

CITY OF  
**ANTIOCH**  
CALIFORNIA

**ANNOTATED AGENDA**

**Antioch City Council**  
**SPECIAL AND REGULAR MEETING**  
Including the Antioch City Council acting as  
**Housing Successor to the Antioch Development Agency**

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Date: **Tuesday, March 11, 2025**

Time: 5:30 P.M. – Closed Session  
6:00 P.M. – Special Meeting/Budget Study Session  
7:00 P.M. – Regular Meeting

Place: **Council Chambers**  
200 'H' Street  
Antioch, CA 94509

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**PLEASE TURN OFF CELL PHONES BEFORE ENTERING COUNCIL CHAMBERS.**

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**Ron Bernal**, Mayor  
**Louie Rocha**, Mayor Pro Tem (District 2)  
**Tamisha Torres-Walker**, Council Member District 1  
**Donald P. Freitas**, Council Member District 3  
**Monica E. Wilson**, Council Member District 4

**Melissa Rhodes**, City Clerk  
**Jorge R. Rojas**, City Treasurer  
**Bessie Marie Scott**, City Manager  
**Derek Cole**, Interim City Attorney

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### **Notice of Availability of Reports**

This agenda is a summary of the actions proposed to be taken by the City Council. For almost every agenda item, materials have been prepared by the City staff for the Council's consideration. These materials include staff reports which explain in detail the item before the Council and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Unless otherwise noted, City Council actions include a determination that the California Environmental Quality Act (CEQA) does not apply. The 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. 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: [Notifications – City of Antioch, California \(antiochca.gov\)](https://www.antiochca.gov/notifications) and enter your e-mail address to subscribe. To view the agenda information, click on the following link: [City Council – City of Antioch, California \(antiochca.gov\)](https://www.antiochca.gov/city-council). Questions may be directed to the staff member who prepared the staff report, or to the City Clerk's Office, who will refer you to the appropriate person.

### **Notice of Opportunity to Address Council**

The public has the opportunity to address the City Council on each agenda item. To address the Council, fill out a Speaker Request form and place in the Speaker Card Tray near the City Clerk before the meeting begins. This will enable us to call upon you to speak. Comments regarding matters not on this Agenda may be addressed during the "Public Comments" section. No one may speak more than once on an agenda item or during "Public Comments". The Speaker Request forms are located at the entrance of the Council Chambers. Please see the Speaker Rules on the inside cover of this Agenda.

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

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS** *for Closed Session - None*

**CLOSED SESSION:**

- 1) **CONFERENCE WITH REAL PROPERTY NEGOTIATORS** pursuant to California Government Code section 54956.8; Property: Sycamore Square Police Substation 1084 Sycamore Drive, Antioch, CA; Negotiating Parties: City of Antioch Negotiators: Bessie Marie Scott, City Manager and Derek Cole, Interim City Attorney; Property Negotiator: Mike Korin, Property Owner; Under Negotiation: Rent and terms of payment.

***Direction Provided to City Negotiators***

**5:32 P.M.      ADJOURN TO CLOSED SESSION**

**6:24 P.M.      ROLL CALL – SPECIAL MEETING/BUDGET STUDY SESSION – for Council Members – *All Present***

**PLEDGE OF ALLEGIANCE**

## **BUDGET STUDY SESSION**

### **SM-1. FISCAL YEAR 2025-27 BUDGET DEVELOPMENT – PUBLIC SAFETY AND COMMUNITY RESOURCES DEPARTMENT**

***Direction provided to staff***

Recommended Action: It is recommended that the City Council provide feedback and direction regarding the budget development information provided for the Fiscal Year 2025-27 budget.

### **7:02 P.M. MOTION TO ADJOURN SPECIAL MEETING/BUDGET STUDY SESSION**

### **7:02 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**

**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.*

***MAYOR BERNAL REQUESTED A MOTION TO SUSPEND THE RULES AND MOVE AGENDA ITEM #2 TO BE HEARD AS THE NEXT ORDER OF BUSINESS, APPROVED 5/0***

## **2. PROCLAMATIONS**

- *In Honor of WWII United States Navy Veteran George Jones 100<sup>th</sup> Birthday*
- *American Red Cross Month, March 2025*
- *National Prescription Drug Abuse Awareness Month, March 2025*

***Approved, 5/0***

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

## **COUNCIL REGULAR AGENDA – Continued from February 25, 2025, Council Meeting**

### **1. CITY COUNCIL 90-DAY REQUEST LIST – DISCUSSION ON THE CREATION OF A HOMELESS/UNHOUSED AD HOC COMMITTEE**

***Direction provided to staff to:***

- 1) Establish an Ad Hoc Committee by Resolution; and***
- 2) Establish a Task Force by Resolution.***

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

8:39 P.M.

**BREAK**

8:48 P.M.

**RECONVENED – ALL PRESENT**

## **ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS**

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

- BOARD OF ADMINISTRATIVE APPEALS
- PARKS AND RECREATION COMMISSION
- ANTIOCH POLICE OVERSIGHT COMMISSION

## **CITY COUNCIL COMMITTEE REPORTS/COMMUNICATIONS**

## **MAYOR'S COMMENTS**

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

#### **A. APPROVAL OF COUNCIL MEETING MINUTES FOR FEBRUARY 11, 2025**

***Continued, 5/0***

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

#### **B. APPROVAL OF COUNCIL SPECIAL MEETING/CLOSED SESSION MINUTES FOR FEBRUARY 19, 2025**

***Continued, 5/0***

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

#### **C. APPROVAL OF COUNCIL MEETING MINUTES FOR FEBRUARY 25, 2025**

***Continued, 5/0***

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

#### **D. APPROVAL OF COUNCIL SPECIAL MEETING MINUTES FOR MARCH 4, 2025**

***Continued, 5/0***

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

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

**E. APPROVAL OF 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. REJECTION OF CLAIMS: MARILOU GECALE, ESTATE OF LINDA WOOLRIDGE, LINNETTE KIDD, DALLAS KIDD AND ISAHIAH KIDD**

**Rejected, 5/0**

Recommended Action: It is recommended that the City Council reject the claims submitted by Marilou Gecale, Estate of Linda Woolridge, Linnette Kidd, Dallas Kidd and Isahiah Kidd.

**H. ACCEPTANCE OF WORK AND NOTICE OF COMPLETION FOR THE COUNTRY HILLS DRIVE SOUNDWALL REPLACEMENT (P.W. 561-3)**

**Reso No. 2025/37 adopted, 5/0**

Recommended Action: It is recommended that the City Council adopt a resolution accepting work and authorizing the City Manager or designee to file a Notice of Completion for the Country Hills Drive Soundwall Replacement Project.

**I. BUDGET AMENDMENT TO INCREASE THE FISCAL YEAR 2024/25 PUBLIC WORKS MEDIAN AND GENERAL LANDSCAPE OPERATING BUDGET FOR SOUNDWALL REPAIRS IN THE AMOUNT OF \$260,223**

**Reso No. 2025/38 adopted, 5/0**

Recommended Action: It is recommended that the City Council adopt a resolution amending the Fiscal Year 2024/25 Public Works Median and General Landscape Operating Budget in the amount of \$260,233 for soundwall repairs at various locations.

**J. INITIATE PREPARATION OF THE STREET LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT CITY ENGINEER'S REPORT FOR FISCAL YEAR 2025/26 (P.W. 500)**

**Reso No. 2025/39 adopted, 5/0**

Recommended Action: It is recommended that the City Council adopt the resolution directing the Acting City Engineer to prepare a consolidated Engineer's Report for Fiscal Year 2025/26 Street Lighting and Landscape Maintenance District assessments.

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

- K.** AWARDING A DESIGN CONSULTANT SERVICES AGREEMENT TO CAROLLO ENGINEERS, INC. IN THE AMOUNT OF \$250,000 FOR THE WATER TREATMENT PLANT SOLIDS HANDLING IMPROVEMENTS (P.W. 551-5A)

***Reso No. 2025/40 adopted, 5/0***

Recommended Action: It is recommended that the City Council adopt a resolution awarding a Design Consultant Services Agreement to Carollo Engineers, Inc. in the amount not to exceed \$250,000 for the Water Treatment Plant Solids Handling Improvements and authorizing the City Manager or designee to execute the agreement in a form approved by the City Attorney.

- L.** RESOLUTION ESTABLISHING THE RATE PER EQUIVALENT RUNOFF UNIT FOR FISCAL YEAR 2025/26 AND REQUESTING THE CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT TO ADOPT AN ANNUAL PARCEL ASSESSMENT FOR DRAINAGE MAINTENANCE AND THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM PROGRAM

***Reso No. 2025/41 adopted with direction to bring back for discussion, 5/0***

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

- Determining that the rate to be assigned to a single Equivalent Runoff Unit for Fiscal Year 2025/26 shall be set at twenty-five dollars (\$25.00); and
- Requesting the Contra Costa County Flood Control and Water Conservation District adopt Stormwater Utility Assessment Drainage levies based on the rate for a single Equivalent Runoff Unit for Fiscal Year 2025/26, which shall be set at twenty-five dollars (\$25.00).

## **PUBLIC HEARING**

**5. RESOLUTION APPROVING WATER RATES PROPOSED IN THE WATER RATE STUDY LISTED IN THE PROP 218 NOTICE PUBLIC HEARING (P.W. 362-9)**

***Reso No. 2025/42 adopted, 4/1 (Torres-Walker)***

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

- Approving the findings and the *Water Utility Cash Flow Evaluation and Rates Study* from Pavletic Consulting LLC dated January 2025;
- Approving the water rate schedule effective May 1, 2025; and
- Amending the Master Fee Schedule to include the updated water rates.

**6. LONE TREE RETAIL PROJECT (PD2024-0001)**

***DURING PUBLIC COMMENTS OF ITEM #6, COUNCIL MEMBER FREITAS MADE A MOTION TO EXTEND THE MEETING TO 11:30 P.M.; APPROVED 5/0***

***Motioned to continue to March 25, 2025, approved 5/0***

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

- 1) Adopt the resolution adopting the Addendum to the 2004 Initial Study/Mitigated Negative Declaration demonstrating that the Lone Tree Retail project has been appropriately analyzed under CEQA.
- 2) Adopt the resolution approving a Final Development Plan, Use Permit and Design Review for development of the Lone Tree Retail project.

**CEQA:** An addendum to the project's original Initial Study/Mitigated Negative Declaration was prepared to analyze whether any of the proposed changes to the development would constitute a new significant impact requiring further evaluation under CEQA.

## **COUNCIL REGULAR AGENDA**

7. RESOLUTION APPROVING THE CLASS SPECIFICATION UPDATES FOR THE CONFIDENTIAL UNIT AND OPERATING ENGINEERS LOCAL UNION NO. 3 BARGAINING UNITS

***Reso No. 2025/43 adopted, 5/0***

Recommended Action: It is recommended that the City Council adopt the resolution approving a new class specification and other updates to an existing class specification in the Confidential and Operating Engineers Local Union No. 3 Bargaining Units.

## **PUBLIC COMMENTS**

## **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 90 days.*

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

***Motioned to adjourn the meeting 11:38 p.m., 5/0***

CITY OF  
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CALIFORNIA

**STAFF REPORT TO THE CITY COUNCIL**

**DATE:** Special Meeting of March 11, 2025

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Dawn Merchant, Finance Director *DM*

**APPROVED BY:** Bessie Marie Scott, City Manager *BMS*

**SUBJECT:** FY2025-27 Budget Development – Public Safety and Community Resources Department

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**RECOMMENDED ACTION**

It is recommended that the City Council provide feedback and direction regarding the budget development information provided for the fiscal year 2025-27 budget.

**FISCAL IMPACT**

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

**DISCUSSION**

The purpose of this discussion is to continue budget review of the Public Safety and Community Resources (PSCR) Department for the FY2025-27 budget cycle. On March 4th, a special meeting was held to discuss both the PSCR and Police Department budgets. Due to the volume of information reviewed and community input received, City Council requested to continue to the discussion of the PSCR budgets to a special meeting on March 11<sup>th</sup> and review the Police Department on March 18<sup>th</sup>.

As a reminder, the budgets for the PSCR Department include:

- General Fund
- ERF Grant Special Revenue Fund
- California Volunteers Grant Special Revenue Fund
- CalVIP Special Revenue Fund
- PLHA Special Revenue Fund
- Community Benefit Special Revenue Fund
- Solid Waste Special Revenue Fund
- Energy Efficiency & Conservation division of CIP Fund
- Housing Successor Fund
- Community Development Block Grant (CDBG) Special Revenue Fund
- CDBG Revolving Loan Fund Special Revenue Fund
- Opioid Settlement Special Revenue Funds

The presentation provided at the March 4<sup>th</sup> meeting by the PSCR Department is included as Attachment A, and the individual division/fund budget sheets from the prior session are included as Attachment B.

### **General Fund Budget Summary**

The General Fund budget summary from March 4<sup>th</sup> is provided below, incorporating the percentage of total expenditures by each department. The PSCR Department is 2% of the revised FY25 budget, increasing to 4% of the total General Fund budget in the next two fiscal years based on the draft numbers under consideration and review.

### **CHART A GENERAL FUND BUDGET SUMMARY**

	<b>2024-25 Revised Budget</b>		<b>2025-26 Draft Budget</b>		<b>2026-27 Draft Budget</b>	
<b>Beginning Balance, July 1</b>	<b>\$43,258,769</b>		<b>\$37,899,927</b>		<b>\$22,233,479</b>	
<b>Revenue Source:</b>						
Taxes	58,162,527		60,136,866		61,835,866	
1% Sales Tax	19,921,225		19,997,489		20,235,000	
Licenses & Permits	3,506,569		3,090,200		3,090,200	
Fines & Penalties	15,176		15,100		15,100	
Investment Income & Rentals	3,140,000		1,872,500		1,210,000	
Revenue from Other Agencies	1,001,655		455,000		260,000	
Current Service Charges	4,552,969		4,661,551		4,760,181	
Other Revenue	842,848		934,079		936,350	
Transfers In	9,638,149		4,505,175		4,710,292	
<b>Total Revenue</b>	<b>100,781,118</b>		<b>95,667,960</b>		<b>97,052,989</b>	
<b>Expenditures:</b>						
Legislative & Administrative	7,516,332	7%	8,303,340	7%	7,661,281	7%
Finance	2,043,512	2%	2,037,332	2%	2,237,939	2%
Nondepartmental	6,371,175	6%	7,086,769	6%	7,651,655	7%
Public Works	16,912,767	16%	14,482,211	13%	14,579,573	13%
Police Services	56,992,526	54%	58,419,507	52%	60,201,262	52%
Police Services-Animal Support	2,266,306	2%	2,901,616	3%	3,027,019	3%
Recreation/Community Services	5,318,816	5%	5,226,965	5%	5,465,141	5%
Public Safety & Community Resources	2,434,312	2%	4,431,663	4%	5,220,152	4%
Community Development	6,689,228	6%	8,445,005	8%	8,592,385	7%
<b>Total Expenditures</b>	<b>106,544,974</b>	<b>100%</b>	<b>111,334,408</b>	<b>100%</b>	<b>114,636,407</b>	<b>100%</b>
<b>Budget Stabilization Transfer</b>	<b>405,014</b>		<b>0</b>		<b>0</b>	
<b>Surplus/(Deficit)</b>	<b>(5,358,842)</b>		<b>(15,666,448)</b>		<b>(17,583,418)</b>	
<b>Ending Balance, June 30</b>	<b>\$37,899,927</b>		<b>\$22,233,479</b>		<b>\$4,650,061</b>	
Committed-Litigation Reserve	0		500,000		500,000	
Committed-Comm. Dev. Fees	1,096,954		1,196,954		1,296,954	
<b>Unassigned Fund Balance</b>	<b>\$36,802,973</b>		<b>\$20,536,525</b>		<b>\$2,853,107</b>	
<b>Percentage of Revenue</b>	<b>36.52%</b>		<b>21.47%</b>		<b>2.94%</b>	

Expenditure reductions incorporated into the draft budget in Chart A, as presented on March 4<sup>th</sup>, are summarized as follows:

### General Fund Expenditure Reductions

	FY26	FY27
<b>Police Department (PD)</b>		
Vacancy savings	\$ (4,590,423)	\$ (4,704,298)
Overtime reductions	(1,020,000)	(1,020,000)
Contractual service/supplies reductions	67,481	(75,019)
<b>Total PD Adjustments</b>	<b>(5,542,942)</b>	<b>(5,799,317)</b>
<b>Human Resources (HR)</b>		
Remove request for new position	(220,805)	(227,269)
<b>Total HR Adjustments</b>	<b>(220,805)</b>	<b>(227,269)</b>
<b>Public Works (PW)</b>		
Re-allocated General Laborer to Gas Tax Fund	(124,634)	(133,472)
Remove part time help request for facilities	(50,013)	(52,072)
Reduce contract engineering services	(784,500)	(984,500)
Reduce other contractual services/supplies	(287,000)	(298,610)
<b>Total PW Adjustments</b>	<b>(1,246,147)</b>	<b>(1,468,654)</b>
<b>Economic Development (ED)</b>		
Reduce contracts/business expenses	(50,000)	(50,000)
<b>Total ED Adjustments</b>	<b>(50,000)</b>	<b>(50,000)</b>
<b>City Attorney</b>		
Reduce legal services contracts	-	(250,000)
<b>Total City Attorney Adjustments</b>	<b>-</b>	<b>(250,000)</b>
<b>City Manager (CM)/Public Safety &amp; Comm. Resources (PSCR)</b>		
Add Assistant City Manager	440,465	452,543
Remove 4 Community Engagement Specialists	(728,158)	(753,109)
<b>Total CM/PSCR Adjustments</b>	<b>(287,693)</b>	<b>(300,566)</b>
<b>Other Adjustments</b>		
Reduce Recreation subsidy-inc. Child Care transfer	(74,905)	(84,905)
Remove vehicle replacement set aside all departments	(1,181,300)	(1,181,300)
	<b>(1,256,205)</b>	<b>(1,266,205)</b>
<b>Total Expenditure Budget Adjustments</b>	<b>\$ (8,603,792)</b>	<b>\$ (9,362,011)</b>

Specific to the PSCR Department expenditures, included in the budget for the next two years, is funding of the Angelo Quinto Crisis Response Team in the amount of \$1.7M in FY26 (for remainder of fiscal year at end of ARPA funding in October 2025) and \$2,475,000 in FY27.

### **ATTACHMENTS**

- A. PSCR March 4<sup>th</sup> presentation slides
- B. PSCR Budget Worksheets



# CITY OF ANTIOCH

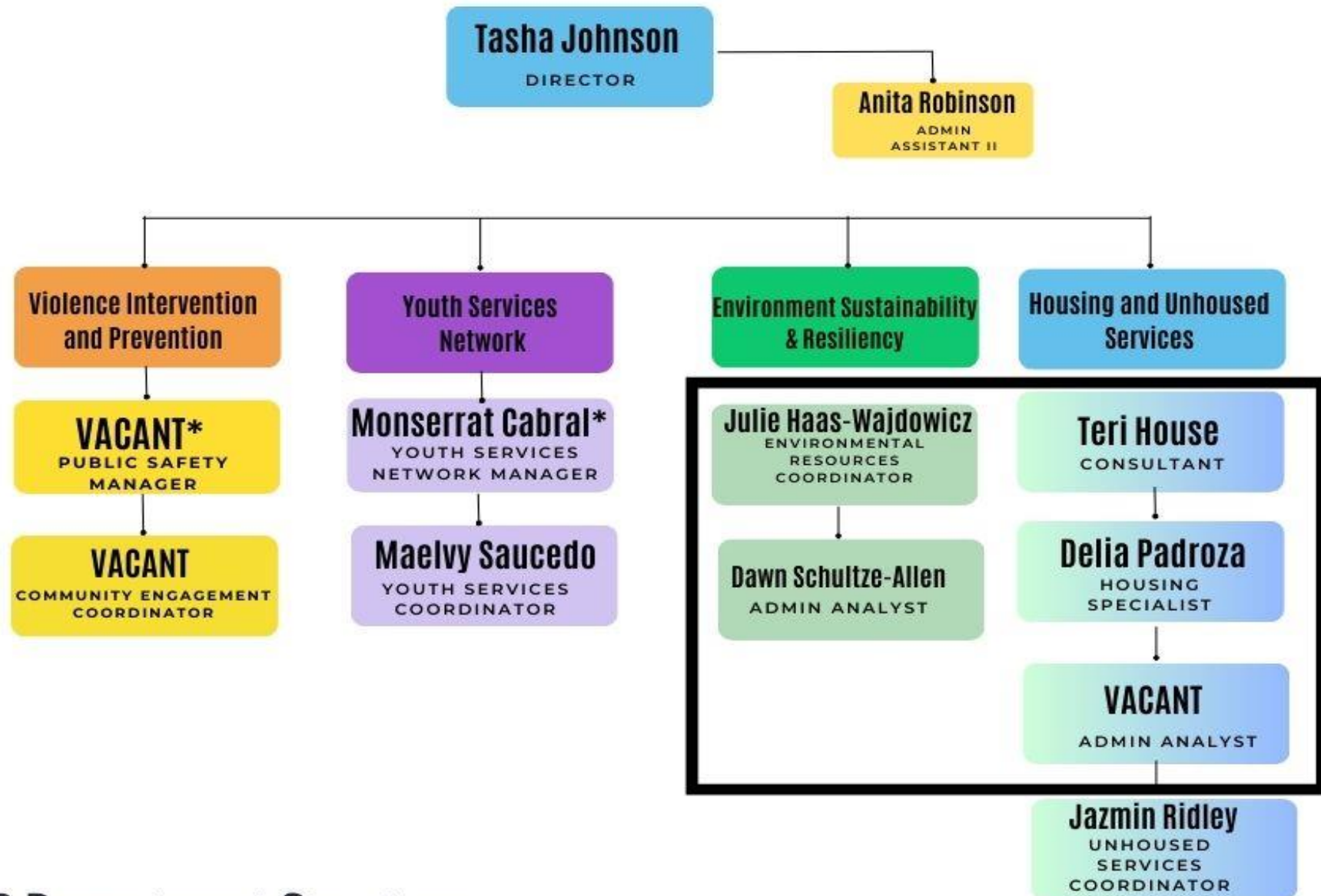
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**PUBLIC SAFETY & COMMUNITY RESOURCES  
DEPARTMENT**

# THE PUBLIC SAFETY & COMMUNITY RESOURCES DEPARTMENT



- **Environmental Sustainability & Resiliency**
- **Housing & Homelessness**
- **Violence Intervention & Prevention**
- **Youth Services Network**



## PSCR Department Structure



= Environment Services and CDBG programs/staffing accounted for in Special Revenue Funds



# American Rescue Plan Act (ARPA)

- Angelo Quinto Community Response Team (AQCRT) - \$5,700,00
- Mayor's Apprenticeship Program (MAP) - \$625,000
- Opportunity Village (OV)- \$6,045,761 (Service Provider-\$3,382,761, Motel Lease-\$2,663,000) May 2023 – April 2025
  - 155 participants receiving services
  - 145 participants exited
  - 114 positive exits to permanent/ stable housing
  - 21 discharges/involuntary exits (self-exited, physical violence or threats, safety (hoarding/damaged room), substance abuse)

# FY25 Goals

- Establish internal procedures, streamline processes, and improve collaboration between division
- Increase access to legal assistance and empowerment through education and advocacy
- Increase community trust and engagement
- Empowering community members to identify community concerns, connect individuals to resources and advocate for solutions

# PSCR Administration

## Contracts Professional

### FY25- \$65,000

- Consultant- Professional Services
- Pilot Community Ambassador Program
- Immigration Legal Services Event
- Training (PSCR Dept.)

### FY26- \$57,500 / FY27- \$57,500

- Community Ambassador Program
- Training (City-Wide)

# Housing and Homelessness

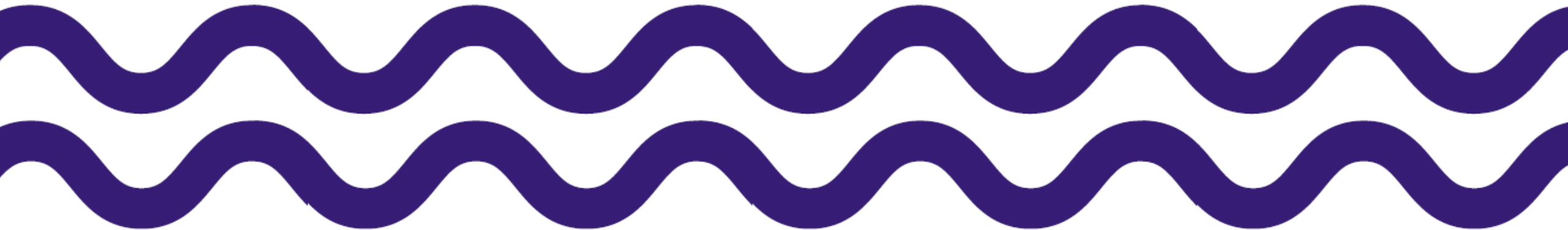
## Homeless Services

### FY25- \$225,000

- Shower Services
- Motel Voucher Program
- Resource Fair
- Laundry Services
- Emergency Housing Assistance
- CORE Team

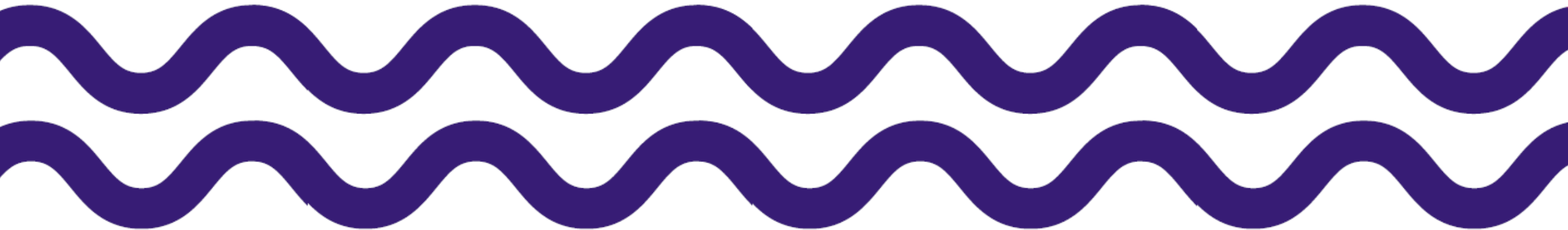
### FY26- \$395,000 / FY27- \$405,000

- Shower Services
- Motel Voucher Program
- Laundry Services
- Emergency Housing Assistance
- Safe Parking
- CORE Team



# FY25 Outcomes

- Shower Services
  - 1,059 showers (79 unique participants)
  - Monthly average of 231 attendees receiving hygiene and food resources
- Motel Voucher Program
  - 8 participants
- Resource Fair
  - 62 Attendees
  - 21 Vendors
- Laundry Services
  - 356 participants
  - 708 vouchers
- Emergency Housing Assistance
  - 20 Households



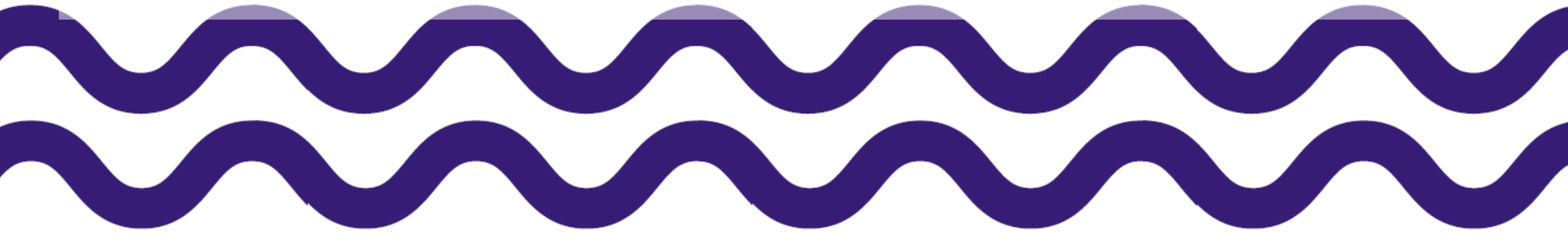
# FY25-27 Goals

- Shower Services
  - 3,120 showers
- Laundry Services
  - 1,400 vouchers
- Motel Voucher Program
  - 10 participants
- Safe Parking
  - 50 households
- Emergency Housing Assistance
  - 25 households





# Outcomes

- Secure new funding sources to expand programs, services, and maintain sustainability for city initiatives
  - Support grant oversight, reporting, compliance and sharing best practices from other cities to enhance effectiveness
  - Analysis of current homelessness trends, service gaps, and system inefficiencies, using data collection, stakeholder interviews, and community engagement
  - Develop a data-driven, actionable strategic plan that outlines short-term and long-term solutions, aligns with best practices from other cities, and integrates housing, services, and funding strategies
- 

# Housing and Homelessness

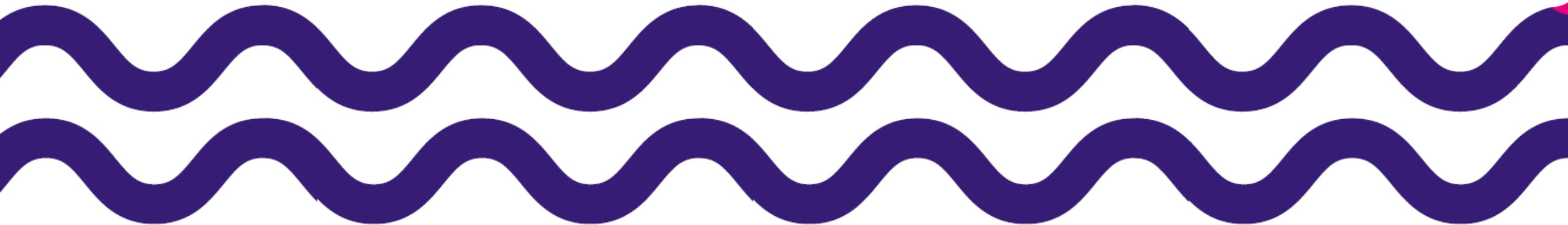
## Contracts Professional

**FY25- \$79,000**

- Consultant- Assessment and Strategic Plan

**FY26- \$75,000 / FY27- \$75,000**

- Grant Writer
- Consultant



# Violence Intervention and Prevention

- **Programs:** California Violence Intervention and Prevention (CalVIP), Angelo Quinto Community Response Team (AQCRT)
- **Events:** Empowerment & Healing Walk, Sycamore Beautification Project, Season's Feast
- **Community Engagement:** Canvassing/ Event Promotion, Attending Community Events, Attending Community Discussions, Collaborating with Community Based Organizations (CBO's)

## Partnerships:

- Non-Profit Organizations, Antioch Police Department, Contra Costa County Probation Department, Antioch Unified School District, Contra Costa County Health, City of Antioch Departments

# Violence Intervention and Prevention

- **Sycamore Beautification Project:**
  - 40 Participants canvassed the Sycamore Corridors while removing waste and providing resources; health screening and onsite case management
- **Empowerment & Healing Walk:**
  - 45 residents joined the cause walked in solidarity throughout the city of Antioch
- **Season's Feast:**
  - Over 300 community members attended and received resources, gifts and a hot meal

# Violence Intervention and Prevention

California Violence Intervention and Prevention(CalVIP) Program- “Uplifting Peace”

**One Day At A Time:** Uplifting Peace’s mission is to reduce gun violence in the city of Antioch by engaging vulnerable youth and young adults, providing resources, and encouraging positive alternatives for healthier, non-violent lifestyles.

**Goal:** To enhance public health and safety by supporting the evidence-based violence reduction strategy created by Advance Peace to Antioch communities impacted by group member involved homicides, shootings, and aggravated assaults.

# Violence Intervention and Prevention

California Violence Intervention and Prevention(CalVIP) Program- “Uplifting Peace”

## Outcomes:

- **13 fellows**
- **2 fellows** gained employment
- **2 fellows** certified through Occupational Safety & Health (OSHA), Transportation Worker Identification Credential (TWIC), and in Traffic Control

**Total Amount Funded:** \$1,794,116

**[CONSULTANTS: \$1,376,422 WAGES: 417,694]**

**Start date:** 05/01/2023

**End date:** 12/31/2025

**\*Funding Source - Board of State and Community Corrections (BSCC)\***



# Key Program Metrics & Outcomes

- **Participant Engagement & Program Completion**

13 out of 15 fellows actively engaged in the Peacemaker Fellowship program, participating in all key mentorship activities, violence intervention initiatives, and **LifeMAP** (Life Mentoring, Accountability, and Progress) goals designed to help fellows focus on personal growth, community safety, and leadership development.

- **Reduction of Violence**

92% of participants reported a decrease in violent incidents or conflict in their personal lives and communities; 95% of violence intervention goals, such as mediation and de-escalation techniques, were successfully achieved.

- **Skill Development & Community Impact**

90% of participants demonstrated measurable improvement in conflict resolution, violence prevention strategies, and community engagement; 85% showed personal growth in their ability to contribute to violence reduction within their communities.

---

Data Collection: Pre/post-program evaluations, mentor reports (email), and skills assessments *focused on community impact and safety.*

# Angelo Quinto Community Response Team

Felton Institute

**Angelo Quinto Crisis Response Team (AQCRT):** AQCRT provides 24/7 community response to low-level, non-life-threatening 911 calls dispatched through the Antioch Police Department Dispatch Center.

## **Goals:**

AQCRT empowers Antioch residents by providing immediate, on-site interventions to mental health and community challenges. Services include de-escalation, mediation, conflict resolution, and social service linkage.

**Funded:** \$5,700,000

**Start date:** 11/01/2022

**End date:** 10/31/2025

**Funding Source:** American Rescue Plan Act (ARPA)\*

# Angelo Quinto Community Response Team (AQCRT)

Provider: Felton Institute

## Outcomes:

- **6,691 dispatches** completed in 2024
- **2,664 welfare checks** conducted
- Strong follow-ups and impactful case management services, with **73 follow-up cases managed** and **37 client follow-ups** conducted by the behavioral health specialist

# Youth Services Network

## FY25 Personnel- \$594,621



2 full-time staff

Youth Services  
Network Manager  
Youth Services  
Programs Coordinator



2 part-time Interns



Wages for internship  
participants (for two programs)

## FY 26 Personnel- \$636,710 / FY27- \$651,280



2 full-time staff

Youth Services  
Network Manager  
Youth Services  
Programs Coordinator



2 part-time Interns



Wages for internship  
participants (for two programs)



## BUILD INTERNSHIP

- 18-26 year-olds
- 15-20 participants per cohort
- 6-week virtual program

## SPRINGBOARD INTERNSHIP

- 16-18 year-olds
  - 30-32 participants per cohort
  - 6-week program
  - Reports to various City of Antioch departments
- 



# Youth Services Network

## Operating Supplies- 24-25

\$92,250

- Items for youth events such as games, bus transportation, food, etc...

## ACT/Stipends

\$32,000

- YOCH interns

## Operating Supplies- 25-27

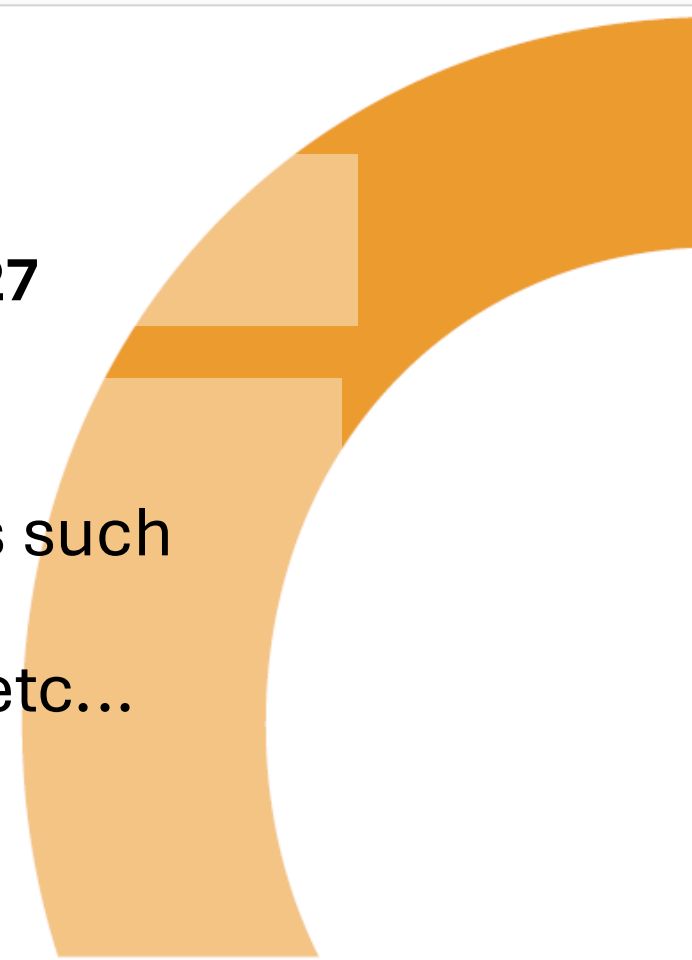
\$92,100

- Items for youth events such as games, bus transportation, food, etc...

## ACT/Stipends

\$32,000

- YOCH interns





# 12-18 Year Olds **ANTIOCH COUNCIL OF TEENS (ACT)**

- Number of participants: **72**
- Participants who take on leadership roles: **92%**
- Number of youth-led initiatives organized to address local issues: **100%**
- Youth not involved in harmful/disruptive incidents at school/community: **100%**





# 12-15 Year Olds

## YOCH PROGRAM

- Total amount of youth: 43
- Total hours worked per participant: 128
- Increased academic performance: 100%





# EVENTS

ESSENTIAL MATERIALS AND RESOURCES  
NEEDED TO SUPPORT PROGRAMS,  
ACTIVITIES, AND EVENTS, INCLUDING  
EDUCATIONAL TOOLS,  
TRANSPORTATION, RENTING VENUES, AND  
EVENT SUPPLIES.



TEEN BLOCK PARTY  
BACK TO SCHOOL  
BOWLING



TEEN POTTERY NIGHT  
TEEN HIKE  
TEEN PAINTING



TEEN SKATE NIGHT



TEEN MOVIE NIGHT  
TEEN SWIM NIGHT

# Contracts and Professional Services

*(Contracted CBO Strategies)*

**In FY24 funded 11  
programs:  
\$300,343**

**In FY25 funded 14  
programs:  
\$352,896**

**Tutoring Program**

**Performing Arts &  
Theatre Program**

**Basketball  
Program**

**Cosmetology &  
Barbering**

**Art Classes**

**Camps (Summer,  
Spring, and Fall)**

**Parenting  
Workshops**

**Student  
Coaching**

**821 participants**

**Projected to fund  
18-20 programs  
in FY26 for \$400K**

# NETWORK OF PARTNERS



RUBICON  
PROGRAMS



PARENTS  
CONNECTED



ASPIRE YOUTH  
ENGAGEMENT  
PROGRAMS



DREAM TEAM



RR TRANSITIONAL  
HOUSING



ANTIOCH UNIFIED  
SCHOOL DISTRICT



FAMILY JUSTICE  
CENTER



YOUTH SERVICE  
CORPS



ONE DAY AT A TIME

AND MANY  
MORE...

# Mayor's Apprenticeship Program (MAP) *in partnership with Rubicon Programs*

- **TIMEFRAME:** November 2022 – December 2025
- **FUNDING SOURCES**  
**American Rescue Plan Act (ARPA)** - \$399,522 ( C) + \$225,478 (W)  
**Youth Service Corps** - \$113,320 ( C) + \$426,814 (W)
- **AGES:** 18-26 years old
  - 29 participants (9 in progress)
  - 17/20 completed program
  - 11 secured employment
- **WORK-SITE PLACEMENT:** Public Works Department
- 20-24 hours a week

# RISE – Ready, Inspired, Skilled, Empowered (renamed) *in partnership with Rubicon Programs*

- **TIMEFRAME:** June 2025 through December 2026
- **FUNDING SOURCE:** Youth Service Corps
  - 100% December 2026
- **AGES:** 18-26 years old
- **WORK-SITE PLACEMENT:** Animal Services, Recreation Department, Monument Impact, AUSD, Public Works Department. Tri-Delta Transit
- 26-30 hours a week

# Grant Funding Opportunities

- Youth Service Corps  
Applying for \$1,500,00  
FUNDER: California Volunteers, Office of the Governor
- Employment Social Enterprise  
Applying for \$1,000,000  
FUNDER: Employment Development Department
- Explore the Coast Overnight  
Applying for \$500,000  
FUNDER: Coastal Conservancy



# Youth Services Metrics & Outcomes

- **Participant Engagement & Program Completion**
  - 1850+ youth engaged, with an 87% program completion rate in programs.
- **Skill Development & Academic/Personal Growth**
  - 90% demonstrated measurable skill improvement; 85% showed academic or personal growth.
- **Career & Employment Readiness**
  - 88% secured internships, apprenticeships, or job placements within six months.
- **Community Impact & Goal Achievement**
  - 95% of planned mentorship hours, training modules, and community projects successfully completed.
- **Satisfaction & Program Effectiveness**
  - 92% of participants reported high satisfaction; 95% of program goals met

Data Collection: Post-event surveys via QR codes (SurveyMonkey), Milestone tracking via QR codes (SurveyMonkey) direct email surveys, and facilitator assessments. Doodle attendance tracking, and email confirmations. Employment status check-ins.

# Environmental Resilience & Sustainability

The Environmental Sustainability and Resilience Division of the Public Safety and Community Resources Department coordinates much of the city's efforts towards our agency becoming more sustainable as well as providing programs and information for our community at large to take sustainable action.

## **2024 & 2025 Accomplishments**

- Negotiated and implemented SB1383 compliant amendment to the Franchise Agreement.
- Secured SB1383 implementation grant from CalRecycle of \$307,000 to increase food recovery and public education.
- Launched Resource Recovery Ambassador program to train community members on recycling processes and proper 3-sort.
- Updated the Climate Action and Resilience Plan for 2025-2030.

# Environmental Resilience & Sustainability



## 2026 & 2027 Objectives:

- Begin the RFP process for new Collections Franchise Agreement (\$100,000 in FY27)
  - Negotiate updates to HHW Operations Agreement with Delta Diablo (1<sup>st</sup> cost increase since 2005)
  - Partner with Housing division and local organizations to implement actions from the Climate Action & Resilience Plan
  - Hire part-time staff to assist with successful 3-sort at community events
  - Increase participation in Cleaner Contra Costa Challenge by our residents and other community members
  - Increase community outreach and engagement at in person events
- 

# Budget Study Session

## PUBLIC SAFETY & COMMUNITY RESOURCES BUDGETS

Attachment B

March 4, 2025

## BUDGET STUDY SESSION – MARCH 4, 2025



### DEFINITIONS/EXPLANATIONS OF EXPENSE CATEGORIES USED:

**PERSONNEL:** All salary and benefit cost associated with full and part-time employees of the City, including projected overtime and standby costs.

**MATERIALS & SUPPLIES:** Office and operating supplies (pens, paper, etc); postage; copier charges; printing costs; chemicals; pipes & fittings; fuel; paving and building materials and other miscellaneous operating supplies and costs.

**CONTRACTS:** Contracts for professional services such as legal services, landscape services, design services, software maintenance, repairs, outside staffing (plan review, etc.), County lab testing, etc.

**COMPUTER/PHONE MAINTENANCE & REPLACEMENT:** The Information Services Department is responsible for Citywide computer and phone maintenance and replacement of devices and is accounted for in an Internal Service Fund of the City. Departments are charged/allocated a share of the cost of maintaining the Information Services Department as well as a charge to put aside money in the Information Services Internal Service Fund for future replacement of devices.

**VEHICLE MAINTENANCE & REPLACEMENT:** The City's Vehicle/Fleet Division is responsible for Citywide vehicle maintenance and replacement of vehicles and is accounted for in an Internal Service Fund of the City. Departments are charged/allocated a share of cost of maintaining the Vehicle/Fleet Division as well as a charge to put aside money in the Vehicle Replacement Internal Service Fund for future replacement of vehicles.

**BUSINESS EXPENSE:** Expenses related to costs of training, conferences, membership dues to organizations, long distance phone charges, recruitment, etc.

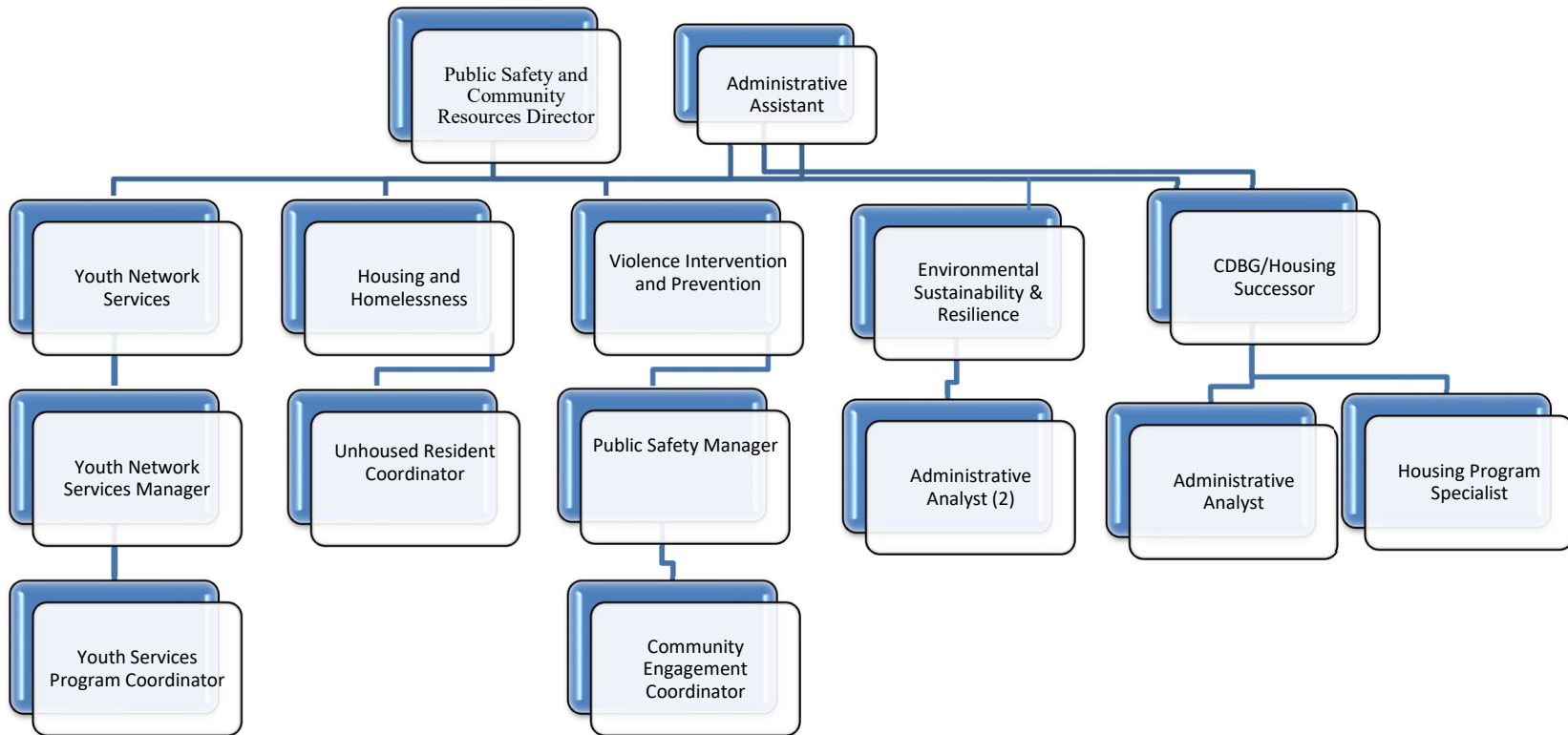
**UTILITIES:** Electricity and gas charges.

**FURNITURE & EQUIPMENT:** Includes office furniture, computer/software purchases, vehicle purchases and other equipment needs.

**INTERNAL SERVICES:** As determined by the City's Cost Allocation Plan last updated in 2023, this is the cost of General Fund services provided to other departments. The amount is allocated to funds other than the General Fund and shown as a "positive" Internal Services expense in those funds and as a "negative" Internal Services expense in the General Fund departments that are being allocated.



**PUBLIC SAFETY AND COMMUNITY RESOURCES\* – GENERAL FUND**



# of Department Positions	General Fund	Special Revenue Funds
11.00	6.75	4.25

**\*NOTE: Environmental Services and CDBG programs/staffing accounted for in Special Revenue Funds**

## BUDGET STUDY SESSION – MARCH 4, 2025



**PUBLIC SAFETY AND COMMUNITY RESOURCES DEPARTMENT** – The Public Safety and Community Resources was created in fiscal year 2022 to provide a central department to encompass youth services, unhoused resident services, violence intervention, community engagement, environmental services and CDBG/Housing Successor activities. The department is responsible for building partnerships and developing strategies that enhance the productivity and sustainability of public and community-based resources as well as for the administration of programs and initiatives that foster public trust and transparency within, the City of Antioch. Public safety in Antioch is the most important role of local government and this department is responsible for implementing initiatives that foster greater community well-being and public safety that provides Antioch residents and other stakeholders with credible, customized, and responsive opportunities.

PUBLIC SAFETY AND COMMUNITY RESOURCES GENERAL FUND SUMMARY									
	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Proposed	% Change	2026-27 Proposed	% Change
<b>SOURCE OF FUNDS:</b>									
1% Sales Tax	494,459	734,088	1,693,019	3,013,473	2,360,312	0	-100% <sup>1</sup>	0	0%
<b>Total Source of Funds</b>	<b>494,459</b>	<b>734,088</b>	<b>1,693,019</b>	<b>3,013,473</b>	<b>2,360,312</b>	<b>0</b>	<b>-100%</b>	<b>0</b>	<b>0%</b>
<b>USE OF FUNDS:</b>									
Personnel	345,723	808,870	1,104,244	1,739,842	1,400,435	1,512,897	8%	1,566,386	4%
Services & Supplies	187,538	809,395	590,175	1,160,183	1,033,877	2,918,766	176%	3,653,766	25%
<b>Total Use of Funds</b>	<b>533,261</b>	<b>1,618,265</b>	<b>1,694,419</b>	<b>2,900,025</b>	<b>2,434,312</b>	<b>4,431,663</b>	<b>80%</b>	<b>5,220,152</b>	<b>18%</b>
					<b>Funded 2024-25</b>	<b>Funded 2025-26</b>		<b>Funded 2026-27</b>	
<b>Funded FTE's (General Fund)</b>									
Youth Network Services					2.00	2.00		2.00	
Housing and Homelessness					1.00	1.00		1.00	
Violence Intervention and Prevention					2.00	2.00		2.00	
Administration					1.75	1.75		1.75	
<b>Total Public Safety and Community Resources Funded FTE's</b>					<b>6.75</b>	<b>6.75</b>		<b>6.75</b>	

<sup>1</sup>VARIANCE: Measure W funds allocated in prior year. City Council to determine next two-year funding allocations.

# BUDGET STUDY SESSION – MARCH 4, 2025



Youth Network Services (100-4700)									
	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Proposed	% Change	2026-27 Proposed	% Change
<b>Source of Funds:</b>									
1% Sales Tax	494,459	734,088	903,646	1,020,526	1,086,577	0	-100% <sup>1</sup>	0	0%
<b>Total Source of Funds</b>	<b>494,459</b>	<b>734,088</b>	<b>903,646</b>	<b>1,020,526</b>	<b>1,086,577</b>	<b>0</b>	<b>-100%</b>	<b>0</b>	<b>0%</b>
<b>Use of Funds:</b>									
Personnel	306,921	442,470	518,630	546,270	594,621	636,710	7% <sup>2</sup>	651,280	2%
Supplies	12,439	51,256	46,582	92,250	92,250	92,100	0%	92,100	0%
Youth Stipends/Council of Teens	10,725	9,010	18,775	52,000	32,000	32,000	0%	32,000	0%
Contracts	163,674	226,112	300,343	352,896	352,896	400,000	13%	400,000	0%
Computer/Phone Maint. & Replace	0	0	1,400	1,400	1,810	1,810	0%	1,810	0%
Business Expense	700	5,240	17,916	12,000	13,000	13,000	0%	13,000	0%
<b>Total Use of Funds</b>	<b>494,459</b>	<b>734,088</b>	<b>903,646</b>	<b>1,056,816</b>	<b>1,086,577</b>	<b>1,175,620</b>	<b>8%</b>	<b>1,190,190</b>	<b>1%</b>
Funded FTE's	2.20	2.20	2.00	2.00	2.00	2.00		2.00	

<sup>1</sup>VARIANCE: Measure W previously funded total program. Council deliberation on FY26 and 27 needed.

<sup>2</sup>VARIANCE: Increase in part-time help and other benefit costs.

# BUDGET STUDY SESSION – MARCH 4, 2025



Housing and Homelessness (100-4705)									
	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Proposed	% Change	2026-27 Proposed	% Change
<b>Source of Funds:</b>									
1% Sales Tax	0	0	248,513	317,237	401,193	0	-100% <sup>1</sup>	0	0%
<b>Total Source of Funds</b>	<b>0</b>	<b>0</b>	<b>248,513</b>	<b>317,237</b>	<b>401,193</b>	<b>0</b>	<b>-100%</b>	<b>0</b>	<b>0%</b>
<b>Use of Funds:</b>									
Personnel	38,802	149,330	147,778	188,808	163,383	191,989	18% <sup>2</sup>	197,901	3%
Contracts	0	158,650	70,583	86,350	79,000	75,000	-5%	75,000	0%
Homeless Services	0	302,833	25,888	224,009	225,000	395,000	58% <sup>3</sup>	405,000	3%
Computer/Phone Maint. & Replace	0	0	1,400	1,400	1,810	1,810	0%	1,810	0%
Business Expense	0	510	2,864	6,000	6,000	6,000	0%	6,000	0%
<b>Total Use of Funds</b>	<b>38,802</b>	<b>611,323</b>	<b>248,513</b>	<b>506,567</b>	<b>475,193</b>	<b>669,799</b>	<b>34%</b>	<b>685,711</b>	<b>2%</b>
Funded FTE's	1.15	1.15	1.00	1.00	1.00	1.00		1.00	

<sup>1</sup>VARIANCE: Measure W previously funded total program. Council deliberation on FY26 and 27 needed.

<sup>2</sup>VARIANCE: Salary savings in FY25.

<sup>3</sup>VARIANCE: Increase in CORE Team funding and expanded shower, laundry, resource faire and safe parking programs.

# BUDGET STUDY SESSION – MARCH 4, 2025



Violence Intervention and Prevention (100-4706)									
	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Proposed	% Change	2026-27 Proposed	% Change
<b>Source of Funds:</b>									
1% Sales Tax <sup>1</sup>	0	0	102,452	290,353	276,274	0	-100% <sup>1</sup>	0	0%
<b>Total Source of Funds</b>	<b>0</b>	<b>0</b>	<b>102,452</b>	<b>290,353</b>	<b>276,274</b>	<b>0</b>	<b>-100%</b>	<b>0</b>	<b>0%</b>
<b>Use of Funds:</b>									
Personnel	0	54,581	99,531	237,578	218,464	209,789	-4%	225,985	8%
Supplies	0	0	0	0	0	20,000	100% <sup>2</sup>	20,000	0%
Contracts	0	69	0	50,000	50,000	1,750,000	3400% <sup>3</sup>	2,475,000	41% <sup>3</sup>
Computer/Phone Maint. & Replace	0	0	1,400	1,400	1,810	1,810	0%	1,810	0%
Business Expense	0	0	1,521	6,000	6,000	12,000	100% <sup>2</sup>	12,000	0%
<b>Total Use of Funds</b>	<b>0</b>	<b>54,650</b>	<b>102,452</b>	<b>294,978</b>	<b>276,274</b>	<b>1,993,599</b>	<b>622%</b>	<b>2,734,795</b>	<b>37%</b>
Funded FTE's	0.00	2.15	2.00	2.00	2.00	2.00		2.00	

<sup>1</sup>VARIANCE: Measure W previously funded total program. Council deliberation on FY26 and 27 needed.

<sup>2</sup>VARIANCE: Community Engagement division being consolidated here starting in FY26.

<sup>3</sup>VARIANCE: Angelo Quinto Crisis Response Team funding for remainder of FY once ARPA funds depleted and a full year of General Fund funding in FY27.

# BUDGET STUDY SESSION – MARCH 4, 2025



Community Engagement (100-4707)									
	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Proposed	% Change	2026-27 Proposed	% Change
<b>Source of Funds:</b>									
1% Sales Tax	0	0	0	761,149	27,810	0	-100%	0	0%
<b>Total Source of Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>761,149</b>	<b>27,810</b>	<b>0</b>	<b>-100%<sup>1</sup></b>	<b>0</b>	<b>0%</b>
<b>Use of Funds:</b>									
Personnel	0	48,714	0	294,923	0	0	0%	0	0%
Contracts	0	0	0	100,000	25,000	0	-100%	0	0%
Computer/Phone Maint. & Replace	0	0	1,400	1,400	1,810	0	-100%	0	0%
Business Expense	0	0	0	6,000	1,000	0	-100%	0	0%
<b>Total Use of Funds</b>	<b>0</b>	<b>48,714</b>	<b>1,400</b>	<b>402,323</b>	<b>27,810</b>	<b>0</b>	<b>-100%<sup>1</sup></b>	<b>0</b>	<b>0%</b>
Funded FTE's	0.00	4.15	4.00	4.00	0.00	0.00		0.00	

<sup>1</sup>VARIANCE: This division being consolidated into Violence Intervention and Prevention starting in FY26 and the four Community Resource Specialists positions are being eliminated and converted to second Assistant City Manager position in proposed budget.

# BUDGET STUDY SESSION – MARCH 4, 2025



Public Safety and Community Resources Administration (100-4708)									
	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Proposed	% Change	2026-27 Proposed	% Change
<b>Source of Funds:</b>									
1% Sales Tax	0	0	438,408	624,208	568,458	0	-100% <sup>1</sup>	0	0%
<b>Total Source of Funds</b>	<b>0</b>	<b>0</b>	<b>438,408</b>	<b>624,208</b>	<b>568,458</b>	<b>0</b>	<b>-100%</b>	<b>0</b>	<b>0%</b>
<b>Use of Funds:</b>									
Personnel	0	113,775	338,305	472,263	423,967	474,409	12% <sup>2</sup>	491,220	4%
Supplies	0	21,659	17,076	26,500	20,600	16,600	-19%	16,600	0%
Contracts	0	17,370	0	76,900	65,000	57,500	-12%	57,500	0%
Computer/Phone Maint. & Replace	0	5,000	22,678	22,678	27,891	29,701	6%	29,701	0%
Vehicle Maint/Replacement	0	0	5,000	2,500	2,500	935	-63%	935	0%
Business Exp/Conf./Dues	0	11,686	16,853	28,500	28,500	13,500	-53%	13,500	0%
Furniture & Equipment	0	0	38,496	10,000	0	0	0%	0	0%
<b>Total Use of Funds</b>	<b>0</b>	<b>169,490</b>	<b>438,408</b>	<b>639,341</b>	<b>568,458</b>	<b>592,645</b>	<b>4%</b>	<b>609,456</b>	<b>3%</b>
Funded FTE's	0.00	1.10	1.75	1.75	1.75	1.75		1.75	

<sup>1</sup>VARIANCE: Measure W previously funded total program. Council deliberation on FY26 and 27 needed.

<sup>2</sup>VARIANCE: Increase in part-time help in FY26.

# BUDGET STUDY SESSION – MARCH 4, 2025



## ERF GRANT (203)

The City of Antioch was awarded \$6,812,686 in State Encampment Resolution Funds (ERF), which helps communities address dangerous encampments and support people experiencing unsheltered homelessness. The funds are intended to infuse critical resources in communities throughout California so that unhoused Californians can access the essential housing and supportive services they need to achieve long-term stability.

ERF GRANT (FUND 203)								
Statement of Revenues, Expenditures and Change in Fund Balance								
	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Proposed	% Change	2026-27 Proposed	% Change
<b>Beginning Balance, July 1</b>	\$0	\$0	\$0	\$0	\$0		\$0	
<b>Revenue Source:</b>								
Revenue from Other Agencies	0	0	0	3,244,136	1,872,068	-42%	1,372,068	-27%
<b>Total Revenue</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,244,136</b>	<b>1,872,068</b>	<b>-42%</b>	<b>1,372,068</b>	<b>-27%</b>
<b>Expenditures:</b>								
Contracts Professional	0	0	0	3,173,770	1,731,335	-45%	1,231,335	-29%
Contracts – C.O.R.E. Team	0	0	0	70,366	140,733	100%	140,733	0%
<b>Total Expenditures</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,244,136</b>	<b>1,872,068</b>	<b>-42%</b>	<b>1,372,068</b>	<b>-27%</b>
<b>Ending Balance, June 30</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	

# BUDGET STUDY SESSION – MARCH 4, 2025



## CALIFORNIA VOLUNTEERS GRANT (204)

The City received a \$540,134.61 grant from the State of California OPR/California Volunteers to expand on the existing Mayor's Apprenticeship program. Through this grant the City will be partnering with Rubicon Programs, and young adults will work on public service in the Public Works Department and climate change areas in the Public Safety and Community Resources Department. Focus areas include, beautification projects, sustainable landscaping, waterfront stewardship and green infrastructure projects. The grant runs May 9, 2024 through December 31, 2025.

<b>CALIFORNIA VOLUNTEERS GRANT (FUND 204)</b> <b>Statement of Revenues, Expenditures and Change in Fund Balance</b>								
	<b>2022-23 Actual</b>	<b>2023-24 Actual</b>	<b>2024-25 Budget</b>	<b>2024-25 Revised</b>	<b>2025-26 Proposed</b>	<b>% Change</b>	<b>2026-27 Proposed</b>	<b>% Change</b>
<b>Beginning Balance, July 1</b>	\$0	\$0	\$0	\$0	\$0		\$0	
<b>Revenue Source:</b>								
Revenue from Other Agencies	0	0	810,203	270,068	270,066	0%	0	-100%
<b>Total Revenue</b>	<b>0</b>	<b>0</b>	<b>810,203</b>	<b>270,068</b>	<b>270,066</b>	<b>0%</b>	<b>0</b>	<b>-100%<sup>1</sup></b>
<b>Expenditures:</b>								
Personnel	0	0	0	260,393	260,392	0%	0	-100%
Services and Supplies	0	0	810,203	9,675	9,674	0%	0	-100%
<b>Total Expenditures</b>	<b>0</b>	<b>0</b>	<b>810,203</b>	<b>270,068</b>	<b>270,066</b>	<b>0%</b>	<b>0</b>	<b>-100%<sup>1</sup></b>
<b>Ending Balance, June 30</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	

<sup>1</sup>VARIANCE: Grant ends 12/31/25

# BUDGET STUDY SESSION – MARCH 4, 2025



## CALVIP GRANT (207)

The City of Antioch received \$1,794,116 in grant funding from the Board of State and Community Corrections under the California Violence Intervention and Prevention (CalVIP) grant program. The purpose of the grant is to improve public health and safety by supporting effective violence reduction initiatives in communities that are disproportionately impacted by violence. The grant runs from July 1, 2022 through December 31, 2025 and is being administered by the Public Safety and Community Resources Department.

CalVIP GRANT (FUND 207)								
Statement of Revenues, Expenditures and Change in Fund Balance								
	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Proposed	% Change	2026-27 Proposed	% Change
<b>Beginning Balance, July 1</b>	<b>\$0</b>	<b>(\$28,325)</b>	<b>(\$234,274)</b>	<b>(\$234,274)</b>	<b>\$0</b>		<b>\$0</b>	
<b>Revenue Source:</b>								
Revenue from Other Agencies	0	262,409	686,044	1,137,173	209,789	-82%	225,985	8%
<b>Total Revenue</b>	<b>0</b>	<b>262,409</b>	<b>686,044</b>	<b>1,137,173</b>	<b>209,789</b>	<b>-82%</b>	<b>225,985</b>	<b>8%</b>
<b>Expenditures:</b>								
Personnel	5,768	97,004	246,299	246,299	209,789	100%	225,985	8%
Services & Supplies	22,557	371,354	656,600	656,600	0	-100%	0	0%
<b>Total Expenditures</b>	<b>28,325</b>	<b>468,358</b>	<b>902,899</b>	<b>902,899</b>	<b>209,789</b>	<b>-77%</b>	<b>225,985</b>	<b>8%</b>
<b>Ending Balance, June 30</b>	<b>(\$28,325)</b>	<b>(\$234,274)</b>	<b>(\$451,129)</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	

NOTE: Grant pays for 50% of Public Safety Manager and 50% of Community Engagement Coordinator over the two-year period. The Department is applying for the next grant cycle to continue funding the positions and programs and thus FY27 proposed budget is in anticipation of additional grant funding.

# BUDGET STUDY SESSION – MARCH 4, 2025



## PLHA GRANT (208)

The City's PLHA program, funded through State PLHA (Permanent Local Housing Allocation) funds, is administered through the Public Safety and Community Resources Department. This new program provides a permanent source of funding to help increase the supply of affordable housing units. The City's annual allocation is \$394,235 during the five- year period of 2019-2023. The uses approved by the City Council include 1) Assisting persons who are experiencing homelessness (30% of grant or maximum \$700,000.) 2) The development of Accessory Dwelling Units (ADUs) as rental housing and rehabilitation of housing (40% of grant or maximum of \$950,000) and 3) Homeownership opportunities (25% of funds or maximum of \$600,000) to provide downpayment assistance through the Antioch Home Ownership Program (AHOP). The City will be receiving additional funds in 2026 and 2027.

PLHA GRANT (FUND 208)								
Statement of Revenues, Expenditures and Change in Fund Balance								
	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Proposed	% Change	2026-27 Proposed	% Change
<b>Beginning Balance, July 1</b>	\$0	\$0	\$0	\$0	\$0		\$0	
<b>Revenue Source:</b>								
Revenue from Other Agencies	0	151,910	645,614	645,614	337,975	-48%	259,046	-23%
<b>Total Revenue</b>	<b>0</b>	<b>151,910</b>	<b>645,614</b>	<b>645,614</b>	<b>337,975</b>	<b>-48%</b>	<b>259,046</b>	<b>-23%</b>
<b>Expenditures:</b>								
Services & Supplies	0	151,910	645,614	645,614	337,975	-48%	259,046	-23%
<b>Total Expenditures</b>	<b>0</b>	<b>151,910</b>	<b>645,614</b>	<b>645,614</b>	<b>337,975</b>	<b>-48%</b>	<b>259,046</b>	<b>-23%</b>
<b>Ending Balance, June 30</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	

# BUDGET STUDY SESSION – MARCH 4, 2025



## COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) (212)

The Community Development Block Grant program, funded through the Department of Housing and Urban Development, is administered through the Public Safety and Community Resource Department. As an “entitlement community” the City receives annual grant funds for activities and services which benefit low- and moderate-income persons and provide infrastructure improvements in low/moderate areas.

<b>COMMUNITY DEVELOPMENT BLOCK GRANT (FUND 212)</b> <b>Statement of Revenues, Expenditures and Change in Fund Balance</b>								
	<b>2022-23 Actual</b>	<b>2023-24 Actual</b>	<b>2024-25 Budget</b>	<b>2024-25 Revised</b>	<b>2025-26 Proposed</b>	<b>% Change</b>	<b>2026-27 Proposed</b>	<b>% Change</b>
<b>Beginning Balance, July 1</b>	<b>\$212,530</b>	<b>\$230,516</b>	<b>\$230,516</b>	<b>\$230,516</b>	<b>\$230,516</b>		<b>\$230,516</b>	
<b>Revenue Source:</b>								
Revenue from Other Agencies	1,606,752	482,066	1,675,759	1,652,679	947,738	-43%	326,647	-66%
Other	17,986	0	0	0	0	0%	0	0%
<b>Total Revenue</b>	<b>1,624,738</b>	<b>482,066</b>	<b>1,675,759</b>	<b>1,652,679</b>	<b>947,738</b>	<b>-43%</b>	<b>326,647</b>	<b>-66%</b>
<b>Expenditures:</b>								
Personnel	15,084	131,242	233,808	210,728	194,538	-8%	83,447	-57%
Services & Supplies	1,591,668	350,824	1,441,951	1,441,951	753,200	-48%	243,200	-68%
<b>Total Expenditures</b>	<b>1,606,752</b>	<b>482,066</b>	<b>1,675,759</b>	<b>1,652,679</b>	<b>947,738</b>	<b>-43%</b>	<b>326,647</b>	<b>-66%</b>
<b>Ending Balance June 30</b>	<b>\$230,516</b>	<b>\$230,516</b>	<b>\$230,516</b>	<b>\$230,516</b>	<b>\$230,516</b>		<b>\$230,516</b>	

# BUDGET STUDY SESSION – MARCH 4, 2025



## COMMUNITY BENEFIT PROGRAM FUND (217)

The City is a partner of an affordable housing tax credit bond transaction that requires the partner entity to provide the City with an annual payment to benefit the lower income community. This fund has been established to account for the annual payment and provide grants or programs to the City's lower and moderate-income community.

<b>COMMUNITY BENEFIT PROGRAM (FUND 217)</b> <b>Statement of Revenues, Expenditures and Change in Fund Balance</b>								
	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Proposed	% Change	2026-27 Proposed	% Change
<b>Beginning Balance, July 1</b>	\$0	\$0	\$0	\$0	\$4,882		\$6,957	
<b>Revenue Source:</b>								
Investment Income	0	0	200	200	225	13%	250	11%
Revenue from Other Agencies	0	0	1,900	1,900	1,900	0%	1,900	0%
Transfers In	0	0	2,832	2,832	0	-100%	0	
<b>Total Revenues</b>	<b>0</b>	<b>0</b>	<b>4,932</b>	<b>4,932</b>	<b>2,125</b>	<b>-57%</b>	<b>2,150</b>	<b>1%</b>
<b>Expenditures:</b>								
Services & Supplies	0	0	50	50	50	0%	50	0%
<b>Total Expenditures</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>0%</b>	<b>50</b>	<b>0%</b>
<b>Ending Balance, June 30</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,882</b>	<b>\$4,882</b>	<b>\$6,957</b>		<b>\$9,057</b>	

# BUDGET STUDY SESSION – MARCH 4, 2025



## SOLID WASTE REDUCTION FUND (226)

This fund operates as the Environmental Sustainability and Resilience division under the Public Safety and Community Resources Department. Used Oil funds are used for the collection of oils and filters as part of the curbside recycling program and at the East County Household Hazardous Waste Collection Facility. The Solid Waste Reductions Program was established to help the City meet State mandates to divert waste from landfills through waste reduction, reuse and recycling. In addition, Staff assigned to this fund also coordinate much of the City's efforts toward the City becoming more sustainable as well as providing programs and information for our community at large to take a sustainable action.

SOLID WASTE (FUND 226)								
Statement of Revenues, Expenditures and Change in Fund Balance								
	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Proposed	% Change	2026-27 Proposed	% Change
<b>Beginning Balance, July 1</b>	<b>\$218,826</b>	<b>\$261,552</b>	<b>\$379,421</b>	<b>\$379,421</b>	<b>\$332,621</b>		<b>\$356,646</b>	
<b>Revenue Source:</b>								
Investment Income	9,022	18,014	1,000	30,000	20,000	-33%	1,000	-95%
Revenue from Other Agencies	206,594	45,173	211,788	211,788	164,000	-23%	34,000	-79%
Franchise Fees	160,000	320,000	320,000	320,000	400,000	25%	400,000	0%
Other	31,961	36,599	23,000	23,000	0	-100%	0	0%
<b>Total Revenue</b>	<b>407,577</b>	<b>419,786</b>	<b>555,788</b>	<b>584,788</b>	<b>584,000</b>	<b>0%</b>	<b>435,000</b>	<b>-26%</b>
<b>Expenditures:</b>								
Personnel	156,888	165,208	263,831	263,831	272,523	3%	287,412	5%
Services & Supplies	166,803	102,491	319,898	322,341	248,716	-23%	389,784	57%
Internal Services	41,160	34,218	39,163	45,416	38,736	-15%	38,736	0%
<b>Total Expenditures</b>	<b>364,851</b>	<b>301,917</b>	<b>622,892</b>	<b>631,588</b>	<b>559,975</b>	<b>-11%</b>	<b>715,932</b>	<b>28%</b>
<b>Ending Balance, June 30</b>	<b>\$261,552</b>	<b>\$379,421</b>	<b>\$312,317</b>	<b>\$332,621</b>	<b>\$356,646</b>		<b>\$75,714</b>	
<b>Funded FTE's</b>				<b>Funded 2024-25</b>	<b>Funded 2025-26</b>		<b>Funded 2026-27</b>	
Solid Waste Reduction				0.78	0.78		0.78	

**SOLID WASTE REDUCTION FUND (226) (Continued)****SOLID WASTE REDUCTION – USED OIL (226-5220)**

The California Oil Recycling Enhancement Act of 1991 has placed a \$0.16 per gallon fee on motor oil sales for the purpose of funding programs encouraging the proper collection and disposal of used oil. One of the means used to achieve this is the Oil Payment Program (OPP) which is a noncompetitive grant essentially awarded to any community that will pledge to use it solely for used oil recycling activities. The City must apply for these funds on an annual basis. The money is used to fund collection of oil and filters at the East County Household Hazardous Waste Collection Facility and public outreach on the topic.

<b>SOLID WASTE USED OIL (226-5220)</b>								
	<b>2022-23 Actual</b>	<b>2023-24 Actual</b>	<b>2024-25 Budget</b>	<b>2024-25 Revised</b>	<b>2025-26 Proposed</b>	<b>% Change</b>	<b>2026-27 Proposed</b>	<b>% Change</b>
<b>Source of Funds:</b>								
Revenue from Other Agencies	17,613	15,987	14,000	14,000	14,000	0%	14,000	0%
<b>Total Source of Funds</b>	<b>17,613</b>	<b>15,987</b>	<b>14,000</b>	<b>14,000</b>	<b>14,000</b>	<b>0%</b>	<b>14,000</b>	<b>0%</b>
<b>Use of Funds:</b>								
Personnel	0	0	1,050	1,050	1,050	0%	1,063	0%
Services & Supplies	14,564	14,830	18,200	18,200	13,000	-29%	13,000	0%
Internal Services	1,774	2,689	2,931	3,641	2,878	-21%	2,878	0%
<b>Total Use of Funds</b>	<b>16,338</b>	<b>17,519</b>	<b>22,181</b>	<b>22,891</b>	<b>16,928</b>	<b>-26%</b>	<b>16,941</b>	<b>0%</b>

# BUDGET STUDY SESSION – MARCH 4, 2025



## SOLID WASTE REDUCTION FUND (226) (Continued)

### SOLID WASTE REDUCTION (226-5225)

The Solid Waste Reduction Fund was originally created to address AB 939 which mandated cities to achieve waste diversion goals. The Solid Waste Disposal Measurement Act (SB1016) maintained the 50% diversion requirement in AB939 but changed compliance measurement to a disposal based system expressed as the 50% Equivalent Per Capita Disposal Target. The 50% reduction goal must be maintained indefinitely once it is reached and is calculated for Antioch at pounds per person per day cap of 4.2. As we move forward, the fund is used to achieve compliance with new state laws such as SB1826 (Mandatory Commercial Organics) and upcoming regulations of SB1383 (Short Lived Climate Pollutants).

SOLID WASTE REDUCTION (226-5225)								
	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Proposed	% Change	2026-27 Proposed	% Change
<b>Source of Funds:</b>								
Franchise Fees	160,000	320,000	320,000	320,000	400,000	25%	400,000	0%
Investment Income	9,022	18,014	1,000	30,000	20,000	-33%	1,000	-95%
Revenue from Other Agencies	188,981	29,186	197,788	197,788	150,000	-24%	20,000	-87%
Other	31,961	36,599	23,000	23,000	0	-100%	0	0%
<b>Total Source of Funds</b>	<b>389,964</b>	<b>403,799</b>	<b>541,788</b>	<b>570,788</b>	<b>570,000</b>	<b>0%</b>	<b>421,000</b>	<b>-26%</b>
<b>Use of Funds:</b>								
Personnel	156,888	165,208	262,781	262,781	271,473	3%	286,349	5%
Services & Supplies	152,239	87,661	301,698	304,141	235,716	-22%	376,784	60% <sup>1</sup>
Internal Services	39,386	31,529	36,232	41,775	35,858	-14%	35,858	0%
<b>Total Use of Funds</b>	<b>348,513</b>	<b>284,398</b>	<b>600,711</b>	<b>608,697</b>	<b>543,047</b>	<b>-11%</b>	<b>698,991</b>	<b>29%</b>
Funded FTE'S	0.78	0.78	0.78	0.78	0.78		0.78	

<sup>1</sup>VARIANCE: Consultant contract for new RFP for garbage franchise and increase in shared program costs with Delta Diablo for Household Hazardous Waste Program.

# BUDGET STUDY SESSION – MARCH 4, 2025



## ENERGY EFFICIENCY & CONSERVATION DIVISION OF CAPITAL IMPROVEMENT FUND (311-2535)

The Energy Efficiency & Conservation division is a subset of the Capital Improvement Fund and was established in FY11 to account for PG&E rebate funds received from the Honeywell Retro Fit project used for energy efficiency and conservation programs. This fund is used to implement actions in the Climate Action and Resilience Plan and engage community members in energy efficiency and emissions reduction.

ENERGY EFFICIENCY & CONSERVATION (311-2535)								
	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Proposed	% Change	2026-27 Proposed	% Change
<b>Revenue Source:</b>								
Other	6,962	32,446	41,305	41,689	5,501	-87%	0	-100%
<b>Total Revenue</b>	<b>6,962</b>	<b>32,446</b>	<b>41,305</b>	<b>41,689</b>	<b>5,501</b>	<b>-87%<sup>1</sup></b>	<b>0</b>	<b>-100%</b>
<b>Expenditures:</b>								
Personnel	0	0	0	0	15,783	100%	15,819	0%
Services & Supplies	6,029	31,210	40,000	40,000	40,000	0%	40,000	0%
Internal Services	933	1,236	1,305	1,689	2,218	31%	2,218	0%
<b>Total Expenditures</b>	<b>6,962</b>	<b>32,446</b>	<b>41,305</b>	<b>41,689</b>	<b>58,001</b>	<b>39%</b>	<b>58,037</b>	<b>0%</b>

<sup>1</sup>**NOTE:** Rebate funds are depleted in FY26 and a funding source needs to be determined in order to continue funding CARP implementation. Without additional funding, the FY26 revised will need to be reduced to the remaining funds available and the FY27 budget will need to be reduced to zero and CARP implementation will be halted.

# BUDGET STUDY SESSION – MARCH 4, 2025



## CDBG REVOLVING LOAN FUND (236)

This fund was set up at the request of the U.S. Department of Housing and Urban Development's request that the City develop a Revolving Loan Fund for the Owner Occupied Housing Rehabilitation Program (also known as the Neighborhood Preservation Program). A majority of the ending balance in the fund is the balance of housing loans that have been given out by the City but not yet repaid.

COMMUNITY DEVELOPMENT BLOCK GRANT REVOLVING LOAN (FUND 236) Statement of Revenues, Expenditures and Change in Fund Balance								
	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Proposed	% Change	2026-27 Proposed	% Change
<b>Beginning Balance, July 1</b>	<b>\$6,344,847</b>	<b>\$5,892,093</b>	<b>\$5,896,673</b>	<b>\$5,896,673</b>	<b>\$5,901,830</b>		<b>\$5,896,930</b>	
<b>Revenue Source:</b>								
Investment Income	6,564	3,470	100	5,000	100	-98%	100	0%
Other	48,606	1,110	0	3,627	0	-100%	0	0%
<b>Total Revenue</b>	<b>55,170</b>	<b>4,580</b>	<b>100</b>	<b>8,627</b>	<b>100</b>	<b>-99%</b>	<b>100</b>	<b>0%</b>
<b>Expenditures:</b>								
Services & Supplies	11,833	0	0	3,470	5,000	44%	0	0%
Capital Outlay	496,091	0	0	0	0	0%	0	0%
<b>Total Expenditures</b>	<b>507,924</b>	<b>0</b>	<b>0</b>	<b>3,470</b>	<b>5,000</b>	<b>44%</b>	<b>0</b>	<b>0%</b>
<b>Ending Balance, June 30</b>	<b>\$5,892,093</b>	<b>\$5,896,673</b>	<b>\$5,896,773</b>	<b>\$5,901,830</b>	<b>\$5,896,930</b>		<b>\$5,897,030</b>	

# BUDGET STUDY SESSION – MARCH 4, 2025



## OPIOID SETTLEMENT - DISTRIBUTOR (260)

This fund accounts for monies the City is to receive from a national opioid settlement with pharmaceutical distributors McKesson, Cardinal Health, and AmerisourceBergen that will provide substantial funds to agencies throughout California for the abatement of the opioid epidemic in California. Expenditures must include activities tied to the ending, reduction or lessening the effects of the opioid epidemic and include prevention, intervention, harm reduction, and treatment and recovery services.

<b>OPIOID SETTLEMENT – DISTRIBUTOR (FUND 260)</b> <b>Statement of Revenues, Expenditures and Change in Fund Balance</b>								
	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Proposed	% Change	2026-27 Proposed	% Change
<b>Beginning Balance, July 1</b>	<b>\$0</b>	<b>\$41,385</b>	<b>\$69,294</b>	<b>\$69,294</b>	<b>\$69,294</b>		<b>\$69,294</b>	
<b>Revenue Source:</b>								
Revenue – Opioid Settlement	41,385	27,909	22,603	22,603	22,603	0%	22,603	0%
<b>Total Revenue</b>	<b>41,385</b>	<b>27,909</b>	<b>22,603</b>	<b>22,603</b>	<b>22,603</b>	<b>0%</b>	<b>22,603</b>	<b>0%</b>
<b>Expenditures:</b>								
Services & Supplies	0	0	100	22,603	22,603	0%	22,603	0%
<b>Total Expenditures</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>22,603</b>	<b>22,603</b>	<b>0%</b>	<b>22,603</b>	<b>0%</b>
<b>Ending Balance, June 30</b>	<b>\$41,385</b>	<b>\$69,294</b>	<b>\$91,797</b>	<b>\$69,294</b>	<b>\$69,294</b>		<b>\$69,294</b>	

# BUDGET STUDY SESSION – MARCH 4, 2025



## OPIOID SETTLEMENT - JANSSEN (262)

This fund accounts for monies the City is to receive from a national opioid settlement with prescription opioid manufacturer Janssen Pharmaceuticals that will provide substantial funds to agencies throughout California for the abatement of the opioid epidemic in California. Expenditures must include activities tied to the ending, reduction or lessening the effects of the opioid epidemic and include prevention, intervention, harm reduction, and treatment and recovery services.

OPIOID SETTLEMENT – JANSSEN (FUND 262)								
Statement of Revenues, Expenditures and Change in Fund Balance								
	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Proposed	% Change	2026-27 Proposed	% Change
<b>Beginning Balance, July 1</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,609</b>	<b>\$12,609</b>	<b>\$12,609</b>		<b>\$12,609</b>	
<b>Revenue Source:</b>								
Revenue – Opioid Settlement	0	12,609	20,000	20,000	20,000	0%	20,000	0%
<b>Total Revenue</b>	<b>0</b>	<b>12,609</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>0%</b>	<b>20,000</b>	<b>0%</b>
<b>Expenditures:</b>								
Services & Supplies	0	0	0	20,000	20,000	0%	20,000	0%
<b>Total Expenditures</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20,000</b>	<b>20,000</b>	<b>0%</b>	<b>20,000</b>	<b>0%</b>
<b>Ending Balance, June 30</b>	<b>\$0</b>	<b>\$12,609</b>	<b>\$32,609</b>	<b>\$12,609</b>	<b>\$12,609</b>		<b>\$12,609</b>	

# BUDGET STUDY SESSION – MARCH 4, 2025



## OPIOID SETTLEMENT – ABATEMENT II (263)

This fund accounts for monies the City is to receive from a national opioid settlement with prescription opioid manufacturer Mallinckrodt plc that will provide substantial funds to agencies throughout California for the abatement of the opioid epidemic in California. Expenditures must include activities tied to the ending, reduction or lessening the effects of the opioid epidemic and include prevention, intervention, harm reduction, and treatment and recovery services. Funds are administered through the National Opioid Abatement Trust II.

OPIOID SETTLEMENT – ABATEMENT II (FUND 263)								
Statement of Revenues, Expenditures and Change in Fund Balance								
	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Proposed	% Change	2026-27 Proposed	% Change
<b>Beginning Balance, July 1</b>	<b>\$0</b>	<b>\$3,309</b>	<b>\$7,203</b>	<b>\$7,203</b>	<b>\$7,203</b>		<b>\$7,203</b>	
<b>Revenue Source:</b>								
Revenue – Opioid Settlement	3,309	3,894	0	0	0	0%	0	0%
<b>Total Revenue</b>	<b>3,309</b>	<b>3,894</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>
<b>Expenditures:</b>								
Services & Supplies	0	0	0	0	0	0%	0	0%
<b>Total Expenditures</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>
<b>Ending Balance, June 30</b>	<b>\$3,309</b>	<b>\$7,203</b>	<b>\$7,203</b>	<b>\$7,203</b>	<b>\$7,203</b>		<b>\$7,203</b>	

# BUDGET STUDY SESSION – MARCH 4, 2025



## OPIOID SETTLEMENT – ABATEMENTS (264)

This fund accounts for monies the City is to receive from a national opioid settlement with prescription opioid distributors Allergan Finance, LLC and Allergan Limited, CVS Health Corporation, Teva Pharmaceutical Industries Ltd., Walmart Inc. and Walgreens Co. that will provide substantial funds to agencies throughout California for the abatement of the opioid epidemic in California. Expenditures must include activities tied to the ending, reduction or lessening the effects of the opioid epidemic and include prevention, intervention, harm reduction, and treatment and recovery services.

OPIOID SETTLEMENT – ABATEMENTS (FUND 264)								
Statement of Revenues, Expenditures and Change in Fund Balance								
	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Proposed	% Change	2026-27 Proposed	% Change
<b>Beginning Balance, July 1</b>	\$0	\$0	\$0	\$0	\$0		\$0	
<b>Revenue Source:</b>								
Revenue – Opioid Settlement	0	0	124,008	131,272	131,272	0%	131,272	0%
<b>Total Revenue</b>	<b>0</b>	<b>0</b>	<b>124,008</b>	<b>131,272</b>	<b>131,272</b>	<b>0%</b>	<b>131,272</b>	<b>0%</b>
<b>Expenditures:</b>								
Services & Supplies	0	0	0	131,272	131,272	0%	131,272	0%
<b>Total Expenditures</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>131,272</b>	<b>131,272</b>	<b>0%</b>	<b>131,272</b>	<b>0%</b>
<b>Ending Balance, June 30</b>	<b>\$0</b>	<b>\$0</b>	<b>\$124,008</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	

# BUDGET STUDY SESSION – MARCH 4, 2025



## OPIOID SETTLEMENT – MCKINSEY (265)

This fund accounts for monies the City is to receive from a national opioid settlement with prescription opioid consultant McKinsey & Company, Inc. for their role in advising opioid manufacturers and other industry participants how to sell as many prescription opioids as possible. The funds will provide substantial funds to agencies throughout California for the abatement of the opioid epidemic in California. Expenditures must include activities tied to the ending, reduction or lessening the effects of the opioid epidemic and include prevention, intervention, harm reduction, and treatment and recovery services.

OPIOID SETTLEMENT – ABATEMENT II (FUND 263)								
Statement of Revenues, Expenditures and Change in Fund Balance								
	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Proposed	% Change	2026-27 Proposed	% Change
<b>Beginning Balance, July 1</b>	\$0	\$0	\$0	\$0	\$0		\$0	
<b>Revenue Source:</b>								
Revenue – Opioid Settlement	0	0	5,446	5,446	5,446	0%	5,446	0%
<b>Total Revenue</b>	<b>0</b>	<b>0</b>	<b>5,446</b>	<b>5,446</b>	<b>5,446</b>	<b>0%</b>	<b>5,446</b>	<b>0%</b>
<b>Expenditures:</b>								
Services & Supplies	0	0	0	5,446	5,446	0%	5,446	0%
<b>Total Expenditures</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,446</b>	<b>5,446</b>	<b>0%</b>	<b>5,446</b>	<b>0%</b>
<b>Ending Balance, June 30</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,446</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	

# BUDGET STUDY SESSION – MARCH 4, 2025



## HOUSING FUND (227)

The former Low and Moderate Income Housing Fund has been renamed to the Housing Fund with the election by the City to become Housing Successor the Antioch Development Agency. The Housing Fund accounts for funding for programs and loans for low and moderate housing activities. A large portion of the fund balance represents the balance of housing loan receivables due the agency.


