9-5.301 DISTRICTS ESTABLISHED AND DEFINED.

(*EE*) *CIH Commercial Infill Housing Overlay District*. This overlay district provides sites suitable for the development of high-quality medium-and high-density residential mixed-use projects on infill sites in commercial areas of the City when compatible with the Commercial Infill Housing description in the Land Use Element of the Antioch General Plan. This overlay district allows residential development at a minimum of 12 dwelling units per gross acre. This overlay district is consistent with the Commercial Infill Housing General Plan description.

Table 9-5.601 Height, Area & Setback Regulations for Primary Structure

		HEIGHT	Γ, AREA	& SET	BACK R	EGULATIONS	S FOR PRIMA	RY STRU	CTURE		
	Maxim um	Minimum Building		Minimum Lot Width in Feet		Minimum Density Allowed	Maximum Density Allowed	Front Yard	Minimu Yard Re in Feet <sup>e</sup>		Minimu m Rear
Zone	Zone Height Feet <sup>b</sup>		Corner	Interior	m Lot Coverag e	(Units per Gross Developable Acre)	Units Per Gross Developable Acre <sup>d</sup>	Minimum	Corner	Interior	Yard Required in Feet
RE		TO E	BE DETH	ERMINE	D BY CI	ΓΥ COUNCIL Ί	THROUGH PLA	ANNED DE	EVELOPI	MENT P	ROCESS
RR	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS										
CIH						E COMMERCIA DARDS DOCUM		USING OV	ERLAY	DISTRIC	CT
R-4	35	6,000	65	60	40%	NA	4 du/acre	f	f	5 ft.	20 ft.
R-6	35	6,000	65	60	40%	NA	6 du/acre	f	f	5 ft.	20 ft.
R-10	45	6,000	65	60	40%	NA	10 du/acre	f	f	5 ft.	10 ft.
R-20	45	20,000	70	70	40%	NA	20 du/acre	f	f	5 ft.	10 ft.
R-25	45	20,000	70	70	50%	20 du/acre	25 du/acre	f	f	5 ft.	10 ft. <sup>m</sup>
R-35	45	20,000	70	. 70	50%	30 du/acre	35 du/acre	f	f	5 ft.	10 ft. <sup>m</sup>
PBC	35	20,000	65	60	35%	NA	0	f	f	0 ft.	0 ft.
C-0	35	20,000	65	60	35%	NA	0	f	f	0 ft.	10 ft.
C-1	35	20,000	65	60	35%	NA	0	f	f	0 ft.	10 ft.
C-2	35	20,000	65	60	35%	NA	0	f	f	0 ft.	10 ft.
C-3	70	20,000	65	60	35%	NA	0	f	f	0 ft.	10 ft.
MCR <sup>j</sup>	45	6,500	65	60	50%	NA	20 du/acre	f	f	5 ft.	10 ft.

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	HEIGHT, AREA & SETBACK REGULATIONS FOR PRIMARY STRUCTURE											
RTC <sup>j</sup>	50	2,500	25 <sup>g</sup>	25 <sup>g</sup>	100%	NA	20 <sup>h</sup>	0 <sup>i</sup>	0 <sup>i</sup>	0 ft.	0 ft.	
RTR- 10	45	3,500	45	45	50%	NA	12	15	10	5 ft.	15 ft.	
RTR- 20	45	20,000	100	100	50%	NA	20	15	10	5 ft.	10 ft.	

.

1 5 201

		HEIGH	Γ, AREA	& SET	BACK R	EGULATION	S FOR PRIMA	RY STRU	CTURE		
Zone	Maxim um	Minimum Building	Minimu Width i			Minimum Density Allowed	Maximum Density Allowed	Front Yard	Minimu Yard Ro in Feet <sup>e</sup>		Minimu m Rear
Zone	Height Site Sq. Corner Interior Coverag Gross Gross		Gross Developable	Minimum	Corner	Interior	Yard Required in Feet				
WF	45	6,500	60	60	60%	NA	0	0	0	0 ft.	0 ft.
M-1	45	40,000	100	100	50%	NA	0	f	f	0 ft.	0 ft.
M-2	70	40,000	100	100	50%	NA	0	£	f	0 ft.	0 ft.
HPD	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS										
PD	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS										
RRMP		TO E	BE DETH	ERMINE MANNE	D BY CI R CONS	TY COUNCIL 7 ISTENT WITH	THROUGH PLA ARTICLE 41 C	ANNED DE 0F THE ML	VELOP NICIPA	MENT P L CODE	ROCESS
TOD	د ، 	CO BE DET	ERMIN	EDBY	CITY CO	UNCIL THROU	JGH PLANNEI	DEVELO	PMENT	PROCE	SS
H	70	SA	ME AS (	C-0 ZON	IE <sup>k</sup>			**************************************			
OS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S	-	IO BE DEI	ERMIN	EDBY	CITY CO	UNCIL THROU	JGH PLANNEI	DEVELO	PMENT	PROCE	SS
SH	SAME AS UNDERLYING BASE ZONE										
Т	SAME AS UNDERLYING BASE ZONE										
	Vhere 40% o nain building	or more of the f gs shall be the a	rontage (ex average of t	cluding rev he improve	ersed frontag d lots if less t	e lots) in a block has han the front yard rec	been improved with l quirements, but not le	buildings, the n ss than six feet	inimum rec from the pr	uired front operty line.	yard for

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## HEIGHT, AREA & SETBACK REGULATIONS FOR PRIMARY STRUCTURE

Height shall mean the vertical distance from the average level of the highest and lowest point of that portion of the lot covered by the structure, excluding below ground basements, to the topmost point of the roof. Exceptions to the specified height limitation shall include the spires, belfries, cupolas and domes of churches, monuments, water towers, fire and hose towers, observation towers, distribution and transmission towers, lines and poles, chinneys, smokestacks, flag poles, radio towers, excluding wireless communications facilities subject to § 9-5.3846, equipment penthouses encompassing less than 20% of total roof area and less than eight feet in height, and parapets less than 30 inches in height, unless otherwise governed by this chapter:

Minimum lot area in all zones shall not apply to the condominium parcelization of a larger project where land is being divided for individual building envelopes.

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	I	HEIGHT, AREA & SETBACK REGULATIONS FOR PRIMARY STRUCTURE
d	Maximum densit	y allowed is defined in the city General Plan as per the maximum developable gross acreage definition found in this chapter.
e	average width of Recorder prior to	of the lots in a given subdivision, one side yard of an interior lot shall be 10 feet in width and the other side yard can be five feet. The 10- a shall remain as unrestricted open area. This shall also apply to all two-story single-family residential lots. On any parcel of land of an less than 50 feet, which parcel was under one ownership or is shown as a lot on any subdivision map filed in the office of the County April 11, 1950, when the owner thereof owns no adjoining land, the width of each side yard may be reduced to 10% of the width of such case to less than three feet.
f	Front yard and st scale based upon	reet side setbacks shall be reserved for landscaping only, excluding access and egress driveways and shall be determined on a graduated type of street and land use as follows:
	(1)	Non-residential uses.
		Arterial street: minimum 30-foot setback with 30-foot landscaping on all frontages. Collector street: minimum 25-foot setback with 25-foot landscaping. Local street: minimum 20-foot setback with 20-foot landscaping.
	(2)	Single-family detached and two-family dwelling uses.
-		Arterial street: minimum 30-foot setback with 30-foot landscaping on all frontages. Collector street: minimum 25-foot setback and landscaping for front yard and 10-foot street side yard setback with landscaping Local street: minimum 20-foot front yard setback with 20 foot of landscaping and 10-foot street side yard setback with landscaping.
	(3)	Multi-family dwelling uses.
		Arterial street: minimum 15-foot setback with 15-foot landscaping on all frontages. Collector street: minimum 15-foot setback with 15-foot landscaping. Local street: minimum 10-foot setback with 10-foot landscaping.
\$ 	New construction	a with frontage in excess of the minimum lot width shall reflect the pattern of building widths in facade design.
h	Within the area b dwelling units pe	ounded by the Burlington Northern Santa Fe Railroad, "T" Street, Second Street, and "E" Street, residential density may be increased to 45 r acre provided:
	(1)	The residential use is part of a mixed use development with the entire first floor devoted to commercial use;
	(2)	The proposed development provides public amenities as described in § 4 (relating to residential use in RTC); and
	(3)	The project has received use permit approval from the Planning Commission.

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	]	HEIGHT, AREA & SETBACK REGULATIONS FOR PRIMARY STRUCTURE
i	Buildings in the	RTC district shall be placed on the property line except for:
	(1)	Setbacks to accommodate outdoor dining and plazas, provided that such setbacks do not exceed a depth of one-third of the lot depth;
	(2)	Courtyards, promenades, and plazas located on any portion of the site; and
	(3)	Where a setback is necessary to maintain the uniform setback of building facades.
* * Prod.	The first floor of	f a building shall extend from property line to property line except:
	(1)	In setback areas for outdoor dining, plazas; and
	(2)	For required vehicular or pedestrian access.
k	Notwithstanding from the exterior	any other provisions of this chapter for yard requirements, in any residential district the front of any garage shall be not less than 20 feet r property line on which such garage faces.
I	For projects that square feet and t	consist of attached single-family dwellings (townhomes), in which each dwelling occupies its own lots, the minimum lot area is 1,800 the minimum required interior side setback is zero.
m	Where a multi-f	amily dwelling abuts a lot that is zoned RR, RE, R4 or R6, a minimum rear yard of 20 feet shall be provided.

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# 9-5.3803 Table of Land Use Regulations

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	<b>M-1</b>	<b>M-2</b>	H	ES <sup>9</sup>	CB	TH	<b>CIH</b> <sup>14</sup>
RESIDENTIAL U	SES											L									
Day-care centers (§ 9-5.3832)	U	U	U,	υ	U	U	U	U	U	U	U	U			U		U	*	_	_	_
Day-care: large family (§ 9-5.3818)	A	A	A	A	A	A			_		<u></u>	, <u> </u>			_	-	_	*	_		A
Day-care: small family (§ 9-5.3817)	Р	Р	P	Р	Р	Р		_			_	_	_		_	_		*			Р
Senior Group Housing	υ	U	U	U	U	U		_		·		U	_	_	_	_	U	*	_		-
Family care home	Р	P	Р	P					_	_		U			_	_					-
Fraternity-sororit y house/dormitory	U	U	U	U	U	U	_	_	_		_	U	-	_	_		_	*	_	2	_
Home occupations	A	A	A	A	A	Α						A		_		_		×	_		Р
Hospice <sup>10</sup>		_	U	U	U	U	—	U	U		_	U				—	U²	*	_		_

Ø	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	<b>M-1</b>	<b>M-2</b>	H	ES <sup>9</sup>	CB	TH	<b>CIH</b> <sup>14</sup>
Manufactured, modular home; mobile home (§ 9-5.3804)	Ρ.	Р	Р			_	3		ĵ	-	_		_	_	_		_	*	_		_
Mobile home park	_	_	U	U	U	U		_		_	_	_		_		_		*			-
Multiple-family: condominium, apartment, town-house (§ 9-5.3820)			U	U	P, U <sup>11</sup>	P, U <sup>11</sup>			11 27			U			-	_	U²	*		_	P <sup>15</sup> U <sup>16</sup>
Recreational vehicle park (§ 9-5.3830)		_	_					_		_	U		U	_	_	U	_	*	_		-
Residential care facility <sup>10</sup>			U	U	υ	U		U	υ			U	<u> </u>		ss	<u> </u>	U	*	к. 	_	_

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	os	<b>M-1</b>	M-2	H	ES <sup>9</sup>	СВ	TH	<b>CIH</b> <sup>14</sup>
Residential hotel			U	U	U	U	_	U	U	U	U	U	_	_				*	_		_
Room & boarding house		_	U	U	U	U		U	U	U	U	U		—	i	_	i <b></b> n	*	_		_
Second residential unit (§ 9-5.3805)	A	A	A	A	A	A				_	_		_		-			*	_	×	
Single-family dwelling	Р	Р	U	$\mathbb{P}^1$	$\mathbb{P}^1$	$\mathbb{P}^1$		_	—			U	U		_			*			_
Tobacco and paraphernalia retailers (§ 9-5.3843)		2 <u></u> 8			_	_	_	_		_	U	_	_		_		s	_	_	_	_
Two-family dwelling	_	—	Р	Р	Р	Р			_			U		_				*			
Transitional Housing				1. <b></b> 11						_					· ·				_	U	_
PUBLIC AND SE	MI-PI	JBLIC	CUSE	S	+																
Bus & transit maintenance facility			_	_		_				_	_		U		U	U		*			_
Bus & train terminal						-	_	_		_		_	U		U	U		*	-		_

Clubs & Lodges (private & public)	 υ	U	U	U	U	U	U	U	U	U	U	U		 U	*		 
public)																1	

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	os	<b>M-1</b>	M-2	H	ES <sup>9</sup>	СВ	TH	<b>CIH</b> <sup>14</sup>
Convalescent and Extended Care	_		U	U	U	U	_	_	_			U			_	_	U		_	_	_
Correctional facility <sup>12</sup>	1		_			_	_								U	U		_	_		
Cultural institutions			<u></u>	_			U	U		U	U	U	U	aa	U	_	U	*			_
Government offices			· ·				U	Р	Р	Р	Р	U	_		U	U		*	_		
Heliport (§ 9-5.3806)	_					_	U				_		U	))	U	U	U	*	_		_
Homeless shelter			_	_						<u></u>	—	I	_		U	U		Р			_

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2	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	<b>M-1</b>	M-2	H	ES <sup>9</sup>	CB	TH	<b>CIH</b> <sup>14</sup>
Hospitals (§ 9-5.3827):					<u>.</u>		·				_										-
Acute care	_					—	U	U	—	—		U	—	—	U	_	U	*	—		
Rehabilitation	_			—	_	—	U	U				U		—	U	_	U	*			_
Psychiatric/ chemical dependency	_				_		U	U	_	_	-	U		_	U	-	U	*		_	_
Medical care—urgent	_						υ	U				U	_	—	P	U	P	*			-
Parks	P	P	P	P	P	P	P	P	—	U	U	U	P	P	U	U	—	*	_		—
Public assembly	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	*			_
Public safety facilities	U	U	U	U.	U	U	U	ַד	U	U	U	U	U	U	U	Ū	U	*	_		_
Public utility yard		_		_	_	_		_	<u>.</u>	_	_	_	U	_	U	U	_	*	_		_
Religious assembly <sup>3</sup> (§ 9-5.3832)	_	U	U	U	υ	υ	U	U	U	U	U	U	U		-	_	υ	*	_		-
Satellite antenna (§ 9-5.3807)	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	*	_		_
Schools, private and preschools	U	·U	U	U	U	Ū	U	U	U	U	ā	U		_	U	_	U	*			

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	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	<b>M-1</b>	<b>M-2</b>	H	ES <sup>9</sup>	CB	TH	<b>CIH</b> <sup>14</sup>
Utility substations	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	*			_
COMMERCIAL	USES																				
Adult book stores, motion picture arcades, and model studios (§ 9-5.3808)				_				,		U	U				_	_		*			_
Adult entertainment, other (§ 9-5.3808)	_					_	_	_	_	U	U					_		*	_		
Agricultural uses (§ 9-5.3809)	Р		_	2 <u></u> 1					_			_	ss	Р	_	_	_	*			_
Appliance maintenance & repair services:																					
Major	_	_	—	—	<u> </u>	_		_		Р	Р	Р			P	Р		*	_		
Minor	_					-	_	Р	Р	Р	Р	Р	_	_	Р	Р	-	*	_	_	
Amusement center (§ 9-5.3813)	_	_							U	U	U	U	U				3	*	_	_	_

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	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES <sup>9</sup>	CB	TH	- CIH <sup>14</sup>
Animal hospital veterinary clinics	—			,	_		U	_	U	U	U	U		_	U	U		*	-	_	_
Antique store		_			_		_			Р	Р	A	U		U	—	—	*	_		
Auto sales, rental		_		_			U	_	_	U	U	U		_		_		*		9 <u> </u>	_
Auto storage	_		· <u> </u>	_	_	_	_	_	-	—	_	_		_	U	U		*			_
Auto service station (§ 9-5.3815)	_	_	_				_		U	U	U	υ			U	U		*	, <u> </u>		-
Auto repair:		27																			
Major	_	<u> </u>			_	_	U	_			U	U			U	P	—	*	_		_
Minor		_	_	_	-		U	_	U	U	U	U	_	_	P	P		*			_
Bakeries-retail			_		_				Р	P	P	P	U		P	P	_	*		. <u></u> ))	_
Bank or savings & loan	_		_		_		Р	Р	P	Р	Р	P			_	-		*	_		—
Bar (§ 9-5.3831)				_		-	_	_	_	U	U	U	U	_	-	_	_	*	_		_
Barber & beauty shop	3 <u> </u>				_		—	_	P	Р	P	P	_	_	_		_	*	_		-

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	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	<b>M-1</b>	M-2	H	ES <sup>9</sup>	СВ	TH	<b>CIH</b> <sup>14</sup>
Bed and breakfast inns (§ 9-5.3819)	U	U	_	_	_	_	_	_		_		U	U	_		_		*	—		
Boat repair																					
Major	_		_	_		_	U		—		U	U	U		U	Р	_	*	_		_
Minor		_	—	_			U		U	U	U	U	U		Р	Р		*			
Boat, RV— storage facility (§ 9-5.3810)		_		_	_		_	_	_	1 miles	U	U	U	_	U	Р		*	3 <b></b>		_
Bowling alleys (§ 9-5.3831)					_	_	—	·	_	U	U	U			_	_		*	9 <b></b> 8		
Cannabis business (§ 9-5.3845 )	<u> </u>	_		_	<u> </u>								_		_				U <sup>13</sup>		-
Car and vehicle wash			_			_	·	_	_	U	U	U	υ		U	U	-	*		:	_
Card room	_	_					_	_		U	U	_		_	_	_		*			_
Catering services	. <u></u>	_				_	_	_		Р	Р	Р	A		U	_		*		<del></del>	
Clothing store	—	_	. <u> </u>							Р	Р	Р	A		_	_	_	*			_

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES <sup>9</sup>	CB	TH	<b>CIH</b> <sup>14</sup>
Combined residential/comm ercial structure	_		_	_	_	1	_	_				U	U		·	_	_	*	_		_
Computer gaming and internet access business	_	_	_				_	_			U	_	_	_	_		-			_	_
Confectionery stores		· · · · · · · · · · · · · · · · · · ·	_	·					Р	Р	Р	Р	A		_	_	_	*	_		_
Dance hall	_	_	_	_	_					U	U	U	<u> </u>		U	_		*			

r		1						1													
	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	os	<b>M-1</b>	M-2	н	ES <sup>9</sup>	CB	TH	<b>CIH</b> <sup>14</sup>
Drive-up window (all uses)						_	U	U	U	Ų	U	U	_	4) 	υ	U	U	*		·	
Dry cleaning agencies; pick-up and self-serve	_	_			_		_	0 <b></b> (	Р	Р	Р	Р	_	_	_	-		*			_
Florist shop	_		_		_	_	Р		Р	Р	Р	Р	_		_	_	Р	*	_		_
Food stores (§ 9-5.3831):														1							
Convenience store	_	—			_				U	U	U	U	U		_	_	U	*	. —	34 1 <u></u>	-
Supermarket	_				_		_		U	Р	Р	U			_	—		*	10		
Fortune-teller's		_		<u> </u>			—	_	_	U	U	U	_	_		_		*	-		_
Funeral parlor & mortuary	_	_			_	_	_	_	U	U	U	U		_		_		*			_
Furniture stores		_		_	_		_		_	Р	Р	U	_	_				*			
Gift shop					_				_	Р	Р	Ρ	Р	_	_	_		*			
Gun sales (§ 9-5.3833)				_	_			_		U	Ū	U	U	<u></u>	_	_		*	·	_	_
Hardware store			—	_	_	_	_	—	U	Р	Р	U	U	—	_	_		*		3	_
Health club/fitness center		_	-		_		U	_	U	Р	P	U			U	_	U	*	(		_



			R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	os	<b>M-1</b>	M-2	H	ES <sup>9</sup>	CB	TH	<b>CIH</b> <sup>14</sup>
Hotel & motels	_	_	_	<u> </u>	_		U⁵	U	_	Р	Р	Р	U		U5	_	U	*			
Jewelry store	_			_	3 <u></u> 1		2 <u></u> 2	_		Р	Р	Р	U	_	_	_	_	*	_		_
Kennels	_	_			s <del></del>				_	U	U	_		_	U	U	-	*	_		
Laboratories; medical, dental, optical				_			Р	Р	U	U	U	U	_	_	U		Р	*			



2	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	os	<b>M-1</b>	M-2	H	ES <sup>9</sup>	СВ	TH	<b>CIH</b> <sup>14</sup>
Launderette	_	_		_		_	—	_	Р	Р	Р	Р		—	_			*	_		_
Liquor stores (§ 9-5.3831)				_		_			U	U	U	U		—				*	_		-
Live entertainment	_		—			_	_		_	U	U	U	U		_	_		*	—		
Marina	_		_	_			_			. <u> </u>	_	_	U	_	_	_		*	_		_
Miniature golf courses		_	-	_	_					U	U⁵	U		,	U			*	_		
Mini-storage	_	_	_		-	_	_		_	· ·	_	U	U	· <u> </u>	U	Р	_	썃			_
Nurseries (horticulture) (§ - 9-5.3824)		_								Р	Р	U	U		Р	Р		*			_
Offices:	a.																				
Business & professional				—	_	_	P	Р	U	Р	Р	Р	U		_	_	Р	*			-
Medical (includes clinics)			s *	_			P	Р	U	P	P	Р	U		_	_	Р	*	_	, <u> </u>	_
Paint store	—	-	—	·		10-11-17	_		_	Р	Р	U	_		U			*	—		_
Parking lot (commercial) (§ 9-5.3837)		_				_	A	A	A	A	A	A	A	A	Р	Р	A	*	_		_



	RE RR	and a second sec	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	os	M-1	<b>M-2</b>	H	ES <sup>9</sup>	CB	TH	<b>CIH</b> <sup>14</sup>
Pawn shops	_	_	—	_	_	_	—	_		U	U	U	_	_		—	—	*	_	<b></b> ()	_
Pet shop		_	_		_	_			P	P	Р	P	U	_	—	_	a <del></del>	*			
Pharmacy	_	—	-	-	—	-	U	P	P	P	Р	P	A		P	P	Р	*	-		
Photographer	_	—	_	_		_	—	P	P	P	P	P	A		U	_		*	_	—	_

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-	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES <sup>9</sup>	CB	TH	<b>CIH</b> <sup>14</sup>
Printing & blue printing	—		_			_		Р	Р	U	U	U			Р	Р	_	*		······································	_
Radio & TV sales & repair									U	Р	Р	Р	_			_		*			-
Recycling facilities:																					
Reverse vending machines (§ 9-5.3811)					-			-	Р	Р	Р	Р	19 <b></b> - 1	_	Р	Р	_	*	—		_
Small collection facility (§ 9-5.3812)			_		_				A	A	A	A			A	A		*	_		_
Large collection facility (§ 9-5.3813)									A	A	A	A	_	_	A	A		*	_		_
` Light processing facility		_		2 <u></u> 2	_	_	_		_	_	_	_	_	10	U	U		*		_	_
Heavy processing facility (§ 9-5.3815)		_		_	_	-	_	. —	_		_	_	_	_	U	U	_	*		_	
Repair service					_	<u>.</u> .				_	U	U	U7	_	P	Р	2 <u> </u>	*	ss		



							and the state of the														
	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES <sup>9</sup>	CB	TH	<b>CIH</b> <sup>14</sup>
Restaurants (§§ 9-5.3823 and 9-5.3831):					*																
General							Р	P	P	Р	Р	P	P	_	U <sup>5</sup>			*			_
Fast food					_	—	U	_	—	U	U	U	U		U <sup>5</sup>			*			-
Outdoor seating & food service				_	_	-	U	U	U	U	U	U	U		U⁵	U		*	_		_
Take out/delivery		_	_	_		_	Р	U	Р	Р	Р	P	U		U⁵		_	*		17-11	_

2



	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	os	<b>M-1</b>	<b>M-2</b>	H	ES9	СВ	TH	<b>CIH</b> <sup>14</sup>
With bar & live entertainment	2							s <u> </u>		U	U	U	U		—	_		*			_
Retail; general and specialty	· ·	-	_	—	_	_	_		Р	Р	Р	Р	A		_			*	_		_
Secondhand sales	_	_	_	_	-			_			U	U	_	_	_	_		*	_		_
Shoe repair shop		—			_	—			P	P	P	P	_		_	_	_	*			_
Sign shop			_		_	_	_	—	—	U	U			_	U	-		*	_	à <del></del>	_
Studios (e.g., dance, martial arts)	() 3	_				_				Р	P	Р		_	_	_		*	_	_	_
Tailor shop	.—		-		_	_				Р	P	P	-	_	_			*	_		
Tattoo studio	_	_		_				_	_	U	U	U			_	_		*	<u> </u>		
Theaters	-			_		_	3 <b></b> 9	_	_	U	U	U	U	_	_	_	-	*	_		
Upholstery shop	_	—	—				h	_		U	U	U	_	_	U	Р	_	*			
Wireless Communications Facilities (§ 9-5.3846)			9	r.				As	subjec	et to §	9-5.3	846									
Variety store					_			_	_	P	P	P	P		_		_	*	_		_

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	<b>M-1</b>	<b>M-2</b>	H	ES <sup>9</sup>	CB	TH	<b>CIH</b> <sup>14</sup>
Vehicle/boat/ equipment sales & rental (§ 9-5.3825)			_	_	_	_	U <sup>8</sup>	_		U	U	U	U	_	U	U	_	*	_		·
INDUSTRIAL US	SES																				
Animal rendering	_	-		_	_		_	_				—		—	_	U	1	*	2. <u></u> 2		_
Bakery- commercial							_			_		_		_	Р	Р		*			-

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	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	os	<b>M-1</b>	M-2	H	ES <sup>9</sup>	CB	TH	<b>CIH</b> <sup>14</sup>
Beverage bottling plant		_		_	_		_						_	_	U	Р		*	_		-
Boat building	_	—		_	ss		_						U	_	U	Р		*			
Cement or clay products manufacturing				_	_	_				_			_		U	υ		*	_	_	_
Concrete batch plant	_			_	_			_			_			_	_	U	_	*	_		_
Contractor's storage yard		_	_	• <u> </u>		_	_		_		_		_		U	Р		*	_		_
Dairy products processing	_		3		_			—			_	_		_	U	Р	_	*			
Dry cleaners processing	12		-		_			<u> </u>			_	_	_		U	U		*		_	_
Exterminator		L		-				_	_	_	_	_		_	U	·P		*		-	
Finished paper production		I			_		_	19 <b></b> 3				_			U	U		*			·
Food processing plant		-			_	_	_	_	_	_	_	_	_	_	U	Р	_	*	_		
Fuel yard; bulk petroleum storage			_		_	_		_	_	_			_	_	_	U	-	*	_	_	

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	RE RR		R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	<b>M-1</b>	M-2	Η	ES <sup>9</sup>	СВ	TH	<b>CIH</b> <sup>14</sup>
Garment manufacture			 		_					_				U	U	—	*			
Hazardous waste facilities (§ 9-5.3826):			 		_			_		_	_		_	_	U	—	*	_		_
Small generator (§ 9-5.3826)	_	_	 					U	U	U	U			U	U	_	*	_		

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	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	<b>M-1</b>	<b>M-2</b>	H	ES <sup>9</sup>	CB	TH	CIH <sup>14</sup>
Large generator (§ 9-5.3826)			2		_	_	_	_				,,			_	U	_	*	_		_
Processor (§ 9-5.3826)	_	_		_	_				3		_		-		_	U		*	_		_
Household hazardous waste facility (§ 9-5.3826)									_				_		U	U		*		_	_
Junk yard/auto wrecking yard	à <b></b> 2				_			_	_	_		a <u></u> si				U	·	*	_		
Lumber yard				_		_	_			_	_	_	_		U	U		*	_		_
Machine shop	_		_		_	_		_		_	_	_	—		U	Р		*			_
Manufacturing or storage of explosives, acid, cement, fertilizer, gas, inflammable fluids, glue, gypsum, lime, plaster of paris						9				_		_				U	_	*			*
Mining & quarry; resource extraction				_	_				_	_				_	U	U		*			_
Oil & gas drilling			_		—	—		_		_	_				_	U	_	*	_		_

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	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	<b>M-1</b>	M-2	H	ES <sup>9</sup>	ĊB	TH	<b>CIH</b> <sup>14</sup>
Oil & gas production					—	_		_		s <b></b> s			_			U		*		:ii	· · · · · ·
Photographic plants	—	—	-					_	_	_	_		_	:	U	U	_	*	_		_
Plastic fabrication	-									_			_		U	U		*			_
Research & development			-	_			U					U			U	U	_	*			



	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES <sup>9</sup>	CB	TH	<b>CIH</b> <sup>14</sup>
Residual repository (§ 9-5.3826)							_	_		_		-				U		*			_
Salvage/war surplus yards				_	_	3. <u></u> 32		s	_	s					U	U		*			_
Solid waste transfer station	<u> </u>						_		_	_						U	3. <b></b> 3	*			-
Smelting or processing of iron, tin zinc or other ore	<u>.</u>	_				_	_		5. 	_	10	_				U		*	_		_
Stockyards/ slaughterhouses				·	—	_	—							_		U	()	*	_		_
Stone monument works	_	, <u></u> , ,		s		s <u> </u>						_			U	Р		*	_		_
Truck terminal yard		ت د ــــــــــــــــــــــــــــــــــــ	_		_	_	_		—	_				_	U	U		*	_		
Truck & tractor repair	—	—.	—			_									U	Р		*	_		_
Warehousing & wholesaling				, <u> </u>			U.		_			_	_		U	Р		*			_
TEMPORARY US	SES			6											1			<u>.</u>		5	

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	<b>M-1</b>	M-2	H	ES <sup>9</sup>	CB	TH	<b>CIH</b> <sup>14</sup>
Removal of earth (§ 9-5.3822)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	*	_		_
Temporary construction building and uses (§ 9-5.3821)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	А	A	*			
Outdoor display of merchandise (in conjunction with a non-residential use)	А	А	A	A	A	A	A	A	A	A	А	А	A	A	A	A	A	*			_
Special outdoor events (§§ 9-5.3828 and 9-5.3831)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	*			_
Christmas tree and pumpkin sale lots (§ 9-5.3829)						3	A	A	A	A	A	A			Å	A		*	2		_

1. Single-family dwellings existing prior to the effective date of this section are permitted uses, conforming to the R-20 zone; however, development of new single-family dwelling units, other than replacement of existing single-family dwellings, are prohibited within the R-20 zone.

2. Use may be permitted as an ancillary use if it is incidental to an otherwise permitted or conditionally permitted use within this zoning district.

3. Legally established churches existing prior to the effective date of this section are permitted uses, conforming to the PBC, C-O, C-1, C-2, and C-3 zone; however, development of new religious assembly uses, other than replacement of existing uses, is

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prohibited within these zoning districts.

4. Funeral services are limited to "J" Street, Fourth Street, and the area between Fourth and Fifth Streets.

5. May be located only on sites adjacent to freeway interchanges.

6. May be located along Somersville Road north of the SR-4 freeway.

7. Marine repair only. Permitted as an ancillary service for waterfront activities.

8. Boat sales and repair only.

9. In the case of the Emergency Shelter Overlay District, where no letter or number is included in the table for a particular land use, the regulations of the base zone apply. Emergency shelters are permitted by right in the Emergency Shelter Overlay District if they meet all standards of § 9-5.3835, Emergency Shelters, of this article.

10. Hospices and residential care facilities providing care for up to six patients are a permitted use in any district where residential uses are allowed.

11. Up to 20 units/acre permitted by right subject to compliance with all other applicable standards.

12. Subject to a conditional use permit on a site at least one quarter mile from any type of residential care facility, social service institution, welfare institution, or a similar type of facility; at least one mile from another correctional facility; and at least 1,000 feet from a school, library, public park, recreation area or any property zoned or used for residential development. See § 9-5.3838, Correctional Facilities, for additional requirements.

13. Cannabis business requires approval of a use permit by the City Council upon recommendation by the Planning Commission. See § 9-5.3845.

(Am. Ord. 930-C-S, passed 7-29-97; Am. Ord. 1080-C-S, passed 10-24-06; Am. Ord. 2072-C-S, passed 10-22-13; Am. Ord. 2075-C-S, passed 11-26-13; Am. Ord. 2077-C-S, passed 12-10-13; Am. Ord. 2089-C-S, passed 6-24-14; Am. Ord. 2096-C-S, passed 2-24-15; Am. Ord. 2143-C-S, passed 6-26-18; Am. Ord. 2158-C-S, passed 12-11-18; Am. Ord. 2169-C-S, passed 6-25-19) 14. In the Commercial Infill Housing Overlay District, allowable commercial uses and standards remain as determined by the underlying zoning.

15. Up to 35 units/acre and building height of four stories or 45 feet permitted by right subject to compliance with all other applicable standards.

16. 35 to 50 units/acre and building height above 45 feet permitted with approval of a use permit.

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## ARTICLE 38 LAND USE REGULATIONS

# § 9-5.3801 SUMMARY OF ZONING DISTRICTS.

The following is a summary of all zoning districts. (*Note*: The Study District (S) is not included in the proceeding chart as the ultimate land uses for such a district are not determined until all necessary studies are completed and the appropriate land use designations can be applied.)

## CIH Commercial Infill Housing Overlay District

#### \*\*\*\*\*\*

## 9-5.3848 COMMERCIAL INFILL HOUSING OVERLAY DISTRICT

The Commercial Infill Housing (CIH) Overlay District will comply with the following standards and regulations. Any standards not included in this section will comply with the site's underlying zoning standards.

(A) Site Qualification. Sites shown within the CIH Overlay District on the Antioch Zoning Map are qualified by-right for development of infill housing and can submit an application to the Planning Department for ministerial review. For sites outside of the CIH Overlay District, a rezone of the site to be included in the CIH Overlay District is required with approval from City Council prior to submitting an application to the Planning Department.

(B) Residential Density. Residential development under 12 dwelling units per acre shall not be permitted within the CIH Overlay District. Residential development of 12 to 35 dwelling units per acre are allowed by-right. Development over 35 dwelling units per acre require the approval of a use permit.

(C) Off-street Parking Required. Off-street parking requirements shall follow the requirements in Table 9-5.1703.1; Off-Street Parking Required.

**(D)** Building Height. Development of two to four stories (up to 45 feet in building height) shall be allowed by-right. Development higher than four stories (more than 45 feet in building height) shall require the approval of a use permit.

(E) Objective Design Standards. Development shall comply with the objective design standards contained in the City's Commercial Infill Housing Overlay District Objective Design Standards document.

(F) Review Process. Applications for residential or mixed-use development on qualified Commercial Infill Housing Overlay District sites shall be submitted to the

Planning Department for ministerial processing and must include an application packet and design plans. Applications will be processed administratively by staff and reviewed for conformance with the Commercial Infill Housing Overlay District Objective Design Standards."

# bae urban economics

# Memorandum

To: Bruce Brubaker, Principal, PlaceWorks Cliff Lau, Associate II, PlaceWorks

- From: Matt Kowta, Managing Principal Matt Fairris, Senior Associate
- Date: July 9, 2021

Re: Antioch Infill Housing Financial Feasibility Analysis

# INTRODUCTION

This memorandum provides an evaluation of the financial feasibility of residential development in Antioch based on three development prototypes. With Antioch considering allowing 'infill' residential development on certain lots currently zoned for commercial development, BAE tested the feasibility of developing townhomes, garden-style stacked apartments, and a higher-density multifamily project with podium parking on the ground floor. BAE Urban Economics (BAE) defined these development prototypes in consultation with PlaceWorks and City staff, based on recent comparable projects in the region that would be appropriate for the local commercial centers under consideration for potential infill housing development.

In this memorandum, feasibility testing is conducted in two steps. First, a pro forma analysis compares the construction and development costs of each project type to the potential market value of the project based on average cost and revenue assumptions for the City of Antioch overall. Second, the results of the pro forma analysis for each prototype are considered in the specific context of ten different commercial centers in Antioch, to assess how the different sites may affect the cost and revenue assumptions from the pro forma analysis. For example, development at a specific commercial center may require less site work to prepare for construction compared to the average raw site upon which apartments or townhomes are built, which would suggest such a site may be a good candidate for rezoning to encourage development. These two steps will help the City understand what it takes to build townhomes or apartment complexes in Antioch, identify any local barriers to development, and determine the sites best suited for the three prototypes considered.

#### San Francisco

2560 9<sup>th</sup> St., Suite 211 Berkeley, CA 94710 510.547.9380 Sacramento 803 2<sup>nd</sup> St., Suite A Davis, CA 95616 530.750.2195 Los Angeles 448 South Hill St., Suite 701 Los Angeles, CA 90013 213.471.2666 www.bae1.com Washington DC 1140 3<sup>rd</sup> St. NE, 2<sup>nd</sup> Floor Washington, DC 20002 202,588,8945

14

New York City 234 5<sup>th</sup> Ave. New York, NY 10001 212.683.4486

# FINANCIAL FEASIBILITY ANALYSIS

# Methodology

The three development prototypes were chosen in consultation with PlaceWorks and City staff, based on discussions of similar and nearby areas and recent development there to understand what has been feasible and would suit Antioch in terms of scale and character. After establishing the prototypes, BAE interviewed developers with local experience to ascertain development costs for similar and recent projects in Antioch and neighboring cities and to confirm revenue assumptions (i.e. sale prices, asking rents, cap rates). Cost assumptions include sitework, site acquisition, soft and hard constructions costs, fees and permits, and financing costs. This 'baseline' is then adjusted to account for potential shifts in policy (i.e. reducing fees, increasing density), market shifts (i.e. increases in sale prices), and developer adjustments (i.e. accepting lower profit margins, constructing more cheaply than assumed). Finally, each prototype and the sensitivity testing for each one is considered in the context of ten specific commercial centers in Antioch, evaluated with respect to the site's impact on the feasibility of a prototype.

# **Residential Prototypes**

As mentioned previously, the three residential prototypes studied in this memo were for-sale townhomes, stacked garden-style flats, and high-density apartments with podium parking. A summary of the prototypes is provided in Exhibit 1 on the following page, followed by descriptions of each prototype.

### Exhibit 1: Residential Prototype Summaries

Summary	TOW	NHOMES	STAC	(ED UNIT'S	PODIUN	M PROJECT
Site Size - Acres / Sq Ft	7.5	326,700	5	217,800	3	130,680
Residential Units						
1 Bedroom (units / sf)	0	n.a.	98	700	127	700
2 Bedroom (units / sf)	0	n.a.	37	1,000	49	1,000
3 Bedroom (units / sf)	120	2,200	15	1,250	19	1,250
Net Residential (units / sf)	120	264,000	150	124,350	195	161,650
Res Circulation (% / sf)	0%	0	20%	24,870	25%	40,41
Total Residential Sq Ft		264,000		149,220		202,06
Number of Stories		3		3		2
Residential Lot Coverage		88,000		49,740		50,510
Parking	Number	Sq Ft/Space	Number	Sq Ft/Space	Number	Sq Ft/Spac
Total Tuck-Under Parking (a)	240	400	0	300	0	300
Total Surface Parking (b) (c)	24	400	240	400	168	40
Total Podium Parking (b) (c)	0	n.a.	0_	n.a.	144	35
Total Parking	264	105,600	240	96,000	312	117,60
Parking Coverage (Surface Only)		9,600		96,000		67,200
Total Lot Coverage (Res + parkin	g)	97,600		145,740		117,716
Hardscape/Landscaping/Other Si	te Usage	229,100		72,060		12,96

(a) the 300 square feet per tuck-under parking space is included in the 2,400 square foot unit size.

(b) The total parking provision for multifamily projects is 1.5 spaces per dwelling unit, and an additional space for every ten units, based on industry standards rather than specific City of Antioch requirements.

(c) For the multifamily podium project, the total parking provision amounts to 312 spaces. The maximum number of podium spaces is equal to the residential to coverage (i.e. building footprint) divided by the size of each podium space, 350 square feet. This equals 144 podium parking spaces, leaving a total of 168 surface parking spaces.

Sources: City of Antioch; PlaceWorks; BAE, 2021.

#### Prototype #1: For-Sale Townhomes

The prototype for the for-sale townhomes is based on a 7.5-acre site with 16 dwelling units (du) per acre, which is consistent with the existing R-20 Medium Density Residential District in the Antioch Zoning Code. The prototype includes 120 three-bedroom units of 2,200 square feet each, including a two-car 400 square foot tuck-under garage within each unit. There are an additional 24 surface parking spaces, or one space for every five units, with each space occupying 400 square feet, including circulation and drive aisles. for total surface parking coverage of 9,600 square feet. Most higher-density developments account for some percentage of circulation space for features like hallways, stairs, entrances, and elevators, though townhome developments rarely contain any of these features. As such, the townhome pro forma analysis assumes zero additional circulation space. The total lot coverage totals 97,600 square feet of residential development and surface parking, leaving the remainder of the site for hardscape, landscaping, and other uses such as road access.



#### Prototype #2: Stacked Flats

The stacked, garden-style prototype assumes a 150-unit development on a five-acre site, which equals 30 du per acre and is consistent with the city's existing R-35 High Density Residential District. The unit mix includes 98 one-bedroom units of 700 square feet each, 37 two-bedroom units of 1,000 square feet, and 15 three-bedroom units of 1,250 square feet. After accounting for 20 percent of space occupied by circulation features, the gross building size is 149,220, and represents 49,470 square feet of lot coverage. Based on industry standards and comparable projects, this prototype also includes 240 surface parking spaces, or 1.5 spaces per unit and one additional space for every ten units. The total lot coverage, including residential and parking, amounts to 145,740 square feet, resulting in 72,060 square feet of hardscape, landscaping, and other uses such as road access.

#### Prototype #3: High-Density Podium

The podium prototype is based on a density of 65 du per acre, which does not comply with the City's highest allowed residential density of 35 du per acre in the R-35 High Density Residential District. However, this prototype, which includes podium parking and elevators, typically requires a higher density to build given the increased costs associated with the construction type and is therefore two stories taller than the stacked flats prototype to accommodate a higher unit yield. To test this type of development for feasibility in Antioch, the pro forma analysis uses the hypothetical 65 du/acre density. This prototype assumes a three-acre site totaling 195 units (127 one-bedroom units, 49 two-bedroom units, and 19 three-bedroom units) that are the same size as units with the same bedroom counts in the stacked flats prototype. Given the elevators and fire exits required for a building of this size, the prototype assumes 25 percent circulation for a total of 202,063 square feet of gross residential development.

The total residential lot coverage is just over 50,000 square feet, accounting for the building's four stories of residential development and one story of parking podium. Assuming the podium parking is on the ground floor of the building, and each space occupies 350 square feet, the maximum number of podium parking spaces is 144. The project is expected to deliver 312 parking spaces, based on comparable projects, leaving 168 surface parking spaces of 400 square feet each requiring a total surface area of 67,200 square feet. In total, this leaves just under 13,000 square feet of the 130,680 square feet of site area for hardscape, landscaping, and other uses such as road access.

# **Baseline Cost and Revenue Assumptions**

The following section outlines the development cost and revenue assumptions that inform the baseline feasibility analysis. These cost and revenue assumptions are based on interviews with local developers with recent experience in Antioch; an analysis of recent land sales, home sales, and rental rates that BAE conducted as part of this study; and a review of development applications for recently completed projects. These assumptions are reflected in the pro forma financial feasibility models that are included in Appendix A to this memo.

#### **Development Cost Assumptions**

**Site Acquisition Cost** – The estimated site acquisition cost is the same for all three prototypes at \$15 per site square foot, as all prototypes would be located on similar vacant sites within the local market area.

**Site Work** – Similar to site acquisition, the amount of required sitework for any of the commercial centers is assumed to be the same for all prototypes, at \$20 per site square foot. Sitework includes grading, excavation, and preparing the site for construction.

**Residential Hard Costs** – Townhomes have the lowest assumed residential hard construction costs per gross building square foot, at \$170. Residential hard costs are higher for stacked, garden-style flats due primarily to the increased engineering and equipment needs, which are even higher for high-density podium projects. The assumed residential hard costs per gross building square foot for stacked flats is \$200, and \$215. for the podium prototype.

**Parking Costs** – There are three types of parking assumed in the three prototypes: tuckunder parking, surface parking, and podium parking. All three prototypes include some surface parking, while townhomes also include tuck-under garage parking, and the podium prototype includes first-floor covered podium parking. Surface parking costs per space are the cheapest at \$10,000 per space, while podium parking costs per space are the highest at \$60,000 per space. The tuck-under parking is assumed to be included in the per square foot residential hard construction cost and therefore not included as a separate cost assumption.

**City Impact and Permitting Fees** – City impact and permitting fees are based on the City's master fee schedule, and also include the regional East Contra Costa Regional Fee and Financing Authority (ECCRFA) fees applied to development projects in Antioch. As is typical for most city fees, and particularly impact fees, per unit rates charged for single-family development (townhomes) are higher than for multifamily units. The ECCRFA fee for the townhomes is \$24,337 per unit, and the fee is \$14,940 for both multifamily rental apartment prototypes. Inclusive of all city and regional fees, the total fee and permitting costs per unit for the townhomes prototype is approximately \$54,000 per unit, and \$36,000 per unit for both multifamily rental prototypes.

**Soft Costs** – Softs costs, which are typically estimated as a percentage of hard construction costs, include the costs associated with engineering, legal, and accounting services. Soft costs of 12 percent of hard costs are assumed for the townhomes and stacked flats prototypes, and 14 percent for the podium prototype. The increase for the latter is due to the increased engineering costs associated with a more complex construction type.



**Developer Profit** – In order to attract developers and investors, real estate projects must generate sufficient levels of profit. Based on conversations with local developers, BAE assumes a developer profit equal to 15 percent of hard and soft costs, would be sufficient to attract developers to build these residential prototypes in Antioch.

**Financing Costs** – Assumptions regarding the financing of construction loans is almost the same for all prototypes. Developers are assumed to take out a loan valued at 70 percent of construction costs and be charged a loan fee of one percent of the loan amount. The construction period interest is estimated based on an annual interest rate of five percent and a drawdown factor of 65 percent. However, whereas the loan period is assumed to be 18 months for townhomes, it is 24 months for the multifamily prototypes given the typical construction timeline of larger projects.

#### **Operating Cost and Revenue Assumptions**

**Residential For-Sale Prices** – The residential sale price assumed for townhomes, \$575,000 per unit or \$319 per square foot, is the same for all units, and is based on the sale price for newly constructed townhome developments in Antioch and nearby areas such as Brentwood.

Townhome Marketing Costs – The pro-forma analysis assumes that developers of for sale projects also incur marketing costs of two percent of gross sales revenue.

**Residential Rental Rates** – Although rental rates per square foot by bedroom size vary throughout Antioch, the following rents are assumed for both multifamily prototypes:

- 1-bedroom unit \$2,275 (\$3.25 per square foot) per month
- 2-bedroom unit \$2,750 (\$2.75 per square foot) per month
- 3-bedroom unit \$2,938 (\$2.35 per square foot) per month

**Residential Rental Operating Expenses** – In order to calculate the Net Operating Income (NOI) of the rental prototypes, BAE assumes operating costs are equal to roughly 33 percent of the prototype's rental income. This includes property taxes, on site property management, and on-site amenities. BAE also assumes a five percent vacancy rate to account for standard apartment turnover and loss of rental income.

**Residential Capitalization Rate** – The residential capitalization rate (cap rate) represents the rate of return on a real estate investment property with a net operating income, like a multifamily rental project, and is used to estimate project value. Net operating income divided by the cap rate provides an estimated project value, so lower cap rates correspond with higher project values. Investors assign a cap rate to a project based perceived project risk, assigning lower cap rates to safer projects, and higher cap rates to riskier projects. Developers and brokerage reports suggest that a cap rate of five percent is generally representative of valuations of rental products in the Antioch area.

# **Baseline Financial Feasibility**

The following summarizes the financial feasibility of the baseline prototypes. For the complete pro forma feasibility models, please see Appendix A. Appendix A-1 is the pro forma financial feasibility model for the For-Sale Townhome Project Prototype, Appendix A-2 is the Stacked Flats Project Prototype, and Appendix A-3 is the High-Density Podium Project Prototype.

#### Prototype #1: For-Sale Townhomes

None of the baseline prototypes are financially feasible based on the description of the project and cost and revenue assumptions discussed above, although among the three prototypes, the townhomes are closest to feasibility. The total baseline prototype townhome project costs are approximately \$70.5 million, including hard costs (\$36.7 million), developer profit (\$8.2 million), site work (\$6.5 million), fees and permits (\$6.5 million), soft costs (\$5.2 million) and site acquisition (\$4.9 million). Spread over the 120 townhomes in the prototype project, the cost per unit is \$587,866, while the cost per Gross Square Foot is \$267, and the cost per Net Square Foot is \$327.

These costs outweigh the total expected gross sales revenue (\$67.6 million) by \$2.9 million, called the feasibility gap. This feasibility gap is roughly \$24,500 per unit, suggesting that reducing project costs per unit by this amount or more would allow the project to be feasible. The order of magnitude of this feasibility gap (four percent of project costs) is not necessarily a significant barrier to feasibility, as this difference may actually fall within the range of error for this type of conceptual analysis. Given this, BAE tested several project feasibility sensitivities in the Financial Feasibility Sensitivity Adjustments section, below, to identify mechanisms to improve the feasibility of the residential development prototypes.

#### Prototype #2: Stacked Flats

The baseline stacked flats prototype is not currently feasible, with a feasibility gap of \$5.8 million. The capitalized project value of \$53.4 million is outweighed by \$59.2 million in project costs that is comprised in part by residential hard costs (\$29.8 million), developer profit (\$7.0 million), site work (\$4.4 million), fees and permits (\$5.4 million), soft costs (\$4.4 million) and site acquisition (\$3.3 million). The total project costs per unit is \$394,717, while the cost per Gross Square Foot is \$397, and cost per Net Square Foot is \$476.

The feasibility gap is roughly \$38,640 per unit (ten percent total costs), which is somewhat higher than the per unit feasibility gap for the baseline townhomes prototype, highlighting the relative infeasibility of this rental prototype compared to for-sale townhomes. Even though the total project costs are approximately \$10 million lower than for the 120-unit townhome project, the assumed rents are too low for the capitalized value of the project's income to match the development costs. Based on the various sensitivities tested for this prototype, and discussed below in more detail, residential rental rates have the most significant impact on feasibility, with modest rent increases required to render this project feasible.

#### Prototype #3: High-Density Podium

The high-density podium prototype has the highest overall development costs at \$87.9 million. This includes \$43.4 million in hard costs, \$10.7 million in developer profit, \$7.8 million in soft costs, \$7.1 million in fees and permits, \$2.6 million in site work, and just under \$2.0 million in site acquisition. However, the capitalized value of the project, which is based on the same rents as in the stacked flats prototype, is just \$73.2 million, for a feasibility gap of \$14.7 million, or 17 percent of total costs.

On a per unit basis, the cost of the podium prototype is \$450,697. This equates to \$435 on a gross square foot basis, and \$544 on a net square foot basis. The per unit feasibility gap is \$75,074. The difference in per unit feasibility gap between the stacked flats and podium prototypes is driven entirely by the increased residential hard costs for the podium project, including an additional \$8.6 million in podium parking costs alone. Podium parking costs are equivalent to \$44,300 per unit, or 59 percent of the feasibility gap per unit.

# **Financial Feasibility Sensitivity Adjustments**

In addition to the baseline pro forma analyses reflected in the model printouts included in Appendix A, BAE conducted sensitivity testing that assesses the impact on feasibility from potential changes in three key categories: development costs, city fees and policies, and shifts in the market. The baseline prototype feasibility analyses assume existing City policies regarding density, fees, and permit costs. The City may be able to influence the feasibility of prototypes by adjusting these policies to support development. Similarly, some developers may be able to construct the prototypes for lower costs than our research has suggested, such as through reductions in building or material costs. Developers may also choose to accept lower profit margins for less risky projects. Finally, demand for housing in Antioch may change, potentially raising or lowering the assumed sale and rent prices.

In addition, each prototype is tested for feasibility by removing the costs of site acquisition and lowering assumed site work costs. Some developers may have acquired their sites long ago at costs much lower than those assumed for the pro forma analysis or may be able to obtain sites at a discount, such as through foreclosure or other mechanisms. Moreover, as many of the commercial centers are already developed, some may not require extensive site work to prepare for new residential construction.

The results of each sensitivity tested below assumes all other costs and revenues are equal to those in the baseline prototypes and are therefore not representative of cumulative feasibility impacts. These high-level project sensitivities provide the basis for the following section that discusses general feasibility of the residential prototypes when considered in the specific context of each of the ten commercial center sites.

#### Development Cost Adjustments

Following is a range of key development cost components that BAE tested for sensitivity.

#### **Reduced Hard Costs**

While developers may not be able to adjust residential hard construction costs, interviews with developers generated a range of hard costs estimates. Larger developers can often achieve economies of scale for both material procurement and construction costs, and smaller developers may have their own efficiencies. Additionally, material costs may rise and fall with market forces, like the recent rise and fall in the price of lumber in 2021.

Reducing hard costs by ten percent in the baseline pro forma analysis has the largest impact of any sensitivity tested (although it is roughly equal to the impact of zero cost land in the case of the townhomes prototype, which has the highest site acquisition costs). For the townhomes prototype, reducing hard costs by ten percent improves the economics of the project by \$4.9 million, resulting in a feasible project. Reducing hard costs in the stacked flats prototype increases the project value by \$4.4 million, though the project still has a feasibility gap of \$1.5 million. This prototype would require some additional reduction in cost, such as reduced impact fees, or a small increase in rents in order to be feasible. Finally, for the podium prototype, reducing hard costs by ten percent is worth \$7.8 million, although this would still leave a feasibility gap of \$8.6 million.

#### Reduced Land Acquisition Cost

Some developers mentioned that they obtained property at rates below the current market price for a range of reasons, including having obtained the property years ago, or having obtained it through foreclosure proceedings or at an auction. This is a major advantage for developers, particularly for the townhome prototype, which is based on a larger site than the stacked flats prototype, which is itself on a larger site than the podium prototype. Eliminating land acquisition costs would increase the townhomes prototype project value by over \$5 million, providing for a net development gain of \$2.2 million. The overall impact of eliminating land acquisition costs is lower for the stacked flats prototype (\$3.4 million) and offsets a smaller percentage of the prototype's feasibility gap, thus not making the project feasible by reducing this cost alone. Similarly, the podium prototype feasibility improves by just \$2 million for a reduced, but still significant, feasibility gap of \$12.6 million.

#### **Reduced Site Preparation Costs**

Site preparation costs could reasonably be reduced if the site is already graded or prepared to accommodate residential development, which may be the case for some of the sites assessed in this study. As the site for the townhome prototype is the largest, the impact of reduced site preparation costs is not only largest for townhomes but represents a larger portion of the feasibility gap compared to the stacked flats or podium prototypes. The value of reducing site preparation costs by 20 percent is \$1.3 million for the townhomes prototype, compared to \$870,000 for the stacked flats prototype, and \$550,000 for the podium prototype.

#### Reduced Developer Profit

The baseline pro forma analysis assumes 15 percent developer profit, which is consistent with estimates from developers interviewed for this study. Some developers may be willing to accept lower profit margins if they expect projects to run relatively smoothly, which can be impacted by the cooperation and coordination between the developers and the City. Developers accepting 12 percent profit (a 20 percent reduction from the baseline profit assumption) improves the feasibility of all prototypes, but alone does not render any feasible. The feasibility gap for the townhomes prototype improves by \$1.6 million, but still leads to a feasibility gap of \$1.3 million. However, combining this adjustment with any of the other sensitivities tested would likely render the townhome prototype feasible.

The value of reduced developer profit in the stacked flats prototype narrows the project feasibility gap by \$1.4 million, but a gap of \$4.5 million would still remain. It would be necessary to combine the reduced profit margin with other cost savings, such as elimination of land acquisition costs and reduction of impact fees, in order to achieve feasibility. Finally, reducing developer profit does not significantly improve the feasibility of the podium prototype, which would still have a feasibility gap of \$12.5 million. Combining the reduced profit margin with elimination of land costs and reducing fees to \$30,000 per units would still not lead to project feasibility, highlighting the significant feasibility gap of the podium project.

#### **City Fees and Policies**

Following are cost components relating to City fees and policies that BAE tested for sensitivity.

#### Impact Fees

City impact and permitting fees account for nearly ten percent of the baseline total project costs for townhomes and stacked flats, and eight percent of the podium prototype. While impact fees and permits are generally dedicated to providing services to new development and paying for City services, the City may be able to subsidize or lower fees in order to encourage development. For example, as all the prototypes would be infill development, the City may be able to adjust water and sewer fees or roads fees as the development may not generate net new demand for these facilities/systems, or may generate reduced demand as compared to similar projects that could be built in "greenfield" locations on the City's periphery where infrastructure does not yet exist.

The baseline townhomes prototype is just \$24,532 per unit short of feasibility, while the total fees and permits per unit is more than double that at \$54,279. Approximately \$30,000 of this per unit total is City fees (the rest are ECCRFA fees), so subsidizing these fees would render the baseline townhome prototype feasible. More conservatively, if the \$54,000 total fees and permits were reduced to \$40,000, the project feasibility gap narrows by \$2 million, from a loss of \$2.9 million, to a gap of just \$900,000, which is within the margin of error for this type of conceptual analysis. Further, the remaining \$900,000 gap would be eliminated with a few minor adjustments to other cost assumptions, such as hard costs and site work.

Using a similarly conservative approach, reducing City fees and permits from \$36,000 for the multifamily prototypes to \$30,000 clearly has a smaller overall impact on the feasibility of both multifamily prototypes. Reducing fees to \$30,000 improves feasibility by \$1.1 million from a loss of \$5.9 million to a loss of \$4.7 million for the stacked flat, and by \$1.5 million for a total loss of \$13.1 million for the podium prototype. Reducing fees does not significantly improve the feasibility of the podium prototype, but for the stacked flats, the combination of reducing fees to \$30,000 and either a ten percent reduction in hard costs or no land acquisition costs could make a project feasible.

#### Project Densities

The City can also potentially allow higher densities on the infill sites than currently allowable by zoning, such as by approving a 40 du per acre density for the stacked flats prototype or approving 20 du per acre for townhomes. By allowing more units to be built on a given site, site acquisition and site work costs are spread over more units, reducing the project costs per unit.

This is particularly valuable for the baseline townhome prototype, where the land acquisition costs are the highest due to the fact that it is the lowest density prototype and requires the largest site. By permitting 20 du per acre for the townhomes (150 total units), the project feasibility gap decreases by \$2.7 million to just \$225,000, which is essentially feasible for a project of this size. By increasing the stacked flats density to 40 du per acre (200 total units), project feasibility improves by \$1.1 million but the development gap of \$4.8 million indicates the project would still be infeasible. BAE did not test increased densities for the podium prototype, which is already based on hypothetical 65 du per acre density.

#### Parking Spaces

The City can also support projects with lower parking ratios, although only stacked flats are significantly impacted based on our assumptions. Townhomes will still come with two parking spaces, as they are garage spaces built into the residential hard costs. The limited surface parking associated with the townhome prototype only costs \$24,000 in total, or 0.04 percent of construction costs. Similarly, for the podium prototype, the relatively expensive podium spaces are calculated based on the building footprint, as they occupy the ground floor. Thus, if there is a reduction in the parking spaces provided onsite, they would most likely only translate to reductions in the amount of surface parking, which accounts for just two percent of the baseline construction costs for the prototype.

However, for the stacked flat prototype, which has only surface parking, reducing the number of parking spaces to one space per unit, instead of 1.5 spaces, and maintaining the additional one space per ten units, the feasibility of the prototype improves by \$966,000, or 16 percent. Alone, this change would not make the baseline prototype feasible, although the prototype would be feasible if the number of parking spaces is reduced along with a reduction in impact fees and no land acquisition costs. For example, the City may be able to justify reducing



transportation impact fees and requiring fewer parking spaces for a site near the BART station, and if a developer already owns such a site with a relatively low cost basis for the land, the stacked flats prototype could be feasible.

#### Market Shifts

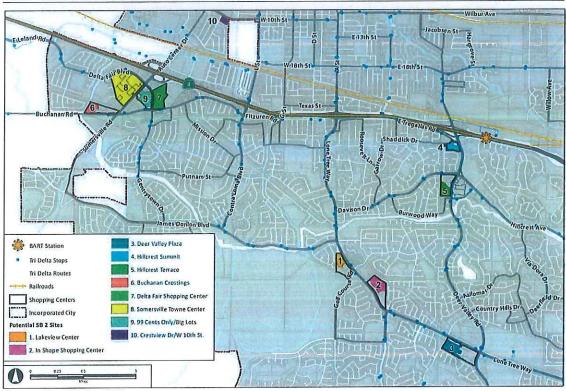
One of the key factors behind feasibility of the prototypes is the sale or rent price of the units, which are based on market assumptions from May 2021. For both the townhome and the stacked flat prototypes, increasing sales and rent prices by just five percent can drastically improve feasibility and is the third most valuable sensitivity tested after eliminating land acquisition costs and reducing hard costs. For the townhome prototype, a five percent sale price increase would generate an additional \$3.4 million in sales, rending the project feasible. Sale price increases of less than five percent, combined with other adjustments could also make this prototype feasible.

Increasing rents by five percent for the stacked flats prototype reduces the feasibility gap by \$2.7 million for a development loss of \$3.2 million, which would be more than made up by the reduced hard costs or elimination of land acquisition costs tested in this sensitivity analysis. Similarly, a five percent increase in rents, a reduction in impact fees to \$30,000 per unit, and reduced developer profit would also render a stacked flats prototype feasible.

Increasing rents by five percent reduces the feasibility gap for the podium prototype by \$3.7 million, though it still leaves a feasibility gap of roughly \$11 million. This indicates that a rent increase alone will not lead to feasibility – a developer would need to also find some significant cost reductions in order to put together a feasible podium prototype project.

# COMMERCIAL CENTER FEASIBILITY ASSESSMENT

The following section uses the baseline prototypes, combined with the above sensitivity analysis findings, to qualitatively discuss site-specific factors that drive potential feasibility of the prototypes at the each of the ten commercial center sites. The discussion covers sitespecific factors that drive potential reductions in development cost or increases in project value assumptions for each of the ten commercial centers shown below in Exhibit 2, along with the likely overall effects on prototype feasibility.



# **Exhibit 2: Antioch Infill Commercial Centers**

Source: PlaceWorks, 2021.

# Site #1: Lakeview Center

**Development Cost Adjustments** – The vacant 5.3-acre development site may require additional site preparation costs due to the site topography that requires additional excavation and removal of dirt. The site does have an existing internal right-of-way to access the remainder of the shopping center, likely reducing the cost by a minor amount. On the whole, this site does not pose any significantly better or worse conditions relative to what was assumed in the baseline model. As such, BAE estimates the total development costs from the baseline model are generally representative of this site.

**Project Value Adjustments** – As was found in the commercial center economic profiles, this area of Antioch has a relatively strong for-sale housing market, with a high percentage of single-family homes in the surrounding neighborhood selling at prices that are above average for the city. Due to these strong for-sale market conditions, sale prices for new townhomes in this market area may be a few percentage points higher than the baseline pro forma assumptions. As noted above, this project prototype would be feasible with a five percent sale price increase, reaching roughly \$600,000 per unit in sale price. Given the high for-sale prices in this area, townhomes development at those sale prices may be feasible.

Conversely, this area has limited rental housing stock and therefore is not tested for rental market demand. Thus, it would be risky to assume rents in this area would extend beyond the rents assumed in the baseline pro forma model, which were insufficient to generate a feasible rental project.

**Feasibility Conclusions** – The for-sale Townhome Prototype likely represents the most feasible project at this commercial center in today's market conditions. This is primarily driven by the relatively high home sale prices in this area of Antioch, which likely increases the potential sale price of townhomes in this area. That said, prices would need to reach above \$600,000 per unit, which is well above any comparable townhome in eastern Contra Costa County, suggesting increases in sale prices may not be the sole mechanism that should be considered to render a townhome project on this site feasible.

# Site #2: In-Shape Shopping Center

**Development Cost Adjustments** – The 8.9-acres of vacant land within the broader In-Shape shopping center has exceptional characteristics that could reduce development costs. First, the site is vacant and flat, leading to less need for site grading or any demolition of existing buildings. Secondly, the site has existing entrance and egress, leading to fewer roadway-related costs. Lastly, the site appears to have some existing utility connections already to the potential development site, therefore reducing the cost to extend and upgrade the utilities to the site. The larger site size of nearly nine acres also improves the potential economies of scale of a development project on the site, potentially reducing the per unit development costs.



**Project Value Adjustments** – Like the Lakeview Center site, this site is located in a rather strong for sale market, with high sale prices relative to the rest of Antioch. This could potentially indicate higher sale prices for townhomes on this site compared to baseline assumptions.

Despite the limited amount of existing rental product in this area, the site is in close proximity to amenities that may cater to a renter population, including a gym, coffee shop, dining locations, pedestrian trail, and future planned on-site commercial development. Considering these factors, rental rates for a new multifamily housing product on this site may be able to achieve slightly higher rates than assumed in the baseline model. In addition, the remaining retail buildout potential of the site may increase the owner's incentive to use the portion of the site for residential development. The owner can sell this portion of the site for residential while holding on to the retail component to see if market conditions improve to render the retail component feasible.

**Feasibility Conclusions** – Based on site characteristics and market conditions, this site is best suited for the multifamily stacked prototype or for-sale townhomes. Of the commercial center sites along Lone Tree Way, this site likely represents the best option for a larger-scale multifamily rental project given the nearby amenities and large site size to capture economies of scale on the development costs. Considering this site's strengths as a potential multifamily housing site, the City may wish to prioritize this site for a multifamily rental project and allow townhomes to develop on more single-family oriented sites, such as the Lakeview Center.

# Site #3: Deer Valley Plaza

**Development Cost Adjustments** – The most significant component of the Deer Valley Plaza is the former 60,000 square foot AMC Theatre which will almost certainly require demolition. That said, given the site's existing use, the site likely has a large portion of the necessary backbone infrastructure which could reduce overall project costs. The remainder of the site is parking lot, which typically offers relatively easy redevelopment opportunities by requiring limited site grading and preparation. Given any new development will replace the existing AMC Theatre, the City may wish to consider impact fee reductions/credits, which will decrease the total cost of redeveloping the site. This potential impact fee credit would apply to any commercial center redevelopment requiring demolition of an existing development.

**Project Value Adjustments** – Similar to the above centers, this site along Lone Tree Way is located in a fairly strong market area for for-sale homes, with above-average sale prices. Townhomes in this area may be able to command slightly above-average sales prices that would be sufficient to render a feasible project. By contrast, given the general lack of amenities and the auto-oriented feel of the area surrounding this site, rental rates for multifamily units are unlikely to exceed those assumed in the baseline feasibility model.



**Feasibility Conclusions** – Similar to other Lone Tree Way sites, the Deer Valley Plaza site is positioned in a primarily single-family neighborhood, suggesting the townhome prototype is likely the best option for this site. Given the required demolition and associated heightened risk of this project, this may be a longer-term redevelopment effort after development on the nearby vacant sites.

# Site #4: Hillcrest Summit

**Development Cost Adjustments** – The vacant 4.9-acre site is generally representative of the baseline generic site conditions assumed in the prototype development projects defined for the baseline feasibility analysis. This includes moderate site grading and infrastructure upgrade costs. The irregular shape of the site may impede the densities assumed in the baseline models, leading to a less efficient development.

**Project Value Adjustments** – This parcel represents the closest commercial site to the Antioch BART station, a likely draw for rental apartment tenants and home buyers. As such, it is possible that both sale prices and rental rates for new residential development at this site could reasonably exceed those projected in the baseline feasibility model.

**Feasibility Conclusions** – Given the limited commercial center sites with expected rental residential demand, the City may wish to identify this site for a rental housing product. Although the site is relatively small, the site could likely accommodate a smaller gardenstyle apartment complex with surface parking instead of the more expensive podium parking project which is most useful on higher value urban sites.

# Site #5: Hillcrest Terrace

**Development Cost Adjustments** – The 6.3-acre Hillcrest Terrace infill site conditions are well-suited to reduce the overall residential development costs. The site is vacant and relatively flat, leading to lower site preparation costs. The site has an access point off Deer Valley Road and likely has some of the necessary utility connections that may further reduce site preparation costs. The site is regularly shaped, allowing for efficient site utilization. The neighboring parcel has an existing multifamily development, which could signal that public opposition to higher-density housing would be less than at other sites where single-family housing is more prevalent. To the extent that reduced opposition leads to a smoother entitlement process, this could translate to lower development costs and/or reduced development risk. Either of these factors would enhance project feasibility by increasing profit potential or reducing the required developmer profit threshold, respectively.

One critical component of this site is the ownership. The site is currently owned by Antioch Unified School District (AUSD) which has discretion over the future use of the site. If the AUSD does not have education-related needs for the site, they could utilize this site for future housing development, possibly to support AUSD staff. If the AUSD is interested in teacher or staff housing, this site could be donated to a project to further reduce



development costs. With a reduced or zero land cost, the Townhome Prototype project would be feasible, assuming sale prices stay the same at roughly \$575,000 per unit. The multifamily rental projects still require additional subsidies or cost savings to achieve financial feasibility, such as reduced impact fees or reduced hard costs.

**Project Value Adjustments** – Market conditions in the Hillcrest Terrace area are likely improving due to the recent delivery of the higher-density WildFlower Station project across the street from the Hillcrest Terrace shopping center. This project includes for-sale condominium units that have been in relatively high demand, with increasing sale prices and a limited number of days on market. This project was originally planned as rental residential, though the developer identified a stronger for-sale market and ultimately opted to sell the units rather than rent them. This finding aligns with BAE's baseline pro forma models in that the economics of the for-sale prototype are better than for the two rental products. One main reason for this is that the City of Antioch has a relatively limited supply of new rental multifamily residential developments, especially in the Hillcrest area, to prove the market for newer rental apartments. Given this, the current market conditions may continue to promote for-sale product, which suggests that slightly more aggressive sale price assumptions are probably less risky than more aggressive rental rate assumptions at this time.

**Feasibility Conclusions** – The ultimate use of this site will be dictated by the AUSD, given its current site ownership. There may be an opportunity for this public agency to subsidize the development of more affordable homes by providing the land at reduced cost or no cost. The site size is ideal for a moderately-sized multifamily rental project, similar to the residential project on the north end of the commercial center. That said, the nearby WildFlower Station project indicates strong demand for ownership units, suggesting townhomes would likely be feasible with above-average sale prices.

# Site #6: Buchanan Crossing

**Development Cost Adjustments** – The 5.4-acre Buchanan Crossing site generally aligns with the assumptions made in the baseline feasibility models. The site is vacant with a few large mounds of land that will require some increased site preparation costs. Conversely, the site also has an existing entrance point and some existing utilities to the site that could help to reduce costs. All of this likely balances out to be comparable with the overall development costs estimated in the baseline models.

**Project Value Adjustments** – This site is located in a fairly diverse market area in terms of residential unit types and nearby amenities. Sales prices and rents are somewhat lower in this part of Antioch, suggesting that new development at this site may not experience the same escalated rent or sale prices that are possible elsewhere in the city. Therefore, the project value is unlikely to be substantially higher than the baseline modeling assumptions that generally apply to other commercial center sites.

**Feasibility Conclusions** – Given the limited adjustments to development costs or project value estimates, residential development at Buchanan Crossing will likely require some form of subsidy or significant value engineering of the development. The neighborhood characteristics indicate this site could reasonably accommodate for-sale townhomes or a rental multifamily development, though the economics of either project do not currently render a feasible project. This suggests that the city may wish to prioritize development on other commercial centers in more desirable locations.

# Site #7: Delta Fair Shopping Center

**Development Cost Adjustments** – The 14.7-acre Delta Fair Shopping Center is fully built out with underperforming retail spaces. Any future residential development would require demolition of existing buildings, thus increasing the total development cost. Conversely, the site is flat and likely has the necessary utilities serving the existing retail buildings which may reduce other site preparation costs for redevelopment with housing. Owners of property that includes income producing structures typically expect their properties to command sale prices higher than the sale price for bare lots that was utilized in the baseline feasibility analysis; however, considering that the site is currently underperforming as a retail center and existing buildings may be fully-depreciated and/or nearing obsolescence, the existing owner may be more motivated to sell or redevelop the site. This could reduce the land sale price, knowing that the future of this parcel will require significant additional investment in the form of demolition and several years of limited income generation. Further, considering that new development at this site would replace existing retail uses, this may justify some reductions/credits for impact fees, further reducing the total development cost.

**Project Value Adjustments** – The site is located in a modest rental and for-sale housing market area, but based on further examination, rents and for-sale prices for newly developed residential units may have the potential to exceed those assumed in the baseline models. In terms of sale prices, the trade area has notably smaller units than all units sold throughout the city, leading to a lower median sale price but higher sale price per square foot. This may suggest increasing demand for smaller for-sale units like townhomes and condominiums in this area and therefore a slightly higher sale price for the townhome prototype. From a rental perspective, the property is surrounded by older multifamily rental developments. Although rents at these existing properties are relatively low, due to the age of the developments, it may indicate a higher demand for rental product in this area relative to other parts of the city that are primarily larger-lot single-family units. A new rental product could tap into an under-served market for newer apartments at higher rental rates.

**Feasibility Conclusions** – Although the site will require substantial demolition, the underperformance of the site suggests redevelopment is the most likely mechanism for investing in this property. As a result, the existing owner may be more motivated to undertake a redevelopment effort or sell the property at a reduced-rate, leading to a reduced overall



development cost. The large site size does suggest this parcel could accommodate a range of residential prototypes in multiple phases or a single development phase. In the nearterm, the economics of a townhome project may be more attractive than building a large multifamily rental project, though this site may also be positioned as a longer-team project that can capitalize on expected rent increases in outer Bay Area cities.

# Site #8: Somersville Towne Center

Development Cost Adjustments - Representing the largest development opportunity among the sites analyzed, the 40.9-acre Somersville Towne Center will require substantial costs beyond those envisioned in the smaller baseline prototype feasibility models, though it also presents a more significant opportunity to achieve efficiencies of scale. First, the site will require substantial costs to aggregate the parcels together given that the entire site is owned by several entities. Secondly, the existing owners may demand a higher land sale price for the parcels, as the properties have a modest amount of revenue generated by the existing tenants. Lastly, the development will require demolition of the existing shopping center, which will increase costs beyond those assumed in the baseline feasibility model. Offsetting the factors just mentioned, the City may wish to offer some impact fee credits given the development will replace a large amount of existing retail. In addition, the size of the site may allow for some potential cost savings. For example, the redevelopment team could entitle the entire project at one time, which would be significantly more efficient than entitling the smaller individually-owned parcels. This would set up the development to deliver in several stages over a long timeline. By doing a multi-phase development, the project could develop multiple residential prototypes depending on market conditions. While the townhome prototype is currently the closest prototype to financial feasibility, those dynamics may change and this site can capitalize on longer-term opportunities for forsale and rental multifamily products that might become more attractive in the future, expanding the potential pool of households who could provide market support for the redevelopment of this large site.

**Project Value Adjustments** – The Somersville Towne Center is in a somewhat desirable part of Antioch, suggesting rents and sale prices may slightly exceed those assumed in the baseline prototypes. Currently, however, the necessary rent increase to garner a feasible project is likely too high for this neighborhood and a rental project would therefore require additional subsidy in order to be financially feasible. Given that the project would require substantial pre-development analyses and demolition prior to construction, development of this site would not likely start for several years. Over this time, market conditions may improve in Antioch to render one or more of the residential prototypes feasible.

**Feasibility Conclusions** – The size of this redevelopment opportunity represents both the most significant challenge and opportunity for this site. It will likely require several years of work to secure full entitlements, but has the potential to deliver hundreds if not thousands of units in the long-term. The City may wish to prioritize the near-term development of other

vacant sites throughout Antioch, but could also help incentivize the redevelopment of the shopping center by reaching out to the existing owners and helping usher the project through the entitlement process. Ultimately, this site would likely appeal to both for-sale townhome and multifamily rental developers. A podium project is unlikely, given the large site size and ability to provide surface parking, though these economics may change over time if land prices increase and market conditions improve to incentivize the increased density enabled by a podium project. A phasing strategy could start with lower density projects and reserve parcels for higher density development for the later phases, by which time market conditions may better support the more expensive development types.

# Site #9: 99 Cents Only/Big Lots

**Development Cost Adjustments** – Similar to the other commercial sites in this area, including the Delta Fair Shopping Center and the Somersville Towne Center, the 99 Cents Only/Big Lots shopping center will require substantial demolition of existing structures, though it still represents a modest redevelopment opportunity. The property does have existing retail tenants that generate a modest amount of income to the owner, which may result in a higher land sale price relative to other existing sites. The existing commercial buildings suggest the property has utility access and therefore may not require substantial additional site preparation prior to building the residential development. Similar to other larger sites, the size of the site may allow for some economies of scale to reduce the cost of development, though most of these cost adjustments will be rather minor. Redevelopment at this site could also benefit from impact fee adjustments related to removal of existing development to make space for new development.

**Project Value Adjustments** – As with other nearby commercial sites considered for housing development, the rental and for-sale market is similar to, if not slightly stronger than, citywide conditions. This suggests that rents and for-sale prices may exceed those included in the baseline feasibility analysis. With that said, the baseline rent assumptions are still well above the rents of neighboring apartment buildings and new development is unlikely to command the rent premiums needed to be financially feasible in today's market.

**Feasibility Conclusions** – This site is less complicated than Somersville Shopping Center and has more existing retail activity relative to the Delta Fair Mall. This positions the site as a medium-term redevelopment opportunity as market conditions improve. Currently, development cost reductions and project value increases are still likely insufficient to create a feasible project in today's market. Nevertheless, this part of Antioch contains several redevelopment opportunities and may produce a concentration of new developments which will bring more investment and improved market conditions to help enhance the financial feasibility of the residential prototypes that could be developed in this area. Given that the for-sale prototype is nearly financially feasible, this site may attract near-term development interest for townhome development, though the City may wish to prioritize higher-density development as a longer-term use for this site.

# Site #10: Crestview Drive/West 10th Street

**Development Cost Adjustments** – The 2.3-acre Crestview Drive/West 10<sup>th</sup> Street site conditions are quite favorable for development, as the site is vacant, flat, and has some existing infrastructure such as sidewalks, curbs, and gutters, all of which may reduce site preparation costs by a small margin. The relatively small site size does mean that projects will be unable to achieve any significant economies of scale. This suggests that the baseline prototypes are generally representative of the likely development cost on this site. In fact, due to the small site size relative to the prototypes, development on this site may actually be more expensive on a per-unit or per-square foot basis due to the reduced economies of scale compared to the modest-sized prototypes.

**Project Value Adjustments** – The site is located on the outskirts of downtown Antioch which is planned for some growth in the future. This may increase demand for sites just outside of downtown, like this Crestview Drive/West 10<sup>th</sup> Street site. However, the nearby uses include a mix of industrial uses, limited retail uses, and some vacant sites, suggesting the property has limited nearby amenities that might drive slightly higher residential rents or sale prices. The project valuation assumptions included in the baseline models are likely representative of the best-case assumptions for this site in today's market.

**Feasibility Conclusions** – Due to the site size, this parcel would be best utilized as a highdensity multifamily podium project. However, as discussed above, this prototype has a significant feasibility gap driven by the significant cost increases to build the parking podium and the relatively low multifamily rents in the City of Antioch in today's market. Rents would have to increase substantially above the existing market rents in order to render a feasible project, which is unlikely in the short-term. This site may be able to accommodate a for-sale townhome project, though this site is still unlikely to support sale prices well above the baseline feasibility assumptions. As a result, this site is unlikely to attract market rate residential development in the short-term barring a significant reduction in development costs, such as site acquisition costs, impact fees, or reduced parking ratios. Given the proximity to downtown, however, this site may benefit from any longer-term spillover demand generated by the increased focus on downtown Antioch.

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# APPENDIX A: BASELINE PRO FORMA FEASIBILITY MODELS

Development Program Assum	ptions	120	Cost and Income Assumption	ns		0	Development Cost Analysis	Contraction of the	Feasibility Analysis	
<u>Development Intensity</u> Site Size (Acres / Sq. Ft.)	7.50 / 3	326,700	Site Acquisition (per site sq.	ft.)	\$15		Site Acquisition Cost	\$4,900,500	Gross Sales Revenue Less Marketing Costs	\$69,000,000 (\$1,380,000
Net Density (Dwelling Units/Acre)		16	Construction				Construction		Less Total Project Costs	(\$70,543,914
Gross Building Size (Sq. Ft.)		264,000	Construction Hard Costs				Construction Hard Costs		Feasibility Surplus / (Gap)	(\$2,923,914
Building Height (Stories)		3	Site Work Per Site Sq. Ft.		\$20		Site Work	\$6,534,000	Feasibility per Unit	(\$24,366)
Site Utilization Factor		26.9%	Residential Per Gross Bldg. Sq.	Ft.	\$170		Residential (Wood Frame)	\$36,720,000		
Floor Area Ratio (Floor Area/Site Si	ze)	0.27	Impact & Permitting Fees Per Unit		\$54,140	(a)	Impact & Permitting Fees	\$6,496,757		
			Soft Costs (% of Hard Costs)		12.0%		Soft Costs	\$5,190,480		
Construction Type	Туре (	5 - Wood	Developer Profit (% of Hard and \$	Soft Costs)	15.0%		Subtotal Construction Costs Cost Per Unit	\$54,941,237 \$457,844		
Jnit Mix (Count / Net Sq. Ft.)	120 /	1,800	Operations	Per Sq. Ft.	/ Per Unit					
			Residential Sale Price	\$319	\$575,000		Developer Profit	\$8,241,186		
Barage Space (Sq. Ft. Per Unit)		400	Marketing Costs (% of Sale Price)	)	2.0%		Selberger and Alexandron States (1997)			
							Financing			
			Financing				Interest on Construction Loan	\$2,042,099		
			Loan-to-Cost Ratio		70.0%		Points on Construction Loan	\$418,892		
			Loan Fee (Points)		1.0%		Subtotal Financing Costs	\$2,460,991		*
			Interest Rate		5.0%		•			
			Loan Period (Months)		18		Total Project Costs,	\$70,543,914		
			Draw dow n Factor		65.0%		Cost Per Unit	\$587,866		
			Total Loan Amount		\$41,889,216		Cost Per Gross Sg. Ft.	\$267		
					Construction of the second		Cost Per Net Sa. Ft.	\$327		

Note:

(a) Based on impact fee data provided by the City of Antioch

Sources: City of Antioch; PlaceWorks; BAE, 2021.



# Appendix A-2: Multifamily Stacked Flats Pro Forma Feasibility Model

Development Program Assumptio	ns		Cost and Income Assumptio	ns		Development Cost Analysis		Feasibility Analysis	
Development Intensity	50.1	047.000	Site Acquisition Cost (per sit	e sq. ft.)	\$15	Site Acquisition Cost	\$3,267,000	Gross Scheduled Rents	\$4,425,150
Site Size (Acres / Sq. Ft.)	5.0 /	217,800						Less Vacancy	(\$221,258)
Net Density (Dw elling Units/Acre)		30	Construction			Construction		Less Operating Expenses	(\$1,533,314)
Gross Building Size (Sq. Ft.)		149,220	Construction Hard Costs			Construction Hard Costs		Net Operating Income (NOI)	\$2,670,578
Building Height (Stories)		3.0	Site Work Per Site Sq. Ft.		\$20	Site Work	\$4,356,000		
Site Utilization Factor		23%	Residential, Per Gross Sq. Ft.		\$200	Residential (Wood Frame)	\$29,844,000	Capitalized Project Value	\$53,411,561
Floor Area Ratio (Floor Area/Site Size)		0.2	Podium Parking Per Space		\$40,000	Podium Parking	\$0	Total Development Cost	(\$59,207,555)
			Tuck Under Parking		\$25,000	Stacked Parking	\$0	Feasibility Surplus / (Gap)	(\$5,795,995)
Construction Type	Ту	pe 5 - Wood	Surface Parking Per Space		\$10,000	Surface Parking	\$2,400,000	Feasibility per Unit	(\$38,640)
			City Impact & Permitting Fees Per	Unit	\$35,904 (	a) City Impact & Permitting Fees	\$5,385,578	8.0	
Unit Mix (Count / Net Sq. Ft.)	150 /	124,350	Soft Costs (% of Hard Costs)		12%	Soft Costs (% of Hard Costs)	\$4,392,000		
Studio (Count / Avg. Sq. Ft.)	0 /	0	Developer Profit (% of Hard and	Soft Costs)	15%	Subtotal Construction Costs	\$46,377,578		
1 BR (Count / Avg. Sq. Ft.)	98 /	700		5		Cost Per Unit	\$309,184		
2 BR (Count / Avg. Sq. Ft.).	37 /	1,000	Operations						
3 BR (Count / Avg. Sq. Ft.)	15 /	1,250	Apartment Rental Rates (b)	Per Sq. Ft. /	Per Unit	Developer Profit	\$6,956,637		
			Studio (Per Sq. Ft. / Per Unit)	\$3.50 /	n.a.		++,+++,+++		
Circulation (% / (Count / Avg. Sq. Ft.))	20% /	24,870	1 BR (Per Sq. Ft. / Per Unit)	\$3.25 /	\$2,275	Financing			
			2 BR (Per Sq. Ft. / Per Unit)	\$2.75 /	\$2,750	Interest on Construction Loan	\$2,258,828		
Number of Parking Spaces		240	3 BR (Per Sa. Ft. / Per Unit)	\$2.35 /	\$2,938	Points on Construction Loan	\$347.512		
Podium Parking		0			42,000	Subtotal Financing Costs	\$2,606,340	¥:	
Tuck Under Parking		0	Annual Operating Cost (% of rer	ntal revenue)	33%	Cubicital Financing Costs	92,000,040		
Surface Parking		240	Average Vacancy Rate		5.0%	Total Project Costs	\$59,207,555		
			Capitalization Rate		5.0%	Cost Per Unit	\$394,717		
Sq. Ft. Per Parking Space		400			0.070	Cost Per Gross Sq. Ft.	\$397		
Total Sq. Ft. of Parking		96,000	Financing			Cost Per Net Sa. Ft.	\$476		
,			Loan-to-Cost Ratio		70%	COST FEI WEI SU. FL	\$470		
Parking Ratio (Spaces Per Unit)		1.6	Loan Fee (Points)		1%				
		110	Interest Rate		5%				
			Period of Initial Loan (Months)		24				
			Draw dow n Factor						
			Total Loan Amount		65%				
			Total Loan Anount		\$34,751,205				

Note: (a) Based on impact fee data provided by the City of Antioch

Sources: City of Antioch; PlaceWorks; BAE, 2021.

# Appendix A-3: Multifamily Podium Pro Forma Feasibility Model

				Cost and Income Assumptions			Development Cost Analysis		Feasibility Analysis	ALC: NO.
<u>Development Intensity</u>				Site Acquisition Cost (per site s	q. ft.)	\$15	Site Acquisition Cost	\$1,960,200	Gross Scheduled Rents	\$5,753,850
Site Size (Acres / Sq. Ft.)	3.0							050 O	Less Vacancy	(\$287,693)
Net Density (Dwelling Units/Acre)			65	Construction			Construction		Less Operating Expenses	(\$1,803,832)
Gross Building Size (Sq. Ft.)		202,0	063	Construction Hard Costs			Construction Hard Costs		Net Operating Income (NOI)	\$3,662,326
Building Height (Stories)			4.0	Site Work Per Site Sq. Ft.		\$20	Site Work	\$2,613,600		
Site Utilization Factor			18%	Residential, Per Gross Sq. Ft.		\$215	Residential Hard	\$43,443,438	Capitalized Project Value	\$73,246,511
Floor Area Ratio (Floor Area/Site Size)			1.5	Podium Parking Per Space		\$60,000	Podium Parking	\$8,640,000	Total Development Cost	(\$87,885,917)
				Stacked Parking Per 2 Spaces		\$25,000	Surface Parking	\$1,680,000	Feasibility Surplus / (Gap)	(\$14,639,406)
Construction Type		Type 5 - W	lood	Surface Parking Per Space		\$10,000	City Impact & Permitting Fees	\$7,100,494	Feasibility per Unit	(\$75,074)
				City Impact & Permitting Fees Per Res	sidential Unit	\$36,413 (a)		\$7,892,785	r casising per cim	(0/0,0/4)
Unit Mix (Count / Net Sq. Ft.)	195	/ 161,6	650	Soft Costs (% of Hard Costs)		14%	Developer Fee (% of Hard and Soft Costs)	\$0		
Studio (Count / Avg. Sq. Ft.)	0	/	n.a.	Developer Fee (% of Hard and Soft (	Costs)	0%	Subtotal Construction Costs	\$71,370,317		
1 BR (Count / Avg. Sq. Ft.)	127	/ 7	00	Developer Profit (% of Hard and Soft		15%	Cost Per Unit	\$366,002		
2 BR (Count / Avg. Sq. Ft.).	49	/ 1.0	00			1070	obort of office	\$300,002		
3 BR (Count / Avg. Sq. Ft.)	19	/ 1,2	50	Operations			Developer Fee/Profit	\$10,705,548		
<ul> <li>AND CALLED CONTRACT AND DECIMAL A AND DECIMAL AND DEC</li></ul>				Apartment Rental Rates (b)	Per Sq. /	Per Unit		010,100,040		
Circulation (% / (Count / Avg. Sq. Ft.))	25%	/ 40,4	113	Studio (Per Sq. Ft. / Per Unit)	\$3.50 /	n.a.	Financing			
				1 BR (Per Sq. Ft. / Per Unit)	\$3.25 /	\$2,275	Interest on Construction Loan	\$3,336,539		
Number of Parking Spaces		3	312	2 BR (Per Sq. Ft. / Per Unit)	\$2.75 /	\$2,750	Points on Construction Loan	\$513.314		
Podium Parking			44	3 BR (Per Sq. Ft. / Per Unit)	\$2.35 /	\$2,938	Subtotal Financing Costs	\$3,849,852		
Surface Parking		1	68	Res. Annual Operating Cost		33%	Subtotal I manoing Obsts	90,049,002		
882.532.0789.530.082.2007 <del>.</del> )				Res. Average Vacancy Rate		5.0%	Total Project Costs, Excl. Land	\$87,885,917		
Sq. Ft. Per Parking Space				Res. Capitalization Rate		5.0%	Cost Per Unit	\$450,697		
Podium Parking (350 sf)		50	400			0.070	Cost Per Gross Sq. Ft.	\$430,697		
Surface Parking (400 sf)			200				Cost Per Net Sq. Ft.			
Total Sq. Ft. of Parking		117.		Financing			Cost Fer Net Sq. Ft.	\$544		
founded to a strating			000	Loan-to-Cost Ratio		70%				
Parking Ratio (Spaces Per Unit)			1.6	Loan Fee (Points)		1%				
			1.0	Interest Rate		5%				
				Period of Initial Loan (Months)		24				
				Draw down Factor		24 65%				
				Total Loan Amount	2	65% 51,331,362				

Notes: (a) Based on impact fee data provided by the City of Antioch.