HOUSING FUND (FUND 227)								
Statement of Revenues, Expenditures and Change in Fund Balance								
	2022-23 Actual	2023-24 Actual	2024-25 Budget	2024-25 Revised	2025-26 Proposed	% Change	2026-27 Proposed	% Change
<b>Beginning Balance, July 1</b>	<b>\$16,503,266</b>	<b>\$15,930,610</b>	<b>\$15,450,859</b>	<b>\$15,450,859</b>	<b>\$14,500,355</b>		<b>\$10,521,146</b>	
<b>Revenue Source:</b>								
Investment Income	171,925	345,256	20,000	180,450	25,000	-86%	12,000	-52%
Other	0	0	0	0	0	0%	0	0%
<b>Total Revenue</b>	<b>171,925</b>	<b>345,256</b>	<b>20,000</b>	<b>180,450</b>	<b>25,000</b>	<b>-86%</b>	<b>12,000</b>	<b>-52%</b>
<b>Expenditures:</b>								
Personnel	69,845	66,960	234,896	154,670	248,198	60%	269,169	8%
Services & Supplies	630,076	683,723	3,872,500	872,500	3,680,000	322% <sup>1</sup>	455,000	-88%
Transfers Out	0	0	2,832	2,832	0	-100%	0	0%
Internal Services	44,660	74,324	77,080	100,952	76,011	-25%	76,011	0%
<b>Total Expenditures</b>	<b>744,581</b>	<b>825,007</b>	<b>4,187,308</b>	<b>1,130,954</b>	<b>4,004,209</b>	<b>254%</b>	<b>800,180</b>	<b>-80%</b>
<b>Ending Balance, June 30</b>	<b>\$15,930,610</b>	<b>\$15,450,859</b>	<b>\$11,283,551</b>	<b>\$14,500,355</b>	<b>\$10,521,146</b>		<b>\$9,732,966</b>	

<sup>1</sup>VARIANCE: FY26 includes \$1.5M in funding for Hope Solutions Village and \$1.5M in funding for Novin Development Grace Commons.

**STAFF REPORT TO THE CITY COUNCIL**

**DATE:** Regular Meeting of March 11, 2025

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Bessie Marie Scott, City Manager 

**SUBJECT:** City Council 90-Day Request List - Discussion on the Creation of a Homeless/Unhoused Ad Hoc Committee

---

**RECOMMENDED ACTION**

It is recommended that the City Council discuss and provide direction to City staff.

**FISCAL IMPACT**

The recommended action has no fiscal impact at this time.

**DISCUSSION**

This item is for the City Council's discussion requested by Mayor Bernal (90-Day Request List, February 2025) to explore the possible creation of a Council Ad Hoc Committee to strategize with a like-minded coalition around strategic and sustainable approaches to address homelessness and increase services for the unhoused population of our community here in Antioch. It is noted that the entire city is impacted by the lack of addressing the needs of the most marginalized within our community, and as a collective we should compassionately and intentionally address the root cause issues impacting those in Antioch who are at risk of being unhoused or are currently/intermittently experiencing homelessness. This is a devastating social problem that reflects broader systemic failures and social inequalities which diminish us all. By extending aid to our unhoused residents, the city commits to our values which include upholding the inherent dignity of every person in Antioch, while we reaffirm the principles of caring for one another across our community. Homelessness often stems from complex systemic issues, including poverty, lack of affordable housing, mental health challenges, and substance use disorders.

Considerations for such an Ad Hoc Committee include that on November 11, 2024, the City Manager requested that Public Safety and Community Resources Department (PSCR) work with her to create an 'Antioch Unhoused Advisory Council/Task Force' during the first quarter of 2025 in order to quickly mobilize efforts around standing up a day shelter and identifying ways to increase service provisions aimed at assisting

residents who are unstably housed, at risk of becoming unhoused, or are currently and/or chronically unhoused in Antioch. The City Manager proposed the following configuration for such a group:

1. Two Antioch Councilmembers (one being the Mayor)
2. Director, Public Safety and Community Resources
3. Bessie Marie Scott, City Manager
4. CDBG and Housing Consultant (For Funding Advice)
5. Deputy Director, Public Works
6. Chief, Antioch Police Department
7. Member, Code Enforcement
8. Member, Encampment Task Force
9. CBO- Homeless Services Provider
10. CBO- Homeless Services Provider
11. A County Supervisor
12. AUSD or County McKinney-Vento Representative
13. AUSD Board Member
14. Pastor, Faith-based Organization
15. Professional, Mental Health Organization
16. Representative, Sutter Delta

Note that in December 2023, the City of Antioch worked with Focus Strategies to complete the “Plan for the Department of Public Safety and Community Resources to Reduce Homelessness and Increase Access to Critical Resources for Unhoused Residents.” This Plan came about as a result of “Policy Guidelines for the City’s Approach to Unhoused Resident Services” which the City Council adopted in April 2021. At the time, these policy guidelines served as the framework for how the City would approach decisions around advancing resources for our unhoused residents. Too, the guidelines conveyed the City’s clear goal, which was and still is, to reduce homelessness in Antioch.

The Policy Guidelines of 2021 outlined three strategies that the City would use to prioritize to achieve this goal:

1. Address the immediate and public health needs of unhoused Antioch residents;
2. Invest in interim housing and services solutions designed to facilitate the transition into permanent housing; and
3. Increase permanent housing and linkages to permanent housing.

The City Manager has been working with external partners to address policy interventions as well as possibilities for increasing service provisions, in addition to

identifying funding opportunities in the area of housing services and housing opportunities for all.

It is recommended that the City Council discuss and provide direction to City staff regarding standing up an Ad Hoc Committee for this purpose and discuss the parameters and duration of such a committee. Ad hoc committees are temporary committees formed for a specific purpose consisting of less than a quorum of the Council and are **not** subject to the Brown Act. Ad hoc committees are expected to complete their work within a limited period of time. The term of an ad hoc committee is generally six (6) months to (1) year and then the committee is dissolved.

### **ATTACHMENTS**

- A. "Plan for the Department of Public Safety and Community Resources to Reduce Homelessness and Increase Access to Critical Resources for Unhoused Residents." By: *Focus Strategies*, December 2023
- B. "Policy Guidelines for the City's Approach to Unhoused Resident Services" 2021 Council Adoption.



# FOCUS *strategies*

THE DEPARTMENT OF PUBLIC SAFETY

## CITY OF ANTIOCH

PLAN FOR THE DEPARTMENT OF PUBLIC SAFETY AND COMMUNITY  
RESOURCES TO REDUCE HOMELESSNESS AND INCREASE ACCESS TO  
CRITICAL RESOURCES FOR UNHOUSED RESIDENTS

Prepared for City of Antioch by Focus Strategies

12•21•2023



(916) 436-1836



FocusStrategies.net



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## INTRODUCTION

In April 2021, the Antioch City Council adopted Policy Guidelines for the City's Approach to Unhoused Resident Services. These policy guidelines serve as a framework for how the City approaches decisions around advancing resources for unhoused residents. Importantly, these guidelines convey the City's clear goal: to reduce homelessness in Antioch.

The Policy Guidelines outline three strategies that the City will prioritize to achieve this goal:

1. Address the immediate and public health needs of unhoused Antioch residents;
2. Invest in interim housing and services solutions designed to facilitate the transition into permanent housing; and
3. Increase permanent housing and linkages to permanent housing.

These strategies serve as the framework of this Departmental Plan.

In 2022, the Unhoused Resident Coordinator position was integrated into the Department of Public Safety and Community Resources. With this broadening of the Department's scope to include issues of homelessness, the Department engaged Focus Strategies to develop a Departmental Plan intended to advance City Council's commitment to reducing homelessness in Antioch by identifying clear activities that align with the Policy Guidelines.

Overall, this Departmental Plan serves as a roadmap for the staff of the Department of Public Safety and Community Resources as they strive to efficiently and effectively use valuable City resources to reduce homelessness in Antioch and improve the health, safety, and well-being of unhoused Antioch residents.

## HOW THE PLAN WAS DEVELOPED

Over a series of 11 months, Focus Strategies reviewed publicly-available quantitative data, collected and analyzed qualitative data, and worked closely with staff from the Department of Public Safety and Community Resources staff to identify and refine activities included in this plan. In addition to the insight and feedback of Department staff, Focus Strategies collected data from one-to-one interviews with four stakeholders from the County of Contra Costa (two interviews), a local non-profit provider, and a consultant providing long-term support to the City on activities related to housing. Additionally, relevant City documents (e.g., Policy



Guidelines for The City's Approach to Unhoused Resident Services, City Reports, City Council Meeting minutes, and other City reports) were utilized in the Plan's development.

## **Departmental Plan Components**

This Departmental Plan consists of four main components:

- The **Departmental Plan Snapshot and Departmental Plan and Activities** provide a roadmap the Department of Public Safety and Community Resources can use to guide efforts to reduce homelessness in Antioch.
- The **Landscape Analysis (Appendix A)** reviews resources and programming currently available in the City of Antioch for unhoused residents. This analysis was conducted as a first step in the Departmental planning process to establish foundational knowledge on the City of Antioch's current activities related to reducing homelessness.
- The **Qualitative Data Summary (Appendix B)** includes a brief summary of the analysis of qualitative data collected from stakeholders. Stakeholders represented a non-profit provider, Contra Costa County, and City department perspectives on the gaps in resources, opportunities for growth, and potential areas of focus for the Department of Public Safety and Community Resources. Stakeholders were engaged as a second step in the departmental planning process to incorporate important partner perspectives in the development of the Plan's objectives and activities.
- The **Available Funding Overview and Utilization Strategy (Appendix C)** provides guiding information on funding opportunities that can support the implementation of activities in this Plan. The collection of funding opportunities are described alongside considerations for how the funds can be accessed and utilized by a City entity.



## DEPARTMENTAL PLAN SNAPSHOT

The table below provides an overview of objectives and activities included in the Plan.

<b>Policy Guideline Goal: Reduce Homelessness In Antioch by:</b> <ol style="list-style-type: none"> <li>1. Addressing the immediate and public health needs of unhoused Antioch residents;</li> <li>2. Investing in interim housing and services solutions designed to facilitate the transition into permanent housing; and</li> <li>3. Increasing permanent housing and linkages to permanent housing.</li> </ol>		
<b>Objective #1</b>	<b>Objective # 2</b>	<b>Objective #3</b>
Participating in, partnering with, and leveraging the Contra Costa County homelessness response system	Maintaining temporary housing and increasing emergency shelter and permanent housing opportunities	Building partnerships with community partners and community-based efforts that complement City-funded and regional strategies
<b>Activities</b>		
Actively participate in CoC board and subcommittees.	Secure additional funding to extend Opportunity Village and preserve interim housing resources in Antioch.	Engage with community utilizing strategies outlined in the Department's Community Presence Plan.
Increase unhoused Antioch residents' access to coordinated entry by bringing a local C.O.R.E. team to Antioch.	Work in partnership with City, non-profit and County partners, to explore opportunities to expand permanent housing and emergency shelter for unhoused Antioch residents.	Create and lead a City of Antioch Housing Resources Task Force including the Housing Authority, Community Development Department, and key non-profit partners.
Collaborate with internal City departments and partner with the County to advance efforts of expanding unhoused residents' access to county resources, including via a Care Center.	Assess City funding availability with internal City partners to determine strategies for effective use of available funds to invest in housing resources in Antioch.	Facilitate project partnerships and program development by positioning the Department as experts on homeless response through community education and engagement with City Council.



## DEPARTMENTAL PLAN OBJECTIVES AND ACTIVITIES

Objectives and activities outlined in this Plan are flexible and can be scaled depending on Department capacity and priorities. The Department can add or shift activities within this framework as new needs are identified or as opportunities emerge.

### **Objective #1: Participating in, partnering with, and leveraging the Contra Costa County homelessness response system**

Leveraging the Contra Costa County homelessness response system, including access to the Coordinated Entry system, increases connections to housing resources and basic needs resources for unhoused Antioch residents. Currently, Antioch does not have a low-barrier access point for unhoused residents to connect to the Coordinated Entry System. Without low-barrier access, stakeholders report longer wait times for service connection, greater barriers in connecting to emergency shelter and temporary housing, and overall more difficulty in resolving a person's homelessness. Reducing homelessness in Antioch requires that unhoused residents can effectively utilize existing resources across the county.

Three activities are included to advance *Objective #1: Participating in, partnering with, and leveraging the Contra Costa County homelessness response system*. The first is for the Department to continue its active participation in the Continuum of Care (CoC) board and subcommittees. By remaining connected to the CoC, the Department can build external partnerships, work closely with County staff, and stay informed on developments in the Contra Costa homelessness response system. Through this CoC participation, the Department can continue to identify ways for Antioch to increase resource connection for unhoused residents.

The second activity to advance Objective #1 relates to increasing unhoused residents' access to Coordinated Entry through various pathways. One pathway specifically serving unsheltered residents is the Coordinated Outreach Referral, Engagement (C.O.R.E) program. C.O.R.E. can provide several important benefits to the unhoused resident community in Antioch. The first is quick and direct access to Coordinated Entry. With a local Antioch C.O.R.E. team, mobile outreach workers could directly connect with unhoused residents and offer them efficient access to the housing resources accessible through the Coordinated Entry system. Additionally, C.O.R.E. provides basic needs



resources and connection to other critical services that unhoused residents often need assistance accessing.

The final activity proposed by this plan to advance Objective #1 includes collaborating internally, across City departments, as well as partnering with the County to advance efforts to expand unhoused residents' access to County resources. This includes coordinating to identify opportunities to site and develop a Care Center in Antioch. As one of the largest cities in Contra Costa County, the City of Antioch has explored partnering with Contra Costa County to develop a Care Center site in Antioch. A Care Center would serve as a one-stop services location for unhoused residents and an additional access point to Coordinated Entry housing resources. Currently, the funding of a Care Center is referenced in the City of Antioch 2023-2031 Housing Element report. As plans to develop a Care Center emerge, the Department can look to collaborate within City departments and with the County to advance this type of project.

#### **Summary of Objective #1 Activities**

Actively participate in Continuum of Care board and subcommittees.

Increase unhoused Antioch residents' access to coordinated entry by bringing County programs like the Coordinated Outreach Referral Engagement (C.O.R.E.) program to Antioch.

Collaborate with internal City departments and partner with the County to advance efforts of expanding unhoused residents' access to County resources, including via a Care Center.

#### **Objective #2: Maintaining temporary housing and increasing emergency shelter and permanent housing opportunities**

Securing funding to maintain valuable temporary housing resources in Antioch, like Opportunity Village, and increasing emergency shelter and permanent housing options directly advances efforts to reduce homelessness in Antioch. Stakeholders raised concerns about limited inclement weather and winter sheltering options specifically, along with extremely limited affordable permanent housing opportunities. As the Department of Public Safety and Community Resources works in partnership with internal



City departments and non-profit providers, a focus on increasing interim and permanent housing resources will be critical to meeting the needs of unhoused Antioch residents.

The first activity included to advance *Objective #2: Maintaining temporary housing and increasing emergency shelter and permanent housing* includes securing funding to continue operations at Opportunity Village. Opportunity Village is a critical interim housing resource in Antioch that provides supportive services and connections to permanent housing. Opportunity Village is currently funded for 2 years through the City of Antioch. Ensuring that Opportunity Village remains funded and operational is critical for the preservation of interim housing options for unhoused residents in Antioch. In addition to exploring potential internal sources of funding, an effective strategy can include partnering with the current service provider, Bay Area Community Services, to identify and co-apply for potential external funding opportunities. Additional information on potential funding sources is included in **Appendix C**.

The second activity under Objective #2 relates to partnering with City departments, non-profit organizations, and County partners to explore opportunities to expand permanent housing and emergency shelter opportunities for unhoused Antioch residents. Given the very limited housing options available to unhoused Antioch residents, expanding permanent housing access is particularly critical. An increase in housing options improves system flow by ensuring unhoused residents have options to move out of homelessness and into permanent housing. The City can partner with community-based organizations to collaborate on projects that increase housing resources, including rapid re-housing, permanent supportive housing, and affordable housing units. Contra Costa Health (H3) and the Contra Costa Housing Authority are also critical partners in identifying potential opportunities and collaborating to expand housing opportunities to unhoused Antioch residents.

The final activity under Objective #2 includes assessing City funding availability with internal City partners and determining strategies for effective use of available funds to invest in housing and services resources in Antioch. The City of Antioch has access to funding streams that can be leveraged to increase housing and services resources for unhoused Antioch residents. The Department can lead internal efforts to assess the use of available funds and develop strategies for how to best prioritize funding to increase housing options for unhoused Antioch residents.



### **Objective #2: Activities**

Secure additional funding to extend Opportunity Village and preserve interim housing resources in Antioch.

Work in partnership with City, non-profit, and County partners, to expand permanent housing and emergency shelter for unhoused Antioch residents.

Assess City funding available with internal City partners to determine strategies for effective use of available funds to invest in housing resources in Antioch.

### **Objective #3: Building partnerships with community partners and community-based efforts that complement City-funded and regional strategies**

The Department of Public Safety and Community Resources can play a critical role as a partner to community-based organizations that seek to advance projects that reduce homelessness in Antioch. The Department drafted a Community Presence Plan that outlines activities to build visible connections between the Department and community partners within Antioch and establish the Department as an expert in issues related to homelessness and the homelessness response system.

In addition to the community presence strategies outlined in the Department's Community Presence Plan, the Department may also consider leading a Homelessness and Housing Resources Task Force to increase partnership within Antioch and facilitate collaboration efforts with partners. Facilitating a working group focused specifically on housing resources for unhoused residents enables the Department to build partnerships with stakeholders that may lead to opportunities to increase housing and service opportunities or develop more effective and equitable strategies to serve unhoused residents.

Finally, the Department can advance Objective #3 through their relationship with the City of Antioch City Council. Stakeholders strongly emphasize the importance of having a trusted City partner that can help community-based organizations or other agencies navigate City processes. The Department can pursue active engagement with City Council to establish Department staff as experts on homeless response in the City and create working lines of communication that support the success of future collaboration efforts.



### Objective #3: Activities

Engage with community utilizing strategies outlined in the Department's community presence plan.

Create and lead a City of Antioch Homelessness and Housing Resources Task Force including the Contra Costa Housing Authority, Community Development Department, local non-profit and faith-based organizations, and other key partners.

Facilitate project partnerships and program development by positioning the Department as experts on homeless response through community education and engagement with City Council.

### INITIAL NEXT STEP RECOMMENDATIONS

This section outlines initial recommendations for *how* the Department of Public Safety and Community Resources can begin its efforts to complete the objectives and activities outlined in this Plan. These recommendations are rooted in findings from the Landscape Analysis, stakeholder feedback, and Focus Strategies' research on regional and state resources.

1. Explore the use of **Encampment Resolution Funding** (ERF 3-R-L) to advance the objectives and activities of this Plan.
2. Assess available and preferred avenues for regularly engaging with the City of Antioch City Council such as written reports on Department progress and activities, presentations on pre-determined topics at City Council meetings or study sessions, or one-on-one or small group discussions on current strategies, activities, and emerging opportunities.
3. Organize conversations with internal City departments to gain deeper clarity and understanding on available funding streams that can support the increase of housing resources in Antioch along with other resources like a Care Center.
4. Assess the use and impact of funding allocated through the Community Grants process, in preparation for the upcoming funding cycle.
5. Initiate conversations with Bay Area Community Services to co-create a funding sustainability strategy for Opportunity Village.
6. Initiate conversations with community partners such as the Contra Costa Housing Authority, non-profit providers, and internal City departments to assess their interest



and capacity for participating in a Homelessness and Housing Task Force in Antioch. Concurrently, develop a list of potential priority areas on which the Task Force can focus efforts.

## **CONCLUSION**

Developed based on the analysis of local data and the input from stakeholders, this Plan reflects the needs and priorities of the City of Antioch. The Department of Public Safety and Community Resources is uniquely positioned to greatly impact the issue of homelessness by advancing the objectives and activities discussed in this Plan. By taking focused action to meet the needs of unhoused residents and strengthening partnerships with regional and local partners, the Department can nimbly respond to the needs of the community.



## **APPENDIX A**

### **RESOURCE AND LANDSCAPE ANALYSIS**

#### **Overview of Analysis**

The Public Safety and Community Resources Department sits within the broader City of Antioch structure and operates in a larger community landscape of providers, partners and resources that share a mission to reduce homelessness in Antioch. This analysis assesses the resources, opportunities, and constraints shaping the Department's work related to homelessness. It can serve as a standalone resource for the Department to use, illustrating and describing the landscape in which the Department operates, and will be used to help identify activities and action items to incorporate into a Departmental plan to reduce homelessness. This analysis primarily draws from information and documents publicly available from the City of Antioch, Contra Costa County Health Housing and Homeless Services (H3), the Department of Housing and Urban Development (HUD), and specific-Service Provider websites.

The Resource and Landscape Analysis includes:

- An overview of rates of homelessness in Antioch and Contra Costa County
- A review of services and housing resources in the City of Antioch and Contra Costa County for unhoused residents
- An overview of historical and current City efforts to respond to the needs of unhoused residents in Antioch

#### **Homelessness in Antioch**

Identifying activities and action items to reduce homelessness in Antioch must first begin with an understanding of the number of unhoused Antioch residents experiencing homelessness throughout the homeless response system of Contra Costa County. Establishing the rates of homelessness in Antioch within the broader County context will enable the Public Safety and Community Resources Department to make informed decisions on how best to allocate Department resources to meaningfully reduce homelessness in the city.



The City of Antioch has the second highest population of people experiencing unsheltered homelessness in Contra Costa County<sup>1</sup> and has the largest unsheltered population in East County. Pulled from Contra Costa County's 2020 Point in Time Count Report, Figure 1 demonstrates the distribution of unsheltered homelessness across the county.

**Figure 1. Number of Unsheltered Individuals by Contra Costa County Cities**

West County		Central County		East County	
Location	#	Location	#	Location	#
Crockett	35	Alamo	2	Antioch	238
El Cerrito	24	Blackhawk	6	Bay Point	49
El Sobrante	9	Clayton	2	Bayview	2
Hercules	7	Concord	160	Bethel Island	2
North Richmond	22	Danville	7	Brentwood	80
Pinole	7	Lafayette	3	Discovery Bay	2
Richmond	280	Martinez	127	Oakley	50
Rodeo	62	Moraga	4	Pittsburg	102
San Pablo	67	Orinada	1		
		Pacheco	26		
		Pleasant Hill	90		
		San Ramon	6		
		Walnut Creek	80		
Based on the 2020 Contra Costa County: Point-In-Time Count Report					

According to the City of Antioch's Housing Element, persons experiencing unsheltered homelessness account for over 75% of individuals experiencing homelessness in Contra Costa County.<sup>2</sup> Of those experiencing unsheltered homelessness across the county, 55% were single households, ages 25-55.<sup>3</sup>

<sup>1</sup> 2020 Contra Costa County: Annual Point-in-Time Count. Access at <https://cchealth.org/h3/coc/pdf/PIT-report-2020.pdf>

<sup>2</sup> 2020 Contra Costa County: Annual Point-in-Time Count. Accessed at <https://cchealth.org/h3/coc/pdf/PIT-report-2020.pdf>

<sup>3</sup> 2020 Contra Costa County: Annual Point-in-Time Count. Accessed at <https://cchealth.org/h3/coc/pdf/PIT-report-2020.pdf>



In Contra Costa County Continuum of Care's 2021 Annual Report, households served by Coordinated Entry were asked where in the county they lost housing. Unhoused households most frequently reported Richmond, Concord, or Antioch as the cities where they lived before entering into homelessness, demonstrating that many unhoused residents in the county have a community of origin in Antioch and are served across County programs (see Figure 2).<sup>4</sup>

**Figure 2. Contra Costa Cities Where Households Lost Their Housing**

East County		Central County		West County		Out of County	
Antioch	877	Concord	754	Richmond	1,320	County Not Listed	678
Pittsburg	550	Martinez	247	San Pablo	235	Alameda Co	233
Bay Point	148	Walnut Creek	152	El Sobrante	63	Solano Co	174
Brentwood	99	Pleasant Hill	108	Rodeo	42	San Francisco Co	65
Oakley	95	San Ramon	30	Pinole	38	Marin Co	16
Bethel Island	19	Danville	29	El Cerrito	31	Santa Clara Co	15
Discovery Bay	8	Clayton	17	North Richmond	29	Sonoma Co	12
Byron	3	Lafayette	17	Crockett	21	San Mateo Co	9
Knightesen	2	Pacheco	15	Hercules	13	Napa Co	6
Clyde	2	Alamo	13	Port Costa	2	Monterey Co	1
		Orinda	9				
		Moraga	3				
		Blackhawk	2				
		Canyon	1				
Table Recreated from data presented in Contra Costa County Continuum of Care's Annual Report, 2021							

<sup>4</sup> City of Antioch: 2023 - 2031 Housing Element Update. Accessed at [https://www.antiochca.gov/fc/community-development/planning/housing-element/AntiochHousingElement\\_PubReviewDraft-App\\_final\\_reduced.pdf](https://www.antiochca.gov/fc/community-development/planning/housing-element/AntiochHousingElement_PubReviewDraft-App_final_reduced.pdf)



The following sections will review the housing and services resources that are available for unhoused individuals within the City of Antioch and Contra Costa County and how they compare to the context of the unsheltered population in the city.

### Interim Housing Availability in Antioch

Individuals experiencing homelessness in Antioch are encouraged to access 2-1-1 to connect to interim housing programs across the County. Four interim or transitional housing programs operate within Antioch city limits (see Figure 3).

**Figure 3. Shelters Operating in Antioch**

Shelter Name	Number of beds/units	Population Served
Winter Nights Shelter	Varying Locations and Spaces	Families
Stand! For Families Free of Domestic Violence	24	Survivors of Domestic Violence
East County Shelter (Don Brown)	20	Individual Adult Men and Women
Opportunity Village	32	Individual Adult Men and Women

In addition to these programs dedicated to serving people currently unhoused, Amador Institute operates a transitional housing program for youth aging out of foster care who may be unhoused if not for the program.

### Countywide Shelter and Housing Resources for Unhoused Residents

In 2022 in Contra Costa County, 239 *Emergency, Transitional, and Safe Haven* units were available for families and 709 beds or units were available for adults. With over 2,000 people experiencing homelessness across the county<sup>5</sup>, the interim housing resources available for unhoused residents are limited. In addition, 836 *Permanent Housing and Rapid Re-housing* units were available for families and 819 units were available for adults (see Figure 4).<sup>6</sup>

<sup>5</sup> 2020 Contra Costa County: Annual Point-in-Time Count. Accessed at <https://cchealth.org/h3/coc/pdf/PIT-report-2020.pdf>

<sup>6</sup> Contra Costa County 2022 Housing Inventory Count. Accessed at [https://files.hudexchange.info/reports/published/CoC\\_HIC\\_State\\_CA\\_2022.pdf](https://files.hudexchange.info/reports/published/CoC_HIC_State_CA_2022.pdf)



**Figure 4. HUD 2022 CoC Housing Inventory Count: Contra Costa County<sup>7</sup>**

<b>Contra Costa County Housing Inventory Count 2022</b>					
	Family Units <sup>1</sup>	Family Beds <sup>2</sup>	Adults Only Beds	Child Only Beds	Total Yr-round beds
<b>Emergency, Safe Haven, and Transitional Housing</b>	<b>87</b>	<b>239</b>	<b>709</b>	<b>4</b>	<b>952</b>
Emergency Shelter	72	189	514	4	707
Transitional Housing	15	50	195	0	245
<b>Permanent Housing</b>	<b>298</b>	<b>836</b>	<b>819</b>	<b>0</b>	<b>1,655</b>
Permanent Supportive Housing	259	713	562	0	1,275
Rapid Re-Housing	35	114	51	0	165
Other Permanent Housing	4	9	206	0	215
<b>Grand Total</b>	<b>385</b>	<b>1,075</b>	<b>1,528</b>	<b>4</b>	<b>2,607</b>

While, some affordable housing developments operate in Antioch, most government-assisted permanent affordable housing inventory in the city primarily serves seniors and families, and eligibility is not restricted to unhoused residents.<sup>8</sup>

Considering the number of interim and permanent housing units available, the relative infrequency that permanent supportive housing (the largest segment of permanent housing resources in Contra Costa County) turns over, the low number of affordable housing units dedicated to unhoused residents, and current rates of homelessness, housing resources across the county and within Antioch remains a significant gap in meeting the needs of unhoused residents.

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<sup>7</sup> HUD 2022 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report. Accessed at [https://files.hudexchange.info/reports/published/CoC\\_HIC\\_State\\_CA\\_2022.pdf](https://files.hudexchange.info/reports/published/CoC_HIC_State_CA_2022.pdf)

<sup>8</sup> City of Antioch: 2023 - 2031 Housing Element Update. Accessed at [https://www.antiochca.gov/fc/community-development/planning/housing-element/AntiochHousingElement\\_PubReviewDraft-App\\_final\\_reduced.pdf](https://www.antiochca.gov/fc/community-development/planning/housing-element/AntiochHousingElement_PubReviewDraft-App_final_reduced.pdf)

## Basic Needs and Supportive Services in Antioch

Agencies that provide basic needs and supportive services to unhoused Antioch residents are critical partners in supporting residents experiencing homelessness in Antioch. The agencies below offer basic needs and supportive services related to food, hygiene, clothing, legal services, and other needs. While there are many agencies throughout the county that accept referrals for Antioch residents, the list below is separated by those agencies that have a physical location in Antioch or have a strong service delivery presence in Antioch, and those that serve the broader Contra Costa County.

**Figure 5. Organizations Serving Unhoused Residents**

<b>Service Providers: Antioch</b>	
<b>Organization</b>	<b>Resource Type</b>
<b><u>Catholic Charities of the East Bay: Antioch</u></b>	Housing stabilization services, immigration resources, mental health services
<b><u>Family Justice Center (FJC)</u></b>	Legal services and supportive services for survivors of violence
<b><u>STAND! For Families Free of Violence</u></b>	Domestic violence services and housing provider
<b><u>St. Vincent De Paul</u></b>	Clothing, food, occasionally other forms of financial assistance
<b><u>Loaves and Fishes</u></b>	Food services
<b><u>Rubicon Programs</u></b>	Economic mobility services
<b><u>Healthcare for the Homeless, Contra Costa Health Services</u></b>	Basic medical care services and healthcare information
C.O.R.E Services, Contra Costa County H3	Street outreach, case management and service connection
<b><u>Humanity Way</u></b>	Housing placement, workforce services, and case management services
<b><u>The SHARE Community</u></b>	Mobile showers and laundry services
Church 4 Me/City of Antioch	Laundry services



<b>Service Providers: County-wide</b>	
<b>Organization</b>	<b>Resource Type</b>
<b><u>Bay Area Crisis Nursery</u></b>	Emergency Childcare Services Ages 0-5 Needs related to homelessness, domestic violence or other crisis are eligible
<b><u>Bay Area Legal Aid (BALA)</u></b>	Legal services
<b><u>Bay Area Rescue Mission (BARM)</u></b>	Homeless Services (food, shelter, clothing, job training etc.)
<b><u>Berkeley Food and Housing Project</u></b>	Homeless Services Emergency food and Housing (emergency, transitional, RRH, permanent)
<b><u>Bi Bett</u></b>	Substance Use Services
<b><u>Contra Costa Crisis Center</u></b>	Suicide prevention, 2-1-1
<b><u>Contra Costa Employment and Human Services Department (EHSD)</u></b>	Public benefits
<b><u>Covia</u></b>	Older adult services including Home Match program for older adults with a room to rent
<b><u>Greater Richmond Interfaith Program (GRIP)</u></b>	Food services and other basic needs services
<b><u>Healthright, 360</u></b>	Medical, mental health, re-entry, and substance use services
<b><u>Hume Center</u></b>	Mental health services
<b><u>La Clinica De La Raza</u></b>	Medical and mental health services with special capacity to serve Spanish-speakers



<b><u>Lifelong Medical Care</u></b>	Medical care and other supportive services
<b><u>Monument Crisis Center</u></b>	Food, youth and senior programming, resource referral services
<b><u>Multi-Faith ACTION Coalition</u></b>	Food security, employment services, health services, education services
<b><u>Northern California Family Center</u></b>	Outreach, shelter, counseling, and mediation for runaway and homeless youth
<b><u>Rainbow Community Center</u></b>	Clinical services and homeless transitional youth services for LGBTQIA identifying residents
<b><u>RYSE Center</u></b>	Youth Services
<b><u>Safe Organized Spaces Richmond (SoS!)</u></b>	Street Outreach, Mobile Showers, Hygiene services
<b><u>The Bay Church</u></b>	Food and Showers

Within Antioch, the City has an array of service provider partners that deliver critical housing and basic need resources to residents experiencing homelessness. Challengingly, referrals to these services may be difficult for unhoused residents to access without an existing connection to case management services. Unlike other large cities in the county (Richmond and Concord), Antioch does not have a Coordinated Assessment Resource and Engagement (CARE) Center. In other cities in the county, CARE centers act as a first stop/drop-in resource for persons experiencing homelessness. These sites allow unhoused residents to receive critical services information and referrals. Similarly, street outreach services like those provided by C.O.R.E have limited presence to residents in East County. Low-barrier service connections beyond basic needs (food, clothing, hygiene) is a critical gap in services available to unhoused Antioch residents.

### **City of Antioch's Homelessness Response**

The City of Antioch has increased its involvement in addressing the needs of unhoused residents over the past five years. In 2018, the City of Antioch declared a shelter crisis in the city, a requirement outlined in California Senate Bill 850 to access certain state funding to respond to homelessness.



In early 2019, the City then formed a Homeless Encampment Ad Hoc Committee to coordinate and plan around addressing the needs of people living in encampments. Later in 2019, City Council recommended hiring an Unhoused Resident Coordinator in the City. After further conversations, in early 2020 the City hired Focus Strategies as an Unhoused Resident Services Coordinator Consultant, and in late 2020, the City hired its first Unhoused Resident Coordinator.

Some key activities and achievements in the City from 2020 through June 2023 include:

- **Exploring the feasibility and viability of using FEMA trailers to provide housing for unhoused residents.** Ultimately, the project was determined to be infeasible and the City began exploring other opportunities to provide housing to residents.
- **Developing and opening a non-congregate bridge housing program (Opportunity Village).** Developing the program was the focus of an Ad Hoc Committee on Homelessness between 2020 and 2021. Opportunity Village opened in Spring 2023 with Bay Area Community Services operating the program and providing supportive services to participants.
- **Launching a motel voucher program and contracting with the County for shelter beds at Delta Landing,** to provide interim housing opportunities for residents while Opportunity Village was under development.
- **Supporting a community-based laundry voucher program for unhoused residents.** The program operates as a partnership between Church 4 Me and Launderland, with support from the City of Antioch.
- **Adopting policy guidelines in 2021 to facilitate decision-making around resource spending.**
- **Exploring the viability of applying for Homekey funding** to develop interim or permanent housing.
- **Propping up inclement weather shelters** and establishing an inclement weather response protocol in early 2023.
- **Coordinating and hosting a pop-up resource event.** The City brought together several local providers to offer low-barrier access to critical resources for unhoused residents. The first pop-up event was held in June 2023. Approximately 35 unhoused residents attended.



## **Other City Initiatives**

In addition to the initiatives noted above, the City is engaging in other efforts and planning discussions to support the housing and services needs of unhoused residents.

### ***Funding for Programs, Services, and Housing***

The City of Antioch funds several programs to prevent homelessness and provide services and interim housing options for people currently experiencing homelessness. As outlined in the 2022 - 2023 Action Plan to accompany the CDBG Consolidated Plan, the City provided \$421,500 from Housing Successor funds and Permanent Local Housing Allocation funds to local organizations serving unhoused residents. Services funded included emergency shelter and safe parking, CORE outreach, homelessness prevention, eviction counseling, and legal assistance.

### ***Care Center/Homeless Housing Project***

The City of Antioch has worked with the County to establish a CARE Center and permanent housing for unhoused and very low-income residents in Antioch. The City sold a 5-acre site to the County in 2020 for this purpose. The project stalled, in part due to COVID-related factors. According to the City's Housing Element and CDBG Consolidated Plan, the City continues to have discussions with the County with the hope this project can regain traction.

### ***Inclusionary Housing***

According to the City's Housing Element, the City intends to conduct a feasibility study on the viability and feasibility of establishing an inclusionary housing ordinance. The ordinance would set requirements for new market-rate housing development projects to include a certain percentage of affordable housing units or pay a fee in lieu of developing affordable units. Under the ordinance, in lieu fees could be used for construction of affordable housing, the acquisition and rehabilitation of housing and securing of affordability covenants, interim and permanent supportive housing for unhoused residents, and rental assistance programs for low-income residents.



## **APPENDIX B**

### **STAKEHOLDER ENGAGEMENT FINDINGS**

In one-to-one interviews, four key stakeholders of the City of Antioch provided their feedback to this Departmental Plan. Stakeholders represented important City partnerships including perspectives from collaborative City departments, non-profit providers, and County staff. Input from stakeholders focused on identifying gaps and sharing their perspectives on opportunities where the Department of Public Safety and Community Resources could grow to better meet the needs of unhoused residents in the city.

The following sections explore shared themes that emerged across each stakeholder interview. This qualitative data, in combination with the data utilized in the Landscape Analysis, informed the objectives and activities of this Departmental Plan.

#### **Gaps in Resources**

Stakeholders identified three primary gaps in resources for unhoused residents in Antioch. First is direct and easy access to the County's Coordinated Entry system. The City of Antioch does not have a Care Center within city limits or a dedicated Coordinated Outreach Referral, Engagement (C.O.R.E.) team. For unhoused residents seeking service connection and connection to county-wide housing resources, they must rely on 2-1-1, local community advocates, or the shared East County C.O.R.E. team. Stakeholders discussed how the needs of unhoused residents necessitate greater and lower-barrier access to Coordinated Entry. While the current East County C.O.R.E. team does serve many unhoused Antioch residents, stakeholders noted that the need for rapid connection is greater than the current capacity of the East County team.

Second, stakeholders have concerns about the limited winter and inclement weather shelter options in the city. Stakeholders acknowledged the importance and impact of programs like Opportunity Village<sup>9</sup> and identified that during emergent situations like low temperatures or inclement weather, there are limited options to provide emergency shelter to unhoused residents.

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<sup>9</sup> Interim housing program funded by the City of Antioch and operated by Bay Area Community Services (BACS).



Finally, stakeholders strongly emphasized the need for more permanent housing resources for unhoused residents. Stakeholders stressed the importance of expanding housing options in Antioch for individuals on a single, fixed income and for those with an income of 0-15% AMI (Area Median Income).

## **Opportunities for Growth**

Stakeholders identified areas where they believed there were opportunities for the Department of Public Safety and Community Resources to address the needs of unhoused residents more effectively. First, stakeholders stated the importance of deepening participation in existing County programs like the C.O.R.E. Program. Stakeholders noted that larger cities throughout Contra Costa County have invested in a dedicated C.O.R.E. team (e.g., City of Richmond, City of Concord, and City of Pittsburg).<sup>10</sup> Currently, Antioch is served by an East County C.O.R.E. team that must spread their resources throughout East County. By investing in a local C.O.R.E. team, the City of Antioch would increase low-barrier access to Coordinated Entry for unhoused Antioch residents. Having a team dedicated to the City of Antioch would mean quicker and more effective connections to basic need resources and housing opportunities.

Stakeholders shared the Department could play an important partnership role in developing the homelessness response system in Antioch. Stakeholders suggested ways of building collaboration such as reducing barriers for non-profit providers to bring programs and projects into the city, providing relevant context and information to City Council so that new projects and initiatives flow smoothly through City processes, and encouraging and coordinating collaboration across non-profit providers, City departments (e.g., Police or the Community Development Department), and other partners. Stakeholders suggested that the Department consider leading cross-provider and jurisdiction collaboration efforts and widen their presence in positions such as the CoC board and subcommittees.

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<sup>10</sup> Contra Costa County. Interview. *Interview and Correspondence with Contra Costa County Staff, Virtual*. August 25, 2023



## APPENDIX C

### AVAILABLE FUNDING OVERVIEW AND UTILIZATION STRATEGY

Information up to date as of 12/19/2023

This component of the Departmental Plan focuses on available funding that the Department of Public Safety and Community Resources can access to reduce homelessness in Antioch and advance the activities outlined in this Plan. These strategy considerations are intended to aid in the Department's decision-making when determining which funding sources to pursue to advance the activities of this Plan.

Internal City Resources	
Funding Source	Considerations for Utilization
<b><u>Community Development Block Grant</u></b> Federal funding from the Department of Housing and Urban Development designed to support communities in providing decent housing and encouraging economic opportunities, particularly for low- and moderate-income individuals.	<ul style="list-style-type: none"><li>• CDBG funds are awarded through the City's Community Grants process.</li><li>• The Department can incorporate data gathered through this planning process into Antioch's Needs Assessment and encourage City Council to adopt High Priority goals for funding that align with this Plan's objectives and activities.</li><li>• The next application cycle will open in 2024.</li></ul>
<b><u>Permanent Local Housing Allocation (PLHA)</u></b> Funding provided to jurisdictions through the California Department of Housing and Community Development in support of housing-related projects and programs.	<ul style="list-style-type: none"><li>• PLHA funds are awarded through the City's Community Grants process.</li><li>• The Department can incorporate data gathered through this planning process into Antioch's Needs Assessment and encourage City Council to adopt High Priority goals for funding that align with this Plan's objectives and activities.</li></ul>



	<ul style="list-style-type: none"> <li>The next application cycle will open in 2024.</li> </ul>
<p><b><u>Housing Successor Funds</u></b></p> <p>Funds associated with the dissolution of Redevelopment Agencies. Housing Successor funds must comply with State guidelines and reporting requirements and can be used for a variety of housing-related services and activities.</p>	<ul style="list-style-type: none"> <li>Housing Successor funds are awarded through the City's Community Grants process.</li> <li>The Department can incorporate data gathered through this planning process into Antioch's Needs Assessment and encourage City Council to adopt High Priority goals for funding that align with this Plan's objectives and activities.</li> <li>The next application cycle will open in 2024.</li> </ul>
<b>Key External Resources</b>	
<b>Funding Source</b>	<b>Considerations for Utilization</b>
<p><b><u>Measure X</u></b></p> <p>A countywide ballot measure intended to: "keep Contra Costa's regional hospital open and staffed; fund community health centers, emergency response; support crucial safety-net services; invest in early childhood services; protect vulnerable populations; and for other essential county services."<sup>11</sup> Measure X funding is awarded through a competitive process administered by Contra Costa County.</p>	<ul style="list-style-type: none"> <li>In the initial allocation of funding in 2023, all funds were awarded to non-profit/community-based organizations.</li> <li>The City of Antioch could utilize a strategy of partnership with a non-profit provider to bring programming funded by Measure X to Antioch.</li> <li>Measure X funding can be used for a variety of program types providing housing and services to unhoused residents. Measure X funding (allocated through a separate</li> </ul>

<sup>11</sup> Contra Costa County, "Measure X", <https://www.contracosta.ca.gov/8530/Measure-X>, Last accessed December 3, 2023



	<p>funding process) is also available to support capital development costs.</p> <ul style="list-style-type: none"> <li>• The next application cycle for Measure X funds is unknown.</li> </ul>
<p><b><u>Encampment Resolution Funding (ERF-3-R)</u></b></p> <p>ERF funding is administered by the California Interagency Council on Homeless. Funding is designed to “assist local jurisdictions in ensuring the wellness and safety of people experiencing homelessness in encampments by providing services and supports that address their immediate physical and mental wellness and result in meaningful paths to safe and stable housing.”<sup>12</sup></p>	<ul style="list-style-type: none"> <li>• City can serve as lead applicant.</li> <li>• Applications for the current round of funding are accepted on a rolling basis through June 30, 2024, or until all funds have been exhausted. The first window for submitting an application closes on January 31, 2024.</li> </ul>
<p><b><u>HUD Continuum of Care (CoC) NOFO</u></b></p> <p>HUD CoC funding is awarded to jurisdictions and nonprofits to provide housing and supportive services to unhoused residents. Funding is also provided to Contra Costa County H3, as the Collaborative Applicant and Homeless Management Information System Lead, to fund vital infrastructure of the Continuum of Care.</p>	<ul style="list-style-type: none"> <li>• Contra Costa Health Services, as the Collaborative Applicant, facilitates an annual local funding competition to prioritize local projects and recommend them for funding from HUD.</li> <li>• The CoC sets local priorities for funding. Funding can be used for permanent supportive housing, rapid rehousing, or joint transitional housing/rapid rehousing programs.</li> <li>• The City could serve as a lead applicant or could partner with a non-profit organization to apply for funding to bring programming to Antioch.</li> </ul>

<sup>12</sup> State of California, Business, Consumer Services and Housing Agency, California Interagency Council on Homelessness, “Encampment Resolution Funding (ERF) Program”, [https://bcsh.ca.gov/calich/erf\\_program.html](https://bcsh.ca.gov/calich/erf_program.html), Last Accessed December 19, 2023



	<ul style="list-style-type: none"> <li>• Applications require a 25% match.</li> </ul>
<p><b>Foundations and Philanthropic Sources</b></p> <p>A variety of local, state, and national foundations fund projects and programs providing housing and services to unhoused residents. The list of <u><b>member organizations</b></u> of <u><b>Funders Together to End Homelessness</b></u>, while not exhaustive, is a useful starting point for exploring potential philanthropic resources available.</p>	<ul style="list-style-type: none"> <li>• Foundations often only accept applications from registered non-profit organizations. Partnering with local non-profit providers may be required.</li> <li>• Some foundations do not accept unsolicited funding applications or proposals. Foundations identify promising programs and organizations, meet regularly to understand operations and organizational needs, and make awards based on those assessments. Building and maintaining relationships with foundation program officers is a critical step in pursuing funding through these grant-making structures.</li> </ul>




**STAFF REPORT TO THE CITY COUNCIL**

**DATE:** Regular Meeting of April 27, 2021

**TO:** Honorable Mayor Thorpe and Members of the City Council

**SUBMITTED BY:** Jazmin Ridley, Unhoused Resident Coordinator

**APPROVED BY:** Rosanna Bayon Moore, Assistant City Manager 

**SUBJECT:** Unhoused Resident Services – Resolution Adopting Policy Guidelines for the City of Antioch’s Approach to Unhoused Resident Services

**RECOMMENDED ACTION.**

It is recommended that the City Council adopt a resolution formally approving Policy Guidelines for the City’s Approach to Unhoused Resident Services.

**FISCAL IMPACT**

None at this time.

**DISCUSSION**

Since 2019, the Antioch City Council has sought to identify opportunities for the City to take a more active role in responding to community concerns about homeless encampments and addressing the needs of unhoused residents. Historically, the City has relied on a reactive approach, primarily addressing urgent public health and safety concerns. Support services were provided by faith based organizations, community based outreach workers and Contra Costa County.

Antioch’s City leaders have collectively expressed that addressing encampments and the needs of unhoused residents are a priority. With resources allocated by the City Council to design and implement local strategies, Focus Strategies was engaged in February of 2020 to provide technical assistance and research support. A body of work is substantially underway with technical support, community stakeholder input and new staffing of a part time position of Unhoused Resident Coordinator.

A strategic framework was first established that incorporates:

- Strategies to address the immediate and public health needs of unhoused residents.
- Interim housing and services solutions designed to facilitate the transition into stable housing.

- Permanent housing resources and linkages.

Policy Guidelines for the City's Approach to Unhoused Resident Services. Once approved, the City will have a rubric to evaluate future activities by weighing considerations against key criteria which include:

- Alignment with Best Practice Approaches
- Advancement of Housing Solutions, Permanent Housing Resources & Linkages
- Responsiveness to Critical Health and Safety Needs
- Cost Effectiveness

This rubric will inform future policy and investment decisions to ensure that efforts advance housing solutions and reduce homelessness.

### **ATTACHMENTS**

- A. Resolution
- B. Policy Guidelines for the City's Approach to Unhoused Resident Services
- C. PowerPoint Presentation

**RESOLUTION NO. 2021/\*\***

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH  
ADOPTION OF THE POLICY GUIDELINES FOR THE CITY'S APPROACH TO  
UNHOUSED RESIDENT SERVICES**

**WHEREAS**, the Antioch City Council approved and initiated a Homeless Encampment Ad Hoc Committee that met from April 2019 to April 2020 to identify and recommend solutions to the increase in encampments and the needs of unhoused residents; and

**WHEREAS**, the City Council allocated funding for immediate needs including mobile showers and toilets, trash disposal, laundry services, motel vouchers, safe parking programs and warming centers; and

**WHEREAS**, the City contracted Focus Strategies as a consultant to advise regarding effective program services and overall homelessness response system strategies,

**WHEREAS**, effective homelessness response system strategies are informed by best practices with a lens towards the specific role of cities in crisis response and long-term housing solutions; and

**WHEREAS** the City hired a part-time Unhoused Resident Services Coordinator to inform and guide execution of the City's work to address homelessness; and

**WHEREAS**, City staff conducted research and visited several local and peer community programs operating programs to serve the needs of the unhoused population throughout the Bay Area; and

**WHEREAS**, in February 2021, the Transitional Housing Ad Hoc Committee hosted two public forums to announce the City's Strategic Framework for Unhoused Resident Services and provide the results of a feasibility study completed at the City's Council's request to explore the development and funding of a non-congregate bridge housing program.; and

**WHEREAS**, on April 16, 2021, the Transitional Housing Ad Hoc Committee hosted a public forum to review draft Policy Guidelines for the City's Approach to Unhoused Resident Services.

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

1. Adopts the Policy Guidelines for the City's Approach to Unhoused Resident Services, including strategies, guiding principles and program criteria to inform current and future City investments.

**RESOLUTION NO. 2021/\*\***

April 27, 2021

Page 2

\* \* \* \* \*

I **HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 27<sup>th</sup> day of April, 2021 by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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

**ATTACHMENT "B"**  
**CITY OF ANTIOCH**

**POLICY GUIDELINES FOR THE CITY'S APPROACH TO  
UNHOUSED RESIDENT SERVICES**

Prepared April 16, 2021

**I. PURPOSE**

The City of Antioch is committed to adopting and implementing strategic, effective responses to the needs of residents who are unhoused. Contra Costa County's Continuum of Care (CoC) currently provides most of the crisis response and re-housing services for unhoused residents in Antioch and across the region. With the number of unhoused residents continuing to steadily rise, the City of Antioch has been developing its strategy to complement the services available through the CoC and more fully respond to the needs of its residents. The City Council has adopted these Policy Guidelines to articulate the City's strategic approach, guiding principles, and criteria to inform current and future investments in services for unhoused residents. The Policy Guidelines build on over two years of conversation and engagement within the City to better understand resident needs and the existing service landscape, review potential service and re-housing strategy models, and secure funding for adopted approaches.

**II. BACKGROUND**

In 2019, members of the City Council hosted a panel with the Homeless Encampment Task Force. From this, the City Council approved and initiated a Homeless Encampment Ad Hoc Committee that met from April 2019 to April 2020 to identify and recommend solutions to the growth in homelessness and the needs of unhoused residents. In April 2020, the Transitional Housing Ad Hoc Committee formed to continue to advance these efforts. Key outcomes from these efforts include the approval of City funding to be set aside for services for unhoused residents and the hiring of an Unhoused Resident Services Coordinator to inform and guide implementation of the City's work to address homelessness.

In November 2019, the City Council allocated a portion of the set-aside funding for immediate needs including mobile showers and toilets, trash disposal, laundry services, and

motel vouchers. In addition, the City Council allocated funds to support pilots for safe parking programs and warming centers. The balance of approved funds remains to be allocated, as of the writing of these Policy Guidelines. Given the limited funding available to respond to the needs of unhoused residents, these Policy Guidelines serve as a framework for decisions around pending and future fund allocations. To be most impactful in reducing homelessness, the City needs to adopt a response strategy that shifts from individual initiatives and reactive responses towards coordinated, data- and equity-informed efforts that drive towards long-term housing solutions: this document outlines that strategy.

The approaches, guiding principles, and criteria in these Policy Guidelines are informed by engagements with local stakeholders, reviews of national best practices for reducing homelessness, and effective programs and services for unhoused residents in peer communities. Most recently, in February 2021, the Transitional Housing Ad Hoc Committee hosted two public forums to introduce community members to the City's strategic framework for unhoused resident services including a feasibility study that had been completed at City's Council's request to explore the development and funding of a non-congregate bridge housing program. At the forums, community members offered feedback on the strategies presented as well as additional ideas for City Council consideration. The City, in coordination with its contracted consultant, Focus Strategies, has reviewed and discussed effective program services and overall homelessness response system strategies informed by national best practices with a lens towards the specific role of cities in crisis response and long-term housing solutions. Additionally, City staff have conducted research and visited several local and peer community programs including a motel voucher program operated by Contra Costa County, shower services provided by Golden Hills Church, food distributed at Troste Property, a tiny home program in Hayward, a safe parking site in Union City, and sanctioned encampment sites in San Francisco and Martinez.

### **III. CONTEXT**

#### **A. Homelessness in Antioch**

In partnership with the City, the CoC conducts an annual enumeration<sup>1</sup> of people experiencing both sheltered and unsheltered homelessness in the region. In 2020, 238

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<sup>1</sup> This enumeration process is known as the Point-in-Time Count, or PIT Count, and takes place in January each year. The PIT Count methodology includes a physical counting of people visibly seen to be experiencing homelessness in cars, tents, or other outdoor locations; an inventory of the number of people staying in interim housing programs such as emergency shelter; and a survey of people who are unsheltered to better understand characteristics and needs.

people were identified as unsheltered within Antioch. This represents 15% of the people experiencing unsheltered homelessness across Contra Costa County. While year-to-year data has fluctuated<sup>2</sup>, the City has seen an overall upward trend in the number of residents who are unhoused over the past five years.

Data collected by the County's Coordinated Outreach, Referral, Engagement (CORE) teams provides additional insight into the population of residents who are unhoused in Antioch. In 2020, CORE teams provided services to 1,104 unique Antioch residents experiencing housing crises: of these residents, 25% were individuals in family households with children. Fifty-seven percent of people served by CORE teams in Antioch were ages 25-54, 13% were under the age of 18 (includes children in family households), 12% were ages 55-61, 9% were ages 18-24 and 9% were over the age of 62. Of the people who received services through CORE teams in 2020, 45% identified as white, 37% as Black or African American, 18% as Hispanic or Latino, 8% as American Indian or Alaskan Native, 7% as multi-racial, and 2% as Native Hawaiian or other Pacific Islander. In addition, 3% of adult participants were Veterans; 67% of adult indicated having a disabling condition; and 17% reported recent or prior experiences of domestic or intimate partner violence.

Most residents who are unhoused in Antioch had connections to the jurisdiction prior to losing their housing. Of the people served by CORE teams in Antioch, 50% were originally from the City and 32% were from other parts of Contra Costa County. Many of these individuals previously worked, attended school, accessed services, or were connected to friends or family in Antioch.

The COVID-19 pandemic has impacted housing stability for many residents as well as the availability of services. While an enumeration of people experiencing homelessness has not taken place during the pandemic due to public health concerns, many stakeholders within Antioch have expressed concern that the situation has worsened over the past year. In addition to exacerbating need, the pandemic has shifted the landscape of crisis response and emergency housing services. While CORE teams are continuing to provide mobile outreach services, for example, transportation assistance to get to resources is no longer available. In addition, congregate emergency shelters have closed, and non-congregate

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<sup>2</sup> Number of people identified through PIT Count by year: 238 people in 2020; 226 people in 2019; 350 people in 2018; 137 people in 2017; and 164 people in 2016.

programs based out of motels have opened to provide shelter to individuals identified as most vulnerable to severe COVID-19 health impacts.

## **B. Current City Response**

The City's historical approach to responding to homelessness has been three-pronged: Community Development Block Grant (CDBG) funds are allocated towards homelessness prevention efforts; the City leverages the Community Engagement Team in its Police Department to respond to incidents such as mental health crises or reports of illegal activity involving residents who are unhoused; and the City's Public Works Department engages in abatement efforts at sites deemed encampments.

Through its community engagement in recent years, the City has received a significant number of ideas and concerns related to the presence of, and increase in the number of, unhoused residents. There is a varying feedback. For example, in some instances feedback appears in the form of advocacy to reduce the utilization of law enforcement as part of encampment response. In other instances, it is showcased as the concern about the impact of homelessness on home values and public safety. There is also concern about the promotion of additional services and immediate housing options for residents who are unhoused.

As noted in Section II, the City has set-aside \$531,174 in funds for new homelessness response efforts, with \$140,000 already allocated for mobile showers and toilets, trash and sharps disposal, laundry services, motel vouchers, and pilots for safe parking programs and warming centers. As of the writing of this Policy Guidelines document, the City is preparing to fund and launch a shower access program, laundry services, and a motel voucher program. Other services are still in the research and/or development phase. To promote service delivery coordination among these funded efforts and other local and regional programs, the City's Unhoused Resident Coordinator will be convening regular meetings for networking and strategy development.

## **C. Additional Local and Regional Resources**

Multiple community-based groups in Antioch currently provide services for their unhoused neighbors. These groups include: Facing Homelessness, an advocacy group that serves meals and provides other basic needs; SHARE Community and Shower House Ministries that provide mobile or site-based shower access; and Loaves and Fishes and St. Vincent de Paul

that offer meals and food access. There are currently no emergency housing programs operating within Antioch.

In nearby communities, families with children can access shelter at Shepherd's Gate in Brentwood or Love-a-Child in Bay Point: access to shelters for individual adults and young people are extremely limited in East Contra Costa County. Contra Costa County is currently in the process of opening an East Contra Costa County CARE Center (located in a recently acquired Motel 6 in Pittsburg) and interim housing program that will expand service access for residents from Antioch. Unhoused Antioch residents are also eligible to access services available through the CoC's Coordinated Entry System (CES). CES is a centralized and coordinated process to prioritize and facilitate linkages to housing resources such as Rapid Re-housing and Permanent Supportive Housing. Unhoused residents can access these services by visiting one of the Coordinated Assessment, Referral and Engagement (CARE) Centers in Contra Costa County, calling 2-1-1, or engaging with a mobile CORE team.

#### **IV. CRITERIA TO INFORM FUTURE STRATEGIES**

The City has identified the following goals for its homelessness response approach:

- Engage in data-informed planning and investments.
- Invest in temporary housing and shelter that provide a pathway to housing.
- Participate in and leverage the Contra Costa County homelessness response system.
- Build partnerships with Antioch-based community partners and community-based efforts that complement City-funded and regional strategies.
- Adopt strategic encampment resolution policies focused on linking unhoused people to shelter, housing and services.

In February 2021, the City's Unhoused Resident Coordinator and its contracted consultant, Focus Strategies, presented a strategic framework to the City Council that included a portfolio of program models the City may pursue to serve unhoused residents. This includes:

- **Strategies to address the immediate and public health needs of unhoused residents.** The goal of these strategies is to keep residents as safe as possible while continuing to work with them towards housing solutions and/or until adding housing resources are available. This may include services like increased access to showers and toilets for people who are unsheltered, the provision of dumpsters and sharps

containers particularly at or near more populated encampment areas, vouchers for laundry services, and/or improved access to emergency shelter programs. This also may involve review and refinement of the City's existing approach to encampment response and/or the role of law enforcement in situations where illegal activity is not the primary concern.

- **Interim housing and services solutions designed to facilitate the transition into stable housing.** This may include short-term motel vouchers for people awaiting other housing solutions, safe parking sites with case management services, housing-focused CORE team services dedicated to work with residents of Antioch, and/or bridge housing programs. Bridge housing programs can be designed in a variety of settings ranging from motels to tiny homes to congregate facilities. To maximize positive outcomes (i.e., people leaving temporary shelter secure permanent housing upon exit) for any of these efforts, these services will need to be closely coordinated with the CoC's Coordinated Entry System and resource network.
- **Permanent housing resources and linkages.** This strategy area focuses on helping residents maintain or obtain stable housing by providing rental assistance, housing problem solving services (sometimes referenced as diversion), and/or housing-focused case management. This may include targeted homelessness prevention efforts, short- or medium-term rental assistance through Rapid Re-Housing programs, and/or long-term rental assistance through permanent housing vouchers such as Permanent Supportive Housing.

Given limited funding availability, it is important the City invest in programs and services that will have maximum impact in reducing homelessness and align with the City's identified approach to unhoused resident services. As the City considers pending and future investment opportunities, the table below provides a framework of criteria and considerations for assessing whether a program or service is likely to strategically further the City's efforts. Programs may not meet all the criteria: however, programs that align with these standards are more likely to achieve the City's goals for serving unhoused residents.

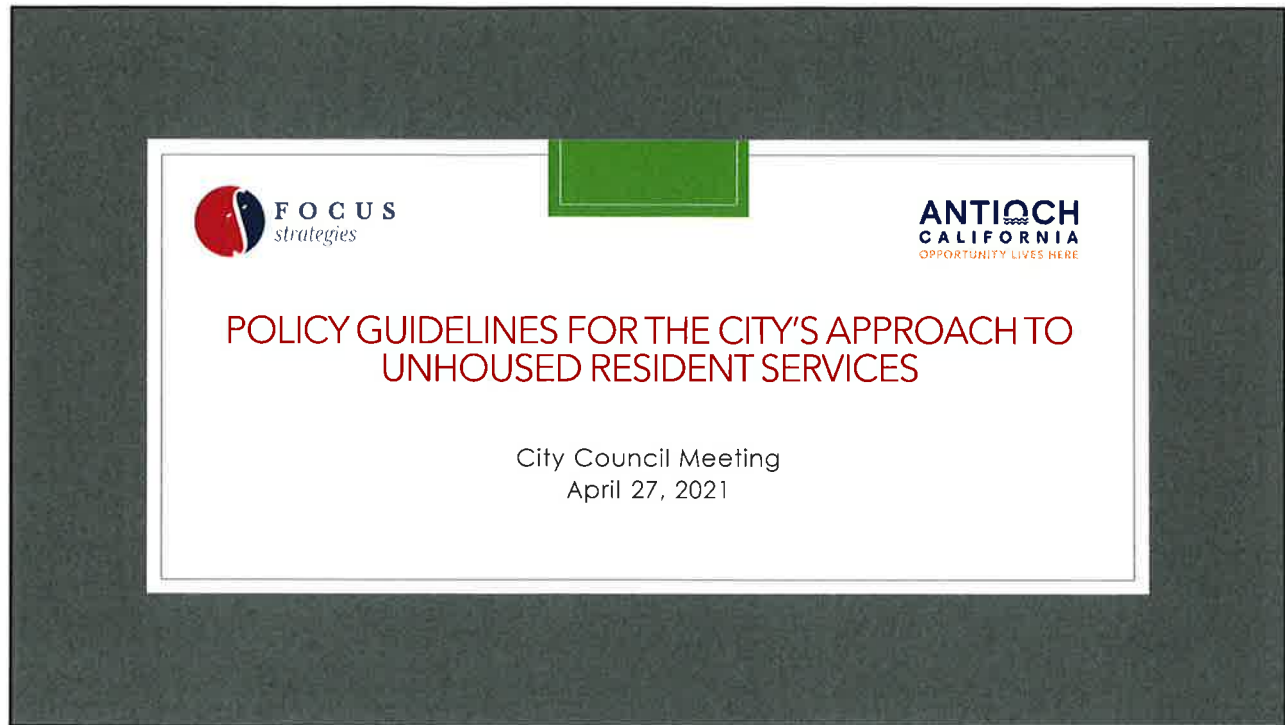
Criteria	Considerations
I. Alignment with Best Practice Approaches	<ul style="list-style-type: none"> <li><input type="checkbox"/> Is the program low barrier and in alignment with Housing First practices?</li> <li><input type="checkbox"/> Does the program use a trauma-informed approach to program design and delivery?</li> <li><input type="checkbox"/> Is the program culturally competent in its design and delivery?</li> <li><input type="checkbox"/> Does the program advance equity; for example, will it help address racial, ethnic, or other disparities identified among the population of residents who are unhoused?</li> </ul>
II. Advancement of Housing Solutions	<ul style="list-style-type: none"> <li><input type="checkbox"/> What services and approaches does the program use to help people connect to housing solutions?</li> <li><input type="checkbox"/> How does the program promote maximum utilization of available housing stock in the city?</li> <li><input type="checkbox"/> How effective has the program been at helping people exit to positive housing outcomes?</li> <li><input type="checkbox"/> If the program is new or innovative and does not have prior data for reference, how was the program designed and what gap(s) does it aim to fill in the community's existing service network?</li> </ul>
III. Responsiveness to Critical Health and Safety Needs	<ul style="list-style-type: none"> <li><input type="checkbox"/> Does the program advance the City's goals to alleviate encampment development and/or the need for abatements?</li> <li><input type="checkbox"/> How effective has the program been at helping people who are unhoused improve their health and safety?</li> <li><input type="checkbox"/> If the program is new or innovative and does not have prior data for reference, how was the program designed and what gap(s) does it aim to fill in the community's existing service network?</li> <li><input type="checkbox"/> If the program does not directly or indirectly provide housing solutions, how is it balanced by other programs in Antioch's service portfolio that do advance permanent housing outcomes?</li> </ul>

Criteria	Considerations
IV. Cost Effectiveness	<ul style="list-style-type: none"> <li><input type="checkbox"/> In comparison to other program models, how cost effective is the program when looking at permanent housing outcomes?</li> <li><input type="checkbox"/> If the program requires staffing and/or infrastructure, is there a long-term sustainable funding source for the program?</li> <li><input type="checkbox"/> Does the program leverage the broader network of services available in Antioch inclusive of mainstream resources and community-based services?</li> <li><input type="checkbox"/> Does the program coordinate with and leverage regional resources such as the Coordinated Entry System?</li> </ul>

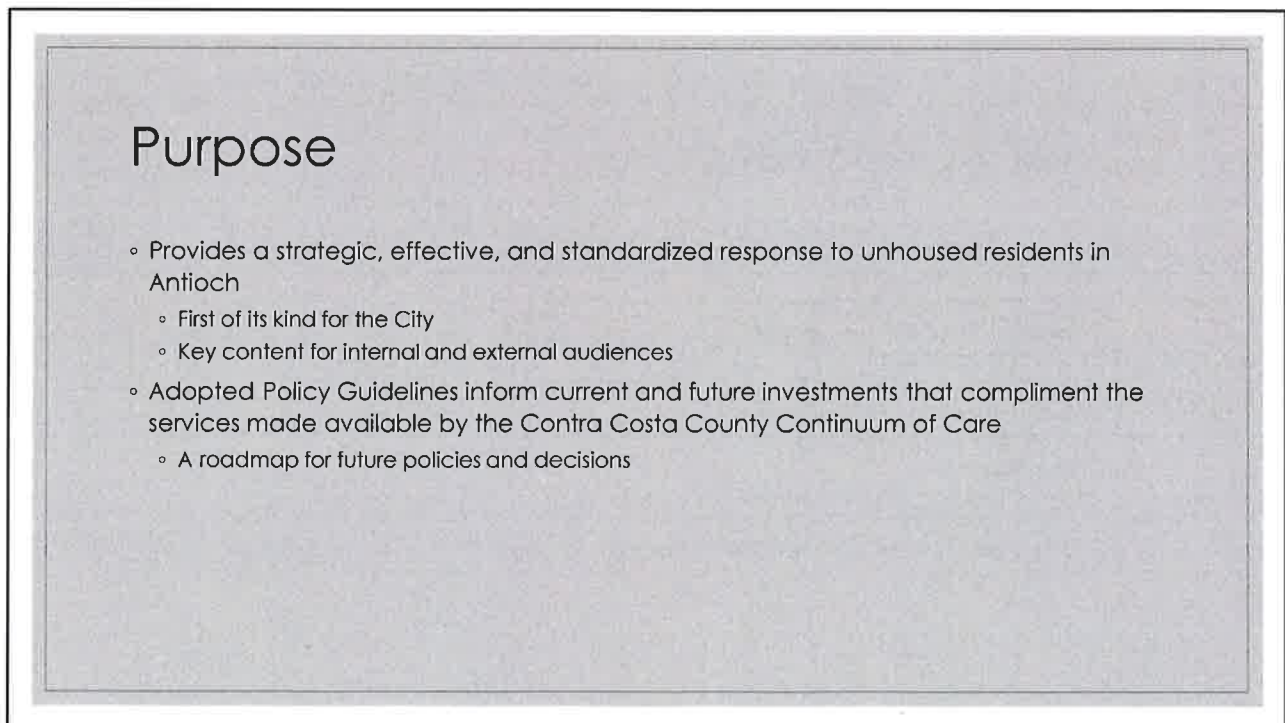
The four criteria above also offer an applicable lens for the development and modification of City policies pertaining to the needs and experiences of unhoused residents, such as policies that guide the City's approach to encampment areas. Policies, funding decisions, and program services are most impactful towards solutions when they are working towards a shared vision and direction. Thus, policy decisions will be reviewed in light of how they utilize best practices; their alignment with the City's approach to trauma- and equity-informed responses to homelessness; the extent to which they advance the City's goals of advancing housing solutions and responding to critical health and safety needs of residents; and whether they are the most resource-effective solution to a challenge.

## **V. CONCLUSION**

The City of Antioch is moving forward in its intent to improve services for unhoused residents and other community members impacted by homelessness. As it does so, it will be important for the City to make policy and investment decisions focused on achieving maximum impact towards advancing housing solutions and reducing homelessness. The criteria in this Policy Guidelines document provide a roadmap for assessing new program or service opportunities through the lens of alignment with best practices, advancement of permanent housing solutions, responsiveness to critical health and safety needs, and cost effectiveness in achieving housing stability for Antioch residents. With all new or expanded efforts, coordination with and leveraging of regional and community-based resources will be critical to maximizing permanent housing connections.



1



2

## Background

- Compiled data informed by
  - Homeless Encampment Task Force
  - November 2019 City Council allocated funds for immediate needs
  - Ad Hoc Committee Meeting April 2019-April 2020
    - Funds were allocated for the response, but given their limitations, policy guidelines can serve as a framework for pending and future fund allocations
  - Transitional Housing Ad Hoc Committee April 2020-present
    - Hiring of Unhoused Resident Coordinator and Focus Strategies
    - February 2021 Public Forums
  - Staff visits to local and peer community programs

3

## Current City Response

### **Three Pronged Response**

- CDBG prevention supports
- Community Engagement Team at PD
- Abatement Team at Public Works

### **\$531,174 in Set Aside Funds**

- Motel Voucher Program and Laundry Voucher Program

### **RFPs – Bridge Housing & Support Services**

### **P/T Staffing of Unhoused Resident Coordinator**

### **Additional Resources**

- Community Based Advocacy Groups
- Contra Costa County CARE Center plans
- Contra Costa County Coordinated Entry System
  - CORE
  - 2-1-1

4

## Goals for the Approach to Unhoused Resident Needs

- Engage in data-informed planning and investments.
- Invest in temporary housing and shelter that provide a pathway to housing.
- Participate in and leverage the Contra Costa County homelessness response system.
- Build partnerships with Antioch-based community partners and community-based efforts that complement City-funded and regional strategies.
- Adopt strategic encampment resolution policies focused on linking unhoused people to shelter, housing and services.

5

## Strategic Framework

- Strategies to address the immediate and public health needs of unhoused residents.
- Interim housing and services solutions designed to facilitate the transition into stable housing.
- Permanent housing resources and linkages.

6

## Criteria and Considerations for Investments and Policies

- Alignment with Best Practice Approaches
- Advancement of Housing Solutions, Permanent Housing Resources & Linkages
- Responsiveness to Critical Health and Safety Needs
- Cost Effectiveness

7



## Questions?

8



***HONORING GEORGE JONES, NAVY VETERAN***  
***On his 100<sup>th</sup> BIRTHDAY***  
***MARCH 2025***

*WHEREAS, George Jones was born on March 8, 1925, and has dedicated his life to serving his community and country;*

*WHEREAS, George Jones graduated from Mt. Diablo High School and, during a time of global conflict, enlisted in the United States Navy to support the war effort in World War II;*

*WHEREAS, during his service in the Pacific theater, George played a crucial role in loading and unloading vital cargo, contributing to the success of military operations;*

*WHEREAS, George was stationed on the recently liberated island of Guam, where U.S. forces fought valiantly to reclaim the island from enemy occupation, at a cost of over 7,000 American lives;*

*WHEREAS, after his honorable service, George Jones returned to Antioch, California, where he worked at U.S. Steel as an inspector in the Sheet and Tin Mill, and later contributed to the community at Tri Delta;*

*WHEREAS, George Jones has lived a life of service, hard work, and dedication, embodying the values of patriotism, community and perseverance, and is a beloved member of the Antioch community;*

*WHEREAS, the City of Antioch and its Veterans community are proud to recognize and honor George Jones on the occasion of his 100<sup>th</sup> birthday, celebrating his incredible legacy and contributions to our nation and our City.*

*NOW, THEREFORE, I, RON BERNAL, Mayor of the City of Antioch, do hereby salute, commend and honor GEORGE JONES for his dedication, commitment, and positive influence to our community and the Veterans in the City of Antioch.*

**MARCH 11, 2025**

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**RON BERNAL, Mayor**

**2.01**  
**03-11-25**



## ***AMERICAN RED CROSS MONTH MARCH 2025***

*WHEREAS, March is American Red Cross month, when we recognize the compassion of people in the City of Antioch and renew our commitment to lend a helping hand to our neighbors in need;*

*WHEREAS, American Red Cross volunteers have stepped up to deliver relief and care across our country and around the world, bringing out the best of humanity in times of crisis as Clara Barton, founder of the American Red Cross, did over 140 years ago;*

*WHEREAS, the volunteers, blood and platelet donors, and supporters shine a beacon of hope in people's darkest hours – delivering shelter, food and comfort during disasters; providing critical blood donations for hospital patients; supporting service members, veterans and their families; saving lives with first aid, CPR, AED and other skills; or delivering international aid and reconnecting loved ones separated by global crises;*

*WHEREAS, with 982 volunteers in Contra Costa County, the American Red Cross assisted or responded to 94 disasters, assisted 204 families; and through our Sound the Alarm program, the American Red Cross installed 846 smoke alarms, making 262 homes safer, and trained 1,876 youth and adults through the Pillowcase Project and Preparedness Programs;*

*WHEREAS, Contra Costa County residents donated 17,356 units of lifesaving blood; hosted 520 blood drives; and trained 11,808 citizens in first aid, CPR, AED, and aquatics; provided 463 case services to military members and their families; and provided humanitarian aid internationally; and*

*WHEREAS, this work to uplift our community is made possible by those who selflessly answer the call to help, whenever and wherever it is needed. We hereby recognize this month of March in honor of their remarkable service, and we ask everyone to join in their commitment to care for one another.*

***NOW, THEREFORE, I, RON BERNAL, Mayor of the City of Antioch, hereby proclaim that March 2025 is American Red Cross Month, and we encourage all residents to reach out and support its humanitarian mission.***

**MARCH 11, 2025**

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**RON BERNAL, Mayor**

**2.02  
03-11-25**



***NATIONAL PRESCRIPTION DRUG ABUSE AWARENESS MONTH  
MARCH 2025***

*WHEREAS, March is recognized as Prescription Drug Abuse Awareness Month, bringing attention to the serious issue of prescription drug misuse and its impact on individuals, families, and communities, including here in the City of Antioch;*

*WHEREAS, while prescription medications such as opioids, sedatives, and stimulants can be effective when used as directed by a healthcare provider, their misuse can lead to severe health consequences, including addiction, overdose, impaired judgment, and increased risks such as impaired driving, infectious diseases, and complications during pregnancy;*

*WHEREAS, prescription opioid addiction remains a significant public health crisis, with as many as one in four patients receiving long-term opioid therapy in a primary care setting developing opioid use disorder (OUD);*

*WHEREAS, prescription opioid overdoses frequently involve benzodiazepines, which are central nervous system depressants used to treat anxiety and sleep disorders. The Centers for Disease Control and Prevention (CDC) advises against combining these substances whenever possible due to the heightened risk of overdose;*

*WHEREAS, Contra Costa County experienced 176 opioid-related overdose deaths, 407 opioid-related emergency department visits, and the distribution of 447,583 opioid prescriptions, resulting in a prescription rate of 307 per 1,000 residents, which remains higher than the state average;*

*WHEREAS, synthetic opioids, particularly fentanyl, as well as stimulants like methamphetamine, continue to be primary drivers of drug overdose deaths across the nation;*

*WHEREAS, the City of Antioch encourages community members to take proactive steps to prevent prescription drug misuse by safely storing medications, properly disposing of unused or expired prescriptions, and raising awareness about the dangers of misuse and overdose;*

*WHEREAS, the Contra Costa County Medication Education and Disposal Safety (MEDS) Coalition works diligently to engage residents in Prescription Drug Abuse Awareness Month activities to promote education, prevention, and community action; and*

*WHEREAS, the City of Antioch's Public Safety and Community Resources Department will host its first Opioid Awareness Event on March 26, 2025.*

*NOW, THEREFORE, I, RON BERNAL, Mayor of the City of Antioch, hereby proclaim the month of March 2025, and each following March, to be "Prescription Drug Abuse Awareness Month" in the City of Antioch.*

**MARCH 11, 2025**

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**RON BERNAL, Mayor**

**2.03  
3-11-25**

The City of Antioch urges residents to become involved in their local community! One way to do so is to serve on the various Boards, Commissions, and Committees. Any interested resident is encouraged to apply for the vacancies by **5:00 p.m. on the deadline below.**

**EXTENDED DEADLINE DATE: FRIDAY, MARCH 28, 2025:**

- **BOARD OF ADMINISTRATIVE APPEALS**
  - Two (2) partial term vacancies, expiring March 2028
- **PARKS AND RECREATION COMMISSION**
  - One (1) partial term vacancy, expiring April 2026

**DEADLINE DATE: FRIDAY, MARCH 28, 2025:**

- **ANTIOCH POLICE OVERSIGHT COMMISSION**
  - One (1) partial term vacancy, expiring November 2025

To be considered for the vacancy position(s) listed above, please fill out an application available on the City's website at <https://bit.ly/COA-BC23>. Printed applications are also available at Antioch City Hall, 200 H Street, Antioch, CA.

Please return the completed application by the deadline date listed above, by email to: [cityclerk@antiochca.gov](mailto:cityclerk@antiochca.gov). You can also drop off the application (Attn: City Clerk), in the water billing drop-off box outside Antioch City Hall.



***Your interest and desire to serve our community can make a difference.***

**#3**



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.

**Purpose:**

The Board of Administrative Appeals hears appeals regarding administrative decisions by any official of the City dealing with Municipal Code Interpretations.

**Board Seats:**

- Five (5) Board Members, 4-year terms.
- One (1) Alternate Board Member, 2-year term.



**Meetings:**

- Held every first Thursday of every month at 3:00 p.m. in the City Council Chambers; or on other dates as needed.

**Requirements:**

- Must be a resident of the City of Antioch.
- Three (3) members shall have experience in building construction trades and/or training in the CA Code of Regulations.
- Board members are required to submit the Fair Political Practices Commission (FPPC) Form 700 (Statement of Economic Interests) upon assuming office, and every year thereafter.
- Board members are required to complete a 2-hour online AB1234 Ethics course within one year of their appointment.
- Newly appointed and reappointed Members are required to take an Oath of Office administered by the City Clerk.

To be considered for these volunteer position(s), a completed application must be emailed to: [cityclerk@antiochca.gov](mailto:cityclerk@antiochca.gov), or mailed/delivered to the Office of the City Clerk, by the deadline date listed above. Applications are available on the City's website at: <https://bit.ly/COA-BC23>, and at the City Clerk's Office.

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.

**Purpose:**

The Parks and Recreation Commission serves in an advisory capacity to the City Council in matters pertaining to Parks and Recreation functions, as well as engaging the community in programs and services. The Commission also surveys current and future park and recreational needs of the community to provide a sound and year-round recreational program for all ages.

**Commission Seats:**

- Seven (7) Commission Members, 4-year terms.

**Meetings:**

- Held every third Thursday of every month at 7:00 p.m. in the City Council Chambers; or on other dates as needed.

**Requirements:**

- Must be a resident of the City of Antioch.
- Commissioners are required to submit the Fair Political Practices Commission (FPPC) Form 700 (Statement of Economic Interests) upon assuming office, and every year thereafter.
- Commissioners are required to complete a 2-hour online AB1234 Ethics course within one year of their appointment.
- Newly appointed and reappointed Members are required to take an Oath of Office administered by the City Clerk.



To be considered for these volunteer position(s), a completed application must be emailed to: [cityclerk@antiochca.gov](mailto:cityclerk@antiochca.gov), or mailed/delivered to the Office of the City Clerk, by the deadline date listed above. Applications are available on the City's website at: <https://bit.ly/COA-BC23>, and at the City Clerk's Office.

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.

**Purpose:**

The Commission shall advise the City Council and Staff on the administration of the Antioch Police Department and public safety issues to ensure that the policies conform to national standards of constitutional policing. The Commission shall promote, encourage, and facilitate community participation and oversight by reviewing and recommending policies that are sensitive to the diverse needs of the residents, aiming to inform the community of its rights and responsibilities on interactions with police officers. (Ordinance No. 2212-C-S, passed May 24, 2022).

**Committee Seats:**

- One (1) representative from each of the four (4) councilmembers voting districts of the City.
- One (1) representative of the Antioch faith-based community.
- One (1) representative of the Antioch business community.
- One (1) employee or student of the Antioch Unified School District.



**Meetings:**

- Twice per month, except in July and December, when meetings occur only once.

**Requirements:**

- Must be a resident of the City of Antioch.
- **Not** a spouse of, or a current /former City Employee /department-sworn employee /sworn police officer /sworn police officer association representative.
- Commissioners are required to submit the Fair Political Practices Commission (FPPC) Form 700 (Statement of Economic Interests) upon assuming office, and every year thereafter.
- Commissioners are required to complete a 2-hour online AB1234 Ethics course within one year of their appointment.
- Newly appointed and reappointed Members are required to take an Oath of Office administered by the City Clerk.

To be considered for these volunteer position(s), a completed application must be emailed to: [cityclerk@antiochca.gov](mailto:cityclerk@antiochca.gov), or mailed/delivered to the Office of the City Clerk, by the deadline date listed above. Applications are available on the City's website at: <https://bit.ly/COA-BC23>, and at the City Clerk's Office.



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of March 11, 2025

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Melissa Rhodes, City Clerk  
Christina Garcia, CMC, Assistant City Clerk *Cg*

**SUBJECT:** City Council Meeting Minutes of February 11, 2025

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### **RECOMMENDED ACTION**

It is recommended that the City Council continue the Meeting Minutes of February 11, 2025.

### **FISCAL IMPACT**

None

### **DISCUSSION**

N/A

### **ATTACHMENT**

None.



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of March 11, 2025

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Melissa Rhodes, City Clerk  
Christina Garcia, CMC, Assistant City Clerk *Cg*

**SUBJECT:** City Council Special Meeting/Closed Session Minutes of  
February 19, 2025

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### **RECOMMENDED ACTION**

It is recommended that the City Council continue the Special Meeting/Closed Session Minutes of February 19, 2025.

### **FISCAL IMPACT**

None

### **DISCUSSION**

N/A

### **ATTACHMENT**

None.



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of March 11, 2025

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Melissa Rhodes, City Clerk  
Christina Garcia, CMC, Assistant City Clerk *Cg*

**SUBJECT:** City Council Meeting Minutes of February 25, 2025

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### **RECOMMENDED ACTION**

It is recommended that the City Council continue the Meeting Minutes of February 25, 2025.

### **FISCAL IMPACT**

None

### **DISCUSSION**

N/A

### **ATTACHMENT**

None.



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of March 11, 2025

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Melissa Rhodes, City Clerk  
Christina Garcia, CMC, Assistant City Clerk *Cg*

**SUBJECT:** City Council Special Meeting/Budget Study Session  
Minutes of March 4, 2025

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### **RECOMMENDED ACTION**

It is recommended that the City Council continue the Special Meeting/Budget Study Session Minutes of March 4, 2025.

### **FISCAL IMPACT**

None

### **DISCUSSION**

N/A

### **ATTACHMENT**

None.