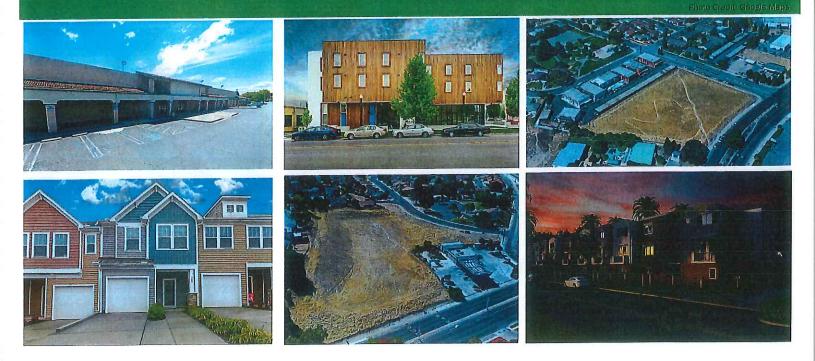
Sources: City of Antioch; PlaceWorks; BAE, 2021.

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# ATTACHMENT G

# bae urban economics

DRAFT Commercial Center Market Assessment Profiles Prepared for the City of Antioch March 24, 2021



# bae urban economics

March 24, 2021

Bruce Brubaker PlaceWorks 1625 Shattuck Ave # 300 Berkeley, CA 94709

Dear Bruce:

BAE is pleased to present the Draft Commercial Profiles for the Antioch Infill Housing Study. The profiles of targeted commercial centers provide information regarding their desirability of each site for future retail development and/or sites for residential development. Please do not hesitate to reach out if you have any questions regarding the contents – we would be happy to set up a call to discuss our research and findings.

We would also like to thank Cliff Lau for assisting with gathering background data that went into this report.

Sincerely,

Mattheutu

Matt Kowta, MCP Managing Principal

Matter

Matt Fairris, MCP Senior Associate

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### INTRODUCTION

This report summarizes key findings from an economic and market assessment prepared by BAE Urban Economics (BAE) for the ten commercial sites selected by the City of Antioch to inform development of mixed-use policy and objective development standards for infill development at shopping center sites as part of the utilization of the City's SB2 Planning Program grant.

BAE's work started with background research on the current economic and real estate market conditions in Antioch and Contra Costa County. For each of the ten identified commercial sites, BAE then prepared high-level economic profiles that analyze the current function and vitality of the centers and their potential to support residential infill redevelopment. This analysis also includes demographic as well as residential and retail trend data for the areas within a one-mile radius of each of the sites, to evaluate characteristics of the immediate neighborhoods surrounding the commercial sites.

### **CITYWIDE MARKET CONDITIONS**

The following section provides an overview of key demographic and economic metrics that illustrate the current residential market conditions within the City and their implications for infill housing development.

#### **Demographic Trends**

#### Population and Household Growth Trends

As shown in Table 1, Antioch's recent growth in population and households has slowed considerably from earlier decades. Between 1980 and 1990, when Antioch was on the urban fringe of the greater Bay Area, the City's population grew by almost 46 percent. This rate of growth continued between 1990 and 2000, with Antioch's population more than doubling between 1980 and 2000, from 42,683 to 90,532. Growth slowed to only 13 percent between 2000 and 2010 and, as of 2020, Antioch's population was approximately 110,000. This was an increase of 7.0 percent from 2010. The number of households has grown at slightly slower rates and household size has gradually increased since 1980. Antioch had 14,955 households in 1980, reaching an estimated 34,390 households by 2020. The more rapid growth in population in comparison to the number of households led to a modest increase in the City's average household size, from 3.15 persons in 2010 to 3.18 households in 2020.

The earlier rapid population growth supported the City's retail development, much of which clustered in and around the Somersville Towne Center regional mall, which opened in the 1960s. More recently, new retail development has shifted to the east in Antioch (e.g., Slatten Ranch) and beyond into Brentwood (e.g., the Streets of Brentwood and Sand Creek Crossing). This shift has been driven in part by recent residential development in eastern Antioch as well as in Brentwood, which grew from a small city with a population of only 4,434 persons in 1980 to over 65,000 residents in 2020. During the same time period, established retail centers in slower-growing Antioch were aging and becoming functionally obsolete as consumer shopping preferences have changed over the decades.

Population	1980	1990	2000	2010	2020
Population	42,683	62,195	90,532	102,745	109,973
Households	14,955	21,401	29,338	32,384	34,390
Persons per Household	2.84	2.89	3.07	3.15	3.18
		% Change	% Change	% Change	% Change
Population		1980-1990	1990-2000	2000-2010	2010-2020
Population		46%	46%	13%	7%
Households		43%	37%	10%	6%

#### Table 1: Population and Household Trends, 2010 to 2020

Sources: US Decennial Census; CA Dept. of Finance; Esri Business Analyst, 2020; BAE, 2021.

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As shown in Table 2, the Association of Bay Area Governments (ABAG), anticipates continued population growth for Antioch, with the number of residents and the number of households projected to reach 130,725 and 40,280, respectively, by 2040. Average household size is projected to increase modestly. Antioch's projected rate of increase for population and households is slightly below the overall rate for Contra Costa County.

The anticipated household growth will translate to demand for new housing and will likely also increase local consumer demand for goods and services.

			Growth (2	020-2040)	Avg. Ann. % Change
Characteristic	2020 (a)	2040 (b)	Number	Percent	2020-2040
City of Antioch					
Population	109,973	130,725	20,752	18.9%	0.9%
Households	34,390	40,280	5,890	17.1%	0.8%
Persons per Household	3.18	3.22			
Contra Costa County					
Population	1,134,866	1,387,295	252,429	22.2%	1.0%
Households	403,349	475,390	72,041	17.9%	0.8%
Persons per Household	2,79	2,89			

#### Table 2: Population and Household Projections

Notes:

(a) 2020 baseline estimates are based on Esri data and are higher than ABAG estimates for that year.

(b) 2040 projections from most recently published ABAG Projections.

Sources: Association of Bay Area Governments; Esri Business Analyst, 2020; BAE, 2021.

#### Household Characteristics

Antioch and Contra Costa County are characterized by high rates of home ownership relative to the State of California as a whole (see Table 3). In the city and the county, approximately two-thirds of households own their homes, whereas statewide only 55 percent of households are owners.

Table 3: Household Tenure, 2020					
Antioch	Owner- Occupied 65.5%	Renter- Occupied 34.5%			
Contra Costa County California	68.0% 55.1%	32.0% 44.9%			

Sources: Esri Business Analyst, 2020; BAE, 2021.

Antioch has a high proportion of family households, which are households with two or more related persons living in the household. Non-family households are households without any related individuals, including single-person households. Over three-fourths of the City's households are families, compared to 71 percent for Contra Costa County and 69 percent for California. This is linked to the city's housing stock, which is strongly oriented toward single-family homes rather than the multifamily units that are more likely to be occupied by smaller households (see discussion of housing unit mix below).

#### Table 4: Household Type, 2020

Antioch	Family Households 77.4%	Non-Family Households 22.6%
Contra Costa County	70.6%	29.4%
California	68.6%	31.4%

Sources: Esri Business Analyst, 2020; BAE, 2021.

In comparison to the county, Antioch has relatively low estimated income levels. In 2020, the median annual household income in Antioch was slightly more than \$80,000, well below the County's \$105,000 median. Per capita income in Antioch was approximately \$34,000 annually, compared to over \$51,000 countywide. The city's income levels are much closer to state levels.

Table 5: Household and Personal Income, 2020								
	City of Antioch	Contra Costa County	California					
Median HH Income	\$81,499	\$104,682	\$77,500					
Per Capita Income	\$33,613	\$51,140	\$37,302					

Sources: Esri Business Analyst, 2020; BAE, 2021.

#### Housing Market Conditions

#### Housing Units by Units in Structure

As shown in Table 6, Antioch's housing stock is dominated by single-family detached homes, which account for over three-fourths of the city's housing. In contrast, single family detached units make up only two-thirds of the county's housing and less than 60 percent of California's. Units in multifamily structures of five or more units constitute only 12 percent of Antioch's housing units, compared to 17 percent countywide.

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#### Table 6: Units in Structure, 2020

	City of Antioch		Contra Co	sta County	California	
Units in Structure	Number	Percent	Number	Percent	Number	Percent
1 Unit, Detached	28,100	77.7%	278,918	66.7%	8,231,436	57.9%
1 Unit, Attached	1,707	4.7%	32,069	7.7%	996,865	7.0%
2-4 Units	1,471	4.1%	28,897	6.9%	1,143,284	5.5%
5+ Units	4,469	12,4%	71,243	17.0%	3,397,461	7.1%
Mobile Home/Boat/RV/Van/etc.	402	1.1%	7,282	1.7%	560,817	3.8%
Total, Housing Units	36,149	100%	418,409	100%	14,084,824	100%

Sources: California Department of Finance, 2020; BAE, 2021.

Over the decade between 2010 and 2020, the additions to Antioch's housing stock skewed further toward single-family houses. While the total Antioch housing stock at the beginning of 2020 was slightly above 75 percent single-family detached units, the additions between 2010 and 2020 were well over 90 percent single-family detached houses. Only 87 multifamily units in buildings of five or more units were added to the City's housing inventory over the decade.<sup>1</sup> This in sharp contrast to Contra Costa County overall, where over one-fourth of the additional units were in these larger multifamily structures.

	City of Antioch		Contra Co	sta County	California	
Units in Structure	Number	Percent	Number	Percent	Number	Percent
1 Unit, Detached	1,216	93.5%	12,225	67.4%	272,358	57.9%
1 Unit, Attached	0	0.0%	475	2.6%	30,425	7.0%
2-4 Units	-3	-0.2%	415	2.3%	32,664	5.5%
5+ Units	87	6.7%	5,123	28.2%	320,942	7.1%
Mobile Home/Boat/RV/Van/etc.	0	0.0%	-92	-0.5%	3,170	3.8%
Total, Housing Units	1,300	100%	18,146	100%	659,559	100%

#### Table 7: Changes in the Housing Stock by Unit Type, 2010-2020

Sources: California Department of Finance, 2020; BAE, 2021.

#### For-Sale Residential Market Conditions

Recent sales of homes in Antioch reflect the high proportion of single-family units, with almost all reported sales from December 2019 through 2020 being single-family homes, with very limited sales of condominiums, townhomes, and multifamily residences (see Table 8).

Over half of the single-family sales were houses of four or more bedrooms, with three-bedroom units making up over 40 percent of the total. The median single-family home sale price was \$502,000, and the average house size was 1,950 square feet.

<sup>&</sup>lt;sup>1</sup> It should be noted that approximately 200 units were added to the Antioch housing stick due to annexations rather than new construction.

The limited sales of condominium, townhome, and multifamily residences were relatively evenly distributed between two-, three-, and four-bedroom units, with a median sale price of \$324,500 and a size of 1,350 square feet.

### Table 8: Characteristics of Home Sales by Type and Number of Bedrooms, City of Antioch, December 2019 to December 2020

Sale Price Range	1 BD	2 BD	3 BD	4+ BD	Total	% Total
Less than \$300,000	1	. 8	8	4	21	1.6%
\$300,000 to \$399,999	0	36	83	17	136	10.3%
\$400,000 to \$499,999	0	15	314	143	472	35.9%
\$500,000 to \$599,999	0	2	135	322	459	34.9%
\$600,000 to \$699,999	0	0	13	152	165	12.5%
\$700,000 to \$799,999	0	0	2	41	43	3.3%
\$800,000 to \$899,999	0	0	0	15	15	1.1%
\$900,000 or more	0	0	1	4	5	0.4%
Total, SFR Sales	1	61	556	698	1,316	100%
% of Total	0.1%	4.6%	42.2%	53.0%	100%	
Median Sale Price	\$275,000	\$360,000	\$455,000	\$552,000	\$502,000	
Average Sale Price	\$275,000	\$363,097	\$459,891	\$562,559	\$509,635	
Minimum Living Area (sq. ft.)	576	480	720	1135	480	
Maximum Living Area (sq. ft.)	576	2,241	3,527	5,588	5,588	
Average Living Area (sq. ft.)	576	1,056	1,513	2,378	1,950	
Average Lot Size (sq. ft.)	4,500	6,427	6,952	8,124	7,543	
Average Price per Living sq. ft.	\$477	\$368	\$314	\$246	\$280	

Single-Family Residences

Condominium, Townhouse, and Multifamily Residences

Sale Price Range	1 BD	2 BD	3 BD	4+ BD	Total	% Total
Less than \$300,000	0	6	2	1	9	25.0%
\$300,000 to \$399,999	0	5	10	4	19	52.8%
\$400,000 to \$499,999	0	0	1	3	4	11.1%
\$500,000 to \$599,999	0	0	0	3	3	8.3%
\$600,000 to \$699,999	0	0	0	1	1	2.8%
\$700,000 to \$799,999	. 0	0	0	0	0	0.0%
\$800,000 to \$899,999	0	0	0	0	0	0.0%
\$900,000 or more	0	0	0	0	0	0.0%
Total, SFR Sales	0	11	13	12	36	100%
% of Total	0.0%	30.6%	36.1%	33.3%	100%	
Median Sale Price	n.a.	\$299,000	\$306,000	\$400,000	\$320,000	
Average Sale Price	n.a.	\$309,727	\$320,485	\$437,350	\$358,824	
Minimum Living Area (sq. ft.)	n.a.	832	1056	1342	832	
Maximum Living Area (sq. ft.)	n.a.	1,608	1,528	2,280	2,280	
Average Living Area (sq. ft.)	n.a.	1,072	1,189	1,752	1,362	
Average Lot Size (sq. ft.)	n.a.	1,949	1,439	4,618	2,753	
Average Price per Living sq. ft.	n.a.	\$294	\$270	\$246	\$268	

Sources: Redfin, 2020; BAE, 2020.

#### **Rental Residential Market Conditions**

While the housing market in Antioch is dominated by owner occupancy and single-family homes, there are several thousand multifamily rental units in the city. Even in the face of the pandemic, which has impacted the rental market in more urban parts of the Bay Area, the average reported rent for an apartment in Antioch increased slightly between the end of 2019 and the end of 2020, to over \$1,700 per month. The estimated vacancy rate of 4.6 percent is lower than the countywide figure and indicates a firm but not overly tight market for multifamily rental housing in Antioch. It should be noted, however, that single-family detached units make up a substantial portion of the local residential rental market and are excluded from this analysis. Over 40 percent of occupied rental units in Antioch are single-family buildings of five or more units. Over twenty percent of occupied single-family detached houses in Antioch are rental units.<sup>2</sup> New multifamily construction would provide expanded options for those seeking rental housing in the city, particularly those who would prefer smaller units, such as studios, one-, and two-bedroom units.

	City of	Contra Costa			
Multifamily Residential Summary	Antioch	County			
Inventory, Q4 2020 (units)	3,565	46,812			
% of County's Units	7.6%	n.a.			
Average Unit Size (sq. ft.)	806	810			
Vacant Units	165	2,799			
Vacancy Rate	4.6%	6.0%			
Average Rents, Q4 2019 - Q4 2020 (per unit) (c)					
Average Rent, Q4 2019	\$1,629	\$2,012			
Average Rent, Q4 2020	\$1,706	\$2,010			
% Change Q4 2019 - Q4 2020	4.7%	-0.1%			
Net Absorption					
One-Year Net Absorption (units), Q4 2019 - (	Q 89	438			
Ten-Year Net Absorption (units), Q4 2010 - C	ຊ 136	1,718			
New Deliveries (units), Q4 2019 - Q4 2020	58	699			
Under Construction (units), Q4 2020	0	933			

#### Table 9: Multifamily Residential Summary, Q4 2020 (a)

Note:

(a) Market-rate units only.

Sources: CoStar, 2020; BAE, 2020.

<sup>&</sup>lt;sup>2</sup> U.S. Census Bureau, 2019 American Community Survey 1-Year Estimates.

#### **Retail Market Conditions**

CoStar reports a total of 5.9 million square feet of retail space in Antioch as of the end of 2020, of which approximately 460,000 square feet were vacant, for a vacancy rate of 7.9 percent (see Table 10). Antioch's retail space makes up 12.4 percent of the county total. In comparison, the city only holds 9.7 percent of the County population. All other things being equal, this might indicate an oversupply of retail space in Antioch. The city's retail vacancy rate is above the overall county rate of 5.4 percent, and average retail rents are well below the county average, indicating the retail market in Antioch is weaker than for the county overall. Of particular note are the closures in 2019 and 2020 of Sears and Macy's, the last remaining national chain department stores in the Somersville Towne Center. Additionally, the Kmart near the eastern border of the city closed in late 2018.<sup>3</sup>

Retail Summary	City of Antioch	Contra Costa County
Total Inventory (sq. ft.), Q4 2020	5,885,805	47,503,650
Vacant Stock (sq. ft.)	462,635	2,549,635
Vacancy Rate	7.9%	5.4%
Avg. Asking NNN Rents		
Avg. Asking NNN Rent per sq. ft., Q4 2019	\$1.40	\$2.22
Avg. Asking NNN Rent per sq. ft., Q4 2020	\$1.42	\$2.10
% Change, Q4 2019 - Q4 2020	1.4%	-5.4%
Net Absorption		
Net Absorption (sq. ft.), Q4 2010 - Q4 2020	182,068	1,649,520
Net Absorption (sq. ft.), Q4 2019 - Q4 2020	(65,360)	(652,886)
New Deliveries (sq. ft.), Q4 2019 - Q4 2020	0	160,958
Under Construction (sq. ft.), Q4 2020	0	143,835

#### Table 10: Retail Market Overview, Q4 2020

Sources: CoStar, 2021; BAE, 2021.

Table 11 shows trends in Antioch's taxable retail sales from 2010 through late 2020. Overall inflation-adjusted sales levels grew as the economy recovered after the Great Recession, increasing every year, from about \$950 million in 2010 to \$1.045 billion in 2014. Sales plateaued at approximately that level through 2017, at which time sales began to decline prior to the pandemic, dropping to \$1.000 billion in 2019 and \$943 million for the Q4 2019 through Q3 2020 period (most recent data reported). These total taxable sales represent only seven percent of countywide sales, even though the City reportedly contains more than 12 percent of the county's retail space (see Table 10 above). This is another indicator that the City has an excess supply of retail space.

<sup>&</sup>lt;sup>3</sup> These closures occurred, or were announced, before the pandemic was a factor impacting retail.



The decrease in taxable sales occurred even as the city's population grew. On a per capita basis, inflation-adjusted taxable retail sales increased from \$9,323 in 2010 to a peak of \$9,899 in 2012 and have decreased to \$8,385 in the Q4 2019 through Q3 2020 period. The decrease began well before the COVID-19 pandemic. In contrast, inflation-adjusted taxable retail sales statewide, while lower than at their peak, are still above 2010 levels and are consistently higher on a per capita basis than for Antioch. This is noteworthy because while per capita income in Antioch is 90 percent of statewide levels (and median household income is higher than for the state), taxable sales per capita are less than 70 percent of statewide levels, indicating that the city is facing strong competition from nearby retail centers, especially in Brentwood and Pittsburg. This competition likely constrains re-tenanting of vacant, aging retail space in Antioch as well as development of new retail space on available properties in the City.

	Antioc	h	California
Year	Total	Per Capita	Per Capita
2010	\$954,409,043	\$9,323	\$11,010
2011	\$1,015,948,725	\$9,816	\$11,591
2012	\$1,037,583,161	\$9,899	\$12,064
2013	\$1,044,164,900	\$9,810	\$12,452
2014	\$1,045,165,474	\$9,672	\$12,571
2015	\$1,041,714,036	\$9,487	\$12,702
2016	\$1,036,697,603	\$9,304	\$12,653
2017	\$1,042,210,427	\$9,300	\$12,710
2018	\$1,027,504,713	\$9,166	\$12,827
2019	\$999,793,616	\$8,893	\$12,804
Q19-3Q20 (b)	\$943,458,531	\$8,385	\$12,143

Table 11:	<b>Taxable Retail</b>	Sales Trends	(Inflation-Adjusted	)
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Note:

(a) All dollar amounts shown are in 2020 inflation-adjusted dollars.

(b) Most recent four quarters of available data at time of analysis.

Sources: US Bureau of Labor Statistics; CA Dept. of Industrial Relations; CA Dept. of Tax and Fee Administration; CA Dept. of Finance; BAE, 2021

#### Implications for Infill Housing Study

Antioch's long-term population growth slowed considerably after 2000, as the city had built out much of its land designated for development. Declining availability of vacant land, combined with the softening retail market has likely in part led to developer interest in building housing on underutilized or vacant infill parcels currently designated for commercial use.

Historically, single-family detached houses have been the preferred form of residential development in the city; more so than countywide or statewide. In the last ten years, the new additions to Antioch's housing stock have been even more focused on single-family detached units. Of the 1,300 units added between 2010 and 2020, fewer than 90 were multifamily units. Many of the available underutilized or vacant infill parcels may be better suited for

multifamily development than single-family detached homes. If developed as multifamily structures, this could lead to a shift in the mix of new housing units in Antioch to provide a more diverse selection of housing options.

The apartment rental market appears strong in the face of the current pandemic, with average reported rents increasing during 2020, and vacancy rates reflecting a stable market. Production of additional multifamily units could increase the supply of housing that is more affordable than the single-family detached housing prevalent in Antioch, allowing singles and other small households to find suitable housing in the city.

While Antioch's multifamily housing market remains stable and is constrained by limited development, Antioch's retail market has stagnated and even declined in recent years, with aging shopping centers facing increasing competition with newer commercial developments in Antioch, Pittsburg, and especially Brentwood. The city's share of the county's retail space inventory appears to show a potential oversupply of space when compared with the city's share of countywide population and retail sales. Resulting impacts include the closure of all the national chain anchor department stores from Somersville Towne Center and high building vacancies and remaining unbuilt commercial sites due to lack of interest. This has left empty parcels in partially developed centers. Functionally obsolete older retail centers, and these vacant parcels, represent potential sites for redevelopment or infill development incorporating multifamily housing. The following section considers specific existing retail centers in Antioch as potential candidates for residential development.

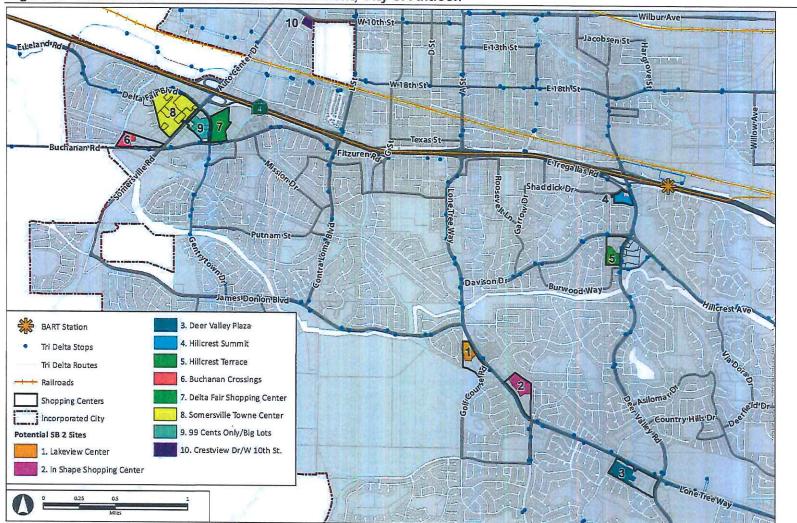
### **COMMERCIAL CENTER PROFILES**

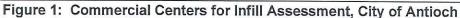
The following section summarizes key demographic, economic, and real estate market conditions around the ten commercial centers identified by City of Antioch staff for potential infill housing development. As part of this assessment, BAE created the following scoring system to assess the opportunity for each site to a) continue meeting Antioch's retail demand and b) the likely opportunity for future residential development: 1 (minimal opportunity); 2 (low opportunity); 3 (modest opportunity); 4 (good opportunity); 5 (great opportunity).

The following pages provide profiles of each of the selected commercial centers, including:

- 1. Lakeview Center
- 2. In-Shape Shopping Center
- 3. Deer Valley Plaza
- 4. Hillcrest Summit
- 5. Hillcrest Terrace
- 6. Buchanan Crossings
- 7. Delta Fair Shopping Center
- 8. Sommerville Towne Center
- 9. 99 Cents/Big Lots
- 10, Crestview Dr. / W. 10th Street

Figure 1, on the following page, maps the locations of the centers within the city, with the numbers next to each center above corresponding with the numbers shown on the map.





Sources: City of Antioch; PlaceWorks, 2021.





## Lakeview Center

4036 Lone Tree Way Antioch, CA 94531

### **Site Characteristics:**

12.7 Total Acres

- 5.3 Acres for Infill Dev
- Vacant Site
- Single Owner

### **Opportunities:**

Vacant Site
Strong For-Sale
Residential Market
High Incomes
Sufficient retail offerings
nearby for residents

### **Challenges:**

Site Topography (slope)
Neighboring Residential
Primarily Single-Family
Neighborhood

Retail Score: 3 (modest) Residential Score: 3 (modest)

#### Lakeview Center

The Lakeview Center is a 12.7-acre shopping center with three existing tenants including CVS, AutoZone Auto Parts, and DaVita Dialysis. These tenants occupy roughly 7.4 acres of the site, with the remaining 5.3 vacant acres identified as a potential infill housing site. The infill sites are owned by the same entity, though the entire shopping center has been subdivided and has multiple owners. This could result in some challenges with future development, as existing tenants and adjacent property owners may have some input on future uses or configurations of development on the infill sites.

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#### **One-Mile Trade Area Characteristics**

Demographic & Economic Conditions

- 15,000 residents (13.7% of Antioch residents)
- 4,700 households (13.7% of Antioch households)
- Average household size (3.17) is similar to the Antioch average household size (3.18)
- Slower growth over past decade (2.4 percent) relative to Antioch as a whole (7.0 percent)
- Relatively high annual median household incomes (\$104,000) compared to Antioch (\$81,500)

#### **Residential Market Conditions**

- Trade area is primarily single-family housing, accounting for 94 percent of all homes within a one-mile radius, compared to 81 percent of all Antioch homes.
- 2020 median sale price of homes within a one-mile radius was \$506,000, comparable to citywide median over the same time period.
- The limited number of multifamily rental units have lower average asking rents (\$1,111 per month) relative to the citywide average of \$1,706. This could signal limited demand for multifamily units in this area, or that the small number of existing multifamily properties within the one-mile Trade Area are older and not yielding the same rents as newer properties throughout the city.

#### Retail Market Conditions

- Despite having roughly 13.7 percent of Antioch's population, the one-mile Trade Area only contains 5.8 percent of the retail inventory. This is likely driven by the autooriented nature of the area where residents are able to easily access retail facilities located elsewhere within the city. It may, however, signal opportunities for this area to increase its retail inventory commensurate with the current population and household concentration.
- The retail vacancy rate within the Trade Area is roughly 10.5 percent, above the citywide rate of 7.9 percent. This indicates a somewhat more limited demand for retail in the Trade Area, and also suggests there is some existing vacant space that can be absorbed before building new retail space.

- Similar to citywide trends, the Lakeview Center Trade Area experienced a negative net absorption of retail space between 2018 and 2020. This leads to an increasing vacancy rate and may suggest declining retail demand in this Trade Area.
- Retail rents in the Trade Area (\$1.76 per square foot) are somewhat higher than the citywide rate (\$1.42 per square foot), likely driven by the relative age of the retail supply in this Trade Area, which tends to be newer than the citywide inventory.

Trade Area Characteristics	Lakeview Center	City of Antioch
Demographic Characteristics		
Population	15,033	109,973
Households	4,699	34,390
Avg. Household Size	3.2	3.18
Population Grow th 2010-2020	2.4%	7.0%
Median Age	40.0	34.9
Median Household Income	\$103,925	\$81,499
Residential Market Conditions		
Total Housing Units, 2020	4,992	36,431
% Vacant	6%	6%
Total Housing Units, 2018	5,107	35,758
% Single-Family	94%	81%
% Multifamily	4%	18%
Median Home Sale Price, 2020	\$506,000	\$502,000
Median Home Size (sq. ft.)	1,969	1,818
Median Home Sale Price psf	\$273	\$275
Multifamily Average Asking Rent, Q4 2020	\$1,111	\$1,706
MFR Vacancy Rate	3.3%	4.6%
Retail Market Conditions		
Total Inventory, Q4 2020	342,534	5,885,805
% of Citywide Inventory	6%	n.a.
Vacancy Rate, Q4 2020	10.5%	7.9%
Net Absorption, 2010-2020	23,326	182,068
Net Absorption, 2018-2020	-11,114	~122,363
Recent Deliveries (sq. ft.), 2010-2020	38,430	178,768
Average NNN Rent, Q4 2020	\$1.76	\$1.42

#### Table 12: Lakeview Center Trade Area Characteristics

Sources: BAE, 2021.

#### Site Opportunities

- Infill sites are vacant, thus not requiring any demolition, reducing cost and time associated with any new development.
- Large site size could allow various residential unit types (e.g. attached single-family, medium-density apartments, etc.).

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- Infill parcels have a single owner, leading to casier land sale or development.
- New development could leverage existing entrance and egress to shopping center
- Located along a major transportation corridor with transit access.
- Recent development within the Lakeview Center and nearby suggests likely utility capacity without need for major upgrades.

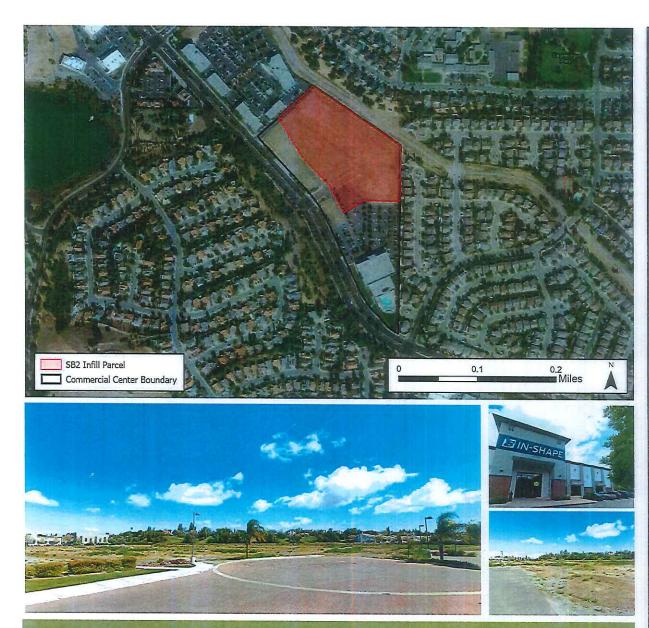
#### Site Constraints

- Site topography would require modest cost to grade the site.
- Entrance to site from the south (traveling north on Lone Tree Way) is impeded by median, leading to challenges accessing the site from the south.
- Neighboring single-family residential may have some opposition to development of specific residential unit types on the infill site.

#### Housing Opportunity Assessment

The 5.3 acres of remaining buildout potential at the Lakeview Center poses a modest opportunity for residential development. The parcel size allows a diverse mix of development options, ranging from townhomes to medium density multifamily construction. The existing neighborhood is primarily owner-occupied single-family homes, which may be impacted during construction of new residential units. This area of Antioch typically attracts higher income households, likely associated with the larger homes and lack of diversified housing options in the area, but may indicate higher potential sale prices or rental rates for new development. Although sale prices in the Trade Area are higher on a gross sale price basis, however, it is also worth noting that these sale prices are lower on a price per square foot basis than Antioch home sales overall, potentially suggesting lower willingness to pay for smaller units. The Trade Area has a modest amount of existing retail offerings, with remaining buildout potential at nearby sites with more attractive anchor tenants, better visibility, and better access relative to the Lakeview Center. Given historic development trends and nearby amenities, the site may not necessarily be attractive to residents seeking more urban lifestyles, which may lead to demand for significant on-site parking and larger unit sizes.

Retail Potential Score: 3 (modest opportunity) Residential Potential Score: 3 (modest opportunity)



## In-Shape Shopping Center

4099 Lone Tree Way Antioch, CA 94531

### **Site Characteristics:**

- 17.5 Total Acres
- 8.9 Acres for Infill Dev
- Vacant Site
- Single Owner

### **Opportunities:**

Vacant Site Strong For-Sale Residential Market High Incomes Sufficient retail offerings nearby for residents

### **Challenges:**

Neighboring Commercial Primarily Single-Family Neighborhood

Retail Score: 2 (low) Residential Score: 4 (good)

#### In-Shape Shopping Center

The In-Shape Shopping Center is a 17.5-acre commercial center, with the In-Shape Health Club occupying the only built commercial building onsite. As seen in the map above, the infill parcels identified do not include the street-fronting commercial spaces, suggesting this center may still accommodate future retail opportunities along Lone Tree Way. Despite the existing development and reserved sites for future commercial, the infill opportunity sites still amount to approximately 8.9 acres. This site size is sufficient to accommodate various residential development types, ranging from medium-density townhomes to higher-density multifamily developments.

#### **One-Mile Trade Area Characteristics**

Demographic & Economic Conditions

- 17,100 residents (15.6% of Antioch residents)
- 5,200 households (15.1% of Antioch households)
- Larger average household sizes (3.28) within Trade Area, relative to the Antioch average household size (3.18)
- Slower growth over past decade (3.3 percent) relative to Antioch as a whole (7.0 percent)
- High annual median household incomes (\$112,000) compared to Antioch (\$81,500) -Second highest median income among infill sites

#### Residential Market Conditions

- Trade area is primarily single-family housing, accounting for 95 percent of all homes within a one-mile radius, compared to 81 percent of all Antioch homes.
- 2020 median sale price of homes within a one-mile radius was \$525,000, roughly five percent above the Citywide median over the same time period. Sale prices per square foot, however, are lower than Citywide sale prices per square foot, driven by the larger homes within the Trade Area.
- Due to the limited multifamily inventory within the one-mile Trade Area, average asking rental rate information is unavailable, though data for the Trade Areas of nearby commercial centers suggest rents are relatively low in this part of Antioch, likely due to the older age of existing multifamily complexes in those Trade Areas.

#### Retail Market Conditions

- Despite having roughly 15.6 percent of Antioch's population, the one-mile Trade Area only contains 8.3 percent of the retail inventory. This is likely driven by the auto-oriented nature of the area where residents are able to easily access retail elsewhere within the city. It may, however, signal opportunities for this area to increase the retail offerings commensurate with the current population and household concentration.
- The retail vacancy rate within the Trade Area is roughly 16.1 percent, well above the citywide rate of 7.9 percent. This appears to be driven by a few larger vacant spaces, including the nearby AMC at Dear Valley (discussed below). Prior to the AMC closing in



2019, the Trade Area had a 2.3 percent vacancy rate, suggesting relatively stable demand for the existing retail. That said, approximately 9,000 square feet of additional space has been vacated in the Trade Area since 2019, suggesting the vacancy rate, excluding AMC, is now closer to five percent.

- Similar to citywide trends, the Lakeview Center Trade Area experienced significant ø negative net absorption of retail space between 2018 and 2020, including the loss of the ~60,000 square foot AMC at Deer Valley. This leads to an increasing vacancy rate and may suggest declining retail demand in this Trade Area.
- Retail rents in the Trade Area (\$1.77 per square foot) are somewhat higher than the ø citywide rate (\$1.42 per square foot), likely driven by the relative age of the retail supply in this Trade Area, which tends to be newer than the citywide inventory.

Trade Area Characteristics (One-Mile)	In-Shape Shopping Center	City of Antioch	
Demographic Characteristics			
Population	17,101	109,973	
Households	5,177	34,390	
Avg. Household Size	3.28	3.18	
Population Grow th 2010-2020	3.3%	7.0%	
Median Age	38.6	34.9	
Median Household Income	\$112,081	\$81,499	
Residential Market Conditions			
Total Housing Units, 2020	5,507	36,431	
% Vacant	6%	6%	
Total Housing Units, 2018	5,581	35,758	
% Single-Family	95%	81%	
% Multifamily	3%	18%	
Median Home Sale Price, 2020	\$525,000	\$502,000	
Median Home Size (sq. ft.)	2,066	1,818	
Median Home Sale Price psf	\$258	\$275	
Multifamily Average Asking Rent, Q4 2020	n.a.	\$1,706	
MFR Vacancy Rate	n.a.	4.6%	
Retail Market Conditions			
Total Inventory, Q4 2020	488,073	5,885,805	
% of Citywide Inventory	8%	n.a.	
Vacancy Rate, Q4 2020	16.1%	7,9%	
Net Absorption, 2010-2020	-13,040	182,068	
Net Absorption, 2018-2020	-67,164	-122,363	
Recent Deliveries (sq. ft.), 2010-2020	38,430	178,768	
Average NNN Rent, Q4 2020	\$1.77	\$1.42	

#### Table 13: In-Shape Shopping Center Trade Area Characteristics

Sources: BAE, 2021.

#### Site Opportunities

 Infill sites are vacant, thus not requiring any demolition, reducing cost and time associated with any new development

- Large parcel size could allow various residential unit types (e.g., attached single-family, garden style apartments with surface parking, or higher density multifamily).
- Infill parcels have a single owner, leading to easier land sale or development.
- Site topography is well suited for development (relatively flat)
- Street-fronting sites reserved for future retail development, will likely be best positioned to capture most of the future demand for retail development at this commercial center. This would allow the 8.9 acres of space identified for this study to develop as housing without adversely impacting the ability for this center to capture additional retail demand in the future.
- Proximity to schools (i.e. John Muir Elementary, Dallas Ranch Middle School)
- New development can leverage existing entrance and egress to shopping center, which includes a stoplight to efficiently manage traffic flows.
- Located along a major transportation corridor with transit access.
- Sites are adjacent to the existing Mokelumne Trail, providing a valuable recreational amenity for potential residents.

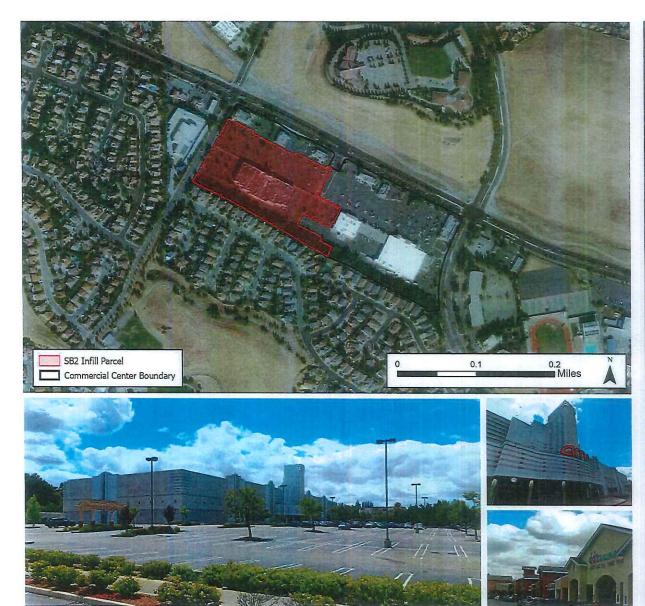
#### Site Constraints

• Commercial Center to northwest of property is owned by a different entity, suggesting any development on the identified infill sites would likely have to collaborate with those property owners to identify other points of entrance and egress.

#### Housing Opportunity Assessment

The 8.9 acres of parcels identified within the In-Shape Shopping Center pose a strong opportunity for residential development. The relatively large parcel size allows a diverse mix of development options, ranging from townhomes to higher density multifamily construction. The existing neighborhood is primarily owner-occupied single-family homes, which may be impacted during construction of new residential units. This area of Antioch typically attracts higher income households, likely associated with the larger homes and lack of diversified housing options in the area. The lower average sale price per square foot of homes in the area is primarily driven by the larger unit sizes, which typically yield lower sale prices per square foot. The higher relative household incomes may indicate a higher ability to pay for residential units. The Trade Area has a modest amount of existing retail offerings, with remaining buildout potential within this shopping center and at nearby sites that have more attractive anchor tenants. Given historic development trends and nearby amenities, the site may not necessarily be attractive to residents seeking more urban lifestyles, which may lead to demand for significant on-site parking and larger unit sizes.

Retail Potential Score: 2 (low opportunity) Residential Potential Score: 4 (good opportunity)



## **Deer Valley Plaza**

4204 Lone Tree Way Antioch, CA 94531

### **Site Characteristics:**

- 25.4 Total Acres
- 9.8 Acres for Infill Dev
- Former AMC Theatre (~60,000 sq ft)
- Single Owner

## **Opportunities:**

Strong For-Sale Residential Market High Incomes Sufficient retail offerings nearby for residents

### **Challenges:**

Photo Credit: Google Man

- Reuse as retail limited
- Requires redevelopment
- Primarily Single-Family Neighborhood

Retail Score: 3 (modest) Residential Score: 3 (modest)

#### **Deer Valley Plaza**

Deer Valley Plaza is a fully developed 25.4-acre commercial center, with tenants ranging from larger retailers, including FoodMaxx and dd's Discounts, to national fast-food establishments including Taco Bell, McDonald's, and Starbucks. The site identified for infill development is the former AMC Theatre and surrounding parking lot on the western portion of the commercial center, occupying roughly 9.8 acres of the site. The infill site has a single owner, though the entire Deer Valley Plaza is owned by three entities. While this may not necessarily pose any constraints to future development, it may suggest multiple entities would need to approve any redevelopment of the site. The larger site size would support a range of residential unit types.

#### **One-Mile Trade Area Characteristics**

Demographic & Economic Conditions

- 19,800 residents (18.0% of Antioch residents) Highest concentration among infill sites
- 5,600 households (16.2% of Antioch households)
- Larger average household sizes (3.53) within Trade Area, relative to the Antioch average household size (3.18)
- Slower growth over past decade (4.7 percent) relative to Antioch as a whole (7.0 percent) Second most significant percent growth among infill sites
- High annual median household incomes (\$114,000) compared to Antioch (\$81,500) Highest median income among infill sites

#### Residential Market Conditions

- The Trade Area is primarily single-family housing, accounting for 96 percent of all homes within a one-mile radius, compared to 81 percent of all Antioch homes.
- 2020 median sale price of homes within a one-mile radius was \$550,000, roughly ten percent above the citywide median over the same time period. Sale prices per square foot, however, are lower than citywide sale prices per square foot.
- Due to the limited multifamily inventory within the one-mile Trade Area, average asking rental rate information is unavailable, though data for the Trade Areas of nearby commercial centers, assessed above, suggest multifamily rents are relatively low in this part of Antioch, likely due to the older age of existing multifamily complexes in those Trade Areas rather than limited demand.

#### **Retail Market Conditions**

- Despite having roughly 18.0 percent of Antioch's population, the one-mile Trade Area only contains 7.2 percent of the retail inventory. This relative under-supply of retail space may suggest an opportunity to increase the amount of convenience-oriented retail within the area to serve nearby residents.
- Just outside of the one-mile trade area, however, is a significant concentration of retailers on both the east and west sides of Highway 4. This includes major retail offerings like Lowe's, Home Depot, Target, Trader Joe's, Best Buy, PetSmart, Kohl's, and Michaels, among many others. This competitive retail supply at a prominent



intersection and entry point to Antioch likely captures a significant amount of the retail spending of residents who live further west along Lone Tree Way.