CLAIMS BY FUND REPORT  
FOR THE PERIOD OF  
FEBRUARY 14 - FEBRUARY 27, 2025  
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**100 General Fund**

***Non departmental***

00417953	AUTO ZONE	DEPOSIT REFUND	2,000.00
00418015	LIFE INSURANCE CO OF NORTH AMERICA	PAYROLL	5,580.82
00418026	MUNICIPAL POOLING AUTHORITY	PAYROLL	2,569.34
00418033	PARS	PAYROLL	5,786.32
00418051	STANTEC CONSULTING SERVICES INC	CONSULTING SERVICES	7,702.00
00418052	STATE OF CALIFORNIA	PAYROLL	120.00
00418053	STATE OF CALIFORNIA	PAYROLL	50.00
00418083	COLONIAL LIFE	MONTHLY PREMIUM	3,129.33
00418118	NAJIB, TEMOUR	REFUND	4.00
00418127	QUADIENT LEASING USA INC	POSTAGE	2,500.00
00418128	RANEY PLANNING & MANAGEMENT INC	CONSULTING SERVICES	1,191.25
00950427	NATIONWIDE RETIREMENT SOLUTIONS	PAYROLL	45,167.62
00950434	NATIONWIDE RETIREMENT SOLUTION	PAYROLL	33,644.86

***City Council***

00417981	COSTCO	VARIOUS BUSINESS EXPENSES	94.56
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***City Attorney***

00417971	CANON FINANCIAL SERVICES	COPIER LEASE	140.69
00418030	OFFICE DEPOT INC	OFFICE SUPPLIES	23.68
00418047	SHRED IT INC	SHREDDING SERVICES	65.37
00418075	BEST BEST & KRIEGER LLP	LEGAL SERVICES RENDERED	4,026.88
00418105	JACKSON LEWIS PC	LEGAL SERVICES RENDERED	426.00
00418109	KRAMER WORKPLACE INVESTIGATIONS	LEGAL SERVICES RENDERED	8,820.00
00950443	TELECOM LAW FIRM PC	LEGAL SERVICES RENDERED	5,765.95

***City Manager***

00417948	AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	172.29
00417971	CANON FINANCIAL SERVICES	COPIER LEASE	140.68
00417981	COSTCO	VARIOUS BUSINESS EXPENSES	12.64
00418047	SHRED IT INC	SHREDDING SERVICES	65.39
00418100	BOB HALL & ASSOCIATES	RECRUITMENT SERVICES	25,000.00
00950438	KLARITY CONSULTING LLC	COACHING SERVICES	480.00

***City Clerk***

00417947	ACCOMTEMP	TEMP SERVICES	1,779.54
00418030	OFFICE DEPOT INC	OFFICE SUPPLIES	173.06
00418066	ACCOMTEMP	TEMP SERVICES	3,545.26
00418080	CITY CLERKS ASSOC OF CA	CCAC CONFERENCE	695.00
00418087	COUNTY CLERK	2024 ELECTIONS	191,024.13
00418112	MANUEL, VINCENT	EXPENSE REIMBURSEMENT	91.60
00418132	ROSALES, VANESSA ROSE	EXPENSE REIMBURSEMENT	59.38
00418140	TOTAL RECALL CAPTIONING	CLOSED CAPTIONING	920.00
00950432	UBEO BUSINESS SERVICES	COPIER	1,272.94

***City Treasurer***

00418068	AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	34.27
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***Human Resources***

00418092	DIABLO LIVE SCAN LLC	FINGERPRINTS	60.00
00418119	NEOGOV	SUBSCRIPTION	2,058.00



CLAIMS BY FUND REPORT  
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***Economic Development***

00417971	CANON FINANCIAL SERVICES	COPIER LEASE	140.68
00418086	CONWAY DATA INC	CALIFORNIA DATA PAGE	7,000.00
00418093	DUALHARE INC	SOCIAL MEDIA CONTENT	12,200.00

***Finance Administration***

00418068	AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	383.80
00950432	UBEO BUSINESS SERVICES	COPIER	441.38

***Finance Accounting***

00418030	OFFICE DEPOT INC	OFFICE SUPPLIES	153.63
00418068	AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	337.35
00418098	FORVIS LLP	SCR PREP	4,200.00
00950431	SUPERION LLC	ASP SERVICE	58,087.25

***Finance Operations***

00418068	AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	517.07
00418127	QUADIENT LEASING USA INC	POSTAGE	44.10
00950432	UBEO BUSINESS SERVICES	CONTRACT LEASE	1,221.00

***Non Departmental***

00417962	BRIDGE BUILDERS TO THE NEW GENERATION	CIVIC ENH GRANT FY 24/25	4,800.00
00417972	CHARLES & SMITH HEALTH & WELLNESS	CIVIC ENH GRANT FY 24/25	1,500.00
00417977	CONTRA COSTA COUNTY	COUNTY SHARE NE TAX 23-24	262,871.16
00417979	CONTRA COSTA COUNTY LIBRARY	Q2 LIBRARY	41,254.11
00417988	EASTBAY FORWARD ECONOMIC DEVELOPMENT	CIVIC ENH GRANT FY 24/25	3,800.00
00418068	AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	40.79
00418093	DUALHARE INC	SOCIAL MEDIA CONTENT	4,300.00
00418118	NAJIB, TEMOUR	REFUND	260.00
00418150	WOMENS CLUB OF ANTIOCH	CIVIC ENH GRANT FY 24/25	2,300.00
00950414	AVENU	STARS SERVICE	1,157.63

***Public Works Administration***

00418061	VIRAY, JULIE	EXPENSE REIMBURSEMENT	184.22
00950432	UBEO BUSINESS SERVICES	COPIER	453.90

***Public Works Street Maintenance***

00417994	FASTSIGNS	2025 MINI CALENDARS	43.59
00418043	SCA OF CA, LLC	STREET SWEEPING	7,846.00
00418056	TAPCO	SIGN POST BOLTS	766.83
00418071	ANTIOCH BUILDING MATERIALS	ROCK	1,230.41
00418104	INTERSTATE SALES	PAVEMENT MARKERS	1,905.07
00418108	KERN OIL FILTER RECYCLING, LLC	ABSORBANTS	538.00
00418111	MANERI SIGN COMPANY	STREET SIGNS	1,070.67

***Public Works-Signal/Street Lights***

00418010	JAM SERVICES INC	LIGHT FIXTURES	36,217.50
00418090	DC ELECTRIC GROUP INC	STREETLIGHT KNOCKDOWN	36,976.22
00418125	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	238.47

***Public Works-Facilities Maintenance***

00417957	BAY ALARM COMPANY	SERVICE CALL	872.19
00417987	DREAM RIDE ELEVATOR	ELEVATOR MAINTENANCE	480.00
00417993	FASTENAL COMPANY	SUPPLIES	53.12
00417994	FASTSIGNS	2025 MINI CALENDARS	43.59
00418007	HONEYWELL INTERNATIONAL INC	INSTALL NEW FURNACE	42,882.27



CLAIMS BY FUND REPORT  
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00418012	KARLA'S JANITORIAL & SUPPLIERS, LLC	JANITORIAL SERVICES	8,072.00
00418054	STERICYCLE INC	SHRED IT SERVICE	95.45
00418069	AMERICAN PLUMBING INC	ON CALL PLUMBING REPAIR	175.00
00418072	BAY ALARM COMPANY	MARCH MAINTENANCE	3,036.93
00418088	CRESCO EQUIPMENT RENTALS & AFFILIATES	BUCKET TRUCK RENTAL	4,023.00
00418090	DC ELECTRIC GROUP INC	REPAIRS LIGHTING	2,849.28
00418131	ROBINS LOCK AND KEY	LOCKSMITH SERVICES	127.78
<b>Public Works-Parks Maint</b>			
00418067	ALTA FENCE CO	FENCE REPAIR	5,384.00
00418090	DC ELECTRIC GROUP INC	ELECTRICAL REPAIR	3,920.07
00418116	MIRACLE PLAYSYSTEMS INC	PLAYGROUND EQUIPMENT	6,341.76
00418139	TERRACARE ASSOCIATES	PARKS MAINTENANCE	108,258.15
00950436	GRAINGER INC	SUPPLIES	348.28
<b>Public Works-Median/General Land</b>			
00950442	SITEONE LANDSCAPE SUPPLY HOLDING LLC	IRRIGATION PARTS	1,532.22
<b>Police Administration</b>			
00417961	BPS TACTICAL INC.	BALLISTIC VEST	1,235.67
00417966	CANON FINANCIAL SERVICES	COPIER LEASE	2,419.29
00417974	CODE 3 WEAR PUBLIC SAFETY OUTFITTERS	UNIFORMS	1,031.75
00417976	CONTRA COSTA COUNTY	ACADEMY FEES	16,568.75
00417985	DESIDERIO, JAMES	PER DIEM	136.00
00417991	EWART, ASHLEY MARIE	PER DIEM	344.00
00417992	FACHNER, DANIEL E	PER DIEM	920.00
00417999	GALLS LLC	UNIFORMS	488.07
00418023	MILLER MENDEL INC	BACKGROUNDS	382.50
00418027	NILSEN, ERIK ROBERT	EXPENSE REIMBURSEMENT	1,029.76
00418034	PERRY, APRIL	EXPENSE REIMBURSEMENT	396.00
00418040	ROY, MICHAEL L	PER DIEM	136.00
00418074	BECERRA, ARTURO MODESTO	PER DIEM	172.00
00418081	CLONINGER, NAHLEEN R	PER DIEM	258.00
00418093	DUALHARE INC	SOCIAL MEDIA CONTENT	400.00
00418094	DUFFY, ADAM JAMES	EXPENSE REIMBURSEMENT	317.29
00418096	EGAN, JOSHUA	PER DIEM	258.00
00418099	GRAGG, RANDALL ANDREW	PER DIEM	920.00
00418114	MARQUES, SHAWN LUIS	PER DIEM	344.00
00418121	NILSEN, ERIK ROBERT	PER DIEM	258.00
00418135	SHAFFER, COLE ANDREW	PER DIEM	172.00
00418136	SOUZA MELLONE, MICHAEL C	EXPENSE REIMBURSEMENT	349.96
00418137	SOUZA MELLONE, MICHAEL C	PER DIEM	344.00
00418138	STANISLAV ALEX SEMENUK	TRAINING	1,050.00
00418144	VIGIL JR, JOSEPH	PER DIEM	344.00
00418149	WHITAKER, WILLIAM	PER DIEM	344.00
00950417	EMPLOYEE	ADVANCED DISABILITY PENSION	5,855.50
<b>Police Community Policing</b>			
00418117	MOTOROLA SOLUTIONS INC	ANNUAL SUBSCRIPTION	23,010.00
<b>Police Facilities Maintenance</b>			
00417987	DREAM RIDE ELEVATOR	ELEVATOR MAINTENANCE	160.00
00418007	HONEYWELL INTERNATIONAL INC	BOILER PUMP/ISOLATION VALVE	1,333.20



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00418012	KARLA'S JANITORIAL & SUPPLIERS, LLC	JANITORIAL SERVICES	7,462.00
00418017	LOPEZ MNTS SVCS LLC	REPORT WRITING ROOM DEMO	4,943.00
00418046	SHERWIN WILLIAMS CO	SUPPLIES	1,050.90
00418072	BAY ALARM COMPANY	MARCH MAINTENANCE	1,350.00
00418090	DC ELECTRIC GROUP INC	ELECTRICAL REPAIR	712.32
00418129	REINHOLDT ENGINEERING CONSTR	UST INSPECTIONS	175.00
00418131	ROBINS LOCK AND KEY	LOCKSMITH SERVICES	615.00
<b>Youth Network Services</b>			
00417964	CABRAL, MONSERRAT	EXPENSE REIMBURSEMENT	1,614.88
00418076	BIG SKY LOGOS AND EMBROIDERY	ACT SHIRT	3,099.24
00418093	DUALHARE INC	SOCIAL MEDIA CONTENT	1,900.00
00418133	RR TRANSITIONAL HOUSING	TUTORING PROGRAM	3,386.80
<b>Housing and Homelessness</b>			
00418045	SHARE COMMUNITY	SHOWER PROGRAM	22,046.83
00418106	JOHNSON, TASHA YVETTE	PER DIEM	301.00
<b>PSCR Administration</b>			
00417967	CANON FINANCIAL SERVICES	CONTRACT LEASE	204.13
00418012	KARLA'S JANITORIAL & SUPPLIERS, LLC	JANITORIAL SERVICES	770.00
00418072	BAY ALARM COMPANY	MARCH MAINTENANCE	346.52
00418093	DUALHARE INC	SOCIAL MEDIA CONTENT	1,370.00
<b>Community Development Administration</b>			
00417948	AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	447.02
<b>Community Development Land Planning Services</b>			
00418126	PLACEWORKS INC	CONSULTING SERVICES	9,636.46
00950415	BAY AREA NEWS GROUP - EAST BAY	LEGAL AD	1,013.66
<b>CD Code Enforcement</b>			
00417948	AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	54.78
00417978	CONTRA COSTA COUNTY	RECORDING/COPY FEES	187.00
00417984	DATA TICKET INC	CONSULTANTS	574.00
00418014	LAU ANDY HOANG THI THUAN	REFUND	400.00
<b>PW Engineer Land Development</b>			
00417993	FASTENAL COMPANY	VESTS	42.24
00418082	COASTLAND CIVIL ENGINEERING	INSPECTION SERVICES	113,258.75
00950425	INTERWEST CONSULTING GROUP INC	PROFESSIONAL SERVICES	122,681.25
00950432	UBEO BUSINESS SERVICES	COPIER	263.25
<b>Capital Imp. Administration</b>			
00418113	MAR, HARRY GARRETT	EXPENSE REIMBURSEMENT	25.97
00950432	UBEO BUSINESS SERVICES	COPIER	534.48
<b>206 American Rescue Plan Fund</b>			
<b>Non Departmental</b>			
00417946	360 AUTOCARE INC	ARPA SMALL BUSINESS GRANT	15,000.00
00417952	AURAJ CHAHAL INC	ARPA SMALL BUSINESS GRANT	15,000.00
00417954	AZEVEDO, GENE	ARPA SMALL BUSINESS GRANT	10,000.00
00417973	CLASSY GLASS TINTING	ARPA SMALL BUSINESS GRANT	10,000.00
00417990	EL CAMPANIL THEATRE PRESERVATION	ARPA SMALL BUSINESS GRANT	10,000.00
00417996	FRIGARD CHIROPRACTIC	ARPA SMALL BUSINESS GRANT	10,000.00
00418001	GOMEZ, GRICELDA	ARPA SMALL BUSINESS GRANT	10,000.00
00418003	GUTIERREZ, SALVADOR	ARPA SMALL BUSINESS GRANT	5,000.00



CLAIMS BY FUND REPORT  
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00418004	HALDER, ALBERT	ARPA SMALL BUSINESS GRANT	10,000.00
00418009	HUNT, JENNIFER SHEREE	ARPA SMALL BUSINESS GRANT	5,000.00
00418013	LATINOS HAIR SALON	ARPA SMALL BUSINESS GRANT	10,000.00
00418018	MA, THAO NGOC	ARPA SMALL BUSINESS GRANT	10,000.00
00418022	MICHAUD, ROBERT J	ARPA SMALL BUSINESS GRANT	15,000.00
00418028	NK GAS	ARPA SMALL BUSINESS GRANT	15,000.00
00418037	REID VENTURES	ARPA SMALL BUSINESS GRANT	15,000.00
00418042	SANTOS ARAGON ENTERPRISES, INC.	ARPA SMALL BUSINESS GRANT	10,000.00
00418044	SEAN MCCAULEY INVESTMENTS INC	ARPA SMALL BUSINESS GRANT	10,000.00
00418049	SR VENTURES LLC	ARPA SMALL BUSINESS GRANT	10,000.00
00418062	WALLACE TERMITE & CONSTRUCTION	ARPA SMALL BUSINESS GRANT	15,000.00
00418073	BEAT THE STREETS INC	ARPA SMALL BUSINESS GRANT	10,000.00
00950420	FELTON INSTITUTE	DECEMBER INVOICE	150,423.99
<b>PSCR Administration</b>			
00950436	GRAINGER INC	PLUMBING PARTS	4,818.64
<b>209</b>	<b>RMRA Fund</b>		
<b>Streets</b>			
00950415	BAY AREA NEWS GROUP - EAST BAY	LEGAL AD	613.04
<b>212</b>	<b>CDBG Fund</b>		
<b>CDBG</b>			
00417965	CANCER SUPPORT COMMUNITY	Q1FY24-25-CSC REIMB	2,499.81
00417975	CONTRA COSTA CHILD CARE COUNCIL	Q2FY24-25-COCO KIDS REIMB	5,399.69
00417980	CONTRA COSTA FAMILY JUSTICE ALLIANCE	Q2FY24-25-FJA REIMB	4,168.90
00417982	COURT APPOINTED SPECIAL ADVOCATES	Q2FY24-25-CASA REIMB	3,100.28
00418021	MEALS ON WHEELS AND SENIOR OUTREACH	Q2FY24-25-MOW REIMB	2,500.08
00418084	CONTRA COSTA SENIOR LEGAL SERVICES	Q2FY24-25-CCSLs REIMB	1,405.23
<b>213</b>	<b>Gas Tax Fund</b>		
<b>Streets</b>			
00418125	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	145.28
<b>216</b>	<b>Park-In-Lieu Fund</b>		
<b>Parks &amp; Open Space</b>			
00418041	ROYSTON HANAMOTO ALLEY AND ABEY	PROFESSIONAL SERVICES	2,638.75
00418116	MIRACLE PLAYSYSTEMS INC	PLAYGROUND - JACOBSEN	147,953.48
<b>219</b>	<b>Recreation Fund</b>		
<b>Non departmental</b>			
00417965	CANCER SUPPORT COMMUNITY	REFUND DEPOSIT	200.00
00418038	ALLAN REYES	CHECK REPLACEMENT	250.00
<b>Nick Rodriguez Community Cent</b>			
00417968	CANON FINANCIAL SERVICES	CONTRACT LEASE	287.28
00418068	AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	1,518.75
00418072	BAY ALARM COMPANY	MARCH MAINTENANCE	48.65
00418142	UNITED STATES POSTAL SERVICE	BULK MAIL	750.00
00950432	UBEO BUSINESS SERVICES	COPIER	1,079.34
<b>Recreation Sports Programs</b>			
00418068	AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	481.21
00418072	BAY ALARM COMPANY	MARCH MAINTENANCE	75.00
00418143	VALLEY ATHLETICS	FIELD PREP EQUIPMENT	1,262.13



CLAIMS BY FUND REPORT  
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**Recreation-Comm Center**

00418068	AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	936.87
00418072	BAY ALARM COMPANY	MARCH MAINTENANCE	165.00
00418125	PACIFIC GAS AND ELECTRIC CO	GAS	10,366.70
00418139	TERRACARE ASSOCIATES	PARKS MAINTENANCE	4,748.42
00950432	UBEO BUSINESS SERVICES	COPIER	864.29
00950444	ULINE	SUPPLIES	47.75

**Recreation Water Park**

00417948	AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	134.94
00417949	AMERICAN RED CROSS	TRAINING	571.00
00418036	PRECISION PLUMBING AND CONTRACTING INC	PLUMBING SERVICES	8,020.00
00418072	BAY ALARM COMPANY	MARCH MAINTENANCE	546.71
00418139	TERRACARE ASSOCIATES	PARKS MAINTENANCE	4,569.33
00950426	KNORR SYSTEMS INC	CHEMICALS	1,066.50
00950432	UBEO BUSINESS SERVICES	COPIER	197.86

**222 Measure C/J Fund**

**Streets**

00418139	TERRACARE ASSOCIATES	LONE TREE ENHANCEMENTS	22,282.76
00418146	WATERSAVERS IRRIGATION, INC	LONE TREE ENHANCEMENTS	2,266.75

**226 Solid Waste Reduction Fund**

**Solid Waste**

00417983	CRRA	ANNUAL DUES	200.00
00417989	ECOHERO SHOW LLC, THE	SCHOOL PERFORMANCES	2,500.00
00418089	CRRA	CRRA MEMBERSHIP DSA	200.00

**229 Pollution Elimination Fund**

**Channel Maintenance Operation**

00418091	DEPT OF FISH AND GAME	ANNUAL PERMIT FEES	1,505.00
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**255 Park 1A Maintenance District Fund**

**Park 1A Maintenance District**

00418072	BAY ALARM COMPANY	MARCH MAINTENANCE	145.00
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**257 SLLMD Administration Fund**

**SLLMD Administration**

00417994	FASTSIGNS	2025 MINI CALENDARS	43.59
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**311 Capital Improvement Fund**

**Non departmental**

**Streets**

00418134	SANDSTONE ENVIRONMENTAL ENGINEERING	PROGRESS PAYMENT #5	46,697.00
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**569 Vehicle Replacement Fund**

**Equipment Maintenance**

00418120	NICHOLAS K CORPORATION	DUMP TRUCK	197,785.14
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**570 Equipment Maintenance Fund**

**Non departmental**

00418008	HUNT AND SONS INC	FUEL	17,579.55
00418103	HUNT AND SONS INC	FUEL	14,997.45

**Equipment Maintenance**

00417959	BELKORP AG LLC	PARTS	339.50
00417994	FASTSIGNS	2025 MINI CALENDARS	43.70
00418016	LIM AUTOMOTIVE SUPPLY INC	PARTS	595.97



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00418025	MUNICIPAL MAINT EQUIPMENT INC	PARTS	1,510.82
00418031	OREILLY AUTO PARTS	PARTS	1,751.54
00418063	WALNUT CREEK FORD	PARTS	2.92
00418064	WINTER CHEVROLET CO	OUTSIDE REPAIR	2,415.98
00418070	ANTIOCH ACE HARDWARE	SUPPLIES	47.35
00418079	CHUCKS BRAKE AND WHEEL SERVICE INC	DRIVE SHAFT REPAIR	523.73
00418095	EAST BAY TIRE CO	TIRES	2,451.24
00418108	KERN OIL FILTER RECYCLING, LLC	USED OIL DISPOSAL	150.00
00418110	LIM AUTOMOTIVE SUPPLY INC	STANDS	1,706.26
00418122	OREILLY AUTO PARTS	MOTOR OIL	432.14
00418145	WALNUT CREEK FORD	PARTS	86.54
00950428	PETERSON TRACTOR CO	PARTS	1,194.84
00950432	UBEO BUSINESS SERVICES	COPIER	151.30
00950439	KIMBALL MIDWEST	PARTS/SUPPLIES	185.08
<b>573</b>	<b>Information Services Fund</b>		
	<b>Information Services</b>		
00418059	VERIZON WIRELESS	DATA USAGE	528.42
	<b>Network Support &amp; PCs</b>		
00950419	DELL COMPUTER CORP	COMPUTER MONITOR	2,628.75
00950432	UBEO BUSINESS SERVICES	COPIER	46.01
	<b>Office Equipment Replacement</b>		
00950419	DELL COMPUTER CORP	COMPUTER EQUIPMENT	4,787.95
<b>577</b>	<b>Post Retirement Medical-Police Fund</b>		
	<b>Non Departmental</b>		
00418000	RETIREE	CHECK REPLACEMENT	1,622.64
00418151	RETIREE	MEDICAL AFTER RETIREMENT	2,067.80
00418157	RETIREE	MEDICAL AFTER RETIREMENT	1,622.64
00418161	RETIREE	MEDICAL AFTER RETIREMENT	954.90
00418162	RETIREE	MEDICAL AFTER RETIREMENT	528.16
00418163	RETIREE	MEDICAL AFTER RETIREMENT	57.90
00418164	RETIREE	MEDICAL AFTER RETIREMENT	528.16
00418166	RETIREE	MEDICAL AFTER RETIREMENT	1,956.51
00418167	RETIREE	MEDICAL AFTER RETIREMENT	709.38
00950430	RETIREE	MEDICAL AFTER RETIREMENT	2,067.80
00950446	RETIREE	MEDICAL AFTER RETIREMENT	528.16
00950447	RETIREE	MEDICAL AFTER RETIREMENT	2,735.54
00950448	RETIREE	MEDICAL AFTER RETIREMENT	108.33
00950451	RETIREE	MEDICAL AFTER RETIREMENT	1,297.98
00950452	RETIREE	MEDICAL AFTER RETIREMENT	454.10
00950454	RETIREE	MEDICAL AFTER RETIREMENT	2,067.80
00950455	RETIREE	MEDICAL AFTER RETIREMENT	817.12
00950459	RETIREE	MEDICAL AFTER RETIREMENT	528.16
00950461	RETIREE	MEDICAL AFTER RETIREMENT	2,067.80
00950468	RETIREE	MEDICAL AFTER RETIREMENT	1,112.90
00950469	RETIREE	MEDICAL AFTER RETIREMENT	2,735.54
00950474	RETIREE	MEDICAL AFTER RETIREMENT	528.16
00950476	RETIREE	MEDICAL AFTER RETIREMENT	965.00
00950478	RETIREE	MEDICAL AFTER RETIREMENT	1,011.40



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00950481	RETIREE	MEDICAL AFTER RETIREMENT	817.12
00950490	RETIREE	MEDICAL AFTER RETIREMENT	2,067.80
00950496	RETIREE	MEDICAL AFTER RETIREMENT	2,067.80
00950497	RETIREE	MEDICAL AFTER RETIREMENT	827.20
00950498	RETIREE	MEDICAL AFTER RETIREMENT	2,067.80
00950501	RETIREE	MEDICAL AFTER RETIREMENT	1,845.22
00950509	RETIREE	MEDICAL AFTER RETIREMENT	2,067.80
00950515	RETIREE	MEDICAL AFTER RETIREMENT	528.16
00950516	RETIREE	MEDICAL AFTER RETIREMENT	1,011.40
00950517	RETIREE	MEDICAL AFTER RETIREMENT	546.39
00950518	RETIREE	MEDICAL AFTER RETIREMENT	2,067.80
00950521	RETIREE	MEDICAL AFTER RETIREMENT	637.88
00950528	RETIREE	MEDICAL AFTER RETIREMENT	185.08
00950529	RETIREE	MEDICAL AFTER RETIREMENT	676.68
00950530	RETIREE	MEDICAL AFTER RETIREMENT	2,003.22
00950531	RETIREE	MEDICAL AFTER RETIREMENT	2,067.80
00950534	RETIREE	MEDICAL AFTER RETIREMENT	473.38
00950543	RETIREE	MEDICAL AFTER RETIREMENT	2,735.84
00950545	RETIREE	MEDICAL AFTER RETIREMENT	196.69
00950547	RETIREE	MEDICAL AFTER RETIREMENT	1,511.35
00950550	RETIREE	MEDICAL AFTER RETIREMENT	2,503.00
00950554	RETIREE	MEDICAL AFTER RETIREMENT	668.70
00950556	RETIREE	MEDICAL AFTER RETIREMENT	954.90
00950558	RETIREE	MEDICAL AFTER RETIREMENT	1,671.25
00950565	RETIREE	MEDICAL AFTER RETIREMENT	2,067.80
00950567	RETIREE	MEDICAL AFTER RETIREMENT	1,337.71
00950570	RETIREE	MEDICAL AFTER RETIREMENT	2,067.80
00950571	RETIREE	MEDICAL AFTER RETIREMENT	1,011.40
00950573	RETIREE	MEDICAL AFTER RETIREMENT	528.16
00950574	RETIREE	MEDICAL AFTER RETIREMENT	1,466.65
00950578	RETIREE	MEDICAL AFTER RETIREMENT	398.45
00950587	RETIREE	MEDICAL AFTER RETIREMENT	709.98
00950588	RETIREE	MEDICAL AFTER RETIREMENT	2,735.54
00950590	RETIREE	MEDICAL AFTER RETIREMENT	1,586.21
00950598	RETIREE	MEDICAL AFTER RETIREMENT	2,067.80
00950599	RETIREE	MEDICAL AFTER RETIREMENT	2,067.80
00950601	RETIREE	MEDICAL AFTER RETIREMENT	2,067.80
00950602	RETIREE	MEDICAL AFTER RETIREMENT	504.30
00950604	RETIREE	MEDICAL AFTER RETIREMENT	1,884.82
00950608	RETIREE	MEDICAL AFTER RETIREMENT	528.16
00950609	RETIREE	MEDICAL AFTER RETIREMENT	2,067.80
00950613	RETIREE	MEDICAL AFTER RETIREMENT	726.50
00950619	RETIREE	MEDICAL AFTER RETIREMENT	909.96
00950623	RETIREE	MEDICAL AFTER RETIREMENT	855.70
00950624	RETIREE	MEDICAL AFTER RETIREMENT	954.90
00950626	RETIREE	MEDICAL AFTER RETIREMENT	30.66
00950628	RETIREE	MEDICAL AFTER RETIREMENT	2,067.80



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**578 Post Retirement Medical-Misc Fund**  
***Non Departmental***

00418152	RETIREE	MEDICAL AFTER RETIREMENT	176.48
00418155	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00418156	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00418159	RETIREE	MEDICAL AFTER RETIREMENT	304.59
00418160	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00418168	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00418169	RETIREE	MEDICAL AFTER RETIREMENT	216.75
00950423	RETIREE	MEDICAL AFTER RETIREMENT	220.00
00950445	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950450	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950453	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950458	RETIREE	MEDICAL AFTER RETIREMENT	196.69
00950463	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950466	RETIREE	MEDICAL AFTER RETIREMENT	161.20
00950467	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950470	RETIREE	MEDICAL AFTER RETIREMENT	196.69
00950471	RETIREE	MEDICAL AFTER RETIREMENT	551.38
00950472	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950475	RETIREE	MEDICAL AFTER RETIREMENT	196.69
00950482	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950487	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00950489	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00950491	RETIREE	MEDICAL AFTER RETIREMENT	551.38
00950492	RETIREE	MEDICAL AFTER RETIREMENT	551.38
00950493	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950494	RETIREE	MEDICAL AFTER RETIREMENT	196.69
00950495	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950503	RETIREE	MEDICAL AFTER RETIREMENT	709.38
00950504	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950505	RETIREE	MEDICAL AFTER RETIREMENT	155.52
00950506	RETIREE	MEDICAL AFTER RETIREMENT	110.00
00950507	RETIREE	MEDICAL AFTER RETIREMENT	551.38
00950508	RETIREE	MEDICAL AFTER RETIREMENT	551.38
00950513	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950514	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00950523	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00950524	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00950527	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00950533	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00950538	RETIREE	MEDICAL AFTER RETIREMENT	196.69
00950539	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950540	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950542	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950544	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950551	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00950553	RETIREE	MEDICAL AFTER RETIREMENT	78.69



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00950557	RETIREE	MEDICAL AFTER RETIREMENT	405.00
00950560	RETIREE	MEDICAL AFTER RETIREMENT	196.69
00950564	RETIREE	MEDICAL AFTER RETIREMENT	709.38
00950566	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00950568	RETIREE	MEDICAL AFTER RETIREMENT	46.48
00950572	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950575	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00950577	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00950581	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00950586	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950589	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00950594	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00950606	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00950611	RETIREE	MEDICAL AFTER RETIREMENT	220.00
00950612	RETIREE	MEDICAL AFTER RETIREMENT	309.46
00950615	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00950622	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950625	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00950627	RETIREE	MEDICAL AFTER RETIREMENT	315.38
<b>579</b>	<b>Post Retirement Medical-Mgmt Fund</b>		
<b>Non Departmental</b>			
00418153	RETIREE	MEDICAL AFTER RETIREMENT	1,509.00
00418154	RETIREE	MEDICAL AFTER RETIREMENT	551.38
00418158	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00418165	RETIREE	MEDICAL AFTER RETIREMENT	431.38
00418170	RETIREE	MEDICAL AFTER RETIREMENT	474.30
00418171	RETIREE	MEDICAL AFTER RETIREMENT	2,735.54
00418172	RETIREE	MEDICAL AFTER RETIREMENT	551.38
00950418	RETIREE	MEDICAL AFTER RETIREMENT	630.76
00950449	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950456	RETIREE	MEDICAL AFTER RETIREMENT	551.38
00950457	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950460	RETIREE	MEDICAL AFTER RETIREMENT	551.38
00950462	RETIREE	MEDICAL AFTER RETIREMENT	185.08
00950464	RETIREE	MEDICAL AFTER RETIREMENT	136.69
00950465	RETIREE	MEDICAL AFTER RETIREMENT	2,067.80
00950473	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950477	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950479	RETIREE	MEDICAL AFTER RETIREMENT	56.00
00950480	RETIREE	MEDICAL AFTER RETIREMENT	551.38
00950483	RETIREE	MEDICAL AFTER RETIREMENT	1,011.40
00950484	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950485	RETIREE	MEDICAL AFTER RETIREMENT	473.38
00950486	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950488	RETIREE	MEDICAL AFTER RETIREMENT	431.38
00950499	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950500	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950502	RETIREE	MEDICAL AFTER RETIREMENT	315.38



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00950510	RETIREE	MEDICAL AFTER RETIREMENT	473.38
00950511	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950512	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950519	RETIREE	MEDICAL AFTER RETIREMENT	426.70
00950520	RETIREE	MEDICAL AFTER RETIREMENT	400.00
00950522	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950525	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950526	RETIREE	MEDICAL AFTER RETIREMENT	2,735.54
00950532	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950535	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950536	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950537	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950541	RETIREE	MEDICAL AFTER RETIREMENT	817.12
00950546	RETIREE	MEDICAL AFTER RETIREMENT	934.26
00950548	RETIREE	MEDICAL AFTER RETIREMENT	676.68
00950549	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950552	RETIREE	MEDICAL AFTER RETIREMENT	1,845.22
00950555	RETIREE	MEDICAL AFTER RETIREMENT	426.70
00950559	RETIREE	MEDICAL AFTER RETIREMENT	431.38
00950561	RETIREE	MEDICAL AFTER RETIREMENT	2,067.80
00950562	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950563	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950569	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00950576	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00950579	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950580	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950582	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00950583	RETIREE	MEDICAL AFTER RETIREMENT	136.69
00950584	RETIREE	MEDICAL AFTER RETIREMENT	429.00
00950585	RETIREE	MEDICAL AFTER RETIREMENT	196.69
00950591	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950592	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950593	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00950595	RETIREE	MEDICAL AFTER RETIREMENT	426.70
00950596	RETIREE	MEDICAL AFTER RETIREMENT	1,011.40
00950597	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950600	RETIREE	MEDICAL AFTER RETIREMENT	431.38
00950603	RETIREE	MEDICAL AFTER RETIREMENT	318.86
00950605	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00950607	RETIREE	MEDICAL AFTER RETIREMENT	551.38
00950610	RETIREE	MEDICAL AFTER RETIREMENT	110.00
00950614	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950616	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950617	RETIREE	MEDICAL AFTER RETIREMENT	315.38
00950618	RETIREE	MEDICAL AFTER RETIREMENT	1,902.80
00950620	RETIREE	MEDICAL AFTER RETIREMENT	78.69
00950621	RETIREE	MEDICAL AFTER RETIREMENT	2,067.80



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**611 Water Fund**

***Non departmental***

00417950	AMERICAN TEXTILE AND SUPPLY INC	ABSORBENT	491.68
00417993	FASTENAL COMPANY	SUPPLIES	330.69
00418006	HAWTHORN VENTURES LLC	UNIFORMS	6,164.88
00418016	LIM AUTOMOTIVE SUPPLY INC	PARTS	421.11
00418097	FASTENAL COMPANY	SUPPLIES	727.38
00950421	GRAINGER INC	SUPPLIES	1,571.01
00950429	ROADSAFE TRAFFIC SYSTEMS INC	GLOVES	237.06
00950444	ULINE	SUPPLIES	234.87

***Water Production***

00417951	ANTIOCH ACE HARDWARE	SUPPLIES	90.79
00417956	BARTLEY PUMP PM, LLC	SERVICE WORK	700.00
00417960	BORGES AND MAHONEY	GANTRY CRANE	4,513.44
00417970	CANON FINANCIAL SERVICES	CONTRACT LEASE	254.50
00417987	DREAM RIDE ELEVATOR	ELEVATOR MAINTENANCE	200.00
00417994	FASTSIGNS	2025 MINI CALENDARS	43.70
00417997	FRUIT GROWERS LABORATORY, INC	TESTING	2,022.00
00418002	GUALCO GROUP INC, THE	PROFESSIONAL SERVICES	4,185.00
00418005	HARRINGTON INDUSTRIAL PLASTICS LLC	O RING KIT	2,082.01
00418011	KARL NEEDHAM ENTERPRISES INC	SLUDGE	22,274.20
00418012	KARLA'S JANITORIAL & SUPPLIERS, LLC	JANITORIAL SERVICES	939.00
00418019	MCCAMPBELL ANALYTICAL INC	LAB TESTING	48.20
00418020	MCMASTER CARR SUPPLY CO	PARTS	975.76
00418024	MORENO, SANTIAGO XIPIL	EXPENSE REIMBURSEMENT	229.25
00418035	POLYDYNE INC	CHEMICALS	7,576.80
00418050	STANDARD PLUMBING SUPPLY CO. INC.	SUPPLIES	49.13
00418055	SWAN ANALYTICAL INSTRUMENTS USA INC	PARTS	1,677.28
00418058	UNIVAR SOLUTIONS USA INC	CHEMICALS	23,337.47
00418060	VESTIS GROUP INC	SUPPLIES	565.80
00418072	BAY ALARM COMPANY	MARCH MAINTENANCE	7,375.31
00418085	CONTRA COSTA WATER DISTRICT	RAW WATER	711,901.75
00418107	JOLIVETTE, NATHAN LOUIS	EXPENSE REIMBURSEMENT	936.17
00418129	REINHOLDT ENGINEERING CONSTR	UST INSPECTIONS	175.00
00418131	ROBINS LOCK AND KEY	LOCKSMITH SERVICES	355.00
00950416	CHEMTRADE CHEMICALS US LLC	CHEMICALS	7,257.63
00950422	HACH CO	LAB SUPPLY	1,422.35

***Water Distribution***

00417951	ANTIOCH ACE HARDWARE	SUPPLIES	37.49
00417963	C AND J FAVALORA TRUCKING INC	FULTON RECYCLE	22,200.00
00417986	DKF SOLUTIONS GROUP LLC	TRAINING	99.00
00417994	FASTSIGNS	2025 MINI CALENDARS	43.71
00417998	G AND S PAVING	SERVICE CUTS	6,839.94
00418029	NO CA BACKFLOW PREVENTION ASSOCIATION	BACKFLOW MEMBERSHIP	600.00
00418030	OFFICE DEPOT INC	OFFICE SUPPLIES	172.49
00418032	PAGE SUPPLY CORP	VALVE REPAIR KIT	1,357.34
00418039	ROBERTS AND BRUNE CO	PIPE FITTING	362.18
00418048	SIMPLASTICS, LLC	SUPPLIES	820.42



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00418057	TYLER TECHNOLOGIES INC	PAYMENT SYSTEM	162.50
00418067	ALTA FENCE CO	FENCE REPAIR	216.00
00418071	ANTIOCH BUILDING MATERIALS	ROCK	13,983.54
00418072	BAY ALARM COMPANY	MARCH MAINTENANCE	105.00
00418078	CHECK PROCESSORS INC	PROCESSING PAYMENT	499.67
00418102	HD SUPPLY INC	DIFFUSER	2,774.64
00418120	NICHOLAS K CORPORATION	DUMP TRUCK	85,051.99
00418123	PACE SUPPLY CORP	FITTINGS	2,399.45
00418124	PACIFIC CREDIT SERVICES	COLLECTION FEES	446.64
00418130	ROBERTS AND BRUNE CO	PIPE FITTING	5,450.58
00418141	UNDERGROUND REPUBLIC WATER WORKS, INC	PIPE FITTINGS	4,600.13
00418148	WESTERN PACIFIC TRUCK SCHOOL	CDL TRAINING	7,000.00
00950421	GRAINGER INC	SUPPLIES	367.73
00950424	INFOSEND INC	PRINT AND MAIL SERVICES	49.66
00950429	ROADSAFE TRAFFIC SYSTEMS INC	SIGNS	928.91
00950432	UBEO BUSINESS SERVICES	COPIER	422.73
00950433	ULINE	SUPPLIES	204.25
00950435	BADGER METER INC	METERS	70,504.50
00950437	INFOSEND INC	PRINT AND MAIL SERVICES	3,371.88
00950441	ROADSAFE TRAFFIC SYSTEMS INC	SIGNS	746.86
00950444	ULINE	FACILITY SUPPLIES	121.01
<b>Public Buildings &amp; Facilities</b>			
00417955	B&K VALVES & EQUIPMENT INC	PARTS	5,000.00
00418072	BAY ALARM COMPANY	ALARM INSTALL	30,087.50
00418077	BROWN AND CALDWELL INC	PROFESSIONAL SERVICES	1,208.00
00418101	HB CONSULTING GROUP INC	PROFESSIONAL SERVICES	20,445.00
00950415	BAY AREA NEWS GROUP - EAST BAY	LEGAL AD	353.08
<b>Water Systems</b>			
00950435	BADGER METER INC	REGISTERS	109,953.70
<b>621 Sewer Fund</b>			
<b>Swr-Wastewater Administration</b>			
00417963	C AND J FAVALORA TRUCKING INC	FULTON RECYCLE	22,200.00
00417994	FASTSIGNS	2025 MINI CALENDARS	43.75
00417998	G AND S PAVING	SERVICE CUTS	6,839.93
00418032	PACE SUPPLY CORP	PIPE FITTINGS	3,562.49
00418050	STANDARD PLUMBING SUPPLY CO. INC.	SUPPLIES	318.48
00418057	TYLER TECHNOLOGIES INC	PAYMENT SYSTEM	162.50
00418065	WOODARD AND CURRAN	PROFESSIONAL SERVICE	4,386.25
00418067	ALTA FENCE CO	FENCE REPAIR	216.00
00418071	ANTIOCH BUILDING MATERIALS	ROCK	13,983.57
00418078	CHECK PROCESSORS INC	PROCESSING PAYMENT	499.66
00418115	MCCAMPBELL ANALYTICAL INC	WATER SAMPLING	298.00
00418130	ROBERTS AND BRUNE CO	SUPPLIES	8,037.77
00418147	WECO INDUSTRIES INC	EQUIPMENT & SUPPLIES	1,145.91
00950424	INFOSEND INC	PRINT & MAIL SERVICES	49.66
00950432	UBEO BUSINESS SERVICES	COPIER	395.39
00950437	INFOSEND INC	PRINT & MAIL SERVICES	3,371.86
00950440	OWEN EQUIPMENT SALES	VACTOR TRUCK SERVICES	1,194.16



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00950444	ULINE	SUPPLIES	61.52
<b>631</b>	<b>Marina Fund</b>		
	<b>Marina Administration</b>		
00417995	FASTSIGNS	CHECK REPLACEMENT	223.87
00418012	KARLA'S JANITORIAL & SUPPLIERS, LLC	JANITORIAL SERVICES	1,540.00
00418072	BAY ALARM COMPANY	MARCH MAINTENANCE	369.16
00418129	REINHOLDT ENGINEERING CONSTR	UST INSPECTIONS	175.00
00950432	UBEO BUSINESS SERVICES	COPIER	24.45



AS HOUSING SUCCESSOR TO  
THE ANTIOCH DEVELOPMENT AGENCY  
CLAIMS BY FUND REPORT  
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**227      Housing Fund**

***Housing***

00417958	BAY AREA AFFORDABLE HOMEOWNERSHIP ALLIANCE	Q2FY24-25 BAAHA REIMB	6,225.00
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## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of March 11, 2025

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Derek Cole, Interim City Attorney [DC](#)

**SUBJECT:** REJECTION OF CLAIMS: MARILOU GECALE, ESTATE OF LINDA WOOLRIDGE, LINNETTE KIDD, DALLAS KIDD AND ISAHIAH KIDD

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### **RECOMMENDED ACTION**

It is recommended that the City Council reject the claims submitted by Marilou Gecale, Estate of Linda Woolridge, Linnette Kidd, Dallas Kidd and Isahiah Kidd.

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

### **ATTACHMENTS**

None.



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of March 11, 2025

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Mitchell Loving, Junior Engineer

**APPROVED BY:** Scott Buenting, Acting Public Works Director/City Engineer *for SB*

**SUBJECT:** Acceptance of Work and Notice of Completion for the Country Hills Drive Soundwall Replacement; P.W. 561-3

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### **RECOMMENDED ACTION**

It is recommended that the City Council adopt a resolution accepting work and authorizing the City Manager or designee to file a Notice of Completion for the Country Hills Drive Soundwall Replacement Project.

### **FISCAL IMPACT**

The FY 2024/25 Operating Budget includes \$627,000 from the Hillcrest Maintenance Zone 2 Street Light and Landscape Maintenance fund and \$145,300 from the Public Works General Fund budget for the Country Hills Drive Soundwall Replacement Project ("Project"). The final project cost of the contract is \$770,555.58.

### **DISCUSSION**

On February 27, 2024, the City Council awarded a contract to B and D Excavation and Construction in the amount of \$767,300 for the Project to replace approximately 675 feet of soundwall on the south side of Country Hills Drive between Ridgeview Drive and Valley Way. The soundwall was failing and causing significant damage along the face of the wall with spalling of concrete and exposed rebar throughout the entire length.

This Project entailed replacement of the existing precast concrete soundwall with a Concrete Masonry Unit soundwall. Additional work included complete removal of the existing wall and foundation, installing a new foundation and removal and replacement of residential fences adjacent the soundwall.

On January 28, 2025, the City Council approved a budget amendment of \$5,000 and the first amendment to the construction agreement in the amount of \$3,255.58 to include additional excavation needed to remove unforeseen underground obstructions encountered during construction. The obstructions caused a shift in the alignment of the soundwall and required two (2) additional piers to be installed to provide proper structural support for the wall.

All work on this project was completed on January 10, 2025.

**ATTACHMENTS**

- A. Resolution
- B. Notice of Completion

**ATTACHMENT "A"**

**RESOLUTION NO. 2025/\*\***

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH  
AUTHORIZING THE CITY MANAGER OR DESIGNEE  
TO FILE A NOTICE OF COMPLETION FOR THE COUNTRY HILLS DRIVE  
SOUNDWALL REPLACEMENT PROJECT  
P.W. 561-3**

**WHEREAS**, the Country Hills Drive Soundwall Replacement Project ("Project") consisted of replacing an existing soundwall located on Country Hills Drive between Valley Way and Ridgeview Dr;

**WHEREAS**, the consideration of bids for the Project was published and advertised in the East Bay Times on December 8, 2023 and December 11, 2023, and a Notice to Contractors was sent to the construction trade journals;

**WHEREAS**, the Project bids were publicly opened and read on January 23, 2024, and ten (10) bids were received for the Project;

**WHEREAS**, the lowest responsive and responsible bidder was submitted by B and D Excavation and Construction;

**WHEREAS**, on February 27, 2024, the City Council awarded the construction agreement to the lowest responsive and responsible bidder, B and D Excavation and Construction;

**WHEREAS**, on January 28, 2025, the City Council approved an amendment increasing the FY 2024/25 Public Works General Fund Operating Budget in the amount of \$5,000 for a total project budget of \$772,300;

**WHEREAS**, on January 28, 2025, the City Council approved the amendment to increase the construction agreement with B and D Excavation and Construction for the Project in the amount of \$3,255.58 for a total contract amount of \$770,555.58 and authorized the City Manager to execute the first amendment;

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

**WHEREAS**, all work on the Project was completed at a final contract price of \$770,555.58 in accordance with plans and specifications referred to therein.

**RESOLUTION NO. 2025/\*\***

March 11, 2025

Page 2

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

1. Determines that the work for the Country Hills Drive Soundwall Replacement Project has been completed and accepts the work; and
2. Authorizes the City Manager or designee to execute and file for record with the County Recorder, County of Contra Costa, a Notice of Completion for the project.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 11<sup>th</sup> day of March 2025, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

---

**MELISSA RHODES**  
**CITY CLERK OF THE CITY OF ANTIOCH**

## ATTACHMENT "B"

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

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

THIS SPACE FOR RECORDER'S USE ONLY

**NOTICE OF COMPLETION FOR THE  
COUNTRY HILLS DRIVE SOUNDWALL REPLACEMENT PROJECT  
P.W. 561-3**

**NOTICE IS HEREBY GIVEN:**

1. That the interest or estate stated in paragraph 3 herein the real property herein described is owned by: City of Antioch, 200 H Street, Antioch, California 94509.
2. That the full name and address of the Owner of said interest or estate, if there is only one Owner, and that the full names and addresses of all the co-owners who own said interest or estate as tenants in common, as joint tenants, or otherwise, if there is more than one owner, are set forth in the preceding paragraph.
3. That the nature of the stated owner, or if more than one owner, then of the stated owner and co-owners is: In fee.
4. That on January 10, 2025, the work and improvements hereinafter described, the contract for which was entered into by and between the City of Antioch and B and D Excavation and Construction was completed.
5. The surety for said project was Great Midwest Insurance Company.
6. This project removed and replaced the soundwall on the south side of Country Hills Drive between Ridgeview Drive and Valley Way in Antioch, CA.

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Scott Buenting, P.E.  
Acting Public Works Director/City Engineer  
City of Antioch



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of March 11, 2025

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Derek Traya, Operations Supervisor Parks and Landscape

**APPROVED BY:** Scott Buenting, Acting Public Works Director/City Engineer **CZ For SB**

**SUBJECT:** Budget Amendment to Increase the FY 2024/25 Public Works Median and General Landscape Operating Budget for Soundwall Repairs in the Amount of \$260,223

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### **RECOMMENDED ACTION**

It is recommended that the City Council adopt a resolution amending the FY 2024/25 Public Works Median and General Landscape operating budget in the amount of \$260,233 for soundwall repairs at various locations.

### **FISCAL IMPACT**

Approval of this resolution will increase the Median and General Landscape Operating Budget amount by \$260,223 from \$1,433,165 to \$1,693,388 and the budget amendment is required to cover the cost of additional soundwall repairs at various locations needed.

### **DISCUSSION**

On September 28, 2021, the City Council awarded a multi-year Maintenance Services Agreement to Concrete Fence Installers Inc., DBA American Precast Concrete Inc. in the amount of \$1,000,000 to provide on-call precast concrete soundwall repairs and maintenance services. The City owns approximately 43 miles of precast soundwall throughout the City along arterial roadways, open spaces, and trail pathways. Soundwalls are in constant need of maintenance due to normal weathering, soil erosion, and vehicle accidents. The City's soundwalls have experienced a significant increase in damage this fiscal year due to an increase in vehicle accidents.

Staff reached out to Concrete Fence Installers Inc. for repair proposals at five (5) locations as described in Attachment B. Staff recommends amending the budget at this time to make the necessary repairs in a timely manner, to secure the property lines of adjacent property owners that are affected, and to preserve the existing infrastructure.

### **ATTACHMENTS**

- A. Resolution
- B. Soundwall Repair Quotes

**ATTACHMENT "A"**

**RESOLUTION NO. 2025/xxx**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH  
APPROVING AN AMENDMENT TO FY 2024/25 PUBLIC WORKS MEDIAN AND  
GENERAL LANDSCAPE OPERATING BUDGET FOR SOUNDWALL REPAIRS IN  
THE AMOUNT OF \$260,223 AND AUTHORIZING THE CITY MANAGER OR  
DESIGNEE TO MAKE THE NECESSARY BUDGET ADJUSTMENT**

**WHEREAS**, on September 28, 2021, the City Council awarded a multi-year Maintenance Services Agreement to Concrete Fence Installers Inc., DBA American Precast Concrete Inc. in the amount of \$1,000,000 to provide on-call precast concrete soundwall repairs and maintenance services;

**WHEREAS**, the City owns approximately 43 miles of precast soundwall throughout the City along arterial roadways, open spaces, and trail pathways;

**WHEREAS**, soundwalls are in constant need of maintenance due to normal weathering, soil erosion, and vehicle accidents. The City's soundwalls have experienced a significant increase in damage this fiscal year due to an increase in vehicle accidents;

**WHEREAS**, staff reached out to Concrete Fence Installers Inc. for repair proposals at five (5) locations;

**WHEREAS**, staff recommends amending the budget at this time to make the necessary repairs in a timely manner, to secure the property lines of adjacent property owners that are affected and to preserve the existing infrastructure; and

**WHEREAS**, the City Council has considered amending the FY 2024/25 Public Works Median and General Landscape Operating Budget in the amount of \$260,223 for needed sound wall repairs at various locations.

**RESOLUTION NO. 2025/\*\*\***

March 11, 2025

Page 2

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Antioch, hereby authorize the City Manager or designee to make the necessary FY 2024/25 budget adjustment in the amount of \$260,223 to the General Fund Public Works Median and General Landscape Operating Budget for sound wall repairs at various locations.

\* \* \* \* \*

**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 March 2025, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

---

**MELISSA RHODES**  
**CITY CLERK OF THE CITY OF ANTIOCH**



**2246 Durfee Ave. El Monte Ca 91732  
CA LIC #1057703 Concrete Fence Installers Inc.**

January 6, 2025  
2025-City of Antioch-Laurel



## Concrete Fence Systems

**Project Name:** 2025-City of Antioch-Laurel

**Location:** Laurel

**Product Design:**

**Color:** Paint (TBD) 1 Coat

**Scope:** Demo existing Panel and column , Replacing 1 (16'9") Panel at 17' OC with 1 Pillar (12x12)

1. Material procurement: Source all materials required for the installation, including concrete fence posts, panels, caps and any additional hardware. Verifying the quality and specifications upon delivery.
2. Foundation Preparation: Excavating holes for the fence posts according to the footing schedules and specifications. Excavate footings at specified intervals along the fence line, ensuring proper depth and alignment.
3. Installation of Concrete Posts: Set the precast concrete fence posts securely in the footings. Ensuring proper alignment and spacing of the posts according to the design layout. Pour concrete footings around post for support.

4. **Installation of Panels:** Place panels between concrete posts using recommended hardware. Secure panels to the post using appropriate fasteners and adhesives. Checking the level and alignment of each panel as it is installed. Inspect for structural integrity and aesthetic appeal.

5. **Finishing Touches:** Install caps and any decorative elements specified. Fill any gaps between panels with grout or sealant if necessary to ensure a uniform appearance and provide additional stability.

6. **Site Cleanup:** Remove any access materials, tools and equipment from the site. Clean up debris and restore the area to its original condition as much as possible.

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7. **Final Inspection:** Conduct a thorough inspection of the completed fence to ensure adherence to project specifications and quality standards.

8. **Demo of any existing fence or footings not included.**

9. **Footing Size on Bid:** \_\_\_\_Any footing sizes beyond what has been specified will incur additional charges due to engineering requirements.

10. **Number of Footings:**



# Cost Estimate

Demolition

Demolition

Installation

CFI INSTALLATION

Mobilization

Mobilization

Turn-Key Quote

\$62,336.33



# Project Conditions

Spills Report Date:  
Civil Report Date:

1. Compliance:

- Installation of American Precast Concrete Inc. Fence Systems, engineered per the 2021 California Building Code for 100 mph wind velocity, exposure category C, and Seismic Design Site Class D.

2. Site Preparation and Access:

- Customer provides clear access for materials delivery and placement.
- Fence-line location staked with a 1-3 foot offset prior to work commencement.

3. Approval and Changes:

- No changes after fence-line layout approval unless a signed change order is provided.

4. Installation Specifics:

- Fence height determined from finish grade with a 2" tolerance.
- Soil from footings spread along the fence-line; extra costs for removal/haul-off if needed.
- Concrete Fence Installers responsible for cleanup of debris; not responsible for vegetation damage.
- All installed materials are first quality; incidental chips and hairline cracks are normal.



5. Cost and Wage Considerations:

- Cost estimate based on non-union labor rates; does not include union or prevailing wage rates, bonds, permits, engineer specs, or rebar cages.

6. Delays and Additional Charges:

- \$7500 move-in fee if work stops due to site conditions.
- Customer to mark personal underground utilities
- Staging area provide near the fence line.

7. Material and Finish:

- Integral color may appear inconsistent, paint application recommended for consistency.

8. Validity and Escalation:

- Estimate valid for 30 days: subject to final engineering approval.
- 10% cancellation fee applies.
- Escalation clause for projects starting six months or more after contract date.

9. External Services:

- Additional outside services billed at \$500/hour.

10. Traffic Control and Inspection:

- Traffic control by others; price subject to change based on site plans, soil reports, and engineering/official site visit.

11. A site visit and full permit approval are required to finalize the contract price. Please note that bids are non-binding until the site visit and engineering are completed.

## Conditions and Exclusions

### 1. Staking:

- Staking by others to include all end, angle, corner, gate locations, and finish grade elevations.

### 2. Bond Expenses:

- 3% bond rate for one-year, additional costs for subsequent years.

### 3. Site Preparation:

- No clearing, grubbing, grading, surveying, or staking included.

### 4. Demolition and Temporary Fencing:

- Excludes demolition or removal of existing or temporary fences.

### 5. Permits and Insurance:

- Does not cover permits or builders' risk insurance.

### 6. Engineering and Drawings:

- Excludes structural calculations, stamped drawings, or as-built drawings.
- Excludes elevation drawings

### 7. Asphalt Work:

- No patching of asphalt, saw cutting, or core drilling.

### 8. Traffic Control and Signage:

- Excludes signage, traffic control, or public safety provisions.

### 9. Embeds and Post Accessories:

- No embeds, post pockets, sleeves, or Sono tubes in walls/barriers.

### 10. Grounding and Bonding:

- Excludes grounding or bonding of fencing and gates.

### 11. Rebar:



- No provision for rebar or rebar cages.

12. Snow or Tree Fencing:

- No installation of temporary snow/tree fencing.

13. Testing and Inspections:

- Excludes testing or special inspection costs.

14. Utility Lines:

- Not responsible for utility or irrigation lines within 3 feet of fence line.

15. Excavation:

No hand digging, hydro/air vacuuming, or potholing unless directed (additional costs require signed change order or T & M agreement). Excludes any Grading work

16. Non-USA Utilities

- No provision for locating non-USA member/new utilities.

17. Structural Features:

Excludes mow strips, grade beams, aprons, curbs, continuous footings, retaining walls, operator pads, and gate track pads.

18. Dust Control and Dewatering:

- No dust control or dewatering services.



19. Dirt or Spoils:

- No import/export of dirt or spoils (to be spread at fence line or designated spot on-site).

20. Electrical and Access Gates:

- Excludes electrical work, conduits, access controls, electric/magnetic strikes, or gate automation.

21. Gate Accessories:

- No provision for panic bars or gate closures.

22. Bollards:

- Bollards not included in the scope of work.

23. Metal Gates and Fabrication:

- No metal gates or metal fabrication work.

24. Textura or any GC Based technology costs not included.

25. OCIP, WRAP, GC insurance, not included

# Legal Protections:

## 1. Indemnity:

- Customer indemnifies contractor from claims arising out of performance of work due to negligence.

## 2. Force Majeure:

- Neither party liable for failure to perform due to force majeure events such as acts of God, war, strikes, floods, fires, or government actions.



## 3. Dispute Resolution:

- Disputes resolved through binding arbitration per American Arbitration Association rules.

## 4. Limitation of Liability:

- Contractor not liable for indirect, incidental, special, consequential, or punitive damages, including lost profits or business interruption.

## **Congratulations! Let's Move to the Next Step**

Thank you for choosing us for your project! We're excited to partner with you and ensure a seamless and successful outcome. To finalize the contract and move forward, here's what needs to happen next:

### **1. Engineering Review:**

- Complete full engineering of the wall and footings to confirm alignment with our pricing and project scope.

### **2. Schedule a Site Visit:**

- Coordinate a visit to review the site and ensure our installation schedule aligns with your contractor's schedule.
- Discuss logistics and installation processes to avoid any conflicts during execution.

### **3. Equipment and Material Needs:**

- Identify any additional equipment requirements (e.g., pump lift, reach equipment) and confirm these align with the scope of work.
- Determine a designated storage area for materials onsite to assess labor and time needs.

**4. Finalize Contract and Schedule:**

- Once engineering and the site visit are complete, we will review and finalize the contract and project schedule.
- This will establish the final project price based on updated details.

**5. Permit Process and Material Procurement:**

- Upon completion of your permitting process and receipt of the necessary permits, we can begin fabrication and material procurement for installation.

**6. Administrative Support:**

- We provide administrative support to assist with paperwork, warranty documentation, and any other project-related requirements.
- 

**7. Compliance with Requirements:**

- Confirm any union or prevailing wage requirements. Please provide your DIR number to ensure compliance and smooth project execution.

We're here to make this process as smooth as possible and ensure you have clarity every step of the way. If you have any questions or need assistance, don't hesitate to reach out. Let's get started!

**Signatures**

Builder: Navid Yasharel

Date



**2246 Durfee Ave. El Monte Ca 91732  
CA LIC #1057703 Concrete Fence Installers Inc.**

January 6, 2025  
2025-City of Antioch-Willow ave



## Concrete Fence Systems

**Project Name:** 2025-City of Antioch-Willow ave

**Location:** Willow Ave

**Product Design:** WOODCRETE 5' OC

**Color:** Paint (TBD) 1 Coat

**Scope:** Demo existing 6 Panels, Replacing 6 Panels at 5' OC with 1 cap = Panels 5' by 12" each

1. Material procurement: Source all materials required for the installation, including concrete fence posts, panels, caps and any additional hardware. Verifying the quality and specifications upon delivery.
2. Foundation Preparation: Excavating holes for the fence posts according to the footing schedules and specifications. Excavate footings at specified intervals along the fence line, ensuring proper depth and alignment.
3. Installation of Concrete Posts: Set the precast concrete fence posts securely in the footings. Ensuring proper alignment and spacing of the posts according to the design layout. Pour concrete footings around post for support.

4. Installation of Panels: Place panels between concrete posts using recommended hardware. Secure panels to the post using appropriate fasteners and adhesives. Checking the level and alignment of each panel as it is installed. Inspect for structural integrity and aesthetic appeal.

5. Finishing Touches: Install caps and any decorative elements specified. Fill any gaps between panels with grout or sealant if necessary to ensure a uniform appearance and provide additional stability.

6. Site Cleanup: Remove any access materials, tools and equipment from the site. Clean up debris and restore the area to its original condition as much as possible.

---

7. Final Inspection: Conduct a thorough inspection of the completed fence to ensure adherence to project specifications and quality standards.

8. Demo of any existing fence or footings not included.

9. Footing Size on Bid: \_\_\_\_Any footing sizes beyond what has been specified will incur additional charges due to engineering requirements.

10. Number of Footings:



# Cost Estimate

## Demolition

### Demolition

## Installation

### CFI INSTALLATION

## Mobilization

### Mobilization

## Precast Products

### Precast Concrete Wall

American Precast Concrete Wall System

## Turn-Key Quote

\$28,992.80



# Project Conditions

Soils Report Date:  
Civil Report Date:

1. Compliance:

- Installation of American Precast Concrete Inc. Fence Systems, engineered per the 2021 California Building Code for 100 mph wind velocity, exposure category C, and Seismic Design Site Class D.

2. Site Preparation and Access:

- Customer provides clear access for materials delivery and placement.
- Fence-line location staked with a 1-3 foot offset prior to work commencement.

3. Approval and Changes:

- No changes after fence-line layout approval unless a signed change order is provided.

4. Installation Specifics:

- Fence height determined from finish grade with a 2" tolerance.
- Soil from footings spread along the fence-line; extra costs for removal/haul-off if needed.
- Concrete Fence Installers responsible for cleanup of debris; not responsible for vegetation damage.
- All installed materials are first quality; incidental chips and hairline cracks are normal.



5. Cost and Wage Considerations:

- Cost estimate based on non-union labor rates; does not include union or prevailing wage rates, bonds, permits, engineer specs, or rebar cages.

6. Delays and Additional Charges:

- \$7500 move-in fee if work stops due to site conditions.
- Customer to mark personal underground utilities
- Staging area provide near the fence line.

7. Material and Finish:

- Integral color may appear inconsistent, paint application recommended for consistency.

8. Validity and Escalation:

- Estimate valid for 30 days: subject to final engineering approval.
- 10% cancellation fee applies.
- Escalation clause for projects starting six months or more after contract date.

9. External Services:

- Additional outside services billed at \$500/hour.

10. Traffic Control and Inspection:

- Traffic control by others; price subject to change based on site plans, soil reports, and engineering/official site visit.

11. A site visit and full permit approval are required to finalize the contract price. Please note that bids are non-binding until the site visit and engineering are completed.

## Conditions and Exclusions

### 1. Staking:

- Staking by others to include all end, angle, corner, gate locations, and finish grade elevations.

### 2. Bond Expenses:

- 3% bond rate for one-year, additional costs for subsequent years.

### 3. Site Preparation:

- No clearing, grubbing, grading, surveying, or staking included.

### 4. Demolition and Temporary Fencing:

- Excludes demolition or removal of existing or temporary fences.

### 5. Permits and Insurance:

- Does not cover permits or builders' risk insurance.

### 6. Engineering and Drawings:

- Excludes structural calculations, stamped drawings, or as-built drawings.
- Excludes elevation drawings

### 7. Asphalt Work:

- No patching of asphalt, saw cutting, or core drilling.

### 8. Traffic Control and Signage:

- Excludes signage, traffic control, or public safety provisions.

### 9. Embeds and Post Accessories:

- No embeds, post pockets, sleeves, or Sono tubes in walls/barriers.

### 10. Grounding and Bonding:

- Excludes grounding or bonding of fencing and gates.

### 11. Rebar:



- No provision for rebar or rebar cages.

12. Snow or Tree Fencing:

- No installation of temporary snow/tree fencing.

13. Testing and Inspections:

- Excludes testing or special inspection costs.

14. Utility Lines:

- Not responsible for utility or irrigation lines within 3 feet of fence line.

15. Excavation:

No hand digging, hydro/air vacuuming, or potholing unless directed (additional costs require signed change order or T & M agreement). Excludes any Grading work

16. Non-USA Utilities

- No provision for locating non-USA member/new utilities.

17. Structural Features:

- Excludes mow strips, grade beams, aprons, curbs, continuous footings, retaining walls, operator pads, and gate track pads.

18. Dust Control and Dewatering:

- No dust control or dewatering services.



19. Dirt or Spoils:

- No import/export of dirt or spoils (to be spread at fence line or designated spot on-site).

20. Electrical and Access Gates:

- Excludes electrical work, conduits, access controls, electric/magnetic strikes, or gate automation.

21. Gate Accessories:

- No provision for panic bars or gate closures.

22. Bollards:

- Bollards not included in the scope of work.

23. Metal Gates and Fabrication:

- No metal gates or metal fabrication work.

24. Textura or any GC Based technology costs not included.

25. OCIP, WRAP, GC insurance, not included

# Legal Protections:

## 1. Indemnity:

- Customer indemnifies contractor from claims arising out of performance of work due to negligence.

## 2. Force Majeure:

- Neither party liable for failure to perform due to force majeure events such as acts of God, war, strikes, floods, fires, or government actions.



## 3. Dispute Resolution:

- Disputes resolved through binding arbitration per American Arbitration Association rules.

## 4. Limitation of Liability:

- Contractor not liable for indirect, incidental, special, consequential, or punitive damages, including lost profits or business interruption.

## **Congratulations! Let's Move to the Next Step**

Thank you for choosing us for your project! We're excited to partner with you and ensure a seamless and successful outcome. To finalize the contract and move forward, here's what needs to happen next:

### 1. Engineering Review:

- Complete full engineering of the wall and footings to confirm alignment with our pricing and project scope.

### 2. Schedule a Site Visit:

- Coordinate a visit to review the site and ensure our installation schedule aligns with your contractor's schedule.
- Discuss logistics and installation processes to avoid any conflicts during execution.

### 3. Equipment and Material Needs:

- Identify any additional equipment requirements (e.g., pump lift, reach equipment) and confirm these align with the scope of work.
- Determine a designated storage area for materials onsite to assess labor and time needs.

**4. Finalize Contract and Schedule:**

- Once engineering and the site visit are complete, we will review and finalize the contract and project schedule.
- This will establish the final project price based on updated details.

**5. Permit Process and Material Procurement:**

- Upon completion of your permitting process and receipt of the necessary permits, we can begin fabrication and material procurement for installation.

**6. Administrative Support:**

- We provide administrative support to assist with paperwork, warranty documentation, and any other project-related requirements.
- 

**7. Compliance with Requirements:**

- Confirm any union or prevailing wage requirements. Please provide your DIR number to ensure compliance and smooth project execution.

We're here to make this process as smooth as possible and ensure you have clarity every step of the way. If you have any questions or need assistance, don't hesitate to reach out. Let's get started!

**Signatures**

Builder: Navid Yasharel

Date



**2246 Durfee Ave. El Monte Ca 91732  
CA LIC #1057703 Concrete Fence Installers Inc.**

January 7, 2025

2025 City of Antioch-Moccasin Way- Prewett Ranch



## Concrete Fence Systems

**Project Name:** 2025 City of Antioch-Moccasin Way- Prewett Ranch

**Location:** Moccasin Way- Prewett Ranch

**Product Design:**

**Color:** Paint (TBD) 1 Coat

**Scope:** Demo existing Panel and columns, Replace and Repair section , Forming and Lumber

1. Material procurement: Source all materials required for the installation, including concrete fence posts, panels, caps and any additional hardware. Verifying the quality and specifications upon delivery.

2. Foundation Preparation: Excavating holes for the fence posts according to the footing schedules and specifications. Excavate footings at specified intervals along the fence line, ensuring proper depth and alignment.

3. Installation of Concrete Posts: Set the precast concrete fence posts securely in the footings. Ensuring proper alignment and spacing of the posts according to the design layout. Pour concrete footings around post for support.

4. Installation of Panels: Place panels between concrete posts using recommended hardware. Secure panels to the post using appropriate fasteners and adhesives. Checking the level and alignment of each panel as it is installed. Inspect for structural integrity and aesthetic appeal.

5. Finishing Touches: Install caps and any decorative elements specified. Fill any gaps between panels with grout or sealant if necessary to ensure a uniform appearance and provide additional stability.

---

6. Site Cleanup: Remove any excess materials, tools and equipment from the site. Clean up debris and restore the area to its original condition as much as possible.

7. Final Inspection: Conduct a thorough inspection of the completed fence to ensure adherence to project specifications and quality standards.

8. Demo of any existing fence or footings not included.

9. Footing Size on Bid: \_\_\_\_Any footing sizes beyond what has been specified will incur additional charges due to engineering requirements.



10. Number of Footings:

# Cost Estimate

**Demolition**

Demolition

**Installation**

CFI INSTALLATION

**Mobilization**

Mobilization

**Precast Products**

Precast Concrete Wall

American Precast Concrete Wall System

**Turn-Key Quote**

\$43,564.65



# Project Conditions

Soils Report Date:  
Civil Report Date:

1. Compliance:

- Installation of American Precast Concrete Inc. Fence Systems, engineered per the 2021 California Building Code for 100 mph wind velocity, exposure category C, and Seismic Design Site Class D.

2. Site Preparation and Access:

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- Customer provides clear access for materials delivery and placement.
- Fence-line location staked with a 1-3 foot offset prior to work commencement.

3. Approval and Changes:

- No changes after fence-line layout approval unless a signed change order is provided.

4. Installation Specifics:

- Fence height determined from finish grade with a 2" tolerance.
- Soil from footings spread along the fence-line; extra costs for removal/haul-off if needed.
- Concrete Fence Installers responsible for cleanup of debris; not responsible for vegetation damage.
- All installed materials are first quality; incidental chips and hairline cracks are normal.



5. Cost and Wage Considerations:

- Cost estimate based on non-union labor rates; does not include union or prevailing wage rates, bonds, permits, engineer specs, or rebar cages.

6. Delays and Additional Charges:

- \$7500 move-in fee if work stops due to site conditions.
- Customer to mark personal underground utilities
- Staging area provide near the fence line.

7. Material and Finish:

- Integral color may appear inconsistent, paint application recommended for consistency.

8. Validity and Escalation:

- Estimate valid for 30 days: subject to final engineering approval.
- 10% cancellation fee applies.
- Escalation clause for projects starting six months or more after contract date.

9. External Services:

- Additional outside services billed at \$500/hour.

10. Traffic Control and Inspection:

- Traffic control by others; price subject to change based on site plans, soil reports, and engineering/official site visit.

11. A site visit and full permit approval are required to finalize the contract price. Please note that bids are non-binding until the site visit and engineering are completed.

## Conditions and Exclusions

### 1. Staking:

- Staking by others to include all end, angle, corner, gate locations, and finish grade elevations.

### 2. Bond Expenses:

- 3% bond rate for one-year, additional costs for subsequent years.

### 3. Site Preparation:

- No clearing, grubbing, grading, surveying, or staking included.

### 4. Demolition and Temporary Fencing:

- Excludes demolition or removal of existing or temporary fences.

### 5. Permits and Insurance:

- Does not cover permits or builders' risk insurance.

### 6. Engineering and Drawings:

- Excludes structural calculations, stamped drawings, or as-built drawings.
- Excludes elevation drawings

### 7. Asphalt Work:

- No patching of asphalt, saw cutting, or core drilling.

### 8. Traffic Control and Signage:

- Excludes signage, traffic control, or public safety provisions.

### 9. Embeds and Post Accessories:

- No embeds, post pockets, sleeves, or Sono tubes in walls/barriers.

### 10. Grounding and Bonding:

- Excludes grounding or bonding of fencing and gates.

### 11. Rebar:



- No provision for rebar or rebar cages.

12. Snow or Tree Fencing:

- No installation of temporary snow/tree fencing.

13. Testing and Inspections:

- Excludes testing or special inspection costs.

14. Utility Lines:

- Not responsible for utility or irrigation lines within 3 feet of fence line.

15. Excavation:

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- No hand digging, hydro/air vacuuming, or potholing unless directed (additional costs require signed change order or T & M agreement). Excludes any Grading work

16. Non-USA Utilities

- No provision for locating non-USA member/new utilities.

17. Structural Features:

- Excludes mow strips, grade beams, aprons, curbs, continuous footings, retaining walls, operator pads, and gate track pads.

18. Dust Control and Dewatering:

- No dust control or dewatering services.



19. Dirt or Spoils:

- No import/export of dirt or spoils (to be spread at fence line or designated spot on-site).

20. Electrical and Access Gates:

- Excludes electrical work, conduits, access controls, electric/magnetic strikes, or gate automation.

21. Gate Accessories:

- No provision for panic bars or gate closures.

22. Bollards:

- Bollards not included in the scope of work.

23. Metal Gates and Fabrication:

- No metal gates or metal fabrication work.

24. Textura or any GC Based technology costs not included.

25. OCIP, WRAP, GC insurance, not included

# Legal Protections:

## 1. Indemnity:

- Customer indemnifies contractor from claims arising out of performance of work due to negligence.

## 2. Force Majeure:

- Neither party liable for failure to perform due to force majeure events such as acts of God, war, strikes, floods, fires, or government actions.



## 3. Dispute Resolution:

- Disputes resolved through binding arbitration per American Arbitration Association rules.

## 4. Limitation of Liability:

- Contractor not liable for indirect, incidental, special, consequential, or punitive damages, including lost profits or business interruption.

## Congratulations! Let's Move to the Next Step

Thank you for choosing us for your project! We're excited to partner with you and ensure a seamless and successful outcome. To finalize the contract and move forward, here's what needs to happen next:

### 1. Engineering Review:

- Complete full engineering of the wall and footings to confirm alignment with our pricing and project scope.

### 2. Schedule a Site Visit:

- Coordinate a visit to review the site and ensure our installation schedule aligns with your contractor's schedule.
- Discuss logistics and installation processes to avoid any conflicts during execution.

### 3. Equipment and Material Needs:

- Identify any additional equipment requirements (e.g., pump lift, reach equipment) and confirm these align with the scope of work.
- Determine a designated storage area for materials onsite to assess labor and time needs.

**4. Finalize Contract and Schedule:**

- Once engineering and the site visit are complete, we will review and finalize the contract and project schedule.
- This will establish the final project price based on updated details.

**5. Permit Process and Material Procurement:**

- Upon completion of your permitting process and receipt of the necessary permits, we can begin fabrication and material procurement for installation.

**6. Administrative Support:**

- We provide administrative support to assist with paperwork, warranty documentation, and any other project-related requirements.
- 

**7. Compliance with Requirements:**

- Confirm any union or prevailing wage requirements. Please provide your DIR number to ensure compliance and smooth project execution.

We're here to make this process as smooth as possible and ensure you have clarity every step of the way. If you have any questions or need assistance, don't hesitate to reach out. Let's get started!

**Signatures**

Builder: Navid Yasharel

Date



**2246 Durfee Ave. El Monte Ca 91732  
CA LIC #1057703 Concrete Fence Installers Inc.**

January 7, 2025

2025-City of Antioch-Filbert St - Y Phillips LN



## Concrete Fence Systems

**Project Name:** 2025-City of Antioch-Filbert St - Y Phillips LN

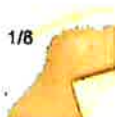
**Location:** Filbert St - Y Phillips LN

**Product Design:** Woodcrete Panels

**Color:** Paint (TBD) 1 Coat

**Scope:** Demo existing post , Replacing post and 2 caps and 12 Woodcrete Panels

1. Material procurement: Source all materials required for the installation, including concrete fence posts, panels, caps and any additional hardware. Verifying the quality and specifications upon delivery.
2. Foundation Preparation: Excavating holes for the fence posts according to the footing schedules and specifications. Excavate footings at specified intervals along the fence line, ensuring proper depth and alignment.



3. Installation of Concrete Posts: Set the precast concrete fence posts securely in the footings. Ensuring proper alignment and spacing of the posts according to the design layout. Pour concrete footings around post for support.

4. Installation of Panels: Place panels between concrete posts using recommended hardware. Secure panels to the post using appropriate fasteners and adhesives. Checking the level and alignment of each panel as it is installed. Inspect for structural integrity and aesthetic appeal.

5. Finishing Touches: Install caps and any decorative elements specified. Fill any gaps between panels with grout or sealant if necessary to ensure a uniform appearance and provide additional stability.

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6. Site Cleanup: Remove any access materials, tools and equipment from the site. Clean up debris and restore the area to its original condition as much as possible.

7. Final Inspection: Conduct a thorough inspection of the completed fence to ensure adherence to project specifications and quality standards.

8. Demo of any existing fence or footings not included.

9. Footing Size on Bid: \_\_\_\_Any footing sizes beyond what has been specified will incur additional charges due to engineering requirements.



10. Number of Footings:

# Cost Estimate

**Demolition**

Demolition

**Installation**

CFI INSTALLATION

**Mobilization**

Mobilization

**Precast Products**

Precast Concrete Wall

American Precast Concrete Wall System

**Turn-Key Quote**

\$47,627.34



# Project Conditions

Spills Report Date:  
Civil Report Date:

1. Compliance:

- Installation of American Precast Concrete Inc. Fence Systems, engineered per the 2021 California Building Code for 100 mph wind velocity, exposure category C, and Seismic Design Site Class D.

2. Site Preparation and Access:

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- Customer provides clear access for materials delivery and placement.
- Fence-line location staked with a 1-3 foot offset prior to work commencement.

3. Approval and Changes:

- No changes after fence-line layout approval unless a signed change order is provided.

4. Installation Specifics:

- Fence height determined from finish grade with a 2" tolerance.
- Soil from footings spread along the fence-line; extra costs for removal/haul-off if needed.
- Concrete Fence Installers responsible for cleanup of debris; not responsible for vegetation damage.
- All installed materials are first quality; incidental chips and hairline cracks are normal.



5. Cost and Wage Considerations:

- Cost estimate based on non-union labor rates; does not include union or prevailing wage rates, bonds, permits, engineer specs, or rebar cages.

6. Delays and Additional Charges:

- \$7500 move-in fee if work stops due to site conditions.
- Customer to mark personal underground utilities
- Staging area provide near the fence line.

7. Material and Finish:

- Integral color may appear inconsistent, paint application recommended for consistency.

8. Validity and Escalation:

- Estimate valid for 30 days: subject to final engineering approval.
- 10% cancellation fee applies.
- Escalation clause for projects starting six months or more after contract date.

9. External Services:

- Additional outside services billed at \$500/hour.

10. Traffic Control and Inspection:

- Traffic control by others; price subject to change based on site plans, soil reports, and engineering/official site visit.

11. A site visit and full permit approval are required to finalize the contract price. Please note that bids are non-binding until the site visit and engineering are completed.

## Conditions and Exclusions

### 1. Staking:

- Staking by others to include all end, angle, corner, gate locations, and finish grade elevations.

### 2. Bond Expenses:

- 3% bond rate for one-year, additional costs for subsequent years.

### 3. Site Preparation:

- No clearing, grubbing, grading, surveying, or staking included.

### 4. Demolition and Temporary Fencing:

- Excludes demolition or removal of existing or temporary fences.

### 5. Permits and Insurance:

- Does not cover permits or builders' risk insurance.

### 6. Engineering and Drawings:

- Excludes structural calculations, stamped drawings, or as-built drawings.
- Excludes elevation drawings

### 7. Asphalt Work:

- No patching of asphalt, saw cutting, or core drilling.

### 8. Traffic Control and Signage:

- Excludes signage, traffic control, or public safety provisions.

### 9. Embeds and Post Accessories:

- No embeds, post pockets, sleeves, or Sono tubes in walls/barriers.

### 10. Grounding and Bonding:

- Excludes grounding or bonding of fencing and gates.

### 11. Rebar:



- No provision for rebar or rebar cages.

12. Snow or Tree Fencing:

- No installation of temporary snow/tree fencing.

13. Testing and Inspections:

- Excludes testing or special inspection costs.

14. Utility Lines:

- Not responsible for utility or irrigation lines within 3 feet of fence line.

15. Excavation:

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No hand digging, hydro/air vacuuming, or potholing unless directed (additional costs require signed change order or T & M agreement). Excludes any Grading work

16. Non-USA Utilities

- No provision for locating non-USA member/new utilities.

17. Structural Features:

Excludes mow strips, grade beams, aprons, curbs, continuous footings, retaining walls, operator pads, and gate track pads.

18. Dust Control and Dewatering:

- No dust control or dewatering services.



19. Dirt or Spoils:

- No import/export of dirt or spoils (to be spread at fence line or designated spot on-site).

20. Electrical and Access Gates:

- Excludes electrical work, conduits, access controls, electric/magnetic strikes, or gate automation.

21. Gate Accessories:

- No provision for panic bars or gate closures.

22. Bollards:

- Bollards not included in the scope of work.

23. Metal Gates and Fabrication:

- No metal gates or metal fabrication work.

24. Textura or any GC Based technology costs not included.

25. OCIP, WRAP, GC insurance, not included

# Legal Protections:

## 1. Indemnity:

- Customer indemnifies contractor from claims arising out of performance of work due to negligence.

## 2. Force Majeure:

- Neither party liable for failure to perform due to force majeure events such as acts of God, war, strikes, floods, fires, or government actions.



## 3. Dispute Resolution:

- Disputes resolved through binding arbitration per American Arbitration Association rules.

## 4. Limitation of Liability:

- Contractor not liable for indirect, incidental, special, consequential, or punitive damages, including lost profits or business interruption.

## Congratulations! Let's Move to the Next Step

Thank you for choosing us for your project! We're excited to partner with you and ensure a seamless and successful outcome. To finalize the contract and move forward, here's what needs to happen next:

### 1. Engineering Review:

- Complete full engineering of the wall and footings to confirm alignment with our pricing and project scope.

### 2. Schedule a Site Visit:

- Coordinate a visit to review the site and ensure our installation schedule aligns with your contractor's schedule.
- Discuss logistics and installation processes to avoid any conflicts during execution.

### 3. Equipment and Material Needs:

- Identify any additional equipment requirements (e.g., pump lift, reach equipment) and confirm these align with the scope of work.
- Determine a designated storage area for materials onsite to assess labor and time needs.



**4. Finalize Contract and Schedule:**

- Once engineering and the site visit are complete, we will review and finalize the contract and project schedule.
- This will establish the final project price based on updated details.

**5. Permit Process and Material Procurement:**

- Upon completion of your permitting process and receipt of the necessary permits, we can begin fabrication and material procurement for installation.

**6. Administrative Support:**

- We provide administrative support to assist with paperwork, warranty documentation, and any other project-related requirements.
- 

**7. Compliance with Requirements:**

- Confirm any union or prevailing wage requirements. Please provide your DIR number to ensure compliance and smooth project execution.

We're here to make this process as smooth as possible and ensure you have clarity every step of the way. If you have any questions or need assistance, don't hesitate to reach out. Let's get started!

**Signatures**

Builder: Navid Yasharel

Date



**2246 Durfee Ave. El Monte Ca 91732  
CA LIC #1057703 Concrete Fence Installers Inc.**

January 7, 2025  
2025-City of Antioch-Hillcre



## Concrete Fence Systems

**Project Name:** 2025-City of Antioch-Hillcre

**Location:** Hillcre

**Product Design:**

**Color:** Paint (TBD) 1 Coat

**Scope:** Demo existing 3 - 15' Panels and 3 columns , Replacing 3 Panels 15' Long and 2 Columns

1. Material procurement: Source all materials required for the installation, including concrete fence posts, panels, caps and any additional hardware. Verifying the quality and specifications upon delivery.
2. Foundation Preparation: Excavating holes for the fence posts according to the footing schedules and specifications. Excavate footings at specified intervals along the fence line, ensuring proper depth and alignment.
3. Installation of Concrete Posts: Set the precast concrete fence posts securely in the footings. Ensuring proper alignment and spacing of the posts according to the design layout. Pour concrete footings around post for support.

4. Installation of Panels: Place panels between concrete posts using recommended hardware. Secure panels to the post using appropriate fasteners and adhesives. Check the level and alignment of each panel as it is installed. Inspect for structural integrity and aesthetic appeal.

5. Finishing Touches: Install caps and any decorative elements specified. Fill any gaps between panels with grout or sealant if necessary to ensure a uniform appearance and provide additional stability.

6. Site Cleanup: Remove any access materials, tools and equipment from the site. Clean up debris and restore the area to its original condition as much as possible.

---

7. Final Inspection: Conduct a thorough inspection of the completed fence to ensure adherence to project specifications and quality standards.

8. Demo of any existing fence or footings not included.

9. Footing Size on Bid: \_\_\_\_Any footing sizes beyond what has been specified will incur additional charges due to engineering requirements.

10. Number of Footings:



# Cost Estimate

## Demolition

Demolition

## Installation

CFI INSTALLATION

## Mobilization

Mobilization

## Turn-Key Quote

\$77,701.66



# Project Conditions

Soils Report Date:  
Civil Report Date:

1. Compliance:

- Installation of American Precast Concrete Inc. Fence Systems, engineered per the 2021 California Building Code for 100 mph wind velocity, exposure category C, and Seismic Design Site Class D.

2. Site Preparation and Access:

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- Customer provides clear access for materials delivery and placement.
- Fence-line location staked with a 1-3 foot offset prior to work commencement.

3. Approval and Changes:

- No changes after fence-line layout approval unless a signed change order is provided.

4. Installation Specifics:

- Fence height determined from finish grade with a 2" tolerance.
- Soil from footings spread along the fence-line; extra costs for removal/haul-off if needed.
- Concrete Fence Installers responsible for cleanup of debris; not responsible for vegetation damage.
- All installed materials are first quality; incidental chips and hairline cracks are normal.



5. Cost and Wage Considerations:

- Cost estimate based on non-union labor rates; does not include union or prevailing wage rates, bonds, permits, engineer specs, or rebar cages.

6. Delays and Additional Charges:

- \$7500 move-in fee if work stops due to site conditions.
- Customer to mark personal underground utilities
- Staging area provide near the fence line.

7. Material and Finish:

- Integral color may appear inconsistent, paint application recommended for consistency.

8. Validity and Escalation:

- Estimate valid for 30 days: subject to final engineering approval.
- 10% cancellation fee applies.
- Escalation clause for projects starting six months or more after contract date.

9. External Services:

- Additional outside services billed at \$500/hour.

10. Traffic Control and Inspection:

- Traffic control by others; price subject to change based on site plans, soil reports, and engineering/official site visit.

11. A site visit and full permit approval are required to finalize the contract price. Please note that bids are non-binding until the site visit and engineering are completed.

## Conditions and Exclusions

### 1. Staking:

- Staking by others to include all end, angle, corner, gate locations, and finish grade elevations.

### 2. Bond Expenses:

- 3% bond rate for one-year, additional costs for subsequent years.

### 3. Site Preparation:

- No clearing, grubbing, grading, surveying, or staking included.

### 4. Demolition and Temporary Fencing:

- Excludes demolition or removal of existing or temporary fences.

### 5. Permits and Insurance:

- Does not cover permits or builders' risk insurance.

### 6. Engineering and Drawings:

- Excludes structural calculations, stamped drawings, or as-built drawings.
- Excludes elevation drawings

### 7. Asphalt Work:

- No patching of asphalt, saw cutting, or core drilling.

### 8. Traffic Control and Signage:

- Excludes signage, traffic control, or public safety provisions.

### 9. Embeds and Post Accessories:

- No embeds, post pockets, sleeves, or Sono tubes in walls/barriers.

### 10. Grounding and Bonding:

- Excludes grounding or bonding of fencing and gates.

### 11. Rebar:



- No provision for rebar or rebar cages.

12. Snow or Tree Fencing:

- No installation of temporary snow/tree fencing.

13. Testing and Inspections:

- Excludes testing or special inspection costs.

14. Utility Lines:

- Not responsible for utility or irrigation lines within 3 feet of fence line.

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15. Excavation:

- No hand digging, hydro/air vacuuming, or potholing unless directed (additional costs require signed change order or T & M agreement). Excludes any Grading work

16. Non-USA Utilities

- No provision for locating non-USA member/new utilities.

17. Structural Features:

- Excludes mow strips, grade beams, aprons, curbs, continuous footings, retaining walls, operator pads, and gate track pads.

18. Dust Control and Dewatering:

- No dust control or dewatering services.



19. Dirt or Spoils:

- No import/export of dirt or spoils (to be spread at fence line or designated spot on-site).

20. Electrical and Access Gates:

- Excludes electrical work, conduits, access controls, electric/magnetic strikes, or gate automation.

21. Gate Accessories:

- No provision for panic bars or gate closures.

22. Bollards:

- Bollards not included in the scope of work.

23. Metal Gates and Fabrication:

- No metal gates or metal fabrication work.

24. Textura or any GC Based technology costs not included.

25. OCIP, WRAP, GC insurance, not included

# Legal Protections:

## 1. Indemnity:

- Customer indemnifies contractor from claims arising out of performance of work due to negligence.

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- Neither party liable for failure to perform due to force majeure events such as acts of God, war, strikes, floods, fires, or government actions.



## 3. Dispute Resolution:

- Disputes resolved through binding arbitration per American Arbitration Association rules.

## 4. Limitation of Liability:

Contractor not liable for indirect, incidental, special, consequential, or punitive damages, including lost profits or business interruption.

## **Congratulations! Let's Move to the Next Step**

Thank you for choosing us for your project! We're excited to partner with you and ensure a seamless and successful outcome. To finalize the contract and move forward, here's what needs to happen next:

### **1. Engineering Review:**

- Complete full engineering of the wall and footings to confirm alignment with our pricing and project scope.

### **2. Schedule a Site Visit:**

- Coordinate a visit to review the site and ensure our installation schedule aligns with your contractor's schedule.
- Discuss logistics and installation processes to avoid any conflicts during execution.

### **3. Equipment and Material Needs:**

- Identify any additional equipment requirements (e.g., pump lift, reach equipment) and confirm these align with the scope of work.
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**4. Finalize Contract and Schedule:**

- Once engineering and the site visit are complete, we will review and finalize the contract and project schedule.
- This will establish the final project price based on updated details.

**5. Permit Process and Material Procurement:**

- Upon completion of your permitting process and receipt of the necessary permits, we can begin fabrication and material procurement for installation.

**6. Administrative Support:**

- We provide administrative support to assist with paperwork, warranty documentation, and any other project-related requirements.
- 

**7. Compliance with Requirements:**

- Confirm any union or prevailing wage requirements. Please provide your DIR number to ensure compliance and smooth project execution.

We're here to make this process as smooth as possible and ensure you have clarity every step of the way. If you have any questions or need assistance, don't hesitate to reach out. Let's get started!

**Signatures**

Builder: Navid Yashareh

Date





## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of March 11, 2025

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Phil Hoffmeister, Administrative Analyst II

**APPROVED BY:** Scott Buenting, Acting Public Works Director/City Engineer

**SUBJECT:** Initiate Preparation of the Street Lighting and Landscape Maintenance District City Engineer's Report for Fiscal Year 2025/26; PW 500

---

### **RECOMMENDED ACTION**

It is recommended the City Council adopt the resolution directing the City Engineer to prepare a consolidated Engineer's Report for fiscal year 2025/26 Street Lighting and Landscape Maintenance District assessments.

### **FISCAL IMPACT**

Adoption of this resolution has no fiscal impact.

### **DISCUSSION**

To begin the annual Street Lighting and Landscape Maintenance District assessment proceedings, the City Council must adopt a resolution describing any proposed new improvements and any substantial changes in existing improvements and ordering the preparation of an Engineer's Report for the coming fiscal year. The attached resolution determines there are no proposed new improvements or substantial changes in existing improvements and directs the City Engineer to prepare a report that will be considered at a public hearing in the future.

### **ATTACHMENT**

A. Resolution

**ATTACHMENT “A”**

**RESOLUTION NO. 2025/\*\***

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH  
DIRECTING THE CITY ENGINEER TO PREPARE A CONSOLIDATED ENGINEER’S  
REPORT FOR FISCAL YEAR 2025/2026 STREET LIGHTING AND LANDSCAPE  
MAINTENANCE DISTRICT ASSESSMENTS**

**WHEREAS**, Streets and Highways Code section 22622 requires the City Council to adopt a resolution describing any proposed new improvements or substantial changes in existing improvements in the various landscape maintenance districts, and to order the City Engineer to prepare and file a report pursuant to Article 4, Chapter 1 of the Landscaping and Lighting Act of 1972;

**WHEREAS**, there are no significant improvements or substantial changes, other than projects already approved in the City’s budget documents or that are scheduled to be accepted from new developments; and

**WHEREAS**, in November of 1996, California’s voters adopted Proposition 218, which requires an Engineer’s Report to levy annual assessments for the forthcoming fiscal year.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council determines that, for the levy of annual assessments of all the landscaping districts, there are no proposed new improvements or substantial changes in existing improvements; and

**BE IT FURTHER RESOLVED** that the City Engineer shall prepare and file a consolidated report for all the landscaping districts pursuant to Article 4 of Chapter 1 (commencing with Streets and Highways Code § 22565) of the Landscaping and Lighting Act of 1972, consistent with the procedural requirements of Proposition 218.

\* \* \* \* \*

**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 11<sup>th</sup> day of March 2025, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

---

**MELISSA RHODES  
CITY CLERK OF THE CITY OF ANTIOCH**



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of March 11, 2025

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Marcus Woodland, Water Treatment Plant Superintendent

**APPROVED BY:** Scott Buening, Acting Public Works Director/City Engineer *Cz for SB*

**SUBJECT:** Awarding a Design Consultant Services Agreement to Carollo Engineers, Inc. in the Amount of \$250,000 for the Water Treatment Plant Solids Handling Improvements; P.W. 551-5A

---

### **RECOMMENDED ACTION**

It is recommended that the City Council adopt a resolution awarding a Design Consultant Services Agreement to Carollo Engineers, Inc. in the amount not to exceed \$250,000 for the Water Treatment Plant Solids Handling Improvements and authorizing the City Manager or designee to execute the agreement in a form approved by the City Attorney.

### **FISCAL IMPACT**

The FY25 Water Enterprise Fund Budget includes \$500,000 in funding for the Water Treatment Plant Solids Handling Improvements (Project) to analyze current operations and determine not only the most cost-effective but also the most efficient and optimal way for the City to proceed with its solids handling process.

### **DISCUSSION**

The City currently utilizes a rental centrifuge and sludge holding tank. The contract for this work is scheduled to expire in June 2025. The City will begin introducing sulfuric acid to the raw water soon which is expected to significantly lower its main coagulant dose and impact sludge chemistry and volume.

The scope of work for this project includes pre-design of the proposed solids handling system, final design of the proposed solids handling system, support services during bidding and construction for the proposed solids handling system and assistance in obtaining regulatory permits required due to operation changes associated with the proposed solids handling system.

During the construction process, Carollo Engineers, Inc. ("Carollo") shall provide technical support, review submittals, and assist with ensuring design compliance. Carollo will not have any direct role in managing, controlling, or executing construction activities.

The City expects to have a recommendation and predesign completed before the current contract for rented equipment expires in June of 2025.

On December 30, 2024, City staff posted a Request for Qualifications on the City's website, informed various plan rooms, and directly contacted multiple firms requesting qualifications for the Project.

On January 30, 2025, qualifications were received from one (1) consultant. Based on the content of the qualifications, Carollo Engineers, Inc. was selected as a qualified firm to provide the services required for the Project. Staff has subsequently met with representatives from Carollo Engineers, Inc. to develop the attached scope of work and cost proposal (Attachment B).

#### **ATTACHMENTS**

- A. Resolution
- B. Carollo Engineers, Inc. Statement of Qualifications

**ATTACHMENT “A”**

**RESOLUTION NO. 2025/xxx**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH  
AWARDING A DESIGN CONSULTANT SERVICES AGREEMENT TO CAROLLO  
ENGINEERS, INC. IN THE AMOUNT OF \$250,000 FOR THE WATER TREATMENT  
PLANT SOLIDS HANDLING IMPROVEMENTS PROJECT  
P.W. 551-5A**

**WHEREAS**, the City utilizes a rental centrifuge and sludge holding tank. The contract for this rental is scheduled to expire in June 2025. The City will begin introducing sulfuric acid to the raw water soon which is expected to significantly lower its main coagulant dose and impact sludge chemistry and volume;

**WHEREAS**, the scope of work for this project includes pre-design of the proposed solids handling system, final design of the proposed solids handling system, support services during bidding and construction for the proposed solids handling system and assistance in obtaining regulatory permits required due to operation changes associated with the proposed solids handling system;

**WHEREAS**, during the construction process, Carollo Engineers, Inc. (“Carollo”) shall provide technical support, review submittals, and assist with ensuring design compliance. Carollo will not have any direct role in managing, controlling, or executing construction activities;

**WHEREAS**, the City expects to have a recommendation and predesign completed before the current contract for rented equipment expires in June of 2025;

**WHEREAS**, on December 30, 2024, City staff posted a Request for Qualifications on the City’s website, informed various plan rooms, and directly contacted multiple firms requesting qualifications for the Water Treatment Plant Solids Handling Improvements (“Project”); and

**WHEREAS**, on January 30, 2025, qualifications were received from one (1) consultant. Based on the content of the qualifications, Carollo Engineers, Inc. was selected as a qualified firm to provide the services required for the Project. Staff has subsequently met with representatives from Carollo Engineers, Inc. to develop the scope of work and cost proposal.

**RESOLUTION NO. 2025/\*\*\***

March 11, 2025

Page 2

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Antioch, hereby awards a Design Consultant Services Agreement to Carollo Engineers, Inc. in the amount not to exceed \$250,000 for the Water Treatment Plant Solids Handling Improvements, and authorizes the City Manager or designee to execute the agreement in a form approved by the City Attorney.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 11th day of March 2025, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

---

**MELISSA RHODES**  
**CITY CLERK OF THE CITY OF ANTIOCH**

## ATTACHMENT "B"

Prepared for  
**The City of Antioch**

Qualifications for Water Treatment Plant

# **SOLIDS HANDLING FACILITY DESIGN CONSULTING SERVICES**

P.W. 551-5A



QUALIFICATIONS / January 2025





2795 Mitchell Drive  
Walnut Creek, California 94598  
925-932-1710  
carollo.com

January 30, 2025

Mr. Marcus Woodland  
Water Treatment Plant Superintendent  
City of Antioch Public Works Department  
1201 W 4th St.  
Antioch, CA 94509

**Subject: Qualifications for Water Treatment Plant Solids Handling Facility Design  
Consulting Services | P.W. 551-5A**

Dear Mr. Woodland and Members of the Selection Committee:

The City of Antioch is seeking an experienced consultant to analyze current operations and find a cost-effective and efficient way to move forward with the solids handling process. Look no further! Our team is uniquely qualified for this project, given our team's expertise in solids handling and our ongoing Brackish Water Desalination Project with the City, which has provided us with an in-depth understanding of your water infrastructure and operational needs.

Below, we have highlighted key differentiators that make Carollo the right choice for this work:

- **Technical Strength.** Carollo has analyzed and designed more than 30 new and/or retrofit dewatering facilities in the last five years. We have experience with centrifuges, belt presses, and thickeners, so we are ready to meet your needs for performance, cost, reliability, and ease of operations.
- **Robust, Straightforward Approach.** Drawing on our 92+ years of experience in helping clients make critical decisions on their projects, we've created a straightforward approach to meet the City's requirements on time and within budget. This includes collaborative workshops, site visits, and deliverables that align with your timeline. The result will be a clear and defensible path forward.
- **Knowledge of Your Facilities.** Carollo has worked closely with the City for over 10 years, including the past seven years on the Brackish Water Desalination project. We are familiar with your new and existing water facilities—knowledge that will be critical to supporting efficient execution of the Solids Handling Project.

Our team's experience in analyzing current operations to identify cost-effective and efficient solutions is well-documented. We are committed to leveraging this expertise to optimize the City's solids handling process, provided that it aligns with both current and future operational goals.

We look forward to the opportunity to continue our partnership with the City of Antioch and contribute to the enhancement of its water treatment facilities. Please feel free to contact me at 925-949-6586 or sweddle@carollo.com should you require any further information.

Thank you for considering our proposal.

Sincerely,  
CAROLLO ENGINEERS, INC.

  
**Scott Weddle, PE**  
Project Manager

Work for this project will be completed  
from our Walnut Creek, California, office.



**WATER TREATMENT PLANT  
SOLIDS HANDLING FACILITY DESIGN  
CONSULTING SERVICES  
P.W. 551-5A  
ADDENDUM NO. 1**

**January 14, 2025**

**Questions and Answers—**


**Q.** In reference to the subject RFQ (P.W. 551-5A), would any additional information relating to the WTP operations that can be made available to perspective proposer(s) interested in submitting the SOQ?

**A.** There is no additional general information relating to the WTP to provide at this time.

**Q.** Could City of Antioch also confirm what proposal content will be inclusive as part of the 15-page count limitation? For example, would some of the items such as resumes, detailed scope, anticipated labor effort not count towards the 15-page limitation?

**A.** Per the Format of The Statement of Qualifications (SOQ) in the RFQ, the page count limit is approximately 15 pages.

This addendum must be included with your bid:

Company Name	<u>Carollo Engineers, Inc.</u>
Date Received	<u>January 14, 2025</u>
Signature	<u></u>
Name	<u>Scott Weddle, PE</u>
Title	<u>Associate Vice President</u>



**WATER TREATMENT PLANT  
SOLIDS HANDLING FACILITY DESIGN  
CONSULTING SERVICES  
P.W. 551-5A  
ADDENDUM NO. 2**


January 23, 2025

**Questions and Answers—**

Q. The labor effort to be provided in our proposal, should we provide just the labor hours, or provide labor hours and cost?

A. Please provide both labor hours and cost.

This addendum must be included with your bid:

Company Name	<u>Carollo Engineers, Inc.</u>
Date Received	<u>January 24, 2025</u>
Signature	<u></u>
Name	<u>Scott Weddle, PE</u>
Title	<u>Associate Vice President</u>



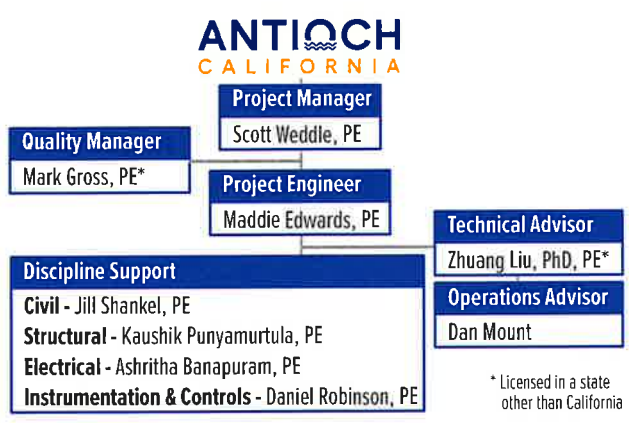
# Team Qualifications

The Carollo team has worked closely with you for over 10 years and is familiar with your new and existing water facilities—knowledge that will be critical to supporting efficient execution of the Solids Handling Project.

## A Team of Experts

Carollo is a water-focused engineering firm. What does this mean for you? It means that we have a deep understanding on the importance of this project and how to design and deliver it to provide you with a best-in-class Solids Handling Facility. Members of our team, including **Scott Weddle** and **Maddie Edwards**, have worked with you on the Brackish Water Desalination Plant for the past seven years. They will use their understanding of your staff, your processes, and your drivers to create a unique solution optimized with your best interests in mind.

Carollo does not propose the use of subconsultants on this project. If a subconsultant is needed, we will work with you to choose the best fit for our team. Brief team resumes are included below for primary team members.



### Scott Weddle, PE PROJECT MANAGER

Scott has more than 34 years of experience focused on water and wastewater projects. He has been responsible for the design and construction of more than \$300 million in water treatment and infrastructure facilities in the last 20 years, including pump stations, pipelines, water storage reservoirs, disinfection systems, membrane systems, and general civil engineering projects.

- MS Civil Engineering, University of California, Berkeley, 1990
- BS Civil Engineering, California Polytechnic State University, San Luis Obispo, 1987

- Project manager for the City of Antioch, California, Brackish Water Desalination Project.
- Principal engineer for Contra Costa Water District, California, responsible for Treatment Plant Capital Improvements Projects.
- Project manager for the Contra Costa Water District, California, Los Vaqueros Expansion Project.

As project manager, Scott will work with Maddie to define project goals, create detailed work plans, manage project risks, and communicate with stakeholders and with our technical advisors to find the best-fit-solutions for the City. He will also assist the City in problem-solving and decision-making throughout the project lifecycle.



- MS Civil and Environmental Engineering, University of California, Berkeley, 2017
- BS Civil Engineering, University of Texas, Austin, 2015

### **Maddie Edwards, PE**

#### **PROJECT ENGINEER**

Maddie has seven years of experience in design and engineering services during construction for water, wastewater, and recycled water projects.

- Project engineer for the City of Antioch, California, WTP Brackish Water Desalination Project.
- Staff engineer for the City of Ukiah, California, Phase 4 Recycled Water System Preliminary Design.
- Design engineer for pretreatment and solids handling design on the East Bay Municipal Utility District, California, Walnut Creek WTP.

Maddie will be responsible for the technical and engineering aspects of the project, working closely with Scott and other team members to achieve the project objectives. Key responsibilities will include developing detailed project plans, coordinating with various stakeholders, and overseeing the technical execution of the project. She will be involved in designing, planning, and managing tasks, making sure all technical specifications and standards are met.



- PhD Civil Engineering, Arizona State University, 2004
- MS Environmental Engineering, Tianjin University, China, 2000
- BS Environmental Engineering, Tianjin University, China, 1997

### **Zhuang Liu, PhD, PE\***

#### **TECHNICAL ADVISOR**

Dr. Liu is highly experienced in developing detailed designs and performing construction administrative services for water treatment facilities and infrastructure. Besides her implementation of numerous process improvements, rehabilitation efforts, and expansion projects, she regularly performs plant-wide hydraulic modeling and complex cost estimating evaluations.

- Project engineer for the Albuquerque Bernalillo County Water Utility Authority, New Mexico, Southside Water Reclamation Plant Solids Dewatering Facility Replacement Project.
- Project engineer for residuals system on the East Bay Municipal Utility District, California, Walnut Creek WTP.
- Project engineer for the City of Yuma, Arizona, Figueroa Avenue Water Pollution Control Facility Biosolids Drying System Design.

Dr. Liu will provide process design support on technical matters throughout the project's lifecycle. She will offer specialized knowledge and advise the project team. Key responsibilities include evaluating technical alternatives, identifying potential risks, and recommending solutions to complex challenges. She will collaborate with Scott and Maddie to align technical strategies with project goals.

\* Licensed in a state other than California



- Community College of the Air Force, Environmental Controls; U.S. Air Force Environmental Support Specialist Technical Training
- Grade 5 WTP Operator
- Grade 3 Water Distribution Operator

### **Dan Mount** **OPERATIONS ADVISOR**

Dan brings 34 years of experience in WTP operations, construction management, project management, design review, and inspection for water treatment plants. His 17-year tenure as an operations manager and WTP superintendent equips him with a unique operator-focused perspective, enabling him to deliver solutions that prioritize the operations team during the design process.

- Startup and commissioning manager for the EchoWater Tertiary Treatment Project for Sacramento Regional County Sanitation District, California.
- Construction manager and inspector for \$4.8 million design-build project for a confidential client's Wastewater Treatment Plant Upgrade Phase 1 which included installation and startup of Andritz centrifuges in Bakersfield, California.
- Project manager and superintendent for the design and construction for the George Kristoff WTP Expansion Project which included Actiflo high rate sedimentation for the City of West Sacramento, California.

Dan will be instrumental in optimizing the solids handling solution for operations and maintenance (O&M) staff. He will tour facilities with City staff, review background information, collaborate with O&M staff, and participate in workshops to clarify needs. He will work with Scott and Maddie to implement best practices and innovative solutions that align with your goals.



- MS Environmental Engineering, University of Arizona, 1993
- BS Chemical Engineering, University of Arizona, 1992

### **Mark Gross, PE\*** **QUALITY MANAGER**

With 32 years of experience, Mark is one of Carollo's national experts in the field of residuals management. He has experience in the evaluation, design, and startup/commissioning of solids handling facilities, including mechanical dewatering systems at WTPs ranging in size from 2 to 480 mgd. In addition, he has authored and co-authored residuals-related articles, including Chapter 18 on Process Residuals in the 5th Edition of ASCE/American Water Works Association Water Treatment Plant Design Handbook.

- Design manager for a residuals system on the East Bay Municipal Utility District, California, Walnut Creek WTP.
- Project manager for the City of Phoenix, Arizona, Union Hills WTP Solids Handling Improvements.
- Residuals technical advisor for the City of Sacramento, California, WTPs Rehabilitation.

Mark will oversee quality assurance and control throughout the project's lifecycle, implementing Carollo's quality management systems to maintain high standards and regulatory compliance. His key responsibilities include establishing quality objectives, conducting audits, and monitoring project activities for improvement.

\* Licensed in a state other than California

# Company Experience

Carollo has evaluated and designed more than 30 new and/or retrofitted dewatering facilities in the last five years. These dewatering projects have also helped our clients to cost-effectively maximize sludge dewatering efficiency and reduce O&M effort and cost.

## Water...Our Focus, Our Business, and Our Passion

Throughout our 92-year history, Carollo Engineers has applied sound, proven engineering principles to advance the application of water-related technologies and engineering excellence.

All of our work involves water, resulting in a level of understanding of key supply, treatment, and conveyance issues that few firms can match.

This focus has allowed us to work closely with our municipal, federal, and industrial clients to develop innovative and cost-effective solutions for their most challenging and essential water capital improvement projects.

## Summary of Relevant Experience and Performance

Carollo is highly qualified in designing and implementing solids handling systems for WTPs. Our expertise spans preliminary design, pilot testing, plan and specification preparation, resident engineering, shop drawing review, O&M manual preparation, and startup assistance. Carollo's experience with centrifuges, belt presses, and screw presses positions our team to address performance, cost-effectiveness, redundancy, reliability, and equipment access needs. These qualifications highlight Carollo's ability to provide effective and efficient solids handling solutions.



### Project Experience:

Carollo has been involved in numerous projects that highlight their capabilities in solids handling. For instance, the City of Sacramento's WTPs Rehabilitation project added mechanical dewatering facilities to support the combined 360-mgd production rate.



### Expert Team:

Carollo's team includes national experts in WTP residuals management. For example, Mark Gross, who has contributed significantly to the design and construction of solids handling facilities. His expertise includes mechanical dewatering and innovative technologies like screw presses.



### Technical Expertise:

Carollo's qualifications extend to the evaluation and design of various solids handling processes, such as sludge thickening and dewatering, and conveyance processes. Our approach involves comprehensive knowledge of solids handling, making sure that designs are flexible, reliable, and easy to operate and maintain.



### Innovative Solutions:

Carollo has developed unique solutions to address specific challenges in solids handling. For example minimizing the need for new infrastructure conserves project budget. Innovative solutions for the project are embedded in our approach.

**THE PROJECTS LISTED IN THE TABLE DEMONSTRATE OUR EXPERIENCE WORKING ON PROJECTS WITH SIMILAR TECHNICAL COMPONENTS.**

CLIENT/PROJECT	ESTIMATING AND BUDGETS	CONCEPT DESIGN/ LAYOUT FOR APPROVAL	DETAILED DESIGN	CONSTRUCTION SUPPORT
Central Contra Costa Sanitary District, CA — Sludge Dewatering Centrifuge Project	✓	✓	✓	✓
Central Marin Sanitation Agency, CA — 2017 Facilities Master Plan Biosolids Dewatering Evaluation		✓	✓	
Delta Diablo, CA — Secondary Solids Thickener	✓	✓	✓	✓
City of Fresno, CA — Fresno-Clovis Regional Water Reclamation Facility Biosolids Master Plan	✓	✓		
City of American Canyon, CA — WTP Preliminary Solids Handling Evaluation	✓	✓		
City of Sunnyvale, CA — Master Plan and Secondary and Dewatering Design	✓	✓	✓	✓
City of Phoenix, AZ — 91st Avenue Wastewater Treatment Plant Unified Plant Expansion	✓	✓		✓
East Bay Municipal Utility District, Walnut Creek, CA — WTP Pretreatment Project	✓	✓		
San Bernardino, Municipal Water Department, CA — 3A Dewatering Project	✓		✓	✓

## Related Experience and References



### Brackish Water Desalination Project

#### City of Antioch, CA

Carollo provided planning, permitting, design, grant funding support, and construction phase services for this 8-mgd desalination facility to treat brackish water from the San

Joaquin River. This project will improve water supply reliability and water quality, and reduce the City's dependence on purchased water.

Project features include:

- Upgrades to the existing WTP, including filter upgrades, clearwell modifications, new power supply, and new raw water piping.
- New river water intake facilities with fish screens and variable speed pumps.
- Reverse osmosis membranes, chemical facilities, new buildings, and SCADA system upgrades.

#### RELEVANCE TO ANTIOCH:

Direct experience with your facilities and staff allows us to hit the ground running on this project.

#### Reference

Joe Sbranti  
Project Manager  
925-726-9141  
sbrantijoe@gmail.com

**Project Cost and Completion Date**  
\$120M / 2025



## WTPs Rehabilitation

### *City of Sacramento, CA*

Carollo evaluated pretreatment options and treatment reliability for the 160-mgd Sacramento River Water Treatment Plant (SRWTP) and the 200-mgd E.A. Fairbairn Water Treatment Plant (EAFWTP). The study

found that key facilities, including flocculation/sedimentation basins, filter beds, high-service pump station, electrical facilities, and piping, had reached the end of their useful life. Carollo was contracted to design improvements, which included new conventional pretreatment and filters, a replacement high-service pump station to enhance reliability and clearwell capacity, and a new primary electrical substation. Additionally, new thickening and mechanical dewatering facilities with centrifuges were installed at both plants, replacing the existing solar drying method.

Project features include:

- Capacity, reliability, and optimization study.
- Conceptual design of improvements at both WTPs.
- Design development/construction documents for SRWTP rehabilitation and solids handling/mechanical dewatering facilities at SRWTP and EAFWTP.

## RELEVANCE TO ANTIOCH:

Study and alternatives analysis for facilities and design of new centrifuges as part of dewatering facilities.

### Reference

Michelle Carrey  
Engineering  
Supervisor, Water  
916-808-1438  
mcarrey@  
cityofsacramento.org

### Project Cost and Completion Date

\$118M / 2016



## Union Hills WTP Solids Handling Facility Improvement Design Services

### *City of Phoenix, AZ*

Carollo was selected by the City of Phoenix to provide

design and construction administration and inspection services for improvements to the Union Hills WTP Solids Handling Facility to increase solids treatment capacity and redundancy.

Project features include:

- An alternatives evaluation study of improvements to the existing dewatering facility (adding centrifuge and reconfigured cake conveyance), thickened sludge holding tank, new gravity thickener, pretreatment sludge collection system, and PAC silo feed system.
- Design of the selected improvements to enhance the solids treatment and removal from the water treatment process streams for final disposal.
- Coordination with the selected Construction Manager at Risk (CMAR) to develop plans and specifications for the project.

## RELEVANCE TO ANTIOCH:

Experience evaluating alternatives for solids processes and completing the design, and assisting through construction. Also included design of new centrifuges and screw conveyor system.

### Reference

Raghu Nandan, PE  
Team Leader/Project Manager  
602-534-3904  
raghu.nandan@phoenix.gov

### Project Cost and Completion Date

\$21M / 2018

# Approach

Our team has developed a project delivery approach that meets the City's needs and continues to foster successful project completion.

## Project Approach

Our approach to evaluating alternatives and designing your solids facility is focused on the City's most pressing needs.



### Using time effectively



### Evaluating and designing with operations in mind



### Maximizing available budget

## What We've Heard From You

You are looking for a path forward for a cost-effective and efficient long-term solution to handle solids without interruption. Below are the challenges we foresee and our approach to address them.



### Challenge No. 1: Developing a solution that makes effective use of time

The City needs a straightforward solution in order to have the path forward outlined by June 2025.

Time is of the essence due to your rental contract ending. Our approach is not to reinvent the wheel, but build on operations staff preferences by working closely with the City to find a solution that can be implemented quickly and

cost effectively. As such, we have started to brainstorm the pros and cons of a possible solution.

There are several potential options, as shown on the right. While the first and second options are straightforward, we'd like to further discuss the third and fourth options.

The third option would include designing and installing a different solids handling process unit like a traditional circular thickener or a belt filter press. Carollo has experience in designing and installing these process units. We can evaluate them on the basis of performance, operability, and cost.

The fourth, and most out of the box option, is to negotiate an industrial discharge with Delta Diablo. While there is a possibility that Delta Diablo will not accept the sludge, the opportunity should be evaluated due to the tremendous upside of removing the need for solids handling. The sludge also needs to be tested for potential contaminants, such as arsenic, that could prohibit discharge to the sewer.

Fortunately, **Scott Weddle** and **Maddie Edwards** have recent experience obtaining permits from Delta Diablo for the Desalination project and can lead the conversation on behalf of the City. The key to effective use of time to select one of these solutions is to begin with City input and a well developed plan.

## Most Likely Options:

- 1 Continue renting centrifuge and sludge holding tank**
  - ⊕ **Pro:** Familiar and dependable operation.
  - ⊗ **Con:** Continues status quo operating and rental costs.
- 2 Procure centrifuge and sludge holding tank**
  - ⊕ **Pro:** Lower operating cost and no rental cost. Same process as existing. Potential permitting benefits.
  - ⊗ **Con:** Potentially higher maintenance costs.
- 3a Alternate process unit: Consider circular thickener**
  - ⊕ **Pro:** A circular gravity thickener is well established technology.
  - ⊗ **Con:** Due to space constraints, this may not be feasible.
- 3b Alternate process unit: Consider belt filter press**
  - ⊕ **Pro:** A belt press is well established technology.
  - ⊗ **Con:** Introduces a new process unit to operations.
- 4 Out of the box thinking: Negotiate an industrial discharge with Delta Diablo**
  - ⊕ **Pro:** Removes the need for solids handling operating cost.
  - ⊗ **Con:** Delta Diablo's standard language is to not accept sludge, however, this boundary can be evaluated as part of this project.

Evaluating alternatives and designing with operation and maintenance in mind is critical to the successful delivery of the project now and to the successful operation of the facility in the future.

## Collaborative Workshops

To collaboratively advance project concepts, Carollo proposes several focused

workshops. These joint workshop sessions allow for real-time design development as decisions are made. Options are reviewed, discussed, and agreed upon. Then they are immediately incorporated into the project and documented, efficiently progressing the recommendations and design.

We will be developing a construction sequence that will have minimal impact on plant operations with a goal of keeping the WTP running smoothly and keep operators happy. As such, we consider the installation of future equipment from the beginning. An example of this planning is shown in the proof below.

We have brainstormed our initial thoughts on space for new equipment while the existing rental equipment is still in operation. As the alternatives are evaluated, we will have a preliminary constructability review by our technical advisor, Dan Mount, to consider a construction sequence that reduces impact to the plant. The

construction of new facilities must occur while maintaining operation of existing treatment facilities.



Our goal is to maximize the City's budget with creative ways to get the most for your money. In order to maximize the City's budget for the solids handling project, Carollo's design will consider:

- Maximizing use of existing facilities like sludge holding tanks, piping, process units, and pumps.
- Using existing available space and power supply facilities to the greatest extent possible.
- Proactively sequencing for continued solids handling services.
- Using existing control system.

Other items to evaluate include identifying ways to make improvements to enhance operations and save operating costs. Carollo will evaluate existing solids handling and reclaimed water pumps for their



PROOF

The **City of Antioch Brackish Water Desalination Project** required modifications to existing WTP facilities, new PG&E power service at two locations, existing filter and clearwell modifications, brine disposal facilities at an existing WWTP outfall, connection of new reverse osmosis facilities to existing piping and chemical systems, and other sequencing challenges. The project was bid and constructed during the pandemic with equipment delivery delays, cost escalation, and labor shortages that significantly impacted the schedule. The sequencing strategies developed during design maximized the use of an adjacent treatment plant and specified strict, but reasonable, seasonal shutdown requirements to ensure continued service to customers. **Scott and Maddie** worked closely with the WTP operations staff and contractor to proactively respond to schedule delays that were in some cases beyond anyone's control to help deliver a successful project.

remaining useful life and check that new facilities fit within the hydraulic profile of the plant.

Perhaps the greatest opportunity to maximize the City's budget is to remove the need for solids handling operating costs altogether. Although this is an outside the box alternative, we think it's worth exploring due to the tremendous cost savings if successful. We reviewed Delta Diablo's industrial discharge requirement. Admittedly, it states that sludge is not allowed to be discharged to the sewer. However, we have seen WTP solids accepted at the sewer system for El Dorado Irrigation District and the City of West Sacramento after some negotiations. We recommend that the City consider allowing Carollo to have further discussions with Delta Diablo to explore the possibility of discharging solids to the sewer. This could truly maximize the City's budget.

## Detailed Scope of Work

### How We Will Meet Your Expectations

The scope of work for this project has been clearly outlined in the RFQ and Carollo takes no exception to providing the services requested starting with preliminary design followed by final design, bid, and construction phases of the project. Through our work with you on previous projects, we understand your

standards and procedures and will use that past experience to apply your preferences throughout this project.

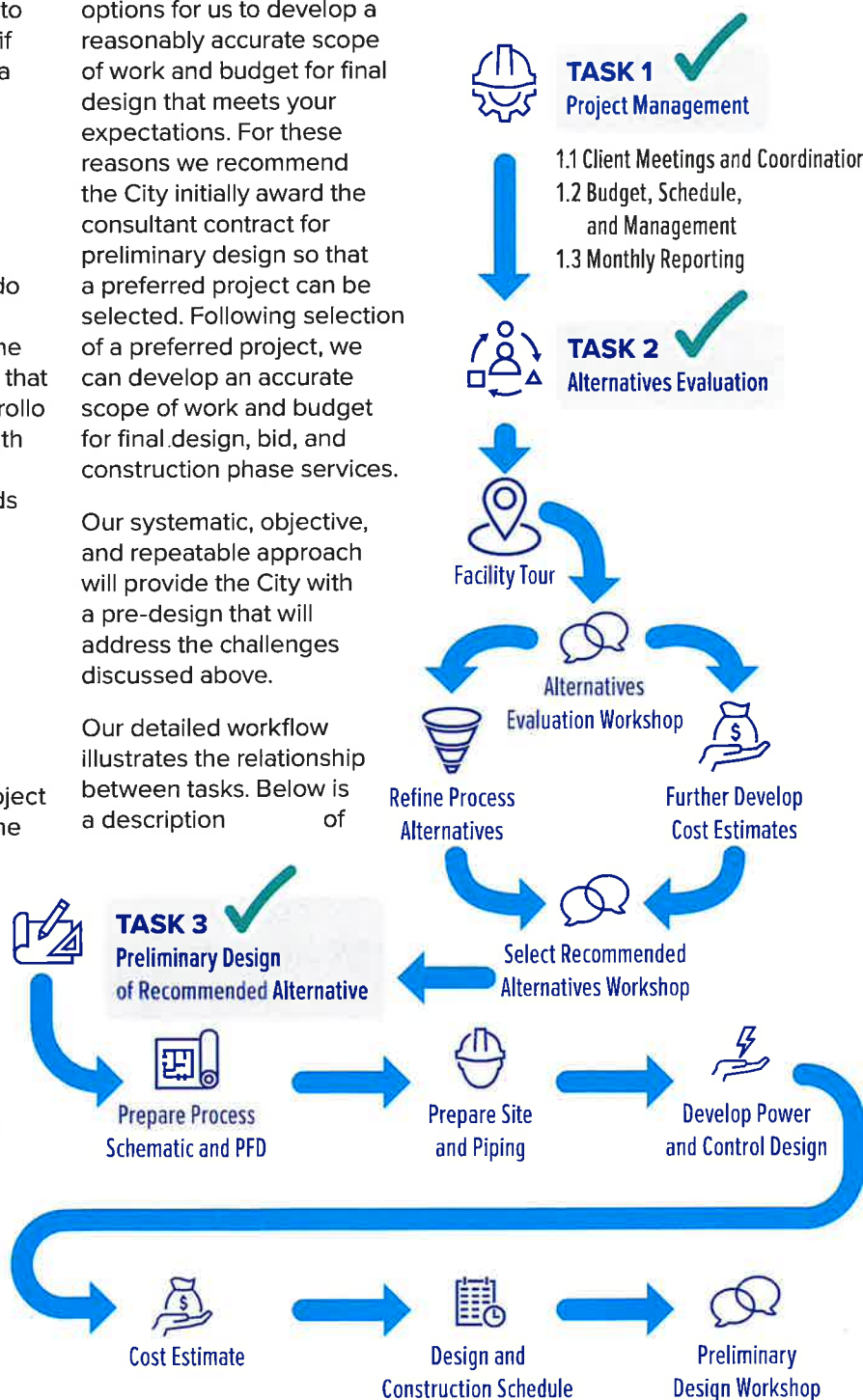
The range of project options currently spans from renting a solids handling system to designing entirely new facilities. This is too wide of a range of options for us to develop a reasonably accurate scope of work and budget for final design that meets your expectations. For these reasons we recommend the City initially award the consultant contract for preliminary design so that a preferred project can be selected. Following selection of a preferred project, we can develop an accurate scope of work and budget for final design, bid, and construction phase services.

Our systematic, objective, and repeatable approach will provide the City with a pre-design that will address the challenges discussed above.

Our detailed workflow illustrates the relationship between tasks. Below is a description of

our Detailed Scope of Work which includes pre-design of the proposed solids handling system.

### Proposed Workflow



## Task 1 – Project Management

At the project kick-off meeting, we will confirm the project objectives, finalize scope, schedule, and implementation plan with key stakeholders. Then, our team will work systematically through the technical tasks, providing regular updates of the work-in-progress, so you can make informed decisions.

We anticipate several focused workshops as outlined in our proposed workflow. These workshops will promote integration of ideas and collaborative thinking throughout the progression of work, and also help facilitate decisions necessary to keep the project on-track.

## Task 2 – Alternatives Evaluation with Cost Components

### Task 2.1 – Review Existing Information and Conduct Site Visit

The Carollo team will review the City's existing water quality and solids handling data and interview City staff about operational goals with a focus on past challenges and successes. An initial site visit will be conducted soon after the City issues the Notice to Proceed to see the facilities and talk with the City. The project kick-off meeting will also be held during this initial site visit.

#### ASSUMPTIONS

- The City will provide available water quality, solids handling, and operational data in excel format.

#### DELIVERABLES

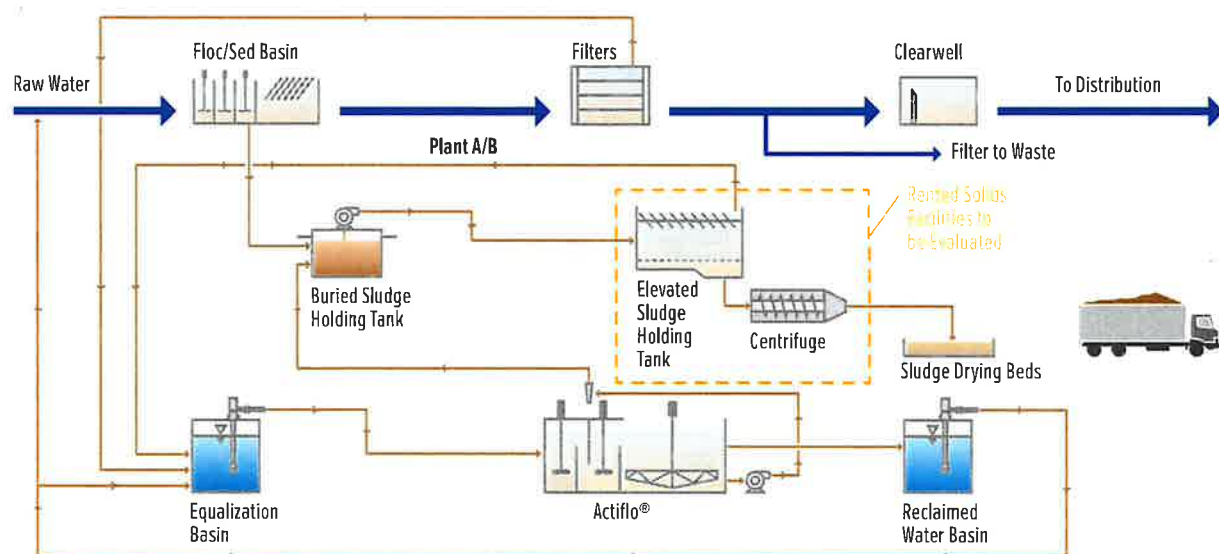
- Meeting minutes including feedback from City staff.

### Task 2.2 – Develop and Evaluate Process Alternatives

There is a range of solids handling options that could be used to meet each of the City's treatment goals, which all have pros and cons. Carollo will develop up to three conceptual alternatives for consideration based on discussions with City staff, data review, site visits, and our experience on similar projects. The alternatives will be evaluated on cost and non-cost factors such as reliability, ease of operation, space constraints, compatibility with existing plant operations, permitting, and other factors. This task will include preparing a preliminary site plan, process flow diagram, and lifecycle costs and implementation plan for each alternative.

We have reviewed the existing process flow diagram (PFD) and have included a simplified PFD here for reference.

### Existing Solids Handling Process Flow Diagram



**DELIVERABLES**

- Preliminary site plans and process flow diagrams.
- Preliminary cost estimates for select alternatives.
- Preliminary implementation plans.

These deliverables will be provided to the City prior to the workshop in Task 2.4.

### **Task 2.3 – Prepare Lifecycle Cost Estimates**

Carollo will prepare lifecycle cost estimates to compare the alternatives developed in Task 2.2. Lifecycle cost estimates are a useful tool for comparing alternatives since they take into consideration the capital cost to design and construct the facilities as well as the annual operations and maintenance costs. The cost estimates prepared in this task will be high-level (AACE Class 5) estimates that are typically used for comparing alternatives.

### **Task 2.4 – Alternatives Evaluation Workshop**

In this workshop, we will present the alternatives evaluation prepared in Task 2.2 for discussion with City staff. The goals of the workshop will be to refine the alternatives and identify any new considerations that were not previously evaluated. The alternatives will be updated based on input received during the workshop as we build towards making a final recommendation with the City.

**DELIVERABLES**

- Workshop presentation slides.
- Workshop minutes including feedback from City staff.

### **Task 2.5 – Select Recommended Alternative**

The focus of the next workshop will be to review the refined alternatives from Task 2.4 and select the recommended alternative and path forward. By the end of this workshop, the City will have an understanding of the pros and cons of each alternative and comparison pricing to inform a selection.

**DELIVERABLES**

- Workshop presentation slides.
- Workshop minutes including feedback from City staff.

## **Task 3 – Preliminary Design of Selected Alternative**

The selected alternative from Task 2 will be further developed into a preliminary design as part of this task. The preliminary design will be included in a Pre-Design Technical Memorandum (TM) that will summarize the alternatives evaluation completed in Task 2.

### **Task 3.1 – Prepare Design Criteria, Process Unit Sizing, and Flow Diagram**

Carollo will prepare an outline of design parameters and conduct equipment and pipeline sizing. Carollo will confirm equipment sizing with the manufacturers.

### **Task 3.2 – Prepare Site Layout and Outdoor Piping Plan**

Carollo will prepare a site plan that shows the layout of equipment and piping for the system.

### **Task 3.3 – Develop Power and Control Design**

Carollo will confirm the power requirements for the new equipment and determine how to route power from an existing motor control center (MCC) to the new equipment. There may be available power supply conduits leading from an existing MCC that were installed as part of the original solids handling system construction in 2008. Likewise, there may be available control conduits from the original construction that can be used. Carollo will investigate these options.

### **Task 3.4 – Preliminary Design Workshops**

Carollo will conduct two preliminary design workshops. The first workshop will be held after the work from Tasks 3.1 through 3.3 is complete. The second workshop will be held after the draft Preliminary Design TM is submitted. The goal of these workshops is to present work progress to and receive input from City staff.

**ASSUMPTIONS**

- Deliverables as part of the TM will be PDF sketches and not CAD drawings.

**DELIVERABLES**

- Workshop presentation and minutes including feedback from City staff.

### **Task 3.5 – Prepare Cost Estimate**

Carollo will prepare an AACE Class 4 cost estimate that incorporates complete project scope.



# Contract and Litigation

Carollo has reviewed the contract provided by the City. Below are comments to the contract as well as other litigation requirements provided.

## CONTRACT/ AGREEMENT

We have no contracts/ agreements terminated for convenience or default within the past three years.

## LITIGATION

We have no litigation that currently affects or may affect Carollo's ability to perform in the future.

## CONTRACT AND INSURANCE REQUIREMENTS

We confirm Carollo is able to meet contract and insurance requirements. However, we have several comments to the Consulting Services Agreement.

**NEW 1.5. City-Provided Information and Services:** The City shall furnish the Consultant available studies, reports and other data pertinent to Consultant's services; obtain or authorize Consultant to obtain or provide additional reports and data as required; furnish to Consultant services of others required for the performance of

Consultant's services hereunder, and Consultant shall be entitled to use and reasonably rely upon all such information and services provided by City or others in performing Consultant's services under this Agreement.

**NEW 1.6. Estimates and Projections:** In providing opinions of cost, financial analyses, economic feasibility projections and schedules for potential projects, Consultant has no control over cost or price of labor and material; unknown or latent conditions of existing equipment or structures that may affect operation and maintenance costs; competitive bidding procedures and market conditions; time or quality of performance of third parties; quality, type, management, or direction of operating personnel; and other economic and operational factors that may materially affect the ultimate project cost or schedule. Therefore, Consultant makes no warranty that City's actual project costs, financial aspects, economic feasibility, schedules, and/or quantities or quality

realized will not vary from Consultant's opinions, analyses, projections, or estimates.

### Section 5.1, Indemnification and Consultant's Responsibilities:

In the 6th line, replace "in connection with the" with "to the extent caused by the negligent".

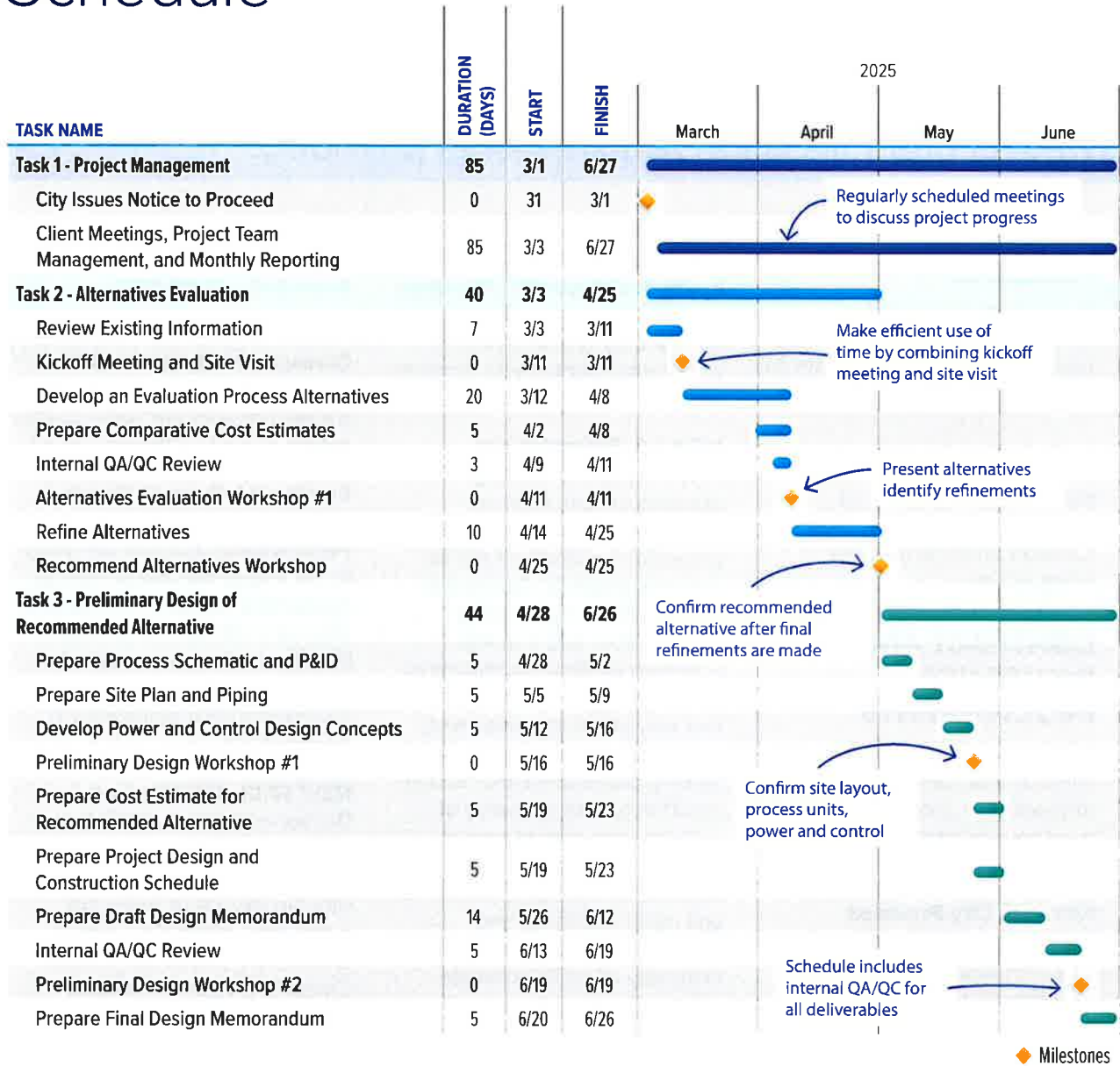
### Section 9.1, Records Created as Part of Consultant's Performance:

Add the following to the end of the 2nd sentence, "... Agreement however; Consultant shall be entitled to keep one (1) copy of all such materials for their files in accordance with the standard of care delineated in Section 1.2."

### NEW 10.12. Third Parties:

The services to be performed by Consultant are intended solely for the benefit of the City. No person or entity not a signatory to this Agreement shall be entitled to rely on the Consultant's performance of its services hereunder, and no right to assert a claim against the Consultant by assignment of indemnity rights or otherwise shall accrue to a third party as a result of this Agreement or the performance of the Consultant's services hereunder.

# Schedule



# Labor Effort

Carollo has provided an estimated labor effort based on our approach and scope, as well as the workflow provided.

City of Antioch  
WTP Solids Handling Facility Design  
P.W. 551-5A  
FEE ESTIMATE for Preliminary Design

Task Description	Weddle PM and PIC	Edwards PE	Shanley Civil Design	Liu Process Engineer	Electrical Engineer	Instrument and Control Engineer	Staff Engineer	Mount Operations and Construction	Gross QA/QC Reviewer	Graphics and Drafting	Clerical	Total Hours	Direct Cost	Indirect Costs Printing, Travel, Lodging, Meals	PROJECT TOTAL
<b>1. Project Management</b>															
1.1 Client Meetings and Coordination	24	16										40	\$ 13,104		\$ 13,104
1.2 Budget, Schedule, and Sliding Management	16											16	\$ 6,080		\$ 6,080
1.3 Monthly Reporting	16											28	\$ 8,336		\$ 8,336
<b>Task 1 Totals</b>	<b>56</b>	<b>16</b>										<b>84</b>	<b>\$ 27,520</b>		<b>\$ 27,520</b>
<b>2. Alternatives Evaluation</b>															
2.1 Review Existing Information and Conduct Site Visit	2	4	4	4	4	4	8	12	8	16		42	\$ 11,448	\$ 1,000	\$ 12,448
2.2 Develop and Evaluate Process Alternatives	16	60	8	40	8	8	40	16	8		4	224	\$ 58,548		\$ 58,548
2.3 Prepare Comparative Cost Estimates	4	16	2	2	2	2	4					36	\$ 9,754		\$ 9,754
2.4 Alternatives Evaluation Workshops (2)	8	16	8	16	2	2	16	16	4	16		96	\$ 25,648	\$ 1,000	\$ 26,648
2.5 Select Recommended Alternative	4	8	2	4	2	2	8	8	4			42	\$ 11,612		\$ 11,612
<b>Task 2 Totals</b>	<b>34</b>	<b>104</b>	<b>24</b>	<b>66</b>	<b>16</b>	<b>16</b>	<b>76</b>	<b>52</b>	<b>16</b>	<b>32</b>	<b>4</b>	<b>440</b>	<b>\$ 117,010</b>	<b>\$ 2,000</b>	<b>\$ 119,010</b>
<b>3. Preliminary Design of Recommended Alternative</b>															
3.1 Prepare Process Schematic and P&ID	4	4	4	4	4	4						24	\$ 6,696		\$ 6,696
3.2 Prepare Site Plan and Piping	4	8	16									28	\$ 8,280		\$ 8,280
3.3 Develop Power and Control Design Concepts	4	4	4		8	8				8		32	\$ 8,308		\$ 8,308
3.4 Preliminary Design Workshops (2)	8	16	4	4	4	4	8	16		16		80	\$ 21,524	\$ 2,000	\$ 23,524
3.5 Prepare Cost Estimate for Recommended Alternative	2	8	2		2	2		2	2			20	\$ 5,536		\$ 5,536
3.6 Prepare Project Design and Construction Schedule	1	4										5	\$ 1,376		\$ 1,376
3.7 Prepare Draft and Final Preliminary Design Memoranda	16	40	8	16	4	4	40	16	8	24	16	192	\$ 49,664		\$ 49,664
<b>Task 3 Totals</b>	<b>39</b>	<b>84</b>	<b>34</b>	<b>24</b>	<b>22</b>	<b>22</b>	<b>48</b>	<b>34</b>	<b>10</b>	<b>48</b>	<b>15</b>	<b>381</b>	<b>\$ 101,384</b>	<b>\$ 2,000</b>	<b>\$ 103,384</b>
<b>Totals</b>	<b>129</b>	<b>204</b>	<b>58</b>	<b>90</b>	<b>38</b>	<b>38</b>	<b>124</b>	<b>86</b>	<b>26</b>	<b>80</b>	<b>32</b>	<b>905</b>	<b>\$ 245,914</b>	<b>\$ 4,000</b>	<b>\$ 249,914</b>

Notes:  
1. Carollo Standard Fee Schedule 2025



[carollo.com](http://carollo.com)

CITY OF  
**ANTIOCH**  
CALIFORNIA

**STAFF REPORT TO THE CITY COUNCIL**

**DATE:** Regular Meeting of March 11, 2025

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Phil Hoffmeister, Administrative Analyst II

**APPROVED BY:** Scott Buenting, Acting Public Works Director/City Engineer

**SUBJECT:** Resolution Establishing the Rate per Equivalent Runoff Unit for Fiscal Year 2025/26 and Requesting the Contra Costa County Flood Control and Water Conservation District to Adopt an Annual Parcel Assessment for Drainage Maintenance and the National Pollution Discharge Elimination System Program

---

**RECOMMENDED ACTION**

It is recommended that the City Council adopt the resolution:

1. Determining that the rate to be assigned to a single Equivalent Runoff Unit for Fiscal Year 2025/26 shall be set at twenty-five dollars (\$25.00); and
2. Requesting the Contra Costa County Flood Control and Water Conservation District adopt Stormwater Utility Assessment Drainage levies based on the rate for a single Equivalent Runoff Unit for Fiscal Year 2025/26, which shall be set at twenty-five dollars (\$25.00).

**FISCAL IMPACT**

The adoption of the National Pollution Discharge Elimination System (NPDES) rate of \$25 per equivalent runoff unit (ERU) will generate approximately \$1,250,000 annually. The City of Antioch will receive approximately \$850,000 of that revenue to provide services and administer the NPDES program as mandated by the Clean Water Act. The remaining \$400,000 reflects the City's share of County Clean Water Program costs. Such costs are allocated to all participating agencies on a population basis.

**DISCUSSION**

At the March 9, 1993, meeting, the City Council adopted Resolution 93/49 authorizing the establishment of an annual parcel assessment for drainage maintenance and the NPDES program. That action set the fee for Fiscal Year 1993/94 at \$20 per ERU per year and established a maximum rate of \$25 per ERU per year. At the April 12, 1994, meeting, the Council concurred with budget revisions proposed by staff and reduced that fee for Fiscal

Year 1994/95 to \$17 per ERU per year. By subsequent actions, City Council set the rate for Fiscal Years 1995/96 through 2001/02 at \$17 per ERU per year.

At the April 9, 2002, Council meeting, in preparation for permit revisions and increased costs by the State Water Resources Control Board, staff presented alternatives to raising the ERU from \$17 to the maximum of \$25 over a 3-year period to meet projected increased costs. Staff recommended raising the ERU to \$21 in 2002/03 and proposed increasing the fee per ERU to \$23 in 2003/04 and \$25 in 2004/05. Council approved those increases respectively. The City is required by April 1<sup>st</sup> to determine the cost to be assigned to the ERU for the forthcoming fiscal year. The resolution submitted with this report meets that condition.

With the uncertainty of future regulations and the cost to implement and administer State mandates, reliable cost projections are challenging to calculate. However, based on the City's current NPDES permit requirements and financial data and estimates for revenue and expenditures to meet those provisions, a revised zero fund balance could be realized by the end of Fiscal Year 2027/28. The City Council should evaluate increasing the fee next year which is subject to Proposition 218.

#### **ATTACHMENTS**

##### A. Resolution

**ATTACHMENT “A”**

**RESOLUTION NO. 2025/\*\***

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH  
ESTABLISHING THE RATE PER EQUIVALENT RUNOFF UNIT FOR FISCAL YEAR  
2025/26 AND REQUESTING THE CONTRA COSTA COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT TO ADOPT AN ANNUAL PARCEL  
ASSESSMENT FOR DRAINAGE MAINTENANCE AND THE NATIONAL POLLUTION  
DISCHARGE ELIMINATION SYSTEM PROGRAM**

**WHEREAS**, under the Federal Clean Water Act, prescribed discharges of stormwater require a permit from the appropriate California Regional Water Quality Control Board under the National Pollutant Discharge Elimination System (NPDES) program;

**WHEREAS**, the City of Antioch (City) applied for, and received, an NPDES permit which requires the implementation of selected Best Management Practices to minimize or eliminate pollutants from entering stormwaters;

**WHEREAS**, it is the intent of the City to utilize funds received from its Stormwater Utility Area (SUA) for implementation of the NPDES program and drainage maintenance activities;

**WHEREAS**, at the request of the City, the Contra Costa County Flood Control and Water Conservation District (District) has completed the process for formation of an SUA, including the adoption of the Stormwater Utility Assessment Drainage Ordinance No. 93-47; and

**WHEREAS**, the SUA and Program Group Costs Payment agreement between City and District requires the City, by April 1<sup>st</sup>, determine the rate to be assessed to a single Equivalent Runoff Unit (ERU) for the forthcoming fiscal year.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Antioch hereby determines that the rate to be assigned to a single Equivalent Runoff Unit for Fiscal Year 2025/26 shall be set at twenty-five dollars (\$25.00).

**BE IT FURTHER RESOLVED** that the City Council hereby requests the Contra Costa County Flood Control and Water Conservation District adopt Stormwater Utility Assessment Drainage levies based on the rate for a single Equivalent Runoff Unit for Fiscal Year 2025/26, which shall be set at twenty-five dollars (\$25.00).

\* \* \* \* \*

**RESOLUTION NO. 2025/\*\***

March 11, 2025

Page 2

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 11<sup>th</sup> day of March, 2025, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

---

**MELISSA RHODES**  
**CITY CLERK OF THE CITY OF ANTIOCH**


CITY OF  
**ANTIOCH**  
CALIFORNIA

**STAFF REPORT TO THE CITY COUNCIL**

**DATE:** Regular Meeting of March 11, 2025

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Scott Buenting, Acting Public Works Director/City Engineer

**APPROVED BY:** Bessie Marie Scott, City Manager 

**SUBJECT:** Adopt the Resolution Approving Water Rates Proposed in the Water Rate Study Listed in the Prop 218 Notice Public Hearing;  
P.W. 362-9

---

**RECOMMENDED ACTION**

It is recommended that the City Council adopt a resolution:

1. Adopting the findings and the *Water Utility Cash Flow Evaluation and Rates Study* from Pavletic Consulting LLC dated January 2025;
2. Approving the water rate schedule effective May 1, 2025; and
3. Amending the Master Fee Schedule to include the updated water rates.

**FISCAL IMPACT**

The proposed adjustments will ensure adequate Water Enterprise funds for the City's projected operations, capital expenditures, and debt service coverage. Water rates have not been increased for almost five years, yet operating costs have continued to incrementally, and at times substantially, increase each year for personnel, utilities, water purchase costs from Contra Costa Water District (when the City cannot pump from the river) and other maintenance costs of the City's Water Treatment Plan ("WTP").

Since the last rate study, the City started construction of a new Brackish Water Facility which will be online in 2025 requiring increased personnel and maintenance costs to operate. The City received a \$60M state revolving loan from the State Water Resources Control Board ("SWRCB") to pay for a portion of the construction cost. Interest payments for this loan began in July 2023 and principal and interest begin in July 2025 for a period of 30 years. The City is required to maintain a 1.20 debt service coverage ratio, meaning that net revenues (gross revenues less operating costs) of the Water Fund each fiscal year must be 1.20 times the annual debt service for that given year. Annual debt service is \$2,463,079, requiring net revenues each fiscal year to be \$2,955,695 at a minimum. As part of the loan terms, the SWRCB requires, and City has agreed, to prescribe and

collect rates each fiscal year to generate revenues in the amounts necessary to cover operations and maintenance as well as annual debt service coverage. Failure to comply with the debt service coverage is considered an “Event of Default” under the loan terms. If the City fails to meet the debt service coverage in any fiscal year, the City must notify the state within 5 days and the SWRCB may require: return of funds loaned immediately, acceleration of payments due; payment of a higher interest rate; payment of additional payments and may further enforce its rights by any judicial proceeding.

The rate study, attached as Exhibit 1 to the Resolution in Attachment A, outlines the rates needed to adequately maintain the City’s WTP and the Brackish Water Facility to provide safe and clean drinking water for the community and meet the required debt service coverage. Failure to adopt rate increases may result in loan default as well as delay in any future capital needs of the City’s water system.

## **DISCUSSION**

### **Background**

The City of Antioch currently provides water to a population of more than 115,000, covering an estimated 29 square miles of developed and undeveloped land. In compliance with the California Constitution and other state laws, the *Water Utility Cash Flow Evaluation and Rates Study* analyzes the adequacy of the revenues from rates to meet the projected expenditures of the Water Enterprise Fund, while supporting debt service obligations and meeting target reserve levels.

The City obtains raw water supplies from two primary sources: the Contra Costa Canal and the San Joaquin/Sacramento Rivers.

The City owns and operates a 38 million gallons per day (MGD) water treatment facility along with water storage facilities, chlorination facilities, and booster pumping stations and the City’s 6 MGD brackish water desalination facility is nearing completion. Public Works personnel maintain approximately 387 miles of water main; 34,368 meters and service connections; 5,408 backflow prevention devices; repair and flush approximately 3,901 fire hydrants; exercise system valves; administer a water conservation program; and staff an alternative work shift and 24-hour Stand-by program that responds to emergency after hour calls for service 365 days/year. Staff prepares and submits mandatory monthly and annual reports to California’s State Water Resources Control Board.

Utility fee calculations are based on the cost of operation and maintenance expenses (including labor, utilities, supplies and materials), legal requirements, capital expenditures for infrastructure, and adequate reserves for meeting capital and operational needs. This rate increase addresses the rising costs of treating water and the need to meet increasing mandates from both Federal and State agencies. The City is committed to proactively improving and maintaining our aging systems while providing excellent services at all levels within our programs.

The City’s last water rate study along with associated rates for five fiscal years was adopted in 2015. The rates, fees and charges adopted for this period were designed to provide adequate funding for the Water Enterprise and Water Improvement funds to

develop and maintain the City's water infrastructure. Water rates have remained unchanged for the previous five years.

### Water Rates - Proposed Rate Structure (Table 1):

The proposed water rate structure has two components:

1. A monthly meter service charge which varies by meter size; and
2. A quantity rate for actual metered water usage in each of four elevation zones. Quantity rates increase for higher elevation zones as a result of additional electricity costs associated with pumping water to higher elevations.

Most single-family customers have a  $\frac{5}{8}$  x  $\frac{3}{4}$ -inch meter. Average monthly water use for single family customers has decreased from 15 hundred cubic feet (HCF) (about 370 gallons per day) to 13 HCF (about 320 gallons per day). In 2015, two-tier quantity rates were established, and this study maintains those tiers in order to promote continued water conservation. The rate structure has also changed. The rate structure change is to lower the break point between Tier 1 and Tier 2 rates from 12 HCF to 10 HCF over two years beginning in FY27.

Table 1:

	Current	FY25	FY26	FY27	FY28	FY29	
Water Rates	<i>effective dates &gt;</i>	<i>7/1/2019</i>	<i>5/1/2025</i>	<i>1/1/2026</i>	<i>7/1/2026</i>	<i>7/1/2027</i>	<i>7/1/2028</i>
Quantity Rates, \$/HCF							
Non-Single Family							
Zone I		\$4.44	\$4.49	\$4.89	\$5.35	\$5.86	\$6.42
Zone II		\$4.55	\$4.61	\$5.06	\$5.60	\$6.16	\$6.78
Zone III		\$4.65	\$4.84	\$5.39	\$6.08	\$6.74	\$7.48
Zone IV		\$4.86	\$5.30	\$6.06	\$7.05	\$7.90	\$8.87
Single Family							
Tier 1		<i>0 - 12 HCF</i>	<i>0 - 12 HCF</i>	<i>0 - 11HCF</i>	<i>0 - 11HCF</i>	<i>0 - 10 HCF</i>	<i>0 - 10 HCF</i>
Zone I		\$3.78	\$3.94	\$4.30	\$4.71	\$5.16	\$5.66
Zone II		\$3.89	\$4.06	\$4.47	\$4.96	\$5.46	\$6.02
Zone III		\$3.99	\$4.29	\$4.80	\$5.44	\$6.04	\$6.72
Zone IV		\$4.20	\$4.75	\$5.47	\$6.41	\$7.20	\$8.11
Tier 2		<i>&gt;12 HCF</i>	<i>&gt;12 HCF</i>	<i>&gt;11HCF</i>	<i>&gt;11HCF</i>	<i>&gt;10 HCF</i>	<i>&gt;10 HCF</i>
Zone I		\$6.22	\$6.40	\$6.95	\$7.57	\$8.28	\$9.06
Zone II		\$6.33	\$6.52	\$7.12	\$7.82	\$8.58	\$9.42
Zone III		\$6.43	\$6.75	\$7.45	\$8.30	\$9.16	\$10.12
Zone IV		\$6.64	\$7.21	\$8.12	\$9.27	\$10.32	\$11.51
Meter Service, \$/meter-month							
5/8 x 3/4-inch		\$24.40	\$25.60	\$27.40	\$29.30	\$32.20	\$35.40
1-inch		\$55.00	\$57.80	\$61.70	\$66.10	\$72.60	\$79.80
1½-inch		\$105.00	\$110.00	\$118.00	\$126.00	\$139.00	\$152.00
2-inch		\$165	\$173.00	\$185.00	\$198.00	\$218.00	\$240.00
3-inch		\$305	\$320.00	\$342.00	\$366.00	\$403.00	\$443.00
4-inch		\$506	\$531.00	\$568.00	\$608.00	\$668.00	\$735.00
6-inch		\$1,008	\$1,060.00	\$1,130.00	\$1,210.00	\$1,330.00	\$1,460.00
8-inch		\$1,610	\$1,690.00	\$1,810.00	\$1,930.00	\$2,130.00	\$2,340.00
10-inch		\$2,312	\$2,430.00	\$2,600.00	\$2,780.00	\$3,050.00	\$3,360.00
12-inch		\$3,315	\$3,480.00	\$3,720.00	\$3,980.00	\$4,380.00	\$4,810.00

The first-tier quantity rate applies to water use equal to or below average monthly water use; the second-tier quantity rate applies to above average water use. All other customers (those shown as “Non-Single Family” in the chart above including multi-family, industrial, commercial, etc.) have a uniform quantity rate that applies to the applicable elevation zone.

Notice of the proposed water rate increases was mailed to all property owners and water account holders on January 24, 2025, which was at least 45 days prior to the scheduled public hearing. The notice describes the amount of the proposed rate increases, rationale for the increases, calculation of fees, and the procedure to protest the proposed rate increases. Property owners may submit written protests to the City before the close of the public hearing.

In accordance with the requirements of Proposition 218, a “majority protest” exists if written protests against the proposed fees or charges are submitted by a majority of owners of the affected property owners and/or account holders. If a majority protest is not received, the City Council may adopt the proposed water rate increase. At the conclusion of the public hearing, the City Clerk will tabulate the submitted written protests and determine if a majority protest exists.

#### **Timeline of Events:**

- January 14, 2025: Council accepted draft report and authorized mailing of the Proposition 218 Notice of Public Hearing on proposed adjustments and increases to water charges.
- January 24, 2025: Notices mailed out to all residents who receive a water bill which totaled 26,726 residents. Both an English and Spanish version were mailed.
- January 24, 2025 to March 11, 2025: Protests will be received until the start of the Council Meeting.
- March 11, 2025:
  - Council conducts a Public Hearing.
  - Council votes on adopting Resolution Authorizing Water Rate Increases.
- May 1, 2025: New water rates are implemented if Council votes to adopt Resolution Authorizing Water Rate Increases.

As of the writing of this report, nine protests have been received. The final number received as of the start of the March 11<sup>th</sup> Council meeting will be reported out at the beginning of the discussion of this item.

#### **ATTACHMENTS**

- A. Resolution  
Exhibit “1”: *Water Utility Cash Flow Evaluation and Rates Study* from Pavletic Consulting LLC
- B. Notice of Proposed Hearing to Residents (English and Spanish Version)
- C. PowerPoint

**ATTACHMENT “A”**

**RESOLUTION NO. 2025/\*\***

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH  
TO ADOPT A WATER RATE STUDY AND APPROVE WATER RATE INCREASES  
BEGINNING MAY 1, 2025**

**WHEREAS**, the Antioch Municipal Code provides for the collection and remitting of water service charges;

**WHEREAS**, the City used the services of Pavletic Consulting LLC to provide a report on revenue requirements, cost of service allocations and rate assessment for the water utilities;

**WHEREAS**, Pavletic Consulting LLC prepared a report titled “*Water Utility Cash Flow Evaluation and Rates Study*” dated January 2025 (the “Rate Study”);

**WHEREAS**, the Rate Study recommended increases to the City’s water rates, and demonstrates that the recommended rates do not exceed the reasonable cost of providing water services;

**WHEREAS**, on January 14, 2025, staff presented findings from the Pavletic Consulting LLC report to Council seeking direction for consideration of future rate adjustments and approval was given to proceed with a Public Hearing Notice;

**WHEREAS**, in compliance with Article XIII D of the California State Constitution and the Proposition 218 Omnibus Implementation Act, the City of Antioch notified all affected water service customers on January 24, 2025, via mailing of the proposed water service charge changes at least forty-five (45) days in advance of the public hearing at which this Resolution is being considered;

**WHEREAS**, on March 11, 2025, the City Council held the duly noticed public hearing, and at its conclusion, the City Clerk tabulated the number of written protests received, if any, and reported that there was not a majority protest of the proposed rates by owners or authorized representatives of identified property owners or ratepayers receiving water services;

**WHEREAS**, after consideration of the Rate Study, the testimony received at the noticed public hearing, the staff report, the background documents to the staff report, and all correspondence received, the City Council desires to adopt the Rate Study and increase the City’s water rates as recommended by the Rate Study in order to cover the costs necessary to maintain and operate the City’s water system.

**RESOLUTION NO. 2025/\*\***

March 11, 2025

Page 2

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

1. Declares the above recitals are true and correct and are incorporated into this Resolution as findings of the City Council of the City of Antioch;
2. Adopts the “Water Utility Cash Flow Evaluation and Rates Study” dated January 2025, attached to and made a part of this Resolution as Exhibit 1; and
3. Approves the following water rate schedule effective May 1, 2025, and amends the Master Fee Schedule to include these updated water rates:

		Current	FY25	FY26	FY27	FY28	FY29
Water Rates	effective dates >	7/1/2019	5/1/2025	1/1/2026	7/1/2026	7/1/2027	7/1/2028
Quantity Rates, \$/HCF							
Non-Single Family							
Zone I		\$4.44	\$4.49	\$4.89	\$5.35	\$5.86	\$6.42
Zone II		\$4.55	\$4.61	\$5.06	\$5.60	\$6.16	\$6.78
Zone III		\$4.65	\$4.84	\$5.39	\$6.08	\$6.74	\$7.48
Zone IV		\$4.86	\$5.30	\$6.06	\$7.05	\$7.90	\$8.87
Single Family							
Tier 1		0 - 12 HCF	0 - 12 HCF	0 - 11 HCF	0 - 11 HCF	0 - 10 HCF	0 - 10 HCF
Zone I		\$3.78	\$3.94	\$4.30	\$4.71	\$5.16	\$5.66
Zone II		\$3.89	\$4.06	\$4.47	\$4.96	\$5.46	\$6.02
Zone III		\$3.99	\$4.29	\$4.80	\$5.44	\$6.04	\$6.72
Zone IV		\$4.20	\$4.75	\$5.47	\$6.41	\$7.20	\$8.11
Tier 2		>12 HCF	>12 HCF	>11 HCF	>11 HCF	>10 HCF	>10 HCF
Zone I		\$6.22	\$6.40	\$6.95	\$7.57	\$8.28	\$9.06
Zone II		\$6.33	\$6.52	\$7.12	\$7.82	\$8.58	\$9.42
Zone III		\$6.43	\$6.75	\$7.45	\$8.30	\$9.16	\$10.12
Zone IV		\$6.64	\$7.21	\$8.12	\$9.27	\$10.32	\$11.51
Meter Service, \$/meter-month							
5/8 x 3/4-inch		\$24.40	\$25.60	\$27.40	\$29.30	\$32.20	\$35.40
1-inch		\$55.00	\$57.80	\$61.70	\$66.10	\$72.60	\$79.80
1½-inch		\$105.00	\$110.00	\$118.00	\$126.00	\$139.00	\$152.00
2-inch		\$165	\$173.00	\$185.00	\$198.00	\$218.00	\$240.00
3-inch		\$305	\$320.00	\$342.00	\$366.00	\$403.00	\$443.00
4-inch		\$506	\$531.00	\$568.00	\$608.00	\$668.00	\$735.00
6-inch		\$1,008	\$1,060.00	\$1,130.00	\$1,210.00	\$1,330.00	\$1,460.00
8-inch		\$1,610	\$1,690.00	\$1,810.00	\$1,930.00	\$2,130.00	\$2,340.00
10-inch		\$2,312	\$2,430.00	\$2,600.00	\$2,780.00	\$3,050.00	\$3,360.00
12-inch		\$3,315	\$3,480.00	\$3,720.00	\$3,980.00	\$4,380.00	\$4,810.00

\* \* \* \* \*

**RESOLUTION NO. 2025/\*\***

March 11, 2025

Page 3

**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 March 2025 by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

---

**MELISSA RHODES**  
**CITY CLERK OF THE CITY OF ANTIOCH**

**EXHIBIT "1"**



**D R A F T**

**Water Utility Cash Flow Evaluation and Rates Study**

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Prepared for  
City of Antioch, California  
January 2025

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## List of Abbreviations

AF	acre feet (equal to 325,851 gallons)
ACFR	Annual Comprehensive Financial Report
CIP	Capital Improvement Program
City	City of Antioch
DSC	debt service coverage
FY	Fiscal year (July 1 to June 30)
FY25	July 1, 2024 to June 30, 2025
GASB	Governmental Accounting Standards Board
gpd	gallons per day
hcf	Hundred Cubic Feet (equal to ~ 748.1 gallons)
mgd	million gallons per day
O&M	Operation and Maintenance
SRF	State Revolving Fund

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# Executive Summary

The City of Antioch, in conjunction with Pavletic Consulting LLC, has analyzed the adequacy of revenues to meet projected expenditures of the water enterprise fund to determine whether revenues will be adequate to cover operating and maintenance costs as well as capital costs while supporting debt service obligations. Rates and charges are developed for the five-year period Fiscal Year 2024 – 25 (FY25) through FY29.

## Prior Rate Study and Current Charges

The previous water rate study was completed in 2015 as part of the *Water and Sewer Rates and Capacity Charge Study (2015 Water and Sewer Rate Study)* and resulted in adoption of a revised water rate structure with inclining block rates (tiered rates) for single family and senior accounts in lieu of uniform rates, and water rate increases for all customers, for five fiscal years – FY16 through FY20.

The City has not increased water rates since July 1, 2019 – the beginning date of the final fiscal year (FY20) of the *2015 Water and Sewer Rate Study*. The current rates, initially implemented on July 1, 2019, are listed in the table below.<sup>1</sup>

Table ES-1. Current Rates Effective July 1, 2019			
Metered Water Rates, \$ per HCF	Non-Single Family	Single Family & Senior	
		Tier 1 0 - 12 HCF	Tier 2 13 and over HCF
Zone I	\$4.44	\$3.78	\$6.22
Zone II	\$4.55	\$3.89	\$6.33
Zone III	\$4.65	\$3.99	\$6.43
Zone IV	\$4.86	\$4.20	\$6.64
Meter Charges, \$ per month	Monthly		
¾ x ¾-inch	\$24.40		
1-inch	\$55.00		
1½-inch	\$105.00		
2-inch	\$165.00		
3-inch	\$305.00		
4-inch	\$506.00		
6-inch	\$1,008.00		
8-inch	\$1,610.00		
10-inch	\$2,312.00		
12-inch	\$3,315.00		

In this report, rates and charges are developed for the five-year period Fiscal Year 2024 – 25 (FY25) through FY29.

<sup>1</sup> Senior Discounts are offered for accounts with established discount prior to April 26, 2011. For water accounts, the discount constitutes a waiver of the monthly water service charge.

## Projected Operating Expenditures

Water Fund 611 expenditures are summarized in the following table.

Table 3-5. Water Fund 611 Expenditures, FY23 – FY29									
EXPENDITURES	2023-25 Operating Budget Updates to FY23, FY24, and FY25			Projected Operating Budget				FY25 through FY29	FY25-FY29 % of Total
	2022-23 Actual	2023-24 Proposed	2024-25 Proposed	2025-26 Projected	2026-27 Projected	2027-28 Projected	2028-29 Projected		
Personnel	7,754,778	9,000,424	12,584,857	13,088,251	13,611,781	14,156,253	14,722,503	68,163,645	24%
Services & Supplies	9,706,880	12,812,015	9,508,292	9,888,624	10,284,169	10,695,535	11,123,357	51,499,976	18%
CCWD Treated and Raw Water	12,481,592	17,279,792	13,002,092	13,782,218	15,849,550	18,226,983	20,961,030	81,821,872	29%
Utilities	2,141,443	3,366,227	2,219,954	2,330,952	2,447,499	2,569,874	2,698,368	12,266,647	4%
Chemicals	1,093,301	1,807,500	1,907,500	2,002,875	2,103,019	2,208,170	2,318,578	10,540,142	4%
Insurance	662,888	749,549	930,118	995,226	1,064,892	1,139,435	1,219,195	5,348,866	2%
Debt Service	525,302	672,169	2,463,079	2,463,079	2,463,079	2,463,079	2,463,079	12,315,395	4%
Transfers Out	314,679	617,780	414,510	435,236	456,997	479,847	503,839	2,290,429	1%
Internal Services	1,382,819	1,753,898	2,001,377	2,061,418	2,123,261	2,186,959	2,252,567	10,625,582	4%
Capital Improvement Projects	50,270,579	28,215,094	12,678,000	4,000,000	4,000,000	4,000,000	4,000,000	28,678,000	10%
Total	86,334,261	76,274,448	57,709,779	51,047,878	54,404,247	58,126,134	62,262,517	283,550,555	100%

## Projected Capital Improvement Program Expenditures

For FY25 through FY29, total projected CIP expenditures are approximately \$28.7 million. CIP expenditures are projected to be funded with cash from water rates and use of Fund 611 cash balance.

## Projected Debt Service

In January 2019, the City entered into a construction installment sale agreement with the State Water Resources Control Board for project funding up to \$55,000,000 for a Brackish Water Desalination Plant project. In September 2023, an amendment to the agreement was executed increasing project funding up to \$60,000,000. The loan bears interest at a rate of 1.4%, with a 30-year repayment period. As of June 30, 2024, the City has drawn the entire amount available for funding. Interest payments began in 2022, and the first principal payment will begin in July 2025. Annual payments for principal plus interest are projected to be \$2,463,079.

## Fund 611 Cash Flow and Revenue Required from Water Rates

The approximate amount of revenues required from water quantity rates and meter charges for the five-year period, FY25 through FY29, is approximately \$236.2 million. Another \$27.4 million in revenues is projected from other sources. Expenditures during the same period are projected to be approximately \$283.6 million. The operating fund balance is projected to decline from approximately \$59.7 million in FY24 to \$39.7 million in FY29. Cash flow FY23 through FY29 is summarized in the table below.

Table ES-2. Projected Cash Flow, FY24 – FY29								
	2023-25 Operating Budget Updates to FY23, FY24, and FY25			Proforma Based on Recommended Rate Increases and Expenditure Forecasts				FY25 through FY29
	2022-23 Actual	2023-24 Proposed	FY25 Proposed	FY26 Projected	FY27 Projected	FY28 Projected	FY29 Projected	
Beginning Balance, July 1	59,243,284	57,754,200	44,055,181	30,505,917	25,847,659	24,230,187	23,760,495	
Revenue Source:								
Charges for Services	36,851,957	38,364,116	37,723,015	41,136,120	47,533,275	52,402,942	57,376,466	236,171,818
Water Supervision Division Other	3,399,613	5,322,321	4,484,500	4,484,500	4,484,500	4,484,500	4,484,500	22,422,500
Water Distribution Division Other	225,458	642,330	619,000	619,000	619,000	619,000	619,000	3,095,000
Investment Income	971,796	1,250,000	250,000	150,000	150,000	150,000	100,000	800,000
State Brackish Water Grant	3,006,115	-	1,000,000	0	0	0	0	1,000,000
SWRCB Loan Financing	34,157,126	16,865,358	-	0	0	0	0	0
Miscellaneous	133,112	131,304	84,000	0	0	0	0	84,000
Transfer in	6,100,000	-	-	0	0	0	0	0
<b>Total Revenues</b>	<b>84,845,177</b>	<b>62,575,429</b>	<b>44,160,515</b>	<b>46,389,620</b>	<b>52,786,775</b>	<b>57,656,442</b>	<b>62,579,966</b>	<b>263,573,318</b>
Expenditures:								
Personnel	7,754,778	9,000,424	12,584,857	13,088,251	13,611,781	14,156,253	14,722,503	68,163,645
Services & Supplies	9,706,880	12,812,015	9,508,292	9,888,624	10,284,169	10,695,535	11,123,357	51,499,976
CCWD Treated and Raw Water	12,481,592	17,279,792	13,002,092	13,782,218	15,849,550	18,226,983	20,961,030	81,821,872
Utilities	2,141,443	3,366,227	2,219,954	2,330,952	2,447,499	2,569,874	2,698,368	12,266,647
Chemicals	1,093,301	1,807,500	1,907,500	2,002,875	2,103,019	2,208,170	2,318,578	10,540,142
Insurance	662,888	749,549	930,118	995,226	1,064,892	1,139,435	1,219,195	5,348,866
Debt Service	525,302	672,169	2,463,079	2,463,079	2,463,079	2,463,079	2,463,079	12,315,395
Transfers Out	314,679	617,780	414,510	435,236	456,997	479,847	503,839	2,290,429
Internal Services	1,382,819	1,753,898	2,001,377	2,061,418	2,123,261	2,186,959	2,252,567	10,625,582
Capital Improvement Projects	50,270,579	28,215,094	12,678,000	4,000,000	4,000,000	4,000,000	4,000,000	28,678,000
<b>Total Expenditures</b>	<b>86,334,261</b>	<b>76,274,448</b>	<b>57,709,779</b>	<b>51,047,878</b>	<b>54,404,247</b>	<b>58,126,134</b>	<b>62,262,517</b>	<b>283,550,555</b>
Ending Balance, June 30, with Liabilities	57,754,200	44,055,181	30,505,917	25,847,659	24,230,187	23,760,495	24,077,944	
Pension/OPEB Liabilities	14,602,802	15,613,430	15,613,430	15,613,430	15,613,430	15,613,430	15,613,430	
Ending Balance, June 30, without Liabilities <sup>1</sup>	72,357,002	59,668,611	46,119,347	41,461,089	39,843,617	39,373,925	39,691,374	

<sup>1</sup> For purposes of cash flow analysis, Pension and OPEB liabilities of the Water Enterprise have been removed from the ending balances as these liabilities are non-cash and recognized for financial reporting under GASB 68 and GASB 75.

## Recommended Water Rates

Current rates for the first 10 months of FY25 (July 2024 through April 2025), and recommended rates to be effective May 1, 2025, and onward for FY26 – FY29 are shown in the table below.

After the rate increases for FY25, effective May 1, 2025 (10 months into the fiscal year), increases for the next fiscal year (FY26) are effective January 1, 2026, followed by increases for the next three fiscal years (FY27, FY28, and FY29) effective July 1 at the beginning of each fiscal year.

Note that the rate structure is also changed for single family rates. The rate structure change is to lower the break point between Tier 1 and Tier 2 rates from 12 HCF to 10 HCF over three years beginning in FY26. The tier break point is lowered to 11 HCF in FY26 and to 10 HCF in FY28.

The City has not increased water rates since July 1, 2019. Annual bill increases for Single Family accounts for the recommended five-year rate plan (for FY25 – FY29) average approximately 9.8% per year when using 10 HCF of water use in Zone 3.

The impact of rate increases on residential bills is described in more detail in Section 5.

**Table ES-3. Current and Recommended FY25 – FY29 Water Rates and Charges**

Water Rates	effective dates >	Current	FY25	FY26	FY27	FY28	FY29
Quantity Rates, \$/HCF		7/1/2019	5/1/2025	1/1/2026	7/1/2026	7/1/2027	7/1/2028
Non-Single Family							
Zone I		\$4.44	\$4.49	\$4.89	\$5.35	\$5.86	\$6.42
Zone II		\$4.55	\$4.61	\$5.06	\$5.60	\$6.16	\$6.78
Zone III		\$4.65	\$4.84	\$5.39	\$6.08	\$6.74	\$7.48
Zone IV		\$4.86	\$5.30	\$6.06	\$7.05	\$7.90	\$8.87
Single Family							
Tier 1		0 - 12 HCF	0 - 12 HCF	0 - 11 HCF	0 - 11 HCF	0 - 10 HCF	0 - 10 HCF
Zone I		\$3.78	\$3.94	\$4.30	\$4.71	\$5.16	\$5.66
Zone II		\$3.89	\$4.06	\$4.47	\$4.96	\$5.46	\$6.02
Zone III		\$3.99	\$4.29	\$4.80	\$5.44	\$6.04	\$6.72
Zone IV		\$4.20	\$4.75	\$5.47	\$6.41	\$7.20	\$8.11
Tier 2		> 12 HCF	> 12 HCF	> 11 HCF	> 11 HCF	> 10 HCF	> 10 HCF
Zone I		\$6.22	\$6.40	\$6.95	\$7.57	\$8.28	\$9.06
Zone II		\$6.33	\$6.52	\$7.12	\$7.82	\$8.58	\$9.42
Zone III		\$6.43	\$6.75	\$7.45	\$8.30	\$9.16	\$10.12
Zone IV		\$6.64	\$7.21	\$8.12	\$9.27	\$10.32	\$11.51
Meter Service, \$/meter-month							
¾ x ¾-inch		\$24.40	\$25.60	\$27.40	\$29.30	\$32.20	\$35.40
1-inch		\$55.00	\$57.80	\$61.70	\$66.10	\$72.60	\$79.80
1½-inch		\$105.00	\$110.00	\$118.00	\$126.00	\$139.00	\$152.00
2-inch		\$165	\$173.00	\$185.00	\$198.00	\$218.00	\$240.00
3-inch		\$305	\$320.00	\$342.00	\$366.00	\$403.00	\$443.00
4-inch		\$506	\$531.00	\$568.00	\$608.00	\$668.00	\$735.00
6-inch		\$1,008	\$1,060.00	\$1,130.00	\$1,210.00	\$1,330.00	\$1,460.00
8-inch		\$1,610	\$1,690.00	\$1,810.00	\$1,930.00	\$2,130.00	\$2,340.00
10-inch		\$2,312	\$2,430.00	\$2,600.00	\$2,780.00	\$3,050.00	\$3,360.00
12-inch		\$3,315	\$3,480.00	\$3,720.00	\$3,980.00	\$4,380.00	\$4,810.00

## Section 1

# Introduction

This section describes the organization of the report, rate-making objectives, the rate-setting process, and a general description of the water system.

### 1.1 Organization of the Report

This report is divided into six sections. This introduction provides an overview of the study objectives and description of the City's water system.

Section 2 discusses the water use characteristics of customers. The number and type of connections and water use projected for FY24 – FY29 is developed in this section.

Section 3 summarizes the five-year Financial Plan for the water enterprise.

Section 4 summarizes the revenue required from water rates.

Section 5 describes the impact of recommended water rates upon customer bills.

Section 6 describes the limitations of the study document.

### 1.2 Antioch Water Utility

The City of Antioch, incorporated in 1872, is in the western part of the state and is the second largest city in Contra Costa County. The City of Antioch currently occupies a land area of approximately 29 square miles and serves a population of about 113,900 residents.

The City owns and operates a 38 million gallons per day (MGD) water treatment facility along with water storage facilities, chlorination facilities, and booster pumping stations and the City's 6 MGD brackish water desalination facility is nearing completion. Public Works personnel maintain approximately 387 miles of water main; 34,368 meters and service connections; and 5,408 backflow prevention devices; repair and flush approximately 3,901 fire hydrants; exercise system valves; administer a water conservation program; and staff an alternative work shift and 24-hour Stand-by program that responds to emergency after hour calls for service 365 days/year. Staff prepares and submits mandatory monthly and annual reports to California's State Water Resources Control Board.

### 1.3 Rate-Making Objectives

There are numerous rate-making objectives that must be considered when developing rates and rate structures.

**Revenue sufficiency.** Generate sufficient revenue to fund operating costs, capital costs, bonded debt, and adequate reserves.

**Revenue stability.** Recover revenue from rates that will cover fixed and variable costs.

**Meet Fiscal Management Goals.** Meet financial goals and metrics that will support the best credit rating and reduced risk of default.

**Administrative ease and cost of implementation.** Enable easy and cost-efficient implementation and ongoing administration, including monitoring and updating.

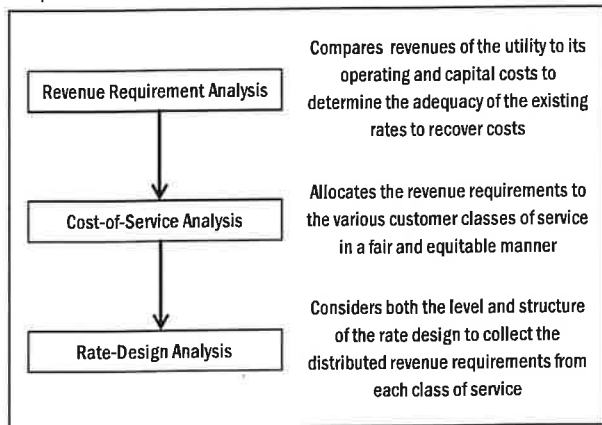
**Affordability.** Be as affordable as possible while maintaining the utilities sound financial position and credit rating.

**Customer acceptance.** Be as simple as possible to facilitate customer understanding and acceptance.

**Fairness.** Provide for each customer class to pay its proportionate share of the required revenue in compliance with legal rate-making requirements.

## 1.4 Overview of Utility Rate Setting Process

Rate studies classically have three categories of technical analysis – the development of revenue required from rates, the allocation of costs among billable parameters (cost-of-service analysis) and the design of a rate structure. An overview of the rate-setting analytical steps is shown in Figure 1-1.



The City previously completed a *Water and Sewer Rates and Capacity Charge Study* in 2015. The study included a revenue analysis, cost-of-service analysis, and rate-design analysis.

The current rate study includes an updated revenue requirement analysis. Rate-design changes and cost-of-service allocation adjustments recommended in the *2015 Water and Sewer Rate Study* are now fully incorporated into the current and recommended rate structures.

Figure 1-1. Overview of Rate Setting Process

## 1.5 Customer and Financial Data

Information and data for the development of rates and preparation of this report comes from many documents provided by the City. The list of documents, and the key information and data from each included in this study, are summarized below.

**City of Antioch 2023-2025 Budget Adopted June 13, 2023 and subsequent updates.** The City of Antioch budget is the most important document the City produces. It outlines the City's spending plan and priorities for two fiscal years, which run from July 1st to June 30th. The city's biennial budget is developed in conjunction with the City Council Budget and Finance Subcommittee, City Manager, and all city departments. The budget is then presented to the City Council through workshops. The budget is formally approved by resolution by the City Council. The result is a budget that closely matches the community's highest priorities each fiscal year.

All revenue, expenditure and fund balance data used in the development of water rates and charges in this study were provided by the City.

**City of Antioch Annual Comprehensive Financial Report (ACFR) for the Fiscal Year Ended June 30, 2023.** The City of Antioch Annual Comprehensive Financial Report shows the financial position and results of the City's operations as represented by the financial activity of its various funds.