- The retail vacancy rate within the Trade Area is roughly 13.8 percent, well above the citywide rate of 7.9 percent. This, however, includes the AMC space identified for potential infill development. Prior to the AMC closing in 2019, the Trade Area had a 0.9 percent vacancy rate, suggesting strong demand for retail space. In fact, approximately 3,800 square feet of retail space has been absorbed in the Trade Area since the closing of AMC in 2019.
- Retail rents in the Trade Area (\$2.50 per square foot) are well above the average citywide rate (\$1.42 per square foot), likely driven by the relative age of the retail supply in this Trade Area, which tends to be newer than the citywide inventory.

Tuesta Auga Characteriation (One Mile)	Deer Valley Plaza	City of Antioch
Trade Area Characteristics (One-Mile)	Flaza	Altuvoi
Demographic Characteristics	10 000	400 073
Population	19,808 5,583	109,973 34,390
Households	3,53	34,390
Avg. Household Size		
Population Grow th 2010-2020	4.7%	7.0%
Median Age	35.6	34.9
Median Household Income	\$113,950	\$81,499
Residential Market Conditions		
Total Housing Units, 2020	5,879	36,431
% Vacant	5%	6%
Total Housing Units, 2018	5,888	35,758
% Single-Family	96%	81%
% Multifamily	4%	18%
Median Home Sale Price, 2020	\$550,000	\$502,000
Median Home Size (sq. ft.)	2,230	1,818
Median Home Sale Price psf	\$245	\$275
Multifamily Average Asking Rent, Q4 2020	n.a.	\$1,706
MFR Vacancy Rate	n.a.	4.6%
Retail Market Conditions		
Total Inventory, Q4 2020	422,731	5,885,805
% of Citywide Inventory	7%	n.a.
Vacancy Rate, Q4 2020	13.8%	7.9%
Net Absorption, 2010-2020	-14,550	182,068
Net Absorption, 2018-2020	-58,294	-122,363
Recent Deliveries (sq. ft.), 2010-2020	10,000	178,768
	,	
Average NNN Rent, Q4 2020	\$2.50	\$1.42

#### Table 14: Deer Valley Plaza Trade Area Characteristics

Sources: BAE, 2021.

#### 23

#### Site Opportunities

- Site is flat, likely with necessary utility infrastructure to serve new development
- Multiple points of access, including access from Mokelumne Drive from the west which could allow development without affecting existing retail activity.
- Closest commercial center to the concentration of retail activity at intersection of Highway 4 and Lone Tree Way. This proximity could be seen as an amenity for potential residential tenants, as well as direct competition for any reuse of this site for future retail. Given this more prominent cluster of commercial space still has additional retail development capacity, it will likely capture any retail demand for space in southeast Antioch/northwest Brentwood.
- Large parcel size could allow various residential unit types (e.g., attached single-family, garden style apartments with surface parking, or higher density multifamily).
- Infill parcel has a single owner, leading to easier land sale or development.
- Located along a major transportation corridor with transit access.
- Proximity to key amenities and services (Deer Valley High School, Lone Tree Elementary School, Prewett Library, Antioch Water Park, etc.)

#### Site Constraints

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- Reuse of existing building for future retail tenant is likely limited due to demand and unique layout of space as a theatre.
- Redevelopment will require expensive demolition of existing property.
- Commercial Center has multiple owners, potentially complicating redevelopment.

#### Housing Opportunity Assessment

The 9.8-acre parcel identified for potential infill development poses a modest opportunity for future residential development. The primary challenge with the site is the existing AMC theatre which will require demolition to make way for any residential development. While this is not insurmountable for a developer to incorporate into their development budget, there may be more ideal redevelopment opportunities at other sites (including other commercial centers) with existing vacant space. Redevelopment of sites with a modest amount of existing development typically require high sale prices or rental rates to offset the cost of demolition and redevelopment. Although this Trade Area has relatively high sale prices for large singlefamily residential units, the market is relatively unproven for the medium- to high-density residential projects envisioned as part of the infill housing study. This includes zero recent attached townhome sales and no multifamily rental complexes within one mile of the site. This site, similar to others in predominantly single-family neighborhoods, will have to pioneer the market for higher density projects, which is a somewhat risky investment decision, made especially challenging with the required demolition on the AMC site. However, it is also worth noting that the site is roughly 2.0 miles from two apartment complexes built since 2000 at the intersection of Lone Tree Way and Heidorn Ranch Road, near Highway 4. These are larger developments, occupying roughly 13 acres of land each, but may highlight potential demand



for higher density residential along this corridor in close proximity to Highway 4 and other nearby amenities.

Retail Potential Score: 3 (modest opportunity) Residential Potential Score: 3 (modest opportunity)





## Hillcrest Summit

Hillcrest Ave. / E. Tregallas Rd. / Shaddick Dr. Antioch, CA 94531

### **Site Characteristics:**

5.9 Total Acres

- 4.9 Acres for Infill Dev
- Vacant Site
- Single Owner

### **Opportunities:**

Proximity to BARTFreeway ExitNew residential/retailnearby to test market

### **Challenges:**

Photo Credit: Google Map

- Modest Site Size Surrounds existing gasoline station
- Competitive sites nearby Primarily Single-Family Neighborhood

Retail Score: 2 (low) Residential Score: 3 (modest)

#### Hillcrest Summit

The Hillcrest Summit Center is 5.9-acre commercial center, with one existing gasoline station located on the northeast corner of the site. Surrounding the 1.0-acre gasoline station is the vacant infill development site, totaling 4.9 acres. The center is located at the southwest intersection of Hillcrest Avenue and Larkspur Drive, immediately south of the Hillcrest Avenue exit from Highway 4. The recently-opened Bay Area Rapid Transit (BART) station is located roughly one-third of a mile from the site, as the crow flies, though travel from the potential infill site requires crossing a freeway overpass to access the station from the north side of Highway 4. The infill parcels are owned by the same entity; however, the gasoline station parcel is subdivided and is owned by a separate entity. Located just south of the infill sites, on the east side of Hillcrest Avenue, is a 23-acre Planned Development project called Wildflower Station. This project is envisioned as a modern mixed-use residential and retail center, including 98 condominiums, 22 single-family homes, and 10.45 acres of commercial sites. According to the City's Current Projects list, as of February 2021, the site is currently under construction. This nearby project will affect the potential of the Hillcrest Summit site in several ways. First, it will create a more unique quasi-urban retail shopping experience, which can be an amenity for potential residents of the Hillcrest Summit infill sites. Second, it will give other developers an idea of potential sale prices for higher density for-sale housing units. Lastly, due to the larger site size, location on a more prominent intersection, and multiple points of access, it will likely capture a large share of the retail demand in this corridor, potentially decreasing the demand for retail on the smaller Hillcrest Summit infill site.

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#### **One-Mile Trade Area Characteristics**

Demographic & Economic Conditions

- 13,800 residents (12.6% of Antioch residents)
- 4,500 households (13.2% of Antioch households)
- Smaller average household sizes (3.04) within Trade Area, relative to the Antioch average household size (3.18)
- Slower growth over past decade (1.8 percent) relative to Antioch as a whole (7.0 percent)
- Annual median household incomes (\$84,730) are similar to the City median household income (\$81,500)

#### **Residential Market Conditions**

- Trade area is primarily single-family housing, accounting for 92 percent of all homes within a one-mile radius, compared to 81 percent of all Antioch homes.
- 2020 median sale price of homes within a one-mile radius was \$485,000, somewhat lower than the citywide median sale price over the same time period. Sale prices per square foot, however, are above than citywide sale prices per square foot due to the smaller unit sizes in the Trade Area. This may signal demand for smaller residential types at moderate sale prices, ideal for the infill housing sites.



• The amount of multifamily residential within the Trade Area is somewhat limited, and the rents associated with the existing units (\$1,130 per month) is well below the citywide average asking rent (1,700). In addition, the reported multifamily vacancy rate is roughly 7.3 percent, which is above the citywide average of 4.6 percent.

#### Retail Market Conditions

- Despite having roughly 12.6 percent of Antioch's population and proximity to a freeway exit, the one-mile Trade Area only contains 7.5 percent of the citywide retail inventory. This may signal opportunities for the area to increase the retail offerings commensurate with the current population and household concentration, though the nearby retail space planned at the Wildflower Station will dramatically increase the Trade Area's retail inventory.
- Although the Trade Area absorbed roughly 18,000 square feet of retail space since 2010, more recent trends indicate the area has seen negative absorption of roughly 30,000 square feet between 2018 and 2020, meaning the Trade Area vacancy rate has increased significantly over the past few years.
- Retail vacancy rate within the Trade Area is roughly 11.9 percent, somewhat above the citywide rate of 7.9 percent. This rate has steadily increased since the beginning of 2019, when vacancy rates were roughly 4.2 percent in the Trade Area. This either signals the loss of a few major retail tenants within the Trade Area, or a mismatch between the Trade Area's existing retail supply and the demand. This potential mismatch is likely the reason for the proposed Wildflower Station project, which aims to bring in an urban-style retail/residential area that appeals to the current demand for experiential retail.
- CoStar does not report an average asking retail rent in the Trade Area. In the first quarter of 2019, the last time CoStar reported average asking rents in the area, the Trade Area had a reported average asking rent of roughly \$1.25 per month, somewhat below the Citywide average of \$1.42 per month in that same quarter.

#### Table 15: Hillcrest Summit Trade Area Characteristics

Trade Area Characteristics (One-Mile)	Hillcrest Summit	City of Antioch
Demographic Characteristics		
Population	13,813	109,973
Households	4,531	34,390
Avg. Household Size	3.04	3.18
Population Grow th 2010-2020	1.8%	7.0%
Median Age	38.4	34.9
Median Household Income	\$84,732	\$81,499
Residential Market Conditions		
Total Housing Units, 2020	4,782	36,431
% Vacant	5%	6%
Total Housing Units, 2018	4,643	35,758
% Single-Family	92%	81%
% Multifamily	7%	18%
Median Home Sale Price, 2020	\$485,000	\$502,000
Median Home Size (sq. ft.)	1,793	1,818
Median Home Sale Price psf	\$286	\$275
Multifamily Average Asking Rent, Q4 2020	\$1,129	\$1,706
MFR Vacancy Rate	7.3%	4.6%
Retail Market Conditions		
Total Inventory, Q4 2020	443,999	5,885,805
% of Citywide Inventory	7.5%	n.a.
Vacancy Rate, Q4 2020	11,9%	7.9%
Net Absorption, 2010-2020	18,094	182,068
Net Absorption, 2018-2020	-30,276	-122,363
Recent Deliveries (sq. ft.), 2010-2020	3,180	178,768
Average NNN Rent, Q4 2020	-	\$1.42

Sources: BAE, 2021.

#### Site Opportunities

- Located in close proximity to BART station (though requires freeway overcrossing to access station)
- Located at a freeway exit intersection
- Located in close proximity to neighborhood-changing retail/residential project (Wildflower Station)
- Moderate parcel size
- Infill parcel has a single owner, leading to easier land sale or development
- Located along a major transportation corridor with transit access
- Portion of the site is flat

#### Site Constraints

- · Site surrounds an existing gasoline station, with different owner
- Portion of the site is sloped, reducing already modest-sized infill site
- Competitive retail/residential in the area is already under construction

#### Housing Opportunity Assessment

The 4.9-acre parcel identified for potential infill development poses a modest opportunity for future residential development. One major driver of potential residential demand stems from the proximity to the BART station. That said, the City does have the Hillcrest Station Specific Plan, which will accommodate significant future office, retail, and high-density residential development on the north side of Highway 4 within closer proximity to the BART station. This likely affords the Specific Plan Area better retail and residential development opportunities compared to this infill site. The infill parcels may also benefit from the nearby development of the Wildflower Station project, which includes urban for-sale multifamily units and nearly 11 acres of planned retail space. Assuming the Wildflower Station project delivers as envisioned, the residential units will prove the depth of demand for urban residential unit types in the broader Trade Area, while also providing an experiential retail amenity to support potential residential development on the Hillcrest Summit infill sites. Also, the retail component of the Wildflower Station project will likely deliver before any potential retail on these infill sites, meaning residential is a more likely use for the Hillcrest Summit site. Despite the somewhat smaller site size, further reduced by the sloped topography on the southwest side of the parcel, the Hillcrest Summit site does offer a modest opportunity to accommodate future residential demand.

Retail Potential Score: 2 (low opportunity) Residential Potential Score: 3 (modest opportunity)



## Hillcrest Terrace

Deer Valley Rd / Hillcrest Terrace Ct Antioch, CA 94531

## **Site Characteristics:**

- 13.9 Total Acres
- 6.3 Acres for Infill Dev
- Vacant Site
- Single Owner

### **Opportunities:**

- Nearby high-density development
- Owned by Antioch USD
- High household incomes
- Site topography (flat)
- New residential/retail nearby to test market

## **Challenges:**

Nearby competitive sites Primarily Single-Family Neighborhood

Retail Score: 2 (low) Residential Score: 4 (good)

#### **Hillcrest Terrace**

The Hillcrest Terrace Commercial Center is a partially-developed 13.9-acre center, with existing tenants including Walgreens, O'Reilly Auto Parts, and McDonalds as well as an affordable senior housing apartment complex built in 1999, called the Antioch Hillcrest Terrace Apartments. Together, the retail and residential components occupy roughly 7.6 acres of the site. The remaining 6.3 acres are vacant and located to the south of the commercial center entrance point on Hillcrest Terrace Court. The site is located roughly 1.0 miles south of the recently-opened Bay Area Rapid Transit (BART) station, though reaching the station requires crossing a freeway overpass to access the station from the north side of Highway 4. The specific infill site is owned by the Antioch Unified School District (USD). Depending on the school district's interest in using the site for school district needs, this may present an opportunity or challenge for future retail or residential development. More specifically, the Antioch USD may want to reserve this site for a school to serve the growing population around the BART station, though the site size and location on a major thoroughfare may not be an ideal size or location for a school. Alternatively, the site may pose an opportunity to coordinate with the school district to identify the ideal use for the site. This could include a use that benefits both parties, such as targeted to the needs of district staff and teachers.

The remainder of the commercial center is owned by four different entities, which may pose some challenges with navigating development of the site. That said, the infill site only shares a border with the existing senior housing complex, with the retail component located across the small Hillcrest Terrace Court right-of-way. This suggests that development on the infill site would likely have a minimal effect on the existing center during construction. Located just north of the infill sites, on the east side of Hillcrest Avenue, is a 23-acre Planned Development project called Wildflower Station. This project is envisioned as a modern mixed-use residential and retail center, including 98 condominiums, 22 single-family homes, and 10.45 acres of commercial sites. According to the City's Current Projects list, as of February 2021, the site is currently under construction. This nearby project will affect the potential of the Hillcrest Terrace infill site by providing new retail shopping experiences and higher density for-sale housing units, which have the potential to change the historically single-family nature of the community. Given the site size, the Hillcrest Terrace infill sites would likely allow for a diverse range of unit types.

#### **One-Mile Trade Area Characteristics**

Demographic & Economic Conditions

- 15,200 residents (13.8% of Antioch residents)
- 4,900 households (14.2% of Antioch households)
- Smaller average household sizes (3.10) within Trade/Area, relative to the Antioch average household size (3.18)
- Slower growth over past decade (1.9 percent) relative to Antioch (7.0 percent)
- Higher annual median household incomes (\$100,100) than the City median household income (\$81,500), despite smaller household sizes

#### **Residential Market Conditions**

- Trade area is primarily single-family housing, accounting for 93 percent of all homes within a one-mile radius, compared to 81 percent of all Antioch homes.
- 2020 median sale price of homes within a one-mile radius (\$505,000) was comparable to the citywide median price over the same time period (\$502,000). Due to moderately larger home sizes within the Trade Area, sale prices per square foot (\$273) were slightly below the median sale price per square foot over the same time period (\$275).
- The amount of multifamily residential within the Trade Area is somewhat limited, and the rents associated with the existing units (\$1,110 per month) is well below the citywide average asking rent (\$1,700). In addition, the reported multifamily vacancy rate is estimated at an alarmingly high 36 percent, though this appears to be driven by significant vacancies within one project in the Trade Area rather than low demand for rental units within the Trade Area.

#### Retail Market Conditions

- Despite having roughly 13.8 percent of Antioch's population, the one-mile Trade Area only contains 6.4 percent of the Antioch retail inventory. This may signal opportunities for the area to increase the retail offerings commensurate with the current population and household concentration, though the nearby retail space planned at the Wildflower Station is planned to dramatically increase the amount of retail offerings in the Trade Area.
- Although the Trade Area absorbed roughly 20,200 square feet of retail space since 2010, more recent data indicate that the area has seen negative absorption of roughly 26,800 square feet between 2018 and 2020. As a result, the Trade Area vacancy rate has increased significantly over the past few years.
- The retail vacancy rate within the Trade Area is roughly 13.1 percent, above the citywide rate of 7.9 percent. This rate has steadily increased since the beginning of 2019, when vacancy rates were roughly 3.9 percent in the Trade Area. This appears to be driven by the vacancy in the roughly 30,000 square foot space across the street from the infill sites, previously occupied by Rite Aid.
- In addition to existing vacancy in the Trade Area, the proposed Wildflower Station project will increase the retail inventory in the general Trade Area, likely capturing a large portion of the future retail demand.
- Due to recent vacancies, combined with the fact that a large share of the existing retailers in the Trade Area own their spaces, CoStar data does not report an average asking retail rent in the Trade Area. In the first quarter of 2019, the last time CoStar reported average asking rents in the area, the Trade Area had a reported average asking rent of roughly \$1.35 per month, slightly below the Citywide average of \$1.42 per month in that same quarter.



Table 16:	Hillcrest	Summit	Trade Are	ea Characteristics
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Trade Area Characteristics	Hillcrest Terrace	City of Antioch
Dem ographic Characteristics		
Population	15,182	109,973
Households	4,874	34,390
Avg. Household Size	3.10	3.18
Population Grow th 2010-2020	1.9%	7.0%
Median Age	38.9	34,9
Median Household Income	\$100,856	\$81,499
<b>Residential Market Conditions</b>		
Total Housing Units, 2020	5,132	36,431
% Vacant	5%	6%
Total Housing Units, 2018	5,148	35,758
% Single-Family	93%	81%
% Multifamily	6%	18%
Median Home Sale Price, 2020	\$505,000	\$502,000
Median Home Size (sq. ft.)	1,907	1,818
Median Home Sale Price psf	\$273	\$275
Multifamily Average Asking Rent, Q4 2020	\$1,109	\$1,706
MFR Vacancy Rate	35.7%	4.6%
Retail Market Conditions		
Total Inventory, Q4 2020	375,741	5,885,805
% of Citywide Inventory	6.4%	n.a.
Vacancy Rate, Q4 2020	13.1%	7.9%
Net Absorption, 2010-2020	20,194	182,068
Net Absorption, 2018-2020	-26,776	-122,363
Recent Deliveries (sq. ft.), 2010-2020	3,180	178,768
Average NNN Rent, Q4 2020	-	\$1.42

Sources: BAE, 2021.

### Site Opportunities

- Infill site is vacant and relatively flat.
- Site is owned by a public agency, allowing more public control of development process.
- Parcel size will accommodate range of residential development types.
- Infill parcel has a single owner, leading to easier land sale or development; however, public ownership requires compliance with special rules for the site disposition process.
- Located in close proximity to neighborhood-changing retail/residential project (Wildflower Station).
- Located in close proximity to BART station (though requires freeway overcrossing to access station).
- Located along a major transportation corridor with transit access.
- Existing entrance/egress to site from Hillcrest Terrace, including stoplight at intersection with Deer Valley Road.

#### Site Constraints

- Antioch USD vision for the property.
- Remainder of site has multiple owners.
- Competitive retail/residential in the area is already under construction.
- Neighboring single-family residential may have some opposition to development of specific residential unit types on the infill site.

### Housing Opportunity Assessment

The 6.3-acre parcel identified for potential infill development poses a good opportunity for future residential development. The site size and existing condition (i.e., flat, vacant, separated from neighboring commercial space, etc.) all suggest development would be relatively straightforward. Similarly, the neighboring multifamily complex indicates local acceptance for multifamily projects. The most critical component to future development of the site hinges on Antioch USD's interest in using the site for future school district needs. Assuming the school district is open to working collaboratively with the City and real estate development entities, the site could provide a unique public-private partnership opportunity that the other commercial centers do not offer.

The broader Trade Area is likely to experience some change in demand for both residential and retail amenities driven by the recently-completed BART station, within approximately onemile of the site, as well as the Wildflower Station project, which includes urban for-sale multifamily units and nearly 11 acres of planned retail development. Assuming the project delivers as envisioned, the residential units in the Wildflower Station project will prove the depth of demand for urban residential unit types in the broader Trade Area, while also providing an experiential retail amenity that would be supportive of potential residential development on the Hillcrest Terrace infill sites. Also, the retail component of the Wildflower Station project will likely deliver before any potential retail on these infill sites, meaning residential is a more likely use for the Hillcrest Terrace site. For the above reasons, the site presents a good opportunity for infill residential development.

Retail Potential Score: 2 (low opportunity) Residential Potential Score: 4 (good opportunity)





# **Buchanan Crossing**

3160 Buchanan Road Antioch, CA 94509

# **Site Characteristics:**

12.9 Total Acres

- 5.4 Acres for Infill Dev
- Vacant Site
  - Single Owner

# **Opportunities:**

New retail onsite, including grocery
Diverse mix of residential unit types in Trade Area

# **Challenges:**

Photo Credit: Google Maps

Site Topography (slope)
Neighboring Residential
Lower Incomes

Retail Score: 3 (modest) Residential Score: 3 (modest)

### **Buchanan Crossing**

Buchanan Crossing is a 12.9-acre shopping center with two existing tenants: Grocery Outlet and Subway. A third tenant, CVS Pharmacy, recently vacated the second anchor building of roughly 18,000 square feet. The existing buildings within the shopping center are relatively new (built in 2016) and they only occupy a portion of the site. More specifically, the existing buildings, plus remaining buildable retail pads, occupy about 7.5 acres of the total site, with the remaining 5.4 vacant acres identified as a potential infill housing site. Based on aerial images, the site has three remaining street-fronting vacant retail pads that are not identified as development sites for this infill analysis. These sites are likely to capture retail demand for this shopping center before the larger 5.4-acre site identified for potential infill residential development, which is positioned further back off of the street frontage. While the 5.4-acre site envisioned for potential infill is owned by one entity, the remaining commercial shopping center has been subdivided to include three other owners of existing retail space and future buildable space.

### **One-Mile Trade Area Characteristics**

Demographic & Economic Conditions

- 14,900 residents (13.5% of Antioch residents)
- 4,900 households (14.4% of Antioch households)
- Average household size (2.99) is smaller than the Antioch average household size (3.18)
- Faster population growth over past decade (5.5 percent) relative to Trade Areas around other commercial centers in this analysis, but slower than Antioch's growth as a whole (7.0 percent) – Most significant percent growth among infill sites
- Relatively low annual median household incomes (\$54,500) compared to that of Antioch (\$81,500)

### **Residential Market Conditions**

- Trade Area contains a fairly even mix of single-family and multifamily housing, accounting for 53 percent and 42 percent, respectively. This proportion of multifamily housing is significantly higher than the city as a whole, where only 18 percent of units are multifamily.
- 2020 median sale price of homes within a one-mile radius of the commercial center was \$450,000, slightly less than the Citywide median during the same time period. However, the median home size in the Trade Area is also smaller, translating to a higher median home sale price per square foot (\$317 per sq. ft.) compared to the citywide median (\$275 per sq. ft.)
- The multifamily rental units have average asking rents (\$1,646 per month) that are comparable to the citywide average of \$1,706, suggesting moderate to strong rental market conditions.
- A planned residential development adjacent to the site, the Tuscany Meadows project located in the neighboring City of Pittsburg, will build up to 917 new single-family



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homes and 365 multifamily units. Until this neighboring development is fully built out, it may be difficult for comparatively smaller sites such as Buchanan Crossing to break ground with new residential product, especially given the more challenging site topography and less opportunity for economies of scale on the Buchannan Crossing site. Although the large supply of new Tuscany Meadows units may siphon residential demand, the new households will also create additional demand for retail within the area.

### Retail Market Conditions

- Despite only being home to roughly 13.5 percent of Antioch's population, the one-mile Trade Area includes 26.4 percent of the City's retail inventory.<sup>4</sup> This is likely driven by the retail cluster that includes Delta Fair Shopping Center, Somersville Towne Center, and 99 Cents/Big Lots center, all included below as potential redevelopment opportunities. This inventory also includes the Century Plaza Shopping Center, located just outside of the City of Antioch boundary in the neighboring City of Pittsburg. This relatively new shopping center and related in-line retail and fast food restaurants likely capture a portion of the demand that would otherwise translate to shopping at retail locations in the City of Antioch.
- The retail vacancy rate within the Trade Area is roughly 11.5 percent, above the citywide rate of 7.9 percent. This indicates a somewhat more limited demand for retail in the Trade Area, and also suggests there is some existing vacant space that can be absorbed before building new retail space.
- Despite the vacancy of the CVS space, the Buchanan Crossing Trade Area experienced a positive net absorption of retail space between 2018 and 2020, which is the largest positive absorption among the commercial sites analyzed, and contrary to the citywide trend of negative net absorption over the same time period. This reduces the retail vacancy rate in the Trade Area and may suggest increasing retail demand in this particular part of Antioch, though the existing retail vacancy rate is still above the citywide rate.
- Retail rents in the Trade Area (\$1.35 per square foot) are somewhat lower than the citywide rate (\$1.42 per square foot), even though Buchanan Crossing is newer than the majority of the citywide inventory.

<sup>&</sup>lt;sup>4</sup> Note that a portion of the retail inventory in this Trade Area is located outside of the City of Antioch. As a result, the amount of retail within the City of Antioch portion of this Trade Area likely accounts for less than the reported 26.4 percent of the total citywide retail inventory.



### Table 17: Buchanan Crossing Trade Area Characteristics

Trade Area Characteristics	Buchanan Crossing	City of Antioch
Demographic Characteristics		
Population	14,864	109,973
Households	4,936	34,390
Avg. Household Size	2.99	3.18
Population Growth 2010-2020	5.5%	7.0%
Median Age	32.6	34.9
Median Household Income	\$54,468	\$81,499
Residential Market Conditions		
Total Housing Units, 2020	5,255	36,431
% Vacant	6%	6%
Total Housing Units, 2018	5,342	35,758
% Single-Family	53%	81%
% Multifamily	42%	18%
Median Home Sale Price, 2020	\$450,000	\$502,000
Median Home Size (sq. ft.)	1,409	1,818
Median Home Sale Price psf	\$317	\$275
Multifamily Average Asking Rent, Q4 2020	\$1,646	\$1,706
MFR Vacancy Rate	3.9%	4.6%
Retail Market Conditions		
Total Inventory, Q4 2020	1,552,042	5,885,805
% of Citywide Inventory	26%	n.a.
Vacancy Rate, Q4 2020	11.5%	7.9%
Net Absorption, 2010-2020	107,156	182,068
Net Absorption, 2018-2020	37,692	-122,363
Recent Deliveries (sq. ft.), 2010-2020	55,880	178,768
Average NNN Rent, Q4 2020	\$1.35	\$1.42

Sources: BAE, 2021.

### Site Opportunities

- Infill site is vacant, thus not requiring any demolition, reducing cost and time associated with any new development
- Large parcel size could allow various residential unit types (e.g., attached single-family, garden style apartments with surface parking, or higher density multifamily).
- Infill parcels have a single owner, leading to easier land sale or development.
- Remaining street-fronting retail development sites have potential to capture future retail demand
- New development could leverage existing entrance and egress to shopping center
- Located along a major transportation corridor with transit access
- Recent development within Buchanan Crossing suggests likely utility capacity without need for major upgrades.
- Nearby planned residential development, Tuscany Meadows, will increase population, households, and potential retail demand in the area.



### Site Constraints

- Site topography would incur modest to high cost to grade the site.
- Potential new residential construction nearby may compete for residential demand.
- Median household income (\$54,500) is lower than the median citywide household income (\$81,500), which may make new retail difficult to support.

#### Housing Opportunity Assessment

The 5.4 acres of remaining buildout potential within Buchanan Crossing poses a modest opportunity for residential development, though it still also offers a modest opportunity for additional retail development on parcels not targeted for residential infill. The relatively large parcel size would allow a diverse mix of residential development options, ranging from singlefamily homes to higher density multifamily construction. The existing neighborhood has a higher proportion of multifamily units compared to other parts of the City with a low vacancy rate of 3.9 percent. This suggests there is local support and demand for multifamily product in this area. Likely associated with the larger rental apartment supply, the area within the onemile radius also has lower income households compared to the city overall. However, the median home sale price per square foot is higher than the citywide average, which indicates that this area may be able to support relatively higher sale prices for new development with smaller footprints, such as condominiums and townhomes. The Trade Area also has a large amount of existing retail offerings, though Buchanan Crossing remains well positioned as a retail center due to its strong grocery anchor and new relatively new construction and good transportation access. Although residential demand seems strong in the broader Trade Area, this neighborhood of Antioch will have to compete with the nearby Tuscany Meadows project, which is slated to deliver 917 new single-family homes and 365 multifamily units. This project is likely to capture a large share of the residential demand for this area and may also generate additional demand for retail space within the area.

Retail Potential Score: 3 (modest opportunity) Residential Potential Score: 3 (modest opportunity)



# **Delta Fair Shopping Center**

2954 Delta Fair Blvd Antioch, CA 94509

## **Site Characteristics:**

14.7 Acres Redevelopment Site Multiple Owners Opportunities:

Strong Rental and ForSale Residential Market
Proximity to other retail
Diverse mix of residential
unit types in Trade Area
Direct adjacency to
several apartments

## **Challenges:**

Requires redevelopment Better retail sites nearby Lower incomes

Retail Score: 1 (minimal) Residential Score: 4 (good)

### Delta Fair Shopping Center

Delta Fair Shopping Center is a fully developed 14.7-acre shopping center with multiple owners, though one owner owns the majority of the site. The center is relatively old and is underutilized, with two empty anchor buildings and several other vacant in-line retail spaces, following the departure of Food Maxx in 2009. The existing buildings and their designated parking lots occupy the entirety of the site. Current tenants include the ABC Dental Group, Home Designs Furniture, California Check Cashing Stores, as well as a spa, cigarette retailer, mobile phone repair shop, and several fast-casual restaurants such as Little Caesars Pizza and Kabul Restaurant & Market. Delta Fair is immediately surrounded by a large portion of Antioch's existing retail supply, including the 99 Cents Only/Big Lots Center, as well as several multifamily developments and medical office buildings. The recent postponement of plans to renovate this center into a 210-unit apartment housing project demonstrates that the political and economic climate may make certain residential redevelopment efforts more challenging.

### **One-Mile Trade Area Characteristics**

Demographic & Economic Conditions

- 18,400 residents (16.8% of Antioch residents) Second highest concentration among infill sites
- 6,200 households (18.0% of Antioch households)
- Average household size (2.96) is smaller than the Antioch average household size (3.18).
- Slower population growth over past decade (3.9 percent) relative to Antioch's growth as a whole (7.0 percent)
- Relatively low annual median household incomes (\$49,600) compared to average incomes in Antioch (\$81,500)

### Residential Market Conditions

- The Trade Area contains an even mix of single-family and multifamily housing, accounting for 53 percent and 44 percent, respectively. This is higher than the proportion of multifamily housing in Antioch, which accounts for just 18 percent of the citywide housing stock.
- 2020 median sale price of homes within the one-mile Trade Area was \$440,000, slightly less than the Citywide median of \$502,000 during the same time period. However, the median home size in the Trade Area is also smaller, translating to a higher median home sale price per square foot (\$318 per sq. ft.) compared to the citywide median (\$275 per sq. ft.)
- The multifamily rental units have comparable average asking rents (\$1,608 per month) relative to the citywide average of \$1,706.
- There were previous plans to redevelop this site into a five-building residential project, but it was paused in 2020 due to several concerns including an overabundance of multifamily product in the area, need for more deeply affordable and/or senior units, and demand for more employment over homes.



#### Retail Market Conditions

- Despite only being home to roughly 16.8 percent of Antioch's population, the one-mile Trade Area includes nearly 50 percent of the City's retail inventory.<sup>5</sup> This is likely driven by retail cluster that includes the Somersville Towne Center, Buchanan Crossings, and 99 Cents/Big Lots center, all included as potential infill redevelopment opportunities. This inventory also includes the Century Plaza Shopping Center, located just outside of the City of Antioch boundary in the neighboring City of Pittsburg. This relatively new shopping center and associated in-line retail and fast-food restaurants likely capture a portion of the retail demand that would otherwise support shopping at retail locations in the City of Antioch.
- The retail vacancy rate within the Trade Area is roughly 8.2 percent, similar to the citywide rate of 7.9 percent. This indicates some limited demand for retail in the Trade Area, and also suggests there is existing vacant space that can be absorbed before building new retail space. However, some of this vacant space may include space that needs major renovations or updates in order to be attractive, including vacant space within the Delta Fair Shopping Center as well as other commercial centers discussed in more detail below.
- Unlike citywide retail trends, the Delta Fair Shopping Center Trade Area experienced a
  positive net absorption of retail space between 2018 and 2020, though at a lesser
  magnitude than in the Buchanan Crossing Trade Area. This absorption trend produced
  a decreasing vacancy rate and may suggest increasing retail demand in this Trade
  Area.
- Retail rents in the Trade Area (\$1.35 per square foot) are somewhat lower than the citywide average (\$1.42 per square foot).

<sup>&</sup>lt;sup>5</sup> Note that a portion of the retail inventory in this Trade Area is located outside of the City of Antioch. As a result, the amount of retail within the City of Antioch portion of this Trade Area likely accounts for less than the reported 50 percent of total citywide retail inventory.



Trade Area Characteristics	Delta Fair Shopping Center	City of Antioch
Demographic Characteristics Population Households Avg. Household Size	18,447 6,201 2.96	109,973 34,390 3.18
Population Growth 2010-2020	3.9%	7.0%
Median Age	32.0	34.9
Median Household Income	\$49,615	\$81,499
Residential Market Conditions Total Housing Units, 2020 % Vacant Total Housing Units, 2018 % Single-Family % Multifamily Median Home Sale Price, 2020 Median Home Size (sq. ft.) Median Home Sale Price psf Multifamily Average Asking Rent, Q4 2020 MFR Vacancy Rate	6,730 8% 6,778 53% 44% \$440,000 1,390 \$318 \$1,608 5.0%	36,431 6% 35,758 81% 18% \$502,000 1,818 \$275 \$1,706 4,6%
Retail Market Conditions Total Inventory, Q4 2020 % of Citywide Inventory Vacancy Rate, Q4 2020 Net Absorption, 2010-2020 Net Absorption, 2018-2020 Recent Deliveries (sq. ft.), 2010-2020	2,927,142 50% 8,2% 80,692 20,737 89,752	5,885,805 n.a. 7.9% 182,068 -122,363 178,768
Average NNN Rent, Q4 2020	\$1.35	\$1.42

Sources: BAE, 2021.

Site Opportunities

- Site topography is flat, leading to minimal challenges with site grading
- Large parcel size could allow various residential unit types (e.g., attached single-family, garden style apartments with surface parking, or higher density multifamily).
- New development could leverage existing entrance and egress to the shopping center
- Located along a somewhat minor transportation corridor, though does have some transit access.
- Planned residential development nearby at Tuscany Meadows will increase population, households, and potential retail demand in the Trade Area. Project may also further contribute to changing landscape of neighborhood towards demand for higher density residential units.

#### Site Constraints

- Infill site is fully built out, thus requiring demolition and potential coordination between the multiple owners of the site.
- Recent redevelopment plan for this site was tabled, exemplifying potential political and economic barriers.
- Site is not located along major transportation corridor, with retailers likely to prefer other vacant or redevelopment sites in the Trade Area
- Median household income (\$49,600) is much lower than the median citywide household income (\$81,500), which may make new retail and residential development difficult to support.

#### Housing Opportunity Assessment

The 14.7-acre Delta Fair Shopping Center identified for potential infill redevelopment poses a modest opportunity for future residential development, as evident from the previous proposal to redevelop the site with primarily residential uses. The flat and relatively large site size could allow a diverse mix of development options, ranging from attached townhomes to higher density multifamily construction. One entity owns the majority of the site, making redevelopment somewhat less challenging relative to nearby sites with several owners. That said, redevelopment of the site will require significant rents and/or for-sale prices to achieve financial feasibility and the Trade Area currently contains notably lower incomes than the citywide median. Despite the lower incomes, recent sale prices and rental rates in the onemile Trade Area are above or in-line with citywide rates, suggesting the neighborhood may be attractive to slightly higher income households than currently occupy the neighborhood. With limited vacant development opportunities in this Trade Area, and a significant inventory of better positioned retail space, this drastically underutilized retail site is prime for redevelopment. Due to the changing nature of the retail landscape, redevelopment of similar commercial centers in the Bay Area typically yields a mix of uses, often including replacement retail as appropriate, as well as higher density residential units. Clearly the current owner of the site saw the potential of redeveloping the site with residential uses, suggesting demand for residential uses likely exceed the center's potential as an exclusively retail site. Further, the long-term vacancies are indicative of the challenges to securing new retailers to fill the existing outdated space. This means that redevelopment is a necessary next step to minimize ongoing blight at this site.

Retail Potential Score: 1 (minimal opportunity) Residential Potential Score: 4 (good opportunity)



# Somersville Towne Center

2550 Somersville Road Antioch, CA 94509

# **Site Characteristics:**

40.9 AcresRedevelopment SiteMultiple Owners

# **Opportunities:**

Strong Rental and For-Sale Residential Market
Proximity to other retail
Diverse mix of residential unit types in Trade Area
Large site size

# **Challenges:**

Photo Credit: Google Map

Requires redevelopmentFive Owners of SiteLower Incomes

Retail Score: 3 (modest) Residential Score: A (good)

### Somersville Towne Center

The Somersville Towne Center is a fully developed 40.9-acre regional shopping mall that opened in 1966. Prior anchor tenants include Sears, JCPenney, Macy's, Gottschalks, and Marshalls. All of these tenants have vacated the Somersville Towne Center, leaving three of the six anchor stores vacant, with the remaining tenants including 24 Hour Fitness, Fallas discount store, and Smart & Final. Given the closure of the major anchor tenants, the patronage to the Towne Center has rapidly declined, further heightened by the ongoing COVID-19 pandemic. Due to various changes in occupants and the building itself, including additions of new anchor stores, various portions of the site are owned by five separate entities. As seen in other shopping mall redevelopments throughout the Bay Area, such as the Vallco Shopping Mall in Cupertino, multiple ownerships of the same large site can lead to significant challenges in redevelopment efforts. Given this, the City can play a major role in helping coordinate any redevelopment plans with the various owners. In fact, the site is so large that the City could consider going through a Specific Plan process to master plan the site and create a vision for the entire redevelopment area. One critical component of other mall redevelopment efforts of this size and scale is they often are located in land-constrained areas with extremely strong market demand for residential and non-residential space. Given the significant amount of vacant buildable sites in eastern Contra Costa County, combined with the somewhat weaker market relative to the inner Bay Area, this site may face challenges with attracting the right team to take on such a large-scale and complex project.

### **One-Mile Trade Area Characteristics**

Demographic & Economic Conditions

- 16,000 residents (14.6% of Antioch residents)
- 5,400 households (15.7% of Antioch households)
- Average household size (2.95) is smaller than the Antioch average household size (3.18)
- Slower population growth over past decade (4.0 percent) relative to Antioch's growth as a whole (7.0 percent)
- Relatively low annual median household incomes (\$48,500) compared to average incomes in Antioch (\$81,500)

### **Residential Market Conditions**

- The Trade Area contains an even mix of single-family and multifamily housing, accounting for 52 percent and 44 percent, respectively. This is higher than the proportion of multifamily housing in Antioch, which accounts for just 18 percent of the citywide housing stock.
- 2020 median sale price of homes within the one-mile Trade Area was \$435,000, slightly less than the Citywide median of \$502,000 during the same time period. However, the median home size in the Trade Area is also smaller, translating to a higher median home sale price per square foot (\$318 per sq. ft.) compared to the citywide median (\$275 per sq. ft.)

- The multifamily rental units have comparable average asking rents (\$1,603 per month) relative to the citywide average of \$1,706.
- The multifamily vacancy rate is approximately 3.9 percent, compared to the citywide rate of 4.6 percent, suggesting likely demand for multifamily rental units at this potential redevelopment site.

### Retail Market Conditions

- Despite only being home to roughly 14.6 percent of Antioch's population, the one-mile Trade Area includes nearly 48 percent of the City's retail inventory.<sup>6</sup> This is likely driven by the major retail cluster that includes Delta Fair Shopping Center, Buchanan Crossing, and 99 Cents/Big Lots center, all included as potential redevelopment opportunities. This inventory also includes the Century Plaza Shopping Center, located just outside of the City of Antioch boundary in the neighboring City of Pittsburg. This relatively new shopping center and associated in-line retail and fast food restaurants likely captures a large share of the demand that would otherwise support retail locations within the City of Antioch portion of the Trade Area.
- The retail vacancy rate within the Trade Area is roughly 8.4 percent, similar to the citywide rate of 7.9 percent. This indicates some limited demand for retail in the Trade Area, and also suggests there may be existing vacant space that can be absorbed before building new retail space. However, some of this vacant space may include space that needs major renovations or updates in order to be attractive, like the Somersville Towne Center and other commercial centers assessed in this study.
- Unlike citywide retail trends, the Somersville Towne Center Trade Area experienced a
  positive net absorption of retail space between 2018 and 2020. This absorption trend
  fueled a slightly decreasing vacancy rate and may suggest increasing retail demand in
  this Trade Area.
- Retail rents in the Trade Area (\$1.35 per square foot) are somewhat lower than the citywide rate (\$1.42 per square foot).
- The retail data generally indicate modest demand for retail in the Trade Area, but the Somersville Towne Center, as currently configured, is not likely to meet future demand, given that the majority of the vacant space is associated with the larger anchor spaces that were primarily tailored to large-scale clothing brands, many of which have gone out of business nationally, or are focusing efforts on rebranding and filling smaller spaces.

<sup>&</sup>lt;sup>6</sup> Note that a portion of the retail inventory in this Trade Area is located outside of the City of Antioch. As a result, the amount of retail within the City of Antioch portion of this Trade Area likely accounts for less than the reported 48 percent of total citywide retail inventory.



### Table 19: Somersville Towne Center Trade Area Characteristics

Trade Area Characteristics	Somersville Towne Center	City of Antioch
Demographic Characteristics		
Population	16,046	109,973
Households	5,407	34,390
Avg. Household Size	2.95	3.18
Population Grow th 2010-2020	4.0%	7.0%
Median Age	31,7	34.9
Median Household Income	\$48,545	\$81,499
Residential Market Conditions		
Total Housing Units, 2020	5,826	36,431
% Vacant	7%	6%
Total Housing Units, 2018	5,943	35,758
% Single-Family	52%	81%
% Multifamily	44%	18%
Median Home Sale Price, 2020	\$435,000	\$502,000
Median Home Size (sg. ft.)	1,362	1,818
Median Home Sale Price psf	\$318	\$275
Multifamily Average Asking Rent, Q4 2020	\$1,603	\$1,706
MFR Vacancy Rate	3.9%	4.6%
Retail Market Conditions		
Total Inventory, Q4 2020	2,804,165	5,885,805
% of Citywide Inventory	48%	n,a.
Vacancy Rate, Q4 2020	8.4%	7.9%
Net Absorption, 2010-2020	62,050	182,068
Net Absorption, 2018-2020	18,617	-122,363
Recent Deliveries (sq. ft.), 2010-2020	55,880	178,768
Average NNN Rent, Q4 2020	\$1.35	\$1.42

Sources: BAE, 2021.

#### Site Opportunities

- Site topography is flat, leading to minimal challenges with site grading
- Large parcel size could allow various residential unit types (e.g., attached single-family, garden style apartments with surface parking, or higher density multifamily) and
- potentially an additional mix of non-residential uses to create a more mixed-use development.
- Located along a major transportation corridor with transit access.
- Located in a neighborhood with a diverse mix of residential unit types, indicating likely support and demand for higher density development.

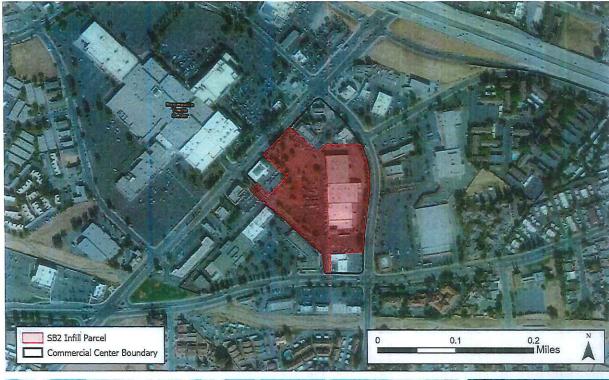
### Site Constraints

- Site is fully built-out, thus requiring costly demolition
- Site is owned by several ownership groups, leading to potential redevelopment challenges
- Site size may require additional master planning to create a cohesive vision for the entire 40.9-acre site.
- Trade Area median household income (\$49,600) is much lower than the median citywide household income (\$81,500), which may make new retail and residential product difficult to support.

### Housing Opportunity Assessment

The 40.9-acre Somersville Towne Center regional mall identified for potential infill redevelopment poses a good opportunity for future residential development, and realistically poses an opportunity for a mix of other uses as well, including supporting retail and office space. The most significant challenge associated with redevelopment of the site will be coordination among the various ownership groups as well as the cost and risk associated with demolition and redevelopment in an area that does not currently garner sale prices or rental rates above the city and regional averages. The site has good transportation access, located at the Somersville Road exit off Highway 4. The site is also equidistant (roughly 4 miles) from the BART stations in Pittsburg and Antioch. Due to the changing nature of the retail landscape, the commercial center is likely to continue suffering from under-performing retailers and is unlikely to attract significant new retailers as currently configured. Many commercial centers in the Bay Area facing similar challenges that are redeveloped typically yield a mix of uses in a higher-density configuration, often including replacement retail as appropriate, as well as higher density residential units. Therefore, the site represents a good opportunity for residential development, along with some potential supportive non-residential uses, assuming the various owners are able to coordinate on a redevelopment plan that is feasible. Simply due to the scale of the project, this site may be a longer-term redevelopment opportunity relative to some of the smaller vacant and/or underutilized sites assessed in this study. That said, of the sites that require complete redevelopment, this site may present the most significant long-term opportunity for the city and region.

Retail Potential Score: 2 (low opportunity) Residential Potential Score: 4 (good opportunity)





# 99 Cents Only/Big Lots

2515 Somersville Road Antioch, CA 94509

# **Site Characteristics:**

- 13.6 Total Acres10.0 Acres for Infill Dev
- Redevelopment Site
- Multiple Owners

## **Opportunities:**

Strong Rental and For-Sale Residential Market Proximity to other retail Diverse mix of residential unit types in Trade Area

# **Challenges:**

- Requires redevelopment
   Multiple owners of infill
- Multiple owners of infill sites
- Lower income Trade Area

Retail Score: 4 (good) Residential Score: 3 (modest)

Photo Credit: Google Map

### 99 Cents Only/Big Lots

The "99 Cents Only/Big Lots" center is a fully developed 13.6-acre shopping center owned by multiple owners. The center is relatively old and is somewhat underutilized, with tenants including 99 Cents Only, Big Lots, and Bank of America, along with a few fast food establishments, and a gasoline station/car wash. CVS drugstore recently vacated the second largest space in the center. Aside from the street-fronting retail and restaurant pads, the remainder of the site (roughly 10.0 acres) is identified for potential infill redevelopment. The 10.0 acres identified for redevelopment include a structure containing the 99 Cents Only, Big Lots, and the vacant former CVS space; however, the property was subdivided and is owned by three separate entities. Given this, redevelopment of the site may pose some minor challenges with coordination of existing ownership, all of whom appear to be located outside of California. The 99 Cents Only/Big Lots Center is immediately adjacent to the Somersville Towne Center, a regional mall also identified for potential infill redevelopment. Unlike the regional mall, this existing center is slightly better positioned to capture future retail, given that it only has one existing vacant space that could attract an appropriately sized retailer. The Somersville Towne Center, by contrast, has significantly more vacancy and larger vacant spaces that are becoming somewhat obsolete in the current retail environment. That said, similar to other redevelopment opportunities identified as part of this study and in this general Trade Area, the residential market is somewhat strong in this area and any redevelopment of a shopping center of this size and scale is likely to include residential units.

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### **One-Mile Trade Area Characteristics**

Demographic & Economic Conditions

- 17,600 residents (16.0% of Antioch residents)
- 5,900 households (17.2% of Antioch households)
- Average household size (2.97) is smaller than the Antioch average household size (3.18).
- Slower population growth over past decade (4.0 percent) relative to Antioch's growth as a whole (7.0 percent)
- Relatively low annual median household incomes (\$50,100) compared to average incomes in Antioch (\$81,500)

### **Residential Market Conditions**

- The Trade Area contains an even mix of single-family and multifamily housing, accounting for 53 percent and 43 percent, respectively. This is higher than the proportion of multifamily housing in Antioch, which accounts for just 18 percent of the citywide housing stock.
- 2020 median sale price of homes within the one-mile Trade Area was \$435,000, slightly less than the Citywide median of \$502,000 during the same time period. However, the median home size in the Trade Area is also smaller, translating to a higher median home sale price per square foot (\$319 per sq. ft.) compared to the citywide median (\$275 per sq. ft.)

- The multifamily rental units have comparable average asking rents (\$1,630 per month) relative to the citywide average of \$1,706.
- Multifamily vacancy rates are comparable to citywide rates, both between 4.0 and 5.0 percent.

### Retail Market Conditions

- Despite only being home to roughly 16.0 percent of Antioch's population, the one-mile Trade Area includes nearly 48 percent of the City's retail inventory.<sup>7</sup> This is likely driven by the neighboring retail centers including the Somersville Towne Center, Delta Fair Shopping Center, and Buchanan Crossings, all included as potential infill redevelopment opportunities. This inventory also includes the Century Plaza Shopping Center, located just outside of the City of Antioch boundary in the neighboring City of Pittsburg. This relatively new shopping center and in-line retail and fast-food restaurants likely captures a portion of the retail demand that would otherwise support retail locations in the City of Antioch.
- Retail vacancy rate within the Trade Area is roughly 8.4 percent, similar to the citywide rate of 7.9 percent. This indicates some limited demand for retail in the Trade Area, and also suggests there is existing vacant space that can be absorbed before building new retail space, such as the vacant CVS space in this center. However, some of this vacant space may also include space that needs major renovations or updates in order to be attractive, including the majority of the Somersville Towne Center and Delta Fair Shopping Center.
- In contrast to citywide retail trends, the 99 Cents Only/Big Lots Trade Area experienced a positive net absorption of retail space between 2018 and 2020. This absorption trend contributed to a decreasing vacancy rate and may suggest increasing retail demand in this Trade Area, especially if the City prioritizes the redevelopment of struggling commercial sites elsewhere in the Trade Area with additional housing that would increase retail demand.
- Retail rents in the Trade Area (\$1.35 per square foot) are somewhat lower than the citywide rate (\$1.42 per square foot).

<sup>&</sup>lt;sup>7</sup> Note that a portion of the retail inventory in this Trade Area is located outside of the City of Antioch. As a result, the amount of retail within the City of Antioch portion of this Trade Area likely accounts for less than the reported 48 percent of total citywide retail inventory.



	99 Cents/Big	City of
Trade Area Characteristics	Lots	Antioch
Demographic Characteristics		
Population	17,613	109,973
Households	5,903	34,390
Avg. Household Size	2.97	3.18
Population Grow th 2010-2020	4.0%	7.0%
Median Age	32.0	34.9
Median Household Income	\$50,103	\$81,499
Residential Market Conditions		
Total Housing Units, 2020	6,360	36,431
% Vacant	7%	6%
Total Housing Units, 2018	6,431	35,758
% Single-Family	53%	81%
% Multifamily	43%	18%
Median Home Sale Price, 2020	\$435,000	\$502,000
Median Home Size (sq. ft.)	1,364	1,818
Median Home Sale Price psf	\$319	\$275
Multifamily Average Asking Rent, Q4 2020	\$1,630	\$1,706
MFR Vacancy Rate	4.4%	4.6%
Retail Market Conditions		
Total Inventory, Q4 2020	2,813,294	5,885,805
% of Citywide Inventory	48%	n.a.
Vacancy Rate, Q4 2020	8.4%	7.9%
Net Absorption, 2010-2020	73,072	182,068
Net Absorption, 2018-2020	18,617	-122,363
Recent Deliveries (sq. ft.), 2010-2020	89,752	178,768
Average NNN Rent, Q4 2020	\$1.35	\$1.42

### Table 20: 99 Cents Only/Big Lots Trade Area Characteristics

Sources: BAE, 2021.

### Site Opportunities

- Site topography is flat, leading to minimal challenges with site grading
- Large parcel size could allow various residential unit types (e.g. attached single-family, garden style apartments with surface parking, or higher density multifamily).
- New development could leverage existing entrance and egress to shopping center
- Located along a major transportation corridor with transit access.
- Some existing retail activity within the center, including recent upgrades to the Bank of the West and Mountain Mike's Pizza building, now for sale for \$4.7 million, or \$566 per square foot, as an investment property suggests modest ongoing demand for retail at this site.



 Planned residential development nearby at Tuscany Meadows will increase population, households, and potential retail demand in the Trade Area. Project may also further contribute to changing landscape of neighborhood towards demand for higher density residential units.

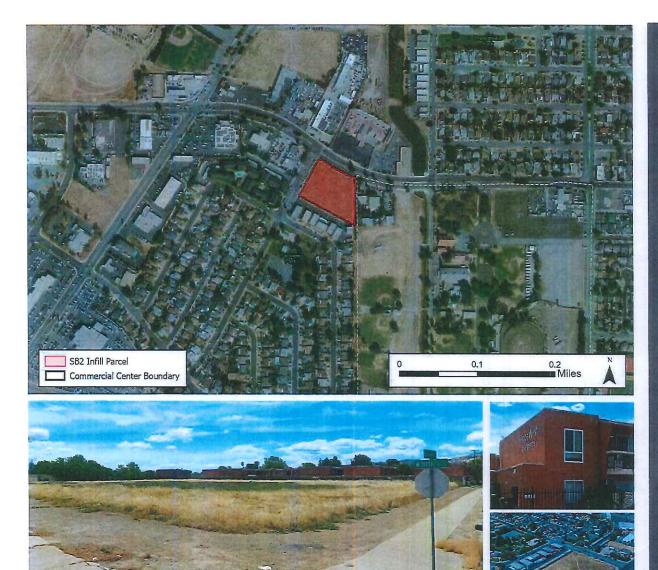
### Site Constraints

- Infill site is fully built-out, thus requiring demolition and coordination between the multiple owners of the site.
- Median household income (\$49,600) is much lower than the citywide median household income (\$81,500), which may make new retail and residential product difficult to support.

### Housing Opportunity Assessment

The 13.6-acre "99 Cents Only/Big Lots" shopping center identified for potential infill redevelopment poses a modest opportunity for future residential development. At the same time, this appears to be the most successful retail center in the northwest portion of Antioch that has been identified for infill redevelopment. While there is a large inventory of other retail nearby, including a significant amount in the neighboring City of Pittsburg, the City of Antioch may wish to preserve this site to meet current and future retail needs over the other redevelopment parcels. Part of this conclusion is driven by the site's location along a major arterial and near a freeway exit, whereas the Delta Fair Shopping Center is located on a side street with less traffic, leading to an ongoing decline in retail demand. While the Somersville Towne Center regional mall is located across the street, the majority of this retail space is outdated and does not meet current retail tenant demand trends, suggesting a large portion of that site is obsolete and requires redevelopment, which could include a mix of uses. Considering these factors, the site does have modest potential to attract residential development, given the site's flat topography and large site size of roughly ten acres. The site is conveniently located in close proximity to major transportation corridors, and within roughly four miles of BART stations in Antioch and Pittsburg. If the neighborhood trends toward higher density housing demand, driven by development of other sites in Antioch or Pittsburg, this site could be a longer-term redevelopment opportunity to capture this demand, especially if the retail industry continues to shift away from large-format brick and mortar establishments. It is also worth noting that the parcels identified for redevelopment do have three separate owners, suggesting complete redevelopment may face challenges with ownership preferences for the commercial center, further emphasizing this site may be a longer-term redevelopment opportunity.

Retail Potential Score: 4 (good opportunity) Residential Potential Score: 3 (modest opportunity)



# Crestview Dr./W. 10th Street

Crestview Dr./W. 10th Street Antioch, CA 94509 **Site Characteristics:** 

2.3 Acres
Vacant Site
Single Owner

Opportunities:

Vacant Site
Flat Site
Diverse mix of residential unit types in Trade Area

Near downtown (identified for growth)

# **Challenges:**

Photo Credit: Google Man

Adjacency to light industrial uses and unincorporated land Lower Household Incomes

Retail Score: 3 (modest) Residential Score: 3 (modest)

### Crestview Dr./W. 10th Street

The Crestview Dr./W. 10th Street site is a vacant 2.3-acre site located north of Highway 4, in closer proximity to downtown Antioch relative to the other infill sites previously analyzed, all of which are located south of Highway 4. This parcel is the only infill site analyzed that does not have any existing development on the identified site or broader center zoned for commercial uses. Given that the site is only one parcel, it is owned by just one entity, which makes development potentially less challenging relative to other sites with multiple owners. As seen in images above, the site is flat and located in close proximity to other multifamily uses. That said, the site is also located in a seemingly less desirable part of Antioch, surrounded by a mix of light industrial uses and undeveloped land with few amenities nearby. Immediately to the east of the site is the Contra Costa County Event Center and Antioch Speedway. This ~75-acre site is not located within the City of Antioch, and therefore is under the jurisdiction of Contra Costa County. The site is also located just outside of the Antioch Rivertown Waterfront Priority Development Area (PDA), an area identified for growth in the recently-adopted Downtown Specific Plan. Households and jobs in this area of Antioch are projected to grow by 29 percent and 38 percent respectively, according to ABAG growth projections. Similar to other centers with nearby growth, the growth in downtown Antioch could spur additional retail and residential demand for vacant sites in the greater downtown area. While this site may not be the most prime location, any spillover demand driven by growth in the downtown may spur development of this site, particularly given the site's location on W. 10th Street, a four-lane arterial serving as one entry point to the downtown area.

### **One-Mile Trade Area Characteristics**

Demographic & Economic Conditions

- 15,260 residents (13.9% of Antioch residents)
- 45,300 households (15.5% of Antioch households)
- Average household size (2.84) is significantly smaller than the Antioch average household size (3.18)
- Modest population growth over past decade (4.1 percent) relative to other slowergrowth parts of Antioch, though this growth is still well below the citywide growth over the same time period (7.0 percent)
- Low annual median household incomes (\$42,600) compared to that of Antioch (\$81,500)

### **Residential Market Conditions**

- The Trade Area contains a fairly even mix of single-family and multifamily housing, accounting for 46 percent and 54 percent of the Trade Area housing stock,
- respectively. This proportion of multifamily housing is significantly higher than in the city as a whole, where only 18 percent of units are multifamily.
- 2020 median sale price of homes within a one-mile radius of the W. 10<sup>th</sup> Street site was \$400,000, roughly 20 percent below the citywide median over the same time period (\$502,000). However, the median home size in the Trade Area is also



significantly smaller than the citywide home size, translating to a higher median home sale price per square foot (\$306 per sq. ft.) compared to the citywide median (\$275 per sq. ft.)

- The multifamily rental units have somewhat lower average asking rents (\$1,508 per month) relative to the citywide average of \$1,706, though vacancy rates are similar at just under five percent, suggesting some potential demand for multifamily rental units in the Trade Area.
- The site is located on the boundary of the Antioch Downtown Specific Plan, which designates the future development potential of the downtown area. According to ABAG growth projections for the Specific Plan, the total households and jobs in the area are expected to grow by between 20 and 30 percent through 2040. This could drive additional demand for retail, through additional spending by new downtown residents. It may also change the characteristics of the neighborhood such that residential development may be more desirable than the current data indicate.

### **Retail Market Conditions**

- The one-mile Trade Area includes a total of 2.1 million square feet of retail space, or roughly 37.1 percent of the city's retail inventory.<sup>8</sup> This space includes a diverse range of retail types, ranging from the more urban retail locations in downtown to Costco and the Target-anchored Century Plaza Shopping Center (located in the City of Pittsburg). This infill site is unlikely to attract demand by either of these retail types, as urban retailers will look to the pedestrian-friendly downtown area, while large-scale retailers will likely locate on the remaining buildout potential of the Century Plaza Shopping Center where they can develop synergy with other destination retailers.
- The retail vacancy rate within the Trade Area is roughly 7.2 percent, slightly better than the citywide rate of 7.9 percent and the slightly lower vacancy rate in this area may indicate potential demand for retail in this area. That said, the vacant space (roughly 150,000 square feet) also suggests there is some existing vacant space that can be absorbed before there is a need to build new retail space.
- The Trade Area experienced a negative net absorption of retail space between 2018 and 2020 of roughly 5,600 square feet while the entire Antioch market experienced negative net absorption of roughly 122,000 square feet over that same time period.
- Retail rents in the Trade Area (\$0.93 per square foot) are notably lower than the citywide rate (\$1.42 per square foot); however, retail rents have fluctuated in the market area, reaching a peak of \$1.77 in late 2018. This rapid decline in rents over the past few years may signal a somewhat weakening market area, especially as newer retail sites located just outside of the Trade Area buildout.

<sup>&</sup>lt;sup>8</sup> Note that a portion of the retail inventory in this Trade Area is located outside of the City of Antioch. As a result, the amount of retail within the City of Antioch portion of this Trade Area likely accounts for less than the reported 37.1 percent of the total citywide retail inventory.



Frade Area Characteristics	Crestview Dr/ W 10th St	City of Antioch
Demographic Characteristics		
Population	15,260	109,973
louseholds	5,322	34,390
\vg. Household Size	2.84	3.18
Population Grow th 2010-2020	4.1%	7.0%
<i>l</i> edian Age	31.1	34.9
Aedian Household Income	\$42,639	\$81,499
Residential Market Conditions		
otal Housing Units, 2020	5,881	36,431
% Vacant	10%	6%
otal Housing Units, 2018	6,064	35,758
% Single-Family	46%	81%
% Multifamily	54%	18%
ledian Home Sale Price, 2020	\$400,000	\$502,000
Median Home Size (sq. ft.)	1,302	1,818
Median Home Sale Price psf	\$306	\$275
ultifamily Average Asking Rent, Q4 2020	\$1,508	\$1,706
FR Vacancy Rate	4.8%	4.6%
etail Market Conditions		
otal Inventory, Q4 2020	2,183,138	5,885,805
% of Citywide Inventory	37%	n.a.
/acancy Rate, Q4 2020	7.2%	7.9%
let Absorption, 2010-2020	-55,964	182,068
let Absorption, 2018-2020	-5,620	-122,363
ecent Deliveries (sq. ft.), 2010-2020	51,223	178,768
verage NNN Rent, Q4 2020	\$0.93	\$1.42

### Table 21: Buchanan Crossing Trade Area Characteristics

Sources: BAE, 2021.

#### Site Opportunities

- Site is vacant, thus not requiring any demolition, reducing cost and time associated with any new development
- Site topography is flat, leading to minimal required grading or other site preparation
- Site has a single owner, leading to easier land sale or development.
- Located along a busy transportation corridor
- Growth planned in nearby Downtown Antioch could spur additional demand for both retail and residential uses

### Site Constraints

• The site is immediately adjacent to a mix of light industrial and auto-oriented retail uses, leading to a less desirable retail shopping or residential living environment



- The site is adjacent to Contra Costa County Event Center and Antioch Speedway, which are under the jurisdiction of the County. This approximately 75-acre site includes some open space and other amenities, though it also contains a significant amount of rarely-used parking space and vacant blighted space, primarily along W. 10<sup>th</sup> Street. Given that this is not under the control of the City of Antioch, activating this site to improve the overall look and feel of the neighborhood may pose challenges to the infill site by isolating the infill site from growth envisioned in the Downtown Specific Plan.
- Median household income (\$42,640) is significantly lower than the median citywide household income (\$81,500), which may make new development difficult to support.

### Housing Opportunity Assessment

The 2.3-acre vacant site located at the intersection of Crestview Drive and W. 10th Street is a relatively unique site, especially relative to the other partially- or fully-developed commercial centers assessed as part of this analysis. The entire site is vacant and located north of Highway 4, in close proximity to the broader Downtown Antioch area which is poised to grow over the next few decades. The site is one of a few vacant sites that are positioned to accommodate excess demand driven by growth in the downtown area. The site does have challenges that have likely hampered the development of the site. The first of these is that the site is located in a neighborhood that generally lacks cohesion, with multifamily residential units located to the south of the site, but light industrial and automotive retail on all other sides of the site. The site is also located directly adjacent to the County Event Center and Antioch Speedway, both of which are located in the unincorporated County and therefore not under the jurisdiction of the City of Antioch. This relatively large site, which includes an entire block of street frontage along W. 10<sup>th</sup> Street, is primarily vacant and may continue to impede cohesion of this neighborhood and reduce demand for the site.

The higher proportion of multifamily units in the neighborhood may support continued demand for higher-density multifamily units, contrary to some of the other infill sites that are located in primarily single-family neighborhoods. From a retail perspective, the majority of the nearby inventory in the Trade Area is generally bifurcated into two general categories, including urban downtown retail and big box-anchored centers (including Target and Costco). There is certainly a market for retail types that do not fall into these two development types. This may point to better demand for retail at this site, especially given the location on the four-lane W. 10<sup>th</sup> Street. Residential demand is somewhat modest, and will likely be driven by revitalization and growth in the greater Downtown Antioch area.

Retail Potential Score: 3 (modest opportunity) Residential Potential Score: 3 (modest opportunity)

### Conclusions

In general, the commercial centers can be divided into a three geographic areas, including the suburban sites located along Lone Tree Way, sites along Hillcrest Avenue near BART and other major development projects, and sites in northwest Antioch. These Antioch sub-areas have vastly different market conditions, including the existing mix of residential unit types, home sale prices and rents, household incomes, and retail concentration, among others.

Sites along Lone Tree Way, in the more single-family oriented neighborhoods, may face challenges from existing residents in introducing higher density residential development into their historically single-family dominated neighborhoods. However, some of the sites are vacant and the projected future demand for commercial space is relatively limited given other more prominent concentrations of retail nodes elsewhere in the Trade Areas. This may suggest the City focus on medium-density residential units, like attached townhomes or condominiums, in these general areas. The City could also promote higher-density residential units in these neighborhoods to create a more diverse housing stock in these primarily single-family neighborhoods, though these Trade Areas currently consist of very limited multifamily stock which may signal somewhat weaker demand for higher-density buildings due to the limited amenities nearby.

The sites located in the Hillcrest area of Antioch present different opportunities for development, given their proximity to new infrastructure and real estate projects. These two smaller sites are both vacant and relatively flat, though have some existing commercial and residential space developed adjacent to the infill sites within the commercial centers. Although the Trade Area is currently primarily single-family homes, the dynamics and market demand within this Trade Area are likely to shift with the delivery of the 23-acre Wildflower Station project. The development is envisioned as a modern mixed-use residential and retail center, including 98 condominiums, 22 single-family homes, and 10.45 acres of commercial land. With new retail and high-density residential within the Trade Area, demand for the Hillcrest area infill sites may deviate from current market trends. First, the Wildflower Station project is likely to capture a large share of future demand for retail space in this area, leading to reduced demand for retail on the infill commercial sites. Secondly, the Wildflower Station project will provide an example of the types of urban-style higher-density residential units that may be demanded in this neighborhood. These units, although just 98 condominiums, will likely shift the feeling of the neighborhood away from a tradition single-family area to a more mix of unit types and land uses. Further reinforcing this expected trend in demand is the recently constructed BART station, located within one mile of the Hillcrest infill sites. This new mode of transportation to major job centers throughout the Bay Area will likely lead to demand from different household types, including demand for smaller units within higher-density developments,



In the northwest portion of Antioch near the Somersville exit of Highway 4, sites are currently better positioned to capture higher-density residential demand, given the existing proportion of multifamily units in these neighborhoods, general amenities nearby, and transportation access. However, the majority of these sites, including the Somersville Towne Center, Delta Fair Shopping Center, and 99 Cents Only/Big Lots center, are fully developed shopping malls that would require demolition and redevelopment of the sites. While these afford larger site sizes, ranging from ten to 40 acres, and therefore more development potential from a yield perspective, the cost and risk associated with redevelopment in this market with moderate demand characteristics may pose challenges to feasibility in the near term. Instead, these sites may be better positioned as longer-term redevelopment options, as developers are likely to prefer building on existing vacant development sites in Antioch and Pittsburg before tackling these large redevelopment projects. The two vacant sites in this area, including Buchanan Crossing, and the Crestview Dr/W. 10th Street site, may pose some opportunity for residential development driven by spillover demand from nearby growth, though this nearby growth may also generate additional demand for retail. As such, these sites pose modest opportunities for both residential and retail development, depending on how nearby growth areas impact demand for retail or additional residential units.

Although discussed briefly above, it is worth reiterating the difference between vacant and redevelopment sites in terms of potential market demand and development feasibility. All else being equal, vacant sites offer better infill development opportunities given the limited need for demolition, site preparation, and other early stage development costs. Vacant sites in partially-built shopping centers offer additional benefits, including existing entrance and egress to the property, as well as the expectation that the site already has the necessary utility capacity to support development on the site. This means building the new development would likely require minimal off-site improvements and costs, allowing more cost-efficient (i.e., feasible) development. Sites that are currently fully developed, and thus require redevelopment, are likely to pose more challenges and risk associated with infill development versus the vacant sites. First, many of these sites have multiple owners, leading to challenges in coordinating one cohesive redevelopment plan. Second, the time and cost associated with demolition of the existing space will add cost and risk to the project. Nevertheless, these existing commercial centers tend to be in slightly more urban and desirable locations, in addition to being significantly larger sites with more overall development potential. Redevelopment of these properties may require significantly more effort on behalf of the current owners and potential developers, but they often offer large development sites that allow economies of scale, most prominently the 40.9-acre Somersville Towne Center.

The summary table below includes BAE's opportunity ranking of each site for retail and residential demand, as well as critical factors that contribute to these rankings.



Commercial Center		tential Score to 5 (high) Residential	Site Acr Commercial Center	eage Infill Site	Vacant/ Redevelopment	Single/Multiple Owners (a)
Lakeview Center	3	3	12.7	5.3	Vacant	Single Ow ner
In-Shape Shopping Center	2	4	17.5	8.9	Vacant	Single Ow ner
Deer Valley Plaza	3	3	25.4	9.8	Redevelopment	Single Ow ner
Hillcrest Summit	2	3	5.9	4.9	Vacant	Single Ow ner
Hillcrest Terrace	2	4	13.9	6.3	Vacant	Single Ow ner
Buchanan Crossing	3	3	12.9	5.4	Vacant	Single Ow ner
Delta Fair Shopping Center	1	4	14.7	14.7	Redevelopment	Multiple Ow ners
Somersville Tow ne Center	3	4	40.9	40,9	Redevelopment	Multiple Ow ners
99 Cents/Big Lots	4	3	13.6	10.0	Redevelopment	Multiple Ow ners
Crestview Dr/W 10th St	3	. 3	2.3	2.3	Vacant	Single Owner

## Table 22: Summary of Market Potential Scoring by Infill Site

Note:

(a) Represents the number of owners of the sites identified for potential infill development. Some infill sites have single owners but are located in a Commercial Center with multiple owners.

Sources: BAE, 2021.

## SPECIAL MEETING AGENDA November 2, 2021

item1. Ad-Hoc Report for the Strategic Housing and Infill Study

.

### Antioch Economic Development Commission

### Economic Development Sub Committee Report and Recommendations :

### Strategic Housing and Infill Study

### Commissioners McCall, Del Castillo and Hills

### October 29, 2021

The Antioch City Council was presented the Strategic Housing and Infill Study (Study) on August 10, 2021. This study was prepared from a grant program authorized by SB 2, Building Homes and Jobs Act. The Economic Development Commission (EDC) met on October 19, 2021 in order to create a sub-committee. The sub-committee's purpose was to review and prepare an EDC recommendation to the Study. It is the EDCs opinion that all the commercial zones considered in the Study should be preserved as commercial zones.

Before rezoning these lots to residential, please consider where future business opportunities should be placed. It is the EDCs goal to attract new and vibrant businesses and these lots are essential to that goal. In addition, it is recommended City Council complete the update to the Vision and Strategic Plan as well as the General Plan prior to making any decision. The EDC believes an overall plan for business in Antioch is an important prior step, which should be used for future rezoning guidelines.

These vacant commercial zones allow future opportunities for economic growth and activity. Currently, many Antioch residents commute out of the city for their jobs. This commute negatively affects the quality of life of many Antioch residents. Our tax dollars leave the city because these commuters often spend their income near their places of work. It is the EDCs desire that these commercial zones may soon allow our residents to work and thrive within our city limits.

In order for a city to be sustainable, there needs to be a balance of jobs and residents within the city. The EDC believes we currently have an imbalance. Maintaining these commercial zones will help our city be more sustainable. If these commercial zones

are rezoned to residential, it will be more difficult to attract future commercial enterprises to our city because there are less spaces for them to locate. In addition, it will negatively affect the current jobs to residents imbalance.

Instead of rezoning vacant commercial zones, the city should find zoning incentives for developers that will make Antioch more attractive and desirable. Zoning incentives such as reducing parking requirements in order to allow for more revenue-producing space may give our city an advantage. Finding incentives for existing business/property owners to improve their building without placing the burden on tenants may improve the desirability of our city to businesses. The current market has dictated the vacancies in these commercial zones but it is the EDCs hope that these market conditions will be improved. Keeping our commercial zones intact and making our city more attractive to businesses will prepare our city for the new commercial market.

Antioch is the hidden gem in East Contra Costa County. We need to preserve our commercial zones for future business opportunities. The quality of life of current and potential residents may be negatively affected by rezoning these lots. Before moving forward, consider if these areas will have sufficient amenities (such as groceries, schools, recreation, etc.) to sustain these new area residents.

The housing crisis is a region-wide problem that should be tackled regionally. However, if the city wishes to rezone these vacant commercial lots, the city should consider mixed-use zoning only.



ATTACHMENT I Confederated Villages of the Lisjan

10926 Edes Avenue, Oakland CA 94603

### RE: City of Antioch General Plan Amendment:

Dear Planning Commission,

I am writing on behalf of the Confederated Villages of the Lisjan in response to your planned Commercial Infill Housing amendments to the City of Antioch General Plan. We are grateful for the opportunity to comment and encouraged that the City wants to create a more inclusive, justice-oriented vision as it addresses California's housing crisis. As people who have lived on this land for many generations before it was Antioch, we are glad to continue to build a stronger City-Tribe relationship.

While the current General Plan contains provisions for protection of Tribal Cultural Resources ("TCR's"), we were very concerned to see that such protections are omitted from the infill housing objective criteria. While the areas may already be partially developed, soil disruption carries the potential to impact TCR's in the 6 infill areas designated as "Vacant/ Greenfield" sites and "Undeveloped Land Within Existing Commercial Center," some of which contain swaths of undeveloped land.

The City itself acknowledges this possibility in General Plan Section 10.9, Cultural Resources Objectives and Policies, which reads, "Prehistoric cultural resources in the San Francisco Bay Area region tend to be located near sources of fresh water, along the bay shore, and in the hills of Contra Costa County. A records search indicated that eight prehistoric archaeological sites have been recorded within the Antioch General Plan area. Therefore, it is likely that additional unidentified prehistoric cultural resources exist within the Antioch area. The rapid urbanization of the study area during the late 20th century may have resulted in the burial of unknown cultural resources under modern development."

As this is our aboriginal homelands, any decision the City makes affects the Indigenous people of Antioch and our future generations significantly. This includes potential infill development. We appreciate the memorandum sent in response to the Strategic Infill Housing Analysis Project virtual meeting, between the Confederated Villages of The Lisjan and the City on January 19, 2022. While the memorandum includes existing TCR mitigation measures in the General Plan, it does not specify how these measures fit into a "streamlined" approval process for commercial infill development.

To clarify protections for TCRs under the streamlined approval framework, we have attached a document with suggested language to improve the proposed amendments regarding justice for tribal people. We view this as a starting point and would also like to engage in more dialogue. As the Indigenous People of Antioch, we would like a seat at the table throughout the entire process, as we have called this land home for generations.

# Confederated Villages of the Lisjan

10926 Edes Avenue, Oakland CA 94603

Thank you again for considering our comments, we look forward to working with you further.

Sincerely,

## Confederated Villages of Lisjan

(510) 575-8408 🚯 10926 Edes Avenue, Oakland CA 94603

## REQUEST FOR TRIBAL CULTURAL RESOURCE PROTECTIONS IN STREAMLINED COMMERCIAL INFILL HOUSING AMENDMENTS TO THE CITY OF ANTIOCH GENERAL PLAN

Section 4.4.7 of the Land Use Element, "Commercial Infill Housing" does not specify how Tribal Cultural Resources will be protected under the streamlined approval framework. The following suggestions would clarify any potential discrepancies.

"a. Purpose and Primary Issues" should be amended to include "e. Avoid or mitigate to the maximum feasible extent impacts of commercial infill housing development on Native American archaeological and cultural resources."

"b. Policy Direction" should be amended to include "m. Avoid damage to Native American Tribal Cultural Resources that may have been buried during Antioch's rapid urbanization in the late 20th century."



#### **General Plan Amendment**

1. Add new policy direction as new section 4.4.7 of Land Use Element chapter: 4.4.7 Commercial Infill Housing. As part of a strategic infill housing study process, the City has designated specific sites within Antioch to allow for the streamlined development of high quality medium- and high-density residential and mixed-use projects. These infill sites are typically vacant and/or underutilized commercial areas of the city.

#### a. Purpose and Primary Issues

Commercial infill housing allows residential development in commercial land use designations, which can also serve the following issues:

a. Revitalize partially built or struggling commercial developments that have commercial vacancies and relocation of commercial activity to other parts of the city.

b. Incentivize residential and mixed-use development through streamlining/expediting the planning approval process.

c. Contribute to the citywide need for more housing through the building of medium- and high-density housing.

d. Allow for existing commercial sites to be developed with high quality residential development to address housing needs and redevelopment of underutilized sites.

e. Avoid or mitigate to the maximum feasible extent impacts of commercial infill housing development on Native American archaeological and cultural resources.

#### **b.** Policy Direction

The following policies shall guide development of commercial infill housing projects: a. Allow property owners to develop housing on the infill site if the site is a minimum of half acre, the site is vacant and/or underutilized, and has an existing commercial land use designation.

b. Appropriate land uses include medium density housing, high density housing, vertical mixed use, and horizontal mixed use.

c. The underlying/base zoning for overlay sites will remain and may be redeveloped with commercial or other uses as currently allowed.

d. The minimum residential development intensity shall be 12 dwelling units per acre.

e. Residential densities of 12 to 35 dwelling units per gross developable acre are allowed. Densities of up to 50 dwelling units per gross developable acre are allowed with a use permit. f. Building heights of two to four stories (up to 45 feet) are allowed. Building heights above four stories or 45 feet shall require a use permit.

g. Commercial infill housing projects shall satisfy the Objective Design Standards in the Commercial Infill Housing Objective Design Standards document.

h. Encourage demolition or repurposing of underutilized commercial development on the site to accommodate for new high quality residential or mixed-use development.

i. Create a pedestrian-oriented environment within and immediately outside of the development.

## **Confederated Villages of Lisjan**

(510) 575-8408 🚯 10926 Edes Avenue, Oakland CA 94603

### Strategic Infill Housing Analysis for the City of Antioch

j. Provide convenient access to circulation networks of various modes of travel, including vehicle, pedestrian, bike, and transit outside of the site.

k. Provide internal circulation for bikes, vehicles, and pedestrians that connect these circulation networks outside of the development on adjacent streets and sidewalks.

I. Where possible, site entries near transit stops and facilitate vehicular access along major arterials.

m. Avoid damage to Native American Tribal Cultural Resources that may have been buried during Antioch's rapid urbanization in the late 20<sup>th</sup> century.

#### 2. Add additional underlined text to Section 4.4.1.2 Commercial Land Use Designations:

**4.4.1.2 Commercial Land Use Designations.** The General Plan land use map identifies two commercial land use designations, which, along with commercial development within Focus Areas, will provide a broad range of retail and commercial services for existing and future residents and businesses. Permitted maximum land use intensities are described for each designation. Maximum development intensities are stated as the maximum floor area ratio (FAR) within the project site. "Floor area ratio" is determined by dividing the total proposed building area of a development project by the square footage of the development site prior to any new dedication requirements. In addition to these commercial land use designations, residential and mixed-use development of a minimum of 12 dwelling units per gross developable acre may be allowed on commercial infill sites. See the Commercial Infill Housing description within the Land Use Element for more details.

3. Make the following changes to Table 4.A Appropriate Land Use Types:

Add row: *Commercial Infill Housing. As defined and regulated by the Antioch Municipal Code.* Checkmark columns: "Medium Density Residential," "High Density Residential," "Mixed Use," and "Mixed Use/Medical Facility" with reference to note #9. Add note #9 under Table 4.A: *Commercial infill housing is allowed only within the Commercial Infill Housing Overlay District.* 

## ANTIOCH CALIFORNIA

## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of April 12, 2022

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Dawn Merchant, Finance Director

**SUBJECT:** American Rescue Plan Act Funding

## **RECOMMENDED ACTION**

It is recommended that the City Council provide feedback and direction regarding the allocation of American Rescue Plan Act funding received by the City of Antioch and adopt a resolution authorizing the necessary FY22 & 23 budget amendments for expenditures approved at the April 12, 2022 meeting.

## FISCAL IMPACT

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. The funding and spending allocations will be accounted for in the American Rescue Plan Special Revenue Fund established with the adoption of the FY2021-23 Budget.

## DISCUSSION

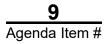
On March 22, 2022, City Council reviewed and discussed a list of potential programs and projects to fund with ARPA. Direction was given on the first thirteen items included on the list. City Council directed that the discussion be continued to April 12<sup>th</sup> to review the remaining items that were included.

Attachment A provides a table of the programs/projects City Council provided consensus to fund with ARPA. As noted on the attachment, the desired funding allocations far exceed available funds. City Council will need to re-consider all items and prioritize spending to fall within available funding.

Attachment B is the list of ARPA spending ideas presented on March 22<sup>nd</sup> amended to include several more ideas brought forth by members of the City Council on March 22<sup>nd</sup>.

## **ATTACHMENTS**

- A. ARPA Allocations Table
- B. ARPA spending ideas from March 22, 2022
- C. Resolution



#### ATTACHMENT A

#### ARPA ALLOCATIONS

#### Total ARPA Funding \$ 21,550,900.00

	Estimated Cost	
Mental Health Crisis Response pilot	-	– Two-year cost
Bridge Housing Support Services pilot Master lease of hotel Support services	2,600,000.00 3,100,000.00	
Economic Development/Business Small business grants Façade Improvement grants Small business support	500,000.00 500,000.00 1,500,000.00	
Bicycle Garden	3,000,000.00	construction phase only, not planning
Mayors Apprenticeship Program	625,000.00	
Rehabilitiation of building for Pub. Saf. Comm. Res.	4,300,000.00	
Wi-Fi Downtown Area Installation Annual Maintenance (x2)	60,000.00 50,000.00	
Ugrade City ventilation systems	766,000.00	\$400K NRCC/Snr; \$366K City Hall
L St drainage/storm water improvements	2,500,000.00	
Park enhancements	4,800,000.00	Increased \$300K from initial list (12 parks/\$400K ea.)
Two all-inclusive parks Antioch Community Park TBD	1,500,000.00 1,500,000.00	initial list was \$2M, increased to \$3M after further evaluation
Total cost of all programs/projects	\$ \$ 30,901,000.00	
Total Cost Exceeding Available Funds	s \$ (9,350,100.00	)

## ATTACHMENT B

## ARPA SPENDING IDEAS

- Mental Health Crisis Response pilot. Estimated cost of \$1.8M/year for 2 years = \$3.6M
- Bridge Housing Support Services pilot. Conservative estimated cost of \$2.6M for master lease, \$3.1M support services and \$250K/year for 2 CORE Team members = \$6M all-inclusive cost for 2 years
- 3. Small business grants \$500K
- 4. Facade Improvement Grants \$500K
- 5. Small business support \$1.5M
  - a. Business expansion assistance
    - b. Technical assistance
    - c. Entrepreneurship training
    - d. Industry incubator
      - i. Temporary staffing, consultants, and software to help implement the above business programs would be needed
- 6. Bicycle Garden \$3M
- 7. Mayor's Apprenticeship Program
- 8. Rehabilitation of building for Public Safety & Community Resources Department
- 9. L Street improvements (drainage/storm water treatment) \$2.5M
- 10. Add Wi-Fi in the downtown area that meets the guidelines of the broadband infrastructure requirements in ARPA. The estimated installation cost is \$60,000 and would have an annual maintenance and support cost of approximately \$25,000/yr.
- 11. Upgrade of City facility ventilation systems to address public health impacts as an infection prevention measure for congregate settings.
- 12. Park Enhancements \$4.5M
- 13. Two all-inclusive parks \$2M
- 14. Aquatic Center needs \$3M
  - a. Locker room/multi-use/concession/office renovations \$1M
  - b. Perimeter fence replacement \$500K
  - c. Deck repair \$850K
  - d. Pool plaster replacement \$250K
  - e. Boulder structure repair \$250K
  - f. Slide restoration \$150K
- 15. Nick Rodriguez/Senior Center renovation/ADA upgrades that exceed \$2.2M being awarded from State.
- 16. Large trash capture device \$500K
- 17.NE Annexation storm drain improvements cost TBD
- 18. Water meter AMI \$5M
- 19. Brackish Water Desal \$17M
- 20. Recycled water expansion \$TBD
- 21. EOC/Community Room technology upgrades \$300K

## ATTACHMENT B

## ARPA SPENDING IDEAS, Cont.

- 22. Utility bill assistance
- 23. Government services up to \$10M (this will free General Fund monies to pay for other projects/services the Council may want to pursue)
- 24. Weekly COVID testing City providing to employees through Kyla
- 25. Pay for COVID Sick Leave required to be provided to City employees as required by the State of California effective January 1, 2022.
- 26.Pay for unemployment costs charged to the City from the State Unemployment Development Department as allowed in the guidance to respond to negative economic impacts. It is recommended to allocate \$240,000 initially to cover the estimated cost through December 2024.
- 27. Pay for Police overtime costs associated with covering employee shifts for those out with COVID related illness

## Additional Items Added on March 22, 2022

- 28. Solar
- 29. Cinderblock walls
- 30. Water and sewer infrastructure on Wilbur
- 31. Staffing for public contact for COVID
- 32. AUSD youth projects
- 33. Crossing guards
- 34. Upgrade dog play area at Animal Services
- 35. Carnegie library improvements
- 36. Expanded Wi-Fi/broadband across District 1
- 37. Land acquisition for unhoused resident services
- 38. A St improvements
- 39. E 18<sup>th</sup> St improvements
- 40. Sycamore improvements

## ATTACHMENT C

#### **RESOLUTION NO. 2022/\*\***

## RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROVING AMENDMENTS TO THE 2022 AND 2023 FISCAL YEAR BUDGETS FOR ARPA EXPENDITURES UNDER CONSIDERATION AND APPROVED ON APRIL 12, 2022

**WHEREAS**, the City of Antioch received \$10,775,450 in American Rescue Plan Act ("ARPA") funding in May 2021 and will be receiving another \$10,775,450 in May 2022; and

**WHEREAS**, the City may use ARPA funds to support public health expenditures, address negative economic impacts caused by the public health emergency, replace lost public sector revenue to provide government services and invest in water, sewer and broadband infrastructure;

**WHEREAS**, the City Council has considered and approved funding allocations within these guidelines at the April 12, 2022 City Council meeting; and

**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 for ARPA funding allocations discussed and approved at the City Council meeting of April 12, 2022 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 12th day of April 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ELIZABETH HOUSEHOLDER CITY CLERK OF THE CITY OF ANTIOCH

## ANTIOCH CALIFORNIA

## STAFF REPORT TO THE CITY COUNCIL

DATE:	Regular Meeting of Tuesday, April 12, 2022
TO:	Honorable Mayor and Members of the City Council
SUBMITTED BY:	Thomas Lloyd Smith, City Attorney 725
SUBJECT:	Discussion Item: Antioch Police Oversight Commission - Summary of Content for a Draft Ordinance

## RECOMMENDED ACTION

It is recommended that the City Council:

- 1. Determine whether to direct to staff prepare an ordinance forming the Antioch Police Oversight Commission; and
- 2. If so, advise staff whether to rename the Police Crime Prevention Commission, by designating it as a board or committee, or to make any other modifications to it.

## FISCAL IMPACT

The members of the Antioch Police Oversight Commission will not be compensated for their time. However, the City will need to provide funding for the Police Commission's general operating expenses, training, continuing education, and public outreach and events. There will also be expenses associated with staff time dedicated to working with the Police Commission.

## DISCUSSION

Civilian oversight of police departments is an evolving governmental function designed to provide the community with a means to influence police department policies and to help ensure that policing is conducted in a manner that is constitutional, effective, and responsive to the standards, values, and expectations of those served by the police department.

The City Council directed City staff to research and make recommendations to the City Council Police Oversight Standing Committee on the potential formation of an Antioch Police Oversight Commission ("Police Commission"). City staff researched (1) police oversight commissions and boards in general law and charter cities; (2) the differences between police oversight commissions in general law cities and charter cities; and (3) solutions that can be achieved under each type of government within state and local laws and policies.