**Utility Billing System data.** The City provided billing data from its Utility Billing system listing the number and type of service connections and the level of use for each connection.

## Section 2

# User Characteristics

The purpose of this section is to summarize the number of residential and nonresidential meters and their corresponding water use characteristics. The data used in this section comes from the City's utility billing system.

## 2.1 Calendar Year 2023 Water Deliveries

The most recent full year of water delivery data available at the time of this study was for calendar year 2023 (CY23). Water deliveries, by customer class and elevation zone, for CY23 are summarized in the table below. All values in the table are in hundred cubic feet (HCF) times 1,000. The majority of residential water use (51 percent) is in Zone 3; the majority of nonresidential water use (66 percent) is in Zone 2. Residential plus senior water use is 75 percent of all water use.

ALL (HCFx1,000)	R	SNR	M	MA	COM	INST	IND	SCH	ALL	Percent of ALL HCF			
										R-SNR	Non R-SNR	R-SNR	Non R-SNR
ZONE 1	337	2	45	51	70	8	17	14	544	339	205	7%	4%
ZONE 2	962	5	69	424	220	22	77	18	1,795	966	829	19%	17%
ZONE 3	1,901	3	0	39	98	8	0	34	2,083	1,904	179	38%	4%
ZONE 4	548	1	0	0	0	45	0	1	595	549	46	11%	1%
<b>TOTAL</b>	<b>3,748</b>	<b>10</b>	<b>114</b>	<b>514</b>	<b>388</b>	<b>83</b>	<b>94</b>	<b>66</b>	<b>5,017</b>	<b>3,758</b>	<b>1,259</b>	<b>75%</b>	<b>25%</b>
% of ALL	R	SNR	M	MA	COM	INST	IND	SCH	ALL	R-SNR	Non R-SNR		
ZONE 1	9%	20%	40%	10%	18%	10%	18%	21%	11%	9%	16%		
ZONE 2	26%	47%	60%	83%	57%	26%	82%	27%	36%	26%	66%		
ZONE 3	51%	26%	0%	8%	25%	10%	0%	50%	42%	51%	14%		
ZONE 4	15%	7%	0%	0%	0%	54%	0%	1%	12%	15%	4%		
<b>TOTAL</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>		

*R - Residential; SNR - Senior Citizen; M - Multi Family; MA - Multi Apartments; COM - Commercial; INST - Institutional; IND - Industrial; SCH - School*

Water deliveries for CY23 (5,017 HCF) are approximately 17% lower than projected water deliveries for FY20 (6,012 HCF) developed as part of the 2015 *Water and Sewer Rate Study*. Annual average monthly water use for single family accounts in CY23 (10.3 HCF) is decreased from the average projected for FY20 (11.2 HCF).

## 2.2 Projected Water Deliveries

Water delivery projections for FY24 – FY29 are based upon the net impact of two variables: 1) the increase in water use due to the growth in the number of metered accounts; and 2) the decrease in water use due to conservation. Growth in the number of metered accounts includes 100 single family connections per year.

Projected water use for FY24 is set equal to CY23 except for the addition of water use for 100 new residential accounts. Projected water use for FY25 – FY29 is based on a percent reduction from the previous years' value. Annual reductions in metered water use for FY25 are 1.0 percent for residential customers and zero percent for all other customers. Annual reductions in metered water use for FY26 – FY27 are 1.0 percent for all customers. Annual reductions in metered water use for FY28 – FY29 are 2.0 percent residential customers and 1.0 percent for all other customers. Actual metered water deliveries for CY23 and projected metered water deliveries for FY24 – FY29, by customer class, are shown in Figure 2-1. Annual projected water deliveries by elevation zone are shown in Figure 2-2.

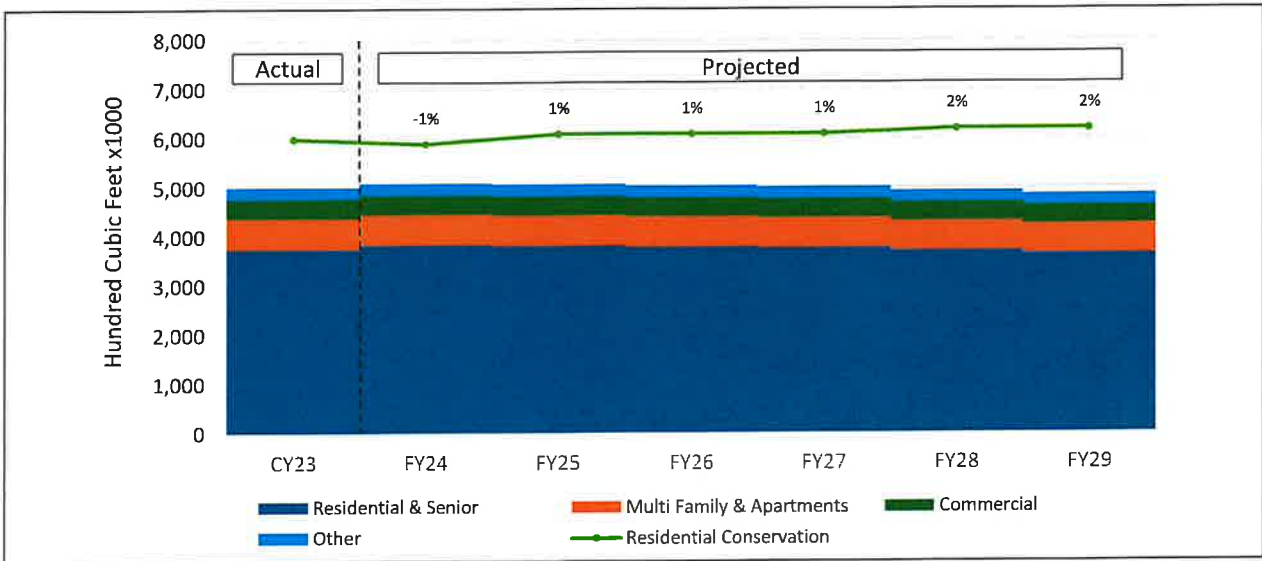


Figure 2-1. CY23 – FY29 Water Use by Customer Class

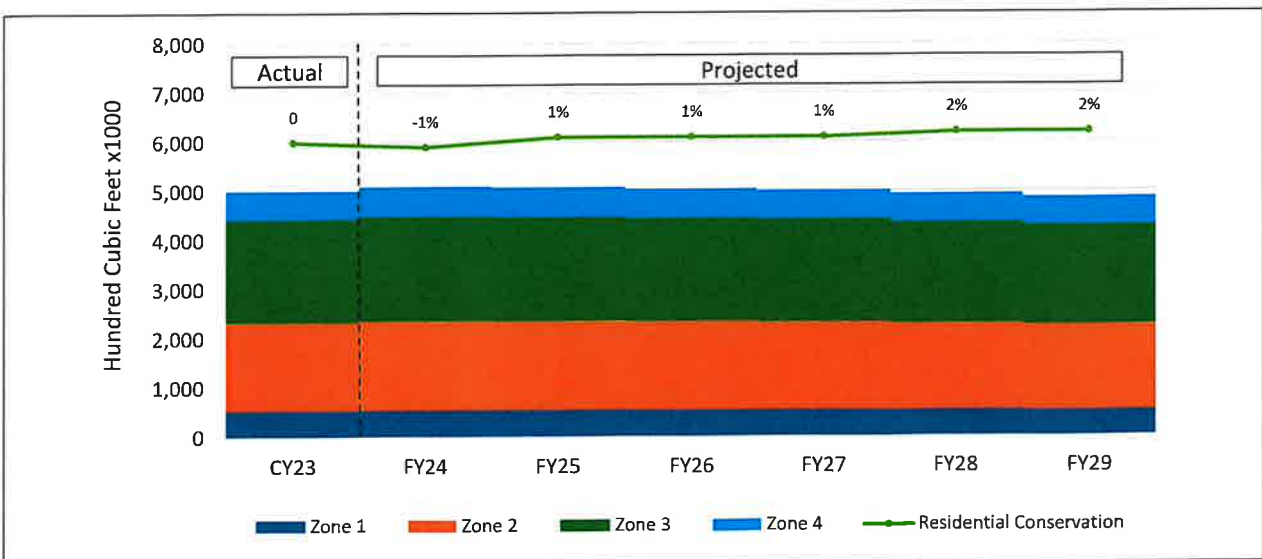


Figure 2-2. CY23 – FY29 Water Use by Elevation Zone

## 2.3 Water Meters

The projected number of water meters, by size and elevation zone, are based on data from the City's utility billing system as of June 2023. Values from the utility billing system are shown in the two tables below for meter size (Table 2-2) and elevation zone (Table 2-3). Growth in metered services includes 100 single family connections per year which are assumed to be 0.75-inch meters.

Table 2-2. Water Meters by Size										
Meter Services	Meter Size, Inches								Total	% of Tot
	0.75	1	1.5	2	3	4	6	8		
Residential	29,298	4,255	2	307	35				33,897	95%
Senior	81	54		1					136	0.4%
Multiple Family	250	302		1		1			554	1.6%
Multiple Apartments	4	32	49	39	12	8	17	3	164	0.5%
Commercial	270	206	100	183	17	2	1	1	780	2.2%
Institutional	10	12	8	12	3	3	1	1	50	0.1%
Industrial		3	1	7	1	3	2		17	0.0%
Schools	5	3		14	10	5			37	0.1%
Total	29,918	4,867	160	564	78	22	21	5	35,635	100%
Percent of Total	84%	14%	0.4%	1.6%	0.2%	0.1%	0.1%	0.01%	100%	

Table 2-3. Water Meters by Elevation Zone							
Meter Services	Zone 1	Zone 2	Zone 3	Zone 4	Total	% of Tot	
Residential	4,099	9,902	16,340	3,556	33,897	95%	
Senior	28	69	32	7	136	0.4%	
Multiple Family	275	279			554	1.6%	
Multiple Apartments	61	96	7		164	0.5%	
Commercial	299	338	142	1	780	2.2%	
Institutional	15	28	3	4	50	0.1%	
Industrial	7	10			17	0.05%	
Schools	15	9	12	1	37	0.1%	
Total	4,799	10,731	16,536	3,569	35,635	100%	
Percent of Total	13%	30%	46%	10%	100%		

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## Section 3

# Financial Plan and Cash Flow

Revenue from rates must be sufficient to meet the following financial planning criteria:

1. Provide funds for operating, capital and debt service expenditures;
2. Maintain annual fund balances that meet annual target fund balances;
3. Meet debt service coverage requirements;
4. Satisfy Financial Management Plan goals; and
5. Meet legal requirements.

## 3.1 Operation and Maintenance Expenditures

O&M expenditures include the cost of labor, services and supplies, raw and treated water from Contra Costa Water District (CCWD), transfers, and debt service. Actual FY23 and projected O&M expenditures for FY24 – FY29 are summarized in the tables below for each expense center in the Fund 611 water budget. Expense centers and the corresponding accounting code are:

- Water Supervision (611-2310)
- Water Production (611-2320)
- Water Distribution (611-2330)
- Water Capital Projects (611-2550)

Water Capital Projects lists only expenses related to Personnel and Internal Services; expenditures for Capital Improvement Program projects are listed separately in the budget and in summary tables in this report.

Table 3-1. Water Supervision Expenditures, FY23 – FY29							
	2023-25 Operating Budget Updates to FY23, FY24, and FY25			Projected Operating Budget			
	FY23	FY24	FY25	FY26	FY27	FY28	FY29
WATER SUPERVISION (611-2310)	Actual	Proposed	Proposed	Projected	Projected	Projected	Projected
Expenditures:							
<i>annual percent change &gt;</i>	14.6%	91.1%	52.5%	4.0%	4.0%	4.0%	4.0%
Personnel	684,073	1,307,079	1,993,304	2,073,036	2,155,958	2,242,196	2,331,884
<i>annual percent change &gt;</i>	-39.9%	-28.0%	-0.5%	4.0%	4.0%	4.0%	4.0%
Services & Supplies	1,342,353	966,147	961,011	999,451	1,039,429	1,081,007	1,124,247
<i>annual percent change &gt;</i>		13.1%	24.1%	7.0%	7.0%	7.0%	7.0%
Insurance	662,888	749,549	930,118	995,226	1,064,892	1,139,435	1,219,195
<i>annual percent change &gt;</i>	134.1%	28.0%	266.4%	0.0%	0.0%	0.0%	0.0%
Debt Service	525,302	672,169	2,463,079	2,463,079	2,463,079	2,463,079	2,463,079
<i>annual percent change &gt;</i>	-90.8%	96.3%	-32.9%	5.0%	5.0%	5.0%	5.0%
Transfers Out	314,679	617,780	414,510	435,236	456,997	479,847	503,839
<i>annual percent change &gt;</i>	0.0%	27.2%	13.8%	3.0%	3.0%	3.0%	3.0%
Internal Services	202,634	257,736	293,344	302,144	311,209	320,545	330,161
<b>Total Expenditures</b>	<b>3,731,929</b>	<b>4,570,460</b>	<b>7,055,366</b>	<b>7,268,173</b>	<b>7,491,564</b>	<b>7,726,108</b>	<b>7,972,405</b>

**Table 3-2. Water Production Expenditures, FY23 – FY29**

	2023-25 Operating Budget Updates to FY23, FY24, and FY25			Projected Operating Budget			
	FY23	FY24	FY25	FY26	FY27	FY28	FY29
	Actual	Proposed	Proposed	Projected	Projected	Projected	Projected
<b>WATER PRODUCTION (611-2320)</b>							
Expenditures:							
<i>annual percent change &gt;</i>	44.8%	7.0%	65.3%	4.0%	4.0%	4.0%	4.0%
Personnel	2,706,826	2,895,053	4,785,177	4,976,584	5,175,647	5,382,673	5,597,980
<i>annual percent change &gt;</i>	-520.4%	-17.1%	-46.0%	4.0%	4.0%	4.0%	4.0%
Services & Supplies	2,341,254	1,940,532	1,047,281	1,089,172	1,132,739	1,178,049	1,225,171
<i>annual percent change &gt;</i>	-11.7%	38.4%	-24.8%	6.0%	15.0%	15.0%	15.0%
CCWD Treated and Raw Water	12,481,592	17,279,792	13,002,092	13,782,218	15,849,550	18,226,983	20,961,030
<i>annual percent change &gt;</i>	-39.7%	57.2%	-34.1%	5.0%	5.0%	5.0%	5.0%
Utilities	2,141,443	3,366,227	2,219,954	2,330,952	2,447,499	2,569,874	2,698,368
<i>annual percent change &gt;</i>		64.8%	5.6%	5.0%	5.0%	5.0%	5.0%
Chemicals	1,092,358	1,800,000	1,900,000	1,995,000	2,094,750	2,199,488	2,309,462
<i>annual percent change &gt;</i>	0.0%	47.9%	12.4%	3.0%	3.0%	3.0%	3.0%
Internal Services	379,865	561,812	631,286	650,225	669,731	689,823	710,518
<b>Total Expenditures</b>	<b>21,143,338</b>	<b>27,843,416</b>	<b>23,585,790</b>	<b>24,824,150</b>	<b>27,369,917</b>	<b>30,246,890</b>	<b>33,502,529</b>

**Table 3-3. Water Distribution Expenditures, FY23 – FY29**

	2023-25 Operating Budget Updates to FY23, FY24, and FY25			Projected Operating Budget			
	FY23	FY24	FY25	FY26	FY27	FY28	FY29
	Actual	Proposed	Proposed	Projected	Projected	Projected	Projected
<b>WATER DISTRIBUTION (611-2330)</b>							
Expenditures:							
<i>annual percent change &gt;</i>	33.8%	10.3%	21.4%	4.0%	4.0%	4.0%	4.0%
Personnel	4,198,085	4,629,872	5,621,765	5,846,636	6,080,501	6,323,721	6,576,670
<i>annual percent change &gt;</i>	0.8%	64.5%	-24.3%	4.0%	4.0%	4.0%	4.0%
Services & Supplies	6,023,273	9,905,336	7,500,000	7,800,000	8,112,000	8,436,480	8,773,939
<i>annual percent change &gt;</i>		695.3%	0.0%	5.0%	5.0%	5.0%	5.0%
Chemicals	943	7,500	7,500	7,875	8,269	8,682	9,116
<i>annual percent change &gt;</i>	0.0%	15.7%	15.5%	3.0%	3.0%	3.0%	3.0%
Internal Services	771,528	892,300	1,030,794	1,061,718	1,093,569	1,126,376	1,160,168
<b>Total Expenditures</b>	<b>10,993,829</b>	<b>15,435,008</b>	<b>14,160,059</b>	<b>14,716,228</b>	<b>15,294,339</b>	<b>15,895,260</b>	<b>16,519,893</b>

**Table 3-4. Water Capital Project Expenditures, FY23 – FY29**

	2023-25 Operating Budget Updates to FY23, FY24, and FY25			Projected Operating Budget			
	FY23	FY24	FY25	FY26	FY27	FY28	FY29
	Revised	Proposed	Proposed	Projected	Projected	Projected	Projected
<b>WATER CAPITAL PROJECTS (611-234)</b>							
Expenditures:							
<i>annual percent change &gt;</i>	82.9%	1.6%	9.6%	4.0%	4.0%	4.0%	4.0%
Personnel	165,794	168,420	184,611	191,995	199,675	207,662	215,969
<i>annual percent change &gt;</i>	0.0%	46.0%	9.3%	3.0%	3.0%	3.0%	3.0%
Internal Services	28,792	42,050	45,953	47,332	48,752	50,214	51,721

Water Fund 611 expenditures are summarized in the following table.

Table 3-5. Water Fund 611 Expenditures, FY23 – FY29								
EXPENDITURES	2023-25 Operating Budget Updates to FY23, FY24, and FY25			Projected Operating Budget				FY25 through FY29
	2022-23 Actual	2023-24 Proposed	2024-25 Proposed	2025-26 Projected	2026-27 Projected	2027-28 Projected	2028-29 Projected	
Personnel	7,754,778	9,000,424	12,584,857	13,088,251	13,611,781	14,156,253	14,722,503	68,163,645
Services & Supplies	9,706,880	12,812,015	9,508,292	9,888,624	10,284,169	10,695,535	11,123,357	51,499,976
CCWD Treated and Raw Water	12,481,592	17,279,792	13,002,092	13,782,218	15,849,550	18,226,983	20,961,030	81,821,872
Utilities	2,141,443	3,366,227	2,219,954	2,330,952	2,447,499	2,569,874	2,698,368	12,266,647
Chemicals	1,093,301	1,807,500	1,907,500	2,002,875	2,103,019	2,208,170	2,318,578	10,540,142
Insurance	662,888	749,549	930,118	995,226	1,064,892	1,139,435	1,219,195	5,348,866
Debt Service	525,302	672,169	2,463,079	2,463,079	2,463,079	2,463,079	2,463,079	12,315,395
Transfers Out	314,679	617,780	414,510	435,236	456,997	479,847	503,839	2,290,429
Internal Services	1,382,819	1,753,898	2,001,377	2,061,418	2,123,261	2,186,959	2,252,567	10,625,582
Capital Improvement Projects	50,270,579	28,215,094	12,678,000	4,000,000	4,000,000	4,000,000	4,000,000	28,678,000
Total	86,334,261	76,274,448	57,709,779	51,047,878	54,404,247	58,126,134	62,262,517	283,550,555

## 3.2 Capital Improvement Program Expenditures, Funds 611

Between FY25 and FY29, total projected CIP expenditures are approximately \$28.7 million. CIP expenditures are projected to be funded with cash from water rates and use of Fund 611 cash balance.

## 3.3 Debt Service

In January 2019, the City entered into a construction installment sale agreement with the State Water Resources Control Board for project funding up to \$55,000,000 for a Brackish Water Desalination Plant project. In September 2023, an amendment to the agreement was executed increasing project funding up to \$60,000,000. The loan bears interest at a rate of 1.4%, with a 30-year repayment period. As of June 30, 2024, the City has drawn the entire amount available for funding. Interest payments began in 2022, and the first principal payment will begin in July 2024.

Water enterprise revenue bonds are secured by a lien upon and from, the revenues of the water enterprise. Commonly, an operating history of the enterprise or feasibility studies are used to determine that such revenues are sufficient to pay projected operation and maintenance expenses of the enterprise, debt service associated with the bonds and an additional amount known as coverage. Issuers of public enterprise revenue bonds generally covenant in the bond resolution or indenture to establish rates and charges for the products or services provided by the enterprise in a manner sufficient to provide revenues to pay such amounts and to provide coverage.

For the 2019 Construction Installment Sale Agreement with the State Water Resources Control Board, debt service coverage ratios projected for FY24 – FY29 exceed the minimum ratio of 1.20 in all years.

### 3.4 Cash Flow, Water Fund 611

The approximate amount of revenues required from water quantity rates and meter charges for the five-year period, FY25 through FY29, is approximately \$236.2 million. Another \$27.4 million in revenues is projected from other sources. Expenditures during the same period are projected to be approximately \$283.6 million. The operating fund balance is projected to decline from approximately \$59.7 million in FY24 to \$39.7 million in FY29. Cash flow FY23 through FY29 is summarized in the table below.

	2023-25 Operating Budget Updates to FY23, FY24, and FY25			Proforma Based on Recommended Rate Increases and Expenditure Forecasts				FY25 through FY29
	2022-23	2023-24	FY25	FY26	FY27	FY28	FY29	
	Actual	Proposed	Proposed	Projected	Projected	Projected	Projected	
Beginning Balance, July 1	59,243,284	57,754,200	44,055,181	30,505,917	25,847,659	24,230,187	23,760,495	
Revenue Source:								
Charges for Services	36,851,957	38,364,116	37,723,015	41,136,120	47,533,275	52,402,942	57,376,466	236,171,818
Water Supervision Division Other	3,399,613	5,322,321	4,484,500	4,484,500	4,484,500	4,484,500	4,484,500	22,422,500
Water Distribution Division Other	225,458	642,330	619,000	619,000	619,000	619,000	619,000	3,095,000
Investment Income	971,796	1,250,000	250,000	150,000	150,000	150,000	100,000	800,000
State Brackish Water Grant	3,006,115	-	1,000,000	0	0	0	0	1,000,000
SWRCB Loan Financing	34,157,126	16,865,358	-	0	0	0	0	0
Miscellaneous	133,112	131,304	84,000	0	0	0	0	84,000
Transfer in	6,100,000	-	-	0	0	0	0	0
<b>Total Revenues</b>	<b>84,845,177</b>	<b>62,575,429</b>	<b>44,160,515</b>	<b>46,389,620</b>	<b>52,786,775</b>	<b>57,656,442</b>	<b>62,579,966</b>	<b>263,573,318</b>
Expenditures:								
Personnel	7,754,778	9,000,424	12,584,857	13,088,251	13,611,781	14,156,253	14,722,503	68,163,645
Services & Supplies	9,706,880	12,812,015	9,508,292	9,888,624	10,284,169	10,695,535	11,123,357	51,499,976
CCWD Treated and Raw Water	12,481,592	17,279,792	13,002,092	13,782,218	15,849,550	18,226,983	20,961,030	81,821,872
Utilities	2,141,443	3,366,227	2,219,954	2,330,952	2,447,499	2,569,874	2,698,368	12,266,647
Chemicals	1,093,301	1,807,500	1,907,500	2,002,875	2,103,019	2,208,170	2,318,578	10,540,142
Insurance	662,888	749,549	930,118	995,226	1,064,892	1,139,435	1,219,195	5,348,866
Debt Service	525,302	672,169	2,463,079	2,463,079	2,463,079	2,463,079	2,463,079	12,315,395
Transfers Out	314,679	617,780	414,510	435,236	456,997	479,847	503,839	2,290,429
Internal Services	1,382,819	1,753,898	2,001,377	2,061,418	2,123,261	2,186,959	2,252,567	10,625,582
Capital Improvement Projects	50,270,579	28,215,094	12,678,000	4,000,000	4,000,000	4,000,000	4,000,000	28,678,000
<b>Total Expenditures</b>	<b>86,334,261</b>	<b>76,274,448</b>	<b>57,709,779</b>	<b>51,047,878</b>	<b>54,404,247</b>	<b>58,126,134</b>	<b>62,262,517</b>	<b>283,550,555</b>
Ending Balance, June 30, with Liabilities	57,754,200	44,055,181	30,505,917	25,847,659	24,230,187	23,760,495	24,077,944	
Pension/OPEB Liabilities	14,602,802	15,613,430	15,613,430	15,613,430	15,613,430	15,613,430	15,613,430	
Ending Balance, June 30, without Liabilities <sup>1</sup>	72,357,002	59,668,611	46,119,347	41,461,089	39,843,617	39,373,925	39,691,374	

<sup>1</sup> For purposes of cash flow analysis, Pension and OPEB liabilities of the Water Enterprise have been removed from the ending balances as these liabilities are non-cash and recognized for financial reporting under GASB 68 and GASB 75.

A minimum fund balance (reserves) was developed for the enterprise fund. The fund balance should provide for levels of working capital that will enable the City to adjust to unexpected changes in the timing of accounts receivable from ratepayers, payments for unexpected increases in O&M expenses or other fluctuations in cash flow. The minimum fund balance developed is based on 180 days of annual operating expenditures. In FY25, 180 days of annual operating expenditures is estimated to equal approximately \$22.1 million. The target reserve balance in FY29 is approximately \$28.7 million.

### 3.5 Cash Flow, Water Fund 612

Fund 612 accounts for water system improvements and capital expenditures only. There are no operating expenditures allotted to this fund.

Between FY25 and FY29, total projected CIP expenditures are approximately \$49,000. CIP expenditures are projected to be funded primarily with cash from water facility reserve fees (also called capacity charges). Projected cash flow for FY23 through FY29 is summarized in the table below.

Table 3-7. Water Fund 612 Cash Flow, FY23 – FY29								
	2023-25 Operating Budget Updates to FY23, FY24, and FY25			Proforma Based on Estimated Capacity Charge Revenue and Capital Expenditure Forecasts				2024-25 through 2028-29
	2022-23 Actual	2023-24 Trial Balance	2024-25 Budget	2025-26 Projected	2026-27 Projected	2027-28 Projected	2028-29 Projected	
Beginning Balance, July 1	12,748,706	7,616,280	10,216,967	11,851,451	13,478,693	15,153,935	16,879,177	
Revenue Source:								
Current Services Charges <sup>1</sup>	1,875,000	2,523,203	1,557,000	1,604,000	1,652,000	1,702,000	1,753,000	8,268,000
Investment Income	100,000	100,000	100,000	30,000	30,000	30,000	30,000	220,000
<b>Total Revenues</b>	<b>1,975,000</b>	<b>2,623,203</b>	<b>1,657,000</b>	<b>1,634,000</b>	<b>1,682,000</b>	<b>1,732,000</b>	<b>1,783,000</b>	<b>8,488,000</b>
<sup>1</sup> Current Service Charge values for 2024-25 and onward are based on facility reserve fees escalated by the projected 20-City ENR CCI Index and the projected number of new connections.								
Expenditures:								
Services & Supplies	22,000	22,000	22,000	6,500	6,500	6,500	6,500	48,000
WTP Disinfection Improvements	984,691	0	0	0	0	0	0	0
Transfers Out - Brackish Water	6,100,000	0	0	0	0	0	0	0
Internal Services	735	516	516	258	258	258	258	1,548
<b>Total Expenditures</b>	<b>7,107,426</b>	<b>22,516</b>	<b>22,516</b>	<b>6,758</b>	<b>6,758</b>	<b>6,758</b>	<b>6,758</b>	<b>49,548</b>
Ending Balance, June 30	7,616,280	10,216,967	11,851,451	13,478,693	15,153,935	16,879,177	18,655,419	

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## Section 4

# Proposition 218 Notice and Revenue from Rates

Revenues from rates and charges are summarized in this section.

### 4.1 Recommended Rates and Charges

Current rates for FY25, recommended rates to be effective May 1, 2025, and recommended rates for FY26 – FY29, are shown in the table below.

Table 4-1. Current and Recommended FY25 – FY29 Water Rates and Charges							
	Current	FY25	FY26	FY27	FY28	FY29	
Water Rates	effective dates >	7/1/2019	5/1/2025	1/1/2026	7/1/2026	7/1/2027	7/1/2028
Quantity Rates, \$/HCF							
Non-Single Family							
Zone I		\$4.44	\$4.49	\$4.89	\$5.35	\$5.86	\$6.42
Zone II		\$4.55	\$4.61	\$5.06	\$5.60	\$6.16	\$6.78
Zone III		\$4.65	\$4.84	\$5.39	\$6.08	\$6.74	\$7.48
Zone IV		\$4.86	\$5.30	\$6.06	\$7.05	\$7.90	\$8.87
Single Family							
Tier 1	0 - 12 HCF		0 - 12 HCF	0 - 11 HCF	0 - 11 HCF	0 - 10 HCF	0 - 10 HCF
Zone I		\$3.78	\$3.94	\$4.30	\$4.71	\$5.16	\$5.66
Zone II		\$3.89	\$4.06	\$4.47	\$4.96	\$5.46	\$6.02
Zone III		\$3.99	\$4.29	\$4.80	\$5.44	\$6.04	\$6.72
Zone IV		\$4.20	\$4.75	\$5.47	\$6.41	\$7.20	\$8.11
Tier 2	> 12 HCF		> 12 HCF	> 11 HCF	> 11 HCF	> 10 HCF	> 10 HCF
Zone I		\$6.22	\$6.40	\$6.95	\$7.57	\$8.28	\$9.06
Zone II		\$6.33	\$6.52	\$7.12	\$7.82	\$8.58	\$9.42
Zone III		\$6.43	\$6.75	\$7.45	\$8.30	\$9.16	\$10.12
Zone IV		\$6.64	\$7.21	\$8.12	\$9.27	\$10.32	\$11.51
Meter Service, \$/meter-month							
½ x ¾-inch		\$24.40	\$25.60	\$27.40	\$29.30	\$32.20	\$35.40
1-inch		\$55.00	\$57.80	\$61.70	\$66.10	\$72.60	\$79.80
1½-inch		\$105.00	\$110.00	\$118.00	\$126.00	\$139.00	\$152.00
2-inch		\$165	\$173.00	\$185.00	\$198.00	\$218.00	\$240.00
3-inch		\$305	\$320.00	\$342.00	\$366.00	\$403.00	\$443.00
4-inch		\$506	\$531.00	\$568.00	\$608.00	\$668.00	\$735.00
6-inch		\$1,008	\$1,060.00	\$1,130.00	\$1,210.00	\$1,330.00	\$1,460.00
8-inch		\$1,610	\$1,690.00	\$1,810.00	\$1,930.00	\$2,130.00	\$2,340.00
10-inch		\$2,312	\$2,430.00	\$2,600.00	\$2,780.00	\$3,050.00	\$3,360.00
12-inch		\$3,315	\$3,480.00	\$3,720.00	\$3,980.00	\$4,380.00	\$4,810.00

After the rate increases for FY25, effective May 1, 2025 (10 months into the fiscal year), increases for the next fiscal year (FY26) are effective January 1, 2026, followed by increases for the next three fiscal years (FY27, FY28, and FY29) effective July 1 at the beginning of each fiscal year.

Note that the rate structure is also changed for single family rates. The rate structure change is to lower the break point between Tier 1 and Tier 2 rates from 12 HCF to 10 HCF over three years beginning in FY26. The tier break point is lowered to 11 HCF in FY26 and to 10 HCF in FY28.

The City has not increased water rates since July 1, 2019. Annual bill increases for Single Family accounts for the recommended five-year rate plan (for FY25 – FY29) average approximately 9.8% per year when using 10 HCF of water use in Zone 3.

## 4.2 Revenue from Current and Recommended Rates and Charges

Revenue from rates and charges are summarized in the table below. The amount of revenues from water rates for the five-year period, FY25 through FY29, is approximately \$227.2 million.

Table 4-2. Projected Revenue from Water Rates, FY24 – FY29								
Revenue from Water Rates and Charges	FY24	FY25	FY26	FY27	FY28	FY29	FY25 - FY29	% of Total
<i>effective dates &gt;</i>	<i>7/1/2019</i>	<i>5/1/2025</i>	<i>1/1/2026</i>	<i>7/1/2026</i>	<i>7/1/2027</i>	<i>7/1/2028</i>		
Summary by Customer Class Quantity and Meter								
Quantity								
Non-Single Family	5,738,281	5,757,027	6,040,047	7,009,884	7,644,319	8,342,060	34,793,337	15%
Single Family								
Tier 1	11,429,508	11,511,574	12,183,988	14,584,389	15,145,861	16,532,557	69,958,368	30%
Tier 2	<u>6,097,446</u>	<u>6,122,447</u>	<u>7,409,844</u>	<u>8,722,833</u>	<u>10,611,708</u>	<u>11,527,882</u>	<u>44,394,714</u>	<u>19%</u>
Total Single Family	17,526,954	17,634,020	19,593,832	23,307,222	25,757,569	28,060,439	114,353,082	48%
Senior								
Tier 1	33,090	33,414	35,697	42,238	45,154	49,953	206,455	0.09%
Tier 2	<u>7,507</u>	<u>7,558</u>	<u>9,665</u>	<u>11,257</u>	<u>14,682</u>	<u>16,169</u>	<u>59,331</u>	<u>0.03%</u>
Total Senior	40,597	40,972	45,362	53,494	59,837	66,121	265,786	0.11%
Total Quantity	23,305,832	23,432,018	25,679,241	30,370,601	33,461,724	36,468,621	149,412,206	63.3%
Meter Service	14,115,408	14,290,997	15,456,879	17,162,674	18,941,218	20,907,845	<u>86,759,612</u>	36.7%
Total All Rates	37,421,240	37,723,015	41,136,120	47,533,275	52,402,942	57,376,466	<u>236,171,818</u>	100%
Annual Revenue \$ Increase		301,775	3,413,105	6,397,154	4,869,667	4,973,524	19,955,225	
Annual Revenue % Increase		0.8%	9.0%	15.6%	10.2%	9.5%		
Summary by Rate Category, Dollars								
Quantity, w/o elevation zone	22,345,000	22,385,106	24,185,242	28,207,157	30,899,762	33,436,101	139,113,368	58.9%
Quantity, elevation zone	960,833	1,046,912	1,493,999	2,163,444	2,561,962	3,032,520	10,298,838	4.4%
Meter Service	14,115,408	14,290,997	15,456,879	17,162,674	18,941,218	20,907,845	<u>86,759,612</u>	36.7%
Total	37,421,240	37,723,015	41,136,120	47,533,275	52,402,942	57,376,466	<u>236,171,818</u>	100%
Cumulative Total, FY25 - FY29								
Summary by Rate Category, Percent								
Quantity, w/o elevation zone	60%	59%	59%	59%	59%	58%		
Quantity, elevation zone	3%	3%	4%	5%	5%	5%		
Meter Service	38%	38%	38%	36%	36%	36%		
Total	100%	100%	100%	100%	100%	100%		

## Section 5

# Impact of Rate Changes on Customer Bills

Residential (single family) accounts make up approximately 95% of all customer accounts. The impact on customers is summarized in terms of changes in the monthly bill for a typical single family account.

### 5.1 Single Family Monthly Bills Survey

Current and recommended FY25 monthly water bills for Antioch were compared with other agencies. The comparison is based on a  $\frac{5}{8}$ -inch meter using 10 HCF of water per month (approximately 245 gallons per day) in a comparable elevation zone. The elevation zone used for Antioch monthly bills is Zone 3. Results of the survey are shown in the figure below.

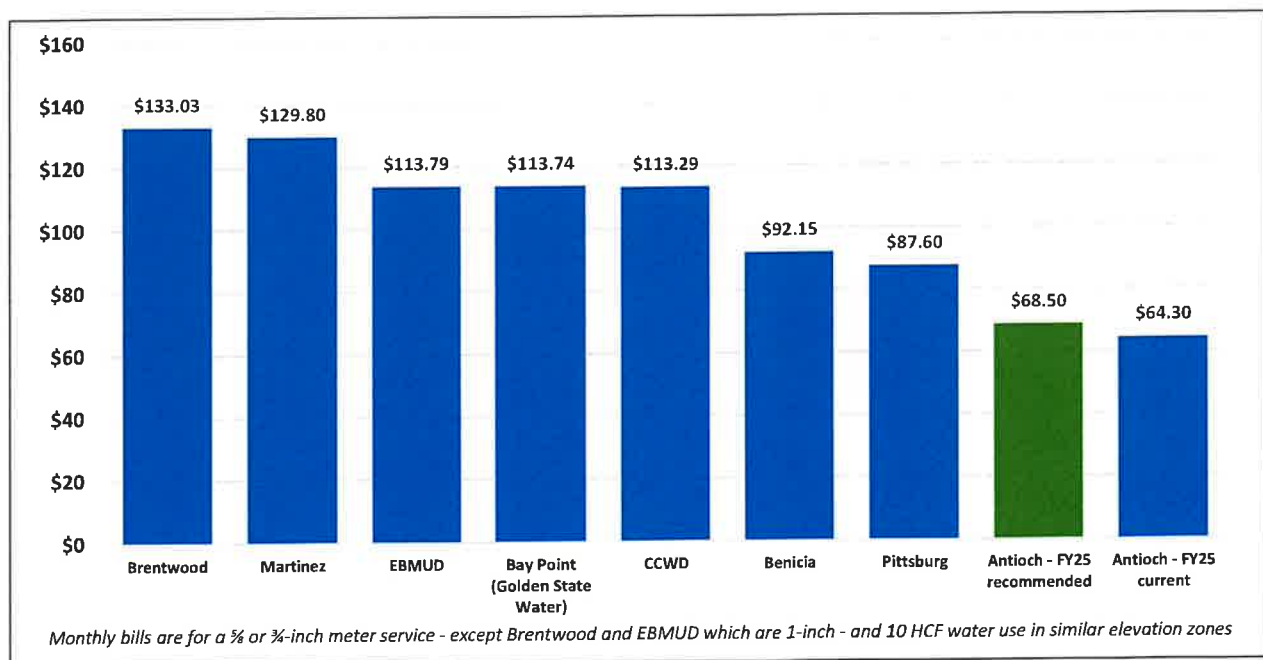


Figure 5-1. Single Family Monthly Bills Survey

## 5.2 Antioch Single Family Bills, FY09 – FY29

Monthly water bills for Single Family users for FY09 – FY24 (16 years) were compared with bills adopted and recommended for the next five years (FY25 – FY29). The bills for FY25 – FY29 are based on a  $\frac{5}{8}$  x  $\frac{3}{4}$ -inch meter using 10 HCF of water per month in elevation Zone 3.

Note that in the 16 years prior to FY25 – FY29, monthly bills were calculated using higher water consumption of 15 HCF per month during FY9 – FY15; 13 HCF per month during FY16 and FY17; and 12 HCF per month from FY18 – FY25. Water consumption used for calculating bills has steadily dropped in proportion to the amount of water conservation recorded for residential accounts.

In the four years when water consumption for calculating bills was lowered – FY16 (from 15 HCF to 13 HCF), FY18 (from 13 HCF to 12 HCF), FY26 (from 12 HCF to 11 HCF), and FY28 (from 11 HCF to 10 HCF) – the percent increase in bills is lower than the percent increase in rates in that year.

Lowering the amount of water use results in a lower monthly bill in both percentage and absolute terms. For example, in FY16 a monthly bill with 15 HCF of water use was \$57.85; a monthly bill with 13 HCF of water was \$52.47 (as shown in the figure) – a decrease of \$5.38. Without conservation of 2 HCF, the monthly bill would have *increased* by \$2.65 (approximately 4.8 percent). With conservation of 2 HCF, the monthly bill *decreased* by \$2.73 (approximately 4.9 percent).

Monthly bills for FY18, FY26, and FY28 are impacted in a similar manner. The percentage increase for years with bill calculations that incorporate a reduction in water use are shown in the figure below with blue circles.

For the past 16 years, the average annual increase in bills has been 4.2 percent. For five of those years the annual increase in bills was zero.

Annual bill increases for Single Family accounts using 10 HCF of water use in Zone 3 for the recommended five-year rate plan (for FY25 – FY29) average approximately 9.8% per year.

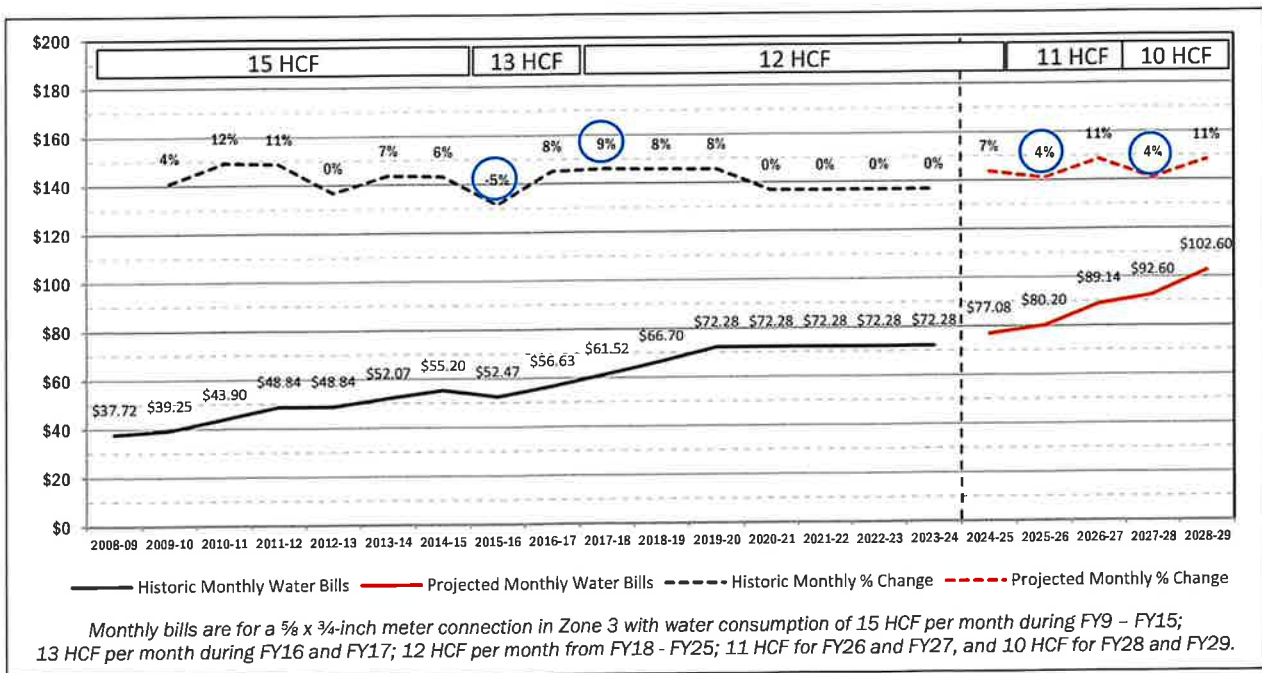


Figure 5-2. Antioch Single Family Bills for FY09 – FY29



## **Section 6**

# **Limitations**

This document was prepared solely for City of Antioch in accordance with professional standards at the time the services were performed and in accordance with the contract between City of Antioch and Pavletic Consulting LLC. This document is governed by the specific scope of work authorized by City of Antioch; it is not intended to be relied upon by any other party. We have relied on information or instructions provided by City of Antioch and, unless otherwise expressly indicated, have made no independent investigation as to the validity, completeness, or accuracy of such information.

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**City of Antioch**

**Notice of Public Hearing on Proposed Water Rate Increase**

Tuesday, March 11, 2025, at 7:00 p.m.

Council Chambers – 200 "H" Street, Antioch, CA 94509

Para los clientes de habla hispana, una versión de este aviso en español está disponible en el sitio web de la Ciudad de Antioch en [www.antiochca.gov](http://www.antiochca.gov) y [www.antiochwater.com](http://www.antiochwater.com). Anuncios en español también están disponibles en el Ayuntamiento, en la calle Tres y H, en la Biblioteca Pública ubicado en 501 West 18th Street, y en la Biblioteca de el Centro Comunitario de Antioch ubicado en 4703 Lone Tree Way, Antioch.

**Public Hearing and Protests**

The City of Antioch wishes to notify you of a Public Hearing of the City Council on March 11, 2025, at 7:00 p.m. at the City Hall Council Chambers to discuss Water rate increase for fiscal years (FY) 2024/25 through 2028/29. The City Council may take action to implement increases at this meeting.

The City will accept public comments at the Public Hearing. Written protests may be submitted before or at this Public Hearing. Written protests may be hand delivered to the Public Works Department Office, 1201 West 4<sup>th</sup> Street, Antioch, CA or mailed to the Public Work's Office at P.O. Box 5007, Antioch, CA 94531-5007; or personally submitted at the City Council meeting prior to the public hearing. To be valid, protests must be in writing, state opposition to the proposed rate increase, and include customer's name, address, and account number from your mailing label. Protests must be signed by the property owner or by the tenant directly responsible for payment of the fees subject to the proposed increase. Only one protest will be counted per parcel. Oral comments at the public hearing will not qualify as formal protests unless accompanied by a valid written protest. The meeting facility is accessible to the handicapped. Auxiliary aides will be made available, upon request in advance, for persons with hearing or vision disabilities.

**Table 1:**

		Current	FY25	FY26	FY27	FY28	FY29
Water Rates	effective dates >	7/1/2019	5/1/2025	1/1/2026	7/1/2026	7/1/2027	7/1/2028
Quantity Rates, \$/HCF							
Non-Single Family							
Zone I		\$4.44	\$4.49	\$4.89	\$5.35	\$5.86	\$6.42
Zone II		\$4.55	\$4.61	\$5.06	\$5.60	\$6.16	\$6.78
Zone III		\$4.65	\$4.84	\$5.39	\$6.08	\$6.74	\$7.48
Zone IV		\$4.86	\$5.30	\$6.06	\$7.05	\$7.90	\$8.87
Single Family							
Tier 1	0- 12 HCF	0- 12 HCF	0- 11 HCF	0- 11 HCF	0- 10 HCF	0- 10 HCF	
Zone I		\$3.78	\$3.94	\$4.30	\$4.71	\$5.16	\$5.66
Zone II		\$3.89	\$4.06	\$4.47	\$4.96	\$5.46	\$6.02
Zone III		\$3.99	\$4.29	\$4.80	\$5.44	\$6.04	\$6.72
Zone IV		\$4.20	\$4.75	\$5.47	\$6.41	\$7.20	\$8.11
Tier 2	>12 HCF	>12 HCF	>11 HCF	>11 HCF	>10 HCF	>10 HCF	>10 HCF
Zone I		\$6.22	\$6.40	\$6.95	\$7.57	\$8.28	\$9.06
Zone II		\$6.33	\$6.52	\$7.12	\$7.82	\$8.58	\$9.42
Zone III		\$6.43	\$6.75	\$7.45	\$8.30	\$9.16	\$10.12
Zone IV		\$6.64	\$7.21	\$8.12	\$9.27	\$10.32	\$11.51
Meter Service, \$/meter-month							
% x ¾-inch		\$24.40	\$25.60	\$27.40	\$29.30	\$32.20	\$35.40
1-inch		\$55.00	\$57.80	\$61.70	\$66.10	\$72.60	\$79.80
1½-inch		\$105.00	\$110.00	\$118.00	\$126.00	\$139.00	\$152.00
2-inch		\$165	\$173.00	\$185.00	\$198.00	\$218.00	\$240.00
3-inch		\$305	\$320.00	\$342.00	\$366.00	\$403.00	\$443.00
4-inch		\$506	\$531.00	\$568.00	\$608.00	\$668.00	\$735.00
6-inch		\$1,008	\$1,060.00	\$1,130.00	\$1,210.00	\$1,330.00	\$1,460.00
8-inch		\$1,610	\$1,690.00	\$1,810.00	\$1,930.00	\$2,130.00	\$2,340.00
10-inch		\$2,312	\$2,430.00	\$2,600.00	\$2,780.00	\$3,050.00	\$3,360.00
12-inch		\$3,315	\$3,480.00	\$3,720.00	\$3,980.00	\$4,380.00	\$4,810.00

### **Need for Rate Increases**

The proposed increases are necessary to maintain the financial stability and structural integrity of the City's Water Enterprise Program, and to address new Federal and State regulatory mandates, as well as increasing costs affecting Water operations. Utility fee calculations are based on the cost of operation and maintenance expenses (including labor, utilities, supplies and materials), capital expenditures for infrastructure, and adequate reserves for meeting capital and operational needs. This rate increase addresses the rising costs of treating water as well as maintaining water distribution; and the need to meet increasing mandates from both Federal and State agencies. The City is committed to proactively improving and maintaining our aging systems while providing excellent services at all levels within our programs.

**Water Rates - Proposed Rate Structure** (Table 1): The rate structure has two components: 1) a monthly meter service charge which varies by meter size; and 2) a quantity rate for actual metered water usage in each of four elevation zones. Quantity rates increase for higher elevation zones as a result of additional electricity costs associated with pumping water to higher elevations. Most single-family customers have a  $\frac{5}{8}$  x  $\frac{3}{4}$ -inch meter.

In order to promote continued water conservation, two-tier quantity rates have been developed for single family customers. The first-tier quantity rate applies to water use equal to or below average monthly water use; the second tier quantity rate applies to above average water use. All other customers (those shown as "Non-Single Family" in the chart above including multi-family, industrial, commercial, etc.) have a uniform quantity rate that applies to the applicable elevation zone.

Since the previous rate increases, average monthly water use for single family customers has decreased from approximately 12 HCF (about 295 gallons per day) to approximately 9 HCF (about 221 gallons per day). The first tier quantity range is being lowered from 12 HCF in FY25 to 11 HCF in FY26 to 10 HCF in FY28.

If approved, the new rates and charges will go in effect on May 1, 2025.



## Ciudad de Antioch

### Aviso de audiencia pública sobre los aumentos propuestos en las tarifas de agua

Martes, el 11 de marzo de 2025 a las 7:00 de la noche Ayuntamiento de

Antioch – Consejo Municipal

200 H Street, Antioch, CA 94509

#### Audiencia Pública y Protestas

La Ciudad de Antioch desea notificarle de una Audiencia Pública del Concejo Municipal el 11 de marzo de 2025 a las 7:00 de la noche en el ayuntamiento de Antioch – Concejo Municipal ubicado en 200 H St, Antioch, CA 94509. para discutir los aumentos de las tarifas de agua para los años fiscales 2024/25 hasta 2028/29. El Concejo Municipal puede tomar medidas para implementar aumentos en esta reunión.

La ciudad aceptará comentarios públicos en la audiencia pública. Se pueden presentar protestas escritas antes o en esta Audiencia Pública. Las protestas escritas pueden entregarse personalmente en la Oficina del Departamento de Obras Públicas, 1201 West 4th Street, Antioch, CA o enviarse por correo a la Oficina de Obras Públicas en P.O. Box 5007, Antioch, CA 94531-5007; o presentado personalmente en la reunión del Concejo Municipal antes del cierre de la audiencia pública. Para ser válidas, las protestas deben presentarse escritas, manifestando su oposición al aumento de tarifa propuesto e incluir el nombre, la dirección y el número de cuenta del cliente que figura en la etiqueta postal. Las protestas deben estar firmadas por el dueño de la propiedad o por el inquilino directamente responsable del pago de las tarifas sujetas al aumento propuesto. Solo se contará una protesta por propiedad. Los comentarios orales en la audiencia pública no calificarán como protestas formales a menos que estén acompañados de una protesta válida escrita. La sala de reuniones es accesible para discapacitados. Se pondrán a disposición ayudas auxiliares con previa solicitud, para personas con discapacidades auditivas o visuales.

Tabla 1:

		Current	FY25	FY26	FY27	FY28	FY29
Water Rates	effective dates >	7/1/2019	5/1/2025	1/1/2026	7/1/2026	7/1/2027	7/1/2028
Quantity Rates, \$/HCF							
Non-Single Family							
Zone I		\$4.44	\$4.49	\$4.89	\$5.35	\$5.86	\$6.42
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Zone IV		\$4.86	\$5.30	\$6.06	\$7.05	\$7.90	\$8.87
Single Family							
Tier 1	0 - 12 HCF	0 - 12 HCF	0 - 11 HCF	0 - 11 HCF	0 - 10 HCF	0 - 10 HCF	
Zone I		\$3.78	\$3.94	\$4.30	\$4.71	\$5.16	\$5.66
Zone II		\$3.89	\$4.06	\$4.47	\$4.96	\$5.46	\$6.02
Zone III		\$3.99	\$4.29	\$4.80	\$5.44	\$6.04	\$6.72
Zone IV		\$4.20	\$4.75	\$5.47	\$6.41	\$7.20	\$8.11
Tier 2	> 12 HCF	> 12 HCF	> 11 HCF	> 11 HCF	> 10 HCF	> 10 HCF	> 10 HCF
Zone I		\$6.22	\$6.40	\$6.95	\$7.57	\$8.28	\$9.06
Zone II		\$6.33	\$6.52	\$7.12	\$7.82	\$8.58	\$9.42
Zone III		\$6.43	\$6.75	\$7.45	\$8.30	\$9.16	\$10.12
Zone IV		\$6.64	\$7.21	\$8.12	\$9.27	\$10.32	\$11.51
Meter Service, \$/meter-month							
¾ x ¾-inch		\$24.40	\$25.60	\$27.40	\$29.30	\$32.20	\$35.40
1-inch		\$55.00	\$57.80	\$61.70	\$66.10	\$72.60	\$79.80
1½-inch		\$105.00	\$110.00	\$118.00	\$126.00	\$139.00	\$152.00
2-inch		\$165	\$173.00	\$185.00	\$198.00	\$218.00	\$240.00
3-inch		\$305	\$320.00	\$342.00	\$366.00	\$403.00	\$443.00
4-inch		\$506	\$531.00	\$568.00	\$608.00	\$668.00	\$735.00
6-inch		\$1,008	\$1,060.00	\$1,130.00	\$1,210.00	\$1,330.00	\$1,460.00
8-inch		\$1,610	\$1,690.00	\$1,810.00	\$1,930.00	\$2,130.00	\$2,340.00
10-inch		\$2,312	\$2,430.00	\$2,600.00	\$2,780.00	\$3,050.00	\$3,360.00
12-inch		\$3,315	\$3,480.00	\$3,720.00	\$3,980.00	\$4,380.00	\$4,810.00

### **Necesidad de Aumentos de Tarifas**

Los aumentos propuestos son necesarios para mantener la estabilidad financiera y la integridad estructural del Programa de Empresas de Agua de la Ciudad, y para abordar los nuevos mandatos regulatorios federales y estatales, así como aumentos a los costos que afectan las operaciones de agua. Los cálculos de las tarifas de servicios públicos se basan en el costo de operación y los gastos de mantenimiento (incluida la mano de obra, los servicios públicos, los suministros y los materiales), los gastos de capital para la infraestructura y las reservas adecuadas para satisfacer las necesidades operativas y de capital. Este aumento de tarifas aborda los costos crecientes de mantener el sistema de agua; y la necesidad de cumplir con los crecientes mandatos de las agencias federales y estatales. La Ciudad está comprometida a mejorar y mantener de manera proactiva nuestros sistemas anticuados mientras brinda servicios excelentes en todos los niveles dentro de nuestros programas.

**Cargos por Servicios de Agua - Estructura de Tarifas Propuesta** (Tabla 1): La estructura de tarifas de agua tiene dos componentes: 1) un cargo mensual por servicio del medidor que varía según el tamaño del medidor; y 2) una tarifa de cantidad para uso real de agua medida en cada una de las cuatro zonas de mayor elevación. Tarifas de cantidad aumentan para zonas más elevadas debido a los costos adicionales de electricidad asociados con bombear el agua para las zonas elevadas. La mayoría de los clientes de familia unifamiliar tienen un medidor de  $\frac{5}{8}$  x  $\frac{3}{4}$ -pulgadas.

Para poder continuar con promover la conservación de agua, dos niveles de tarifas de cantidad han sido desarrolladas para clientes de familia unifamiliar. El primer nivel de tarifas de cantidad aplica al uso de agua igual a o menos del promedio del uso de agua mensualmente; el segundo nivel de tarifas de cantidad aplica al uso de agua arriba del promedio uso. Todos los demás clientes (todos aquellos "familia no unifamiliar" en la tabla mostrada incluyendo multifamiliar, industrial, comercial, etc.) tienen un uniforme de tarifas de cantidad que aplican a cada zona elevada adecuada.

Desde el último incremento de tarifas, el promedio de agua mensual para familias unifamiliar ha disminuido de aproximadamente 12 cien pies cúbicos (alrededor de 295 galones al día) a aproximadamente 9 cien pies cúbicos (alrededor de 221 galones al día). El rango de cantidad de primer nivel será reducido de 12 cien pies cúbicos en el año fiscal 2025 a 11 cien pies cúbicos en el año fiscal 2026 y 10 cien pies cúbicos en el año fiscal 2028.

Si se aprueban, las nuevas tarifas y cargos entrarán en vigor el 1 de mayo de 2025.

ATTACHMENT "C"

*Presentation to the City of Antioch*  
*March 11, 2025*



# **Water Rates Study**

## ***Findings and Recommendations***

---

# Projected Timeline: May 2024 – Nov 2024

- May - August 2024 – Perform evaluations and develop findings and recommendations **COMPLETED**
- September 10, 2024 – Council votes to accept draft report and authorizes mailing of the Proposition 218 Notice of Public Hearing; Council votes: 4 “aye” votes (Barbanica, Torres-Walker, Ogorchock, Wilson) and 1 “no” vote (Hernandez-Thorpe) **COMPLETED**
- November 12, 2024 – Council conducts and closes Public Hearing, counts protest ballots received, and votes on adoption of new water rates; Council fails to pass rate increases with 2 “aye” votes (Ogorchock, Wilson), 1 “no” vote (Hernandez-Thorpe), 1 abstain (Torres-Walker), and 1 absent (Barbanica) **COMPLETED**

# Projected Timeline: Dec 2024 – May 2025

- Nov - Dec 2024 – Update cash flow and rate recommendations and prepare draft report **COMPLETED**
- January 14, 2025 – Council accepts draft report and authorizes mailing of the Proposition 218 Notice of Public Hearing; Council votes: 3 “aye” votes (Bernal, Rocha, Freitas), 0 “no” votes, and 2 absent (Torres-Walker, Wilson)  
**COMPLETED**
- March 11, 2025 – Council conducts Public Hearing and votes on adoption of new water rates **TONIGHT’S MEETING**
- May 1, 2025 – Implement FY25 water rates
- January 1, 2026 – Implement FY26 water rates
- July 1 of the following three years – Implement FY27, FY28, and FY29 water rates

# Study Objectives

- Ensure adequate cash for projected operations and capital expenditures, and debt obligations
- Evaluate debt service coverage requirements
- Ensure sufficient funding levels for target fund balances (min. 180 days of operating expenses)
- Evaluate changes to the water rates structure for the quantity rate Tier 1/Tier 2 break point
- Compare rates and customer bills to those of nearby municipalities
- Evaluate City water rates for the prior 16 years

# Source Data

- City of Antioch 2023-25 Operating Budget, updates, and revisions
- City Five-Year Enterprise Capital Improvement Program projected expenditures
- City Utility Billing System data for water use and number of meters by customer classes and elevation zones
- City Annual Comprehensive Financial Reports
- Construction installment sale agreement with the State Water Resources Control Board for a Brackish Water Desalination Plant

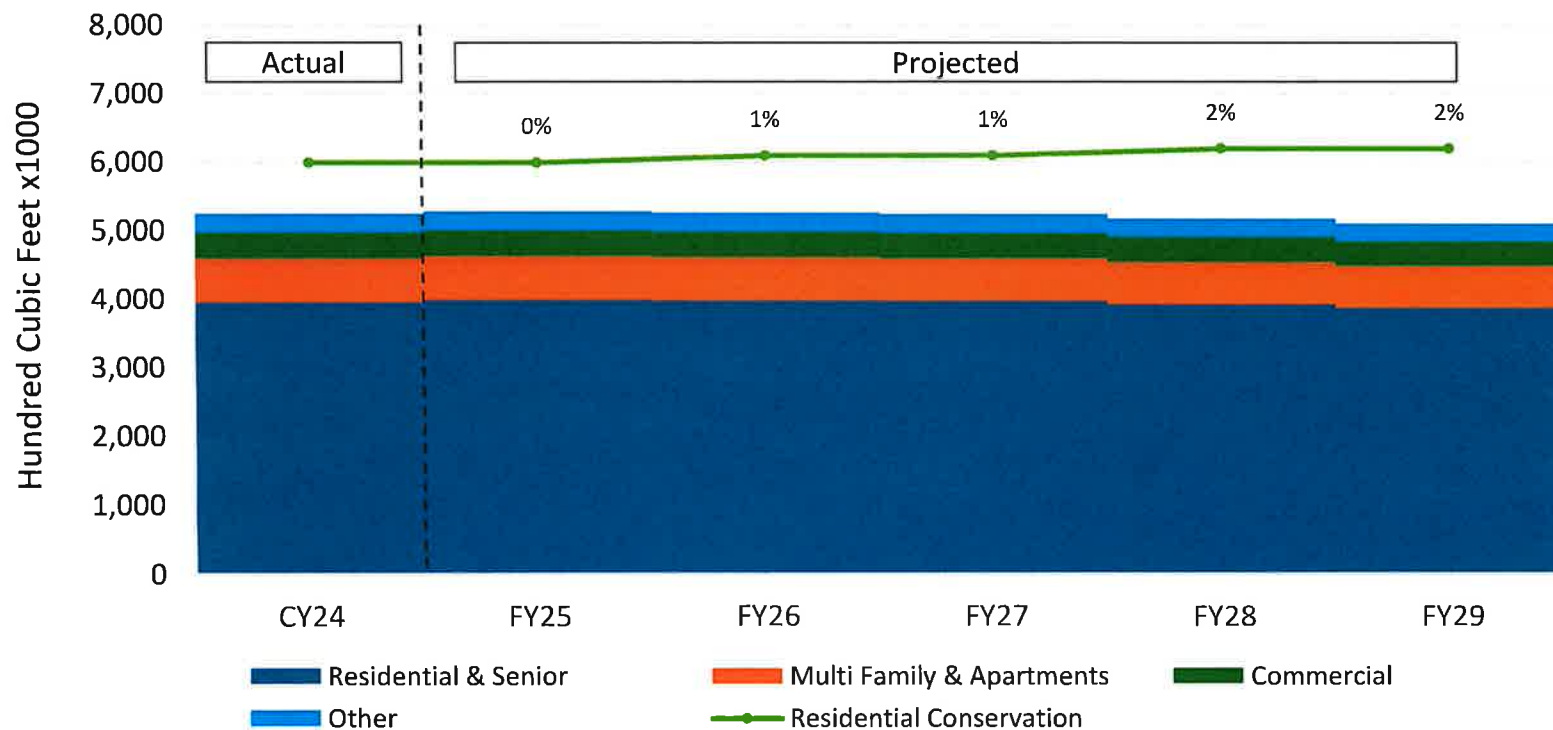
# Methodology

- State of California Article XIIID, Section 6(b)(3):  
« ...fees [rates] shall not exceed the proportional cost of the service attributable to a parcel.”
- American Water Works Association (AWWA)  
*Manual of Water Supply Practices M1, Principles of Water Rates, Fees and Charges, 6<sup>th</sup> Edition*
  - Revenue requirements
  - Cost of service allocations
  - Rate structures

# Water Use CY23 – FY29

One HCF = hundred cubic feet = ~748 gallons

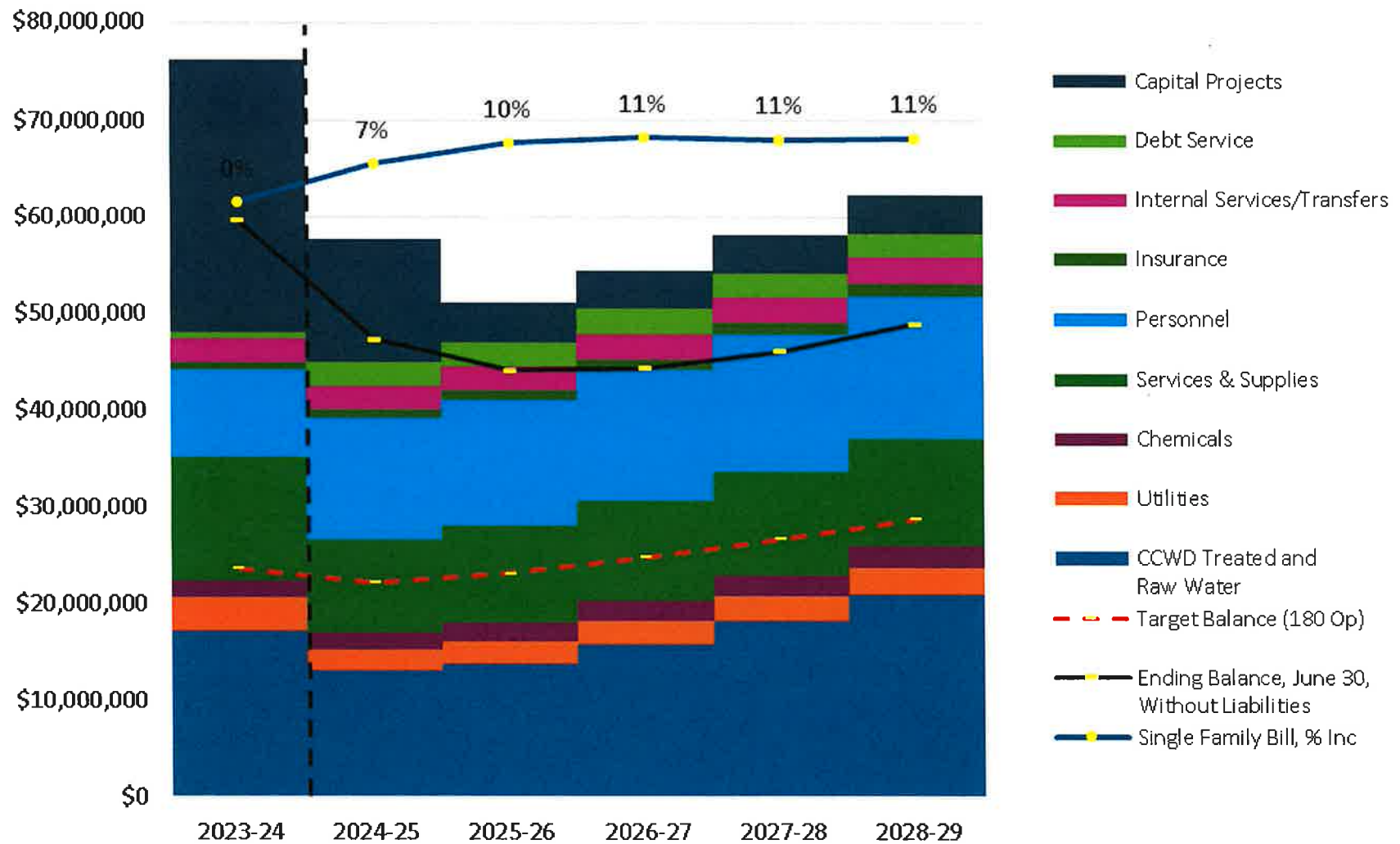
- Projected water use changes:
  - ~1 percent increase for FY24
  - ~1 percent decrease for FY25, FY26, and FY27
  - ~2 percent decrease per year for FY28 and FY29
- New Accounts FY25 through FY29 – 300 per year



# Water Enterprise Fund 611 Overview

- FY25 – FY29 projected expenditures \$283.5 million
  - CCWD & Contracts \$81.8 million (29%)
  - Personnel \$68.2 million (24%)
  - Services & Supplies \$51.5 million (18%)
  - Utilities & Chemicals \$22.8 million (8%)
  - Insurance, Transfers, and Internal Services \$18.3 million (7%)
  - Capital Improvement Projects \$28.7 million (10%)
  - Debt Service \$12.3 million (4%)
- FY25 – FY29 projected revenues (\$272.8 million)
  - Charges for services \$245.4 million (90%)
  - Other \$27.4 million (10%)
  - \$10.7 million use of fund balance

# Water Fund 611 Cash Flow and SF Monthly Bill



# 2019 Construction Installment Sale Agreement Debt Service Coverage Ratio Test

	Actual 2023-24	Projected Based on Recommendations				
		2024-25	2025-26	2026-27	2027-28	2028-29
Net Revenue Calculation						
611 Rate Revenue	\$38,364,116	\$38,969,691	\$42,619,260	\$49,373,792	\$54,571,084	\$59,894,613
611 Other Revenue	24,211,313	6,437,500	5,253,500	5,253,500	5,253,500	5,203,500
612 Fee Revenue	2,523,203	\$2,778,900	\$2,347,000	\$2,347,000	\$2,347,000	\$2,347,000
Gross Revenue	\$65,098,632	\$48,186,091	\$50,219,760	\$56,974,292	\$62,171,584	\$67,445,113
less						
Operating Costs	\$47,387,185	\$42,568,700	\$44,584,799	\$47,941,168	\$51,663,055	\$55,799,438
<b>Net Revenue</b>	<b>\$17,711,447</b>	<b>\$5,617,391</b>	<b>\$5,634,960</b>	<b>\$9,033,124</b>	<b>\$10,508,529</b>	<b>\$11,645,676</b>
<b>Debt Service</b>	<b>\$672,169</b>	<b>\$2,463,079</b>	<b>\$2,463,079</b>	<b>\$2,463,079</b>	<b>\$2,463,079</b>	<b>\$2,463,079</b>
<b>Coverage Ratio</b>	<b>26</b>	<b>2.28</b>	<b>2.29</b>	<b>3.67</b>	<b>4.27</b>	<b>4.73</b>

*Reference: 2019 Construction Installment Sale Agreement with the State Water Resources Control Board for a Brackish Water Desalination Plant.*

# Current and Recommended Water Rates

## Table for Proposition 218 Notice of Public Hearing

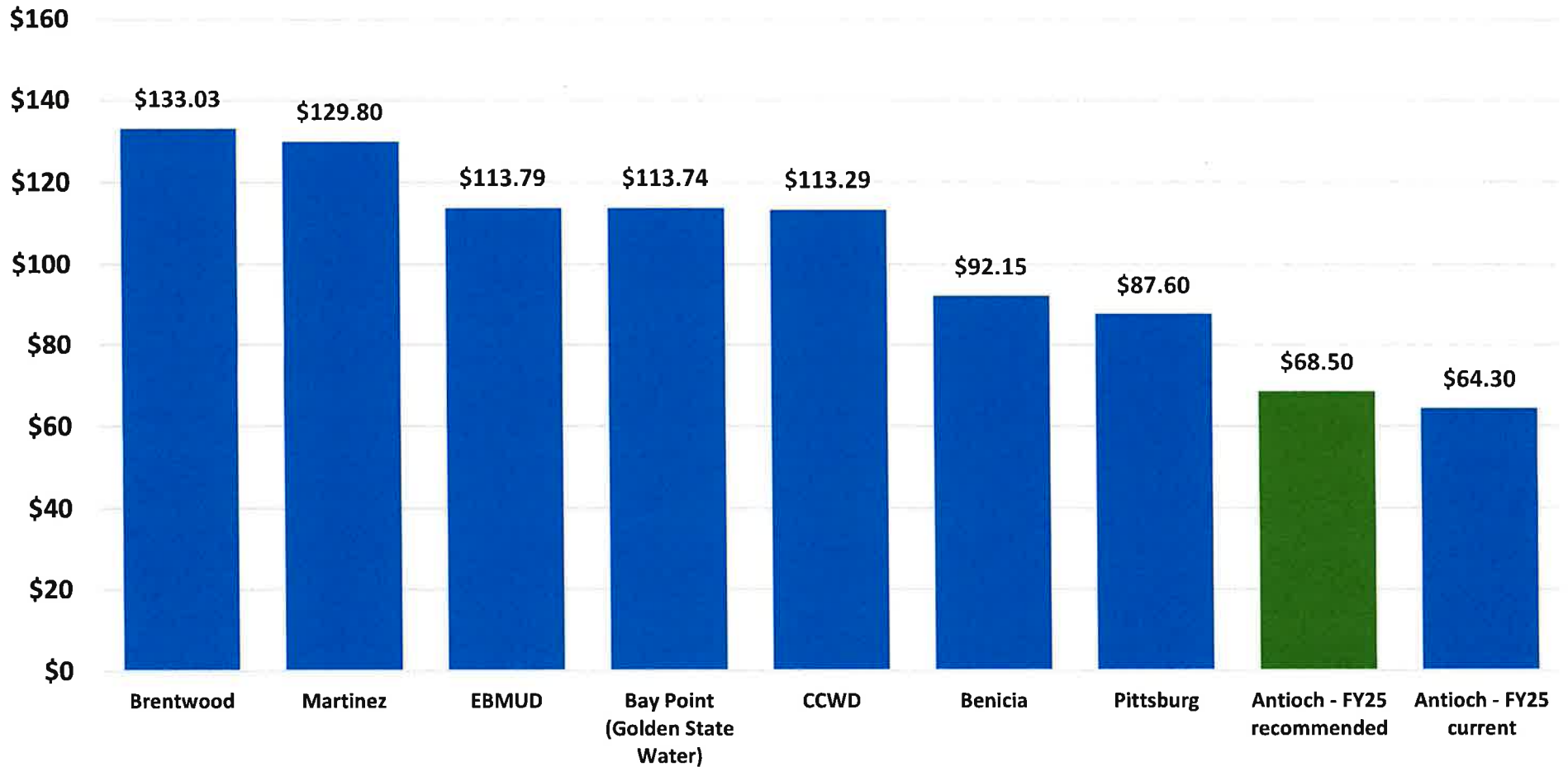
		Current	FY 25	FY 26	FY 27	FY 28	FY 29
Water Rates	<i>effective dates &gt;</i>	<i>7/1/2019</i>	<i>5/1/2025</i>	<i>1/1/2026</i>	<i>7/1/2026</i>	<i>7/1/2027</i>	<i>7/1/2028</i>
Quantity Rates, \$/HCF							
Non-Single Family							
Zone I		\$4.44	\$4.49	\$4.89	\$5.35	\$5.86	\$6.42
Zone II		\$4.55	\$4.61	\$5.06	\$5.60	\$6.16	\$6.78
Zone III		\$4.65	\$4.84	\$5.39	\$6.08	\$6.74	\$7.48
Zone IV		\$4.86	\$5.30	\$6.06	\$7.05	\$7.90	\$8.87
Single Family							
Tier 1		<i>0 - 12 HCF</i>	<i>0 - 12 HCF</i>	<i>0 - 11 HCF</i>	<i>0 - 11 HCF</i>	<i>0 - 10 HCF</i>	<i>0 - 10 HCF</i>
Zone I		\$3.78	\$3.94	\$4.30	\$4.71	\$5.16	\$5.66
Zone II		\$3.89	\$4.06	\$4.47	\$4.96	\$5.46	\$6.02
Zone III		\$3.99	\$4.29	\$4.80	\$5.44	\$6.04	\$6.72
Zone IV		\$4.20	\$4.75	\$5.47	\$6.41	\$7.20	\$8.11
Tier 2		<i>&gt; 12 HCF</i>	<i>&gt; 12 HCF</i>	<i>&gt; 11 HCF</i>	<i>&gt; 11 HCF</i>	<i>&gt; 10 HCF</i>	<i>&gt; 10 HCF</i>
Zone I		\$6.22	\$6.40	\$6.95	\$7.57	\$8.28	\$9.06
Zone II		\$6.33	\$6.52	\$7.12	\$7.82	\$8.58	\$9.42
Zone III		\$6.43	\$6.75	\$7.45	\$8.30	\$9.16	\$10.12
Zone IV		\$6.64	\$7.21	\$8.12	\$9.27	\$10.32	\$11.51
Meter Service, \$/meter-month							
5/8 x 3/4-inch		\$24.40	\$25.60	\$27.40	\$29.30	\$32.20	\$35.40
1-inch		\$55.00	\$57.80	\$61.70	\$66.10	\$72.60	\$79.80
1½-inch		\$105.00	\$110.00	\$118.00	\$126.00	\$139.00	\$152.00
2-inch		\$165	\$173.00	\$185.00	\$198.00	\$218.00	\$240.00
3-inch		\$305	\$320.00	\$342.00	\$366.00	\$403.00	\$443.00
4-inch		\$506	\$531.00	\$568.00	\$608.00	\$668.00	\$735.00
6-inch		\$1,008	\$1,060.00	\$1,130.00	\$1,210.00	\$1,330.00	\$1,460.00
8-inch		\$1,610	\$1,690.00	\$1,810.00	\$1,930.00	\$2,130.00	\$2,340.00
10-inch		\$2,312	\$2,430.00	\$2,600.00	\$2,780.00	\$3,050.00	\$3,360.00
12-inch		\$3,315	\$3,480.00	\$3,720.00	\$3,980.00	\$4,380.00	\$4,810.00

# Single Family Rates, Use, and Monthly Bills

Based on Quantity Charges at 10 HCF Water Use and a  $\frac{5}{8}$  x  $\frac{3}{4}$ -inch Meter Charge

BILLS BASED ON 10 HCF WATER USE	Current	Projected Based on Recommendations				
	FY24	FY25	FY26	FY27	FY28	FY29
Tier 1 Zone III Quantity Rate	\$3.99	\$4.29	\$4.80	\$5.44	\$6.04	\$6.72
Tier 1 Max HCF	12 HCF	12 HCF	11 HCF	11 HCF	10 HCF	10 HCF
Water Use (10 HCF)	10 HCF	10 HCF	10 HCF	10 HCF	10 HCF	10 HCF
Water Use Charge	\$39.90	\$42.90	\$48.00	\$54.40	\$60.40	\$67.20
$\frac{5}{8}$ x $\frac{3}{4}$ -inch Meter Charge	\$24.40	\$25.60	\$27.40	\$29.30	\$32.20	\$35.40
Single Family Monthly Bill	\$64.30	\$68.50	\$75.40	\$83.70	\$92.60	\$102.60
Single Family Monthly Bill, \$ Inc	\$0.00	\$4.20	\$6.90	\$8.30	\$8.90	\$10.00
Single Family Annual Bill	\$772	\$822	\$905	\$1,004	\$1,111	\$1,231
Single Family Bill, % Inc	0%	7%	10%	11%	11%	11%
FY25-FY29 five-year cumulative >						9.8%

# Single Family Monthly Water Bills Survey



*Monthly bills are for a 5/8 or 3/4-inch meter service - except Brentwood and EBMUD which are 1-inch - and 10 HCF water use in similar elevation zones*

# Proposition 218 Process

- Proposition 218 Process
  - City Council votes on resolution of intent
  - Hearing Notices mailed to account address
  - If written protests against the proposed rate changes are presented by a majority of parcels or accounts, the City Council will not enact the proposed changes
  - City Council votes on resolution to adjust rates and charges

**END OF PRESENTATION**

**QUESTIONS ???**



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of March 11, 2025

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Nathan Tinclair, Associate Planner **NST**

**APPROVED BY:** Kwame P. Reed, Assistant City Manager / Acting Community Development Director *KPR*

**SUBJECT:** Lone Tree Retail Project (PD2024-0001)

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### **RECOMMENDED ACTION**

It is recommended that the City Council:

1. Adopt the resolution adopting the Addendum to the 2004 Initial Study/Mitigated Negative Declaration demonstrating that the Lone Tree Retail project has been appropriately analyzed under CEQA; and
2. Adopt the resolution approving a Final Development Plan, Use Permit and Design Review for development of the Lone Tree Retail project.

### **FISCAL IMPACT**

There is no direct fiscal impact because of this action. The development will be fully funded by the developer.

### **DISCUSSION**

The project applicant, Architecture Plus, Inc., is seeking approval of the Lone Tree Retail commercial project, consisting of development of three buildings: a car wash, quick service restaurant, and combination quick service restaurant and retail building, along with associated site improvements. Necessary entitlements from the City of Antioch include the following:

1. *Addendum to the Adopted Initial Study/Mitigated Negative Declaration.* The project previously had an Initial Study/Mitigated Negative Declaration prepared in 2004 and adopted in 2005 to analyze potential environmental effects. The addendum demonstrates that the previously adopted IS/MND adequately analyzes this proposed project, and that further environmental review is not required.
2. *Final Development Plan.* The proposed project requires approval of a new Final Development Plan for the already-established Planned Development District, in order to develop a new car wash, which was not listed on the original Master Use List for the Planned Development, as well as to deviate from the previously

approved site plans, parking and landscaping layouts, and other commercial center design elements.

3. *Use Permit.* Per Antioch Municipal Code section 9-5.2307(C)(1), a use permit is required prior to construction of any phase of an approved P-D District.
4. *Design Review.* Per Antioch Municipal Code section 9-5.2607(A)(1), design review is required for all new development in P-D districts.

In addition to the above approvals, prior to building permit issuance, the project will also require approval of a new tentative subdivision map in order to adjust the lot lines and easements within and between the project parcels and adjacent parcels. The developer of the adjacent Community Infill Housing residential project will be submitting one tentative and final map for the parcels within both projects, which will require separate City approval.

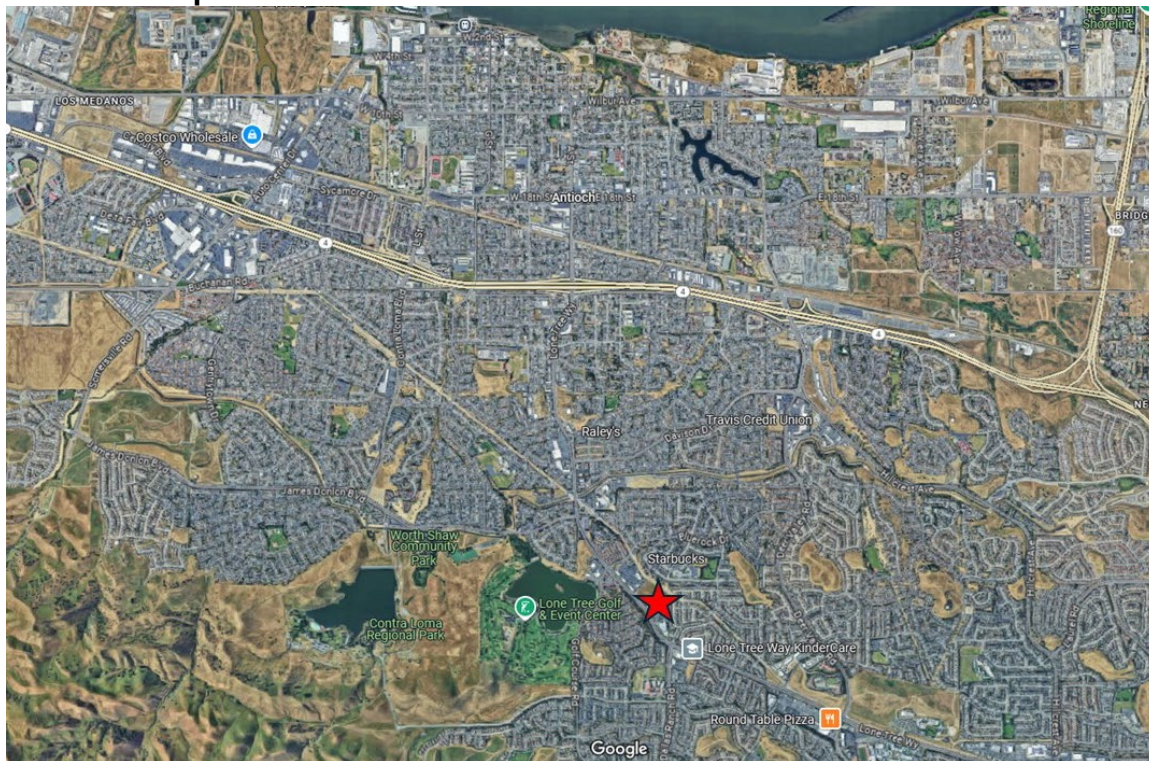
#### Location

The project site consists of 3.22 acres located on the southwest side of the approximately 18-acre PD04-05 district. The site is identified by Assessor's Parcel Numbers (APNs) 072-500-005 ("Parcel E"), 072-500-006 ("Parcel F"), and 072-500-007 ("Parcel G"). The project is bordered by Lone Tree Way to the southwest, Bluerock Center to the northwest, vacant parcels to the northeast (which are part of the city's Commercial Infill Housing Overlay District), and the existing In-Shape Fitness Center and parking lot to the southeast.

#### Background

The project site is within the 18-acre PD04-05 zoning district, with a General Plan designation of Neighborhood Community Commercial. The location was part of a 2005 entitlement for development of the In-Shape Fitness Center, along with a 126,000 square foot commercial development. While In-Shape was constructed and opened in 2007, the rest of the site has remained undeveloped.

## Location Map



## Project Location and Vicinity



Currently, the project site is primarily undeveloped, although there is an existing entry driveway, landscaping, and monument signage in the center of the site, which will remain with the new development. A small portion towards the south of the project site is currently a parking lot for the In-Shape development. Of the originally proposed shopping center and ancillary development, only the In-Shape Fitness Center, parking lot, entry driveway, and improvements to Lone Tree Way, including an extended left turn lane, and 6' perimeter sidewalks were built. The remaining building pads were left undeveloped. The 2005 PD approvals envisioned two restaurants totaling 14,000 square feet, as well as a 10,000 square foot medical office building in the project location.

To the northeast of the project site there is a 245-unit multifamily Commercial Infill Housing project that was approved ministerially in 2023 and has yet to file for building permits.

#### Proposed Businesses and Hours of Operation

The developer proposes to construct tenant spaces for four businesses in three buildings: a drive-thru car wash (Parcel E), drive-thru quick service restaurant (Parcel F), and a combination drive-thru quick service restaurant and retail space (Parcel G). The applicant has prospective tenants for three of the four spaces: the car wash is proposed to be operated by Mister Car Wash, the standalone quick service restaurant building is proposed to be operated by Habit Burger & Grill, the quick service restaurant in the combination building is proposed to be operated by Chipotle, and the retail tenant is to be determined.

The proposed hours of operation are as follows:

Mister Car Wash: 7:00am – 7:00pm during winter months. 7:00am – 8:00pm during summer months.

Habit Burger & Grill: 10:00am – 11:00pm

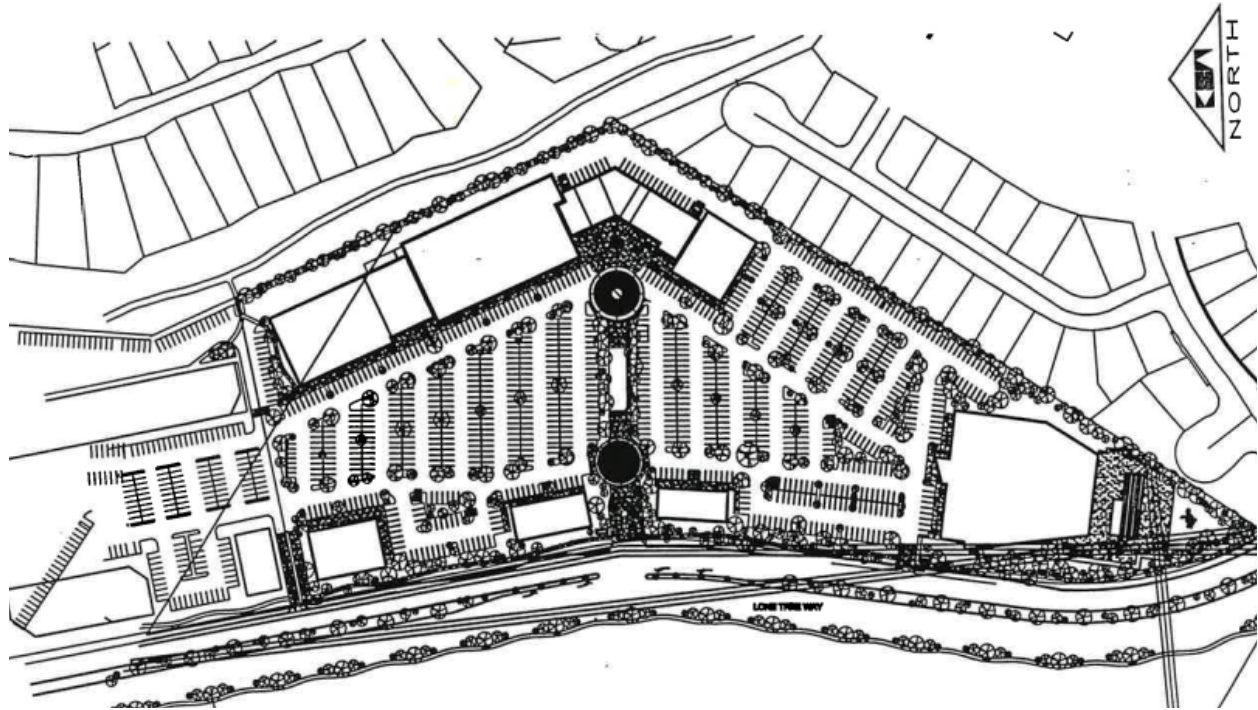
Chipotle/Retail TBD: 10:45am – 11:00pm

Chipotle intends to apply for a class 41 ABC license to serve beer and wine for consumption on site. Per Antioch Municipal Code, restaurants that derive more than 50% of their gross receipts from food are not subject to the same restrictions as liquor establishments.