City staff has prepared a summary of content for an ordinance forming the Antioch Police Oversight Commission with the aim of strengthening trust, transparency, accountability, and police-community relations in the City of Antioch by ensuring that the Antioch Police Department's policies, practices, and customs meet or exceed national standards of constitutional policing.

## ANTIOCH POLICE OVERSIGHT COMMISSION

## PURPOSE

The purpose of the Antioch Police Oversight Commission is to strengthen trust, transparency, accountability, and police-community relations in the City of Antioch by ensuring that the Antioch Police Department's policies, practices, and customs meet or exceed national standards of constitutional policing.

The Police Commission shall advise the City Council, City Manager, and Chief of Police on the administration of the Antioch Police Department and on policy matters concerning public safety within the City of Antioch. The Police Commission shall facilitate community participation and oversight by reviewing and recommending policies, procedures, practices, and programs designed to result in community policing that is effective, responsive, and sensitive to the diverse needs of the residents of the City.

The Police Commission shall promote and encourage open communication and cooperation between the Antioch Police Department and residents of the City, recognizing that policing the City of Antioch is a shared responsibility.

The Police Commission shall develop, review, and make policy recommendations aimed at informing the community of its rights and responsibilities when interacting with police officers.

## MEMBERSHIP AND APPOINTMENT

(A) The Police Commission shall consist of seven (7) voting members appointed by the Mayor and confirmed by the City Council.

(B) All voting members of the Police Commission shall be residents of the City of Antioch.

(C) The Mayor and the City Council shall strive to appoint and confirm at least:

(a) one (1) representative from each of the four (4) councilmember voting districts of the City;

- (b) one (1) representative of the Antioch faith-based community;
- (c) one (1) representative of the Antioch business community; and
- (d) one (1) employee or student of the Antioch Unified School District.

(D) No one shall be excluded from the Police Commission because he or she has a criminal record.

(E) The following shall not be eligible to serve as a Police Commissioner:

- (a) current sworn police officer or his/her spouse;
- (b) current City employee or his/her spouse;
- (c) former Department sworn employee or his/her spouse; or

(d) current or former employee, official, or representative of an employee association representing sworn police officers or his/her spouse.

(F) Commissioners shall not be issued and shall not display, wear, or carry badges that so resemble a peace officer's badge that an ordinary reasonable person would believe that Commissioners have the authority of a peace officer.

## TERMS OF OFFICE AND REMOVAL FROM OFFICE

(A) The terms of office for all members of the Police Commission shall be three years, but the terms of not more than three (3) members shall expire in any one year. Therefore, when the initial seven (7) members are selected, two (2) commissioners shall be appointed to serve an initial one-year term, two (2) commissioners shall be appointed to serve an initial two-year term, and the remaining three (3) shall serve an initial three-year term. No members shall serve for more than two consecutive full terms. For this purpose, the initial one-year and two-year terms in this paragraph shall be considered full terms. After two consecutive full terms, an interval of three years must pass before a member is eligible to be reappointed. The expiration date of all terms shall be December 31, but each member shall serve until his or her successor is duly appointed and qualified.

(B) A member may resign before the expiration of his or her term with written notification to the chairperson of the Police Commission and the Mayor.

(C) Members of the Police Commission shall serve at the pleasure of the City Council and may be removed from office by a majority vote of the Council.

(D) The Police Commission may recommend to the City Council that a member be removed for reasons including but not limited to:

- (a) misuse of position as a Police Commission member;
- (b) misuse of police-issued documents;

(c) misconduct that impedes the member's ability to serve as an effective and impartial Police Commission member;

(d) unexcused absences from at least three meetings in a one-year span of time;

(e) violation of the Code of Ethics of the National Association for Civilian Oversight of Law Enforcement (NACOLE); or

(f) conflict of interest.

(E) Upon receipt of notification of resignation or a Council vote of removal, the position shall be considered vacant and eligible for the Mayor to nominate for appointment a replacement commissioner followed by confirmation by the City Council for the remainder of that term.

## OFFICERS

During January of each year, the Police Commission shall elect one of its members as chairperson and one as vice-chairperson who shall each hold office for one (1) year or until their respective successors are elected. After all Police Commission members have been appointed and confirmed, officers shall be elected no later than the second meeting of the Police Commission. No officer shall be eligible to serve more than two consecutive terms in the same office.

## MEETINGS

(A) The Police Commission shall hold its first meeting within thirty days after all of its members have been appointed and confirmed. At the first meeting, the Police Commission shall set the time and date of regularly scheduled meetings, which shall occur at least twice each month, except during the months of July and December when regular meetings shall occur once per month. Regular meetings of the Police Commission shall be held at Antioch City Hall except for meetings held under section 4-3.060(B). The Police Commission shall notify the public of the time and place of its meetings and provide time for public comment at each meeting in compliance with the Brown Act.

(B) At least two meetings of the Police Commission each year shall be held at locations within the City of Antioch other than City Hall for the purpose increasing community engagement with the Police Commission. The Police Commission shall make a good faith effort to hold these meetings at public schools, youth centers, or community-based organizations within the City of Antioch.

(C) All Police Commission meetings are subject to the Brown Act.

(D) In the interest of upholding and modeling a positive relationship between the residents of Antioch and the Antioch Police Department, the Antioch Chief of Police, or his or her designee, shall attend the beginning of all public meetings of the Police Commission and, as the first order of new business, be placed on the agenda to comment or report on any matters under consideration by the Police Commission.

## NO COMPENSATION

Members of the Police Commission shall serve without compensation. However, the City Council may authorize the reimbursement of reasonable expenses incurred by the members in the performance of their duties.

## BUDGET

The City shall provide the Police Commission with funding for general operating expenses, training, and continuing education for all Police Commissioners.

## TRAINING

The City shall provide appropriate funding for introductory training of new Police Commission members as well as continuing education for all members. Training shall cover all of the following, but not be limited to:

- (A) The ordinance establishing the Police Commission;
- (B) National standards of constitutional policing;
- (C) Department operations, policies, procedures, practices, and programs;

(D) Laws governing local public records and public meetings, confidentiality, police officer rights, arrestee rights, and excessive force; and

(E) Police policies, practices, and procedures around stops, arrests, use of force, detention, large-scale protests, and marginalized communities.

## POWERS AND DUTIES

To effectuate its purpose, the Police Commission shall, in compliance with the California Public Records Act (Gov. Code, §§ 6250 et seq.), Penal Code Sections 832.7 and 832.8; California Public Safety Officers Procedural Bill of Rights Act (Gov. Code, §§ 3300 et seq.), Government Code section 38630, Government Code section 37104, Penal Code section 832.7, and all other applicable state and federal law:

(A) Propose changes, at its discretion or upon receiving direction from the City Council, including modifications to the Police Department's proposed changes, to any policies or procedures of the Police Department that govern First Amendment assemblies, use of force, use of canines, use of de-escalation techniques on civilians, hate crimes, or biased-based policing including profiling based on any of the protected characteristics identified by federal, state, or local law. All such proposed changes and modifications shall be submitted to the City Council for approval or rejection.

(B) Recommend City Council approval or rejection of the Police Department's proposed changes to all policies and procedures of the Police Department that govern First Amendment assemblies, use of force, use of canines, use of de-escalation

techniques with civilians, hate crimes, or biased-based policing including profiling based on any of the protected characteristics identified by federal, state, or local law.

(a) If the Police Commission recommends rejection of the proposed policy, the Police Department's proposed changes, notice of the Commission's rejection, and the reasons for rejection, together with the Police Department's proposed changes, shall be submitted to the City Council for review.

(b) If the Police Commission recommends approval of the Police Department's policy, the Police Department's proposed changes will proceed directly to the City Council for review.

(c) If the Police Commission does not approve or reject the Police Department's proposed changes within sixty (60) days of the Police Department's submission of the proposed changes to the Police Commission, the Police Department's proposed changes will proceed directly to the City Council for review.

(C) Review and comment on, at its discretion, any other policies, procedures, customs, and general orders of the Police Department. All such comments shall be submitted to the Chief of Police, the City Manager, and the City Attorney. The Chief of Police shall provide a written response to the Police Commission upon request.

(D) Review the City Council's proposed budget and advise whether budgetary allocations for the Police Department are aligned with the Police Department's policies and procedures. The Police Commission shall conduct at least one public hearing on the Police Department budget per budget cycle and shall forward to the City Council any recommendations for change.

(E) Require the Chief of Police to submit an annual report to the Police Commission regarding such matters as the Police Commission shall require.

(F) Report at least once a year to the Mayor, the City Council, and to the public to the extent permissible by law, the information contained in the Chief's report in addition to such other matters as are relevant to the functions and duties of the Police Commission.

(G) Receive reports from the Police Department on publicly disclosable information concerning the status of civilian complaints. Develop a program for the mediation of civilian complaints, in coordination with the Chief of Police, the City Manager, and the City Attorney.

(H) Study, develop, and recommend community policing and alternative crimeprevention policies and strategies to the Chief of Police, City Manager, City Attorney, and City Council; assess and make recommendations regarding the role in public safety of social services, including but not limited to those related to mental health, alcohol and substance abuse, homelessness, juvenile justice, and education.

(I) Develop and recommend, in conjunction with the Chief of Police and the City Manager, education programs regarding policing in Antioch and community outreach events, such as town hall meetings, forums to communicate information about neighborhood watch programs, or events designed to encourage safety and emergency preparedness.

(J) Request and review data from public records of the Antioch Police Department as needed to effectuate the Police Commission's powers and duties. Such data may include, but is not limited to, data regarding police use of force; demographics of individuals stopped, searched, or arrested; demographics of Antioch Police Department officers and staff; officer training and qualifications.

## PUBLIC REPORTS

(A) The Police Commission shall draft and issue public reports regarding the issues described in the section entitled "Powers and Duties". An annual report may be in the form of an update from a previous year's report. The Police Commission may issue additional public reports as it deems appropriate.

(B) The Police Commission shall provide annual public reports to City Council, City Manager, and City Attorney on the Police Department's progress on Police Commission recommendations and other updates relevant to the mission of the Police Commission.

(C) All public reports shall omit or redact any confidential or privileged information as defined by State law.

## ATTACHMENTS

A. None.

## ANTIOCH CALIFORNIA

## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of April 12, 2022

TO: Honorable Mayor and Members of the City Council

**PREPARED BY:** Rosanna Bayon Moore, Assistant City Manager

AUTHORIZED BY: Cornelius H. Johnson, Interim City Manager

**SUBJECT:** Display of the Pride Progress Flag at City Hall

## **RECOMMENDED ACTION**

It is recommended that the City Council adopt a resolution:

- 1) Acknowledging the City's Policy for the Display of Flags at City Facilities as it relates to various flags approved by an adopted resolution of the City Council; and
- 2) Approving the display of the Pride Progress Flag during the period of April 12, 2022 to December 31, 2022 at City Hall.

## FISCAL IMPACT

None

## DISCUSSION

At the Regular City Council Meeting of March 22, 2022, public comments were received regarding homophobic and transphobic attitudes experienced in the community of Antioch. As an expression of opposition to discrimination on the grounds of sexual orientation and gender identity, two agenda items were subsequently prepared for City Council action. The first is a City proclamation and the second is the display of the Pride Progress Flag. Attachment B provides the City's current Flag Display Policy.

## **ATTACHMENTS**

- A. Resolution No 2022/\*\*
- B. Resolution No. 2020/23

Exhibit A to Resolution – City of Antioch Flag Display Policy

**RESOLUTION NO. 2022/\*\*** April 12, 2022 Page 2

## RESOLUTION NO. 2022/\*\*

## RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROVING AND AUTHORIZING THE DISPLAY OF THE PRIDE PROGRESS FLAG AT CITY HALL

**WHEREAS,** the City of Antioch adopted Resolution No. 2020/23 regarding the City's Policy for the Display of Flags at City Facilities on February 11, 2020;

**WHEREAS,** the City's flagpoles are to be used exclusively by the City and the City Council may display a commemorative flag as a form of government speech and expression;

**WHEREAS,** the display of flags on City's flagpoles represents the City of Antioch's official sentiments and the City shall display commemorative flags only if authorized by the City Council by resolution as part of said expression;

**WHEREAS,** the Antioch City Council identified the Pride Progress Flag as an Approved Flag for authorization at a duly noticed meeting of the City Council and directs its display to commence on April 12, 2022 and end on December 31, 2022; and

**WHEREAS,** it is acknowledged that the City's Policy for the Display of Flags at City Facilities restricts display to no more than thirty-one (31) continuous days;

WHEREAS, additional display requests that occur during the extended timeframe may not be accomodated due to the limited availability of space on flagpoles at City Hall.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Antioch hereby approves the Pride Progress Flag for display at City Hall and authorizes a one time bypass of the time limit defined as thirty-one continuous days per Section 3.02 of the City's Policy for the Display of Flags at City Facilities.

\* \* \* \* \* \* \*

**IHEREBY 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 12<sup>th</sup> day of April 2022, by the following vote:

## AYES:

**RESOLUTION NO. 2022/\*\*** 

April 12, 2022 Page 3

NOES:

ABSTAIN:

ABSENT:

## ELIZABETH HOUSEHOLDER CITY CLERK OF THE CITY OF ANTIOCH

#### **RESOLUTION NO. 2020/23**

#### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ADOPTING A POLICY FOR THE DISPLAY OF FLAGS AT CITY FACILITIES

**WHEREAS,** the City of Antioch ("**City**") displays flags at City Hall and other City facilities in accordance with Federal and State law;

WHEREAS, displays of flags on the City's flagpoles express the City's official sentiments;

WHEREAS, the City of Antioch has not historically had a comprehensive policy for the display flags on City flagpoles, but the City Council recognizes the need for such a policy;

WHEREAS, the City Council desires to adopt a policy for the display of flags at City Hall and other City facilities including the United States flag, the California State flag, the United States Armed Forces flags, the City of Antioch flag, and other commemorative flags approved by a resolution of the City Council; and

WHEREAS, at the January 14, 2020, Antioch City Council meeting, the City Council discussed and considered a working draft of a policy for the display of flags at City facilities and directed staff to bring an updated draft of such policy forward at a subsequent City Council meeting for further consideration.

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

#### Section 1. Findings

The City Council hereby finds and determines that the above recitals are true and correct and have served as the basis, in part, for the findings and actions of the City Council set forth below.

#### Section 2. Decision

The City Council of the City of Antioch hereby adopts the City of Antioch Flag Display Policy attached hereto as Exhibit A.

#### Section 3. Effective Date

This resolution shall take effect immediately upon its adoption.

\* \* \* \* \* \* \* \* \*

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 11th day of February 2020 by the following vote:

AYES: Council Members Wilson, Motts, Thorpe, Ogorchock and Mayor Wright

NOES: None

ABSTAIN: None

ABSENT: None

ARNE SIMONSEN, CMC CITY CLERK OF THE CITY OF ANTIOCH

**EXHIBIT A** 

# ANTIOF CALIFORNIA

## CITY OF ANTIOCH FLAG DISPLAY POLICY

City of Antioch Flag Display Policy February 11, 2020

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## **ARTICLE I. INTRODUCTION**

## Section 1.01 Goal

The goal of the City of Antioch ("**City**") Flag Display Policy is to provide standard procedures for the display of flags at City facilities while promoting patriotism, inclusion, and pride in the City. The display of flags shall support the vision, mission, and objectives of the City and present the City in a positive and professional manner.

## Section 1.02 Purpose

The purpose of this policy is to establish that the flag of the United States of America (the "**American Flag**"), the California state flag (the "**State Flag**"), United States Armed Forces flags ("**Military Flags**"), City of Antioch flag ("**Antioch Flag**"), and other flags approved by an adopted resolution of the City Council ("**Other Approved Flags**") are welcome and authorized for display at Antioch City Hall and/or other City facilities.

### Section 1.03 Applicability

This policy applies to all flags identified herein that are flown at City facilities.

## Section 1.04 The American Flag in Antioch

The American Flag is a symbol of pride and freedom for all Americans. To encourage patriotism and appreciation for the United States of America, the City of Antioch encourages the display of the American Flag in our city. In particular, the City encourages the display of the American Flag at residential homes, businesses, and civic organizations on Memorial Day, Veterans Day, Flag Day, and Independence Day. On Memorial Day the American flag should be flown at half-staff from sunrise until noon only, then raised briskly to the top of the staff until sunset, in honor of the nation's battle heroes.

#### Section 1.05 Definitions

<u>Half-Staff</u>: The position of the flag when it is one-half the distance between the top and bottom of the staff.

<u>Executive or Military Department</u>: Any agency listed under Sections 101 and 102 of Title 5, United States Code.

<u>Member of Congress</u>: A Senator, Representative, Delegate, or the Resident Commissioner from Puerto Rico.

#### Section 1.06 References

United States Code (U.S.C.A.), Title 4 United States Code (U.S.C.A.), Title 36 California Government Code, Sections 430-439.

## ARTICLE II. GENERAL PROVISIONS

## Section 2.01 Policy

The City's Flag Display Policy for City Hall and other City facilities shall be in accordance with United States Code (U.S.C.A.), Title 4 and Title 36 and California Government Code, Sections 430-439.

## Section 2.02 The Display of Flags on the City's Flagpoles Represents the City of Antioch's Official Sentiments

The display of flags represents the City of Antioch's official sentiments and the City may choose what it desires to publish and endorse on its flagpoles, provided it is consistent with the law. The City shall display commemorative flags only if authorized by the City Council as an expression of the City's official sentiments. Any such authorization shall be given at a duly noticed meeting of the City Council. The City's flagpoles are to be used exclusively by the City, where the City Council may display a commemorative flag as a form of government speech and expression. The City's flagpoles are not intended to serve as a forum for free expression by the public.

## Section 2.03 Display of Flags Generally

2.03.1 The American Flag together with the State Flag shall be displayed daily at major City operated facilities.

2.03.2 When the American Flag and State Flag are displayed with other flags, the American Flag shall be placed in the first position of honor and the State Flag shall be placed in the position of second honor at all times.

2.03.3 The American Flag and State Flag may be displayed from sunrise to sunset. Proper illumination is recommended if the flags will be displayed twenty-four (24) hours per day.

2.03.4 The American Flag and State Flag should not be displayed on days when the weather would place them at substantial risk of damage, in the judgment of the City Manager or designee.

2.03.5 Flags displayed on the same halyard shall have the American Flag at the peak in the first position of honor, with the State Flag directly below the American Flag in the second position of honor in such a manner as not to interfere with any part of the American Flag. All other flags shall be displayed at a position subordinate to the State Flag.

2.03.6 When the American Flag and State Flag are displayed at the same time on separate flagpoles, the staffs shall be of equal height, the flags shall be of equal size, and the State Flag shall be positioned to the American Flag's left or the observer's right. The American Flag shall be hoisted first and lowered last.

2.03.7 The American Flag and State Flag, and any other displayed flag adjacent to these, shall be flown at half-staff during any of the following circumstances:

- a) During a national day of mourning or remembrance as declared by the President of the United States. The period of time that the flags remain at half-staff shall be determined by Presidential order.
- b) During a State day of mourning or remembrance as declared by the Governor of the State of California. The period of time that the flags remain at half-staff shall

be determined by gubernatorial order. On Memorial Day each year, the flags shall be displayed at half-staff until noon only, then raised to the top of the staff.

- c) By order, and for the period prescribed, by the Antioch City Council.
- d) An occasion befitting a local day of mourning or remembrance as determined by the City Manager of the City of Antioch. The length of time that the flags remain at half-staff shall be prescribed by the City Manager.

When displayed at half-staff, the American Flag and State Flag shall be first hoisted to the peak for a moment and then lowered to the half-staff position. The flags shall be again raised to the peak before they are lowered for the day. When displayed from adjacent staffs, the American Flag shall be raised and lowered first.

2.03.8 No flag shall be displayed above the American Flag.

2.03.9 When the American Flag is displayed over the middle of the street, the flag should be suspended vertically with the union (blue field) to the north in an east and west street, or to the east in a north and south street

2.03.10 When the American Flag is displayed with another flag from crossed staffs, the American Flag should be on the right (the flag's own right, the observer's left) and its staff should be in front of the staff of the other flag.

2.03.11 The City of Antioch recognizes that any rule or custom pertaining to the display of the American Flag may be altered, modified, or repealed, or additional rules with respect thereto may be prescribed, by the Commander in Chief of the Armed Forces of the United States, whenever deemed to be appropriate or desirable. Any such alteration or additional rule shall take precedence over the practices set forth in this policy.

## Section 2.04 Display of Flags Outside City Hall

The American Flag shall be displayed in the first position of honor, which is the observer's extreme left or at the highest point. The State Flag shall be displayed in second position of honor, which on a single flagpole is directly beneath the American Flag. The City of Antioch Flag shall be placed in the third position of honor directly beneath the State Flag, unless a United States Armed Forces Flag(s) (e.g. POW/MIA flag, which serves as the symbol of our Nation's concern and commitment to achieving the fullest possible accounting of all Americans who still remain, or in the future may become, unaccounted for as prisoners of war, missing in action or otherwise unaccounted for as a result of hostile action) precedes it. If so, the City of Antioch Flag will be in the fourth position of honor directly below the Military Flag.<sup>1</sup> Other Approved Flags shall be in the subordinate positions of honor.

## Section 2.05 Display of Flags When There Are Multiple Flagpoles

If there are multiple flagpoles displaying flags together in the same location, the American Flag, State Flag and City of Antioch Flag shall be displayed as follows: The American Flag shall be displayed in first position of honor, which is the observer's extreme left or at the highest point in the center. The State Flag shall be displayed in second position of honor to the right of the American Flag. The City of Antioch Flag shall be placed in the third position to the left of the American Flag.

<sup>&</sup>lt;sup>1</sup> At the time of drafting this policy, City Hall uses a single flagpole for the display of the American, California, POW/MIA, and City of Antioch flags. If the City elects to use multiple flagpoles at City Hall at some point in the future, then Section 2.05 of this policy would apply.

## Section 2.06 Display of Flags Inside City Hall and Other Facilities

If the American Flag is displayed in a lobby area it must be displayed in the first position of honor. This position is on the left side of the lobby upon entrance.

## Section 2.07 Display of Flags in the City Council Chambers

The American Flag, State Flag and City Flag shall be the only flags displayed in the City Council Chambers. The American Flag shall be displayed in the first position of honor. This position is on the Mayor and City Council's right as they face the audience or to the observer's left. The State Flag shall be displayed in the second position of honor. This position is to the observer's right of the American Flag. The City Flag shall be displayed to the observer's right of the State Flag.

## Section 2.08 Disposal of American Flag or State Flag

When the American Flag or State Flag, deteriorates to such a condition that it no longer serves as a fitting emblem of display, it shall be destroyed in a dignified manner, preferably by burning. All fire stations are flag disposal sites.

## ARTICLE III. PUBLIC REQUESTS TO DISPLAY FLAGS ON CITY FLAGPOLES

## Section 3.01 Process and Timeline for Public Requests to a Display Flag at City Hall and Other City Facilities

The City Council is open to considering public requests to display flags celebrating the efforts of nationally recognized civil rights movements that strive for equal rights and equal protection under the law for groups that have historically endured and sought to overcome unlawful and unjust discrimination within our country. Public requests to display such flags should be submitted to the City Clerk's Office at least **45 days** prior to the requested date of the flag raising and display.

- The City Clerk shall record the date of the request and forward it to the City Manager and the City Attorney for review.
- The City Manager shall present the request to the Mayor, who shall to agendize the request for the consideration of City Council, unless the City Attorney provides a written recommendation to deny the request supported by his or her analysis that the request is inconsistent with the goals and purposes of the City of Antioch Flag Policy.
- If an applicant's request to display a flag on the City's flagpole has been denied, the City Council shall only consider that same request if a member of the City Council makes a request to the Mayor or City Manager in writing on behalf of the applicant to place the item on the City Council agenda.
- The City Council shall then consider whether to approve or deny the request to display the flag by majority vote.
- The City Council reserves the right to disqualify or deny requests, in its sole discretion, that are not consistent with the goals and purpose of the City of Antioch Flag Display Policy.

## Section 3.02 Time Limit for Displaying Other Approved Flags

Other Approved Flags shall be displayed for a period of time that is reasonable or customary for the subject that is to be commemorated, but no longer than thirty-one (31) continuous days.

## Section 3.03 Other Approved Flags Shall Be Displayed in the Last Position of Honor

Other Approved Flags displayed on City flagpoles shall be displayed in the last position of honor beneath the City of Antioch Flag, unless otherwise directed by the City Council and to the extent such display does not conflict with federal law, state law, or this policy.

### Section 3.04 Purchase of Other Approved Flags

The City may only purchase American Flags, State Flags, Military Flags, and City Flags. If the City Council votes to display a flag in response to a public request, the person or group making the public request shall provide the flag to the City and be responsible for the cost of the flag.

## ANTIOCH CALIFORNIA

## STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of April 12, 2022

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Nickie Mastay, Administrative Services Director

SUBJECT: Side Letter Agreement between the City of Antioch and the Treatment Plant Employees Association Salary Adjustments from the Total Compensation Study Final Report

## **RECOMMENDED ACTION**

It is recommended that the City Council adopt a resolution:

- Approving the Side Letter Agreement between the City of Antioch and the Treatment Plant Employees Association for Salary Adjustments from the Total Compensation Study Final Report dated August 31, 2021 Appendix IV: Salary Range Placement Recommendations;
- 2) Authorize the City Manager or designee to execute the Side Letter Agreement between the City of Antioch and Treatment Plant Employees Association; and
- Authorize the City Manager or designee to make any necessary adjustments to the Fiscal Year 2021/22 and Fiscal Year 2022/23 budget to implement the provisions of the Side Letter Agreement.

## FISCAL IMPACT

The estimated fiscal impact of the Treatment Plant Employees Association Side Letter for FY2021/22 is \$18,090.

## DISCUSSION

Representatives of the City and the Treatment Plant Employees Association have been meeting and conferring in good faith to negotiate an agreement and finalize the Memorandum of Understanding. The current term of the Memorandum of Understanding is October 1, 2020 through September 30, 2021.

During the course of negotiating, the City Council and the Treatment Plant Employees Association reached an agreement on a Side Letter memorializing the salary range placement recommendations of Appendix IV of the Total Compensation Study Final report dated August 31, 2021 for the Treatment Plant Employees Association. Some terms of the Side Letter Agreement are:

- The salary adjustments shall be effective the first full pay period after October 1, 2021.
- A total of eight classifications will have salary increases ranging from 0.09% to 8.44%.

Please refer to Exhibit 1 of the Resolution for the details of the Side Letter Agreement.

The City and the Treatment Plant Employees Association will continue to meet and confer in good faith to negotiate an agreement and finalize the Memorandum of Understanding.

## **ATTACHMENTS**

### **A.** Resolution

Exhibit 1 to Resolution – Side Letter Agreement between the City of Antioch and the Treatment Plant Employees Association.

**B.** Total Compensation Study Final Report August 31, 2021. Appendix IV: Salary Range Placement Recommendations.

#### RESOLUTION NO. 2022/\*\*\*

#### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROVING THE SIDE LETTER AGREEMENT BETWEEN THE CITY OF ANTIOCH AND THE TREATMENT PLANT EMPLOYEES ASSOCIATION FOR SALARY ADJUSTMENTS FROM THE TOTAL COMPENSATION STUDY FINAL REPORT DATED AUGUST 31, 2021 APPENDIX IV: SALARY RANGE PLACEMENT RECOMMENDATIONS

**WHEREAS,** the City and the Treatment Plant Employees Association had a Memorandum of Understanding covering the period of October 1, 2020 – September 30, 2021;

WHEREAS, in accordance with Government Code Section 3505, the City's Negotiating Team met and conferred in good faith with representatives of the Treatment Plant Employees Association; and

WHEREAS, representatives of the City and the Treatment Plant Employees Association reached a Side Letter Agreement for salary adjustments from the Total Compensation Study Final Report dated August 31, 2021 Appendix IV: Salary Range Placement Recommendations.

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

<u>Section 1.</u> The Side Letter Agreement between the City of Antioch and the Treatment Plant Employees Association as provided in the attached Exhibit 1 and herein incorporated by reference, is approved;

<u>Section 2.</u> The City Manager or designee is authorized to execute the Side Letter Agreement as provided in the attached Exhibit 1; and

<u>Section 3.</u> The City Manager or designee is authorized to make any necessary adjustments to the Fiscal Year 2021/22 and Fiscal Year 2022/23 budget to implement the provisions of the Side Letter Agreement.

\* \* \* \* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 12th day of April, 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

#### SIDE LETTER AGREEMENT BETWEEN THE CITY OF ANTIOCH AND TREATMENT PLANT EMPLOYEES ASSOCIATION

This Side Letter is by and between the Treatment Plant Employees Association ("Bargaining Unit") and the City of Antioch ("City") and is effective following ratification by the Bargaining Unit and approval by the City Council.

To enhance recruitment of new employees and retention of existing employees in certain job classifications represented by the Bargaining Unit, the City and the Bargaining Unit agree to adjust the salary ranges of the following classifications as recommended in Appendix IV: Salary Range Placement Recommendations in the City's August 31, 2021 Total Compensation Study Final Report prepared by Koff & Associates. These equity adjustments shall be effective in the first full pay period after October 1, 2021 as follows:

Classification	<b>Current Step E</b>	New Step E
Water Treatment Instrument Tech I	\$6,457	\$6.978 (+8.07%)
Water Treatment Instrument Tech I w/cert	\$6,779	\$7,327 (+8.08%)
Water Treatment Instrument Tech II	\$7,105	\$7,703 (+8.42%)
Water Treatment Instrument Tech II w/cert	\$7,458	\$8,088 (+8.44%)
Water Treatment Maintenance Worker II	\$6,972	\$6,978 (+0.09%)
Water Treatment Maintenance Worker II w/cert	\$7,320	\$7,327 (+0.09%)
Water Treatment Maintenance Worker III	\$7,669	\$7,703 (+0.44%)
Water Treatment Maintenance Worker III w/cert	\$8,052	\$8,088 (+0.44%)

The percentage change from the current Step E to the new Step E is listed in green next to the new Step E in the table above. Steps A through D will be adjusted accordingly as reflected on the attached salary schedule.

The terms of this Side Letter will be incorporated into the next MOU between the City and the Bargaining Unit. Except as specifically amended by this Side Letter, all other terms and conditions of the MOU between the City and the Bargaining Unit remain unchanged.

For the City of Antioch:

Date:

For Treatment Plant Employees Association:

Date: 3-30-2022

### CITY OF ANTIOCH SALARY SCHEDULE

			MONTHLY SALARY STEPS					
<u>Unit</u>	Classification	Effective Date	Step A	<u>Step B</u>	Step C	Step D	Step E	Step F
TPEA								
TPEA	Laboratory Assistant I		5,219	5,480	5,754	6,042	6,344	N/A
TPEA	Laboratory Assistant II		5,743	6,030	6,332	6,649	6,981	N/A
TPEA	Senior Water Treatment Plant Operator		8,450	8,872	9,316	9,782	10,271	N/A
TPEA	Water Treatment Instrument Tech. I		5,312	5,578	5,857	6,150	6,457	N/A
			5,742	6,029	6,330	6,646	6,978	N/A
TPEA	Water Treatment Instrument Tech. I w/ Cert.		5,577	5,856	6,149	6,456	6,779	N/A
			6,029	6,330	6,646	6,978	7,327	N/A
TPEA	Water Treatment Instrument Tech. II		5,846	6,138	6,445	6,767	7,105	N/A
		4.	6,337	6,654	6,987	7,336	7,703	N/A
TPEA	Water Treatment Instrument Tech. II w/ Cert.		6,136	6,443	6,765	7,103	7,458	N/A
			6,654	6,987	7,336	7,703	8,088	N/A
TPEA	Water Treatment Maint. Worker I		5,211	5,472	5,746	6,033	6,335	N/A
TPEA	Water Treatment Maint. Worker I w/ Cert.		5,471	5,745	6,032	6,334	6,651	N/A
TPEA	Water Treatment Maint. Worker II		5,736	6,023	6,324	6,640	6,972	N/A
			5,742	6,029	6,330	6,646	6,978	N/A
TPEA	Water Treatment Maint. Worker II w/ Cert.		6,022	6,323	6,639	6,971	7,320	N/A
			6,029	6,330	6,646	6,978	7,327	N/A

### CITY OF ANTIOCH SALARY SCHEDULE

			MONTHLY SALARY STEPS						
<u>Unit</u>	Classification	Effective Date	<u>Step A</u>	Step B	Step C	Step D	Step E	Step F	
TPEA	Water Treatment Maint. Worker III		6,310	6,625	6,956	7,304	7,669	N/A	
			6,337	6,654	6,987	7,336	7,703	N/A	
TPEA	Water Treatment Maint. Worker III w/ Cert.		6,625	6,956	7,304	7,669	8,052	N/A	
			6,654	6,987	7,336	7,703	8,088	N/A	
TPEA	Water Treatment Plant Operator		7,266	7,629	8,010	8,410	8,830	N/A	
TPEA	Water Treatment Plant Operator w/ Cert.		7,629	8,010	8,410	8,830	9,271	N/A	
TPEA	Water Treatment Plant Operator w/ T5		7,990	8,390	8,810	9,250	9,713	N/A	
TPEA	Water Treatment Plant Trainee		6,606	6,936	7,283	7,647	8,029	N/A	
TPEA	Water Treatment Plant Trainee w/ Cert.		6,936	7,283	7,647	8,029	8,430	N/A	



## August 31, 2021

## Total Compensation Study Final Report

**City of Antioch** 

## **KOFF & ASSOCIATES**

KATIE KANEKO Managing Director

2835 Seventh Street Berkeley, CA 94710 www.KoffAssociates.com

kkaneko@koffassociates.com Tel: 510.658.5633 Fax: 510.652.5633



August 31, 2021

Ms. Nickie Mastay, Administrative Services Director City of Antioch/Human Resources Department 200 H St. Antioch, CA 94531

Dear Ms. Mastay:

Koff & Associates is pleased to present the Total Compensation Study Final Report to the City of Antioch. This report documents the market compensation survey methodology, findings, and recommendations for implementation.

We would like to thank you for your assistance and cooperation without which this study could not have been brought to its successful completion.

We will be glad to answer any questions or clarify any points as you are implementing the findings and recommendations. It was a pleasure working with the City and we look forward to future opportunities to provide you with professional assistance.

Very truly yours,

Katie Kaneko President



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# **EXECUTIVE SUMMARY**

### Background

In October 2020, Koff & Associates ("K&A") was contracted to perform a comprehensive Total Compensation Study for the City of Antioch (City). All compensation findings and recommendations are presented in this report.

This compensation review process was precipitated by:

- The concern of the City Council and management that employees should be recognized for the level and scope of work performed and that they are paid on a fair and competitive basis that allows the City to recruit and retain a high-quality staff;
- > The desire to have a compensation plan that can meet the needs of the City; and
- The desire to ensure that internal relationships of salaries are based upon objective, nonquantitative evaluation factors, resulting in equity across the City.

The goals of the compensation study are to assist the City in developing a competitive pay and benefit plan, which is based upon market data, and to ensure that the plan is fiscally responsible and meets the needs of the City with regards to recruitment and retention of qualified staff.

### Summary of Findings

This report summarizes the study methodology, analytical tools, and the total compensation (salary and benefits) survey findings. The results of the total compensation study showed:

- > The City's base salaries, overall, in comparison to the market median are 7.0% below the market.
- The City's Classic total compensation, overall, in comparison to the market median is 2% below the market.
- The City's PEPRA total compensation, overall, in comparison to the market median is 5.4% below the market.
- The City's benefits package puts the City in a more competitive position compared to the market and, therefore, salary decisions should be based on total compensation versus base salary market results.
- ▶ K&A considers a classification falling within 5% of the median to be competitive.

# **STUDY PROCESS**

### **Benchmark Classifications**

The study included 203 classifications, and of those 118 classifications were selected in order to collect salary and benefits data within the defined labor market. Classifications that we would expect to provide a sufficient sample for analysis were selected as "benchmarks" to use as the



basis to build the compensation plan. Benchmark classifications are those classifications that are compared to the market, and these classifications are used as a means of anchoring the City's overall compensation plan to the market. Other classifications not surveyed will be included in the compensation plan and aligned to the benchmark classifications using internal equity principles.

The benchmark classifications are listed in Table 1.

#### Table 1. Benchmark Classification

	Classification Title
1.	Accountant II
2.	Accounting Technician II
3.	Administrative Analyst II
4.	Administrative Assistant II
5.	Administrative Services Director
6.	Animal Care Attendant*
7.	Animal Control Officer
8.	Animal Services Manager
9.	Animal Services Technician
10.	Aquatics Maintenance Worker II
11.	Assistant City Engineer
12.	Assistant City Manager
13.	Assistant to the City Manager
14.	Associate Community Development Technician
15.	Associate Development Services/Engineering Technician
16.	Associate Engineering Technician
17.	Associate Public Works Technician
18.	Associate Civil Engineer
19.	Associate Planner
20.	Associate Transportation Engineer
21.	Building Attendant*
22.	Building Inspection Services Manager
23.	Building Inspector II
24.	Business License Representative II
25.	Camp Director*
26.	Cashier*
27.	City Attorney
28.	City Manager
29.	Code Enforcement Maintenance Worker II
30.	Code Enforcement Manager
31.	Code Enforcement Officer



	Classification Title
32.	Collection Systems Superintendent
33.	Collection Systems Supervisor
34.	Collection Systems Worker II
35.	Community Development Director
36.	Community Services Officer
37.	Computer Technician
38.	Crime Analyst
39.	Crime Data Technician
40.	Cross-Connection Control Specialist II
41.	Customer Service Representative II
42.	Deputy City Attorney
43.	Deputy City Clerk
44.	Deputy Public Works Director
45.	Doctor of Veterinary Medicine
46.	Economic Development Director
47.	Economic Development Program Manager
48.	Equipment Mechanic II
49.	Equipment Operator
50.	Executive Assistant
51.	Executive Legal Assistant
52.	Facility Maintenance Worker II
53.	Finance Director
54.	Finance Services Supervisor
55.	Fleet Service Technician
56.	General Laborer
57.	GIS Specialist
58.	Human Resources Analyst
59.	Human Resources Director
60.	Human Resources Technician
61.	Information Systems Director
62.	Information Systems Project Manager
63.	Instructor II*
64.	Laboratory Assistant II
65.	Landscape Maintenance Worker II
66.	Lifeguard/Swim Instructor*
67.	Maintenance Helper – Facilities*
68.	Marina Attendant
69.	Marina Leadworker/Property Manager
70.	Marina Maintenance Worker II
71.	Meter Service Worker



City of Antioch

	Classification Title
72.	Network Administrator
73.	Office Assistant*
74.	Operations Supervisor
75.	Parks and Recreation Director
76.	Payroll Specialist II
77.	Planning Manager
78.	Police Captain
79.	Police Chief
80.	Police Communications Supervisor
81.	Police Dispatcher
82.	Police Lieutenant
83.	Police Officer
84.	Police Records Supervisor
85.	Police Records Technician
86.	Police Sergeant
87.	Project Manager
88.	Public Information/Communications Officer
89.	Public Works Director/City Engineer
90.	Public Works Inspector
91.	Recreation Leader II*
92.	Recreation Programs Coordinator
93.	Recreation Services Manager
94.	Recreation Specialist
95.	Recreation Supervisor
96.	Recycling Assistant
97.	Referee – Adult*
98.	Registered Veterinary Technician
99.	Risk Manager
100.	Senior Administrative Assistant
101.	Senior Bus Driver*
102.	Senior Civil Engineer
	Senior Planner
	Senior Traffic Engineer
	Street Maintenance Worker II
	Teacher*
	Volunteer Coordinator*
	Warehouse Worker II
	Water Distribution Operator II
	Water Distribution Superintendent
	Water Distribution Supervisor



**City of Antioch** 

	Classification Title
112.	Water Quality Analyst
113.	Water Treatment Instrument Technician II
114.	Water Treatment Maintenance Worker II
115.	Water Treatment Plant Operator
116.	Water Treatment Plant Superintendent
117.	Water Treatment Plant Supervisor
118.	Youth Services Network Manager
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\*Denotes hourly employees.

### **Comparator Agencies**

Another important step in conducting a market salary study is the determination of appropriate agencies for comparison. In developing the list of potential comparator agencies, K&A evaluated the following factors:

- 1. Organizational type and structure Generally, it is recommended that agencies of a similar size and providing similar services to that of the City be used as comparators. When it comes to technical classes, the size of an organization is not as critical, as these classes perform fairly similar work. The difference in size of an organization becomes more important when comparing classes at the management level. The scope of work and responsibility for management becomes much larger as an organization grows. Factors such as management of a large staff, consequence of error, the political nature of the job, and its visibility all grow with larger organizations. When it is difficult to find agencies that are similarly sized, it is important to get a good balance of smaller and larger agencies.
- **2.** Similarity of population, staff, and operational budgets These elements provide guidelines in relation to resources required (staff and funding) and available for the provision of services.
- 3. Scope of services provided For the majority of classifications, it is important to select agencies providing similar services. Organizations providing the same services are ideal for comparators and most comparator agencies surveyed provide similar services to the City.
- 4. Labor market and geographic location Today's labor market reality is that many agencies are in competition for the same pool of qualified employees because large portions of the workforce do not live in the communities they serve, are accustomed to lengthy commutes, and are more likely to consider changing jobs in a larger geographic area than in the past. Furthermore, by selecting employers within a geographic proximity to the City, the resulting labor market data generally reflects the region's cost of living, housing costs, growth rate, and other demographic characteristics to the same extent as competing employers to the City. Therefore, the geographic labor market area where the



City may be recruiting from or losing employees to, was taken into consideration when selecting comparator organizations.

All factors mentioned were considered in selecting the group of comparator agencies. The City agreed to the following list of twelve (12) agencies.

#### Table 2. Comparator Agencies

۹e))	Agency
1.	City of Alameda
2.	City of Benicia
3.	City of Brentwood
4.	City of Concord
5.	City of Manteca
6.	City of Martinez
7.	City of Oakley
8.	City of Pittsburg
9.	City of Richmond
10	. City of Tracy
11	. City of Vacaville
12	. City of Walnut Creek

### Salary and Benefits Data

The last element requiring discussion prior to beginning a market survey is the specific benefit data that will be collected and analyzed. The following salary and benefits data was collected for each benchmark classification (the cost of these benefits to each agency was converted into dollar amounts and can be found in Appendix II [Benefit Detail] of this report; these amounts were added to base salaries for total compensation purposes).

#### 1. Monthly Base Salary

The top of the salary range and/or control point. All figures are presented on a monthly basis.

### 2. Employee Retirement

The retirement reflects the benefits offered to the majority of the employees:

- PERS Formula: The service retirement formula. Each agency has multiple retirement formula tiers. For this market survey, K& A collected retirement benefits for both the Classic and PEPRA retirement tiers.
- Enhanced Formula Cost: The baseline PERS formula is 2%@62 for miscellaneous employees and 2%@57 for safety employees. There are often enhanced formulas granted within the classic tier, which reflects a cost to the employer for offering a formula with a higher benefit than the baseline formula. For each enhanced formula,



the cost to the employer is based on a state-wide actuarial percentage calculated by PERS. The percentage value for each enhanced formula is:

- Miscellaneous Employees
  - **2%@60: 1.2%**
  - 2%@55: 2.9%
  - 2.5%@55: 5.2%
  - 2.7%@55: 7.0%
  - 3%@60: 8.0%
- Safety Employees
  - 2%@55: 0.6%
  - 2.5%@57: 3.8%
  - 2.7%@57: 4.9%
  - 2%@50: 6.0%
  - 3%@55: 8.5%
  - 3%@50: 10.3%
- Employer Paid Member Contribution: The amount of the employee's contribution to PERS that is paid by the employer (Employer Paid Member Contribution).
- Single Highest Year: The period for determining the average monthly pay rate when calculating retirement benefits. The base period is 36 highest paid consecutive months. When final compensation is based on a shorter period of time, such as 12 months' highest paid consecutive months, there is a cost to the employer. Similar to the enhanced formula, the cost to the employer is based on a state-wide actuarial percentage calculated by PERS. K&A took the midpoint of the range and multiplied the percentage by the top monthly salary to calculate the cost of the final compensation. This will only apply to the classic tier.
- Social Security: If an employer participates in Social Security, then the employer contribution of 6.2% of the base salary up to the federally determined maximum contribution of \$737.80.
- > **Other**: Any other retirement contributions made by the employer.

#### 3. Deferred Compensation

Deferred compensation contributions provided to all employees of a classification with or without requiring the employee to contribute is reported.

#### 4. Insurances

The employer paid premiums for an employee with family coverage was reported. The employer paid insurances included:

- Cafeteria/Flexible Benefit Plan
- Medical
- Dental
- Vision



### Other

#### 5. Leaves

Other than sick leave, which is usage-based, the number of hours off for which the employer is obligated. All hours have been translated into direct salary costs.

- Vacation: The number of paid time-off (or vacation) hours available to all employees who have completed five years of employment.
- Holidays: The number of holiday hours (including floating hours) available to employees.
- Administrative: Administrative (or management) leave is normally the number of paid leave hours available to Fair Labor Standards Act ("FLSA") Exempt and/or management to reward for extraordinary effort (in lieu of overtime). This leave category may also include personal leave which may be available to augment vacation or other time off.