#### Site Layout, Access and Parking

The originally proposed site layout for the commercial center included three pad sites along the Lone Tree Way frontage, and the project's proposed plan follows that same basic design.

## 2004 Site Plan



The proposed project site is laid out in a linear manner, with each new building being located within its own individual parcel. The commercial center is accessed through three different driveway connections to Lone Tree Way, all of which are existing. The main, center driveway is signalized in both directions at Lone Tree Way. Existing protected left and right turn lanes on Lone Tree Way were built with the construction of In-Shape. New striping will be added to the inward bound main driveway, in order to split traffic turning left into Parcels E and F, and going straight to the future residential site or right to Parcel G or In-Shape. A new 26-foot-wide main drive will connect the commercial center parcels. Each building has a drive-thru which meets the City of Antioch's stacking requirements of at least six cars. Pedestrian walkways connect each parcel with Lone Tree Way. New trash enclosures will be provided at each parcel, the design of which have been reviewed and approved by Republic services. Parcel G contains an approximately 15 foot by 19 foot patio for outdoor seating.

A Local Transportation Analysis was performed for the project, which concluded that the addition of the project would not cause unacceptable levels of delay at any of the local intersections studied. The Transportation Analysis is included as Appendix A of the project's IS/MND Addendum.

Each of the individual parcels provides parking, including 11 parking spots at Parcel E, 17 parking spots at Parcel F, and 33 parking spots at Parcel G (including existing parking used by In-Shape Fitness). Based on a parking analysis performed for the previous Planned Development approvals, In-Shape was to provide one parking spot per 200

gross square feet. This results in a requirement for 298 parking spots. When considering the new commercial buildings as a whole, based on square footage, approximately 55 parking spots would be required ( $11,018 \text{ square feet} / 200 = 55.09$ ). The project proposes to provide 48 parking spots in addition to the 298 already used by In-Shape, a deviation of 7 from Antioch Municipal Code (AMC) parking standards. Given this small variation compared to the vast number of parking spaces that will be available throughout the entire commercial center, as well as the fact that the new businesses will all generate a significant amount of their visitors through drive-thrus, staff is supportive of the parking plan as proposed. Since this is a Planned Development, it is allowed to deviate from AMC standards. Additionally, the center is not close to any residential or commercial street parking, therefore there is no reasonable risk of overflow from the commercial center impacting parking at existing nearby residences or businesses.

#### Architecture

Staff believe that the buildings, as designed, comply with Antioch's Commercial Design Guidelines. For example, building walls and roofs are articulated in compliance with Design Guidelines 3.1.4 C and D. The buildings feature brick, stone and metal accent materials in compliance with Design Guideline 3.1.4 E. The color scheme includes colors such as an off-white color, a brown, patterned color, greys and brick that unify the design of the buildings between all three sites, as well as referencing the brick, white and grey colors on the existing In-Shape building, in support of Design Guidelines 3.1.4 A and E.

#### Landscaping and Stormwater Control

The project features a variety of existing and proposed landscaping to beautify the site, screen the buildings and drive-thrus, and provide an attractive frontage along Lone Tree Way. Shrubs and trees, such as Saratoga hybrid laurel, Japanese maple, western redbud, Italian cypress, skyrocket eastern redcedar, little ollie olive, red yucca, and Mexican bush sage, as well as various ornamental grasses, will screen the drive-thrus when viewed from Lone Tree Way, and provide buffers between each building. Accent plantings will be located at the driveway entrances to highlight the monument signage and beautify the site. The planting will comply with Water Efficient Landscape Ordinance guidelines pursuant to Antioch Municipal Code section 9-5.1006 and California Code of Regulations, Title 23, sections 490 et seq.

There are currently approximately 37 trees on or adjacent to the project site. The developer will be removing two trees that meet the standard for an established tree in the AMC, requiring replacement. There are no protected trees on site. The project will plant approximately 36 trees, far surpassing the 4 that would be required as replacements for the established trees to be removed.

Bioretention facilities will be located throughout the site, primarily along the upper border with the residential site, and adjacent to Lone Tree Way, in order to treat stormwater

runoff from the project. Existing paved areas will continue to use existing stormwater infrastructure built as part of the original commercial center development. The project will comply with relevant C.3 stormwater control requirements.

### Signage

The project includes new wall signage on each of the commercial buildings as well as updates to the existing monument signage, and installation of a new monument sign at the northern driveway entrance to the project site. The project is being conditioned to comply with signage requirements in the Antioch Municipal Code § 9-5.512 for Neighborhood/Community Commercial Zones. Any future signage proposed at the site would need to comply with these guidelines. In addition to the wall signage, the applicant is also proposing to install various directional signage, particularly to manage traffic flow for the project drive-thrus, as well as two 10-minute parking signs at two of the Parcel F parking spots, in order to ensure pickup parking availability. This operational signage is not included within the total signage area evaluated.

The car wash on Parcel E is proposing to install a large wall sign that reads “Free Vacuums.” Staff are proposing that the project be conditioned to remove that signage from the plans, because it is in conflict with [citywide signage design guideline](#) 7.4.2A which states that business names and logos are appropriate for a wall sign, but not extraneous information. Additionally, inclusion of this sign appears to push the total signage area beyond what would be allowed per Antioch Municipal Code § 9-5.512 for Neighborhood/Community Commercial Zones.

### Phasing

The applicant has informed City staff that the project will likely be phased, with the applicant building the Parcel G shell building, access improvements, site improvements, and building pads for the other two sites. The project’s conditions of approval will require preparation of a phasing plan, to be approved by Community Development and Engineering staff. Additionally, all access roadways, utility improvements (including stormwater control infrastructure), and frontage improvements for the project must be built during the first phase of construction.

### Proposed Conditions of Approval

In addition to Antioch’s standard conditions of approval, several project-specific conditions are also proposed. As mentioned above, this includes requirements for signage to follow AMC requirements for neighborhood/community commercial zones and for the “Free Vacuums” sign to be removed. The conditions also require access roads, utilities and frontage improvements to be built during the first phase of the project.

The project will be conditioned to add car wash to the master list of allowed uses at the shopping center. Restaurants, as well as various types of retail businesses, are already included within that list.

This project will require adjustments to the easements and lot lines between the three parcels and the adjacent residential parcel, in order to reflect the final site plan, and ensure that no structures are built over lot lines or easements. It is staff's understanding that the developer of the adjacent residential project will be submitting tentative and final maps covering all adjustments within the entire PD04-05 area. The project conditions of approval will require that these maps be approved through the City's process prior to building permit issuance.

The project is also conditioned to require a shared parking arrangement, either through an easement or the project CC&R's, between all three project parcels as well as the In-Shape parcel, covering the entire commercial center.

The project is conditioned so that the businesses must adhere to the aforementioned hours of operations, which were analyzed in the noise study conducted as part of the CEQA addendum. Any proposed expansion of these hours will require approval from the Zoning Administrator, and may require a noise study to confirm that increased operations do not create a new significant noise impact.

#### Environmental Review

An addendum to the project's original initial Study/Mitigated Negative Declaration was prepared to analyze whether any of the proposed changes to the development would constitute a new significant impact requiring further evaluation under CEQA. The addendum concluded that substantial changes to the project which would require major revisions of the previous IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects would not occur as a result of this proposed project. Therefore, the proposed project would not meet the criteria set forth in CEQA Guidelines Section 15162(a)(1), and preparation of an addendum would provide the appropriate level of environmental review. The addendum and appendices is available here: <https://www.antiochca.gov/fc/community-development/planning/lone-tree-retail/Lone-Tree-Retail-Project-Addendum.pdf>.

In December 2004, the City of Antioch prepared an Initial Study/Mitigated Negative Declaration (IS/MND), which evaluated the development of the 18-acre site with 186,000 square feet of commercial uses. The commercial uses anticipated in the 2004 IS/MND included a 60,000 square foot health club, 101,000 square foot retail shopping center, two restaurant buildings totaling 14,000 square feet, and a 10,000 square foot medical office building. The IS/MND is available here: <https://www.antiochca.gov/fc/community-development/planning/lone-tree-retail/Lone-Tree-Retail-Project-2004-IS-MND.pdf>. The 2004 IS/MND was adopted as part of a Planned Development approval (PD04-05). Only

the In-Shape Family Fitness Center, associated parking lot, as well as roadway and frontage improvements along Long Tree Way have been constructed to date.

The addendum analyzed several areas to confirm that no new significant impact would be created by the project. The addendum concluded that the project would result in a similar amount of ground disturbance as what was previously analyzed. Based on the transportation analysis, the total number of daily trips generated by the project actually decreased 599 from what was originally proposed. Therefore, air quality is not a potential significant impact. Given that emissions regulations have strengthened since 2004, and the overall number of vehicle trips is decreasing, greenhouse gas emissions is not a significant impact.

A noise study was completed to confirm that noise generated by the new project does not create a significant impact, in excess of the noise levels permitted in the City of Antioch General Plan. This was particularly of interest since the car wash was not a use envisioned in the original project. The noise study concluded that calculated combined noise level exposure from project operations would be below the applicable City of Antioch 60 dB CNEL exterior noise level standard at the closest noise-sensitive receptors, and therefore impacts related to noise would be less than significant.

The 2004 IS/MND identified the potential for burrowing owls to occur on site, and as part of the IS/MND Addendum, the project's biological mitigation measures were revised to be consistent with the most recent standards and regulations. This includes requiring a pre-construction survey by a qualified biologist for the presence of owls, and appropriate actions including consulting with the California Department of Fish and Wildlife if owls or burrows are found.

Transportation mitigation measures, including construction of an extended left turn lane into the center from Lone Tree Way, were implemented with the construction of In-Shape. In conclusion, although altered from what was originally anticipated, the proposed commercial uses would be consistent with the commercial nature of the anticipated uses and would not result in any new significant environmental impacts or a substantial increase in the severity of any previously identified significant impacts.

#### Planning Commission Action

On February 19, 2025, the Antioch Planning Commission held a public hearing regarding the proposed project. At the close of the meeting the Planning Commission voted 4-0, with two Commissioners absent, to adopt a resolution recommending that the City Council adopt an addendum to the Initial Study/Mitigated Negative Declaration for the project. A second vote was held to adopt a resolution recommending that the City Council approve the Final Development Plan, Use Permit and Design Review for the project. This motion failed in a 3 – 1 vote with one Commissioner opposing and two Commissioners absent. Per Antioch Municipal Code, Planning Commission resolutions require at least 4 yes votes for adoption. Therefore, the Planning Commission did not adopt a resolution recommending City Council adopt or deny the Final Development Plan, Use Permit, and Design review for the project.

During the Planning Commission meeting, Commissioners asked City staff and the project applicant a range of questions, including topics such as the need for and appropriateness of a car wash in the proposed location, impacts of the project on water and sewer systems, the status of the adjacent proposed residential project, the project's parking plan, and environmental analysis performed. Four letters/emails of public comment were received for the project prior to the Planning Commission hearing. This includes three letters of support: two from neighboring property owners and one from the developer of the adjacent proposed Commercial Infill Housing residential project. One member of the public provided written comment suggesting that the project be explicitly conditioned to require landscape screening around the drive-thrus and along Lone Tree Way. No members of the public commented on the project during the Planning Commission hearing.

### **ATTACHMENTS**

- A. Resolution Adopting an Addendum to the Initial Study/Mitigated Negative Declaration**
  - a. Exhibit A Addendum to the Initial Study/Mitigated Negative Declaration
- B. Resolution Approving a Final Development Plan, Use Permit and Design Review**
  - a. Exhibit A Conditions of Approval
- C. Project Plans**
- D. Project Description**
- E. Outside Agency Comments**
- F. Public Comment**

## **ATTACHMENT “A”**

### **RESOLUTION NO. 2025/XX**

#### **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ADOPTING THE ADDENDUM TO THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE LONE TREE RETAIL PROJECT (PD2024-0001) AS ADEQUATE FOR ADDRESSING THE ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT**

**WHEREAS**, on February 22, 2005, the City Council of the City of Antioch (“City Council”) adopted Resolution No. 2005/20 adopting an Initial Study/Mitigated Negative Declaration for the In-Shape Health Club and Commercial Center Project (“the 2004 IS/MND”) as adequate for addressing the environmental impacts of the project;

**WHEREAS**, the City of Antioch (“City”) received an application from Architecture Plus, Inc. for approval of a new Final Development Plan, Use Permit and Design Review for the development of a drive-thru car wash, a quick service restaurant, and combined retail and quick service restaurant, and associated site improvements (PD2024-0001) at a portion of the site (APNs: 072-500-005; 072-500-006; 072-500-007) evaluated in the In-Shape Health Club and Commercial Center Project;

**WHEREAS**, the City determined an Addendum to the In-Shape Health Club and Commercial Center project Initial Study/Mitigated Negative Declaration is the appropriate environmental document pursuant to Section 15164 of the Guidelines of the California Environmental Quality Act;

**WHEREAS**, on February 19, 2025, the Antioch Planning Commission (“Planning Commission”) held a duly noticed public hearing on the matter, and received and considered evidence, both oral and documentary;

**WHEREAS**, the Planning Commission adopted a resolution recommending that the City Council adopt the Addendum to the Initial Study/Mitigated Negative Declaration for the In-Shape Health Club and Commercial Center Project;

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

**WHEREAS**, on March 11, 2025, City Council held a duly noticed public hearing on the matter, received presentation by City staff, and considered evidence, both oral and documentary, and all other pertinent documents regarding the proposed request.

#### **NOW, THEREFORE, BE IT RESOLVED AND DETERMINED AS FOLLOWS:**

1. The foregoing recitals are true and correct.
2. **THE CITY COUNCIL** hereby finds that substantial changes are not proposed to the project that would require major revisions to the 2004 IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of a previously identified effect.

3. **THE CITY COUNCIL** hereby finds that substantial changes have not occurred with respect the circumstances under which the project is undertaken requiring major revisions to the 2004 IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of a previously identified effect.
4. **THE CITY COUNCIL** hereby finds that there is no new information of substantial importance which was not known and could not have been known at the time the 2004 IS/MND was certified showing any of the following:
  - a. The project will not have a new significant effect not previously discussed in the 2004 IS/MND.
  - b. The project will not cause any significant effect examined in the 2004 IS/MND to be substantially more severe.
  - c. The mitigation measures in the 2004 IS/MND and adopted in Resolution No. 2005/20 remain feasible, or have already been implemented, but some have been modified to be consistent with the most recent standards and regulations. All mitigation measures identified in this Addendum and required for the proposed project as identified in the 2004 IS/MND that are necessary to reduce the potentially significant impacts to a level of insignificance will be made a requirement of the project and are acceptable by the project proponent.
  - d. There are no mitigation measures or alternatives which are considerably different from those analyzed in the 2004 IS/MND that would substantially reduce one or more significant effects on the environment.
5. **THE CITY COUNCIL** hereby finds that the modification to Mitigation Measure 4-a.1, and the removal of Mitigation Measure 4-a.2 and 4-a.3 is justified in order to make the mitigation measures consistent with the most recent standards and regulations for burrowing owls, and to provide clarity for enforcement agencies.

**BE IT FUTHER RESOLVED**, that the City Council does hereby ADOPT the Addendum to the IS/MND for the In-Shape Health Club and Commercial Center Project (attached as Exhibit A) pursuant to the California Environmental Quality Act. All feasible mitigation measures for the project identified in the IS/MND, Addendum and accompanying studies are hereby incorporated into this approval.

\* \* \* \* \*

**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 March 2025, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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**MELISSA RHODES**  
**CITY CLERK OF THE CITY OF ANTIOCH**

**EXHIBIT A  
ADDENDUM TO THE IS/MND  
(SEPARATE PAGE)**

**CITY OF ANTIOCH  
COMMUNITY DEVELOPMENT DEPARTMENT**

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**Lone Tree Retail Project  
IS/MND Addendum**

**January 2025**

Prepared by



1501 SPORTS DRIVE, SUITE A, SACRAMENTO, CA 95834

## **A. INTRODUCTION AND SUMMARY**

The purpose of this Addendum is to demonstrate that the Lone Tree Retail Project (proposed project) has been adequately analyzed in the previous environmental review under the California Environmental Quality Act (CEQA) and that further evaluation is not required.

## **B. PROJECT BACKGROUND**

In December 2004, the City of Antioch prepared an Initial Study/Mitigated Negative Declaration (IS/MND), hereafter referred to as the “2004 IS/MND,” for the previously approved In-Shape Health Club and Shopping Center Project. The 2004 IS/MND evaluated the development of an 18-acre site, located on the northeast side of Lone Tree Way, with 186,000 square feet (sf) of commercial uses. The commercial uses anticipated in the 2004 IS/MND included a 60,000-sf health club, 101,000-sf retail shopping center, two restaurant buildings totaling 14,000 sf, and a 10,000-sf medical office building. The 2004 IS/MND was adopted as part of a Planned Development approval (PD-04-05).

Of the commercial uses anticipated to be constructed within the 18-acre site in the 2004 IS/MND, only the In-Shape Family Fitness Center and an associated parking lot have been constructed to date, as well as frontage improvements along Long Tree Way for the entirety of the site. In the time since the adoption of the 2004 IS/MND, the City has ministerially approved a residential housing project on the eastern portion of the site through the City’s Community Infill Housing overlay via an approval letter, which will replace the previously approved 101,000-sf retail shopping center. The remaining portions of the project site currently remain undeveloped.

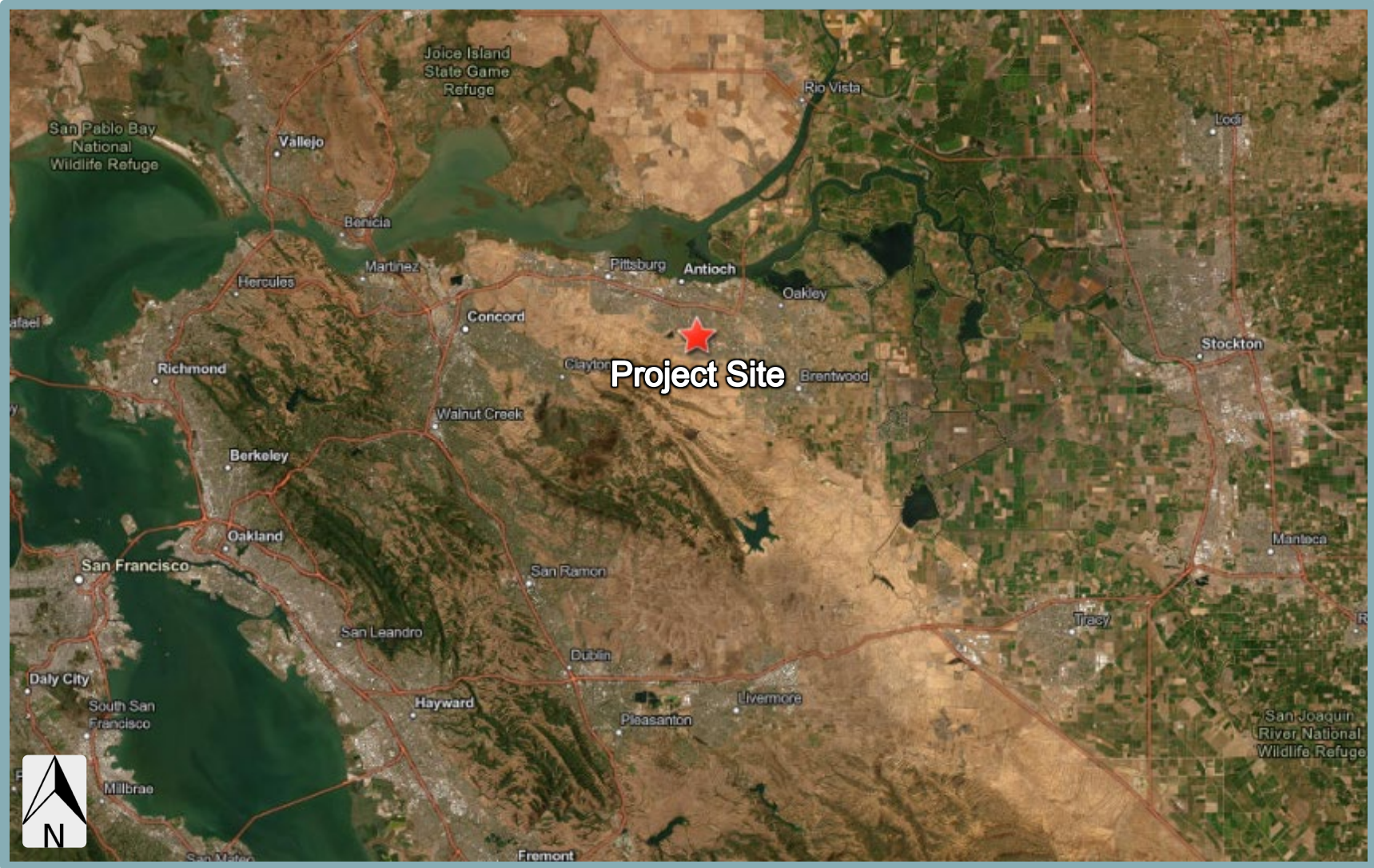
## **C. PROJECT DESCRIPTION**

The following provides a description of the project site’s current location and setting, as well as the proposed project components and the discretionary actions required for the project.

### **Project Location and Setting**

The proposed project site consists of the westernmost 3.22-acre portion of the overall 18-acre site analyzed in the 2004 IS/MND (see Figure 1). The project site is located at 4099 Lone Tree Way in the City of Antioch, California and is identified by Assessor’s Parcel Numbers (APNs) 072-500-005, -006, and -007 (see Figure 2). The northern half of the project site consists of the 1.21-acre Parcel E (APN 072-500-005) and the 0.96-acre Parcel F (APN 072-500-006); Parcels E and F are undeveloped. The southern half of the project site consists of the 1.05-acre Parcel G (APN 072-500-007). The southern portion of Parcel G is developed with a segment of the In-Shape Family Fitness Center parking lot and the northern portion of the parcel is undeveloped. An existing signaled driveway bisects the project site and separates Parcels E and F from Parcel G. Surrounding existing land uses include medical offices, commercial uses, and undeveloped land which is approved for multi-family residential uses to the north; the In-Shape Family Fitness Center parking lot to the east; the In-Shape Family Fitness Center facility to the southeast; and open space and single-family residences to the west, across Lone Tree Way. The City of Antioch General Plan designates the site as Neighborhood Community Commercial and the site is zoned Planned Development (P-D).

**Figure 1**  
**Regional Vicinity**



**Figure 2**  
**Project Site Boundaries**



## **Project Components**

The project site was previously approved for development of two restaurant buildings totaling 14,000 sf, as well as a 10,000-sf medical office building. The proposed project would include the construction of a car wash facility, a quick-service restaurant, and a quick-service restaurant/retail building (see Figure 3).

The proposed project would develop Parcel E with a 4,708-sf car wash, Parcel F with a 2,550-sf quick service restaurant, and Parcel G with a 3,760-sf quick service restaurant/retail building. The proposed project would also include new landscaping medians along the eastern portions of Parcels E and F, adjacent to the future multi-family residential uses.

A comparison of the previously approved and the currently proposed uses within the project site is presented in Table 1, below.

<b>Table 1</b>	
<b>Approved vs. Proposed Commercial Uses</b>	
<b>Approved</b>	<b>Proposed</b>
Medical Office Building (10,000 sf) Restaurant Buildings (14,000 sf)	Car Wash (4,708 sf) Quick Service Restaurant– Parcel F (2,550 sf) Quick Service Restaurant/Retail Building – Parcel G (3,760 sf)
<b>Total</b>	
<b>24,000 sf</b>	<b>11,018 sf</b>

The proposed car wash facility would operate from 7:00 AM to 7:00 PM during winter months, and from 7:00 AM to 8:00 PM during summer months. The quick service restaurant within Parcel F would operate from 10:00 AM to 11:00 PM, and the quick service restaurant/retail building within Parcel G would operate from 10:45 AM to 11:00 PM. Compliance with the foregoing hours of operation would be required as a Condition of Approval for the proposed project.

Vehicle access to the project site would be provided by two existing driveways off of Lone Tree Way located in the center of the site between Parcels F and G, as well as one new driveway from Lone Tree Way into Parcel E the northern portion of the site. Consistent with City requirements, based on the square footage of the proposed retail uses, Parcel E would include 11 parking stalls, including two Americans with Disabilities Act (ADA) compliant spaces; Parcel F would include 17 parking stalls, including two compact spaces and two ADA-compliant spaces; and Parcel G would include 19 parking stalls, including two ADA-compliant spaces. Overall, the proposed project would include 47 new parking spaces. It is noted that the southern portion of Parcel G is currently developed with approximately 27 existing parking spaces that are shared with the In-Shape Family Fitness Center.

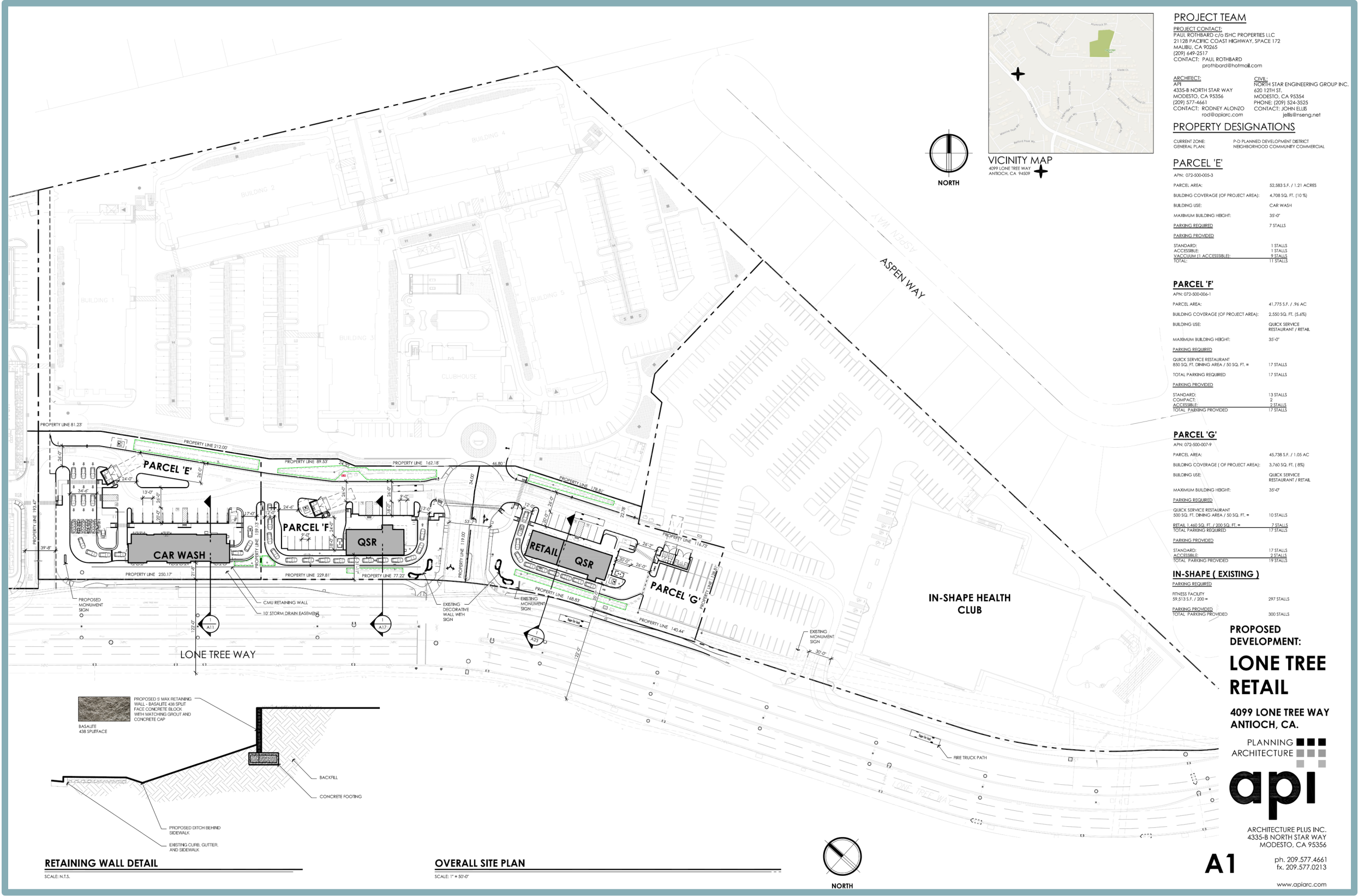
## **Requested/Required Entitlements**

The proposed project would require the following approvals from the City of Antioch:

- Final Development Plan;
- Use Permit; and
- Design Review.

It should be noted that as part of the adjacent multi-family residential development north of the project site, the developer will submit a tentative map to the City, which will include adjusted lot lines for that site and the project site.

Figure 3  
Site Plan



The tentative map will be subject to separate City review and approval.

## **D. DISCUSSION**

New significant effects or other grounds require additional environmental review in support of further agency action on a project pursuant to Public Resources Code (PRC) Section 21166 and State CEQA Guidelines Sections 15162 and 15164. Under the guidelines, additional environmental review shall be required if any of the following criteria are met:

### **15162. Subsequent EIRs and Negative Declarations**

- (a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
  - (1) Substantial changes are proposed in the project which 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;
  - (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which 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; or
  - (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete 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 shown 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 proponents decline to adopt the mitigation measure or alternative; or
    - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
- (b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.
- (c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

- (d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.

**15164. Addendum to an EIR or Negative Declaration**

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

In addition to the above, the following guidance is relevant to the proposed analysis:

- If new measures will be adopted to mitigate new potentially significant impacts to a less-than-significant level, the agency may adopt a subsequent negative declaration addressing those impacts.
- If the agency makes minor technical changes or additions to the prior negative declaration, it may prepare an addendum to the negative declaration.
- If the agency concludes that none of the conditions requiring a subsequent EIR or negative declaration have occurred, and if there is no need to make changes or additions to the prior negative declaration, the agency need not prepare any further environmental documentation but may make a record of its determination.

The applicability of the criteria to the proposed project is described in the following sections.

**Criterion 15162(a)(1)**

As described above, whereas the 2004 IS/MND anticipated the development of the project site with two restaurant buildings, the currently proposed project would include the construction of a car wash facility, a quick-service restaurant, and a quick-service restaurant/retail building. Although altered from what was originally anticipated, the proposed commercial uses would be consistent with the commercial nature of the anticipated uses, and would be consistent with what is permitted in the Neighborhood Community Commercial land use and P-D zoning designations. In addition, as discussed in additional detail below, the proposed project would not result in any new significant environmental impacts or a substantial increase in the severity of any previously identified significant impacts.

Based on the above, substantial changes to the project which would require major revisions of the previous IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects would not occur as a result of the proposed project. Therefore, the proposed project would not meet the criteria set forth in CEQA Guidelines Section 15162(a)(1), and preparation of an addendum would provide the appropriate level of environmental review.

### **Criterion 15162(a)(2)**

As discussed above, the 2004 IS/MND that assessed the impacts of commercial development of the project site has been adopted by the City. Significant updates to local, State, and federal regulations have not been adopted since the certification of the previous IS/MND that would require major revisions to the previous analysis due to a resultant new significant environmental effect or substantial increase in the severity of a previously identified significant effect. Similarly, other substantial changes have not occurred with respect to the circumstances under which the proposed project will be undertaken requiring major revisions of the 2004 IS/MND due to new or substantially more severe effects. Therefore, the proposed project would not meet the criteria set forth in CEQA Guidelines Section 15162(a)(2), and preparation of an addendum would provide the appropriate level of environmental review.

### **Criterion 15162(a)(3)**

As discussed above, an IS/MND that assessed the impacts of commercial development of the project site has been adopted by the City. The proposed project would involve commercial development similar to what was anticipated for the site in the 2004 IS/MND, and would not modify the land use designation of the site. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous IS/MND was adopted, indicating that the proposed project would result in a new or more severe significant impact from what was identified in the 2004 IS/MND, as discussed in further detail below. Therefore, the proposed project would not meet the criteria set forth in CEQA Guidelines Section 15162(a)(3), and preparation of an addendum would provide the appropriate level of environmental review.

## **E. ENVIRONMENTAL IMPACT ANALYSIS**

The following sections provide discussions of potential impacts associated with the proposed project in comparison to those previously identified in the 2004 IS/MND. According to CEQA Guidelines Section 15164(b), an addendum may be prepared if only minor technical changes or additions to the previous mitigated declaration are necessary or if none of the conditions described in Section 15162 calling for the preparation of a subsequent mitigated declaration have occurred. Given the limited scope of changes to the project, this Addendum provides a detailed evaluation of those select CEQA topics most affected by the changes, whereas the remaining CEQA topics are appropriately discussed at a lesser level of detail.

### **Air Quality**

The 2004 IS/MND determined that the In-Shape Health Club and Shopping Center Project would not result in any significant impacts related to air quality. The currently proposed project would result in a similar amount of ground disturbance as what was anticipated in the 2004 IS/MND for the project site. In addition, whereas the 2004 IS/MND anticipated construction of approximately 24,000 sf of commercial uses within the project site, the proposed project would develop a total of approximately 11,018 sf of commercial uses, which is less than half of what was analyzed in the 2004 IS/MND. The proposed project would also be required to comply with the most current applicable laws and regulations related to reducing construction emissions, which are more strict

than those in effect when the 2004 IS/MND was adopted. Therefore, construction emissions associated with buildout of the project site would be less than what was anticipated and analyzed in the 2004 IS/MND.

Operational air quality impacts associated with the proposed project would also be reduced from what was anticipated for the project site in the 2004 IS/MND. According to the Local Transportation Analysis (LTA) prepared for the proposed project by Kimley-Horn (see Appendix A),<sup>1</sup> the proposed car wash facility, quick-service restaurant, and quick-service restaurant/retail building are anticipated to generate a total of 1,542 new daily trips. The 2004 IS/MND anticipated that the entire In-Shape Health Club and Shopping Center Project would generate 8,454 daily trips; without the trips generated by the existing In-Shape Family Fitness Center and the Shopping Center anticipated for development north of the current project site, the 2004 IS/MND anticipated that the on-site development would generate approximately 2,141 daily trips. As such, the currently proposed project would generate 599 fewer daily trips than was previously anticipated in the 2004 IS/MND. Due to the commercial nature of both the currently proposed project and the development previously anticipated for the project site in the 2004 IS/MND, other operational emissions generated by the proposed project would also be within the scope of what was previously anticipated in the 2004 IS/MND. While the proposed project would include drive-throughs, idling events associated with light-duty vehicles (i.e., passenger vehicles and light duty trucks) represent a relatively minor percentage of total vehicle operations, and, as a result, the California Air Resources Board (CARB) has indicated that idling emissions are accounted for within typical mobile emissions associated with light-duty vehicles. As such, idling emissions associated with the proposed drive-throughs are not assumed to substantially generate pollutant emissions beyond presumed mobile emissions accounted for within the prior analysis. Therefore, operational air quality impacts associated with the proposed project would be within the scope of the prior analysis.

Overall, based on the above, the proposed project would not result in any new significant impacts or a substantial increase in the severity of a previously identified significant impact related to air quality.

## **Greenhouse Gas Emissions**

Since the 2004 IS/MND was adopted, a number of regulations have been enacted for the purpose of, or with an underlying goal for, reducing greenhouse gas (GHG) emissions, such as the California Green Building Standards Code (CALGreen Code) and the California Building Energy Efficiency Standards Code. Such regulations have become increasingly stringent since the 2004 IS/MND was adopted. The proposed project would be required to comply with all current applicable regulations associated with GHG emissions, including the CALGreen Code and California Building Energy Efficiency Standards Code. Requirements of the CALGreen Code include, but are not limited to, the following measures:

- Compliance with relevant regulations related to future installation of electric vehicle (EV) charging infrastructure in residential and non-residential structures;
- Indoor water use consumption is reduced through the establishment of maximum fixture water use rates;
- Outdoor landscaping must comply with the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), or a local ordinance, whichever is more stringent, to reduce outdoor water use;

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<sup>1</sup> Kimley-Horn. *Antioch Lone Tree Shopping Center Local Transportation Analysis (LTA)*. May 2, 2024.

- Diversion of 65 percent of construction and demolition waste from landfills;
- Required solar photovoltaic system and battery storage standards for certain buildings; and
- Mandatory use of low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring, and particle board.

In addition, technological advancements for the reduction of GHG emissions are ever-evolving. As such, the currently available technologies and regulations would inherently cause the proposed project to result in substantially fewer GHG emissions than what would have been predicted for the site had such analysis been undertaken during the preparation of the 2004 IS/MND.

The primary GHG emitted by human activities is carbon dioxide (CO<sub>2</sub>); one of the largest sources of CO<sub>2</sub> includes the burning of fossil fuels for transportation and electricity. Although the proposed commercial uses are similar to what was anticipated for the site in the 2004 IS/MND, unlike the previously approved In-Shape Health Club and Shopping Center Project, the proposed project would include two quick-service restaurants with drive-throughs and a car wash, which would result in idling vehicles on-site. However, as discussed above, according to the LTA, the proposed project would generate 599 fewer daily vehicle trips than what was anticipated for the site in the 2004 IS/MND. Because vehicle trips would decrease under the proposed project as compared to what was anticipated in the 2004 IS/MND, the associated GHG emissions would also decrease. Furthermore, the proposed project would result in the reduction of 12,982 sf of commercial use as compared to what was anticipated in the 2004 IS/MND, and would be required to comply with the most current and more stringent regulations. Therefore, GHG emissions associated with the proposed project would not result in a new or significant impact beyond what was anticipated in the 2004 IS/MND.

## **Noise**

The 2004 IS/MND determined that given compliance with applicable City noise ordinances, the In-Shape Health Club and Shopping Center Project would not result in any significant impacts related to noise.

According to the 2015 Supreme Court Case, *California Building Industry Association v. Bay Area Air Quality Management District* (Case No. S213478), “agencies subject to CEQA generally are not required to analyze the impact of existing environmental conditions on a project’s future users or residents.” As such, because the CEQA Guidelines do not require analysis of effects of the environment on the project, including impacts of noise on future residents, or in the case of the proposed project, customers of the proposed commercial uses, the potential effects related to noise exposure at the proposed project are not considered a CEQA impact. Any subsequent analysis of noise impacts associated with the proposed project on future residents of the adjacent planned residential development is presented for informational purposes only, and does not affect the CEQA analysis.

The following analysis includes a discussion of noise standards and criteria applicable to various land uses, as well as potential traffic noise and non-transportation noise sources associated with the proposed project. The analysis below is based on the Environmental Noise and Vibration

Assessment (ENVA) prepared for the proposed project by Bollard Acoustical Consultants, Inc. (BAC) (see Appendix B).<sup>2</sup> The following terms are referenced in this discussion:

- Decibel (dB): A unit of sound energy intensity. An A-weighted decibel (dBA) is a decibel corrected for the variation in frequency response to the typical human ear at commonly encountered noise levels. All references to dB in this discussion will be A-weighted unless noted otherwise.
- Day-Night Average Level (DNL): The average sound level over a 24-hour period, with a penalty of 10 dB applied to noise occurring during nighttime hours (10:00 PM to 7:00 AM).
- Community Noise Equivalent Level (CNEL): The average sound level over a 24-hour period, with a penalty of 5 dB applied to noise occurring during daytime hours (7:00 AM to 10:00 PM) and a penalty of 10 dB applied to noise occurring during nighttime hours (10:00 PM to 7:00 AM).
- Equivalent Sound Level ( $L_{eq}$ ): The average sound level over a given time-period.
- Maximum Sound Level ( $L_{max}$ ): The maximum sound level over a given time-period.
- Sound Exposure Level (SEL): A rating (dB) of a discrete event that compresses the total sound energy of the event into a one-second time period.

### Sensitive Receptors

Noise-sensitive land uses are generally defined as locations where people reside or where the presence of unwanted sound could adversely affect the primary intended use of the land. Places where people live, sleep, recreate, worship, and study are considered to be sensitive to noise because intrusive noise can be disruptive to such activities. Within the project vicinity, and for the purposes of a CEQA evaluation, the nearest sensitive receptors are the single-family residences to the north, east, west, and south of the project site.

### Existing Noise and Vibration Environment

The ambient noise environment in the immediate project vicinity is defined by noise from traffic on Lone Tree Way, as well as activities at nearby commercial uses. In order to quantify the existing ambient noise environment within the project vicinity, BAC conducted long-term ambient noise level measurements at three locations on June 19 and 20, 2023. The noise survey locations are shown in Figure 4, and are identified as Sites 1, 2, and 3. The ambient noise level survey results are summarized below in Table 2.

The ambient noise measurements obtained at Sites 1, 2, and 3 are believed to be representative of the existing ambient noise environments at the existing single-family residential uses to the north, east, and west of the project site, respectively.

During BAC site visits on June 18 and 21, 2024, vibration levels at the project site were below the threshold of human perception.

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<sup>2</sup> Bollard Acoustical Consultants, Inc. *Environmental Noise and Vibration Assessment: Lone Tree Retail Project*. December 12, 2024.

**Figure 4**  
**Noise Survey Locations**



Source: Bollard Acoustical Consultants, Inc. 2024.

**Table 2**  
**Ambient Noise Survey Results**

Survey Location <sup>1</sup>	Date	Time Period <sup>2</sup>	Average Measured Noise Levels (dB)		CNEL (dB)
			L <sub>eq</sub>	L <sub>max</sub>	
Site 1	6/19/24	Daytime	47	64	51
		Evening	47	68	
		Nighttime	43	57	
	6/20/24	Daytime	46	63	51
		Evening	47	64	
		Nighttime	43	59	
Site 2	6/19/24	Daytime	52	68	56
		Evening	54	74	
		Nighttime	48	62	
	6/20/24	Daytime	52	68	55
		Evening	52	74	
		Nighttime	47	64	
Site 3	6/19/24	Daytime	58	78	62
		Evening	61	87	
		Nighttime	53	69	
	6/20/24	Daytime	59	77	62
		Evening	58	80	
		Nighttime	54	72	

Notes:

<sup>1</sup> Noise survey site locations are shown in Figure 4.

<sup>2</sup> Daytime: 7:00 AM to 7:00 PM; Evening: 7:00 PM to 10:00 PM; Nighttime: 10:00 PM to 7:00 AM.

Source: Bollard Acoustical Consultants, Inc. 2024.

### City Noise Standards and Criteria

The Environmental Hazards Element of the City of Antioch General Plan contains objectives and policies to ensure that City residents are not subjected to noise beyond acceptable levels. Pursuant to Objective 11.8.1, Noise Objective, of the General Plan, the allowable exterior noise level for single-family residential uses is defined as 60 dB CNEL within rear yards, and the allowable exterior noise level for multi-family residential uses is 60 dB CNEL within interior open spaces. In addition, pursuant to General Plan Policy 11.8.2(g), appropriate noise mitigation is required when a new development would cause noise in excess of the General Plan noise objectives or an audible (3 to 5 dBA) increase in noise in areas where General Plan noise objectives are already exceeded due to existing development.

Pursuant to Sections 5-17.04 and 5-17.05 of the City of Antioch Code of Ordinances, the operation of heavy construction equipment and construction activities are prohibited on weekdays prior to 7:00 AM and after 6:00 PM; on weekdays within 300 feet of occupied dwelling space prior to 8:00 AM and after 5:00 PM; and on weekends and holidays prior to 9:00 AM and after 5:00 PM, irrespective of the distance from an occupied dwelling.

### Project Construction Noise

During project construction activities, heavy equipment would be used for grading excavation, paving, and building construction, which would increase ambient noise levels when in use. Noise levels would vary depending on the type of equipment used, how it is operated, and how well it is maintained. Noise exposure at any single point outside the project work area would also vary depending upon the proximity of equipment activities to that point.

Table 3 includes the range of maximum noise levels for equipment commonly used in general construction projects at full-power of operation at a distance of 50 feet. It should be noted that not all of the construction activities would be required of the proposed project. Table 3 data also include predicted maximum ( $L_{max}$ ) equipment noise levels at the nearest existing and planned residential uses, which assume a standard spherical spreading loss of 6 dB per doubling of distance. As discussed above, the project construction noise levels at the adjacent future multi-family residential development are presented for informational purposes only, and do not affect the analysis.

<b>Table 3</b>					
<b>Reference and Projected Noise Levels for Construction Equipment</b>					
<b>Type of Equipment</b>	<b>Reference Noise Level at 50 feet, <math>L_{max}</math> (dB)</b>	<b>Projected Noise Level, <math>L_{max}</math> (dB)</b>			
		<b>Site 1 (575 feet)</b>	<b>Site 2 (385 feet)<sup>1</sup></b>	<b>Site 3 (300 feet)</b>	<b>Future Multi-Family Residential (220 feet)<sup>2</sup></b>
Air compressor	80	59	52	64	62
Backhoe	80	59	52	64	62
Ballast equalizer	82	61	54	66	64
Ballast tamper	83	62	55	67	65
Compactor	82	61	54	66	64
Concrete mixer	85	64	57	69	67
Concrete pump	82	61	54	66	64
Concrete vibrator	76	55	48	60	58
Crane, mobile	83	62	55	67	65
Dozer	85	64	57	69	67
Excavator	85	64	57	69	67
Generator	82	61	54	66	64
Grader	85	64	57	69	67
Impact wrench	85	64	57	69	67
Loader	80	59	52	64	62
Paver	85	64	57	69	67
Pneumatic tool	85	64	57	69	67
Pump	77	56	49	61	59
Saw	76	55	48	60	58
Scarifier	83	62	55	67	65
Scraper	85	64	57	69	67
Shovel	82	61	54	66	64
Spike driver	77	56	49	61	59
Tie cutter	84	63	56	68	66
Tie handler	80	59	52	64	62
Tie inserter	85	64	57	69	67
Truck	84	63	56	68	66
<b>Low</b>		<b>55</b>	<b>48</b>	<b>60</b>	<b>58</b>
<b>High</b>		<b>64</b>	<b>57</b>	<b>69</b>	<b>67</b>
<b>Average</b>		<b>61</b>	<b>54</b>	<b>67</b>	<b>64</b>
Notes:					
<sup>1</sup> Predicted noise levels at Site 2 include a -10 dB offset to account for the existing 10-foot wall.					
<sup>2</sup> Predicted noise levels at the future multi-family residential development include a -5 dB offset for screening of pool area by buildings.					
Source: Federal Highway Administration, Roadway Construction Noise Model User's Guide, January 2006. Bollard Acoustical Consultants, Inc. 2024.					

Consistent with Section 5-17.05 of the City's Code of Ordinances, it is assumed that construction activities associated with the proposed project would not occur on weekdays prior to 7:00 AM and after 6:00 PM; on weekdays within 300 feet of occupied dwelling space prior to 8:00 AM and after 5:00 PM; and on weekends and holidays prior to 9:00 AM and after 5:00 PM. Based on the measured ambient maximum ( $L_{\max}$ ) daytime noise levels at Sites 1, 2, and 3, which encapsulates the City's allowable construction hours (7:00 AM to 6:00 PM), as presented in Table 2, the predicted construction activity noise levels presented in Table 3 are either below or within the range of the ambient measured maximum noise levels at the nearest residential uses.

However, noise from heavy equipment operations during on-site construction activities would add to the noise environment in the immediate project site vicinity. A potentially significant impact would occur if project-related construction activities were to noticeably increase ambient noise levels above background levels at the nearby noise-sensitive residential uses. As discussed above, the threshold of perception of the human ear is approximately 3 to 5 dB; a 5 dB change is considered to be clearly noticeable. Consistent with General Plan Policy 11.8.2(g), a noticeable increase in ambient noise levels is therefore assumed to occur where noise levels increase by 3 dB or more over existing ambient noise levels.

Using the calculated average measured maximum ( $L_{\max}$ ) noise levels at Sites 1, 2, and 3 during the allowable construction hours (7:00 AM to 6:00 PM), and the calculated averages of predicted construction equipment maximum noise levels shown in Table 3, BAC calculated the ambient plus project construction equipment noise level increases at the nearby existing residential uses. BAC concluded that project-generated increases in ambient maximum noise levels would range from 0.2 dB  $L_{\max}$  to 2.1 dB  $L_{\max}$  at the closest existing residential uses. The calculated increases in ambient maximum noise levels at the nearest sensitive receptors are below the applied increase significance criterion of 3 dB. Therefore, construction activities associated with the proposed project would not result in a temporary increase in ambient noise levels in excess of the standards established in the City's General Plan, and a less-than-significant impact would occur.

### Project Operational Noise

The proposed project consists of a car wash facility in Parcel E, a quick service restaurant with a drive-through in Parcel F, and a quick service restaurant/retail building with a drive-through in Parcel G. According to the ENVA, the primary noise sources associated with project operations are drive-through operations (i.e., idling vehicles and amplified menu speak boards), delivery truck circulation, truck delivery activities, car wash tunnel operations, vehicle vacuum equipment, and building mechanical equipment (heating, ventilation, and air conditioning [HVAC]). As discussed above, the proposed car wash facility would operate from 7:00 AM to 7:00 PM during winter months, and from 7:00 AM to 8:00 PM during summer months. The quick service restaurant within Parcel F would operate from 10:00 AM to 11:00 PM, and the quick service restaurant/retail building within Parcel G would operate from 10:45 AM to 11:00 PM. As part of the proposed amendment to PD-04-05, the proposed project would be required to comply with the foregoing hours of operations as a Condition of Approval.

An analysis of each of the identified project operational noise sources at the nearby existing single-family residential uses (Sites 1, 2, and 3) and the future multi-family residential use is provided below.

### Drive-Through Noise

As discussed above, the proposed project would include the development of Parcels F and G with two quick service restaurants with drive-throughs. The two drive-through lanes would have amplified menu speaker posts, the locations of which are shown in Figure 5.

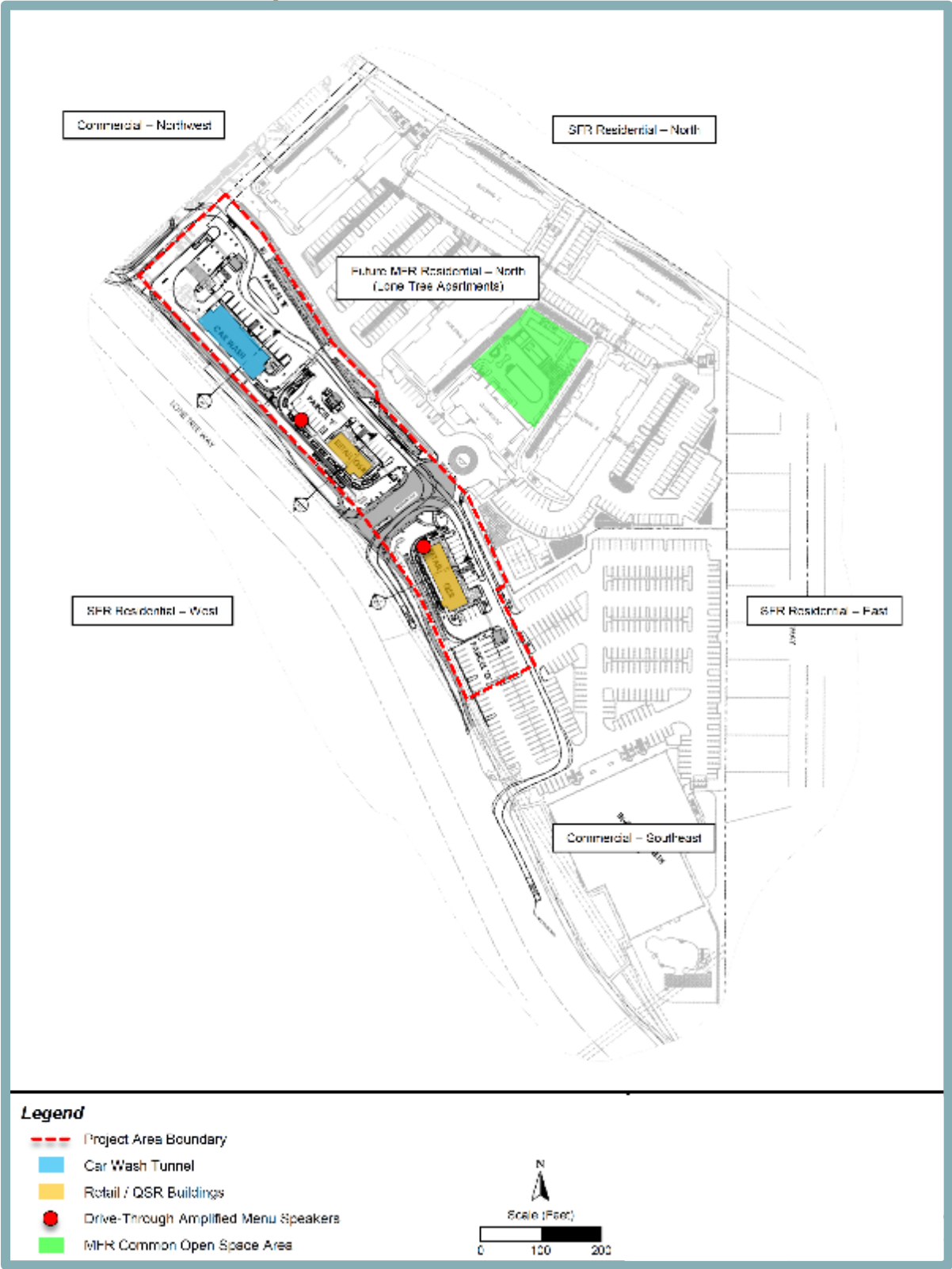
Although the amplified speaker menu models have not yet been determined, in order to quantify the noise emissions of the proposed drive-through speaker usage, BAC utilized noise level measurements from the speaker manufacturer of a commonly installed model. BAC determined that the speaker posts have the ability to incorporate automatic volume control (AVC), which adjusts outbound volume based on the ambient noise level environment. For example, assuming an outdoor ambient noise level of 45 dB, the speaker would adjust the volume of the system to 45 dB for a resulting overall sound level of 48 dB at a distance of four feet. Without the AVC option, the speaker reference noise level would be 72 dB at four feet. Based on data collected for similar drive-through operations, the ENVA determined that drive-through vehicle passages, including vehicle idling, have median and maximum noise levels of 60 dB  $L_{eq}$  at a distance of five feet.

To calculate the project drive-through operations noise level exposure relative to the City's CNEL standard, the ENVA conservatively assumed that project drive-through menu speaker and vehicle noise from both quick service restaurants, combined, would occur during every hour of the proposed hours of operations, and that speaker posts would operate without the AVC option enabled (i.e., worst-case speaker post noise exposure).

Using the foregoing information, and assuming a standard spherical spreading loss of -6 dB per doubling of distance, data were projected from the proposed drive-through lanes and speaker posts to the nearest existing and planned noise-sensitive residential uses. The results of such projections are summarized in Table 4, below.

Table 4 Predicted Combined Drive-Through Noise Levels at Nearby Residential Uses		
Receiver <sup>1</sup>	Predicted Combined Noise Level, CNEL (dB) <sup>2,3,4</sup>	City Noise Standard, CNEL (dB)
Site 1	32	60
Site 2	24	
Site 3	39	
Future Multi-Family Residential	34	
Notes: <sup>1</sup> Noise survey site locations are shown in Figure 4. <sup>2</sup> Predicted combined CNEL assumes continuous quick service restaurant/retail building operation during all proposed hours of operation. <sup>3</sup> Predicted noise levels at Site 2 include a -10 dB offset to account for the existing 10-foot wall. <sup>4</sup> Predicted noise levels at the future multi-family residential development include a -5 dB offset for screening of pool area by buildings.		
Source: Bollard Acoustical Consultants, Inc. 2024.		

**Figure 5**  
**Proposed Noise Generation Sources**



Source: *Bollard Acoustical Consultants, Inc. 2024.*

As shown in Table 4, drive-through operational noise is predicted to be below the applicable City of Antioch 60 dB CNEL exterior noise level standard at the closest noise-sensitive receptors. It is noted that activation of the drive-through speaker model's AVC option would further reduce speaker noise level exposure. In addition, using the ambient noise measurements presented in Table 2, the ENVA determined that drive-through related increases in ambient noise levels would be less than 0.1 CNEL at the closest existing and planned noise-sensitive residential uses. The calculated increase in ambient noise levels indicated above is well below the General Plan ambient noise level increase significance criterion of 3 dB. Therefore, impacts related to noise generated by the proposed drive-through operations would be less than significant.

### On-Site Truck Circulation Noise

BAC anticipates that deliveries of product to the proposed quick service restaurant and quick service restaurant/retail building would occur at the front of the buildings with medium-duty vendor trucks/vans. On-site truck passbys are expected to be relatively brief and would occur at low speeds. The ENVA determined that single-event medium truck passby noise levels are approximately 66 dB L<sub>max</sub> and 76 dB SEL at a reference distance of 50 feet. In order to calculate hourly average noise level exposure from truck circulation, the ENVA assumes that the quick service restaurant and quick service restaurant/retail building could each receive two deliveries from a medium duty truck/van during a worst-case busy hour of deliveries, for a total of four project-generated truck deliveries during a given busy hour. Given an SEL of 76, and assuming four medium truck passbys during a given hour, BAC calculated the hourly average to be 46 dB L<sub>eq</sub>. In order to calculate CNEL exposure, the ENVA conservatively assumed that the four truck deliveries could occur during nighttime hours, which would be the worst-case CNEL exposure. Based on the foregoing information, and assuming a standard spherical spreading loss of -6 dB per doubling of distance, project-generated on-site truck circulation noise exposure at the nearest existing and planned noise-sensitive residential uses was calculated. The results of such calculations are presented in Table 5, below.

Table 5 Predicted On-Site Truck Circulation Noise Levels at Nearby Residential Uses		
Receiver <sup>1</sup>	Predicted Noise Level, CNEL (dB) <sup>2,3,4</sup>	City Noise Standard, CNEL (dB)
Site 1	<20	60
Site 2	<20	
Site 3	28	
Future Multi-Family Residential	25	
Notes: <sup>1</sup> Noise survey site locations are shown in Figure 4. <sup>2</sup> Predicted CNEL assumes a total of four truck deliveries all occurring during nighttime hours. <sup>3</sup> Predicted noise levels at Site 2 include a -10 dB offset to account for the existing 10-foot wall. <sup>4</sup> Predicted noise levels at the future multi-family residential development include a -5 dB offset for screening of pool area by buildings.		
Source: Bollard Acoustical Consultants, Inc. 2024.		

As shown in Table 5, on-site truck circulation noise is predicted to be below the applicable City of Antioch 60 dB CNEL exterior noise level standard at the closest noise-sensitive receptors. In addition, using the ambient noise measurements presented in Table 2, the ENVA determined that increases in ambient noise levels related to on-site truck circulation would be less than 0.1 CNEL at the closest existing and planned noise-sensitive residential uses. The calculated increase in

ambient noise levels indicated above is well below the General Plan ambient noise level increase significance criterion of 3 dB. Therefore, impacts related to noise generated by the on-site truck circulation associated with operation of the proposed project would be less than significant.

### Truck Delivery Activity Noise

As discussed above, BAC anticipates that deliveries of product to the proposed quick service restaurant and quick service restaurant/retail building would occur at the front of the buildings with medium-duty vendor trucks/vans. The primary noise sources associated with delivery activities are trucks stopping (air brakes), trucks backing into position (back-up alarms), and trucks pulling away from the loading/unloading area (revving engines). The ENVA states that noise levels associated with truck deliveries are approximately 76 dB SEL at a distance of 100 feet. In order to conservatively estimate noise level exposure from truck delivery activity, the ENVA assumes that the quick service restaurant and the quick service restaurant/retail building could each receive two deliveries from a medium duty truck/van during a worst-case busy hour of deliveries, for a total of four project-generated truck deliveries during a given busy hour. In order to calculate CNEL exposure, the ENVA conservatively assumed that the four truck deliveries could occur during nighttime hours, which would be the worst-case CNEL exposure. Based on the foregoing information, and assuming a standard spherical spreading loss of -6 dB per doubling of distance, project-generated truck activity noise level exposure at the nearest existing and planned noise-sensitive residential uses was calculated. The results of such calculations are presented in Table 6, below.

Table 6 Predicted Truck Delivery Activity Noise Levels at Nearby Residential Uses		
Receiver <sup>1</sup>	Predicted Noise Level, CNEL (dB) <sup>2,3,4</sup>	City Noise Standard, CNEL (dB)
Site 1	26	60
Site 2	20	
Site 3	30	
Future Multi-Family Residential	30	
Notes: <sup>1</sup> Noise survey site locations are shown in Figure 4. <sup>2</sup> Predicted CNEL assumes a total of four truck deliveries all occurring during nighttime hours. <sup>3</sup> Predicted noise levels at Site 2 include a -10 dB offset to account for the existing 10-foot wall. <sup>4</sup> Predicted noise levels at the future multi-family residential development include a -5 dB offset for screening of pool area by buildings.		
Source: Bollard Acoustical Consultants, Inc. 2024.		

As shown in Table 6, truck delivery activity noise is predicted to be below the applicable City of Antioch 60 dB CNEL exterior noise level standard at the closest noise-sensitive receptors. In addition, using the ambient noise measurements presented in Table 2, the ENVA determined that increases in ambient noise levels related to truck delivery activity would be less than 0.1 CNEL at the closest existing and planned noise-sensitive residential uses. The calculated increase in ambient noise levels indicated above is well below the General Plan ambient noise level increase significance criterion of 3 dB. Therefore, impacts related to noise generated by the truck delivery activity associated with operation of the proposed project would be less than significant.

### Car Wash Drying Assembly Noise

According to BAC, noise levels generated by car washes are primarily due to the drying portion of the operation. Based on information obtained from the project applicant about the models proposed to be used in the drying portion of the proposed car wash, the blower assembly generates a maximum noise level of 75 dB  $L_{max}$  at a distance of 100 feet. The car wash cycle lasts approximately 1.5 minutes, with the drying assembly in operation during the last 0.5 minutes of the cycle. Based on the forgoing information, the ENVA calculated that the car wash would go through 40 full cycles and the drying would operate for approximately 20 minutes during a busy hour of operations. Based on 20 minutes of dryer operations per hour, the resulting hourly average ( $L_{eq}$ ) drying assembly noise level was calculated to be approximately 5 dB lower than the equipment's 75 dB  $L_{max}$  referenced above. In order to calculate project-generated car wash drying assembly noise levels relative to the General Plan's CNEL descriptor, a 24-hour average standard, BAC conservatively assumed that the hourly average car wash drying operations noise identified above could occur during every hour of proposed car wash operations during the summer hours (7:00 AM to 8:00 PM). Furthermore, BAC determined that the noise level generation of car wash drying assemblies vary depending on the orientation of the measurement position relative to the tunnel opening. Worst-case drying assembly noise levels occur at a position directly facing the car wash exit, considered to be 0 degrees off-axis. At off-axis positions, the tunnel building facade provides varying degrees of noise level reduction. At positions 45 degrees off-axis relative to the facade of the car wash exit and entrance, drying assembly noise levels are approximately 5 dB lower. At 90 degrees off-axis, drying assembly noise levels are approximately 10 dB lower.

Based on the foregoing information, and assuming a standard spherical spreading loss of -6 dB per doubling of distance, worst-case project-generated car wash drying assembly noise exposure at the nearest existing and planned noise-sensitive residential uses was calculated. The results of such calculations are presented in Table 7, below.

Table 7 Predicted Car Wash Drying Assembly Noise Levels at Nearby Residential Uses		
Receiver <sup>1</sup>	Predicted Noise Level, CNEL (dB) <sup>2,3,4</sup>	City Noise Standard, CNEL (dB)
Site 1	39	60
Site 2	38	
Site 3	48	
Future Multi-Family Residential	43	
Notes: <sup>1</sup> Noise survey site locations are shown in Figure 4. <sup>2</sup> Predicted CNEL based on drying assembly in operation during every hour from 7:00 AM to 8:00 PM. <sup>3</sup> Predicted noise levels at Site 2 include a -10 dB offset to account for the existing 10-foot wall. <sup>4</sup> Predicted noise levels at the future multi-family residential development include a -5 dB offset for screening of pool area by buildings.		
Source: Bollard Acoustical Consultants, Inc. 2024.		

As shown in Table 7, project-generated car wash drying assembly noise exposure is predicted to be below the applicable City of Antioch 60 dB CNEL exterior noise level standard at the closest noise-sensitive receptors. In addition, using the ambient noise measurements presented in Table 2, the ENVA determined that increases in ambient noise levels related to project-generated car

wash drying assembly noise would range from 0.1 CNEL to 0.3 CNEL at the closest existing and planned noise-sensitive residential uses.

The calculated increase in ambient noise levels indicated above is well below the General Plan ambient noise level increase significance criterion of 3 dB. Therefore, impacts related to project-generated car wash drying assembly noise would be less than significant.

### Vacuum System Noise

As part of the proposed car wash facility, the proposed project would include the installation of a central vacuum piping system consisting of a vacuum area containing a total of nine vacuum stalls with 10 vacuum suction nozzles. The vacuum piping system's noise-generating vacuum turbine producer is proposed to be contained within an eight-foot solid masonry enclosure located adjacent to the vacuum area. Measured and projected noise levels from the proposed vacuum turbine producer, as well as the vacuum suction nozzles when hanging off of the nozzle hangers, are provided in Appendices H and G, respectively, of the ENVA. In order to calculate project-related vacuum equipment noise levels relative to the General Plan's CNEL descriptor, BAC conservatively assumed that all of the proposed vacuum suction nozzles and system turbine producer would be in concurrent operation during every hour of proposed car wash operations during the summer hours (7:00 AM to 8:00 PM). Based on the foregoing information, and assuming a standard spherical spreading loss of -6dB per doubling of distance, worst-case project-generated vacuum equipment noise exposure at the nearest existing and planned noise-sensitive residential uses was calculated. The results of such calculations are presented in Table 8, below.

Table 8		
Predicted Vacuum System Noise Levels at Nearby Residential Uses		
Receiver <sup>1</sup>	Predicted Noise Level, CNEL (dB) <sup>2,3,4</sup>	City Noise Standard, CNEL (dB)
Site 1	33	60
Site 2	22	
Site 3	36	
Future Multi-Family Residential	32	
Notes: <sup>1</sup> Noise survey site locations are shown in Figure 4. <sup>2</sup> Predicted CNEL based on vacuum equipment in concurrent operation during every hour from 7:00 AM to 8:00 PM. <sup>3</sup> Predicted noise levels at Site 2 include a -10 dB offset to account for the existing 10-foot wall. <sup>4</sup> Predicted noise levels at the future multi-family residential development include a -5 dB offset for screening of pool area by buildings.		
Source: Bollard Acoustical Consultants, Inc. 2024.		

As shown in Table 8, project-generated vacuum equipment noise exposure is predicted to be below the applicable City of Antioch 60 dB CNEL exterior noise level standard at the closest noise-sensitive receptors. In addition, using the ambient noise measurements presented in Table 2, the ENVA determined that increases in ambient noise levels related to project-generated car wash drying assembly noise would be less than 0.1 CNEL at the closest existing and planned noise-sensitive residential uses.

The calculated increase in ambient noise levels indicated above is well below the General Plan ambient noise level increase significance criterion of 3 dB. Therefore, impacts related to project-generated vacuum equipment noise would be less than significant.

### ***Mechanical Equipment Noise***

In preparing the ENVA, BAC determined that HVAC requirements for the proposed quick service restaurant and quick service restaurant/retail building would most likely be met using packaged roof-mounted systems. BAC reference file data for HVAC systems indicate that a 12.5-ton packaged unit would be expected to generate an A-weighted sound power level of 85 dB. In order to calculate project-generated HVAC equipment noise levels relative to the General Plan's CNEL descriptor, BAC conservatively assumed that the HVAC equipment would be in continuous operation during a 24-hour period. Based on the foregoing information, and assuming a standard spherical spreading loss of -6 dB per doubling of distance, project HVAC equipment noise exposure at the nearest existing and planned noise-sensitive residential uses was calculated. The results of such calculations are presented in Table 9, below.

As shown in Table 9, project-generated HVAC equipment noise exposure is predicted to be below the applicable City of Antioch 60 dB CNEL exterior noise level standard at the closest noise-sensitive receptors. In addition, using the ambient noise measurements presented in Table 2, the ENVA determined that increases in ambient noise levels related to project-generated HVAC equipment noise would range from 0.1 CNEL to 0.2 CNEL at the closest existing and planned noise-sensitive residential uses.

Table 9		
Predicted HVAC Equipment Noise Levels at Nearby Residential Uses		
Receiver <sup>1</sup>	Predicted Noise Level, CNEL (dB) <sup>2,3,4</sup>	City Noise Standard, CNEL (dB)
Site 1	38	60
Site 2	31	
Site 3	45	
Future Multi-Family Residential	40	
Notes:		
<sup>1</sup> Noise survey site locations are shown in Figure 4.		
<sup>2</sup> Predicted CNEL based on continuous HVAC equipment usage from both quick service restaurant/retail buildings for a 24-hour period.		
<sup>3</sup> Predicted noise levels at Site 2 include a -10 dB offset to account for the existing 10-foot wall.		
<sup>4</sup> Predicted noise levels at the future multi-family residential development include a -5 dB offset for screening of pool area by buildings.		
Source: Bollard Acoustical Consultants, Inc. 2024.		

The calculated increase in ambient noise levels indicated above is well below the General Plan ambient noise level increase significance criterion of 3 dB. Therefore, impacts related to project-generated HVAC equipment noise would be less than significant.

### ***Combined On-Site Operational Noise***

The calculated combined noise levels from all foregoing analyzed on-site operations at the closest existing and planned noise-sensitive residential uses are presented in Table 10, below.

**Table 10**  
**Combined On-Site Noise Levels at Nearby Residential Uses**

Receiver <sup>1</sup>	Predicted Noise Levels, CNEL (dB)						Cumulative CNEL (dB) <sup>3</sup>	City Noise Standard, CNEL (dB)
	Drive-Through <sup>2</sup>	On-Site Truck Circulation	Truck Deliveries	Car Wash Dryers	Vacuum System	HVAC		
Site 1	32	19	26	39	33	38	43	60
Site 2	24	13	20	38	22	31	39	
Site 3	39	28	30	48	36	45	50	
Future Multi-Family Residential	34	25	30	43	32	40	46	

Notes:

<sup>1</sup> Noise survey site locations are shown in Figure 4.

<sup>2</sup> Combined noise levels from drive-through operations sources (i.e., menu speakers and vehicles).

<sup>3</sup> Calculated combined noise levels are based on the predicted noise levels presented in the analysis above.

**Source: Bollard Acoustical Consultants, Inc. 2024.**

As indicated in Table 10, calculated combined noise level exposure from project operations would be below the applicable City of Antioch 60 dB CNEL exterior noise level standard at the closest noise-sensitive receptors. Furthermore, the ENVA determined that combined project-related increases in ambient noise levels would range from 0.1 CNEL to 0.6 CNEL at the closest existing and planned noise-sensitive residential uses. The calculated increase in ambient noise levels indicated above is well below the General Plan ambient noise level increase significance criterion of 3 dB. Therefore, impacts related to combined noise level exposure from project operations would be less than significant.

Based on the above, implementation of the proposed project would not result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project site in excess of standards established in the City's General Plan. Therefore, impacts related to noise associated with the proposed project would be within the scope of what was anticipated for the project site in the 2004 IS/MND, and the proposed project would not result in a new or more severe significant impact related to noise than what was anticipated in the 2004 IS/MND.

### **Vibration**

Similar to noise, vibration involves a source, a transmission path, and a receiver. However, noise is generally considered to be pressure waves transmitted through air, whereas vibration usually consists of the excitation of a structure or surface. As with noise, vibration consists of an amplitude and frequency.

A person's perception to the vibration depends on their individual sensitivity to vibration, as well as the amplitude and frequency of the source and the response of the system which is vibrating. Vibration is measured in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration in terms of the velocity in decibels in root-mean-square (VdB, RMS).

During project construction, heavy equipment would be used for grading, excavation, paving, and building construction, which would generate localized vibration in the immediate vicinity of construction activities. According to the ENVA, the nearest existing residential structure to the project site has been identified as the single-family residence located west of the project site. The nearest existing commercial structure has been identified as the commercial building located northwest of the project site. Because the foregoing structures have been engineered relatively recently and were constructed in compliance with the current building code, neither are highly susceptible to damage by vibration.

Table 11 shows the typical vibration levels produced by construction equipment at 25 feet, as well as projected equipment vibration levels at the nearest existing residential and commercial structures identified above. The ENVA notes that construction of the proposed project is not anticipated to require pile driving activities, or any other construction activities that would create substantial vibration.

Based on the data presented in Table 11, vibration levels generated from on-site construction activities are predicted to be below the applicable threshold for damage to engineered structures (98 VdB). In addition, construction-related vibration levels at the nearest existing residential and commercial buildings are predicted to be below or barely approach the 65 VdB threshold of human perception. Therefore, on-site construction is not anticipated to result in excessive groundbourne vibration levels at nearby existing residential or commercial structures. With respect to groundbourne vibrations generated by project operations, due to the commercial nature of the proposed project, such operations are not anticipated to generate significant vibration.

<b>Table 11</b>			
<b>Reference and Project Vibration Levels for Construction Equipment</b>			
<b>Type of Equipment</b>	<b>Reference Maximum Vibration at 25 feet, VdB (rms)</b>	<b>Projected Maximum Vibration Level VdB (RMS)</b>	
		<b>Single-Family Residence (340 feet west)</b>	<b>Commercial Building (80 feet northwest)</b>
Hoe Ram	87	57	66
Large bulldozer	87	57	66
Caisson drilling	57	57	66
Loaded trucks	86	56	65
Jackhammer	79	<55	60
Small bulldozer	58	<55	<55
<b>Source: 2018 Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual and BAC calculations.</b>			

Based on the above, impacts related to vibration associated with the proposed project would be within the scope of what was anticipated for the project site in the 2004 IS/MND, and the proposed project would not result in any additional significant impacts or more severe significant impacts related to vibration as compared to the 2004 IS/MND.

## Transportation

Since the release of the 2004 IS/MND, the law has changed with respect to how transportation-related impacts may be addressed under CEQA. At the beginning of 2019, updated CEQA Guidelines went into effect. The updated CEQA Guidelines require lead agencies such as the City of Antioch to transition from using “level of service” (LOS) to vehicle miles travelled (VMT) as the metric for assessing transportation impacts under CEQA (see Section 15064.3). The State’s requirement to transition from LOS to VMT is aimed at promoting infill development, public health through active transportation, and a reduction in GHG emissions. Pursuant to CEQA Guidelines, any project that did not initiate CEQA public review prior to July 1, 2020 must use VMT rather than LOS as the metric to analyze transportation impacts. However, LOS remains an important metric used by the City for the purpose of determining consistency with General Plan goals and policies including, but not limited to, General Plan Policies 3.4.4(d), 3.4.4(e), 7.3.2(a), and 7.3.2(d). Although no longer used for determining significant impacts under CEQA, the LTA prepared for the proposed project includes both a LOS and VMT analysis.

Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project’s transportation impacts. Pursuant to Section 15064.3, analysis of VMT attributable to a project is the most appropriate measure of transportation impacts, with other relevant considerations consisting of the effects of the project on transit and non-motorized travel. VMT is the total miles of travel by personal motorized vehicles a project is expected to generate in a day. VMT measures the full distance of personal motorized vehicle-trips, with one end within the project site. Typically, development projects that are farther from other, complementary land uses (such as a business park far from housing) and in areas without transit or active transportation infrastructure (bike lanes, sidewalks, etc.) generate more driving than development near complementary land uses with more robust transportation options. Therefore, development projects located in a central business district with high density and diversity of complementary land uses and frequent transit services are expected to internalize trips and generate shorter and fewer vehicle trips than developments located in a suburban area with low density of residential developments and no transit service in the project vicinity.

Consistent with the State's legislation, the City of Antioch adopted the Transportation and VMT Impact Analysis Guidelines (VMT Guidelines) in June 2023.<sup>3</sup> The VMT Guidelines provide screening threshold recommendations that are intended to identify when a project can be determined to cause a less-than-significant impact without conducting a detailed VMT evaluation. The screening threshold recommendations are based on project type and size, location in low VMT areas, and proximity to transit. One such recommendation is that local-serving retail developments (considered to be less than 50,000 sf in size) may be assumed to cause a less-than-significant impact on VMT. Because the buildings proposed for construction as part of the proposed project would not exceed 50,000 sf, both individually and combined, the proposed project qualifies for screening pursuant to the City's VMT Guidelines, and a significant VMT impact would not occur.

Furthermore, according to the LTA, it is reasonable to assume that the location of the proposed project along Lone Tree Way would offer services for the traveling public that are already on the roadway system and need to stop for services. As such, it is reasonable to assume that the proposed project would not generate new demand, but would satisfy existing demand in the region, and would therefore shorten the distance that customers would otherwise travel.

With respect to site access and circulation, site access would be provided from three existing intersections: the signalized Lone Tree Way/Antioch Town Center intersection, and the right in/right out Lone Tree Way/In-Shape Health Club Driveway and Lone Tree Way/Commercial Driveway North intersections. According to the LTA, sufficient storage will be provided within the existing turn pockets to contain anticipated queues following project buildout. In addition, the LTA determined that the proposed project includes adequate access to buildings to accommodate emergency vehicles and refuse services. Furthermore, the LTA determined that the drive-through within Parcel G would have a seven-vehicle queueing capacity; based on the site design, Kimley-Horn concluded that the probability of exceeding the queueing capacity is between one and five percent, and the average queue length would range from 1.1 to 2.2 vehicles, which can be accommodated within the available storage. Similarly, the probability that the queue within the drive-through in Parcel F would exceed the nine-vehicle queueing capacity would range from four to 26 percent, with average queue length ranging from 2.7 to seven vehicles, which can be accommodated by the available storage. Finally, the probability that the queue for the automated car wash within Parcel E would exceed the nine-vehicle capacity would range from two to seven percent, with average queue lengths ranging from two to 3.3 vehicles, which can be accommodated within the available storage. As such, the LTA concluded that the configurations of the proposed drive-throughs and car wash are unlikely to result in on-site queuing issues. Therefore, although the proposed car wash, quick service restaurant, and quick service restaurant/retail building were not anticipated in the 2004 IS/MND, the LTA concluded that impacts related to site circulation and site access would be less than significant.

It is noted that all mitigation measures included in the 2004 IS/MND related to transportation have already been implemented, and, therefore, do not apply to the proposed project. For example, the longer southbound left turn lane from Lone Tree Way into the project entrance required by Mitigation Measure 14a.1 was constructed at the same time as the In-Shape Family Fitness Center. Similarly, the right turn deceleration lane in to the site's signalized entrance on Lone Tree Way, as required by Mitigation Measure 14a.3, has already been constructed.

Based on the above, impacts related to transportation associated with the proposed project would be within the scope of what was anticipated for the project site in the 2004 IS/MND, and the

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<sup>3</sup> City of Antioch. *Transportation and VMT Impact Analysis Guidelines*. June 2023.

proposed project would not result in any additional significant impacts or more severe significant impacts related to transportation as compared to the 2004 IS/MND.

### **Remaining Impact Areas**

In addition to the CEQA topics discussed in the previous sections of this Consistency Memorandum, the 2004 IS/MND included analysis of the following issue areas:

- Aesthetics;
- Agriculture and Forestry Resources;
- Biological Resources;
- Cultural Resources;
- Energy;
- Geology and Soils;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning;
- Mineral Resources;
- Population and Housing;
- Public Services;
- Recreation;
- Tribal Cultural Resources;
- Utilities and Service Systems; and
- Wildfire.

As discussed previously, construction and operation activities associated with the proposed project would occur within a site previously analyzed as part of the 2004 IS/MND and would not result in any increase to the area of disturbance previously anticipated by the 2004 IS/MND. For these reasons, and given that site conditions, as well as conditions in the project vicinity, have remained the same since adoption of the 2004 IS/MND, or, in the case of Parcel G, have been partially developed consistent with what was anticipated in the 2004 IS/MND, the proposed project would not result in new significant impacts or substantially more significant impacts related to the following environmental issue areas: aesthetics, agriculture and forestry resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, mineral resources, public services, recreation, tribal cultural resources, and wildfire. For example, new scenic vistas have not appeared within the project vicinity subsequent to the adoption of the 2004 IS/MND, and project design would be required to comply with applicable General Plan policies and City of Antioch regulations related to building height, setback, and lighting. Similarly, the project site has not undergone changes related to farmland, subsurface conditions, or hydrology since adoption of the 2004 IS/MND. The existing uses within the project vicinity are the same or similar to those that existed during preparation of the 2004 IS/MND; the surrounding single-family residences were generally constructed prior to 2000, and construction of the medical offices and commercial uses to the north began in 2004. As such, project construction would not be anticipated to result in substantial increases in impacts to existing sensitive receptors beyond the levels anticipated by the 2004 IS/MND. Therefore, the proposed project would not result in any additional significant impacts or more severe significant impacts related to the aforementioned environmental topics as compared to the 2004 IS/MND, and further environmental review related to such is not required.

Similarly, the biological resources in the project vicinity and at the project site have remained the same since adoption of the 2004 IS/MND. The 2004 IS/MND determined that the only special-

status species protected under State and/or federal regulations with the potential to occur on-site is the burrowing owl. The 2004 IS/MND concluded that implementation of Mitigation Measures 4-a.1 through 4-a.3, which require preconstruction surveys for the species and appropriate actions should burrowing owl be discovered on-site, would reduce potential impacts to the species to a less-than-significant level. As shown below, the aforementioned mitigation measures have been revised to be consistent with the most recent standards and regulations. Compliance with such mitigation would ensure that new or substantially more significant impacts beyond what was identified in the 2004 IS/MND would not occur. Therefore, the proposed project would not result in any additional significant impacts or more severe significant impacts related to biological resources as compared to the 2004 IS/MND, and further environmental review related to such is not required.

With respect to energy, the proposed project would be subject to the currently adopted 2022 California Green Building Standards Code (CALGreen Code) and the Building Energy Efficiency Standards (Title 24, Part 6 of the California Code of Regulations), which include more stringent requirements related to energy efficiency than previous iterations of the aforementioned regulations to move the State closer to its net-zero energy goals. The 2022 Building Energy Efficiency Standards are designed to move the State closer to its net-zero energy goals for new development by requiring indoor water use consumption to be reduced through the establishment of maximum fixture water use rates, diversion of 65 percent of construction and demolition waste from landfills, and mandatory use of low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring, and particle board. Energy reductions relative to previous Building Energy Efficiency Standards are achieved through various regulations, including requirements for the use of high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. As incorporated in the 2019 Building Energy Efficiency Standards, the 2022 Building Energy Efficiency Standards require that certain non-residential developments be constructed with solar readiness for the future installation of rooftop solar panels. Additionally, all construction equipment and operation thereof would be regulated per the CARB In-Use Off-Road Diesel Vehicle Regulation. The In-Use Off-Road Diesel Vehicle Regulation is intended to reduce emissions from in-use, off-road, heavy-duty diesel vehicles in California by imposing limits on idling, requiring all vehicles to be reported to CARB, restricting the addition of older vehicles into fleets, and requiring fleets to reduce emissions by retiring, replacing, or repowering older engines, or installing exhaust retrofits. The In-Use Off-Road Diesel Vehicle Regulation would subsequently help to improve fuel efficiency and reduce GHG emissions. Technological innovations and more stringent standards are being researched, such as multi-function equipment, hybrid equipment, or other design changes, which could help to reduce demand on oil and emissions associated with construction. Therefore, the proposed project would not result in any additional significant impacts or more severe significant impacts related to energy as compared to the 2004 IS/MND, and further environmental review related to such is not required.

Finally, with respect to land use and planning and population and housing, the proposed project would not physically divide an established community. In addition, because the proposed uses would be consistent with the General Plan land use and zoning designations for the site, the proposed project would be generally consistent with the uses anticipated in the 2004 IS/MND. New utility lines installed as part of the proposed project would be extended from existing lines in the adjacent roadway network and would be constructed consistent with the City's applicable engineering design standards. Additionally, any new utility lines associated with the proposed project would be sized to accommodate only the project, thereby ensuring the project does not induce substantial unplanned population growth. Furthermore, the proposed project would be subject to applicable development impact fees, ensuring the project's fair-share contribution for any improvements to various public services and utilities. Therefore, the proposed project would

not result in any additional significant impacts or more severe significant impacts related to land use and planning and population and housing as compared to the 2004 IS/MND, and further environmental review related to such is not required.

Overall, the proposed project would not result in any additional significant impacts or more severe significant impacts as compared to the 2004 IS/MND, and further environmental review related to aesthetics, agriculture and forestry resources, biological resources, cultural resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, recreation, Tribal cultural resources, and wildfire is not required.

It should be noted that the 2004 IS/MND did not identify any significant impacts and associated mitigation measures beyond those discussed above related to biological resources and transportation. Therefore, the 2004 IS/MND does not include any additional mitigation measures that would be applicable to the proposed project.

Thus, with respect to the foregoing issue areas, the proposed project would result in similar impacts as those identified within the 2004 IS/MND. Compliance with applicable federal, State, and local policies, regulations, and standards would ensure impacts related to the aforementioned issue areas would be reduced to a less-than-significant level.

## **F. CONCLUSION**

As established in the discussions above, the proposed project would be within the scope of the 2004 IS/MND analysis related to each CEQA Appendix G environmental resource area. The proposed project would not result in any new significant information of substantial importance, new impacts, new or revised alternatives, or an increase in the severity of previously identified significant impacts that would require major revisions to the 2004 IS/MND. As such, the proposed project would not result in any conditions identified in CEQA Guidelines Sections 15162 or 15164. Therefore, additional environmental review under CEQA would not be required for the proposed project.

## **G. APPLICABLE MITIGATION MEASURES**

As stated above, transportation related mitigation measures contained in the 2004 IS/MND have been fully implemented by the existing project. The following biological mitigation measures from the 2004 IS/MND have been revised to comply with current standards and to provide clarity for the enforcement agencies.

### *Mitigation Measure 4-a.1.*

*If construction is scheduled to begin during the non-breeding season (late September through the end of January) for burrowing owl, a qualified biologist shall conduct a survey for burrowing owls and burrows or debris that represent suitable nesting or refugia habitat for burrowing owls within areas of proposed ground disturbance. Should owls be present, construction activities shall avoid the refugia by 250 feet until the burrowing owl vacates the site. If burrow exclusion/passive relocation is required during the non-breeding season, the project applicant shall consult with the CDFW pursuant to Fish and Game Code Section 2081. Avoidance and minimization measures prescribed as part of the consultation process would include recommendations provided in the CDFW Staff Report on Burrowing Owl*

Mitigation (2012). Survey results shall only be valid for the year in which they are conducted.

If clearing and construction activities are planned to occur during the nesting period for burrowing owls (February 1–August 31), a qualified biologist shall conduct a targeted burrowing owl nest survey of all accessible areas within 500 feet of the proposed construction area no more than 14 days prior to construction initiation, as described in the CDFW Staff Report on Burrowing Owl Mitigation (2012). Surveys shall be repeated if project activities are suspended or delayed for more than 14 days during nesting season. The results of the surveys shall be submitted to the City of Antioch Community Development Department. If burrowing owls are not detected, further mitigation is not required. Survey results shall only be valid for the year in which they are conducted.

If an active burrowing owl nest burrow (i.e., occupied by more than one adult owl, and/or juvenile owls are observed) is found within 250 feet of a construction area, construction shall cease within 250 feet of the active burrow until a qualified biologist determines that the young have fledged and adult has vacated, or it is determined that the nesting attempt has failed. If the applicant desires to work within 250 feet of the nest burrow, a qualified biologist shall make recommendations on an appropriate buffer and consult with the City and CDFW to determine whether and/or how the nest buffer can be reduced.

If nesting burrowing owls are found during the pre-construction survey, a habitat assessment shall be conducted and mitigation for the permanent loss of burrowing owl habitat, as determined by a qualified biologist, shall be accomplished consistent with the recommendations in the CDFW Staff Report on Burrowing Owl Mitigation.

A report detailing compliance with the provisions established herein shall be submitted for review and approval to the City of Antioch Community Development Department within 30 days of completion of all such provisions.

#### **Mitigation Measure 4-a.2.**

~~During the non-nesting season (defined as September 1–January 31) and prior to any construction on the site, the project sponsor shall complete a survey within the project's impact areas including areas on the East Bay Municipal Utility District easement which may experience disturbance during construction.~~

~~If owls are found within the project area during the non-nesting season, a qualified ornithologist, in consultation with regulatory agencies, could evict any owls within 250 feet of construction zones and other associated impact areas, to avoid mortality of any owls or destruction of occupied burrows. If breeding owls are found on the site during the nesting season (February 1–August 31), no activity within 250 feet shall be allowed until an ornithologist has determined all young have fledged. Any eviction activities shall be dependent on a signed Mitigation Agreement (MA) between the project sponsor and CDFG. If owls are known to have nested or been resident on the project site within three years prior to site alteration, the project sponsor shall comply with the off-site habitat compensation measures described in Mitigation 4-A.3, below.~~

*Mitigation Measure 4-a.3.*

~~If occupied burrows are present at the project site the project applicant shall compensate for the loss of suitable burrowing owl nesting and foraging habitat present on the project site. CDFG recommends that 6.5 acres of mitigation be required for a pair or single owl. To implement this mitigation measure, CDFG recommends that the City of Antioch require the applicant to establish a conservation easement or purchase credits at an approved mitigation bank for the loss of burrowing owl habitat.~~

~~Prior to the issuance of a grading permit for the project, the applicant shall post a performance bond with the City guarantying that they will either establish a conservation easement for burrowing owls on a suitable parcel (approved by CDFG) or purchase the required amount of credits (one credit equals one acre) at the Haera Wildlife Conservation Bank in eastern Alameda County (just south of I-580), which is certified as a mitigation bank by CDFG.~~

**New Mitigation Measures**

None required.