#### 6. Auto Allowance

This category includes either the provision of an auto allowance or the provision of an auto for personal use only. If a vehicle is provided to any classification for commuting and other personal use, the average monthly rate is estimated at \$450. Mileage reimbursement is not included.

#### 7. Other

This category includes any additional other benefits not captured above available to all in the class.

All of the benefit elements are negotiated benefits provided to all employees in the classification. As such, they represent an ongoing cost for which an agency must budget. Other benefit costs, such as sick leave, tuition reimbursement, and reimbursable mileage are usage-based and cannot be quantified on an individual employee basis.

### Data Collection

Data was collected during the months of December 2020 and January 2021, through comparator agency websites, conversations with human resources, accounting, and/or finance personnel, and careful review of agency documentation such as classification descriptions, memoranda of understanding, organization charts, and other documents.

### Matching Methodology

K&A believes that the data collection step is the most critical for maintaining the overall credibility of any study and relied on the City's classification descriptions as the foundation for comparison.

When K&A researches and collects data from the comparator agencies to identify possible matches for each of the benchmark classifications, there is an assumption that comparable matches may not be made that are 100% equivalent to the classifications at the City. Therefore,



K&A does not match based upon job titles, which can often be misleading, but rather analyze class descriptions before a comparable match is determined.

K&A's methodology is to analyze each class description and the whole position by evaluating factors such as:

- Definition and typical job functions;
- Distinguishing characteristics;
- Level within a class series (i.e., entry, experienced, journey, specialist, lead, etc.);
- Reporting relationship structure (for example, manages through lower-level staff);
- Education and experience requirements;
- Knowledge, abilities, and skills required to perform the work;
- The scope and complexity of the work;
- Independence of action/responsibility;
- The authority delegated to make decisions and act;
- > The responsibility for the work of others, program administration, and for budget dollars;
- Problem solving/ingenuity;
- > Contacts with others (both inside and outside of the organization);
- Consequences of action and decisions; and
- > Working conditions.

In order for a match to be included, K&A requires that a classification's "likeness" be at approximately 70% of the matched classification.

When an appropriate match is not identified for one classification, K&A often uses "hybrids" which can be functional or represent a span in scope of responsibility. A functional hybrid means that the job of one classification at the City is performed by two or more classifications at a comparator agency. A "hybrid" representing a span in scope means that the comparator agency has one class that is "bigger" in scope and responsibility and one class that is "smaller," where the City's class falls in the middle.

If an appropriate match could not be found, then no match was reported as a non-comparable (N/C).

### Data Spreadsheets

For each benchmark classification, there are three Classic tier and three PEPRA tier information pages:

- > Top Monthly Base Salary and Total Compensation Data (2 sheets per benchmark)
  - One sheet is sorted by top monthly
  - One sheet is sorted by total monthly
- Benefit Detail (Monthly Equivalent Values)



The average (mean) and median (midpoint) of the comparator agencies are reported on the top monthly salary and total compensation data spreadsheets. The % above or below that the City is compared to the average and median is also reported.

The mean is the sum of the comparator agencies' salaries/total compensation divided by the number of matches. The median is the midpoint of all data with 50% of data points below and 50% of data points above.

In order to calculate the mean and median, K&A requires that there be a minimum of four (4) comparator agencies with matching classifications to the benchmark classification. The reason for requiring a minimum of four matches is so that no one classification has undue influence on the calculations. Sufficient data was collected from the comparator agencies for 85 of the 118 benchmark classifications.

When using survey data to make salary range recommendations and adjustments, K&A recommends using the median, rather than the mean, because the median is not skewed by extremely high or low salary values.

# MARKET COMPENSATION FINDINGS

The following table represents a summary of the market top monthly (base) salary and total compensation (base salary plus benefits [retirement, insurance, leaves, and allowances]) findings. Data spreadsheets were developed using two approaches for capturing retirement information; one reflecting retirement for employees in the classic tier and one for PEPRA tier employees. For each benchmark classification, the number of matches (agencies with a comparable position) and percent above or below the top monthly salary market median and total compensation market median is listed. The table is sorted by top monthly salary in descending order from the most positive percentile (above market) to the most negative (below market).

<b>Classification Title</b>	# of Matches	Top Monthly % Above or Below	Total Compensation % Above or Below CLASSIC	Total Compensation % Above or Below PEPRA
Police Records Supervisor	9	20.2%	16.5%	12.4%
City Manager	12	15.2%	16.7%	13.3%
Payroll Specialist II	6	15.1%	11.6%	7.2%
Water Quality Analyst	7	14.0%	14.4%	10.2%
Police Captain	11	13.5%	15.4%	12.6%
Water Treatment Plant Operator	7	13.4%	13.7%	8.6%
Police Lieutenant	12	13.3%	15.3%	12.9%

#### **Table 3. Market Compensation Results Summary**



<b>Classification Title</b>	# of Matches	Top Monthly % Above or Below	Total Compensation % Above or Below CLASSIC	Total Compensation % Above or Below PEPRA
Associate Development Services/Engineering Technician	11	11.1%	8.2%	4.4%
Water Treatment Plant Superintendent	6	10.6%	10.4%	6.5%
Police Communications Supervisor	8	10.2%	8.6%	4.2%
Police Sergeant	12	9.9%	10.2%	10.6%
Associate Engineering Technician	11	9.6%	7.5%	3.2%
Operations Supervisor	12	9.4%	10.4%	5.9%
Police Officer	12	9.0%	8.3%	8.7%
Associate Community Development Technician	12	8.9%	6.8%	2.9%
Laboratory Assistant II	5	7.2%	5.6%	0.1%
Customer Service Representative II	4	6.9%	5.8%	1.4%
Collection Systems Superintendent	4	5.6%	4.6%	2.1%
Project Manager	7	5.4%	7.2%	3.6%
Accounting Technician II	11	4.2%	3.6%	-0.4%
Police Chief	12	3.9%	3.1%	9.7%
Water Treatment Plant Supervisor	5	3.9%	4.2%	1.9%
Economic Development Director	10	3.1%	13.1%	9.7%
Police Dispatcher	10	1.7%	7.7%	4.1%
Street Maintenance Worker II	12	1.1%	1.8%	-1.6%
Collection Systems Worker II	6	1.0%	-1.3%	-3.3%
Facility Maintenance Worker II	11	0.8%	0.7%	-3.2%
Landscape Maintenance Worker II	12	0.8%	-0.9%	-2.6%
Building Inspector II w/ Cert.	12	0.4%	-0.4%	-4.7%
Senior Administrative Assistant	6	0.2%	3.8%	-0.1%
Equipment Operator	9	-0.2%	-0.1%	-4.4%
Community Services Officer	10	-0.4%	5.4%	1.9%
Human Resources Technician	9	-0.4%	4.4%	1.0%
Associate Planner	11	-1.0%	-1.1%	-4.8%
Equipment Mechanic II	11	-1.0%	-0.9%	-4.6%
Administrative Assistant II	11	-1.2%	0.7%	-2.3%
Water Treatment Maintenance Worker II	7	-2.1%	-2.7%	-7.5%
Water Distribution Superintendent	5	-3.5%	-9.7%	-14.2%
Executive Assistant	11	-4.8%	-7.2%	-10.9%
Executive Legal Assistant	5	-5.7%	-0.6%	-3.9%
Crime Analyst	6	-5.9%	-8.2%	-11.9%



<b>Classification Title</b>	# of Matches	Top Monthly % Above or Below	Total Compensation % Above or Below	Total Compensation % Above or Below
Meter Service Worker	7	-6.0%	CLASSIC -1.0%	PEPRA -4.2%
Public Works Inspector	10	-6.0%	-4.6%	-4.2%
Senior Planner	10	-6.4%	-4.6%	-9.6%
Assistant City Manager	11	-6.6%	1.7%	-0.3%
City Attorney	8	-6.7%	-4.3%	-6.8%
Code Enforcement Officer	12	-6.7%	-4.6%	-8.5%
Public Information/Communications Officer	7	-6.8%	-2.3%	-6.6%
Community Development Director	11	-7.8%	1.6%	0.0%
Assistant City Engineer	10	-8.2%	-5.1%	-9.9%
Water Distribution Operator II	7	-8.3%	-10.4%	-15.8%
Police Records Technician	11	-8.9%	-4.6%	-5.3%
Deputy Public Works Director	9	-9.4%	-6.8%	-12.0%
Building Inspection Services Manager	12	-9.9%	-8.3%	-12.4%
Information Systems Director	10	-10.0%	2.2%	-0.8%
Accountant II	10	-10.5%	-7.0%	-10.8%
Administrative Analyst II	11	-11.1%	-16.4%	-19.6%
Recreation Supervisor	9	-11.2%	-7.4%	-12.0%
Finance Director	12	-12.4%	-3.4%	-5.9%
Associate Transportation Engineer	10	-12.8%	-13.3%	-16.6%
Parks and Recreation Director	9	-13.6%	-4.5%	-4.4%
Public Works Director/City Engineer	12	-13.6%	-3.2%	-6.3%
General Laborer	6	-13.7%	-6.3%	-10.0%
Deputy City Attorney	7	-14.9%	-11.6%	-12.0%
Water Distribution Supervisor	5	-15.5%	-5.0%	-9.9%
Deputy City Clerk	10	-15.6%	-17.2%	-20.0%
Associate Civil Engineer	11	-15.7%	-13.7%	-19.0%
Water Treatment Instrument Technician II	6	-16.8%	-12.5%	-18.7%
Planning Manager	11	-18.0%	-8.2%	-13.5%
Recreation Leader II	8	-18.0%	N/A	N/A
Network Administrator	4	-18.5%	-18.8%	-21.5%
Senior Civil Engineer	9	-18.9%	-14.4%	-17.5%
Senior Traffic Engineer	9	-18.9%	-14.4%	-17.5%
Human Resources Analyst	11	-21.3%	-18.0%	-20.4%
Human Resources Director	10	-22.4%	-9.0%	-12.4%
Lifeguard/Swim Instructor	8	-22.6%	N/A	N/A
Recreation Programs Coordinator	11	-23.1%	-14.9%	-20.4%



<b>Classification Title</b>	# of	Top Monthly % Above or	Total Compensation % Above or	Total Compensation % Above or
	Matches	Below	Below	Below
a statistic statistics and statistics			CLASSIC	PEPRA
Assistant to the City Manager	6	-24.4%	-17.7%	-23.1%
Computer Technician	8	-25.3%	-19.3%	-23.8%
Economic Development Program Manager	6	-29.8%	-19.3%	-23.5%
Fleet Service Technician	11	-29.9%	-22.6%	-26.7%
Recreation Services Manager	7	-32.0%	-22.5%	-26.5%
Maintenance Helper – Facilities	6	-53.1%	N/A	N/A
Building Attendant	10	-64.8%	N/A	N/A
Office Assistant	7	-68.9%	N/A	N/A
Administrative Services Director	0	Insufficient Data	Insufficient Data	Insufficient Data
Animal Care Attendant*	2	Insufficient Data	N/A	N/A
Animal Control Officer	3	Insufficient Data	Insufficient Data	Insufficient Data
Animal Services Manager	1	Insufficient Data	Insufficient Data	Insufficient Data
Animal Services Technician	0	Insufficient Data	Insufficient Data	Insufficient Data
Aquatics Maintenance Worker II	0	Insufficient Data	Insufficient Data	Insufficient Data
Associate Public Works Technician	2	Insufficient Data	Insufficient Data	Insufficient Data
Business License Representative II	2	Insufficient Data	Insufficient Data	Insufficient Data
Camp Director*	2	Insufficient Data	N/A	N/A
Cashier*	1	Insufficient Data	N/A	N/A
Code Enforcement Maintenance Worker II	0	Insufficient Data	Insufficient Data	Insufficient Data
Code Enforcement Manager	2	Insufficient Data	Insufficient Data	Insufficient Data
Collection Systems Supervisor	2	Insufficient Data	Insufficient Data	Insufficient Data
Crime Data Technician	2	Insufficient Data	Insufficient Data	Insufficient Data
Cross-Connection Control Specialist II	3	Insufficient Data	Insufficient Data	Insufficient Data
Doctor of Veterinary Medicine	0	Insufficient Data	Insufficient Data	Insufficient Data
Finance Services Supervisor	3	Insufficient Data	Insufficient Data	Insufficient Data
GIS Specialist	3	Insufficient Data	Insufficient Data	Insufficient Data
Information Systems Project Manager	1	Insufficient Data	Insufficient Data	Insufficient Data
Instructor II*	1	Insufficient Data	N/A	N/A
Marina Attendant	1	Insufficient Data	Insufficient Data	Insufficient Data
Marina Leadworker/Property Manager	1	Insufficient Data	Insufficient Data	Insufficient Data
Marina Maintenance Worker II	2	Insufficient Data	Insufficient Data	Insufficient Data
Recreation Specialist	3	Insufficient Data	Insufficient Data	Insufficient Data
Recycling Assistant	1	Insufficient Data	Insufficient Data	Insufficient Data
Referee – Adult*	2	Insufficient Data	N/A	N/A
Registered Veterinary Technician	0	Insufficient Data	Insufficient Data	Insufficient Data
Risk Manager	2	Insufficient Data	Insufficient Data	Insufficient Data



**City of Antioch** 

<b>Classification Title</b>	# of Matches	Top Monthly % Above or Below	Total Compensation % Above or Below CLASSIC	Total Compensation % Above or Below PEPRA
Senior Bus Driver*	0	Insufficient Data	N/A	N/A
Teacher*	1	Insufficient Data	N/A	N/A
Volunteer Coordinator*	2	Insufficient Data	N/A	N/A
Warehouse Worker II	3	Insufficient Data	Insufficient Data	Insufficient Data
Youth Services Network Manager	0	Insufficient Data	Insufficient Data	Insufficient Data

### **Base Salary**

Base salary market results show that 55 classifications are paid below the market median, 30 classifications are paid above the market median, and 33 classifications had insufficient data, 8 of which were part time classifications.

# of Classifications	<5%	5-10%	10-15%	15% +	Total
Below the Market Median	9	16	9	21	55
Above the Market Median	11	9	7	3	30

# **Total Compensation**

Total compensation market Classic tier results show that 47 classifications are paid below the market median, 33 classifications are paid above the market median, 25 classifications had insufficient data, and 13 part-time classifications were designated "N/A", as benefits were not collected.

# of Classifications	<5%	5-10%	10-15%	15% +	Total
Below the Market Median	19	11	8	9	47
Above the Market Median	12	10	7	4	33

Total compensation market PEPRA tier results show that 54 classifications are paid below the market median, 26 classifications are paid above the market median, 25 classifications had insufficient data, and 13 part-time classifications were designated "N/A", as benefits were not collected.

# of Classifications	<5%	5-10%	10-15%	15% +	Total
Below the Market Median	16	12	10	16	54
Above the Market Median	13	7	6	0	26



Generally, a classification falling within 5% of the median is considered to be competitive in the labor market for salary survey purposes because of the differences in compensation policy, actual scope of work, and position requirements. However, the City can adopt a different standard.

Overall, the differences between market base salaries and total compensation indicate that the City's benefits package puts the City at a more competitive advantage. Further analysis indicates that, on average, classifications are 7.0% below the market median for base salaries, while that figure changes to 2.0% below the market median for Classic total compensation and 5.4% below market median for PEPRA total compensation, which is a difference of 5.0% for Classic and 1.6% for PEPRA (i.e., the City "gains" a 5.0% for Classic or 1.6% for PEPRA competitive advantage when taking benefits into consideration).



#### Figure 1. Market Findings: Percent of benchmarks below, within, and above market

### Benefits

The market benefits data reveals the major contributing factors that give the City a competitive advantage are the City's contributions to retirement, offering single highest year compensation, reporting employer paid member contribution (EPMC) as special compensation, and contributing to deferred compensation.

When looking at the classic tier, Antioch offers a richer PERS retirement formula than all the other comparators, except for one comparator agency, which is the greatest contributing factor to competitiveness. There are only three comparators that participate both in Social Security, as



well as PERS. There were ten comparators that contributed to another deferred compensation plan in addition to PERS. The City also requires employee cost-sharing towards the employer's retirement cost. There were five other agencies that required cost sharing and five agencies that required cost sharing for safety only. Only one other comparator maintained EPMC, but Antioch is the only agency who reports EPMC as special compensation. Table 4 below summarizes retirement formulas, single highest year, EPMC as special compensation, participation in social security, cost sharing, and if the agency contributes to a deferred compensation plan.

Agency	Retirement Type	PERS Formula	Single Highest Year %	Reported as Special Compensation Yes / No / N/A	Participate in Social Security?	Cost Sharing?	Contribute to Deferred Compensation Plan?
City of Antioch	Miscellaneous	2.7%@55	.7%	Yes	No	Yes	Yes
City of Alameda	Miscellaneous	2%@55	.5%	N/A	No	Yes	No
City of Benicia	Miscellaneous	2%@60	N/A	No	No	No	Yes
City of Brentwood	Miscellaneous	2%@60	N/A	N/A	No	No	Yes
City of Concord	Miscellaneous	2%@55	.5%	N/A	Yes	No	Yes
City of Manteca	Miscellaneous	2%@60	N/A	N/A	No	Yes	Yes
City of Martinez	Miscellaneous	2%@60	N/A	N/A	Yes	No	Yes
City of Oakley	Miscellaneous	2%@60	.5%	N/A	No	No	Yes
City of Pittsburg	Miscellaneous	2%@60	N/A	N/A	Yes	Yes	Yes
City of Richmond	Miscellaneous	2.7%@55	.7%	N/A	No	No	No
City of Tracy	Miscellaneous	2%@55	N/A	N/A	No	Yes	Yes
City of Vacaville	Miscellaneous	2%@55	.5%	N/A	No	Yes	Yes
City of Walnut Creek	Miscellaneous	2%@60	N/A	N/A	No	No	Yes
City of Antioch	Safety	3%@50	1.2%	Yes	No	Yes	No
City of Alameda	Safety	3%@50	1.2%	N/A	No	Yes	Yes
City of Benicia	Safety	3%@55	N/A	No	No	Yes	No
City of Brentwood	Safety	3%@55	N/A	N/A	No	No	Yes
City of Concord	Safety	3%@50	1.2%	N/A	Yes	Yes	No
City of Manteca	Safety	3%@55	N/A	N/A	No	Yes	Yes
City of Martinez	Safety	3%@55	N/A	N/A	No	Yes	No
City of Oakley	Safety	2.7%@57	N/A	N/A	No	No	No
City of Pittsburg	Safety	3%@55	1.2%	N/A	No	Yes	Yes
City of Richmond	Safety	3%@50	1.2%	N/A	No	Yes	No

#### **Table 4. Employer Retirement Benefit Contributions**



**City of Antioch** 

Agency	Retirement Type	PERS Formula	Single Highest Year %	EPMC Reported as Special Compensation Yes / No / N/A	in Social Security?	Cost	Contribute to Deferred Compensation Plan?
City of Tracy	Safety	3%@55	1.2%	N/A	No	Yes	Yes
City of Vacaville	Safety	2%@50	N/A	N/A	No	Yes	No
City of Walnut Creek	Safety	3%@55	N/A	N/A	No	Yes	No

# **INTERNAL SALARY RELATIONSHIPS**

Building from the salary levels established for identified benchmark classes, internal salary relationships were developed and consistently applied in order to develop specific salary recommendations for all non-benchmarked classifications.

In the future, the City may need to utilize internal alignment practices if the number of staff grows, and additional classifications are added or classifications change. While analyzing internal relationships, the same factors analyzed when comparing the City's classifications to the labor market are used when making internal salary alignment recommendations.

In addition, the following are standard human resources practices that are commonly applied when making salary recommendations based upon internal relationships:

- A salary within 5% of the market average or median is considered to be competitive in the labor market for salary survey purposes because of the differences in compensation policy and actual scope of the position and its requirements. However, the City can adopt a closer standard.
- > Certain internal percentages are often applied. Those that are the most common are:
  - The differential between a trainee and experienced (or journey) class in a series (I/II or Trainee/Experienced) is generally 10% to 15%;
  - A lead or advanced journey-level (III or Senior-level) class is generally placed 10% to 15% above the journey-level.
  - A full supervisory class is normally placed at least 10% to 25% above the highest level supervised, depending upon the breadth and scope of supervision.
- ➢ When a market or internal equity adjustment is granted to one class in a series, the other classes in the series are also adjusted accordingly to maintain internal equity.

Internal equity between certain levels of classifications is a fundamental factor to be considered when making salary decisions. When conducting a market compensation survey, results can often show that certain classifications that are aligned with each other are not the same in the outside labor market. However, as an organization, careful consideration should be given to



these alignments because they represent internal value of classifications within job families, as well as across the organization.

For the purposes of this study, K&A utilized market data to develop the salary recommendations for all of the benchmarked classifications and used internal equity principles to make the salary recommendations for 85 classifications that were not benchmarked. For the non-benchmarked classifications, internal alignments with other classifications will need to be considered, either in the same class series or those classifications that have similar scope of work, level of responsibility, and "worth" to the City. Where it is difficult to ascertain internal relationships due to unique qualifications and responsibilities, reliance can be placed on past internal relationships. It is important for City management to carefully review these internal relationships and determine if they are still appropriate given the current market data.

It is also important to analyze market data and internal relationships within class series as well as across the organization, and adjust salary range placements, as necessary, based on the needs of the organization.

The City may want to make internal equity adjustments or alignments, as it implements the compensation strategy. This market survey is only a tool to be used by the City to determine market indexing and salary determination.

# RECOMMENDATIONS

# Pay Philosophy

The City has many options regarding what type of compensation plan it wants to implement. This decision will be based on what the City's pay philosophy is, at which level it desires to pay its employees compared to the market, whether it is going to consider additional alternative compensation programs, and how great the competition is with other agencies over recruitment of a highly qualified workforce.

### Proposed Salary Structure

Currently, the City has a salary structure with each salary range has five steps with 5% between each step. It is recommended that the City maintain a similar salary structure however establish a range structure that creates ranges that are 2.5% apart. Appendix III contains the current salary range structure.

It is important to note that the salary range structure connects all salary ranges, and their steps, by formula, thereby allowing for COLAs to be applied to only one-dollar figure in the table/matrix, which then automatically updates the entire table. Due to the formula that connects each range to the next (with 2.5% differentials between each range), there is a compounding effect when drawing relationships that span several ranges. For example, with 2.5% differentials between ranges, four ranges should represent a 10% differential. However, because the compounding



effect of 2.5%, on top of 2.5%, on top of 2.5%, and so on, the differential between Range 1 and Range 5 is not exactly 10%, but it is slightly greater.

### Proposed Salary Range Placements

Appendix IV illustrates the proposed salary range placement for each classification based on the market data as well as the internal relationship analysis. The recommendations are based on classic tier total compensation market results. The following calculation was used:

- 1. Multiplied the City's current top monthly salary by the percentage difference between the City's total compensation and the total compensation market median to calculate the Market Placement Salary.
- 2. The classification was then placed within the proposed salary range with a Step 5 salary closest to the Market Placement Salary.

K&A also modified the current internal alignment in certain instances where it seemed warranted based on market-supported groupings and/or compaction issues.

For all classifications, this primary implementation procedure must be completed only at the initial time of implementation. In the future, if the City decides to implement annual across-theboard cost of living adjustment increases, only the salary schedule that was developed and included herein needs to be increased by the appropriate percentage, and each individual salary range will move up with this adjustment. This will ensure that the internal salary relationships are preserved, and the salary schedule remains structured and easily administered.

# **Options for Implementation**

While the City may be interested in bringing all salaries to the market median, in most cases this goal may not be reached with a single adjustment. In this case, one option is to move employees into the salary range that is recommended for each class based on this market study and to the step within the new range that is closest to their current compensation. If employees' current salaries are significantly below market so that their current compensation falls below the bottom of the newly recommended range, then larger adjustments would be needed to move those employees at least to the bottom of the new salary range.

Another option is to use a phased implementation approach. Normally, if the compensation implementation program must be carried over months or years, the classes that are farthest from the market median should receive the greatest equity increase (separate from any cost-of-living increase). If a class falls within 5% of the market median, it would be logical to make no equity adjustment in the first round of changes. However, if a class is more than 5% (or in this case, more than 20%) below the market median, a higher percentage change may be initially warranted to reduce the disparity.



For example, if the City decided to implement the recommendations over a three-year period, then the following guidelines could be applied for the initial increase of the three-year implementation plan:

Market Disparity	% Increase
0 to 4.99%	0 to 2.49%
5.0% to 9.99%	2.5% to 4.99%
10.0% to 14.99%	5.0% to 7.49%
15.0% to 19.99%	7.5% to 9.99%
20.0% and above	10.0%

#### Table 5. Three-Year Implementation Proposal

The initial first year adjustment would provide a portion of the equity increase and place the class into the closest step (but not below) where they are now. Subsequent increases would be spaced on a similar schedule (at annual intervals) based upon the remaining disparity after each adjustment.

Please note that typically, for those classes that had a market disparity of 0 to 4.99%, we recommend a 0% increase in the first year and an adjustment in the second year. Depending upon the City's financial situation, which will have to be reviewed before each further adjustment is made, all market disparity adjustments are intended to be completed by the third year. The City may also consider a similar implementation plan over a longer period of time, like a five-year implementation plan.

The City may spend additional time to go through a process of deliberation and decision-making as to what compensation philosophy it should implement to attract, motivate, and retain a highquality workforce. However, the City may want to consider adjusting those classifications' salaries that are currently below the market median as soon as possible, assuming that incumbents' performance meets the City's level of expectation.

When classifications are over market, K&A typically recommends Y-rating employees whose current pay exceeds the maximum of the recommended range until the market numbers "catch up" with their current salary. To Y-rate an employee means to keep the employee's salary frozen and to provide no salary increases (including no cost of living adjustments) until the employee's current salary is within the recommended salary range. This will result in no immediate loss of income but will delay any future increases until the incumbent's salary is within the salary range.

Other options to "freezing" a classification's salary in place until the market catches up are:

"Grandfathering" of salary ranges: This means that the salary range for the classification is adjusted down to what the market numbers are. However, current incumbents would continue being paid at the current rate of pay (which would put them outside of the new and adjusted salary range for the class) until they separate from employment with City. Any new hires would be paid within the newly established salary range.



- Single-incumbent classes: If a class only has one incumbent, an option would be to wait until the person separates from employment with City and then adjust the salary range for the class according to the market.
- Recent hires: Some employees who have recently been hired may still be at one of the lower steps within their current salary range. So, even if the top of their current salary range is above market, the incumbents are currently still paid below the market maximum because they are not at the top of their current salary range. In this case, an immediate salary range adjustment could be made to bring the salary range within the market. This would bring the affected incumbents either to the top of the market range or very close to it, but they would not technically be Y-rated or lose any pay.

Another option, of course, is to actually reduce salaries down to the market. However, from an employee relations perspective this may not be a viable option.

# **USING THE MARKET DATA AS A TOOL**

K&A would like to reiterate that this report and the findings are meant to be a tool for the City to create and implement an equitable compensation plan. Compensation strategies are designed to attract and retain excellent staff; however, financial realities and the City's expectations may also come into play when determining appropriate compensation philosophies and strategies. The collected data presented herein represents a market survey that will give the City an instrument to make future compensation decisions.

It has been a pleasure working with City on this critical project. Please do not hesitate to contact us if we can provide any additional information or clarification regarding this report.

Respectfully submitted by,

Koff & Associates

Katie Kaneko President



# Appendix IV

# Salary Range Placement Recommendations

Class Title	Current	% from Total	Market	Proposed	Proposed	Percent	Study	Rationale
1	Maximum	Comp Median	Placement	Salary Range	Maximum	Difference	Benchmark	
Accountant I	\$ 7,021			43	\$7,515	7.04%		Internal Alignment: 10% below Accountant II
Accountant II	\$ 7,741	-7.0%	\$8,282	47	\$8,295	7.16%	x	Market and range placement.
Accounting Technician I	\$5,839			31	\$5,588	-4.30%		Internal Alignment: 10% below Accounting Technician II
Accounting Technician II	\$ 6,438	3.6%	\$6,208	35	\$6,168	-4.20%	x	Market and range placement.
Administrative Analyst I	\$7,318			48	\$8,502	16.19%		Internal Alignment: 10% below Administrative Analyst II
Administrative Analyst II	\$ 8,059	-16.4%	\$9,383	52	\$9,385	16.46%	x	Market and range placement.
Administrative Analyst III	\$8,949			56	\$10,359	15.76%		Internal Alignment: 10% above Administrative Analyst II
Administrative Assistant I	\$4,681			24	\$4,701	0.42%		Internal Alignment: 10% below Administrative Assistant II
Administrative Assistant II	\$ 5,160	0.7%	\$5,125	28	\$5,189	0.56%	×	Market and range placement.
Administrative Assistant III	\$5,676			32	\$5,727	0.91%		Internal Alignment: 10% above Administrative Assistant II
Administrative Services Director	\$ 14,624	Insuff. Data	Insuff. Data	74	\$16,157	10.48%	x	Internal Alignment: 10% below Assistant City Manager
Animal Control Officer	\$ 5,352	Insuff. Data	Insuff. Data	29	\$5,319	-0.63%	x	Internal Alignment: 25% below the Code Enforcement Officer
Animal Services Manager	\$ 11,036	Insuff. Data	Insuff. Data	55	\$10,107	-8.42%	x	Internal Alignment: 40% above Animal Services Supervisor
Animal Services Supervisor	\$7,358			39	\$6,808	-7.47%		Internal Alignment: 20% above Animal Control Officer
Animal Services Technician	\$ 4,427	Insuff. Data	Insuff. Data	23	\$4,586	3.60%	x	Internal Alignment: 20% below Animal Control Officer
Aquatics Maintenance Worker I	\$5,524			29	\$5,319	-3.72%		Internal Alignment: 10% below Acquatics Maintenance Worker II
Aquatics Maintenance Worker II	\$ 6,058	Insuff. Data	Insuff. Data	33	\$5,871	-3.10%	x	Internal Alignment: Anchor to Landscape Maintenance Worker II
Assistant City Engineer	\$ 13,062	-5.1%	\$13,734	67	\$13,592	4.06%	x	Market and range placement.
Assistant City Manager	\$ 18,241	1.7%	\$17,926	78	\$17,835	-2.23%	x	Market and range placement.
Assistant Community Development Technician	\$6,658			35	\$6,168	-7.36%		Internal Alignment: 10% below Associate Community Development Technician
Assistant Development Services/Engineering Technician	\$6,658			35	\$6,168	-7.36%		Internal Alignment: 10% below Associate Development Services/Engineering Tech
Assistant Engineer	\$9,077			54	\$9,860	8.63%		Internal Alignment: 10% below Associate Civil Engineer
Assistant Engineering Technician	\$6,658			34	\$6,017	-9.62%		Internal Alignmant: 10% below Associate Engineering Technician
Assistant Planner	\$7,226			45	\$7,895	9.26%		Internal Alignment: 10% below Associate Planner
Assistant Public Works Technician	\$6,658			35	\$6,168	-7.36%		Internal Alignment: 10% below Associate Public Works Technician
Assistant to the City Manager	\$ 9,955	-17.7%	\$11,715	61	\$11,721	17.74%	x	Market and range placement.
Assistant Transportation Engineer	\$8,646			54	\$9,860	14.04%		Internal Alignment: 10% below Associate Transportation Engineer
Associate Civil Engineer	\$ 9,496	-13.7%	\$10,793	58	\$10,884	14.62%	×	Market and range placement.
Associate Community Development Technician	\$ 7,322	6.8%	\$6,826	39	\$6,808	-7.02%	x	Market and range placement.
Associate Development Services/Engineering Technician	\$ 7,322	8.2%	\$6,721	39	\$6,808	-7.02%	×	Market and internal alignment to Associate Community Development Technician
Associate Engineering Technician	\$ 7,322	7.5%	\$6,773	39	\$6,808	-7.02%	x	Market and internal alignment to Associate Community Development Technician
Associate Planner	\$ 8,658	-1.1%	\$8,749	49	\$8,715	0.66%	x	Market and range placement.
Associate Public Works Technician	\$ 7,322	Insuff. Data	Insuff. Data	39	\$6,808	-7.02%	x	Internal alignment: Anchor to Associate Engineering Technician
Associate Transportation Engineer	\$ 9,496	-13.3%	\$10,760	58	\$10,884	14.62%	x	Market and range placement.
Building Inspection Services Manager	\$ 12,009	-8.3%	\$13,006	65	\$12,938	7.73%	x	Market and range placement.
Building Inspector I	\$7,798			42	\$7,332	-5.98%		Internal Alignment: 10% below Building Inspector II
Building Inspector II w/ Cert.	\$ 8,385	2.0%	\$8,217	47	\$8,295	-1.07%	x	Market and range placement.
Business License Representative I	\$5,329			31	\$5,588	4.86%		Internal Alignment: 10% below Business License Representative II
Business License Representative II	\$ 6,129	Insuff. Data	Insuff. Data	33	\$5,871	-4.21%	x	Internal Alignment: 5% below the Accounting Technician II
Buyer	\$6,145			35	\$6,168	0.37%		Internal Alignment: Anchor to Accounting Technician II
City Attorney	\$ 18,453	-4.3%	\$19,254	81	\$19,206	4.08%	x	Market and range placement.
City Manager	\$ 24,476	16.7%	\$20,386	84	\$20,683	-15.50%	x	Market and range placement.
Code Enforcement Maintenance Worker I	\$5,524			29	\$5,319	-3.72%		Internal Alignment: 10% below Code Enforcement Maintenance Worker II
Code Enforcement Maintenance Worker II	\$ 6,058	Insuff. Data	Insuff. Data	33	\$5,871	-3.10%	x	Internal Alignment: Anchor to Landscape Maintenance Worker II
Code Enforcement Manager	\$ 9,622	Insuff. Data	Insuff. Data	53	\$9,620	-0.02%	x	Internal Alignment: 30% above Code Enforcement Officer
Code Enforcement Officer	\$ 6,852	-4.6%	\$7,169	41	\$7,153	4.39%	x	Market and range placement.
Code Enforcement/Asset Recovery Coordinator	\$ 8,406			39	\$6,808	-19.01%		Internal Alignment: 10% above Accounting Technician II
Collection Systems Superintendent	\$ 10,190	4.6%	\$9,725	53	\$9,620	-5.60%	x	Market and range placement.

Class Title	Current	% from Total	Market	Proposed	Proposed	Percent	Study	Rationale
	Maximum	Comp Median	Placement	Salary Range	Maximum	Difference	Benchmark	
Collection Systems Supervisor	\$ 7,759	Insuff. Data	Insuff. Data	44	\$7,703	-0.72%	x	Internal Alignment: 15% above Lead Collection Systems Worker
Collection Systems Worker I	\$ 5,524			30	\$5,452	-1.31%		Internal Alignment: 10% below Collection Systems Worker II
Collection Systems Worker II	\$ 6,058	-1.3%	\$6,138	34	\$6,017	-0.68%	x	Market and range placement.
Community Development Director	\$ 15,844	1.6%	\$15,587	73	\$15,763	-0.51%	x	Market and range placement.
Community Services Officer	\$ 5,961	5.4%	\$5,639	31	\$5,588	-6.26%	x	Market and range placement.
Computer Technician	\$ 5,525	-19.3%	\$6,591	38	\$6,642	20.22%	x	Market and range placement.
Crime Analyst	\$ 8,038	-8.2%	\$8,695	49	\$8,715	8.42%	x	Market and range placement.
Crime Data Technician	\$ 5,731	Insuff. Data	Insuff. Data	32	\$5,727	-0.06%	x	Internal Alignment: Anchor to Administrative Assistant III
Cross-Connection Control Specialist I	\$5,524			30	\$5,452	-1.31%		Internal Alignment: 10% below Cross-Connection Control Specialist II
Cross-Connection Control Specialist II	\$ 6,058	Insuff. Data	Insuff. Data	34	\$6,017	-0.68%	×	Internal Alignment: Anchor to Collection Systems Worker II
Customer Service Representative I	\$4,605			21	\$4,365	-5.21%		Internal Alignment: 10% below Customer Service Representative II
Customer Service Representative II	\$ 5,075	5.8%	\$4,780	25	\$4,818	-5.06%	x	Market and range placement.
Deputy City Attorney	\$ 11,203	-11.6%	\$12,502	64	\$12,622	12.67%	x	Market and range placement.
Deputy City Clerk	\$ 6,112	-17.2%	\$7,165	41	\$7,153	17.03%	x	Market and range placement.
Deputy Finance Director	\$ 12,043			63	\$12,314	2.25%		Internal Alignment: 25% below Finance Director
Deputy Public Works Director	\$ 12,441	-6.8%	\$13,289	64	\$12,622	1.45%	x	Market and internal alignment: 20% below the Public Works Director
Deputy Public Works Director II	\$13,686			66	\$13,261	-3.11%		Internal Alignment: 20% below Public Works Director/City Engineer
Doctor of Veterinary Medicine	\$ 15,051	Insuff. Data	Insuff. Data	71	\$15,004	-0.32%	x	
Economic Development Director	\$ 13,929	13.1%	\$12,109	62	\$12,014	-13.75%	×	Market and range placement.
Economic Development Program Manager	\$ 8,696	-19.3%	\$10,374	50	\$8,933	2.72%	×	Internal Alignment: 30% below the Economic Development Director
Equipment Mechanic I	\$6,257			35	\$6,168	-1.43%		Internal Alignment: 10% below Equipment Mechanic II
Equipment Mechanic II	\$ 6,866	-0.9%	\$6,929	39	\$6,808	-0.84%	x	Market and range placement.
Equipment Operator	\$ 6,383	-0.1%	\$6,391	35	\$6,168	-3.37%	x	Market and range placement.
Executive Assistant	\$ 7,305	-7.2%	\$7,830	45	\$7,895	8.08%	x	Market and range placement.
Executive Legal Assistant	\$ 6,680	-0.6%	\$6,722	39	\$6,808	1.92%	×	Market and range placement.
Facility Maintenance Worker I	\$5,524			29	\$5,319	-3.72%		Internal Alignment: 10% below Facility Maintenance Worker II
Facility Maintenance Worker II	\$ 6,058	0.7%	\$6,015	33	\$5,871	-3.10%	×	Market and range placement.
Finance Director	\$ 15,173	-3.4%	\$15,686	73	\$15,763	3.89%	x	Market and range placement.
Finance Services Supervisor	\$ 9,626	Insuff. Data	Insuff. Data	53	\$9,620	-0.06%	×	Internal Alignment: 25% below Deputy Finance Director
Fleet Leadworker	\$7,552			40	\$6,978	-7.60%		Internal Alignment: 10% above Fleet Service Technician
Fleet Service Technician	\$ 5,335	-22.6%	\$6,541	36	\$6,322	18.49%	×	Market and range placement.
General Laborer	\$ 4,338	-6.3%	\$4,612	22	\$4,474	3.13%	x	Market and range placement.
GIS Coordinator	\$9,622			51	\$9,156	-4.84%		Internal Alignment: 30% above GIS Specialist
GIS Specialist	\$ 7,322	Insuff. Data	Insuff. Data	39	\$6,808	-7.02%	x	Internal Alignment: Anchor to Associate Engineering Technician
GIS Technician	\$ 6,658		21	35	\$6,168	-7.36%		Internal Alignment: 10% below GIS Specialist
Human Resources Analyst	\$ 7,273	-18.0%	\$8,579	48	\$8,502	16.90%	×	Market and range placement.
Human Resources Director	\$ 13,929	-9.0%	\$15,183	71	\$15,004	7.71%	x	Market and range placement.
Human Resources Technician	\$ 6,684	4.4%	\$6,392	36	\$6,322	-5.41%	×	Market and range placement.
Information Systems Director	\$ 13,152	2.2%	\$12,867	65	\$12,938	-1.63%	x	Market and range placement.
Information Systems Project Manager	\$ 9,349	Insuff. Data	Insuff. Data	53	\$9,620	2.90%	x	Internal Alignment: 30% below Information Systems Director
Junior Engineer	\$7,507			46	\$8,093	7.80%		Internal Alignment: 20% below Assistant Engineer
Junior Planner	\$6,284			37	\$6,480	3.12%		Internal Alignment: 20% below Assistant Planner
Junior Transportation Engineer	\$7,507			46	\$8,093	7.80%		Internal Alignment: 20% below Assistant Transportation Engineer
Laboratory Assistant I	\$6,344			33	\$5,871	-7.46%		Internal Alignment: 10% below Laboratory Assistant
Laboratory Assistant II	\$ 6,981	5.6%	\$6,592	37	\$6,480	-7.18%	x	Market and range placement.
Landscape Maintenance Worker I	\$5,524			29	\$5,319	-3.72%		Internal Alignment: 10% below Landscape Maintenance Worker II
Landscape Maintenance Worker II	\$ 6,058	-0.9%	\$6,111	33	\$5,871	-3.10%	x	Market and range placement.
Lead Collection Systems Worker	\$6,653			38	\$6,642	-0.16%		Internal Alignment: 10% above Collection Systems Worker II

Class Title	Current	% from Total	Market	Proposed	Proposed	Percent	Study	Rationale
	Maximum	Comp Median	Placement	Salary Range	Maximum	Difference	Benchmark	
Lead Cross-Connection Control Specialist	\$6,653			38	\$6,642	-0.16%		Internal Alignment: 10% above Cross-Connection Control Specialist
Lead Customer Service Representative	\$5,836			29	\$5,319	-8.87%		Internal Alignment: 10% above Customer Service Representative II
Lead Facility Maintenance Worker	\$6,653			37	\$6,480	-2.60%		Internal Alignment: 10% above Facility Maintenance Worker II
Lead Landscape Maintenance Worker	\$6,653			37	\$6,480	-2.60%		Internal Alignment: 10% above Landscape Maintenance Worker II
Lead Police Dispatcher	\$8,531			44	\$7,703	-9.71%		Internal Alignment: 10% above Police Dispatcher
Lead Police Records Technician	\$5,676			33	\$5,871	3.43%		Internal Alignment: 10% above Police Records Technician
Lead Street Maintenance Worker	\$6,653			36	\$6,322	-4.97%		Internal Alignment: 10% above Street Maintenance Worker II
Lead Warehouse Worker	\$6,653			37	\$6,480	-2.60%		Internal Alignment: 10% above Warehouse Worker II
Lead Water Distribution Operator	\$6,653			41	\$7,153	7.52%		Internal Alignment: 10% above Water Distribution Operation II
Legal Secretary	\$6,072			35	\$6,168	1.58%		Internal Alignment: 10% below Executive Legal Assistant
Mail & Print Clerk	\$4,299			20	\$4,259	-0.94%		Internal Alignment: 10% below Administrative Assistant I
Maintenance Worker I	\$5,524			29	\$5,319	-3.72%		Internal Alignment: Anchor to Landscape Maintenance Worker I
Marina Attendant	\$ 5,602	Insuff. Data	Insuff. Data	24	\$4,701	-16.09%	x	Internal Alignment: Anchor to Administrative Assistant I
Marina Leadworker/Property Manager	\$ 6,667	Insuff. Data	Insuff. Data	41	\$7,153	7.29%	x	Internal Alignment: 20% above Marina Maintenance Worker II
Marina Maintenance Worker I	\$5,363			29	\$5,319	-0.83%		Internal Alignment: 10% below Marina Maintenance Worker II
Marina Maintenance Worker II	\$ 6,058	Insuff. Data	Insuff. Data	33	\$5,871	-3.10%	x	Internal Alignment: Anchor to Landscape Maintenance Worker II
Meter Service Worker	\$ 5,524	-1.0%	\$5,581	30	\$5,452	-1.31%	x	Market and range placement.
Network Administrator	\$ 7,379	-18.8%	\$8,766	49	\$8,715	18.11%	x	Market and range placement.
Operations Supervisor	\$ 9,399	10.4%	\$8,417	48	\$8,502	-9.54%	x	Market and range placement.
Parks and Recreation Director	\$ 13,929	-4.5%	\$14,551	70	\$14,638	5.09%	x	Market and range placement.
Payroll Specialist	\$7,266			36	\$6,322	-12.99%		Internal Alignment: 10% below Payroll Specialist II
Payroll Specialist II	\$ 7,993	11.6%	\$7,064	40	\$6,978	-12.69%	x	Market and range placement.
Planning Manager	\$ 12,281	-8.2%	\$13,289	66	\$13,261	7.98%	x	Market and range placement.
Police Captain	\$ 18,782	15.4%	\$15,894	73	\$15,763	-16.07%	x	Market and range placement.
Police Chief	\$ 20,835	3.1%	\$20,182	83	\$20,178	-3.15%	x	Market and range placement.
Police Communications Supervisor	\$ 10,190	8.6%	\$9,317	52	\$9,385	-7.90%	x	Market and range placement.
Police Corporal	\$11,597			56	\$10,359	-10.67%		Internal Alignment: 10% below Police Sergeant
Police Dispatcher	\$ 7,584	7.7%	\$7,004	40	\$6,978	-7.99%	x	Market and range placement.
Police Lieutenant	\$ 16,282	15.3%	\$13,793	68	\$13,932	-14.43%	x	Market and range placement.
Police Officer	\$ 10,307	8.3%	\$9,449	52	\$9,385	-8.94%	x	Market and range placement.
Police Records Supervisor	\$ 10,190	16.5%	\$8,510	48	\$8,502	-16.56%	x	Market and range placement.
Police Records Technician	\$ 5,088	-4.6%	\$5,323	29	\$5,319	4.53%	x	Market and range placement.
Police Sergeant	\$ 12,886	10.2%	\$11,576	60	\$11,435	-11.26%	x	Market and range placement.
Project Manager	\$ 12,223	7.2%	\$11,341	60	\$11,435	-6.45%	x	Market and range placement.
Public Information/Communications Officer	\$ 9,707	-2.3%	\$9,929	54	\$9,860	1.58%	x	Market and range placement.
Public Works Director	\$ 15,173			72	\$15,379	1.36%		Internal Alignment: 5% below Public Works Director/City Engineer
Public Works Director/City Engineer	\$ 15,844	-3.2%	\$16,355	74	\$16,157	1.98%	x	Market and range placement.
Public Works Inspector	\$ 7,755	-4.6%	\$8,113	46	\$8,093	4.36%	x	Market and range placement.
Recreation Programs Coordinator	\$ 5,485	-14.9%	\$6,305	36	\$6,322	15.26%	x	Market and range placement.
Recreation Services Manager	\$ 8,752	-22.5%	\$10,725	57	\$10,618	21.33%	×	Market and range placement.
Recreation Specialist	\$ 6,658	Insuff. Data	Insuff. Data	42	\$7,332	10.12%	x	Internal Alignment: Anchor 10% below Recreation Supervisor
Recreation Supervisor	\$ 7,582	-7.4%	\$8,144	46	\$8,093	6.74%	x	Market and range placement.
Recycling Assistant	\$ 4,993	Insuff. Data	Insuff. Data	32	\$5,727	14.71%	x	Internal Alignment: Anchor to Administrative Assistant III
Registered Veterinary Technician	\$ 4,907	Insuff. Data	Insuff. Data	27	\$5,062	3.16%	x	Internal Alignment: 10% above Animal Services Technician
Risk Manager	\$ 9,533	Insuff. Data	Insuff. Data	55	\$10,107	6.02%	x	Internal Alignment: 40% below Human Resources Director
Senior Administrative Assistant	\$ 6,072	3.8%	\$5,843	33	\$5,871	-3.32%	x	Market and range placement.
Senior Building Inspector	\$8,962			50	\$8,933	-0.32%		Internal Alignment: 10% above Building Inspector II
Senior Civil Engineer	\$ 10,087	-14.4%	\$11,535	60	\$11,435	13.36%	x	Market and range placement.