**ATTACHMENT “B”**

**RESOLUTION NO. 2025/XX**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH  
APPROVING A FINAL DEVELOPMENT PLAN, USE PERMIT, AND DESIGN REVIEW  
FOR THE LONE TREE RETAIL PROJECT (PD2024-0001)**

**WHEREAS**, the City of Antioch (“City”) received an application from Architecture Plus, Inc. for approval of a Final Development Plan, Use Permit and Design Review for the development of a drive-thru car wash, a quick service restaurant, and combined retail and quick service restaurant, and associated site improvements at 4099 Lone Tree Way (PD2024-0001) (APNs: 072-500-005; 072-500-006; 072-500-007);

**WHEREAS**, the application was deemed complete on November 20, 2024;

**WHEREAS**, the City determined that an Addendum to the In-Shape Health Club and Commercial Center project Initial Study/Mitigated Negative Declaration is the appropriate environmental document pursuant to Section 15164 of the Guidelines of the California Environmental Quality Act;

**WHEREAS**, on February 19, 2025, the Antioch Planning Commission (“Planning Commission”) held a duly noticed public hearing on the matter, and received and considered evidence, both oral and documentary;

**WHEREAS**, the Planning Commission, in a 3-1 vote, with two Commissioners absent, failed to adopt a resolution recommending that the Antioch City Council (“City Council”) approve the Final Development Plan, Use Permit and Design Review for the Lone Tree Retail project;

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

**WHEREAS**, on March 11, 2025, the City Council held a duly noticed public hearing on the matter, received presentation by City staff, and considered evidence, both oral and documentary, and all other pertinent documents regarding the proposed request.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council hereby makes the following findings for approval of the requested Final Development Plan pursuant to Section 9-5.2308 “Findings Required” of the Antioch Municipal Code:

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

The project proposes four businesses within three individual buildings, each of which could exist as an independent unit. The uses proposed will provide services to surrounding neighborhoods. The project will develop commercial

sites that have remained vacant for almost 20 years since the original Planned Development approvals.

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

The project has provided a transportation analysis study which confirms that the streets and thoroughfares surrounding it, including the access drive, have adequate capacity for the project. The project includes construction of all necessary utilities to serve the project.

- c.** Any commercial component is justified economically at the location(s) proposed.

The project seeks to develop commercial sites that have a General Plan designation of Neighborhood Community Commercial, have remained vacant for approximately 20 years, and the applicant already has prospective tenants for a majority of the units.

- d.** Any residential component will be in harmony with the character of the surrounding neighborhood and community and will result in densities no higher than that permitted by the general plan.

There are no residential components of the project.

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

There are no industrial components of the project.

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

The project includes minor deviations from standard parking requirements. This is justified as project offers the opportunity to develop three pads on a partially developed commercial site, that have remained vacant for 20 years since the original Planned Development approval. Given the small variation compared to the vast number of parking spaces that will be available throughout the entire commercial center, as well as the fact that the new businesses will all generate a significant amount of their visitors through drive-thrus, staff is supportive of the parking plan as proposed. The center is not close to any residential or

commercial street parking, therefore there is no reasonable risk of overflow from the commercial center impacting parking at existing nearby residences or businesses.

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

This project will complement the office and commercial development immediately to the north of the P-D District, as well as the proposed multifamily Commercial Infill Housing residential project immediately to the east. The development is compatible with the surrounding neighborhood and the uses are consistent with the General Plan.

- h.** The P-D District conforms with the General Plan of the city.

All proposed uses at the project comply with the General Plan designation of Neighborhood Community Commercial.

**BE IT FURTHER RESOLVED** that the City Council hereby makes the following findings for approval of a Use Permit pursuant to Section 9-5.2703 "Required Findings" of the Antioch Municipal Code:

- a.** That the granting of such Use Permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

The project, as conditioned has been designed and conditioned to comply with City of Antioch Municipal Code requirements and commercial design guidelines. The project is located on a partially-developed site, and is adequately buffered from existing surrounding residential neighborhoods.

- b.** That the use applied at the location indicated is properly one for which a use permit is authorized.

The site is Zoned P-D, Planned Development District. The General Plan designation for the site is Neighborhood Community Commercial. Both designations allow for the development of eating and retail establishments. This resolution amends the use list for the P-D District to allow car washes

- c.** That the site for the proposed use is adequate in size and shape to accommodate such use, and all yards, fences, parking, loading, landscaping, and other features required.

The project is located on a partially developed site, that since 2005 has been entitled for commercial development. The project is designed with fencing/walls,

parking, driveways and walkways, stormwater infrastructure, landscaping, trash enclosures, and all other features required.

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

The project has provided a transportation analysis study which confirms that the streets and thoroughfares surrounding it, including Lone Tree Way, have adequate capacity.

- e. That the granting of such Use Permit will not adversely affect the comprehensive General Plan.

The General Plan designation for the site is Neighborhood Community Commercial. The project is consistent with the General Plan land use designation, its allowed uses, and its description of development focused on integrated neighborhood shopping centers or commercial nodes.

**BE IT FUTHER RESOLVED**, that the City Council does hereby APPROVE a Final Development Plan, Use Permit and Design Review for the development of a drive-thru car wash, a quick service restaurant, and combined retail and quick service restaurant, and associated site improvements at 4099 Lone Tree Way (PD2024-0001) (APNs: 072-500-005; 072-500-006; 072-500-007). The project is subject to the following conditions in Exhibit A, attached hereto.

\* \* \* \* \*

**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 March 2025, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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**MELISSA RHODES**  
**CITY CLERK OF THE CITY OF ANTIOCH**

**EXHIBIT A  
CONDITIONS OF APPROVAL  
(SEPARATE PAGE)**

**EXHIBIT A: CONDITIONS OF APPROVAL**  
**LONE TREE RETAIL PD2024-0001**

1. **Project Approval.** This Final Development Plan, Use Permit and Design Review approval is for the Lone Tree Retail project located at 4099 Lone Tree Way (APN: 072-500-005; 072-500-006; 072-500-007), as substantially shown and described on the project plans dated November 1, 2024, as presented to the City Council on March 11, 2025 ("Approval Date"), except as required to be modified by conditions herein. For any condition herein that requires preparation of a final plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City of Antioch ("City").
2. **Project Approval Expiration.** This approval expires on March 11, 2027 (two years from the date on which this approval becomes effective), or at an alternate time specified as a condition of approval, unless a building permit has been issued and construction diligently pursued. All approval extensions shall be processed as stated in the Antioch Municipal Code.
3. **Appeals.** Pursuant to Antioch Municipal Code § 9-5.2509, any decision made by the Planning Commission which would otherwise constitute final approval or denial may be appealed to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk within five (5) working days after the decision. All appeals to the City Council from the Planning Commission shall be accompanied by a filing fee established by a resolution of the City Council.
4. **Requirement for Building Permit.** Approval granted by the Planning Commission or City Council does not constitute a building permit or authorization to begin any construction or demolition of an existing structure. An appropriate permit issued by the Community Development Department shall be obtained before constructing, enlarging, moving, converting, or demolishing any building or structure within the City.
5. **Planned Development Modifications to Approved Plans.** The project shall be constructed as approved and with any additional changes required pursuant to the Conditions of Approval. Planning staff may approve minor modifications in the project design, but not the permitted land uses. A change requiring discretionary approval, and any other changes deemed appropriate by the Planning staff per Antioch Municipal Code Section 9-5.2311 shall require further Planning Commission or City Council approval through the discretionary review process.
6. **Hold Harmless Agreement/Indemnification.** The applicant (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Antioch, its agents, and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul the City's approval concerning this application. The City will promptly notify the applicant of any such claim, action, or proceeding and cooperate fully in the defense.

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7. **Final Approval.** A final and unchallenged approval of this project supersedes any previous approvals that have been granted for this site.
  8. **Compliance Matrix.** With the submittal of all grading plans, improvement plans, and building permit plans, the applicant shall submit to the Community Development Department a Conditions of Approval and Mitigation Measures compliance matrix that lists: each Condition of Approval and Mitigation Measure, the City division responsible for review, and how the applicant meets the Condition of Approval or Mitigation Measure. The applicant shall update the compliance matrix and provide it with each submittal.
  9. **Mitigation Monitoring and Reporting Program.** The applicant shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program for the project.

## **FEES**

10. **City Fees.** The applicant shall pay all City and other related fees applicable to the property, as may be modified by the conditions herein. Fees shall be based on the current fee structure in effect at the time the relevant permits are secured and shall be paid before issuance of said permit. Notice shall be taken specifically of plan check, engineering, fire, and inspection fees. The project applicant shall also reimburse the City for direct costs of Planning, Building and Engineering Division plan check and inspection, as mutually agreed between the City and applicant.

No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, balances, and reimbursements that are outstanding and owed to the City.

11. **Pass-Through Fees.** The applicant shall pay all pass-through fees. Fees include but are not limited to:
  - a. East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.
  - b. Contra Costa County Fire Protection District Fire Development Fee in effect at the time of building permit issuance.
  - c. Contra Costa County Map Maintenance Fee in effect at the time of recordation of the final map(s).
  - d. Contra Costa County Flood Control District Drainage Area Fee.
  - e. School Impact Fees.
  - f. Delta Diablo Sanitation Sewer Fees.
  - g. Contra Costa Water District Fees.

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- 12. Proof of Community Facilities District (CFD) Annexation.** Prior to occupancy, the applicant shall submit evidence of annexation into all required districts, including:
- a. The applicant shall annex into the existing Community Facilities District (CFD) 2018-02 (Police Protection).
  - b. The applicant shall annex into the Public Services District (Public Services) CFD 2018-01 and accept a level of annual assessments sufficient to maintain public facilities in the vicinity of the project area, at no cost to the City. The annual assessment shall cover the actual annual cost of public services as described in the Engineer's Report.
  - c. The applicant shall annex into the Fire Services District CFD 2022-1 (Antioch Fire Protection and Emergency Response Services). This CFD is administered by the Contra Costa County Fire Protection District. To comply with this condition, the applicant shall provide the City proof of annexation by furnishing a copy of the resolution passed by the County Board of Supervisors.

#### **PUBLIC WORKS' STANDARD CONDITIONS**

- 13. City Standards.** All proposed improvements shall be designed and constructed to City standards or as otherwise approved by the City Engineer in writing. The applicant shall file for a City encroachment permit for all improvements within the public right of way, a grading permit for grading of all shared access and shared utilities of the site, and any building permit for all buildings and utilities to be installed on the site.
- 14. Required Easements and Rights-of-Way.** All required easements or rights-of-way for improvements shall be obtained by the applicant at no cost to the City of Antioch prior to, or concurrently with the recordation of the final map or subsequent final maps or separate recorded documents as approved by the City Engineer. All existing easements shall be identified on the site plan and all plans that encroach into existing easements shall be submitted to the easement holder for review and approval.
- 15. Removal of Vacated Easements.** All existing easements that are no longer to be in use, or for existing utilities that will be removed with construction of the development, shall be removed prior to occupancy of the parcels being developed. This abandonment and removal of easements shall be processed with the proposed tentative map and final map of this development and recorded with subsequent final maps of the development as approved by the City Engineer prior to occupancy.
- 16. Line of Sight Triangles.** Safe line of sight distance triangles shall be maintained throughout the construction of this development per Antioch Municipal Code § 9-5.1101, Site Obstructions at Intersections, and as approved by the City Engineer.

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Landscaping, structures, and signage shall be properly maintained as to not restrict the safe line of sight at intersections, driveways, and parking lots per city ordinance.

17. **Utility Construction.** Relocation of public utilities and construction of new private utilities shall be completed to their ultimate size, location and configuration as shown on the preliminary utility plan submitted to the City for review and shall be designed in accordance with City standard plans and constructed prior to occupancy of the first building within the development.
18. **Utility Undergrounding.** Prior to the final occupancy permit, all existing and proposed utilities (e.g., transformers and PMH boxes), except existing PG&E high voltage electrical transmission towers (or other utilities as approved by the City Engineer), shall be undergrounded in accordance with Antioch Municipal Code § 7-3, Underground Utility Districts, and as approved by the City Engineer.
19. **Utility Mapping.** Prior to acceptance of public utilities, the applicant shall provide GPS coordinates of all below ground and above ground utilities. This includes all Water Distribution utility features, Sewer Collection utility features, Storm Water utility features, and inverts, locations of pipes, manholes, cleanouts, and utility meters associated with these features. Applicant shall include GPS coordinates of water meters, irrigation meters, sewer cleanouts, sewer manholes, subdivision entryway signs, street signs, light poles, storm drain manholes, drainage inlets, transformers and gas meters needed for recording the location of all proposed utilities in the project as defined by the City Engineer. These GPS coordinates must be taken on a survey-grade GPS data receiver/collector and provided in GIS shapefile format using the NAVD 88 (with conversion information). Submittal of as-built drawings in AutoCAD drawing format in NAVD 88 coordinates shall satisfy this condition prior to occupancy.
20. **Sewer.** All sewage from the development shall flow by gravity to the existing sewer line currently located within the development that flows into the street sewer main, located in Lone Tree Way, in accordance with City standards and ordinances. All existing sewer lines and sewer laterals to the existing City sewer system that shall be used with development of this project shall remain. All new private sewer lines and laterals shall be in accordance with City and local sewer district specifications and standard plans.
21. **Requirement for Looped System.** Water laterals to each development shall be connected to an existing looped water distribution system located within this site or shall connect to a looped water main of a neighboring existing development. If connecting to an existing looped water system is not possible, the applicant shall be required to install a building water system directly to the water main located in Lone Tree Way, or construct a new public water main from the public street main

through the development in accordance with City standards and at no cost to the City.

- 22. Water Pressure.** The applicant shall provide adequate water pressure and volume for fire flow and domestic use to serve this development per City and Fire District requirements. This will include a minimum fire flow of 1,000 gpm at residual pressure of 20 psi with all losses included at the highest sprinkler unit point in the building and a minimum static pressure of 20 psi at the water service or as approved by the City Engineer. The Contra Costa Fire Protection District may provide additional water flow conditions.
- 23. Retaining Walls**
- a. Public Right of Way.** Retaining walls shall not be constructed in the public right-of-way or other City maintained parcels, unless otherwise approved by the City Engineer.
  - b. Materials.** All retaining walls shall be of concrete masonry unit construction.
  - c. Height.** All retaining walls shall be reduced in height to the maximum extent practicable and the walls shall meet the height requirements in the frontage setback and sight distance triangles as required by the City Engineer.
  - d. Slope.** The 2:1 maximum slope above all retaining walls shall be landscaped with trees, ground cover, grass, or other erosion control vegetation.
- 24. Fences.** All perimeter fences shall be located at the top of slope or along the existing property parcel line as shown on the approved landscape plans, and as approved by the City Engineer.
- a.** In cases where a fence is to be built in conjunction with a retaining wall, and the wall face is exposed to a side street, the fence shall be set back a minimum of three feet (3') behind the retaining wall per Antioch Municipal Code § 9-5.1603, or as otherwise approved by the City Engineer in writing.
  - b.** All fencing adjacent to open space (trails and basins) shall be located at the top of slope and be constructed of wrought iron, tubular steel, or other materials as approved by the City Engineer in writing at the time of improvement plan approval.
- 25. Storm Drain Design/Construction.** The applicant shall design and construct all storm drain facilities to adequately collect and convey stormwater entering or originating within the development to the nearest adequate man-made drainage facility or natural watercourse, without diversion of the watershed.
- a.** All public utilities, including storm drain pipes and ditches, shall be installed in streets avoiding one lot draining over or between other lots. All proposed drainage facilities, including open ditches and detention basins, shall be constructed to City standards and of Portland Concrete Cement, or as approved by the City Engineer. These public utilities shall be designed prior to building permit issuance and constructed prior to occupancy.

- b. Storm drainage systems shall flow to the clean water detention basins shown within the project drainage study or as shown on the project grading and improvement plans, with no diversion out of existing watershed(s).
- c. The detention basin(s) and associated improvements shall be constructed and operational prior to issuance of the first building permit.
- d. Detention basins shall be designed to the satisfaction of the City Engineer with an emergency spillway to provide controlled overflow relief for large storm events. An Operations and Maintenance Manual shall be submitted for each basin prior to the issuance of the first building permit.

**26. Project Storm Water Report.** The applicant shall submit a storm water report of the site's hydrology and hydraulic analyses as part of the storm water system design for 10 year and 100-year storm events in 24 hours. The analyses shall demonstrate adequacy of the in-tract or onsite drainage system and the downstream drainage system for the 10-year storm event with the hydraulic grade line (HGL) contained a minimum 1.25' below the top of each catch basin or storm drain manhole within the project. The minimum pipe slope of any drainage pipe is 0.0033 and the minimum velocity of water flowing in the pipe is 2 FPS with half of the design flow. The minimum storm drainpipe size for pipes in the private system is 10 inches. All detention basins shall be designed with an outfall weir with 1 foot (of free board) below the lowest top of bank. The sides of the basin shall have a maximum 3:1 slope, the bottom of the basin shall drain to the outfall at a minimum slope of 0.003. A paved maintenance access shall be constructed at a maximum grade of 15% for access to the basin. The analysis for the 100-year event shall show that the site will have at least one or more 100-year flood release points to public streets, existing creeks, or existing flood control channels. Any building finish floor elevation within the site or subdivision shall have at least 1 foot of free board from the finish floor elevation to the HGL of the 100-year event. The hydrology and hydraulic analysis shall be reviewed and approved by the City and Contra Costa County Flood Control to the satisfaction of the City Engineer prior to building permit issuance.

## **CONSERVATION / NPDES**

- 27. C.3 Compliance.** Per State regulations, all onsite and offsite impervious surfaces, including off-site roadways to be designed and constructed as part of the project, are subject to State C.3 requirements prior to building permit issuance and occupancy of the first building.
- 28. NPDES.** The project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (Antioch Municipal Code §6-9). (Note: Per State Regulations, NPDES Requirements are those in effect at the time of the Final Discretionary Approval.) Under NPDES regulations, the project is subject to provision C.3: "New development and redevelopment regulations for storm water treatment."

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- a. **Requirements.** Provision C.3 requires that the project include storm water treatment and source control measures, as well as run-off flow controls so that post-project runoff does not exceed estimated pre-project runoff.
  - b. **Storm Water Control Plan.** C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates plan compliance. The SWCP shall be submitted to the Building and City Engineering Departments concurrently with site improvement plans.
  - c. **Operation and Maintenance Plan.** For the treatment and flow-controls identified in the approved SWCP, a separate Operation and Maintenance Plan (O&M) shall be submitted to the Building Department at the time of permit submittal and shall be approved by the City Engineer.
  - d. **Covenants, Conditions and Restrictions (CC&Rs).** Both the approved SWCP and O&M plans shall be included in the project CC&Rs, if applicable. Prior to final building permit approval and issuance of a Certificate of Occupancy, the applicant shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of stormwater treatment or hydrograph modification Best Management Practices (BMP's).
29. **NPDES Plan Submittal Requirements.** The following requirements of the federally mandated NPDES program (National Pollutant Discharge Elimination System) shall be complied with as appropriate, or as required by the City Engineer:
- a. **Application.** Prior to issuance of permits for building, site improvements, and/or landscaping, the applicant shall submit a permit application consistent with the applicant's approved C.3 Storm Water Control Plan, and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious areas, pervious pavements, self-retaining areas, treatment BMP's, permanent source control BMP's, and other features that control storm water flow and potential storm water pollutants.
  - b. **Certified Professional.** The Storm Water Control Plan shall be stamped and signed by a registered civil engineer, or by a registered architect or landscape architect as applicable. Professionals certifying the Storm Water Control Plan shall be registered in the State of California on design of treatment measures for water quality, not more than three years prior to the signature date, by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).
  - c. **Final Operation & Maintenance Plan.** Prior to building permit final approval and issuance of a Certificate of Occupancy, the applicant shall submit, for review and approval by the City, a final Storm Water BMP Operation and

Maintenance (O&M) Plan in accordance with City of Antioch guidelines. This O&M Plan shall incorporate City comments on the draft O&M Plan and any revisions resulting from changes made during construction. If the project has CC&Rs, the O&M Plan shall be incorporated into them.

- d. **Long Term Management.** Prior to building permit final approval and issuance of a Certificate of Occupancy, the applicant shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of all storm water treatment and underground detention facilities to the satisfaction of the City Engineer.
  - i. The project shall prevent site drainage from draining across public sidewalks and driveways in a concentrated manner by installing drainpipes within or under the sidewalks, per City details.
  - ii. Install “No Dumping, Drains to River” decal buttons in all new site catch basins, curb inlets and drainage inlets.
- e. **C.3 Storm Water Calculations.** Prior to building permit issuance, the applicant shall prepare a C.3 Storm Water Control Plan report with calculations of anticipated conveyance all C.3 storm water entering and originating from the site to an adequate downstream drainage facility without diversion of the watershed prior to building permit. The applicant shall submit C.3 hydrologic and hydraulic calculations with the improvement plans to the City of Antioch Engineering Department for review and approval, as well as to the Contra Costa County Flood Control District.
- f. **Regional Water Quality Control.** Prior to issuance of the grading permit, the applicant shall submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.
- g. **SWPPP.** The applicant shall submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to issuance of a building and/or grading permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP’s. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP’s may result in the issuance of correction notices, citations, or a project stop work order.
- h. **BMP.** The applicant shall install appropriate clean water devices at all storm drain locations immediately prior to entering the public storm drain system and shall implement Best Management Practices (BMP’s) at all times on the project before, during and after construction.
  - i. **Erosion Control.** Applicant shall include erosion control/storm water quality measures in the grading plan in order to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences, or other

- measures subject to review and approval by the City Engineer. The applicant shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such erosion control measures.
- ii. **Sweeping.** The applicant or their assignee shall sweep and/or vacuum the paved parking lot(s) a minimum of once a month and prevent the accumulation of silt, litter, and debris on the site. Corners and hard-to-reach areas shall be swept manually.
  - iii. **Pressure Washing.** If any sidewalks are to be pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drains. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the Sanitary Sewer District.
  - iv. **Construction Debris.** The applicant shall ensure that the area surrounding the project, such as the adjacent streets, stays free and clear of construction debris such as silt, dirt, dust, and tracked mud. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All loads in dump trucks shall be covered per City requirements.
  - v. **Storm Drain Cleaning.** The applicant shall clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by City Inspectors and/or the City Engineer.

### **OUTSIDE AGENCIES**

- 30. **Contra Costa County Fire Protection District.** The applicant shall comply with the conditions provided by the Contra Costa County Fire Protection District in the letter dated December 19, 2024.
- 31. **Contra Costa County Health Department.** The applicant shall comply with the conditions provided by the Contra Costa County Health Department in the letter dated December 19, 2024.
- 32. **Contra Costa County Flood Control District.** The applicant shall comply with the conditions provided by the Contra Costa County Flood Control District in the letter dated December 19, 2024.

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## **GRADING**

- 33. Requirement for Grading Permit.** Grading plans shall be submitted, processed, and issued prior to commencement of any grading operations within the project. A grading permit shall be obtained through the City's Engineering and Building Divisions, subject to review and approval by the City Engineer. The submitted plans shall incorporate any modifications required by the Conditions of Approval, local and national building codes.
- 34. Grading Plans.** Locations of building exterior walls, fences and retaining walls, drainage swales, side slopes, top and bottom of slopes, parking lot drainage to catch basins with underground pipe drainage systems, and pipe outfalls, shall be shown on the grading plans for review and approval. All the above features shall have proposed elevations shown on the grading plan and the grading of the project will drain to an above and/or underground drainage system in an acceptable manner, as approved by the City Engineer. Unless approved in writing by the City Engineer and the adjacent landowner, all grading of any part of the project shall be contained within the existing parcel or project boundary of the project. All improvement projects shall submit a grading plan, and a plan showing existing conditions or field survey of the project before construction, showing existing grades, pavement grades, curb grades, finish floor elevations, 1' contours, existing buildings and structures, all existing private and public improvements, all underground utilities, overhead utilities, drainage features, all easements and street right of ways, and existing project property lines of the approved project area. The applicant shall also prepare a demolition plan, submitted with the grading plans, of all onsite and offsite improvements to be removed from the site prior to grading.
- 35. Elevations on Grading Plans.** All elevations shown on the grading plans and improvement plans shall be based on actual surveyed NAVD 88 survey control vertical datum, and, if needed, with conversion information, as approved by the City Engineer.
- 36. Soils.** Prior to the approval of the grading plan(s), the City Engineer requires a registered soils engineer to review the grading plans, improvement plans, building permit plans, and specifications submitted for the project. The soils engineer's field inspections will be required to verify compliance with the approved plans and soils reports prior to issuance of a final occupancy permit. Costs for these consulting services shall be incurred by the applicant.
- 37. Geotechnical Recommendations.** The applicant shall implement project-specific geotechnical recommendations found in the project's Geotechnical Investigation Report. Prior to issuance of any grading permits, all recommendations and specifications set forth in the project-specific Geotechnical Investigation Report prepared by the project's soils engineers, shall be reflected on the project grading

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and foundation plans (inclusive of seismic design parameters), subject to review and approval by the City Engineer.

- 38. Off-Site Grading.** All off-site grading is subject to the coordination and approval of the affected property owners and the City Engineer. The applicant shall submit written authorization to “access, enter, and/or grade” adjacent properties prior to issuance of a grading permit and shall have permission from any affected property owners prior to issuance of the first building permit of each phase of the project.
- 39. Grading Easements.** Any sale of a portion (or portions) of this project to another applicant shall include the necessary CC&Rs, and/or grading and drainage easements, to ensure that the project-wide grading conforms to the project’s Conditions of Approval.

#### **AT BUILDING PERMIT SUBMITTAL**

- 40. Requirement for Phasing Plan.** If the project becomes a phased project, then the applicant shall provide a phasing plan to the Community Development Department and Engineering Department for review and approval. The applicant shall continuously build all access roadways, utility improvements (including stormwater control infrastructure), and frontage improvements for the project during the first phase of construction.
- 41. Final Landscape Plans.**
- a.** The applicant shall submit final landscape plans that identify specific plant materials to be constructed, including all trees, shrubs and groundcover, and landscape features. At the time of building permit submittal, applicant shall provide for all plan materials both common and botanical names, sizes, and quantities, which are in substantial conformance with the Preliminary Landscape Plan. Applicant shall coordinate with the Public Works Department on approved plants to be installed in the public right of way.
  - b.** The project shall comply with AMC § 5-1.204. No final landscape and irrigation plans shall be considered complete without an approved maintenance agreement reflective of standards contained in AMC § 5-1.204(G). The approved maintenance agreement shall cover all of the parcels within the development. The property maintenance agreement shall be recorded on all future parcels in the development.
- 42. Water Efficient Landscape Ordinance.** Landscaping for the project shall be designed to comply with the applicable requirements of City of Antioch Ordinance No. 2162-C-S, The State Model Water Efficient Landscape Ordinance (MWELo). The applicant shall demonstrate compliance with the applicable requirements of the MWELo in the landscape and irrigation plans submitted to the City.

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- 43. Property Drainage.** All buildings on the site shall contain rain gutters and downspouts that catch rainwater from the roof and direct water away from the foundation and into an acceptable drainage system as approved by the City Engineer. All drainage from the developed site shall be contained within the site and not drain into neighboring properties unless it is existing natural drainage from existing topography that has been reviewed and approved by the City Engineer. All proposed grading improvements shall be contained within the site property unless approved by City Engineer. The grading plan of the developed site shall be prepared by the applicant and submitted to the City for review and approval prior to grading permit issuance. As stated in these conditions, the applicant shall comply with all City grading and building ordinances for developed property prior to occupancy of the building.
- 44. Utility Location on Private Property.** All existing utility improvements (water meters, sewer cleanouts, etc.) that are disturbed shall be relocated within the immediate area of site as defined by the preliminary utility plans and approved by the City Engineer. On all new buildings and site improvements, the applicant shall install new utility connections and utility services to serve the proposed development in accordance with City and utility provider requirements within the property or adjacent right of way as approved by the City Engineer. The applicant shall prepare and submit detailed utility plans for the installation of all utilities to be constructed within the developed site for review and approval by the City Engineer, prior to building permit issuance and/or site construction. As stated in these conditions, all City ordinances and other City requirements for the installation of utilities shall be fulfilled prior to occupancy of the first building.
- 45. Construction Traffic Control Plan.** A Construction Traffic Control Plan shall be submitted with the improvement plans for review and approval by the City Engineer.
- 46. Postal Service.** Provisions for mail delivery and locations of mailbox facilities shall be reviewed by the USPS prior to the issuance of the building permit. Mailbox facilities serving a building shall be installed prior to issuance of an occupancy permit for said building. The location of any stand-alone mailbox in the public right of way or close to private access drives shall be reviewed and approved by the City Engineer for traffic safety prior to construction of this facility.

#### **AT BUILDING PERMIT ISSUANCE**

- 47. Encroachment Permit.** The applicant shall obtain an encroachment permit from the Engineering Division before commencing any construction activities within any existing or proposed public rights-of-way or easements, including on private parcels.

- 48. Demolition Permit.** Site demolition shall not occur until demolition permits are issued for the development project. All demolition shall be in accordance with permits issued by the City of Antioch and Bay Area Air Quality Management District (BAAQMD).

### **DURING CONSTRUCTION**

- 49. Construction Notice.** The applicant shall inform the City of the start of construction of the project, the construction schedule and provide contact information, approximate area of disturbance, time frames for needed inspections, hours of work, construction detours, flagging, etc. The applicant shall provide the adjacent businesses and residents with a notice of construction by posting a flyer or sign, not to exceed 24" x 36" in size, in a publicly visible location at the construction site, such as on the exterior of the construction fence, containing the following information:
- Address of Work
  - Start Date of Work
  - End Date of Work
  - Hours of Work
  - Type of Work
  - Contact Person
  - Company Name
  - Telephone
- 50. Collection of Construction Debris.** During construction, the applicant shall place dumpsters or other containers on site to contain all construction debris. The dumpsters or other containers shall be placed in areas that do not block emergency vehicle access, access to neighboring developed properties or existing traffic, and shall be emptied on a regular basis, consistent with Antioch Municipal Code § 6-3.2, the Construction and Demolition Debris Ordinance. Where appropriate, applicant shall use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
- 51. Construction Hours.** Construction activity shall be as outlined in the Antioch Municipal Code § 5-17.04 and § 5-17.05. Construction activity is limited to 7:00 AM to 6:00 PM Monday-Friday except that activity within 300 feet of occupied dwellings is limited to the hours of 8:00 AM to 5:00 PM on weekdays. On weekends and holidays, construction activity is allowed 9:00 AM to 5:00 PM, irrespective of the distance from an occupied dwelling. Extended hours may be approved in writing by the City Manager or designee.
- 52. Driveway Access.** Driveway access to neighboring properties, existing private driveways, and existing streets shall be maintained at all times during

construction, except that access to existing private driveways may be temporarily restricted with the mutual consent of all impacted property owners.

- 53. Demolition, Debris, Recycling.** All debris, garbage spoils, unwanted materials and vegetation shall be removed from the project site in accordance with City requirements. All materials that can be recycled shall be taken to an approved recycling facility. The project shall be kept clean and in compliance with and shall supply all necessary documentation for compliance with Antioch Municipal Code § 6-3.2, the Construction and Demolition Debris Ordinance.
- 54. Filter Materials at Storm Drain Inlets.** The applicant shall install filter materials (such as sandbags, filter fabric, waddles, etc.), erosion control and clean water measures throughout construction of the site including at each storm drain inlet and at the nearest the downstream side of the project site prior to:
- start of the rainy season (October 1).
  - site dewatering activities.
  - street washing activities.
  - saw cutting asphalt or concrete; and
  - in order to retain any debris or dirt flowing into the city storm drain system.

Filter materials, erosion control and clean water measures shall be installed, maintained, and/or replaced as necessary to ensure effectiveness, prevent street flooding and prevent soil erosion, debris, and dirty water draining onto City streets and into the storm drain system in accordance with City and state requirements. All used filter devices shall be disposed of in the trash or at a local approved landfill facility during construction.

- 55. Archeological Remains.** In the event subsurface archeological remains are discovered during any construction or preconstruction activities on the site, all construction work within 100 feet of the find shall be halted, and the Community Development Department, along with a professional archeologist, certified by the Society of California Archeology and/or the Society of Professional Archeology, shall be notified. Site work in this area shall not occur until the archeologist has had an opportunity to evaluate the significance of the find and to outline appropriate mitigation measures, if deemed necessary. If prehistoric archeological deposits are discovered during development of the site, local Native American organizations shall be consulted and involved in making resource management decisions.
- 56. Erosion Control Measures.** The grading operation of the development shall take place at one time and in a manner to prevent soil erosion and sedimentation. The slopes shall be landscaped, reseeded and/or blanketed as soon as possible after the grading operation ceases. Erosion measures shall be implemented during all phases of construction in accordance with an approved erosion and sedimentation control plan. Erosion control shall be continuously maintained by

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the applicant and upgraded after rainstorms through the construction of the project and until the permanent erosion control measures, storm drain, and landscaping improvements are installed and operational.

- 57. Dust Control.** Standard dust control methods shall be installed and used to stabilize the dust generated by construction activities. The applicant shall post dust control signage with contact phone numbers for the applicant, City staff, and the Bay Area Air Quality Management District.
- 58. Landscape Installation and Maintenance.** Landscape shall show immediate results. Landscaped areas shall be watered, weeded, pruned, and/or otherwise maintained, as necessary. Plant materials shall be replaced as needed to maintain the landscaping in accordance with the approved plans. All trees shall be a minimum 24" box size and all shrubs shall be a minimum 5-gallon size.

#### **PRIOR TO ISSUANCE OF OCCUPANCY PERMIT**

- 59. Planning Inspection.** Planning staff shall conduct a site visit to review exterior building elevations for architectural consistency with the approved plans, and to review landscape installation (if applicable). All exterior finishing details including window trim, paint, gutters, downspouts, decking, guardrails, and driveway installation shall be in place prior to scheduling the final inspection.
- 60. Site Landscaping.** All landscaping within the project site, including on all slopes, medians, C.3 drainage basins, retaining walls, bioretention basins, common areas, open space and park landscape areas, and any other areas that are to be landscaped, shall be installed prior to issuance of final certificate of occupancy. All existing landscaping that is to remain shall be adequately watered and maintained.
- 61. Debris Removal.** All mud, dirt, and construction debris shall be removed from the construction site prior to scheduling the final Planning inspection. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or creek.
- 62. Damage to Street Improvements.** Any damage that occurred during construction to existing streets and site improvements or adjacent property improvements in the immediate area of the project, shall be repaired and/or rebuilt to the satisfaction of the City Engineer at the full expense of the applicant. This shall include sidewalks, asphalt and concrete pavement, slurry seal existing AC pavements, parking lot curbs and gutters, landscaping, street reconstruction along the project frontage, or utilities as may be required by the City Engineer, to restore the developed area.

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63. **Right-of-Way Construction Standards.** All improvements within the public right-of-way, including curbs, gutters, sidewalks, driveways, paving and utilities, shall be constructed in accordance with the City approved plans and/or City specifications as directed by the City Engineer.
64. **Double Detector Check Valve Assembly.** The applicant shall install the required sprinkler Double Detector Check Valve assemblies, and fire department connections in an enclosed area that is screened by landscaping or small 3.5' high masonry walls or placed within the building or in an underground vault so it is not visible from public view as approved by City Engineer and Fire Marshall and installed prior to occupancy if required by applicable code.
65. **Common Area Trash Receptacles.** Trash receptacles located in common areas, such as plazas, eating areas, walkways, club houses, or playgrounds, shall be the City Park three-sort type. All common area trash receptacles shall be in place prior to issuance of the certificate of occupancy for the area where the receptacle is located.
66. **Idle Free Signage.** Consistent with the City's adopted 2010 Climate Action Plan, the applicant shall install at least one "Idle Free" sign at each drive-through encouraging drivers to refrain from idling in their vehicle, reducing air pollution and greenhouse gas emissions. The sign shall be placed in an area with high visibility where drivers are queued to access the drive-through or pick up area. The sign location shall be shown on the construction plans at the time of building permit submittal for review and approval by Planning staff. The sign shall be 12"x18" and satisfy City requirements for no parking signage, traffic sign mounting, and signage in the right of way. The City's Environmental Resources Division has a sample bilingual Idle Free sign that the applicant may use as template: <https://www.antiochca.gov/pscr/environmental-resources/climate-change/>.

## **PROJECT SPECIFIC CONDITIONS**

67. **Tentative and Final Map.** The City of Antioch understands that the developer of the adjacent high density residential project will be submitting the tentative and final maps for parcel lot line adjustments of all the existing parcels within this commercial development, adjustment of the proposed residential project parcel, and adjustment of the existing In Shape Heath Club parcel. These tentative and final maps shall be processed through the City Planning and Public Works Departments and approved by the City's Planning Commission and City Council prior to building permit issuance, to ensure that all structures are within the proposed parcel property lines and do not cross over any current or proposed property lines or easements in compliance with City and state ordinances.

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- 68. EVAE and Access Easements.** With the processing of a tentative and final map of the entire development area, the applicant and/or the adjacent residential developer shall dedicate to the City an emergency vehicle access easement (EVAE), public Access Easement (PAE), and public utility easement (PUE) over the 26' wide access drive, prior to building permit issuance. The applicant shall also dedicate a 46' wide PAE, EVAE, and PUE over the existing 4-lane paved main access drive from Lone Tree Way. The applicant shall allow vehicle and pedestrian access through the development to the existing In-Shape facility located in parcel A to the east and the residential parcel B, in accordance with City ordinance and state requirements, prior to building permit issuance.
- 69. Signage.**
- a. All on-site signs shall conform to the requirements outlined in Antioch Municipal Code § 9-5.512 for neighborhood/community commercial zones, as well as Article 5: Sign Regulations more broadly. All future signs not shown on the project plans shall be reviewed by Planning Staff for compliance with these requirements and the City's design standards for commercial signage.
  - b. Per the project plans, one additional monument sign will be permitted at the commercial center for a maximum total of three at the project site.
  - c. The "FREE VACUUMS" façade sign shall be removed from the Parcel E car wash.
- 70. Trash Enclosures.** The applicant shall install at least one trash enclosure within each developed parcel in the development in accordance with Antioch Municipal Code section 9-5.1401, Republic Services, and Contra Costa County Environmental Health requirements.
- 71. Hours of Operation.** The hours of operation for the businesses shall be as follows:
- a. Parcel E (car wash): 7:00am – 7:00pm (winter hours); 7:00am – 8:00pm (summer hours)
  - b. Parcel F (quick service restaurant): 10:00am – 11:00pm
  - c. Parcel G (retail/quick service restaurant): 10:45am – 11:00pm
- Any proposed expansion of the hours of operation shall require approval from the Zoning Administrator and may require a noise study to confirm that increased operations do not create a new significant noise impact.
- 72. Parking.**
- a. Parking lot striping and markings shall match the design standards described in § 9-5.1719 of the Antioch Municipal Code, and shall be shown on the building permit plan submittal. The applicant shall provide a signing

and striping plan for the entire development, including restriping the main driveway entrance to the development and adjacent In-Shape site.

- b. Prior to occupancy, the applicant shall provide and record a reciprocal parking and access easement over the common drive and parking areas for all three project parcels and the adjacent In-Shape facility parcel (APN: 072-500-001), to allow for shared parking use within the entire commercial center. Including shared parking access in the project CC&Rs would also satisfy this requirement.

- 73. **Bicycle Parking.** Bicycle parking shall be installed at each future developed parcel shown on the development plan submittal. The bicycle parking provided shall meet the standards in Antioch Municipal Code § 9-5.1707. All fast-food restaurants are required to install a minimum of five bicycle parking spaces at future development parcels F and G. These bicycle parking spaces shall be shown on the building permit improvement plan submittal, which will be reviewed and approved by the Community Development Department and constructed by the applicant prior to occupancy.
- 74. **Tree Removal and Replacement.** The applicant shall adhere to all requirements for tree preservation, removal and replacement described in Antioch Municipal Code Title 9, Chapter 5, Article 12: "Tree Preservation and Regulation." Removal of any established or protected trees will require planting of replacement trees as follows: for each established tree, two 24-inch box trees; for each mature tree, two 48-inch box trees. The project plans show removal of two established trees, requiring at least four 24-inch box trees to be planted at the project site. The Final Landscape Plans for the project shall illustrate that all tree replacement requirements are being met.
- 75. **Existing Frontage Improvements.** All existing frontage improvements at the main entrance to the project shall remain and not be demolished with construction of this development. All existing brick paving, plants, and landscape at this entrance shall remain and shall be properly maintained so they can continue to serve as a landscape entrance feature for this development. Any necessary repairs to the roadway during construction shall be completed by the applicant prior to occupancy of the first development on any of the parcels.
- 76. **Water System Analysis.** Prior to issuance of the first building permit or grading permit, the applicant shall provide a fire sprinkler and domestic water system analysis of the complete proposed commercial area water system that will provide adequate water pressure and volume to serve this commercial development in compliance with City and Fire District domestic water and fire protection requirements. This system will be designed at 1,500 gpm at minimum residual pressure of 20 psi at the highest point of water service and at a minimum static pressure of 20 psi or as approved by the City Engineer. The system shall not exceed 80 psi pressure, or pressure reducing devices on each lot will be

required. See Fire and City Water Requirements for additional water flow conditions. The applicant shall also submit the proposed water analysis to the City for incorporation into the City water system model for further analysis and compliance with City water requirements. The applicant shall pay for such water system analysis, completed to the satisfaction of the City Engineer, prior to improvement plan approval and construction.

- 77. Improvements.** Final grading permits for the entire site shall be prepared and submitted prior to commencing any grading operations of any of the single parcels. Retaining walls shall be structurally designed with concrete and concrete masonry or other approved methods and shall be made to blend into the slopes of the development. The design of all access roadways, backbone, or shared utilities, and retaining wall improvements shall be submitted, reviewed and approved by the City Engineer, Planning Department and local building official to the satisfaction of the City Engineer, prior to construction. If construction of each of the parcels is separate, the applicant shall prepare a phasing plan of all improvements to be constructed to fully develop the site prior to construction of the first grading and building permit of any one parcel.
- 78. Backbone Improvements.** Any sale of portions of this project to outside developers shall include the necessary grading, access and utility easements to be dedicated on the final parcel map and recorded to ensure that each parcel has adequate access and utility connections, ADA access and other improvements shown on the tentative parcel map and City approved site plan. All preliminary improvements for adequate access, utility connections (sewer, water, drainage, joint trench) treatment bioretention basins, drainage detention and any other needed improvements stated in these conditions of approval are to be constructed for benefit of the entire development and shall be constructed prior to occupancy of the first developed parcel to the satisfaction of the City Engineer. All rough grading of building pads and paving of all shared access roads, utilities, including stormwater control infrastructure, as well as frontage improvements including retaining walls and landscaping, shall be designed, constructed, and implemented for all parcels within the project area to the satisfaction of the City Engineer prior to the first building permit issuance for the first developed parcel.
- 79. Bonding Requirements.** With the creation of Parcels E-G, the applicant shall bond for all water, sewer, drainage SD lines, treatment bioretention basins and drainage detention basins to handle drainage from finished parcels and their adjacent parking areas and drainage areas. This includes bonding for the installation of needed water, sewer, storm drain lines, pad grades, drainage inlets and outlet structures, drainage treatment and detention basins, sidewalks, maintenance access roads, and any other needed improvements for each parcel to build their buildings separately as shown on the preliminary site plans and vesting tentative map.

- a. The subsequent final parcel map shall be submitted with the improvement plans for the first commercial project on any one of the parcels shown on the tentative parcel map. The final map is intended to adjust the existing property boundary lines in one large lot line adjustment and shall include all the required information described in Title 9, Chapter 4, Article 5: Final Maps, of the Antioch Municipal Code.
- b. Improvement security shall be in one of the following forms:
  - i. Bond or bonds issued by one or more duly authorized corporate securities in an amount equal to 100% of the total estimated costs of the offsite improvements for faithful performance, and in an amount equal to 100% of the total offsite improvement estimated costs for labor and materials.
  - ii. A deposit, either with the City or a responsible escrow agent or trust company, at the option of the City Engineer, of money or negotiable bonds of the kind approved for securing deposits of public moneys, in the amounts and for security as specified above, to be released in the same manner as described above for bonds.
  - iii. An irrevocable letter of credit in form acceptable to the City Attorney issued by a financial institution acceptable to the City Attorney in an amount equal to 100 percent of the total estimated costs of the improvements for faithful performance, no part thereof to be released until such time as specified by state law.

- 80. Master Use List.** Car wash is added to the master list of allowed uses for PD04-05, to be permitted at Parcel E (APN: 072-500-005).

# LONE TREE RETAIL

## PROPOSED NEW DEVELOPMENT

4099 LONE TREE WAY

APN: 072-500-005-3 ( PARCEL E )

APN: 072-500-006-1 ( PARCEL F )

APN: 072-500-007-9 ( PARCEL G )

DATE PREPARED: MARCH 1, 2024

DATE REVISED: NOVEMBER 01, 2024

ANTIOCH

CA



VIEW TO PARCEL 'E' FROM BLUEROCK DR. AND LONE TREE

NOT TO SCALE



VIEW TO PARCEL 'E' AND 'F' FROM BLUEROCK DR.

NOT TO SCALE



VIEW TO PARCEL 'F' FROM LONETREE AVE.

NOT TO SCALE



VIEW TO PARCEL 'G' FROM LONETREE AVE.

NOT TO SCALE



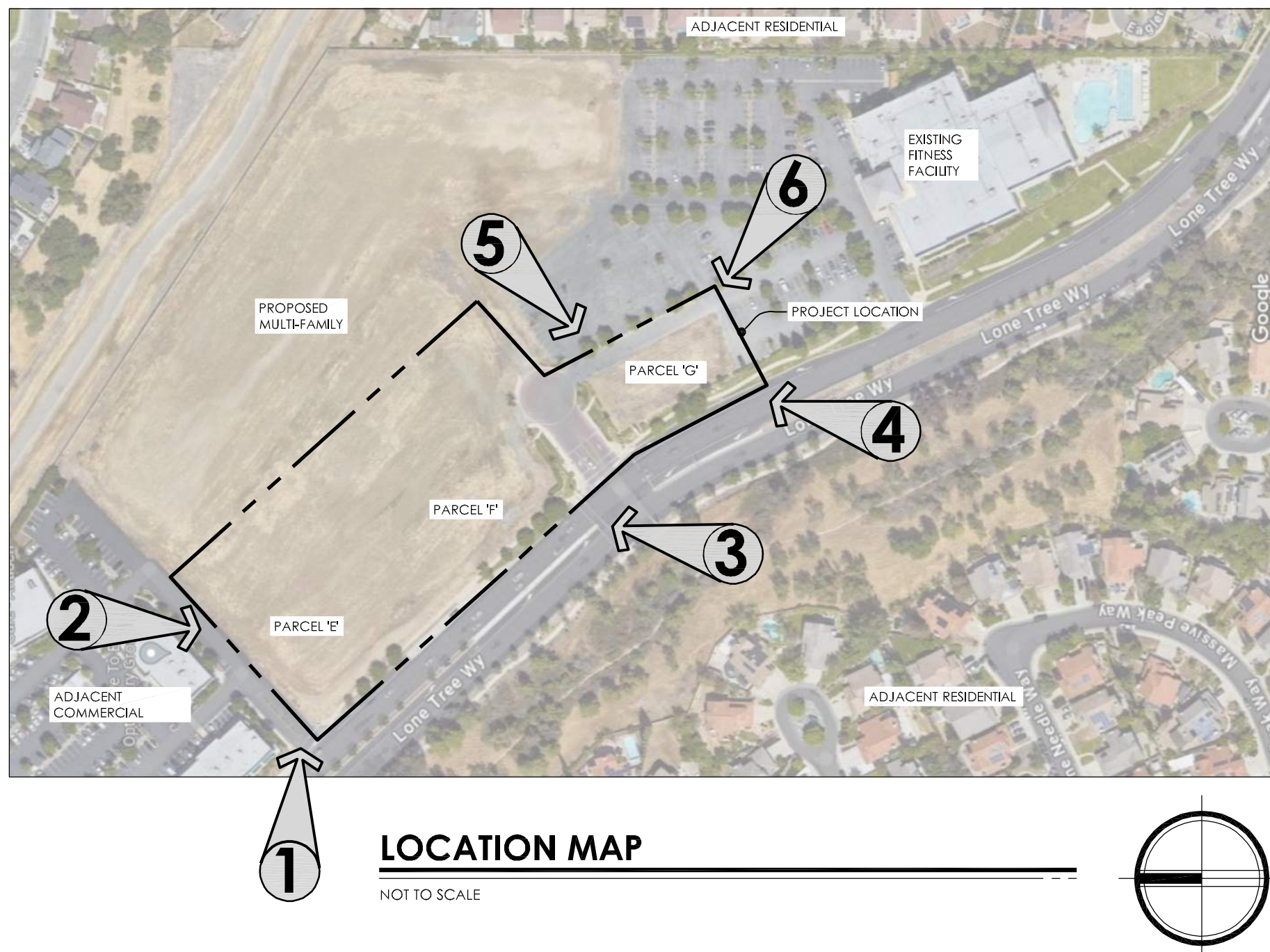
VIEW TO PARCEL 'G'

NOT TO SCALE



VIEW TO PARCEL 'G'

NOT TO SCALE



LOCATION MAP

NOT TO SCALE

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- A1 OVERALL SITE PLAN
- A2 PARCEL 'E' - ENLARGED SITE PLAN
- A3 PARCEL 'E' - COLORED SITE PLAN
- A4 PARCEL 'E' - EXTERIOR COLORED ELEVATIONS
- A5 PARCEL 'E' - FLOOR PLAN
- A6 PARCEL 'E' - ATTENDANT SHELTER
- A7 PARCEL 'E' - DUMPSTER ENCLOSURE
- A8 PARCEL 'E' - VACUUM EQUIPMENT ENCLOSURE
- A9 PARCEL 'E' - CANOPY PLAN
- A10 PARCEL 'E' - ROOF PLAN
- A11 PARCEL 'E' - SECTION
- A12 PARCEL 'F' - ENLARGED SITE PLAN
- A13 PARCEL 'F' - COLORED SITE PLAN
- A14 PARCEL 'F' - FLOOR PLAN
- A15 PARCEL 'F' - EXTERIOR COLORED ELEVATIONS
- A16 PARCEL 'F' - ROOF PLAN
- A17 PARCEL 'F' - SECTION
- A18 PARCEL 'G' - ENLARGED SITE PLAN
- A19 PARCEL 'G' - COLORED SITE PLAN
- A20 PARCEL 'G' - FLOOR PLAN
- A21 PARCEL 'G' - EXTERIOR COLORED ELEVATIONS
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- E3 PARCEL 'G' PHOTOMETRIC PLAN
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- C1.2 DETAILS AND CROSS SECTIONS
- C1.3 ENGINEERED CROSS SECTIONS
- C2.1 TOPOGRAPHIC PLAN
- C2.2 TOPOGRAPHIC PLAN
- C3.1 DIMENSION AND PAVING PLAN
- C3.2 DIMENSION AND PAVING PLAN
- C4.1 GRADING AND DRAINAGE PLAN
- C4.2 GRADING AND DRAINAGE PLAN
- C5.1 COMPOSITE UTILITY AND STORMWATER QUALITY PLAN
- C5.2 COMPOSITE UTILITY AND STORMWATER QUALITY PLAN

#### MONUMENT SIGN

- 1 MONUMENT SIGN
- 2 MONUMENT SIGN
- 3 MONUMENT SIGN
- 4 SITE PLAN

#### PARCEL MAP

- 1 PARCEL MAP

PREVIOUS DEVELOPMENT ENTITLEMENTS PD-04-05 AND UP-04-14 WHICH INCLUDED A 126,000 SF COMMERCIAL / RETAIL CENTER AND A 60,000 SF FITNESS FACILITY. THE FITNESS FACILITY (PARCEL A) WAS CONSTRUCTED IN 2007 AND THE BALANCE OF THE PROPERTY HAS REMAINED SUBSTANTIALLY UNDEVELOPED AND VACANT.

PROPOSED DEVELOPMENT:

LONE TREE RETAIL

4099 LONE TREE WAY  
ANTIOCH, CA.

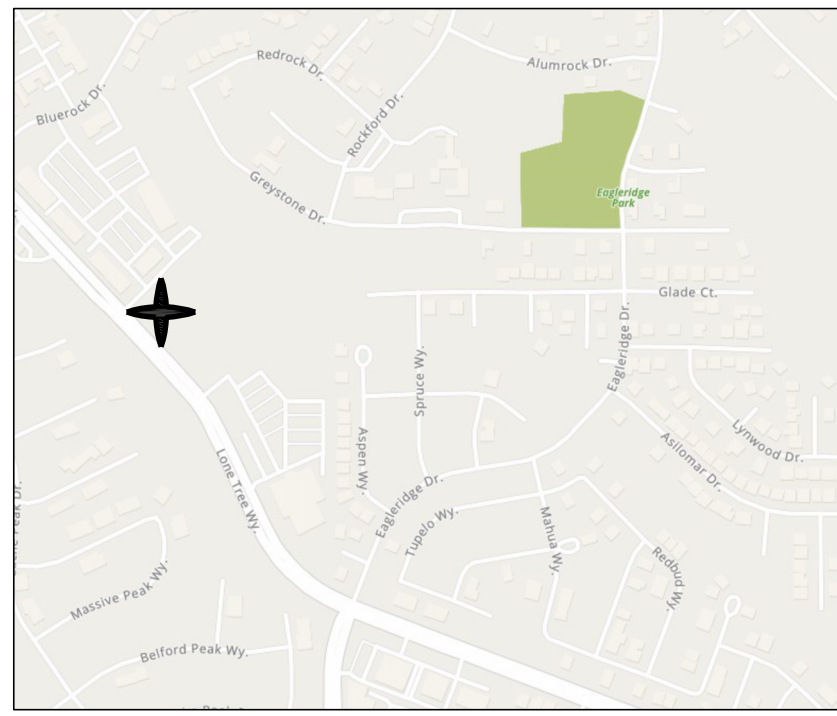
PLANNING  
ARCHITECTURE

api

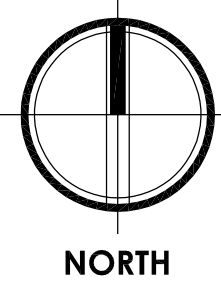
ARCHITECTURE PLUS INC.  
4335-B NORTH STAR WAY  
MODESTO, CA 95356

ph. 209.577.4661  
fx. 209.577.0213

www.apiarc.com



VICINITY MAP  
4099 LONE TREE WAY  
ANTIOCH, CA 94509



## PROJECT TEAM

PROJECT CONTACT:  
PAUL ROTHBARD c/o ISHC PROPERTIES LLC  
21128 PACIFIC COAST HIGHWAY, SPACE 172  
MALIBU, CA 90265  
(209) 449-2517  
CONTACT: PAUL ROTHBARD  
prothbard@hotmail.com

ARCHITECT:  
API  
4335-B NORTH STAR WAY  
MODESTO, CA 95356  
(209) 577-4661  
CONTACT: RODNEY ALONZO  
rod@apiarc.com

CIVIL:  
NORTH STAR ENGINEERING GROUP INC.  
620 12TH ST.  
MODESTO, CA 95354  
PHONE: (209) 524-3525  
CONTACT: JOHN ELLIS  
jellis@nseng.net

## PROPERTY DESIGNATIONS

CURRENT ZONE: P-D PLANNED DEVELOPMENT DISTRICT  
GENERAL PLAN: NEIGHBORHOOD COMMUNITY COMMERCIAL

### PARCEL 'E'

APN: 072-500-005-3  
PARCEL AREA: 52,983 S.F. / 1.21 ACRES  
BUILDING COVERAGE (OF PROJECT AREA): 4,708 SQ. FT. (10 %)  
BUILDING USE: CAR WASH  
MAXIMUM BUILDING HEIGHT: 35'-0"  
PARKING REQUIRED: 7 STALLS  
PARKING PROVIDED:  
STANDARD: 1 STALLS  
ACCESSIBLE: 1 STALLS  
VACCUUM (1 ACCESSIBLE): 2 STALLS  
TOTAL: 11 STALLS

### PARCEL 'F'

APN: 072-500-006-1  
PARCEL AREA: 41,775 S.F. / .96 AC  
BUILDING COVERAGE (OF PROJECT AREA): 2,580 SQ. FT. (5.6%)  
BUILDING USE: QUICK SERVICE RESTAURANT / RETAIL  
MAXIMUM BUILDING HEIGHT: 35'-0"  
PARKING REQUIRED:  
QUICK SERVICE RESTAURANT 850 SQ. FT. DINING AREA / 50 SQ. FT. = 17 STALLS  
TOTAL PARKING REQUIRED: 17 STALLS  
PARKING PROVIDED:  
STANDARD: 13 STALLS  
COMPACT: 1 STALLS  
ACCESSIBLE: 2 STALLS  
TOTAL PARKING PROVIDED: 17 STALLS

### PARCEL 'G'

APN: 072-500-007-9  
PARCEL AREA: 45,738 S.F. / 1.05 AC  
BUILDING COVERAGE (OF PROJECT AREA): 3,760 SQ. FT. (8%)  
BUILDING USE: QUICK SERVICE RESTAURANT / RETAIL  
MAXIMUM BUILDING HEIGHT: 35'-0"  
PARKING REQUIRED:  
QUICK SERVICE RESTAURANT 500 SQ. FT. DINING AREA / 50 SQ. FT. = 10 STALLS  
RETAIL 1,460 SQ. FT. / 200 SQ. FT. = 7 STALLS  
TOTAL PARKING REQUIRED: 17 STALLS  
PARKING PROVIDED:  
STANDARD: 17 STALLS  
ACCESSIBLE: 2 STALLS  
TOTAL PARKING PROVIDED: 19 STALLS

### IN-SHAPE ( EXISTING )

PARKING REQUIRED:  
FITNESS FACILITY 59,513 S.F. / 200 = 297 STALLS  
PARKING PROVIDED:  
TOTAL PARKING PROVIDED: 300 STALLS

## PROPOSED DEVELOPMENT:

# LONE TREE RETAIL

4099 LONE TREE WAY  
ANTIOCH, CA.

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4335-B NORTH STAR WAY  
MODESTO, CA 95356

ph. 209.577.4661  
fx. 209.577.0213

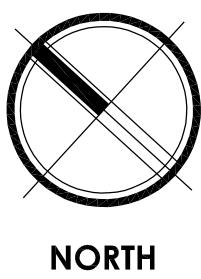
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## OVERALL SITE PLAN

SCALE: 1" = 50'-0"

## RETAINING WALL DETAIL

SCALE: N.T.S.



IN-SHAPE HEALTH CLUB

ASPEN WAY

LONE TREE WAY

PROPOSED 5' MAX RETAINING WALL - BASALITE 438 SPLIT FACE CONCRETE BLOCK WITH MATCHING GROUT AND CONCRETE CAP  
BASALITE 438 SPLITFACE

BACKFILL  
CONCRETE FOOTING

PROPOSED DITCH BEHIND SIDEWALK  
EXISTING CURB, GUTTER, AND SIDEWALK

CLUBHOUSE

BUILDING 4

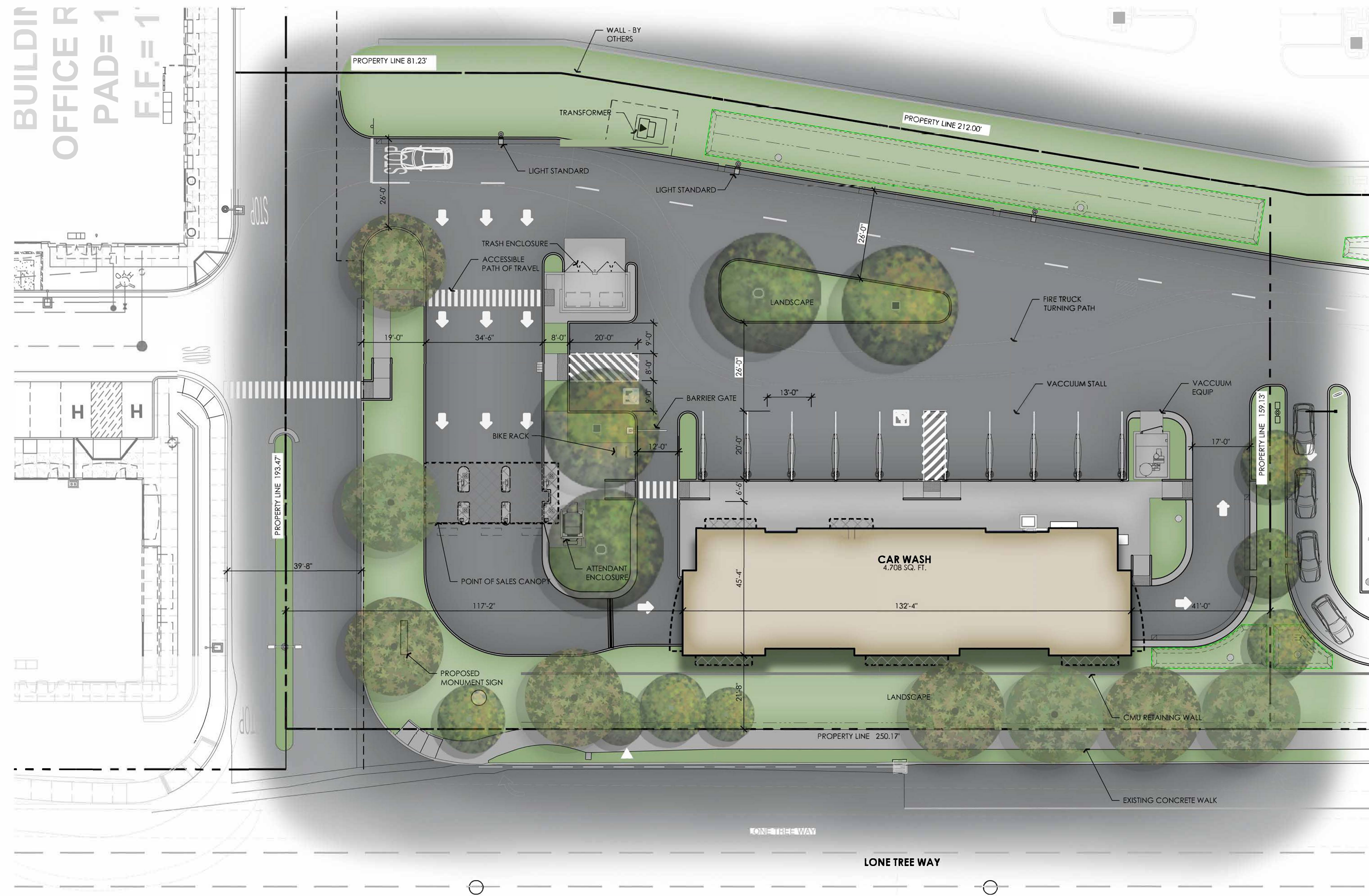
BUILDING 2

BUILDING 1

BUILDING 3

BUILDING 5





1 PARCEL 'E' ENLARGED SITE PLAN  
SCALE: 1" = 20'-0"



PROPOSED  
DEVELOPMENT:  
**LONE TREE  
RETAIL**

4099 LONE TREE WAY  
ANTIOCH, CA.

PLANNING  
ARCHITECTURE

**api**

ARCHITECTURE PLUS INC.  
4335-B NORTH STAR WAY  
MODESTO, CA 95356

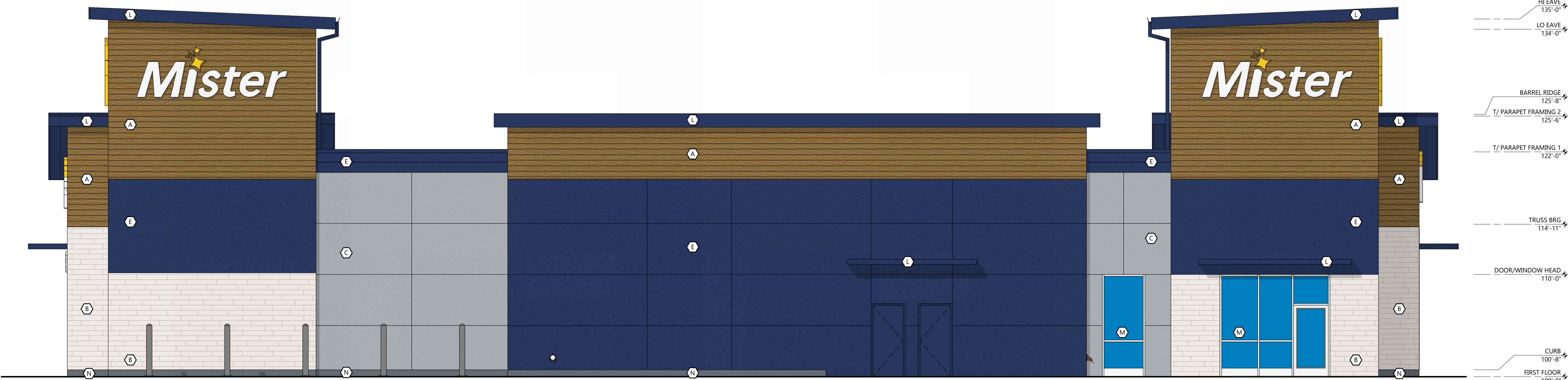
ph. 209.577.4661  
fx. 209.577.0213

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C4

A3

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OFFICE ELEVATION

SCALE: 3/16" = 1'-0"



EXIT ELEVATION

SCALE: 3/16" = 1'-0"



ENTRANCE ELEVATION

SCALE: 3/16" = 1'-0"



TUNNEL ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL KEY

	<b>PREFINISHED ALUMINUM BATTENS</b> MFR: LUMABUILT STYLE: MOSAIC 1x6 BATTENS COLOR: HAZELNUT BROWN
	<b>STONE VENEER</b> MFR: EL DORADO STONE STYLE: VANTAGE 30 (6"H x 30"L x ~1"D) COLOR: WHITE ELM w/ MATCHING MORTAR JOINT
	<b>EIFS</b> TEXTURE: SAND COLOR: PT-6 (MORNING FOG)
	<b>EIFS</b> TEXTURE: SAND COLOR: PT-3 (WALL STREET)
	<b>EIFS</b> TEXTURE: SAND COLOR: PT-9 (IN THE NAVY)
	<b>SINGLE WYTHE CMU</b> TEXTURE: SMOOTH FACE INTEGRAL COLOR TO MATCH PT-6 (MORNING FOG)
	<b>SINGLE WYTHE CMU</b> TEXTURE: SPLIT FACE INTEGRAL COLOR TO MATCH PT-3 (WALLSTREET)
	<b>PRECAST STONE SILL</b> COLOR: LIMESTONE
	NOT USED
	<b>PREFINISHED STANDING SEAM METAL ROOF PANEL</b> MFR: CTMRS (OR EQUAL) STYLE: LARGE BATTEN 24 GA COLOR: PT-9 (IN THE NAVY)
	<b>PREFINISHED METAL TRIM AND ACCESSORIES</b> MFR: CTMRS (OR EQUAL) COLOR: PT-9 (IN THE NAVY)
	<b>ALUMINUM STOREFRONT SYSTEM</b> GLAZING: CLEAR FRAME: CLEAR ANODIZED
	<b>CONCRETE CURB</b> TEXTURE: HAND RUB COLOR TO MATCH PT-3
	<b>TREX DECK BOARD</b> COLOR TO MATCH PT-3

GENERAL NOTES

• ALL SIGNAGE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL ADVERTISING SIGNAGE SUBJECT TO SEPARATE SIGN PERMIT SUBMITTAL AND APPROVAL.

PROPOSED CAR WASH FOR:

**MISTER CAR WASH (CA 2507 ANTIOCH)**

LONE TREE WAY • ANTIOCH, CA

(130LN - V1.2)

PROFESSIONAL SEAL

PRELIMINARY DATES

SEPT. 6, 2024

JOB NUMBER

230157800

SHEET NUMBER

**A4**

**C5**

PRELIMINARY EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION

PROJECT INFORMATION

PROPOSED CAR WASH FOR:  
**MISTER CAR WASH (CA 2507 ANTIOCH)**  
LONE TREE WAY • ANTIOCH, CA

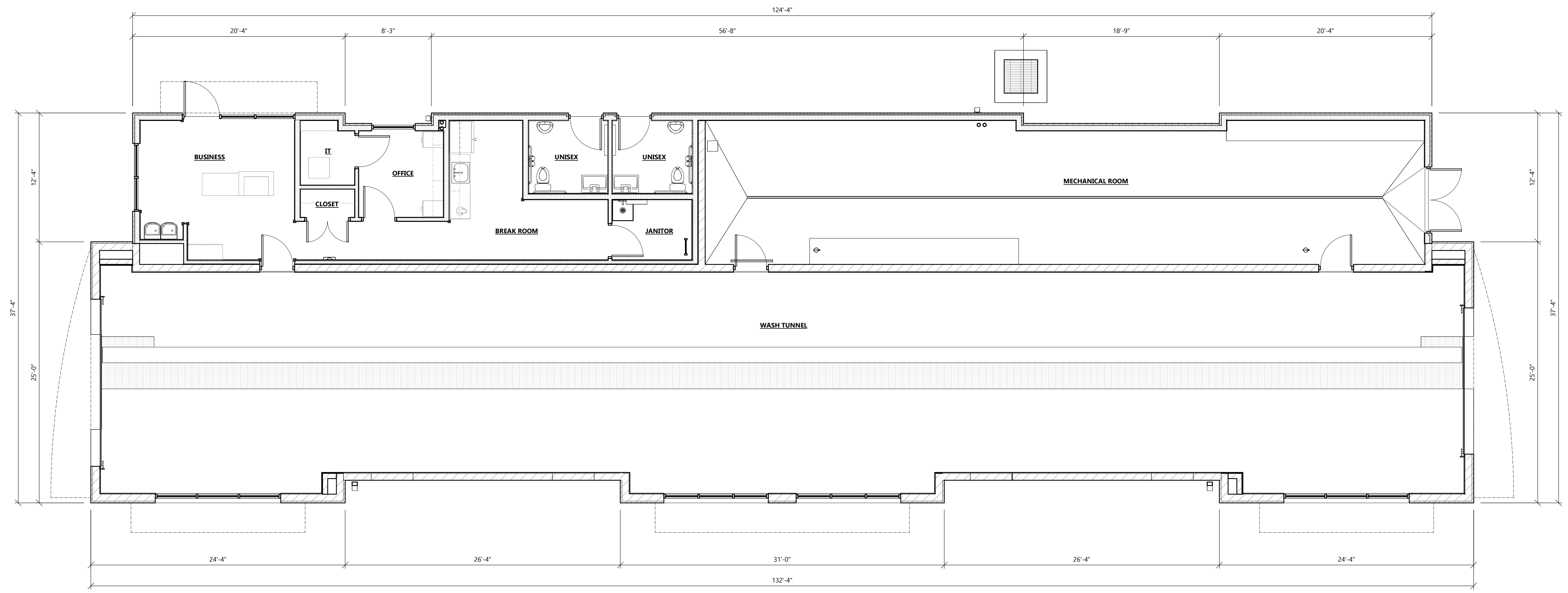
(130LN - V1.2)  
PROFESSIONAL SEAL

PRELIMINARY DATES  
SEPT. 6, 2024

NOT FOR CONSTRUCTION

JOB NUMBER  
230157800

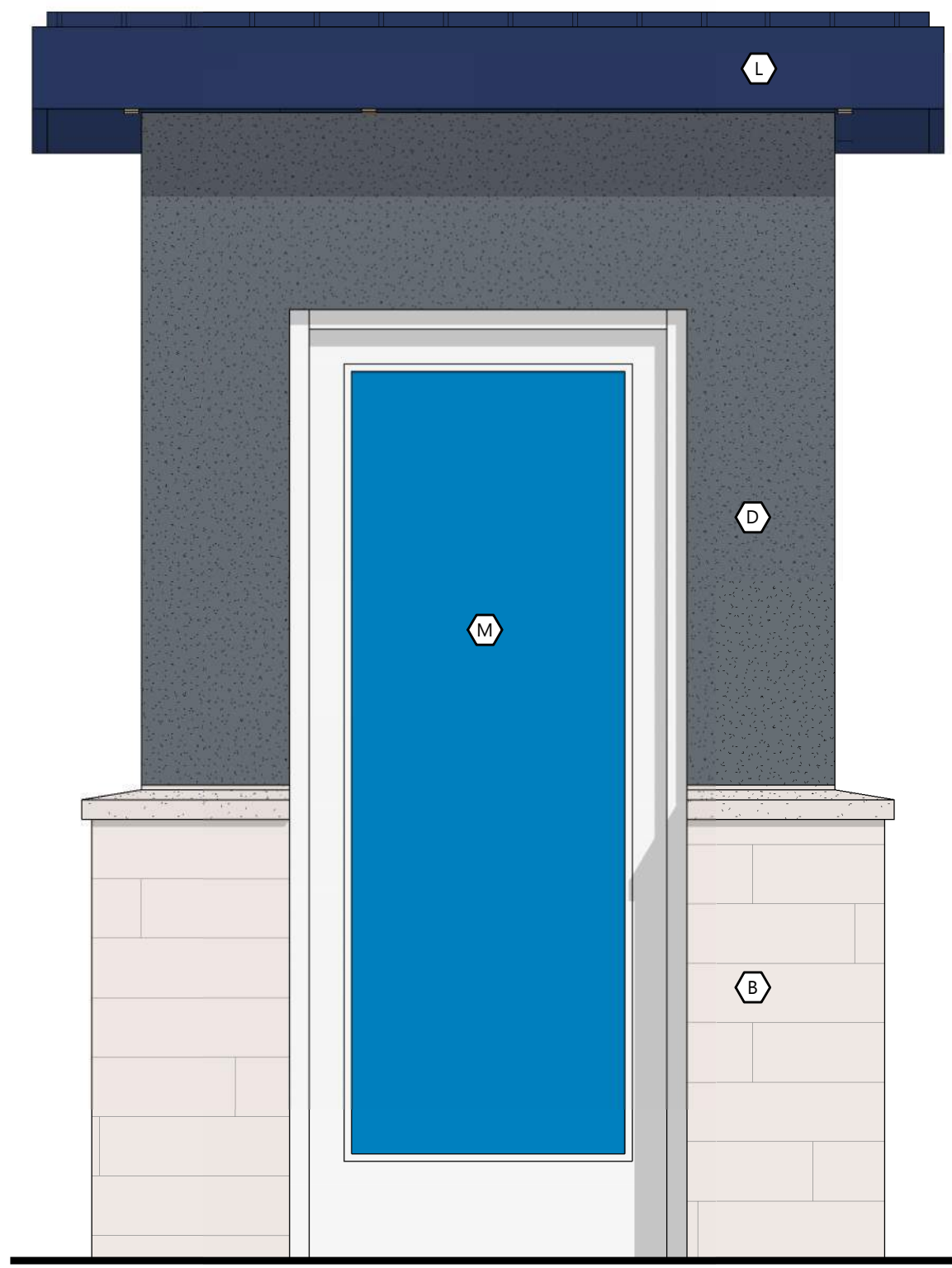
SHEET NUMBER  
**A5**



**FLOOR PLAN**  
SCALE: 3/16" = 1'-0"  
0 5 10'



LEFT ELEVATION  
SCALE: 3/4" = 1'-0"



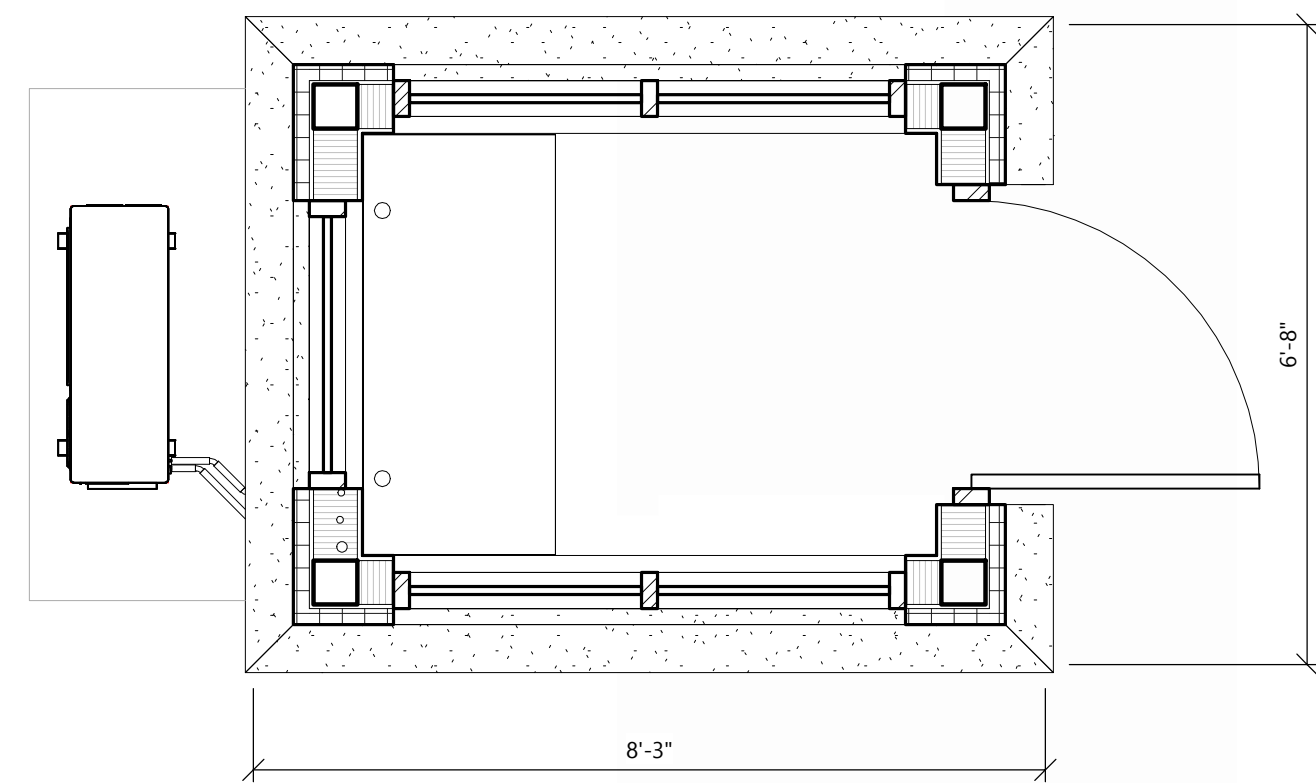
FRONT ELEVATION  
SCALE: 3/4" = 1'-0"



RIGHT ELEVATION  
SCALE: 3/4" = 1'-0"



REAR ELEVATION  
SCALE: 3/4" = 1'-0"



SHELTER PLAN  
SCALE: 1/2" = 1'-0"

## EXTERIOR MATERIAL KEY

- PREFINISHED ALUMINUM BATTENS**  
MFR: LUMABUILT  
STYLE: MOSAIC 1x6 BATTENS  
COLOR: HAZELNUT BROWN
- STONE VENEER**  
MFR: EL DORADO STONE  
STYLE: VANTAGE 10 (6" H x 30" L x 1" D)  
COLOR: WHITE ELM w/ MATCHING MORTAR JOINT
- EBS**  
TEXTURE: SAND  
COLOR: PT-6 (MORNING FOG)
- EBS**  
TEXTURE: SAND  
COLOR: PT-3 (WALL STREET)
- EBS**  
TEXTURE: SAND  
COLOR: PT-9 (IN THE NAVY)
- SINGLE WYTHE CMU**  
TEXTURE: SMOOTH FACE  
INTEGRAL COLOR TO MATCH PT-6 (MORNING FOG)
- SINGLE WYTHE CMU**  
TEXTURE: SPLIT FACE  
INTEGRAL COLOR TO MATCH PT-3 (WALLSTREET)
- PRECAST STONE SILL**  
COLOR: LIMESTONE
- NOT USED**
- PREFINISHED STANDING SEAM METAL ROOF PANEL**  
MFR: CTMRS (OR EQUAL)  
STYLE: LARGE BATTEN 24 GA  
COLOR: PT-9 (IN THE NAVY)
- PREFINISHED METAL TRIM AND ACCESSORIES**  
MFR: CTMRS (OR EQUAL)  
COLOR: PT-9 (IN THE NAVY)
- ALUMINUM STOREFRONT SYSTEM**  
GLAZING: CLEAR  
FRAME: CLEAR ANODIZED
- CONCRETE CURB**  
TEXTURE: HAND RUB  
COLOR TO MATCH PT-3
- TREX DECK BOARD**  
COLOR TO MATCH PT-3

## GENERAL NOTES

- ALL SIGNAGE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL ADVERTISING SIGNAGE SUBJECT TO SEPARATE SIGN PERMIT SUBMITTAL AND APPROVAL.