Maximum           \$8,046           \$6,083           \$8,046           \$10,567           \$8,046           \$7,677	Comp Median	Placement	Salary Range           43           42           42           54	Maximum \$7,515 \$7,332 \$7,332 \$9,860	Difference -6.60% 20.53% -8.88% -6.69%	Benchmark	Internal Alignment: 10% above Associate Community Development Technician Internal Alignment: 10% above Computer Technician Internal Alignment: 10% above Associate Development Services/Engineering Tech
\$6,083 \$8,046 \$10,567 \$8,046 \$7,677			42 42	\$7,332 \$7,332	20.53% -8.88%		Internal Alignment: 10% above Computer Technician
\$8,046 \$10,567 \$8,046 \$7,677			42	\$7,332	-8.88%		
\$10,567 \$8,046 \$7,677							Internal Alignment: 10% above Associate Development Services/Engineering Tech
\$8,046 \$7,677			54	\$9,860	C C00/		
\$7,677					-0.09%		Internal Alignment: 10% above Economic Development Program Manager
			42	\$7,332	-8.88%		Internal Alignment: 10% above Associate Engineering Technician
			49	\$8,715	13.52%		Internal Alignment: 10% above Executive Assistant
\$ 9,622	-4.6%	\$10,066	55	\$10,107	5.04%	x	Market and range placement.
\$8,556			50	\$8,933	4.41%		Internal Alignment: 10% above Public Works Inspector
\$8,046			40	\$6,978	-13.27%		Internal Alignment: 10% above Associate Public Works Technician
\$ 10,087	-14.4%	\$11,535	60	\$11,435	13.36%	x	Market and range placement.
\$10,271			48	\$8,502	-17.22%		Internal Alignment: 15% above Water Treatment Plant Operator
\$6,383			35	\$6,168	-3.37%		Internal Alignment: Anchor to Equipment Operator
\$5,524			28	\$5,189	-6.07%		Internal Alignment: 10% below Street Maintenance Worker II
\$ 6,058	1.8%	\$5,950	33	\$5,871	-3.10%	x	Market and internal alignment to Landscape Maintenance Worker II
\$5,524			29	\$5,319	-3.72%		Internal Alignment: 10% below Warehouse Worker II
\$ 6,058	Insuff. Data	Insuff. Data	33	\$5,871	-3.10%	x	Internal Alignment: Anchor to Landscape Maintenance Worker II
\$5,524			33	\$5,871	6.28%		Internal Alignment: 10% below Water Distribution Operator II
\$ 6,058	-10.4%	\$6,688	37	\$6,480	6.96%	x	Market and range placement.
\$ 10,190	-9.7%	\$11,177	59	\$11,156	9.48%	x	Market and range placement.
\$ 7,759	-5.0%	\$8,147	46	\$8,093	4.30%	x	Market and range placement.
\$ 10,829	14.4%	\$9,266	52	\$9,385	-13.33%	x	Market and range placement.
\$6,457	1		40	\$6,978	8.07%		Internal Alignment: Anchor 10% below Water Treatment Instrument Technician II
\$ 7,105	-12.5%	\$7,995	44		8.42%	x	Market and range placement.
\$6,335			36	\$6,322	-0.20%		Internal Alignment: Anchor 10% below Water Treatment Maintenance Worker II
\$ 6,972	-2.7%	\$7,158	40	\$6,978	0.09%	x	Market and range placement.
\$7,669			44	\$7,703	0.44%		Internal Alignment: Anchor 10% above Water Treatment Maintenance Worker II
\$ 8,830	13.7%	\$7,621	42	\$7,332	-16.97%	x	Market and range placement.
\$ 12,887	10.4%	\$11,542	60	\$11,435	-11.27%	x	Market and range placement.
\$ 10,829	4.2%	\$10,379	52	\$9,385	-13.33%		Market and internal alignment: 20% below the WTP Superintendent
\$8,029			38	\$6,642	-17.27%		Internal Alignment: 10% below Water Treatment Plant Operator
\$ 10,712	Insuff. Data	Insuff. Data	57	\$10,618	-0.87%		No JD. Align with Recreation Services Manager.
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10,087 10,271 56,383 55,524 \$6,058 55,524 \$6,058 55,524 \$6,058 10,190 \$7,759 10,829 56,457 \$7,105 56,457 \$7,105 56,457 \$7,105 56,457 \$7,105 56,457 \$7,105 56,457 \$7,105 56,457 \$7,105 56,457 \$7,105 56,457 \$7,105 56,457 \$7,105 56,457 \$7,105 56,457 \$7,105 56,457 \$7,105 56,457 \$7,105 56,457 \$7,105 56,457 \$7,105 \$8,830 12,287 \$8,830 12,287 \$8,830 \$8,830 \$8,830 \$8,830 \$8,830 \$8,830 \$8,830 \$8,830 \$8,830 \$8,830 \$8,830 \$8,830 \$8,830 \$8,830 \$10,829 \$8,8029 \$8,8029 \$8,8029 \$8,8029 \$8,805 \$8,058 \$8,059 \$8,058 \$8,058 \$8,059 \$8,058 \$8,058 \$8,058 \$8,058 \$8,058 \$8,059 \$8,058 \$8,059 \$8,050 \$	10,087         -14.4%           10,271	10,087         -14.4%         \$11,535           10,271	$\begin{array}{c c c c c c c c c c c c c c c c c c c $	\$8,046         40         \$6,978           10,087         -14.4%         \$11,535         60         \$11,435           10,271         48         \$8,502         \$6,383         35         \$6,168           \$5,524         28         \$5,189         \$5,524         28         \$5,871           \$5,524         29         \$5,319         \$5,871         \$5,524         29         \$5,319           \$6,058         1.8%         \$5,950         33         \$5,871         \$5,524         29         \$5,319           \$6,058         Insuff. Data         Insuff. Data         33         \$5,871         \$5,524         33         \$5,871           \$5,524         33         \$5,871         \$5,524         \$5,871         \$5,524         \$5,871           \$6,058         Insuff. Data         Insuff. Data         33         \$5,871         \$5,871           \$6,058         -10.4%         \$6,688         37         \$6,480         \$6,978           \$7,759         -5.0%         \$8,147         46         \$8,093         \$6,457           \$0,829         14.4%         \$9,266         52         \$9,385         \$6,6457         \$6,978         \$7,105         \$6,978         \$7,703	$\begin{array}{c c c c c c c c c c c c c c c c c c c $	$\begin{array}{c c c c c c c c c c c c c c c c c c c $

Camp Director	\$ 16	Insuff. Data	Insuff. Data			x	Low based on limited data
Cashier	\$ 14	Insuff. Data	Insuff. Data			x	Low based on limited data
Instructor II	\$ 15	Insuff. Data	Insuff. Data			×	Low based on limited data
Lifeguard/Swim Instructor	\$ 14		\$17	\$17	21.43%	x	
Maintenance Helper – Facilities	\$ 14		\$ 21	\$21	50.00%	x	
Office Assistant	\$ 14		\$ 24	\$24	71.43%	x	
Recreation Leader II	\$ 14		\$17	\$17	21.43%	x	
Referee – Adult	\$ 24	Insuff. Data	Insuff. Data			x	High based on limited data.
Senior Bus Driver	\$ 21	Insuff. Data	Insuff. Data			x	No data
Teacher	\$ 14	Insuff. Data	Insuff. Data			x	Low based on limited data
Volunteer Coordinator	\$ 23	Insuff. Data	Insuff. Data			x	Low based on limited data
Camera Operator	\$18						1

Class Title	Current	% from Total	Market	Proposed	Proposed	Percent	Study	Rationale
×	Maximum	Comp Median	Placement	Salary Range	Maximum	Difference	Benchmark	
Cashier – Head	\$14							
Instructor I	\$14							
Instructor's Assistant	\$14							
Lifeguard – Head/Swim Instructor	\$14							
Marina Helper	\$14							
Police Trainee	\$32							
Public Works Support Staff	\$14							
Recreation Leader I	\$14							
Referee – Youth	\$14							
Reserve Police Officer	\$49							
Secretary I	\$23							
Secretary II	\$25							
Senior Recreation Leader	\$15							
Teacher's Aid	\$14							

# ANTIOCH CALIFORNIA

### STAFF REPORT TO THE CITY COUNCIL

DATE:	Regular Meeting of April 12, 2022
TO:	Honorable Mayor and Members of the City Council
SUBMITTED BY:	Nickie Mastay, Administrative Services Director
SUBJECT:	Tentative Agreements between the City of Antioch and the Antioch Police Officers Association (APOA) for the Period of September 1, 2021 – August 31, 2025

### **RECOMMENDED ACTION**

It is recommended that the City Council adopt a resolution:

- 1) Approving the Tentative Agreements between the City of Antioch and the Antioch Police Officers Association (APOA); and
- Authorize the City Manager or designee to make any necessary adjustments to the Fiscal Year 2021/22 and 2022/23 budgets to implement the provisions of the Tentative Agreements.

### FISCAL IMPACT

The estimated fiscal impact of the Antioch Police Officers Association (APOA) Tentative Agreements for FY2021/22 is \$1,074,514.

### DISCUSSION

The current term of the Memorandum of Understanding (MOU) between the City and the Antioch Police Officers Association (APOA) covered the period of September 1, 2016 – August 31, 2021. Representatives of the City and the APOA have been meeting and conferring in good faith for several months to negotiate an agreement and finalize the MOU. If the City Council adopt the Tentative Agreements, the parties will continue to prepare an MOU to memorialize and replace the Tentative Agreements. The existing MOU will continue as modified by the terms of the Tentative Agreements until the MOU is completed. When completed, the MOU will be submitted to City Council for approval and adoption.

Highlighted terms of the first year of the Tentative Agreements are:

▶ Four-year contract ending August 31, 2025.

- Effective the first full pay period after September 1, 2021, salaries for all classifications represented by the APOA shall be increased by 4%.
- Detective/Investigator Pay: Sworn Police personnel who are routinely and consistently assigned to perform detective or investigative duties shall receive an additional \$250 per month above their base pay while serving in this assignment.
- Motorcycle Officer Pay: Sworn Police personnel who are routinely and consistently assigned to operate and/or patrol on a motorcycle shall receive \$500 per month above their base pay during that time they are actually riding a police motorcycle in the performance of work-related duties or activities.
- > The addition of Juneteenth as a recognized City Holiday.

Please refer to Exhibit 1 to the Resolution for the detail of all Tentative Agreements.

### ATTACHMENTS

A. Resolution Exhibit 1 to Resolution – Tentative Agreements

### **RESOLUTION NO. 2022/\*\*\***

### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROVING THE TENTATIVE AGREEMENTS BETWEEN THE CITY OF ANTIOCH AND THE ANTIOCH POLICE OFFICERS ASSOCIATION (APOA) FOR THE PERIOD OF SEPTEMBER 1, 2021 – AUGUST 31, 2025

**WHEREAS,** the City and the Antioch Police Officers Association (APOA) had a Memorandum of Understanding covering the period of September 1, 2016 – August 31, 2021;

WHEREAS, in accordance with Government Code Section 3505, the City's Negotiating Team met and conferred in good faith with representatives of the APOA to negotiate a successor agreement; and

WHEREAS, representatives of the City and the APOA reached Tentative Agreements for a successor Memorandum of Understanding for the period of September 1, 2021 through August 31, 2025.

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

**Section 1.** The Tentative Agreements between the City of Antioch and the APOA for the period of September 1, 2021 – August 31, 2025, as provided in the attached Exhibit 1 and herein incorporated by reference, is approved; and

<u>Section 2.</u> The City Manager or designee is authorized to amend the FY2021/22and 2022/23 budgets to implement the provisions of the Tentative 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 12th day of April, 2022, by the following vote:

### AYES:

NOES:

**ABSTAIN:** 

ABSENT:

# EXHIBIT 1

Proposal #	Subject	Signed/Withdrawn
1	Article III Association Rights, Sections A. B. Payroll Deductions	Signed
2	Article VI Compensation, Section B. Working in a Higher Classification	Withdrawn
3	Article VIII Health and Welfare, Section A. Medical Insurance, Section H. Flexible Benefits	Signed
4	Article VII Leaves, Section C. Sick Leave	Signed
5	Article VII Leaves, Section G. Family Care Leave	Withdrawn
6	Article X Educational Incentive, Section B. Educational Incentive Pay	Withdrawn
7	Article VI Compensation, Section A. (New) Flexibly staffed Community Service Officer Classification	Withdrawn
8	Article VI Compensation, Section C. Shift Differential	Withdrawn
9	Article VI Compensation, Section A. Salaries	Signed
10	Article VI Compensation, Section O. (New) Detective/Investigator Pay	Signed
11	Article VI Compensation, Section P. (New) Mororcycle Officer Pay	Signed
12	Article VI Compensation, Section Q. (New) Major Traffic Accident Investigator Pay	Withdrawn
13	Article VI Compensation, Section R. (New) non-Sworn Seniority Pay	Withdrawn
14	Article XV Savings Clause and Term of Agreement	Signed
	Article VII Leaves, Section B. 1. Holidays	Signed

### 2021 NEGOTIATIONS BETWEEN THE CITY OF ANTIOCH

#### AND

### ANTIOCH POLICE OFFICERS ASSOCIATION

#### **APOA Proposal: 1**

Date Presented: 8/13/2021

SECTION(S): Article III B. Payroll Deductions

#### ARTICLE III ASSOCIATION RIGHTS

#### A. Dues Deductions

Employees who voluntarily join the Association may authorize individual payroll deductions for dues, initiation fees, and general assessments, as well as any other membership benefit program sponsored by the Union (hereinafter collectively "dues deductions"). The Association shall be responsible for maintaining records of bargaining unit employees who provide written consent to join the Union and authorize due deductions. The Association shall certify to the City the identity of such members and the amount of the dues deductions to be withheld from their paychecks.

The City shall deduct from the paychecks of each employee who voluntarily authorizes dues deductions as certified by the Association, or pursuant to an authorization form tendered to the City by the Association or employee, the total amount of dues certified by the Association per month. The City shall promptly remit the total amount deducted, together with a list identifying each employee from whom a deduction was made, to the Association. The Association shall specify the person authorized to receive such funds and address to which the City shall forward the dues deductions.

If an employee desires to revoke, cancel or change their prior dues deduction authorization, the City shall direct the employee to the Association. Any such dues deduction revocation, cancellation and/or change shall be effective only when submitted by the Association to the City and subject to the terms and conditions set forth in the original payroll deduction/authorization.

The City will implement any change to a bargaining unit employee's payroll deductions during the first full pay period following notification of such change by the Association.

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**B. Hold Harmless** 

TA 8/20/2021

The Association shall indemnify, defend, and save the City, its officers, agents and employees, harmless against any and all claims, demands, suits, orders, or judgments, or other forms of liability that arise out of or by reason of action taken or not taken by the City for purposes of complying with any of the dues deduction provisions of this Memorandum of Understanding.

- In addition to continuing existing payroll deductions under plans to which the City now is or shall hereafter be contracting party, the City agrees to provide payroll deductions for members of the Association for (1) the normal and regular monthly Association membership dues, and (2) monthly insurance premiums for plans sponsored by the Association and open to all its members.
- B. All the above payroll deductions shall be subject to the following conditions:
  - 1. Such deductions shall be made pursuant to the terms and conditions set forth in authorization forms approved by the City.
  - 2. Such deductions shall be made only upon submission of the authorization form and executed by the employee to the City.
  - 3. The Association shall be responsible for submitting to the City payroll deduction input documents listing any changes in the amounts to be payroll deducted from the paychecks of the employees who have authorization forms on file with the City.

The City shall remit to the Association a check for all of the deductions.

TA 8/20/2021 Talks KTeller

### 2021 NEGOTIATIONS BETWEEN THE CITY OF ANTIOCH AND ANTIOCH POLICE OFFICERS ASSOCIATION

#### **APOA Proposal: 3**

#### Date Presented: 8/20/2021

#### SECTION(S): Article VIII A Medical Insurance

#### A. Medical Insurance

- The City contracts with the California Public Employees' Retirement System (CalPERS) for the purpose of providing medical insurance benefits for active employees and eligible retired employees. Eligibility of active and retired employees and the dependents of active and retired employees to participate in this program shall be in accordance with regulations promulgated by CalPERS and the City's Medical-After-Retirement Policy.
- 2. The City shall pay One Hundred Twenty-Five Dollars (\$125) per month\_contribute on behalf of each active and retired employee who subscribes for coverage\_an amount equal to the Public Employees' Medical and Hospital Care Act (PEMHCA) Minimum Employer Contribution (MEC) towards the medical insurance premium. The City shall contribute an additional amount on behalf of represented employees In the event CalPERS requires a minimum employer payment in excess of One Hundred Twenty Five Dollars (\$125) per month, the City shall pay the increased amount and the City shall offset the City's contribution to the Flexible Benefits Cafeteria Plan pursuant to Section H. below. The City's additional contribution shall by an amount equal-to-the CalPERS medical insurance premium amounts for the plan year when combined with the MEC.requirement. [See Work Sheet in Appendix B]
- 3. Except as provided herein, represented employees shall purchase medical insurance through the CalPERS Medical Program. Represented employees who have medical insurance coverage from another source may, by providing written proof of such alternative coverage to the City, opt out of the CalPERS Medical Program. Employees who opt out of the CalPERS Medical Program shall be required to provide written confirmation of alternative coverage annually thereafter, by the first day of the CalPERS open enrollment period. If such confirmation is not provided, the employee shall be required to enroll in the CalPERS Medical Program.

TA 8/20/2021 TKT 12

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#### [RETAIN SECTIONS B through G]

#### H. Flexible Benefits (Cafeteria) Plan

- 1. Effective January 1, 2016, and for the duration of this Memorandum of Understanding, the City shall make the following contributions to the <u>Cafeteria</u> Flexible Benefits Plan on behalf of represented employees.
  - a. For an employee who is eligible for employee only medical coverage, the City shall contribute the PERS Kaiser single Bay Area rate, subject to A.2 above and f. below.
  - b. For an employee who is eligible for two (2) party medical coverage, the City shall contribute the PERS Kaiser two (2) party Bay Area rate, subject to A.2 above and f. below.
  - c. For an employee who is eligible for family medical coverage, the City shall contribute the PERS Kaiser Family Bay Area rate, subject to A.2 above and f. below.
  - d. City shall contribute to the most densely populated dental plan at the appropriate employee's benefit enrollment level; 1 party, 2 party or Family
  - e. The City shall contribute to the most densely populated vision plan at the appropriate employee's benefit enrollment level; 1 party, 2 party of Family.
  - f. Effective each January 1 for the duration of this agreement, the amounts specified in Section H., 2., a., b. and c. of this Article will be increased by the percentage amounts determined by the PERS Bay Area Kaiser service provider to provide said benefit up to a maximum increase of ten percent (10%) per year. In the event the increase that year is more than ten percent (10%), the City will pay 50% of the increase and the employee will be responsible for the other 50% of the increase that is greater than ten percent (10%).
  - g. The City will contribute up to the full ten percent (10%) to reduce the burden on the employee from the previous year should the increase in the previous year be greater than ten percent (10%). (Example: 12% increase one year, employee pays 1%. The following year has an 8% increase, City picks up that 1% from the previous year for a total of 9%. Not to exceed 10% to the City in a year where the premium increase was actually less than 10%).
  - h. In the event that in December of each year it is determined that the most populated plan in the bargaining unit is not Kaiser, then the Employer will use the most populated plan to apply the above formula.
- 2. Each employee shall file an election in writing during the month of open enrollment for medical insurance each year as to how the monies in his or her <u>Cafeteria</u> <u>PlanFlexible Benefits Aa</u>ccount are to be expended during the ensuing plan year.

TA 8/20/2021 TK, B

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Thereafter, except as provided in the <u>CafeteriaFlexible Benefits Program</u>\_Plan Document, no changes to the designations so made shall be allowed until the enrollment period of the following plan year.

- a. During the designated Open Enrollment Period each year, each represented employee must satisfy the mandatory and conditional enrollment obligations specified in this Article. In addition, each employee may enroll in the various optional programs offered <u>through under</u> the <u>CafeteriaFlexible Benefit</u> Plan.
- b. If the costs of an employee's selections exceed the City's monthly contributions, the employee may designate a portion of his/her wages to be deposited into the <u>Cafeteria Flexible Benefit</u> Plan to cover the cost of such selections.
- c. If the costs of an employee's selections under the <u>Cafeteria</u> Flexible Benefit Plan are less than the City's monthly contribution on that employee's behalf, the unused money will be split, with one-half (1/2) of the unused money going to the employee as wages each month and one-half (1/2) of the money reverting to the City. For an employee hired after September 1, 2007 the maximum monthly amount that may go into wages is Two Hundred Fifty Dollars (\$250) per month. Such amount will be adjusted each year by the percentage increase of the City's medical contribution on January 1 of each year.
- d. Each employee shall be responsible to provide immediate written notification to the City regarding any change to the number of his or her dependents that affects the amount of the City's monthly contributions on the employee's behalf changes to the City's contribution rate shall take effect at the start of the first pay period in the month preceding the month in which the eligible dependent is either added or deleted under the plan.
- e. The City will not treat the employee share of premium payments within the <u>Cafeteria Plan</u> Flexible Benefits Program as compensation subject to income tax withholding unless the Internal Revenue Service or the Franchise Tax Board indicate that such contributions are taxable income subject to withholding. The City shall treat any cash payments to the employee as compensation subject to applicable local, State and Federal tax regulations and shall withhold and report such taxes as required by law. Each employee shall be solely and personally responsible for any Federal, State or local tax liability of the employee that may arise out of the implementation of this section.

[RETAIN SECTION I]

TA 8/20 + 2021 Turtlepk Willow Alglie 3

### CITY OF ANTIOCH – APOA MOU NEGOTIATIONS City Counter to APOA Proposal #4 8/27/2021

### SECTION(S): Article VII C. Sick Leave

C. Sick Leave

1. Regular and probationary employees shall accrue sick leave at the rate of 3.692 hours per bi-weekly pay period. There is no maximum limit for the accrual of unused sick leave.

2. Sick leave may be used in the following situations and as otherwise permitted by law:

a. For the employee's own illness or injury or for the illness or injury of the employee's family member. For purposes of this Section, "family member" is defined as a biological, adopted, or foster child; stepchild; legal ward, or a child to whom the employee stands in loco parentis; a biological, adoptive, or foster parent; stepparent, or legal guardian of an employee or the employee's spouse or registered domestic partner, or a person who stood in loco parentis when the employee was a minor child; spouse; registered domestic partner; grandchild; or sibling.

b. For the employee's receipt of required medical or dental care or consultation or for the required medical or dental care or consultation of the employee's family member as defined in (a) above.

c. For employees who are victims of domestic violence, sexual assault or stalking as specified in state law.

When the illness, injury or disability of the employee prevents the employee from performing his/her regular duties.

b. When the employee must provide emergency care for his/her spouse, domestic partner (to be eligible they must be registered with the California Secretary of State), child or dependent, living within the employee's household.

c. Sick leave may be used for medical and dental appointments when other arrangements cannot be made.

3. In order to receive sick leave, the employee must notify his/her supervisor or Department office prior to, or as close as possible to, the employee's normal starting time.

4. (a) Upon giving prior written notice, the Chief of Police or designee may

TKJ 1/19/2022

### **CITY OF ANTIOCH – APOA MOU NEGOTIATIONS City Counter to APOA Proposal #4** 8/27/2021

require an employee using sick leave to present a physician's certificate attesting he/she has consulted with the physician for an illness or injury. Such certificate must be issued solely by a licensed physician or appropriate medical designee as authorized by the treating physician for the employee's most recent sick leave usage.

(b) The notification for an employee to provide such certificate for an injury or illness shall expire a maximum of 182 calendar days after issuance. The notification shall include the date of expiration.

(c) Employees who have received written notification of the requirement to present such certificate prior to their next occurrence of injury or illness shall present such certificate within one (1) business day upon reporting for duty after an injury or illness.

5. Upon separation, after at least ten (10) years of service, the employee shall receive payment for the cash value of forty percent (40%) of his or her unused sick leave. The maximum amount payable under this Article is three hundred twenty forty

(32040) hoursdays' pay.

6. Conversion - Effective September 1, 1998, at the end of each calendar year, if a member has used less than five (5) days of sick leave, he/she may convert up to twelve (12) days of current unused sick leave to vacation or cash on a 3-1 ratio providing such conversion does not reduce sick leave balance to less than four hundred (400) hours. Sick leave not converted shall continue to accumulate to the member's account.

TA 1/19/2022 Tartley K Talkt

### CITY OF ANTIOCH – APOA MOU NEGOTIATIONS City Counter to APOA Proposal #9 11/29/2021

### SECTION(S): Article VI Compensation

Effective the first full pay period after September 1, 2021, salaries for all classifications represented by the APOA shall be increased by four (4) percent.

Effective the first full pay period after September 1, 2022, salaries for all classifications represented by the APOA shall be increased by two (2) percent.

Effective the first full pay period after September 1, 2023, salaries for all classifications represented by the APOA shall be increased by four (4) percent.

Effective the first full pay period after September 1, 2024, salaries for all classifications represented by the APOA shall be increased by three (3) percent.

APOA JA 311/2022 Tarty Kiallo

For the City of Antioch:

3/1/2022

# **2021 NEGOTIATIONS BETWEEN THE**

### **CITY OF ANTIOCH**

### AND

# ANTIOCH POLICE OFFICERS ASSOCIATION

City Counter to APOA Proposal: 10

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Date Presented: 11/22/2021

SECTION(S): Article VI O. (NEW) Detective/Investigator Pay

O. Detective/Investigator Pay

Sworn Police personnel who are routinely and consistently assigned to perform detective or investigative duties shall receive an additional two hundred fifty dollars (\$250.00) per month above their base pay while serving in this assignment.

TA1/19/2022 Justley Tallet Meyley

# **2021 NEGOTIATIONS BETWEEN THE CITY OF ANTIOCH** AND ANTIOCH POLICE OFFICERS ASSOCIATION

City Counter to APOA Proposal: 11

Date Presented: 11/22/2021

SECTION(S): Article VI P. (NEW) Motorcycle Officer Pay

P. Motorcycle Officer Pay

Sworn Police personnel who are routinely and consistently assigned to operate and/or patrol on a motorcycle shall receive five hundred dollars (\$500.00) per month above their base pay during that time they are actually riding a police motorcycle in the performance of work-related duties or activities.

TA 1/19/2002 Thethey K. Toltst M.M.

# **2021 NEGOTIATIONS**

# **BETWEEN THE**

# **CITY OF ANTIOCH**

## AND

# ANTIOCH POLICE OFFICERS ASSOCIATION

City Proposal

Date Presented: 03-07-2022

SECTION(S): Article VII B.1. (Holidays)

City Position: The City proposes to revise the Holidays provision of the APOA MOU to add the recently established Juneteenth holiday to the list of City recognized holidays.

### B. Holidays

1. Offices shall be closed to the public on the following holidays:

January 1 Third Monday in January February 12 Third Monday in February Last Monday in May June 19 July 4 First Monday in September November 11 Fourth Thursday in November Friday after Thanksgiving Day December 24 December 25 New Year's Day Martin Luther King's Birthday Lincoln's Birthday Washington's Birthday Memorial Day <u>Juneteenth</u> Independence Day Labor Day Veterans Day Thanksgiving Day Day after Thanksgiving Christmas Eve Christmas Day

Tentative Agreement				
For the APOA:		For the City:	CHAR	
	Tim Talbot		Chuck Flesher	
Date:	3/7/2022	Date:	3-7-22	

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# ANTIOCH CALIFORNIA

# STAFF REPORT TO THE CITY COUNCIL

DATE:	Regular Meeting of April 12, 2022	
то:	Honorable Mayor and Members of the City Council	
SUBMITTED BY:	Nickie Mastay, Administrative Services Director	
APPROVED BY:	Thomas Lloyd Smith, City Attorney	
SUBJECT:	Resolution Approving Class Specification Updates for Assistant City Attorney and Assigning an Updated Salary Range	

# **RECOMMENDED ACTION**

It is recommended that the City Council adopt a resolution:

- 1) Approving updates for the Assistant City Attorney class specification;
- 2) Assigning an updated salary range to the Assistant City Attorney class specification; and
- Authorize the City Manager or designee to make any necessary adjustments to the Fiscal Year 2021/22 and 2022/23 budgets to implement the updated salary range.

# FISCAL IMPACT

The prior approved salary range (without benefits) for one (1) Assistant City Attorney is \$146,388 - \$177,936. The prior total annual range of cost of funding (1) Assistant City Attorney is (Step A – Step E) \$272,998 - \$324,839. The cost of this position is included in the General Fund Fiscal Year 2021-23 Budget.

The updated salary range (without benefits) for one (1) Assistant City Attorney is \$160,427 - \$195,000. The total annual range of cost of funding (1) Assistant City Attorney is (Step A – Step E) \$296,292 - \$352,962. Although the cost of this position was included in the General Fund Fiscal Year 2021-23 Budget, the additional cost due for the updated class specification is estimated to be \$28,123.

# DISCUSSION

The Assistant City Attorney position was approved by City Council on June 22, 2021 with the adoption of the Fiscal Year 2021-23 Budget. The City Council adopted Resolution 2021/157 on September 14, 2021 that created the class specification, assigned the bargaining unit and salary range for the Assistant City Attorney classification. The City's

Agenda Item #

outside recruiter Avery & Associates has requested an increase in the salary range for the Assistant City Attorney position based on (1) low candidate applications, only two attorneys applied for the position, and (2) feedback regarding the salary from prospective attorneys who were contacted but decided not to apply for the position. According to Avery & Associates, several of the attorney's approached were already earning the top of Antioch's proposed salary range in their current positions. Therefore, the attorneys had no financial incentive to apply for the position.

In an effort to appeal to more candidates, City staff has also revised the Assistant City Attorney class specification to encourage candidates with both transactional and litigation experience to apply. Some of the updates to the Assistant City Attorney class specification include:

- Functions as a principal assistant to the City Attorney.
- Manages legal agreement workflow for the City Attorney's Office to achieve timely review of City legal agreements. Draft and review complex and routine legal agreements including contracts, memorandums, leases, deeds and other legal documents and instruments. Review insurance, payment bond, and performance bond information, if applicable for contracts submitted by City departments to the City Attorney's Office.
- Builds the capacity of department staff members to prepare enforceable legal agreements, resolutions, ordinances, leases, deeds and other legal documents and instruments for their departments by providing legal review and written or oral explanation of revisions to their documents.
- Builds the capacity of department staff members to understand risk management and insurance requirements for legal agreements submitted by City departments to the City Attorney's Office by providing legal review and written or oral explanation of insurance, payment bond, and performance bond requirements as applicable.
- Reviews claims and lawsuits against the City; submit requests for coverage of claims to the City's insurance providers; assist and represent the City in its defense to achieve a final resolution of the claim or lawsuit.
- Attends day and evening board, commission, and committee meetings to provide legal advice and counsel; review and edit agendas, staff reports, and resolutions for boards, commissions, and committees as directed by the City Attorney; provide staff with feedback and comments.
- Represent the City in civil, criminal, and administrative proceedings and in transactional matters; perform all phases of pretrial, trial and appellate work; develop litigation strategy, prepare briefs, drafts pleadings, motions and arguments, and conduct discovery and depositions; file motions and briefs; represent the City in court; make appearances at administrative hearings.
- Receive and review claims and lawsuits for damages filed against the City; assist and represent the City in its defense to achieve a final resolution of the claim or lawsuit.

- Knowledge of all phases of litigation, including managing clients, discovery, court appearances, motion practice, trail preparation and trials.
- Five years of progressively responsible experience performing legal work.

Please refer to Attachment A – Exhibit 1 for the updated Assistant City Attorney Class Specification.

# **ATTACHMENTS**

A. Resolution

Exhibit 1 to Resolution – Assistant City Attorney Class Specification

# **RESOLUTION NO. 2022/\*\***

# RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROVING CLASS SPECIFICATION AND SALARY UPDATES FOR ASSISTANT CITY ATTORNEY CLASS SPECIFICATION

**WHEREAS,** the City has an interest in the effective and efficient management of the classification plan;

**WHEREAS**, the City Council has considered updated Class Specifications on a case-by-case basis as needed for recruitments;

**WHEREAS,** the Management Bargaining Unit has reviewed and approved the changes to the Class Specifications; and

**WHEREAS,** Department Management have reviewed and updated the descriptions to reflect current organizational structure and operational needs.

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

**Section 1.** The Class Specification with updates for the classification of Assistant City Attorney attached hereto as "Exhibit 1", is hereby approved and incorporated into the City of Antioch Employees' Classification System;

<u>Section 2.</u> The Assistant City Attorney classification monthly salary range is updated to \$13,369 - \$16,250; and

**Section 2.** The City Manager or designee is authorized to amend the FY2021/22 and 2022/23 budgets to implement the updated salary range.

\* \* \* \* \* \* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 12th day of April 2022, by the following vote:

AYES:

NOES:

**ABSTAIN:** 

ABSENT:

### EXHIBIT 1

#### CITY OF ANTIOCH

#### ASSISTANT CITY ATTORNEY

Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are <u>not</u> intended to reflect all duties performed within the job.

### SUMMARY DESCRIPTION

Under general direction of the City Attorney, provides a wide range of legal services; <u>functions</u> as a principal assistant to the City Attorney; manages legal agreement workflow for the City Attorney's Office to achieve timely review of City legal agreements; reviews claims and lawsuits against the City; attends day and evening board, commission, and committee meetings to provide legal advice and counsel; analyzes complex legal issues, evaluates alternative approaches to problems, and implements sound solutions; prepares legal opinions, pleadings, ordinances, resolutions, contracts, leases, staff reports, and similar documents; represents the City in <u>court and</u> criminal, civil, and administrative proceedings and in transactional matters; and responds to inquires from City officials, City staff, community organizations, state and local agencies, ant the general public.

### **DISTINGUISHING CHARACTERISTICS**

The Assistant City Attorney is supervised and directed by the City Attorney and exercises technical and functional supervision over administrative support staff, legal staff and legal service providers, though direct supervision and management of support and legal staff is the responsibility of the City Attorney. Employees in this classification are distinguished from the Deputy City Attorney due to the elevated level of decision making associated with complex and specialized legal services. While expertise may be gained in a specialized area of municipal law, the Assistant City Attorney assumes responsibility for legal matters in any area as assigned by the City Attorney. Specialized legal services may be in areas such as: litigation and claims liability, criminal prosecution, employment law, public contracting, planning, zoning and environmental laws, complex transactions, police, fire, Brown Act, constitutional lawfirst amendment, public records act, conflicts of interest, litigation and claims liability, employment law finance, real estate, public housing, information technology, records retention, state election laws, state and federal law pertaining to public utility law, redevelopment law, federal law and/or risk management. Work may involve assigning, supervising and reviewing the work of subordinate attorneys.

#### **REPRESENTATIVE DUTIES**

The following duties are typical for this classification. Incumbents may not perform all of the listed duties and/or may be required to perform additional or different duties from those set forth below to address business needs and changing business practices.

- Directs specified program area activities of the City Attorney's Office as assigned by the City <u>Attorney.; assigns legal work to subordinate staff and legal service providers then review</u> work for technical accuracy and completeness.
- 2. Manages legal agreement workflow for the City Attorney's Office to achieve timely review of City legal agreements. Draft and review complex and routine legal agreements including contracts, memorandums, leases, deeds and other legal documents and instruments. Review insurance, payment bond, and performance bond information, if applicable for contracts submitted by City departments to the City Attorney's Office.

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- Builds the capacity of department staff members to prepare enforceable legal agreements, resolutions, ordinances, leases, deeds and other legal documents and instruments for their departments by providing legal review and written or oral explanation of revisions to their documents.
- 4. Builds the capacity of department staff members to understand risk management and insurance requirements for legal agreements submitted by City departments to the City Attorney's Office by providing legal review and written or oral explanation of insurance, payment bond, and performance bond requirements as applicable.
- Reviews claims and lawsuits against the City; submit requests for coverage of claims to the City's insurance providers; assist and represent the City in its defense to achieve a final resolution of the claim or lawsuit.
- 4.6. Attends day and evening board, commission, and committee meetings to provide legal advice and counsel; review and edit agendas, staff reports, and resolutions for boards, commissions, and committees as directed by the City Attorney; provide staff with feedback and comments.
- 7. Research and analyze legal issues and statutory and case law; dDraft and review complex and routine eresolutions, ordinances, legal opinions, epinions, ordinances, resolutions, contracts, leases, deeds and other legal documents and instruments; approve ordinances, resolutions and contracts as to form and legality. Research and analyze legal issues and statutory and statutory and case law.
- 2.8. Receive and review claims and lawsuits for damages filed against the City; assist and represent the City in its defense to achieve a final resolution of the claim or lawsuit.
- 3.9. Represent the City in civil, criminal, and administrative proceedings and in transactional matters; perform all phases of pretrial, trial and appellate work; develop litigation strategy, prepare briefs, drafts pleadings, motions and arguments, and conduct discovery and depositions; file motions and briefs; represent the City in court; make appearances at administrative hearings.
- 4-<u>10.</u> Provide legal advice to City departments, City staff, City officials, and certain boards and commissions on a wide range of municipal law; conduct research and provide opinions and advice regarding the duties, powers, functions and obligations of City departments and related bodies.
- 5-<u>11.</u> Respond to staff inquiries regarding the legality of complex and routine issues, questions on policy, interpretation of Antioch Municipal Code, and related matters.
- 6.<u>12.</u> Assist code enforcement efforts involving nuisances or uninhabitable properties; prepare notices and orders; follow-up on enforcement efforts; advise City staff.
- 7.<u>13. Attend day and evening day or evening meetings of boards, commissions, and committees as requested by the City Attorney; review staff reports and resolutions including those for the Planning Commission; provide staff with feedback and comments.</u>
- 8.14. Review insurance information and contracts submitted by all City departments to the City Attorney's Office.

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- 9.13. Prepare gun forfeiture petitions for the Police Department; attend hearings and prepare Police Officer witnesses.
- 40.14. Prepare oppositions to Pitchess motions and attend related court hearings.
- 44.15. Respond to correspondence and public inquiries on legal matters related to City business.
- 42.16. Maintain current knowledge of complex and routine legal issues and precedents; attend and participate in professional group meetings; participate in professional development activities; read publications relevant to area of assignment.
- <u>43.17.</u> Assist in department budget preparation and administration.
- 14.18. Supervise, train and evaluate assigned staff.
- 15.19. Perform related duties as required.

#### QUALIFICATIONS

The following generally describes the knowledge and ability required to enter the job and/or be learned within a short period of time in order to successfully perform the assigned duties.

#### Knowledge of:

- Municipal government organization, structure and functional responsibilities.
- Laws, principles and practices related to municipal government and public administration.
- General, municipal, and public contract law.
- Legal principles and practices including civil, criminal, administrative law and procedures, especially as they relate to municipal governments.
- General, municipal, and public contract law.
- Principles, methods and techniques of legal research and investigation.
- Judicial procedures and rules of evidence. Municipal government organization, structure and functional responsibilities.

 Laws, principles and practices related to municipal government and publicationadministration.

Judicial procedures and rules of evidence.

- Legal precedents and court decisions related to assignments.
- All phases of litigation, including managing clients, discovery, court appearances, motion practice, trial preparation and trials
- Appellate practices.
- Office procedures, methods, and equipment including computers and applicable software applications.
- Pertinent federal, state, and local laws, codes, and regulations.

#### Ability to:

- Define legal issues, collect and analyze information, and recommend action.
- Properly interpret and make decisions in accordance with laws, regulations, and policies.
- Prepare clear and concise legal documents, including but not limited to, briefs, ordinances, resolutions, correspondence, and supporting documents.
- Conduct research on legal problems and prepare sound legal opinion.

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- Present statements of fact, law, and argument clearly and logically.
- Exercise sound, independent judgment within general policy guidelines and legal parameters.
- Represent the City effectively in hearings, courts of law, and meetings.
- Read, understand, interpret, apply, and explain codes, regulations, and other written materials.
- Effectively perform and administer all phases of City legal work.
- Analyze, appraise, and apply legal principles and precedents to difficult legal problems.
- Demonstrate effective leadership, set priorities and meet deadlines.
- Develop and implement goals, objectives, policies, procedures, work standards and internal controls.
- Draw valid conclusions and project consequences of decisions and recommendations.
- Analyze situations and make quick decisions requiring sound judgement.
- Negotiate with other parties.
- Establish and maintain accurate records, prepare concise, comprehensive reports.
- Act with resourcefulness, courtesy and initiative.
- Operate office equipment including computers and supporting software applications.
- Communicate clearly and concisely, both orally and in writing.
- Establish and maintain effective working relationships with employees, public officials, community organizations, the general public and those contacted in the course of work.

### Education and Experience Guidelines

#### Education/Training:

Graduation from a law school accredited by the American Bar Association with a Juris Doctorate degree, and,

#### Experience:

Four Five years of progressively responsible experience performing legal work in the public or private sector. Experience in specialized legal matters such as those pertaining to public contracts, risk management, litigation and claims liability, criminal prosecution, human resources, employment law, complex transactions, police, fire, Brown Act, first amendment, public records act, conflicts of interest, finance, real estate, public housing, information technology, records retention, state election laws, public utilities, redevelopment, and/or risk management is highly desirable. Prior experience in the practice of municipal or other government law is desirable, but not required.

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License or Certificate:

Current membership in the California State Bar.

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### PHYSICAL DEMANDS AND WORKING ENVIRONMENT

The conditions herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential job functions.

Environment: Work is performed primarily in a standard office setting.

**Physical:** Primary functions require sufficient physical ability and mobility to work in an office setting; to stand or sit for prolonged periods of time; to occasionally stoop, bend, kneel, crouch, reach, and twist; to lift, carry, push, and/or pull light to moderate amounts of weight; to operate office equipment requiring repetitive hand movement and fine coordination including use of a computer keyboard; and to verbally communicate to exchange information.

FLSA: Exempt

Created: September 2021, April 2022

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This class specification identifies the essential functions typically assigned to positions in this class. Other duties <u>not described</u> may be assigned to employees in order to meet changing business needs or staffing levels but will be reasonably related to an employee's position and qualifications. Other duties outside of an individual's skill level may also be assigned on a short term basis in order to provide job enrichment opportunities or to address emergency situations.