## PROJECT INFORMATION

PROPOSED CAR WASH FOR:  
**MISTER CAR WASH (CA 2507 ANTIOCH)**  
LONE TREE WAY • ANTIOCH, CA

(130LN - V1.2)

PROFESSIONAL SEAL

## PRELIMINARY DATES

SEPT. 6, 2024

NOT FOR CONSTRUCTION

## JOB NUMBER

230157800

## SHEET NUMBER

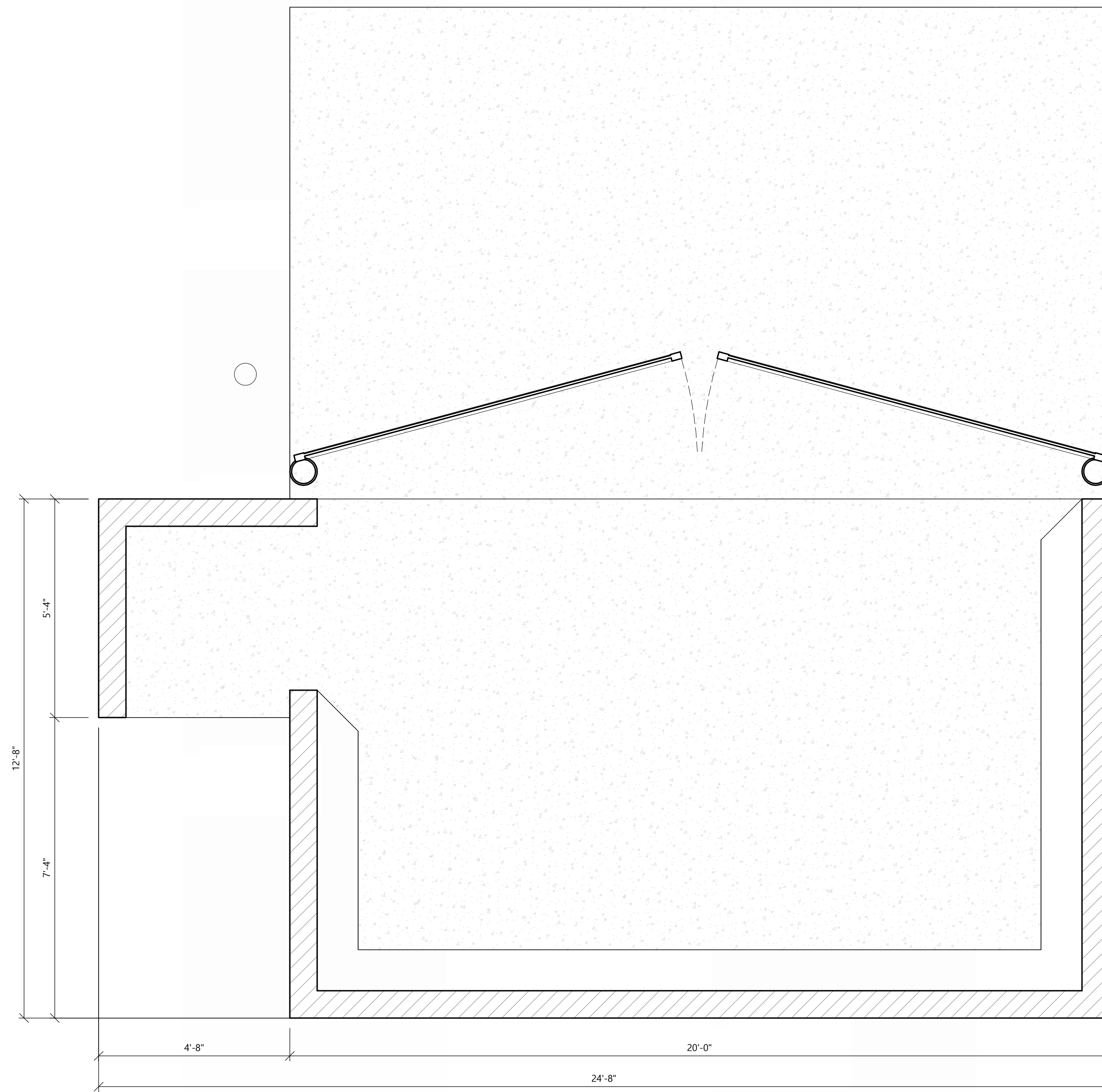
A6

EXTERIOR MATERIAL KEY

- A** PREFINISHED ALUMINUM BATTENS  
MFR: LUMABUILT  
STYLE: MOSAIC 1x6 BATTENS  
COLOR: HAZELNUT BROWN
- B** STONE VENEER  
MFR: EL DORADO STONE  
STYLE: VANTAGE 30 (6"H x 30"L x ~1"D)  
COLOR: WHITE ELM w/ MATCHING MORTAR JOINT
- C** EPS  
TEXTURE: SAND  
COLOR: PT-6 (MORNING FOG)
- D** EPS  
TEXTURE: SAND  
COLOR: PT-3 (WALL STREET)
- E** EPS  
TEXTURE: SAND  
COLOR: PT-9 (IN THE NAVY)
- F** SINGLE WYTHE CMU  
TEXTURE: SMOOTH FACE  
INTEGRAL COLOR TO MATCH PT-6 (MORNING FOG)
- G** SINGLE WYTHE CMU  
TEXTURE: SPLIT FACE  
INTEGRAL COLOR TO MATCH PT-3 (WALLSTREET)
- H** PRECAST STONE SILL  
COLOR: LIMESTONE
- I** NOT USED
- K** PREFINISHED STANDING SEAM METAL ROOF PANEL  
MFR: CTMRS (OR EQUAL)  
STYLE: LARGE BATTEN 24 GA  
COLOR: PT-9 (IN THE NAVY)
- L** PREFINISHED METAL TRIM AND ACCESSORIES  
MFR: CTMRS (OR EQUAL)  
COLOR: PT-9 (IN THE NAVY)
- M** ALUMINUM STOREFRONT SYSTEM  
GLAZING: CLEAR  
FRAME: CLEAR ANODIZED
- N** CONCRETE CURB  
TEXTURE: HAND RUB  
COLOR TO MATCH PT-3
- P** TREX DECK BOARD  
COLOR TO MATCH PT-3

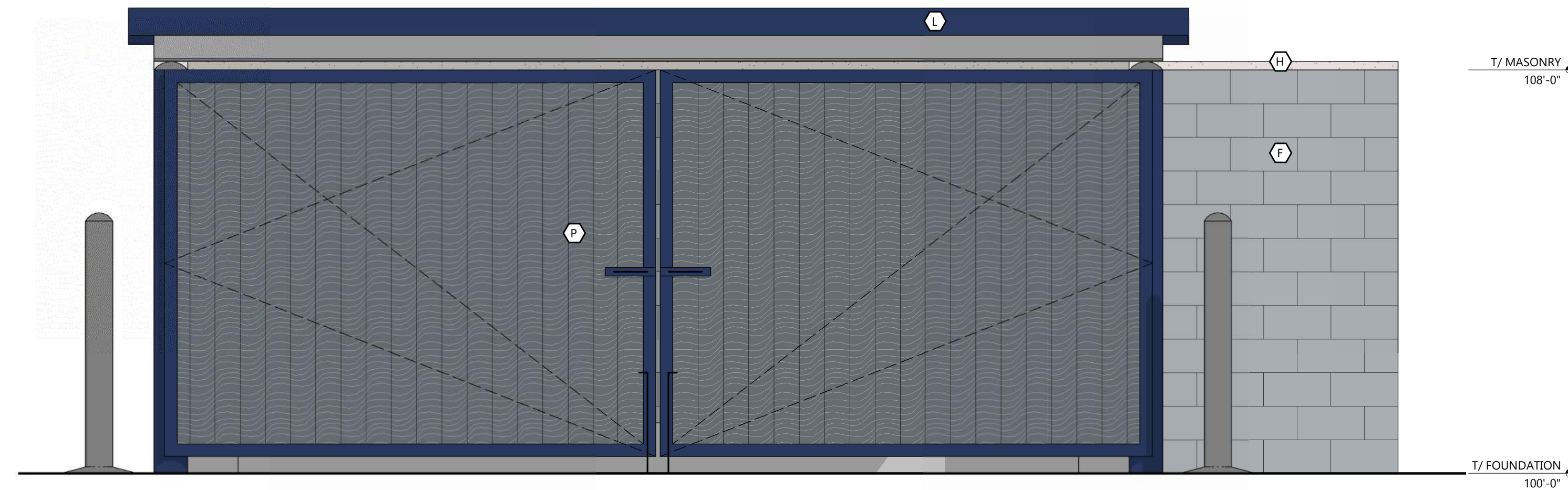
GENERAL NOTES

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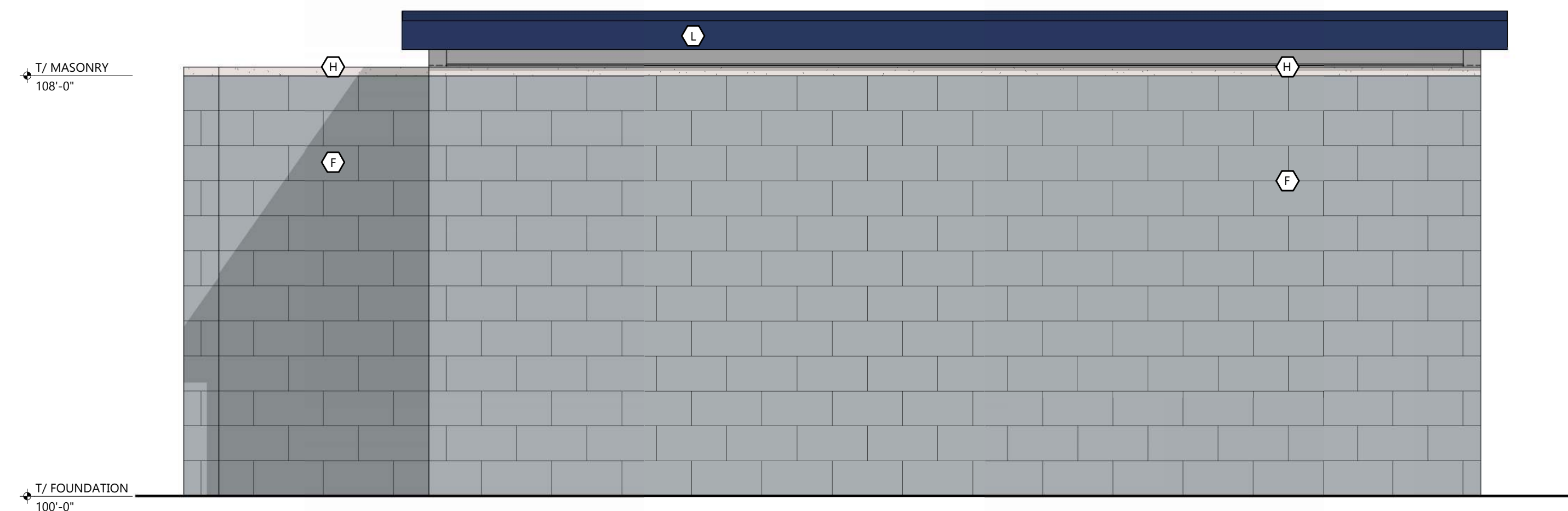
PLAN - DUMPSTER ENCLOSURE

SCALE: 1/2" = 1'-0"



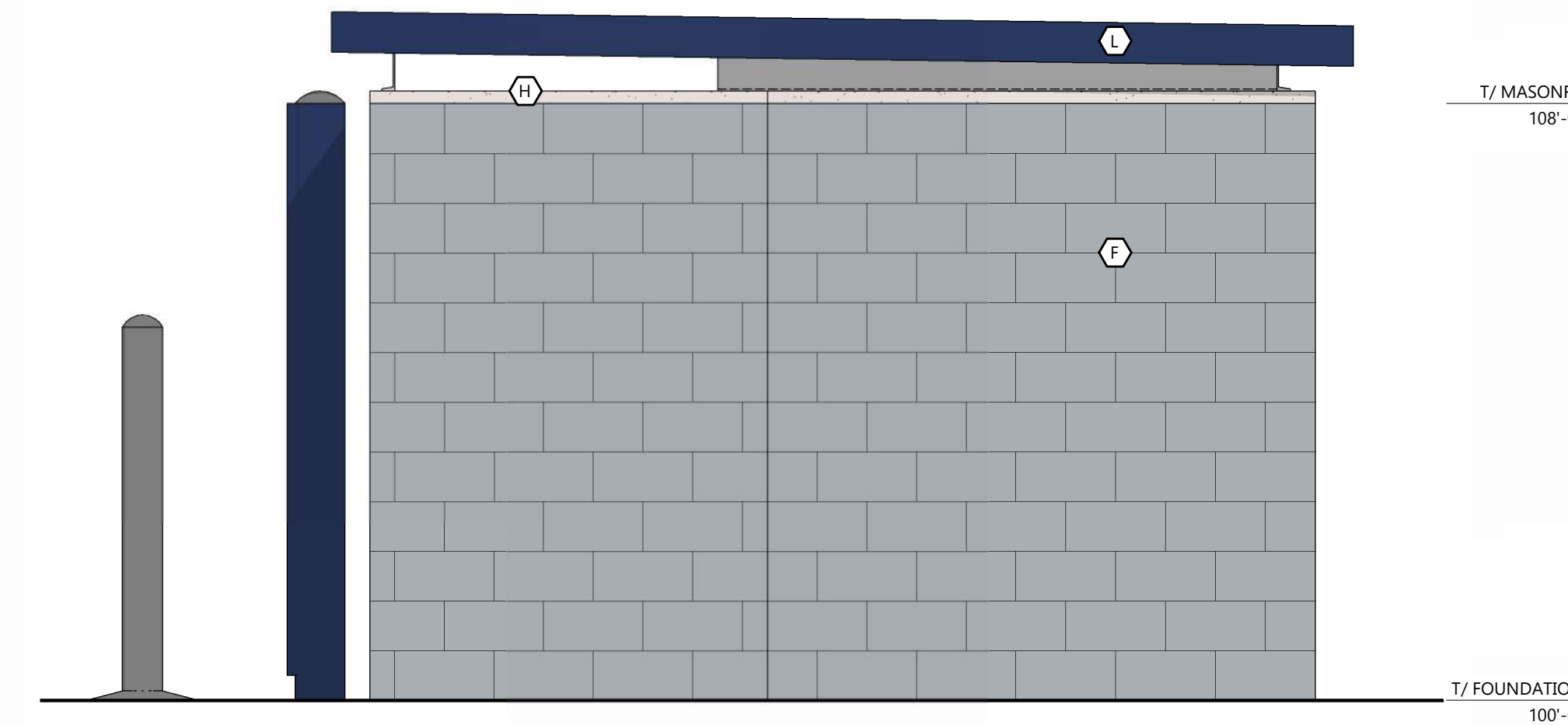
ELEVATION - FRONT

SCALE: 1/2" = 1'-0"



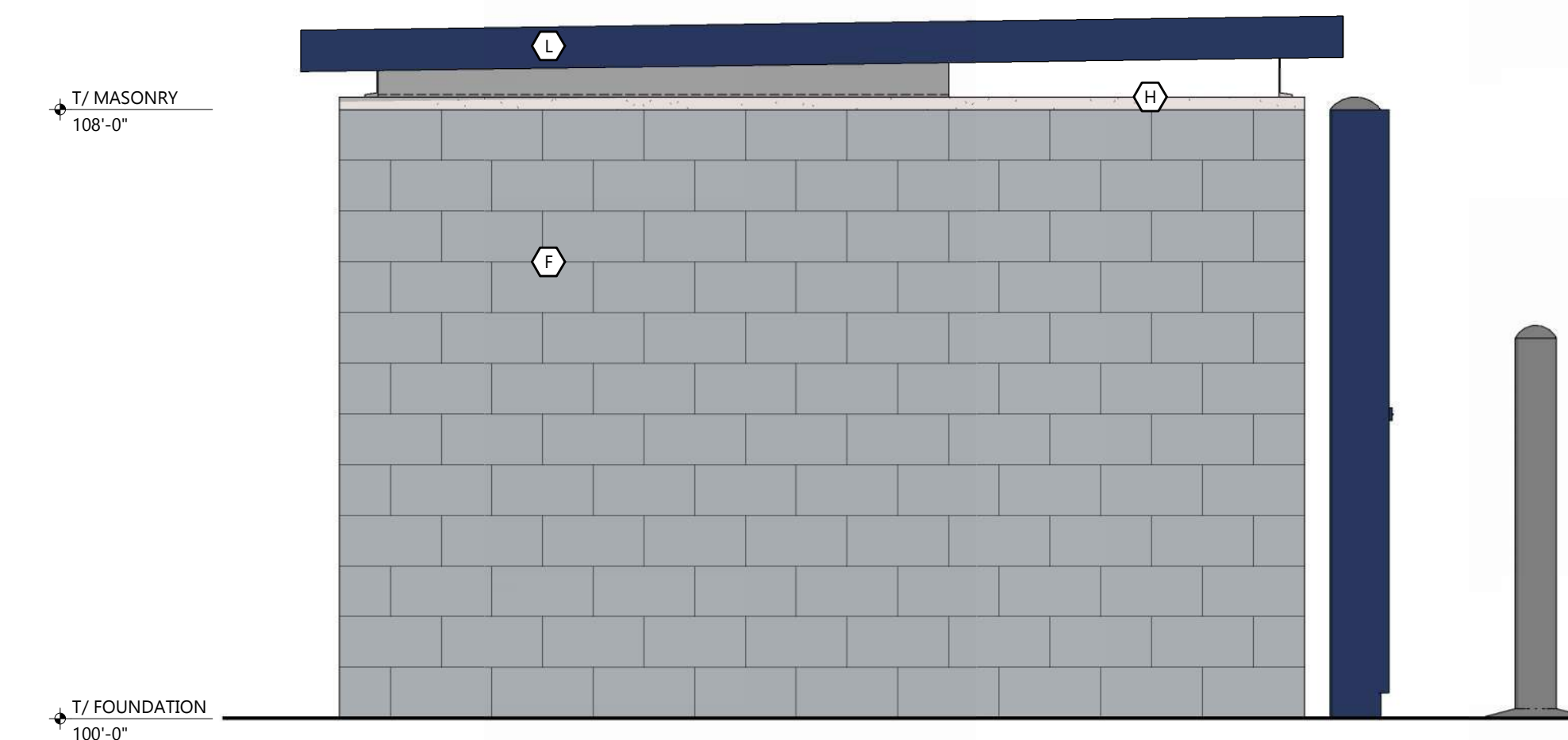
ELEVATION - REAR

SCALE: 1/2" = 1'-0"



ELEVATION - LEFT

SCALE: 1/2" = 1'-0"



ELEVATION - RIGHT

SCALE: 1/2" = 1'-0"

C8

PRELIMINARY DUMPSTER ENCLOSURE

NOT FOR CONSTRUCTION

9/6/2024 8:45:51 AM  
C:\Users\jacob\OneDrive\Documents\230157800\Auto\Plan\013\Dumpster Enclosure.dwg



Always a Better Plan  
100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
excelengineer.com

COLLABORATION



PROJECT INFORMATION

PROPOSED CAR WASH FOR:  
**MISTER CAR WASH (CA 2507 ANTIOCH)**  
LONE TREE WAY • ANTIOCH, CA

(130LN - V1.2)

PROFESSIONAL SEAL

PRELIMINARY DATES

SEPT. 6, 2024

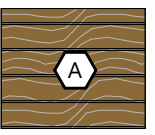
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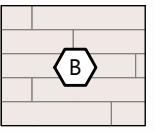
SHEET NUMBER

A8

EXTERIOR MATERIAL KEY



PREFINISHED ALUMINUM BATTENS  
MFR: LUMASULT  
STYLE MOSAIC 1x6 BATTENS  
COLOR: HAZELNUT BROWN



STONE VENEER  
MFR: EL DORADO STONE  
STYLE VANTAGE 30 1/2" H x 30" L x 1" D  
COLOR: WHITE ELM w/ MATCHING MORTAR JOINT



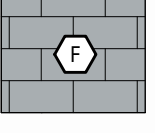
EPS  
TEXTURE: SAND  
COLOR: PT-6 (MORNING FOG)



EPS  
TEXTURE: SAND  
COLOR: PT-3 (WALL STREET)



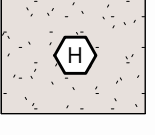
EPS  
TEXTURE : SAND  
COLOR: PT-9 (IN THE NAVY)



SINGLE WYTHE CMU  
TEXTURE: SMOOTH FACE  
INTEGRAL COLOR TO MATCH PT-6 (MORNING FOG)



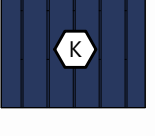
SINGLE WYTHE CMU  
TEXTURE: SPLIT FACE  
INTEGRAL COLOR TO MATCH PT-3 (WALLSTREET)



PRECAST STONE SILL  
COLOR: LIMESTONE



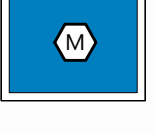
NOT USED



PREFINISHED STANDING SEAM METAL ROOF PANEL  
MFR: CTMRS (OR EQUAL)  
STYLE LARGE BATTEN 24 GA  
COLOR: PT-9 (IN THE NAVY)



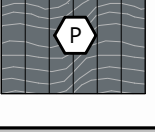
PREFINISHED METAL TRIM AND ACCESSORIES  
MFR: CTMRS (OR EQUAL)  
COLOR: PT-9 (IN THE NAVY)



ALUMINUM STOREFRONT SYSTEM  
GLAZING: CLEAR  
FRAME: CLEAR ANODIZED



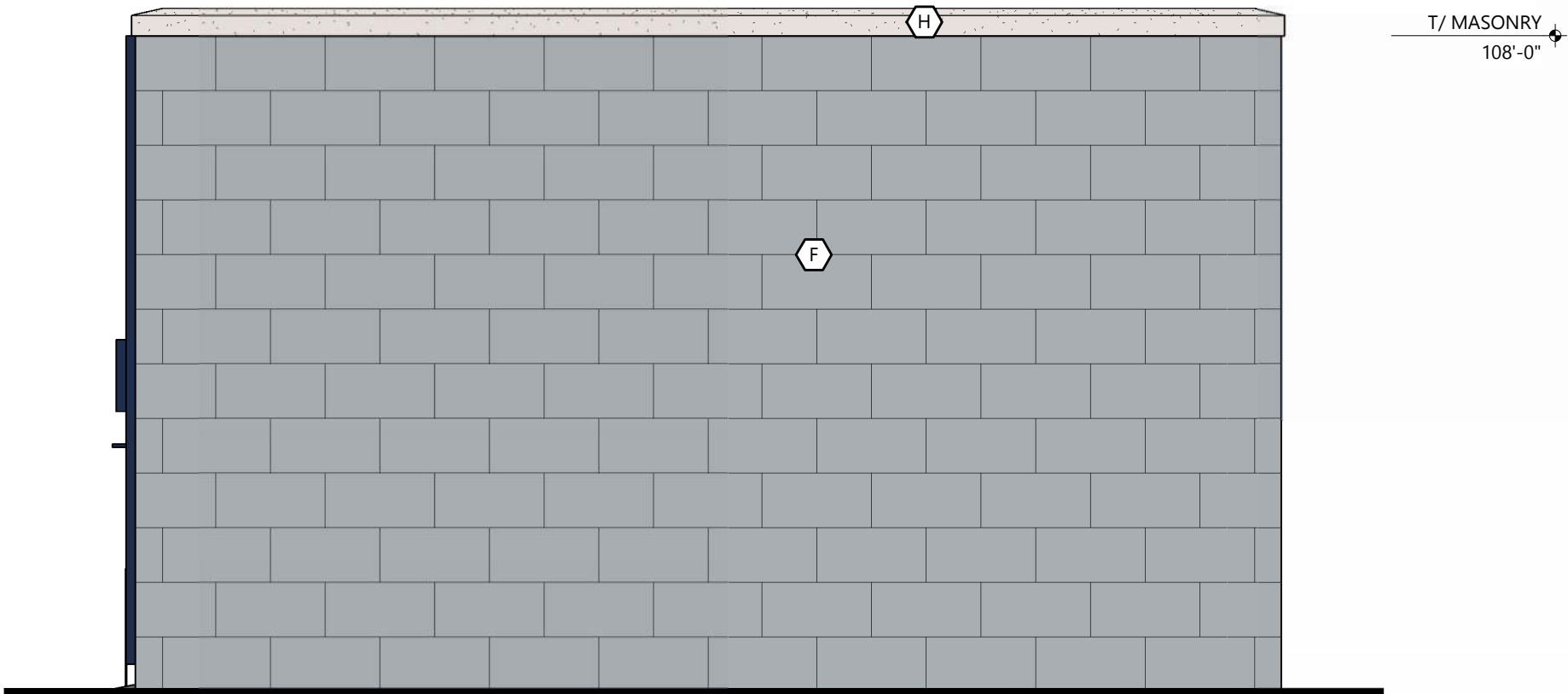
CONCRETE CURB  
TEXTURE: HAND RUB  
COLOR TO MATCH PT-3



TREX DECK BOARD  
COLOR TO MATCH PT-3

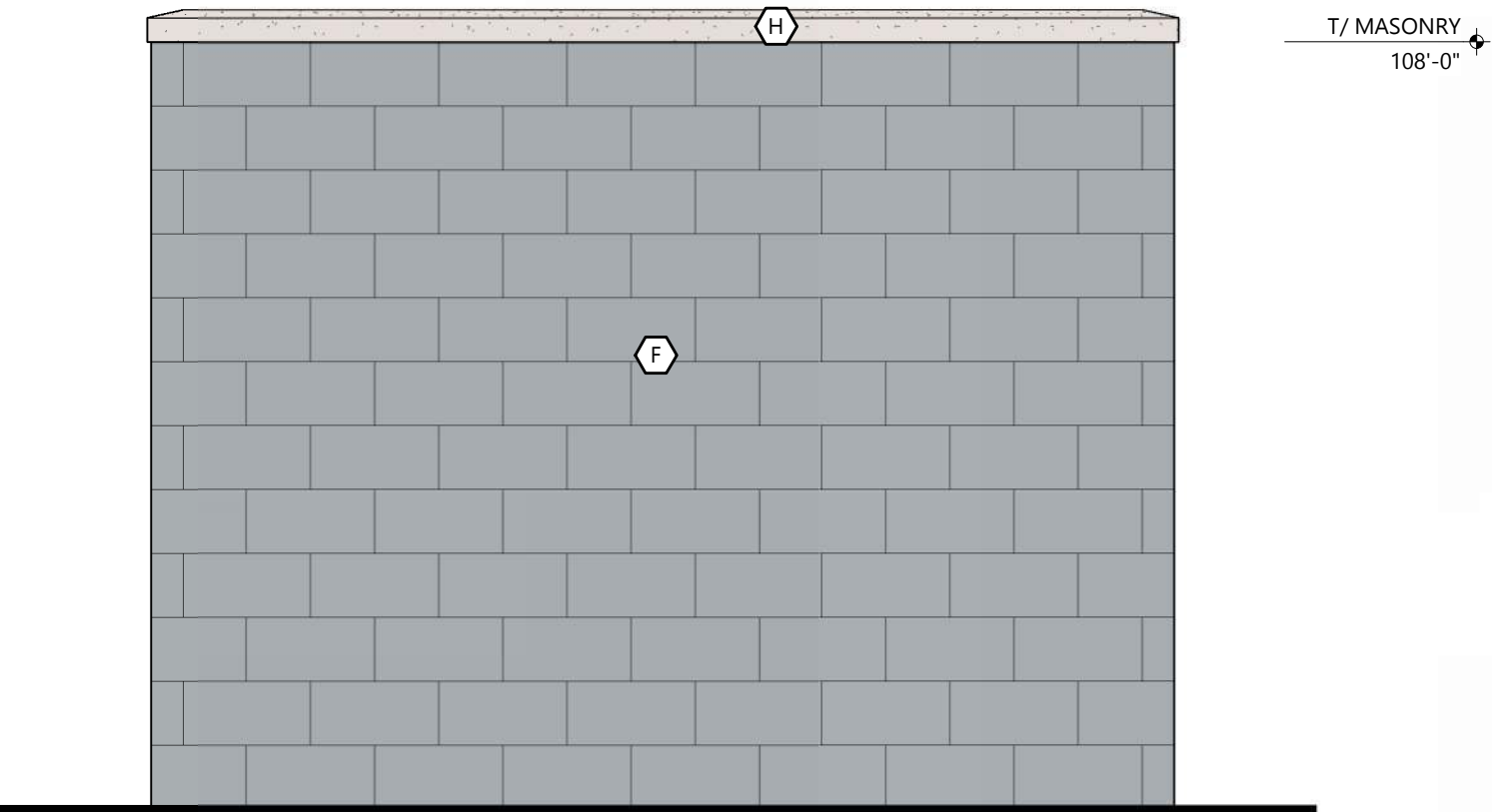
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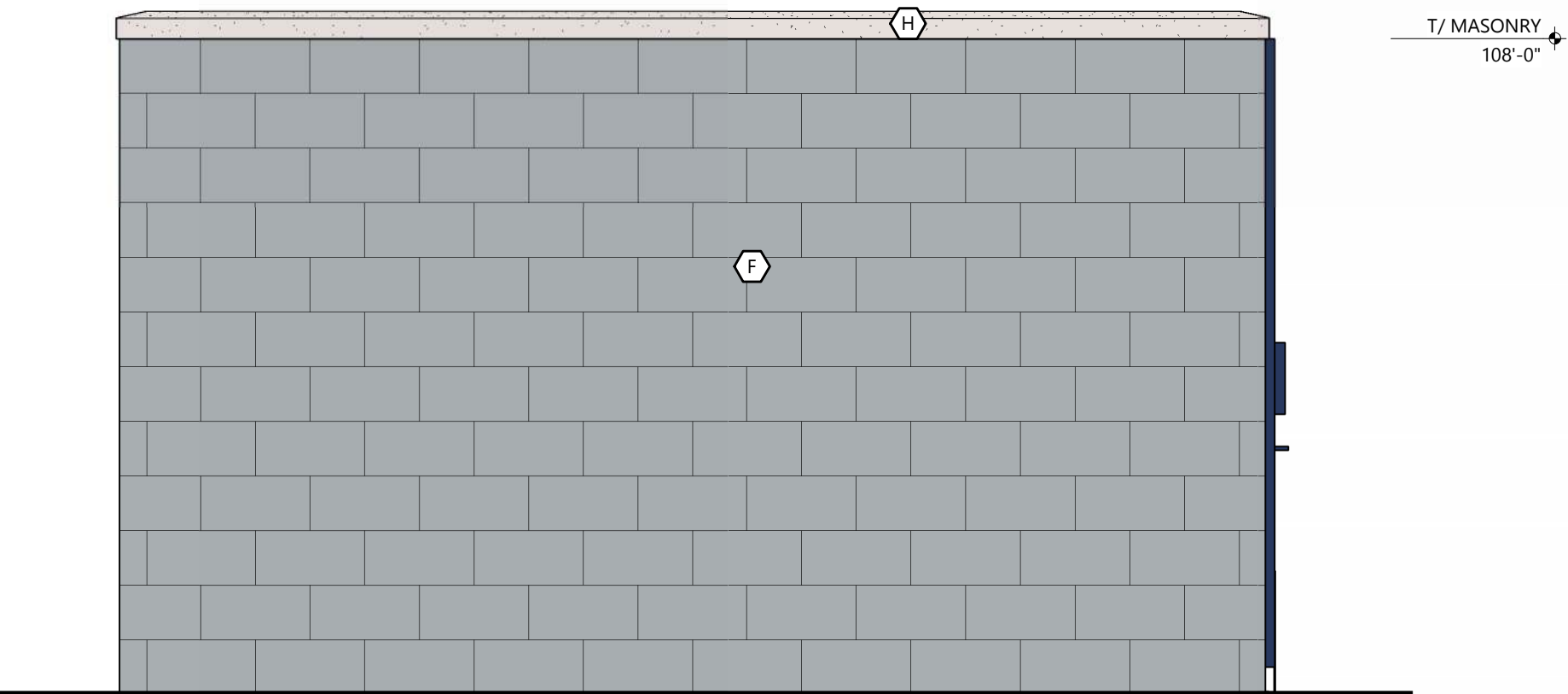
RIGHT ELEVATION

SCALE: 1/2" = 1'-0"



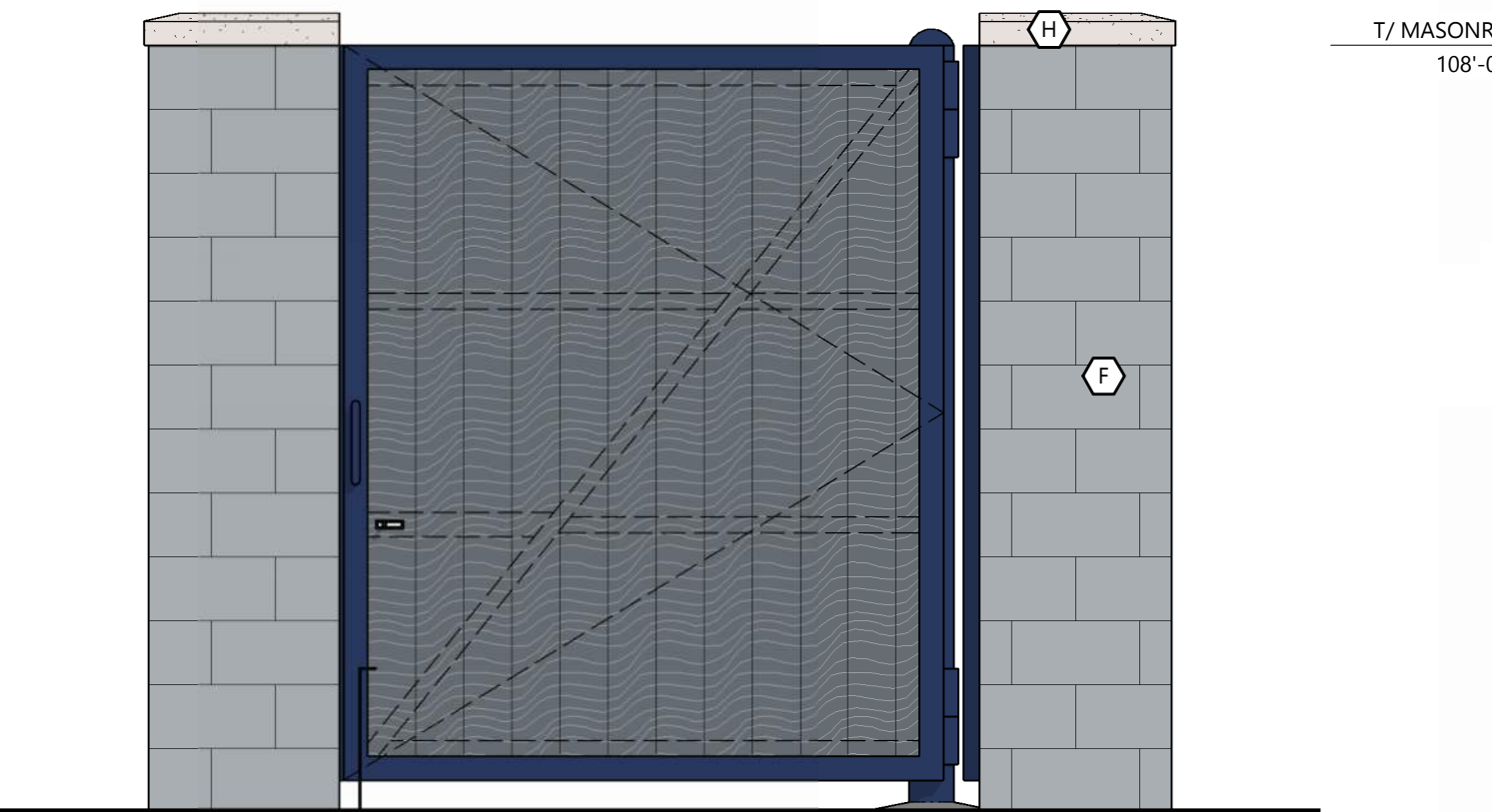
REAR ELEVATION

SCALE: 1/2" = 1'-0"



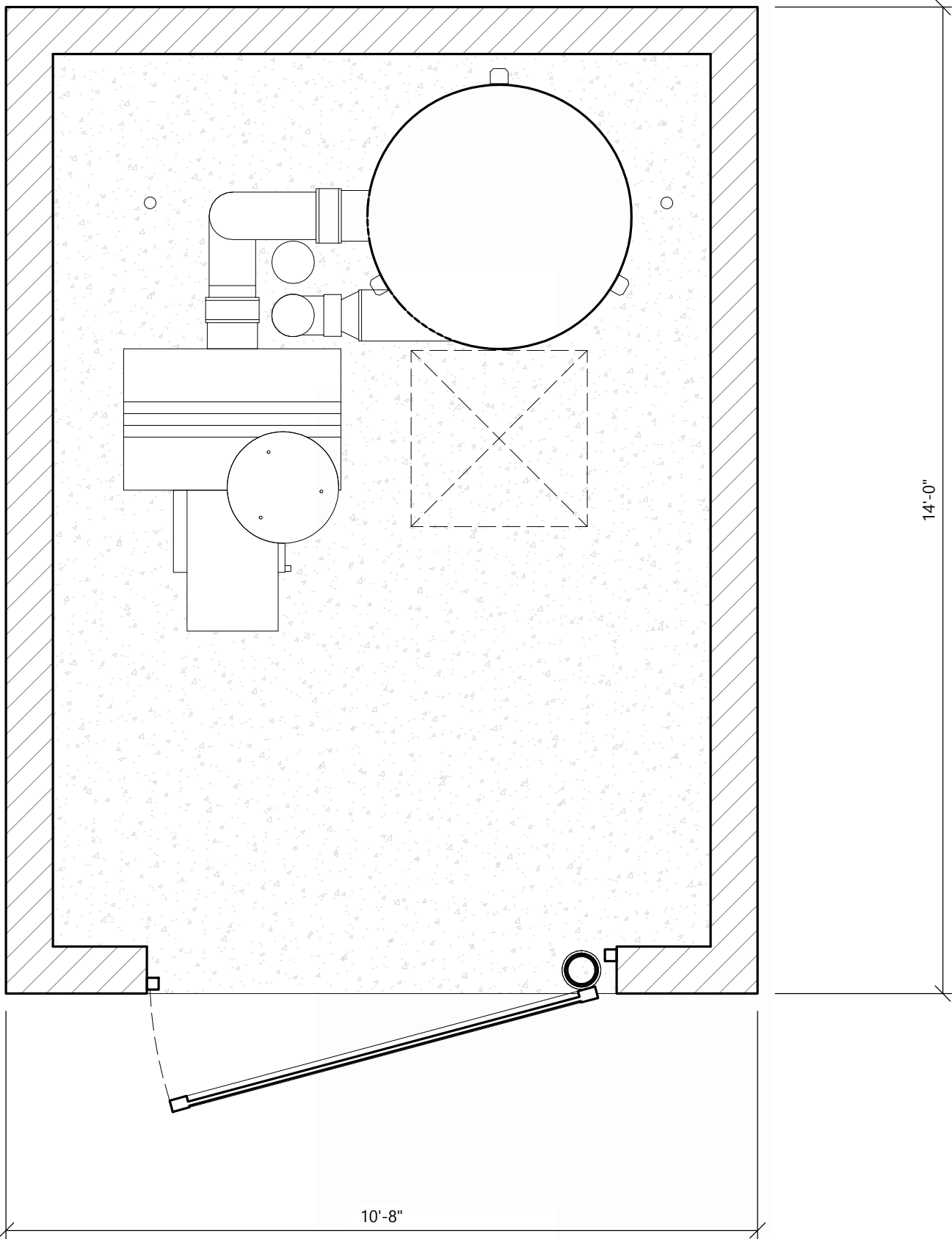
LEFT ELEVATION

SCALE: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: 1/2" = 1'-0"

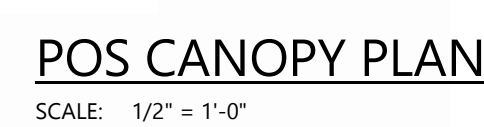


PLAN - VACUUM EQUIPMENT ENCLOSURE

SCALE: 1/2" = 1'-0"

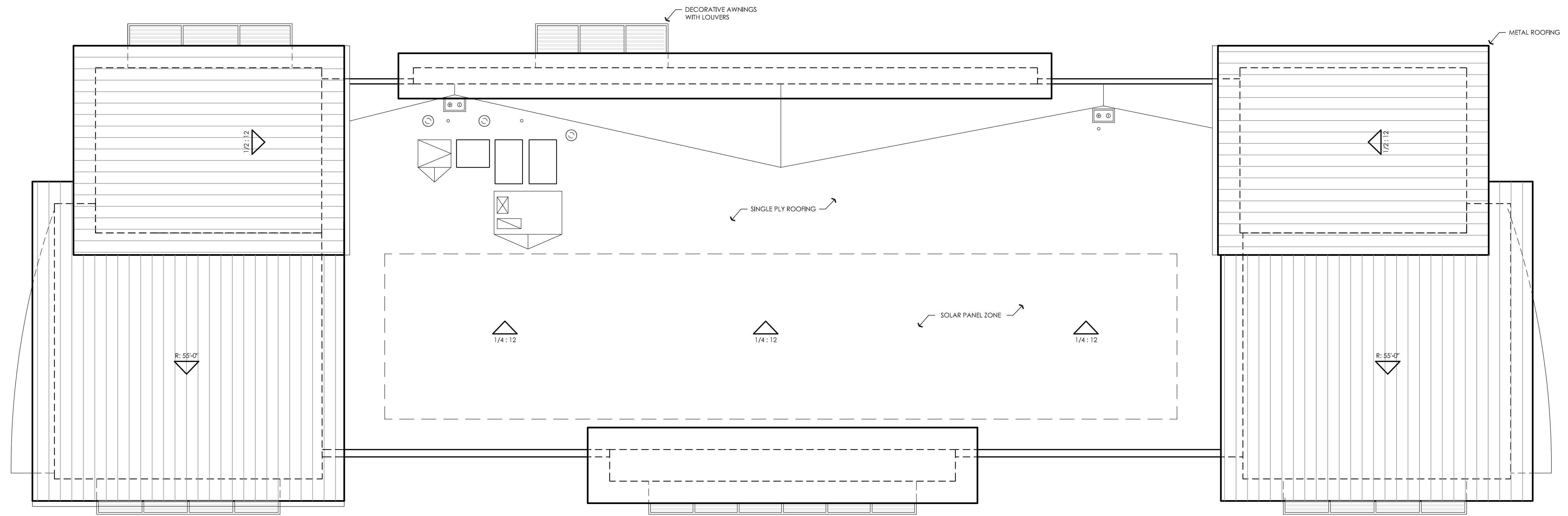
C9

PRELIMINARY VACUUM EQUIPMENT ENCLOSURE PLAN & ELEVATIONS



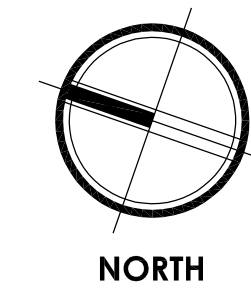
# C10

## PRELIMINARY CANOPY PLANS AND DETAILS



# PARCEL 'E' - ROOF PLAN

SCALE: 3/16" = 1'-0"



PROPOSED  
DEVELOPMENT:

## LONE TREE RETAIL

4099 LONE TREE WAY  
ANTIOCH, CA.

PLANNING  
ARCHITECTURE

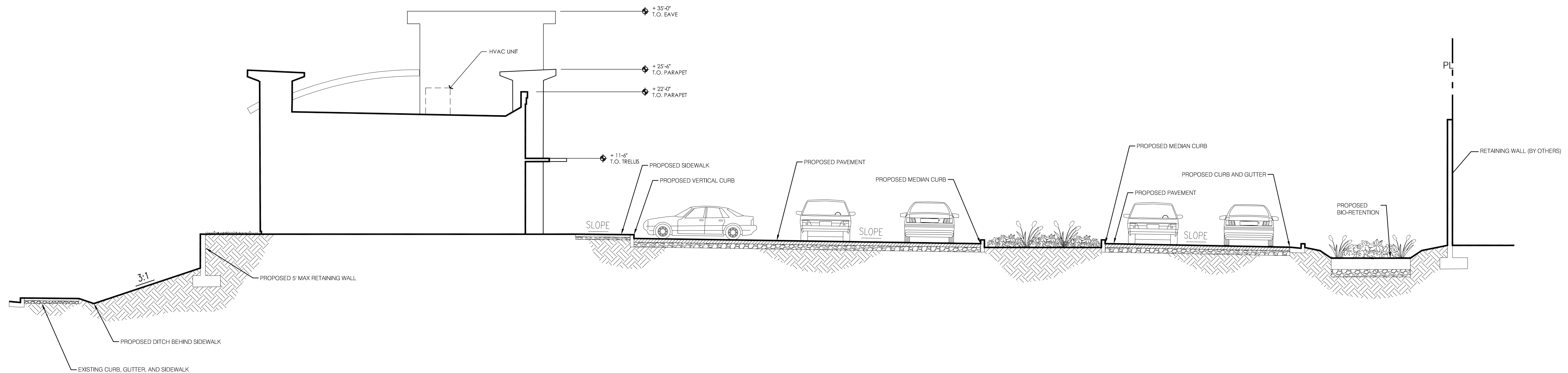
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4335-B NORTH STAR WAY  
MODESTO, CA 95356

ph. 209.577.4661  
fx. 209.577.0213

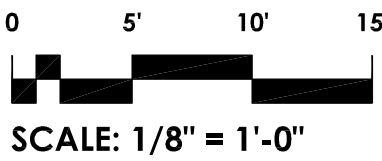
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C11 A10



PARCEL 'E' SECTION

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



PROPOSED  
DEVELOPMENT:

LONE TREE  
RETAIL

4099 LONE TREE WAY  
ANTIOCH, CA.

PLANNING  
ARCHITECTURE

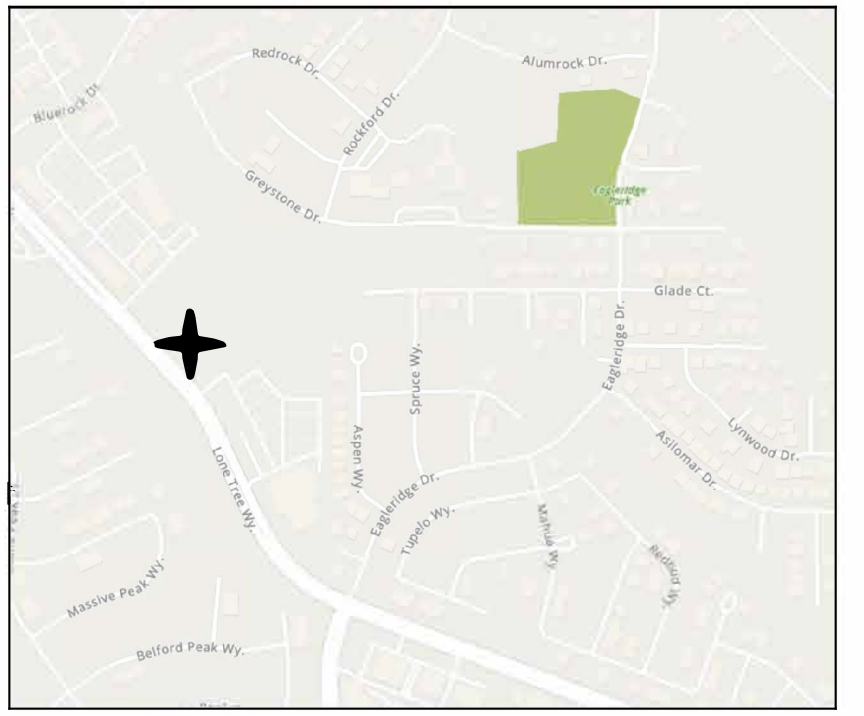


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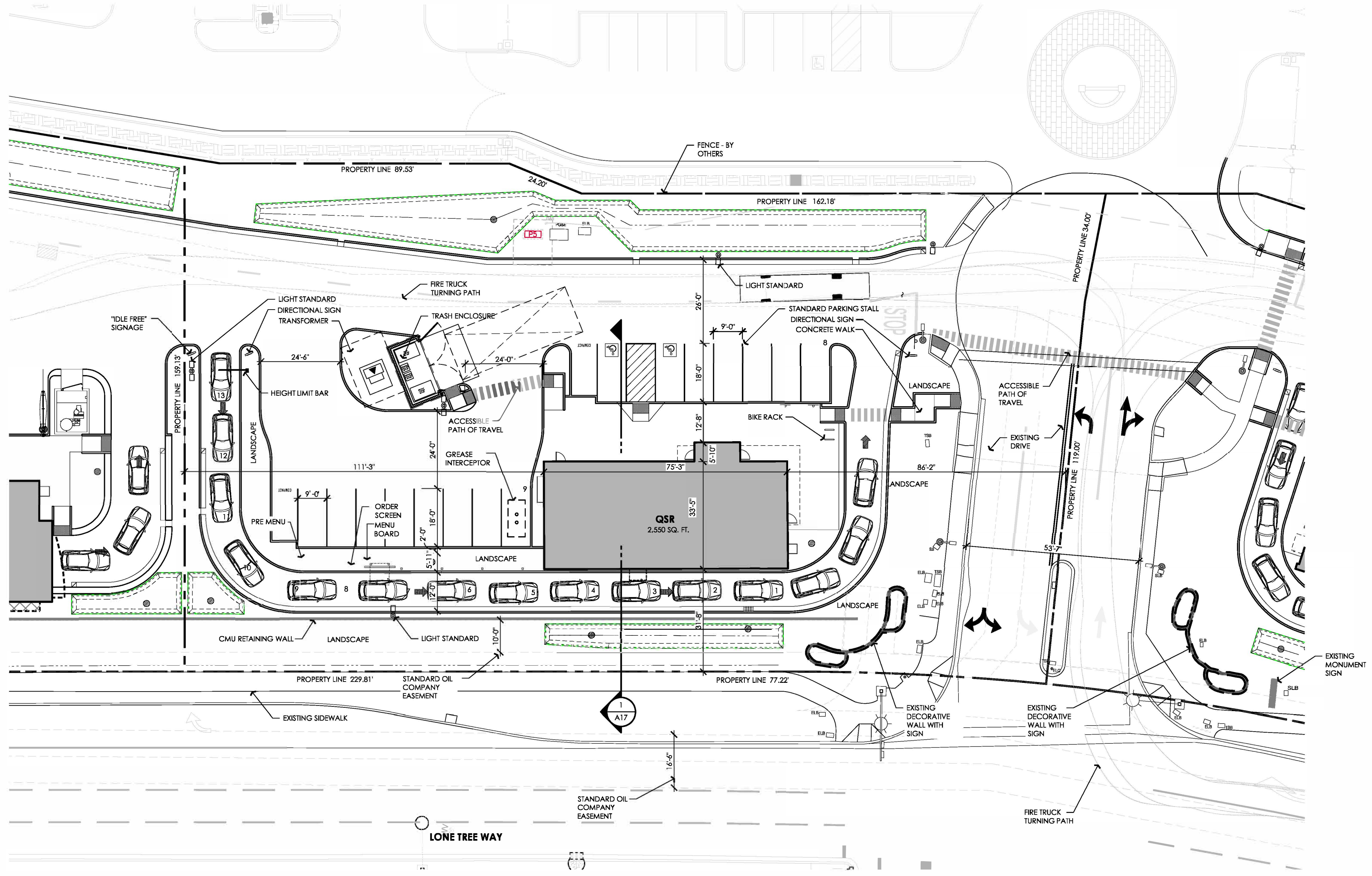
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C12 A11



**VICINITY MAP**  
4099 LONE TREE WAY  
ANTIOCH, CA 94509

PARCEL 'F'	
APN: 072-500-006-1	
PARCEL AREA:	41,775 S.F. / .96 AC
BUILDING COVERAGE (OF PROJECT AREA):	2,550 SQ. FT. (5.6%)
BUILDING USE:	QUICK SERVICE RESTAURANT / RETAIL
MAXIMUM BUILDING HEIGHT:	35' -0"
PARKING REQUIRED	
QUICK SERVICE RESTAURANT 850 SQ. FT. DINING AREA / 50 SQ. FT. =	17 STALLS
TOTAL PARKING REQUIRED	17 STALLS
PARKING PROVIDED	
STANDARD:	13 STALLS
COMPACT:	2
ACCESSIBLE:	2 STALLS
TOTAL PARKING PROVIDED	17 STALLS



**1** **PARCEL 'F' ENLARGED SITE PLAN**  
SCALE: 1" = 20'-0"



**PROPOSED DEVELOPMENT:**

# LONE TREE RETAIL

**4099 LONE TREE WAY  
ANTIOCH, CA.**

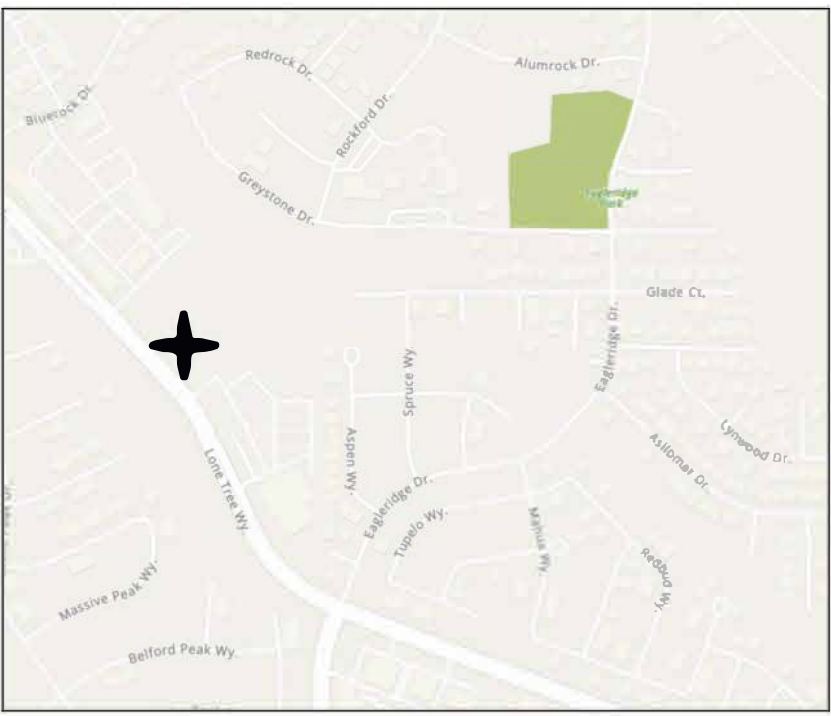
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fx. 209.577.0213

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VICINITY MAP  
4099 LONE TREE WAY  
ANTIOCH, CA 94509

**PARCEL 'F'**

APN: 072-500-006-1

PARCEL AREA: 41,775 S.F. / .96 AC

BUILDING COVERAGE (OF PROJECT AREA): 2,550 SQ. FT. (5.6%)

BUILDING USE: QUICK SERVICE RESTAURANT / RETAIL

MAXIMUM BUILDING HEIGHT: 35'-0"

**PARKING REQUIRED**

QUICK SERVICE RESTAURANT 850 SQ. FT. DINING AREA / 50 SQ. FT. = 17 STALLS

TOTAL PARKING REQUIRED 17 STALLS

**PARKING PROVIDED**

STANDARD: 13 STALLS

COMPACT: 2

ACCESSIBLE: 2 STALLS

TOTAL PARKING PROVIDED 17 STALLS



1 **PARCEL 'F' ENLARGED SITE PLAN**  
SCALE: 1" = 20'-0"



**PROPOSED DEVELOPMENT:**  
**LONE TREE RETAIL**

4099 LONE TREE WAY  
ANTIOCH, CA.

PLANNING  
ARCHITECTURE



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MODESTO, CA 95356

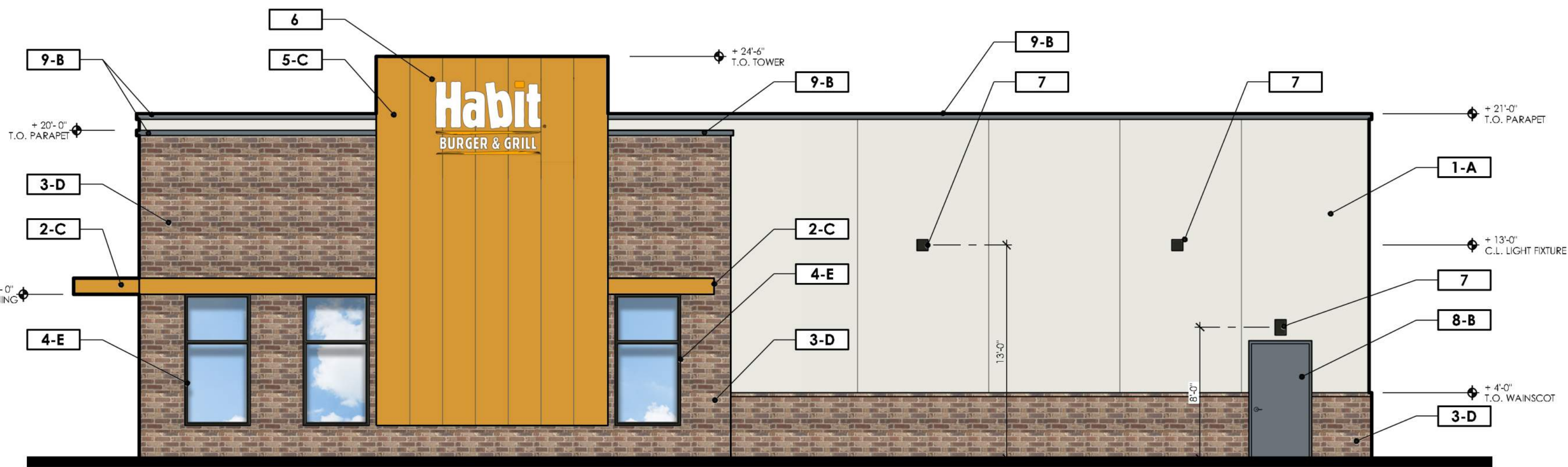
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fx. 209.577.0213

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C14

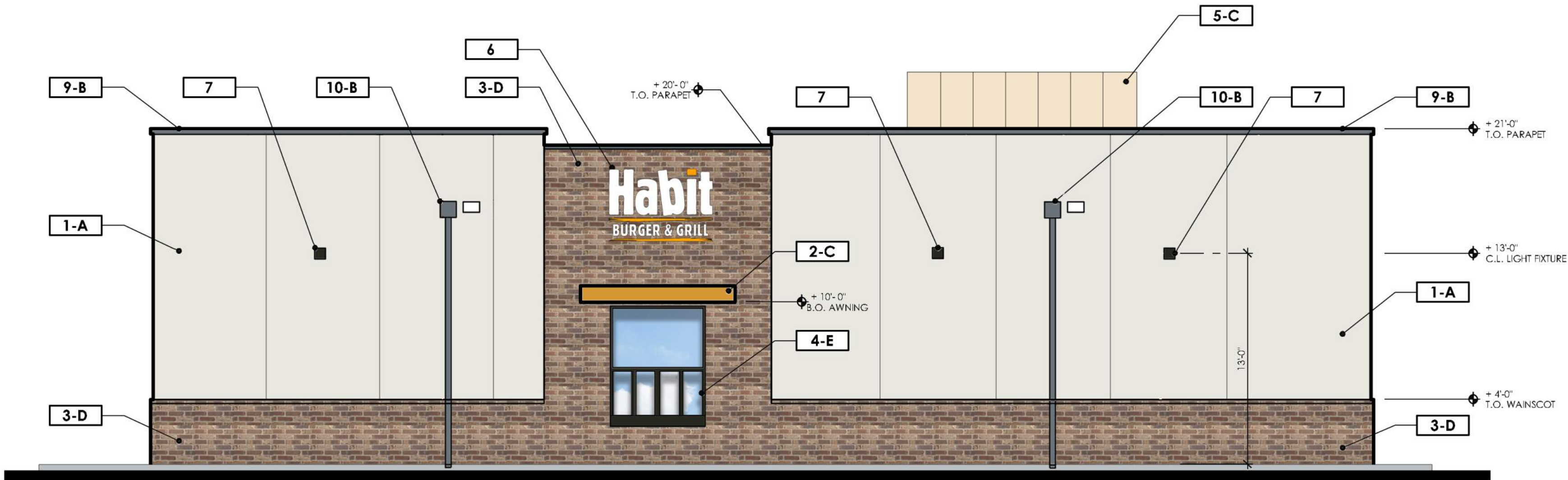
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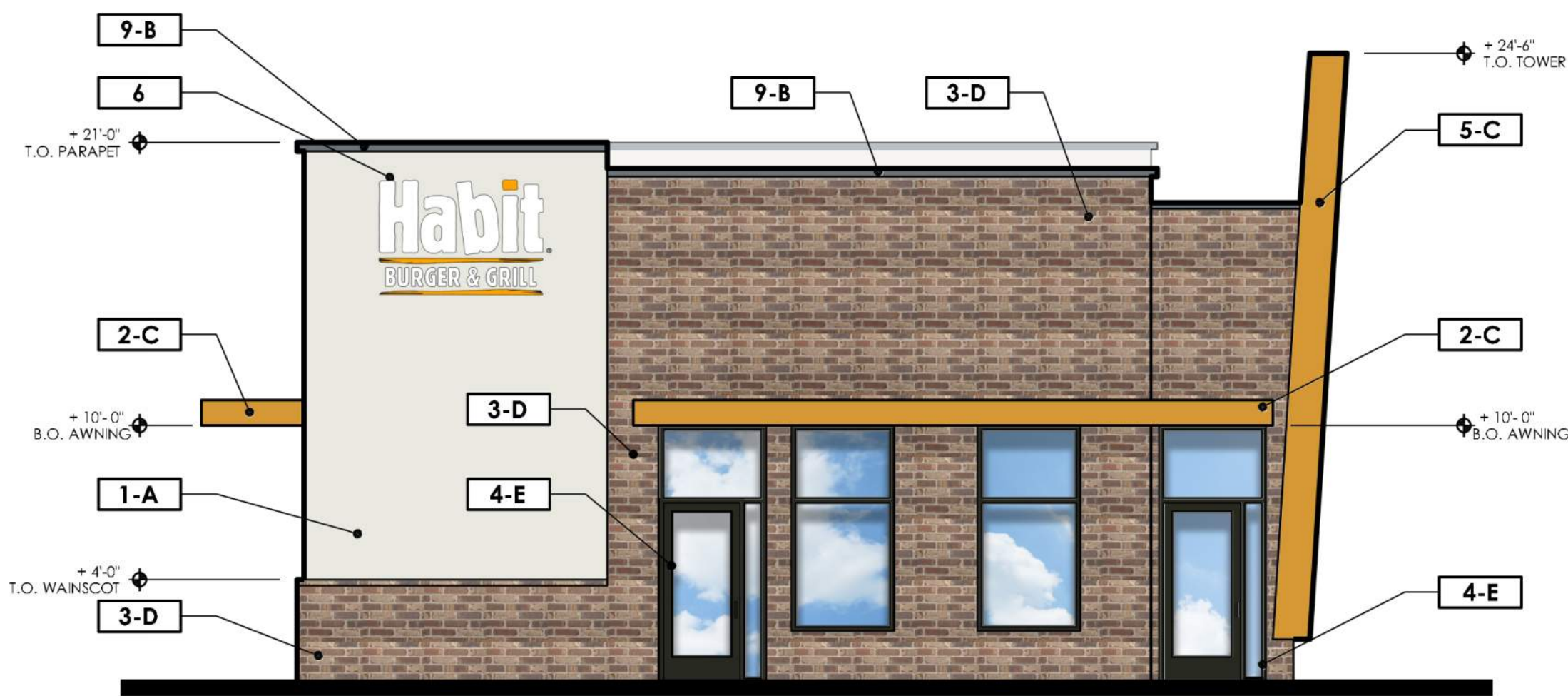
PARCEL 'F' EAST ELEVATION

SCALE: 3/16" = 1'-0"



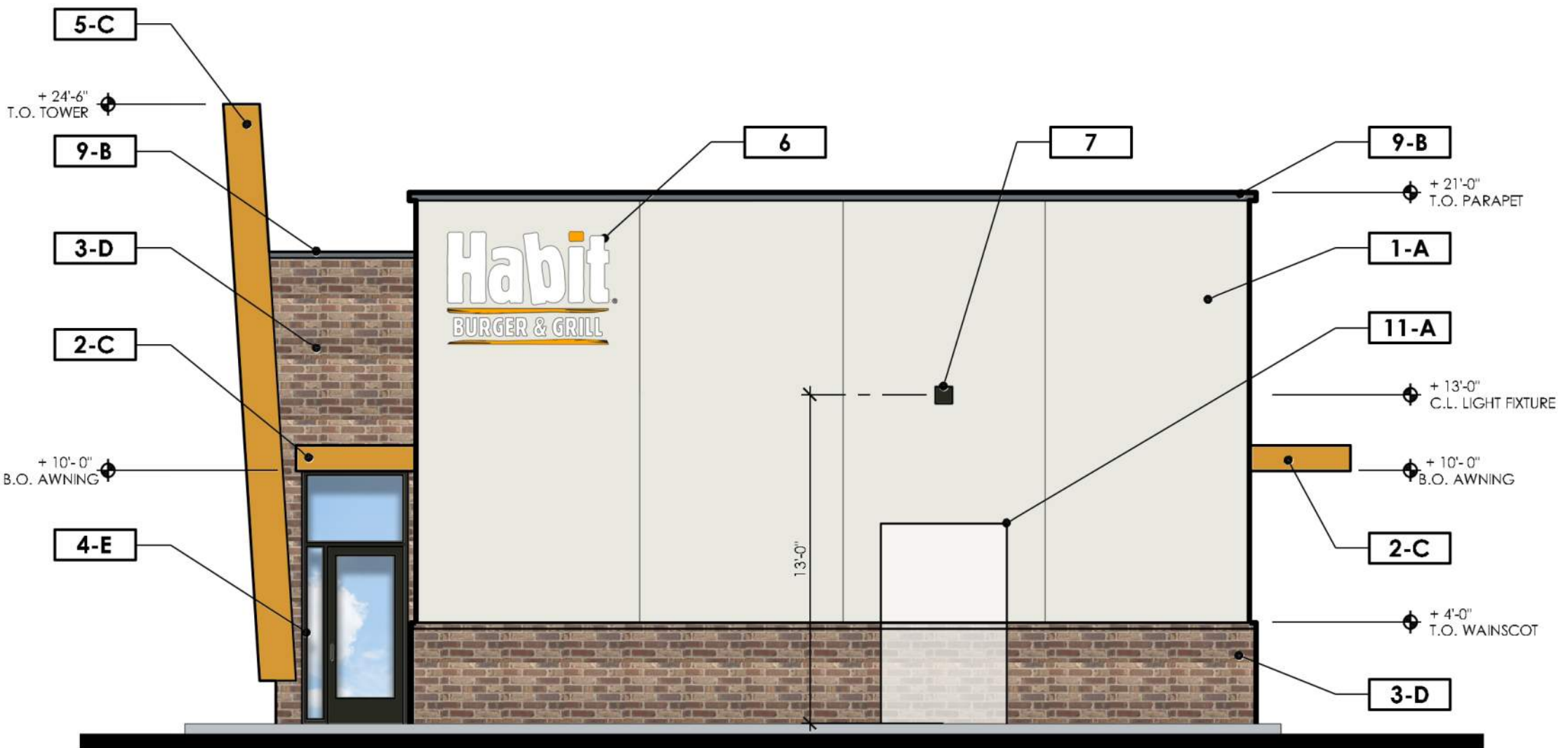
PARCEL 'F' WEST ELEVATION

SCALE: 3/16" = 1'-0"



PARCEL 'F' SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



PARCEL 'F' NORTH ELEVATION

SCALE: 3/16" = 1'-0"

FINISH LEGEND

A  
EXTERIOR PAINT  
DUNN EDWARDS  
CHALKY #DEC793

B  
EXTERIOR PAINT  
SHERWIN WILLIAMS  
WALL STREET SW 7665

C  
ACM PANEL  
MANUFACTURER: MATTHEWS  
COLOR: MAIZE YELLOW

D  
MANUFACTURER: OLD MILL  
COLOR: WEB-CAFE MOCHA

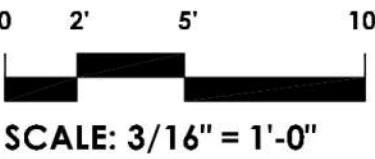
E  
MANUFACTURER: OLDCASTLE  
PROFILE: FG-3000  
COLOR: BLACK

REFERENCE KEY

- 1 EXTERIOR CEMENT PLASTER
- 2 CANOPY
- 3 BRICK VENEER
- 4 STOREFRONT SYSTEM
- 5 VERTICAL ACM METAL PANELING
- 6 PROPOSED SIGNAGE
- 7 WALL MOUNTED LIGHT FIXTURE
- 8 HOLLOW METAL DOOR AND FRAME
- 9 PARAPET CAP
- 10 DOWNSPOUT AND OVERFLOW
- 11 ELECTRICAL SWITCHGEAR

GENERAL NOTES

1. COLORS INDICATED ON THIS DRAWING ARE APPROXIMATE AND WILL VARY DEPENDING ON PRINTER/MONITOR SOURCE. REFER TO COLORS AND MATERIALS BOARD FOR TRUE REPRESENTATION OF ALL PROPOSED FINISHES.



C16 A15

PROPOSED DEVELOPMENT:  
**LONE TREE RETAIL**

4099 LONE TREE WAY  
ANTIOCH, CA.

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ARCHITECTURE

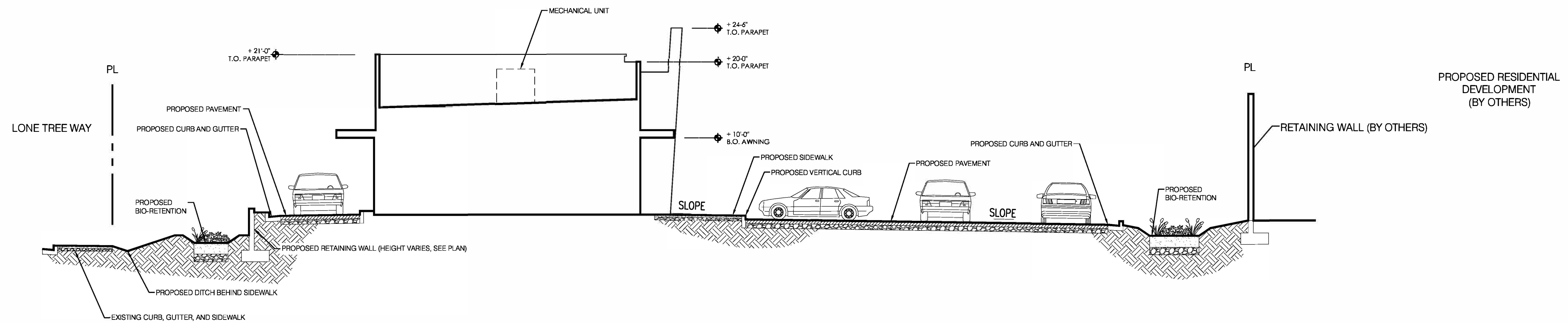
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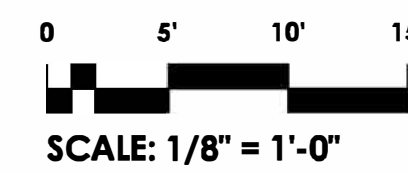
www.apiarc.com





### PARCEL 'F' SECTION

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



PROPOSED  
DEVELOPMENT:

## LONE TREE RETAIL

4099 LONE TREE WAY  
ANTIOCH, CA.

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C18

A17

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2022011001\_018041\_V-Parcel F Retail Rev02.dwg - 02/03/2022 10:03:24 03/17/2022 M. McManis



## APN: 072-500-007-9

PARCEL AREA: 45,738 S.F. / 1.05 AC

BUILDING COVERAGE ( OF PROJECT AREA): 3,760 SQ. FT. ( 8%)

BUILDING USE: QUICK SERVICE

RESTA

## MAXIMUM BUILDING

PARKING REQUIRED

QUICK SERVICE RESTAURANT

500 SQ. FT. DINING AREA / 50 SQ. FT. = 10 STALLS

RETAIL 1,460 SQ. FT. / 200 SQ. FT. =	7 STALLS
TOTAL PARKING REQUIRED	17 STALLS

**PARKING PROVIDER**

**PARKING PROVIDED**

STANDARD: 17 STALLS

STANDARD:	17 STALLS
ACCESSIBLE:	2 STALLS

TOTAL PARKING PROVIDED	17 STALLS
------------------------	-----------



**PROPOSED DEVELOPMENT:**

## LONE TREE RETAIL

**4099 LONE TREE WAY  
ANTIOCH, CA.**

PLANNING ■ ■ ■  
ARCHITECTURE ■ ■ ■

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fx. 209.577.0213

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## C19

# A18



1 PARCEL 'G' - RETAIL / QSR - ENLARGED SITE PLAN  
SCALE: 1" = 20'-0"



PROPOSED  
DEVELOPMENT:  
**LONE TREE  
RETAIL**

4099 LONE TREE WAY  
ANTIOCH, CA.

PLANNING  
ARCHITECTURE

**api**

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4335-B NORTH STAR WAY  
MODESTO, CA 95356

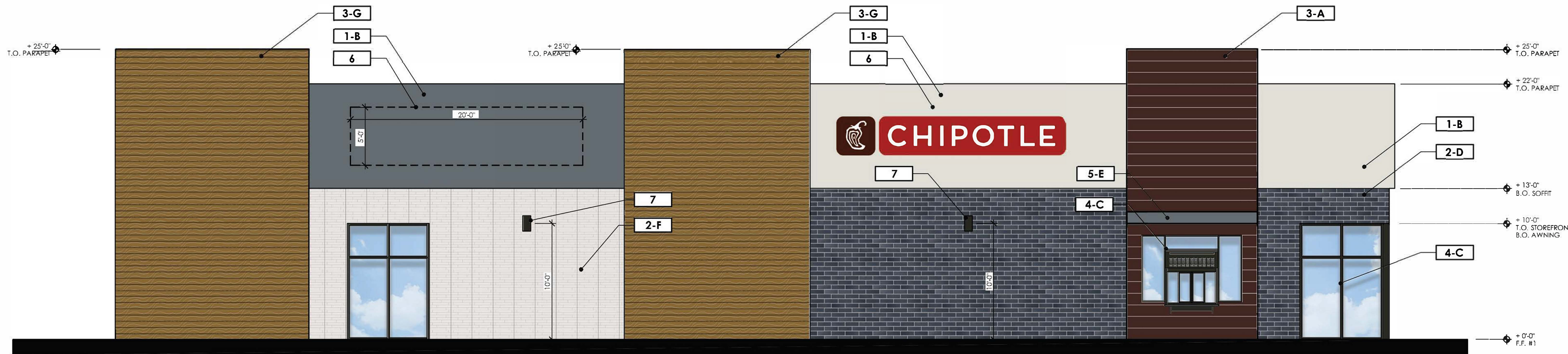
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fx. 209.577.0213

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C20

A19





PARCEL 'G' WEST ELEVATION

SCALE: 3/16" = 1'-0"



PARCEL 'G' SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



PARCEL 'G' NORTH ELEVATION

SCALE: 3/16" = 1'-0"



PARCEL 'G' EAST ELEVATION

SCALE: 3/16" = 1'-0"

## REFERENCE KEY

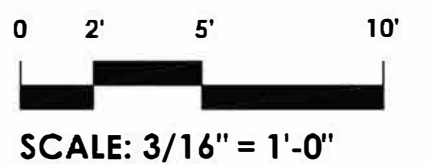
- 1 EXTERIOR CEMENT PLASTER
- 2 BRICK VENEER
- 3 HORIZONTAL FIBER CEMENT BOARD
- 4 ALUMINUM STOREFRONT SYSTEM
- 5 METAL CANOPY / AWNING
- 6 PROPOSED SIGNAGE
- 7 WALL MOUNTED LIGHT FIXTURE
- 8 ROOF ACCESS LADDER
- 9 HOLLOW METAL DOOR AND FRAME
- 10 ELECTRICAL SWITCHGEAR
- 11 ROOF ACCESS LADDER

## FINISH LEGEND

- |  |   |
|--|---|
| A<br>PAINT: SHERWIN WILLIAMS<br>SW 7665<br>"POLISHED MAHOAGANY"  | E<br>PAINT: SHERWIN WILLIAMS<br>SW 7665<br>"WALL STREET"  |
| B<br>PAINT: DUNN EDWARDS<br>DEC793<br>"CHALKY"                   | F<br>STONE VENEER: EL DORADO STONE<br>STYLE: VANTAGE 30 (16" X 30" X 1")<br>COLOR: WHITE ELAM WJ<br>MATCHING MORTAR JOINT |
| C<br>MANUFACTURER: OLDCASTLE<br>PROFILE: FG-3000<br>COLOR: BLACK | G<br>PAINT: SHERWIN WILLIAMS<br>SW 7032<br>"WARM STONE"   |
| D<br>THIN BRICK: ENDICOTT<br>COLOR: MANGANESE IRONSPOT           |   |

## GENERAL NOTES

1. COLORS INDICATED ON THIS DRAWING ARE APPROXIMATE AND WILL VARY DEPENDING ON PRINTER/MONITOR SOURCE. REFER TO COLORS AND MATERIALS BOARD FOR TRUE REPRESENTATION OF ALL PROPOSED FINISHES.



## PROPOSED DEVELOPMENT:

# LONE TREE RETAIL

4099 LONE TREE WAY  
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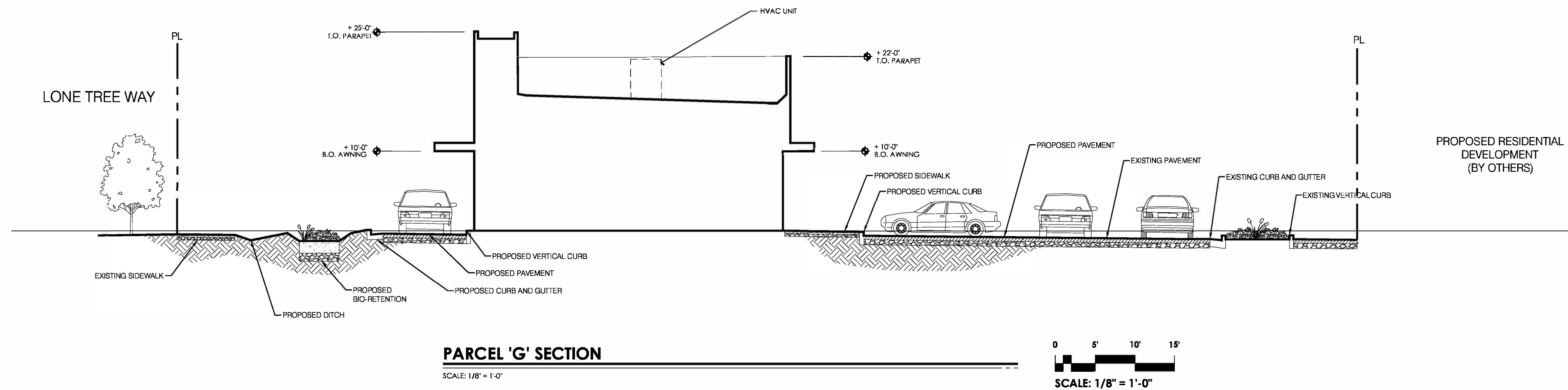
C22

A21

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PROPOSED  
DEVELOPMENT:

# LONE TREE RETAIL

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C24

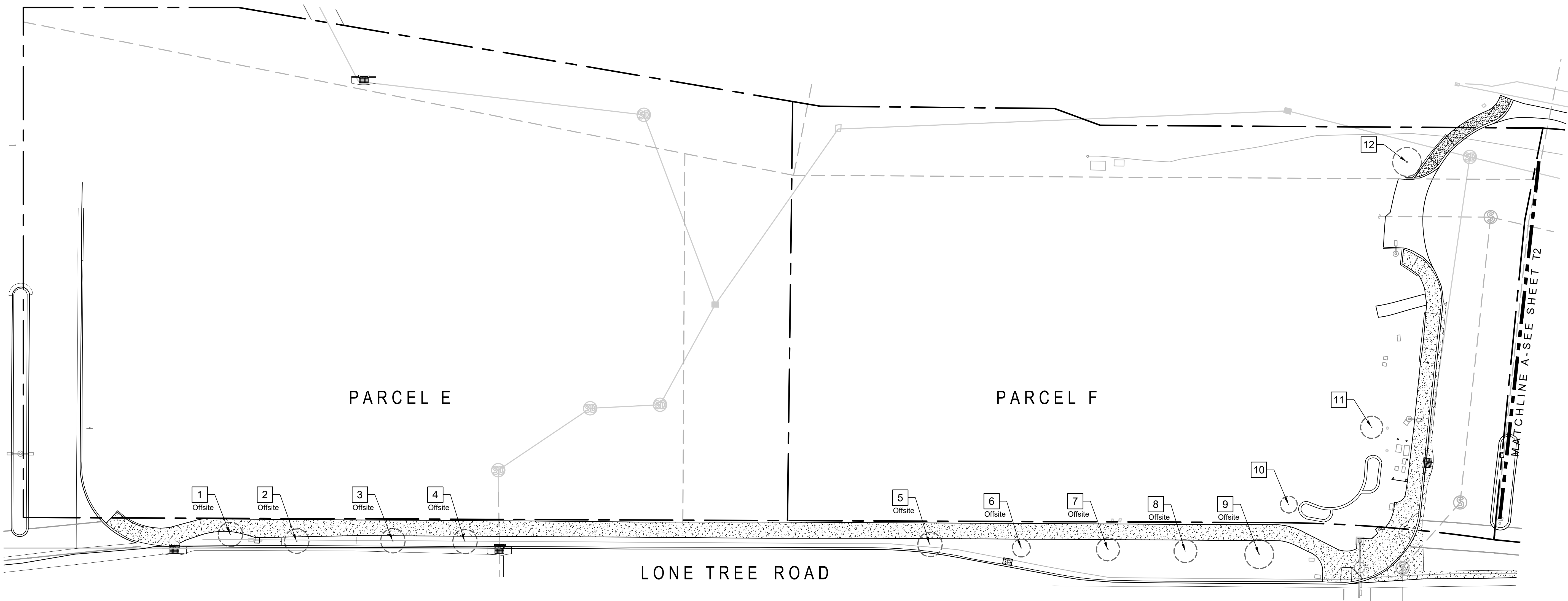
A23

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11/13/21 10:01 AM D:\BGA\1-Proiect 0\Exterior - Revit\Exterior-028.dwg 10/26/24 03:18:44 PM Macdonald







Arborist Report

All site trees were inventoried, numbered and tabulated as shown on these plans. Existing trees regardless of their defined status were inventoried including those not on the subject parcels but which may be affected by the proposed development. Trees that are off-site are indicated on the plans.

The City of Antioch classifies trees in several definitions of status including *Restricted Trees*, *Indigenous Trees*, *Landmark Trees*, *Protected Trees* *Established Trees*, *Street Trees* and *Mature Trees*.

During the assessment and Tree Inventory it was found that there are none of the following trees.  
There are no:

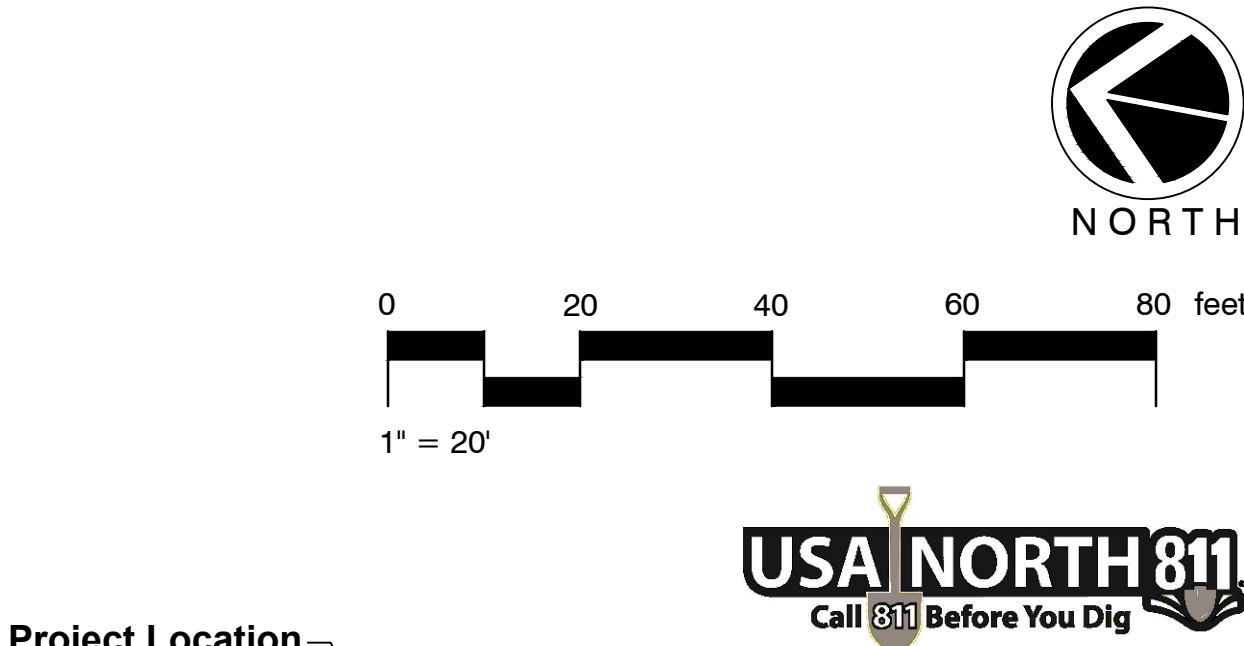
- Restricted Trees
- Indigenous Trees
- Landmark Trees
- Mature Trees

While Street Trees carry a Protected status none are threatened by the proposed development. Street Trees and Established Trees are noted in the Tree Inventory table. Established Trees require a permit to remove under the provisions of the City of Antioch municipal code. Trees with no protections may be removed without permit.

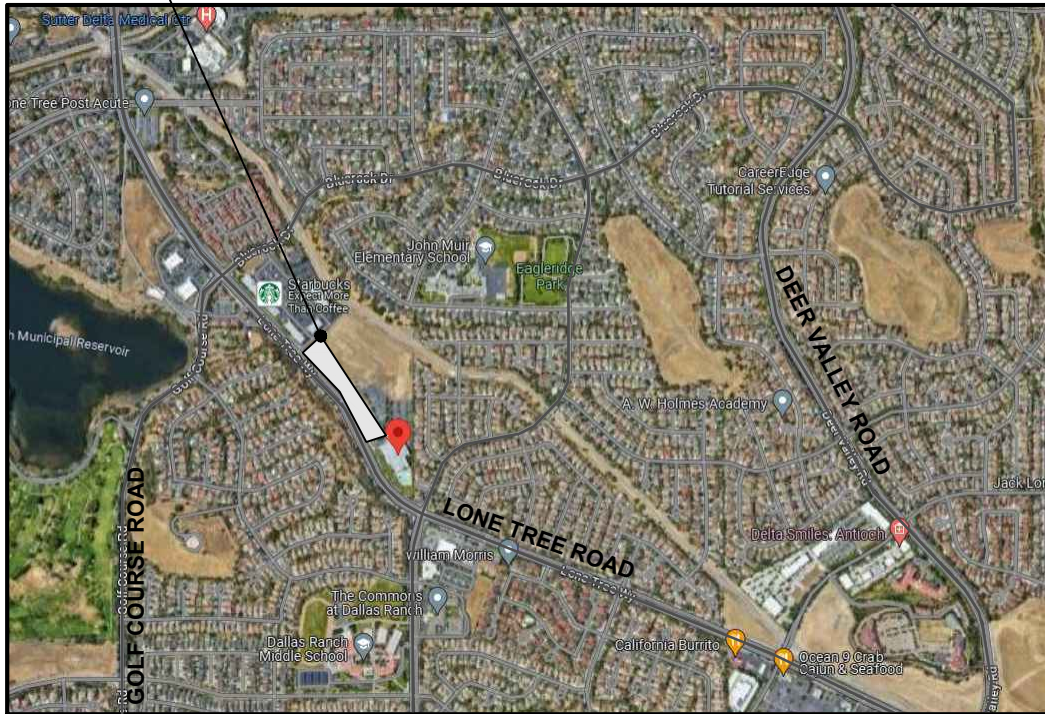
Prepared by Daniel F. Machado, ISA Certified Arborist #3078-A

Tree Inventory

Tree ID	Tree DBH (Inches)	Dripline (Feet)	Botanical Name	Common Name	Tree Health	Tree Status
1	7.8"	14	Pistacia chinensis	Chinese pistache	Good	Street Tree
2	13.2"	20	Pistacia chinensis	Chinese pistache	Good	Street Tree, Established Tree
3	9", 10.7"	24	Pistacia chinensis	Chinese pistache	Good	Street Tree, Established Tree
4	11.1"	25	Pistacia chinensis	Chinese pistache	Good	Street Tree, Established Tree
5	7.9"	16	Pistacia chinensis	Chinese pistache	Good	Street Tree
6	8.4"	18	Pistacia chinensis	Chinese pistache	Good	Street Tree
7	8.6"	24	Pistacia chinensis	Chinese pistache	Good	Street Tree
8	8.2"	25	Pistacia chinensis	Chinese pistache	Good	Street Tree
9	10.0"	30	Pistacia chinensis	Chinese pistache	Good	Street Tree, Established Tree
10	6.8"	6	Arecastrum romanzoffianum	Queen Palm	Good	No Status
11	9.5"	8	Arecastrum romanzoffianum	Queen Palm	Good	No Status
12	9.0"	12	Arecastrum romanzoffianum	Queen Palm	Good	No Status
13	11.0"	12	Arecastrum romanzoffianum	Queen Palm	Good	Established Tree
14	6.0"	6	Arecastrum romanzoffianum	Queen Palm	Good	No Status
15	7.6"	6	Arecastrum romanzoffianum	Queen Palm	Good	No Status
16	7.4"	7	Arecastrum romanzoffianum	Queen Palm	Good	No Status
17	8.0"	12	Pistacia chinensis	Chinese pistache	Good	Street Tree
18	7.5"	12	Pistacia chinensis	Chinese pistache	Good	Street Tree
19	6.3"	18	Quercus palustris	Pin Oak	Good	No Status
20	11.8"	30	Pistacia chinensis	Chinese pistache	Good	Street Tree, Established Tree
21	11"	23	Sequoia sempervirens	Coast Redwood	Good	Established Tree
22	7.3"	15	Sequoia sempervirens	Coast Redwood	Good	No Status
23	2.0"	8	Celtis occidentalis	Hackberry	Good	No Status
24	14.5"	28	Sequoia sempervirens	Coast Redwood	Good	Established Tree
25	18"	25	Sequoia sempervirens	Coast Redwood	Good	Established Tree
26	14.5"	30	Sequoia sempervirens	Coast Redwood	Good	Established Tree
27	6"	19	Celtis occidentalis	Hackberry	Good	No Status
28	6.5"	28	Celtis occidentalis	Hackberry	Good	No Status
29	6.5"	25	Celtis occidentalis	Hackberry	Good	No Status
30	5.5"	8	Koelreuteria bipinnata	Goldenrain Tree	Good	No Status
31	4.5"	9	Koelreuteria bipinnata	Goldenrain Tree	Good	No Status
32	8"	21	Koelreuteria bipinnata	Goldenrain Tree	Good	No Status
33	9.5"	22	Koelreuteria bipinnata	Goldenrain Tree	Good	No Status
34	5.5"	18	Koelreuteria bipinnata	Goldenrain Tree	Good	No Status
35	7.5"	16	Koelreuteria bipinnata	Goldenrain Tree	Good	No Status
36	9"	22	Koelreuteria bipinnata	Goldenrain Tree	Good	No Status
37	9.5"	23	Koelreuteria bipinnata	Goldenrain Tree	Good	No Status



Project Location



Vicinity Map

NTS

Rev	Date	Description

Ps1LA

Ps1 Landscape Architecture

816 Hampshire Court

Modesto, CA 95350

T 209.840.2246

www.ps1la.com

Landscape Architecture

Arboriculture

REGISTERED LANDSCAPE ARCHITECT

DANIEL F. MACHADO

No. 3789

Exp. 4/30/24

DATE OF CALIFORNIA

24x36 format, confirm size before scaling

LANDSCAPE PLANS

LONE TREE RETAIL

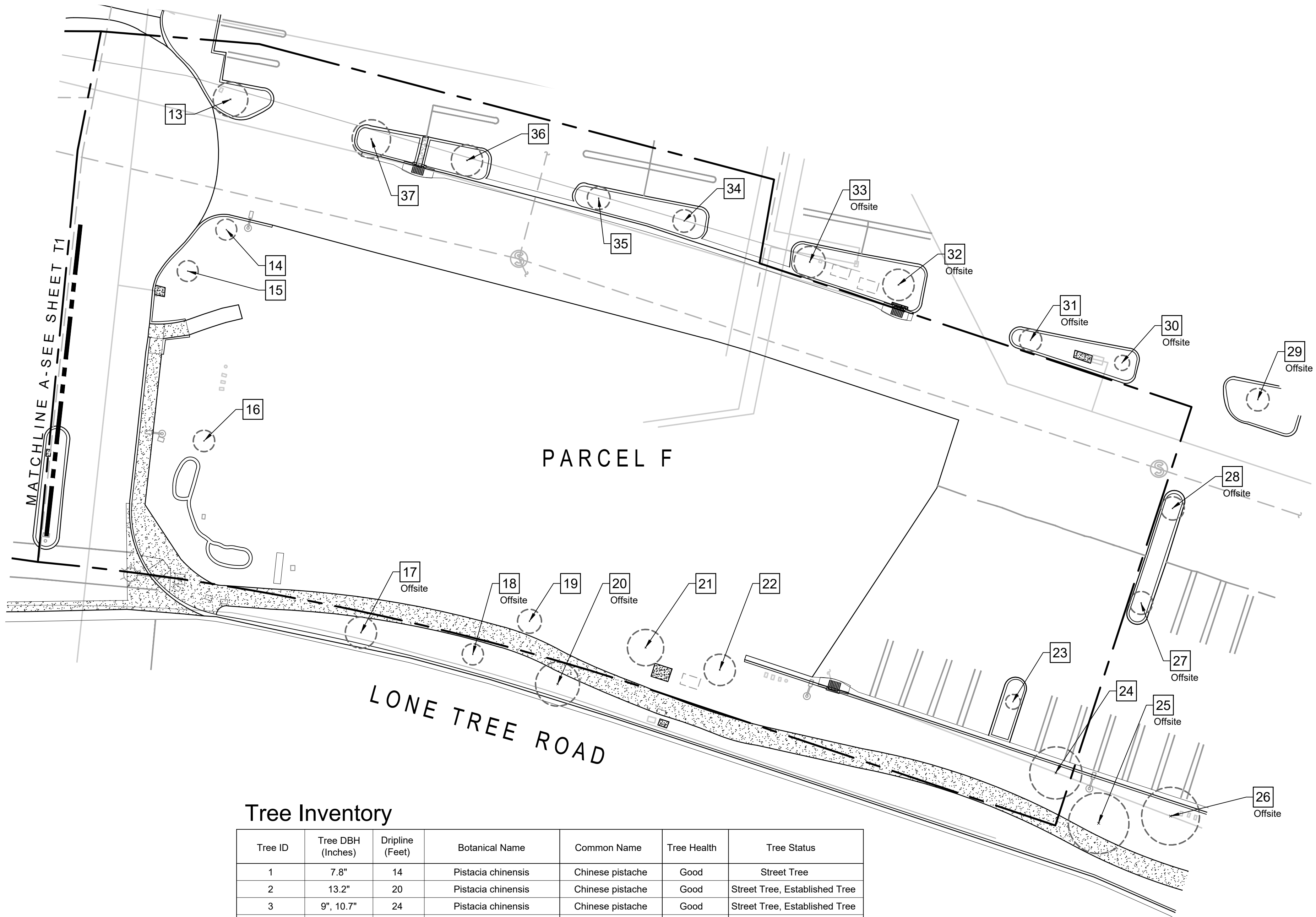
ARBORIST REPORT

Antioch, CA

Client:  
API, Inc.  
433-B North Star Way  
Modesto, CA 95356  
209.577.4661

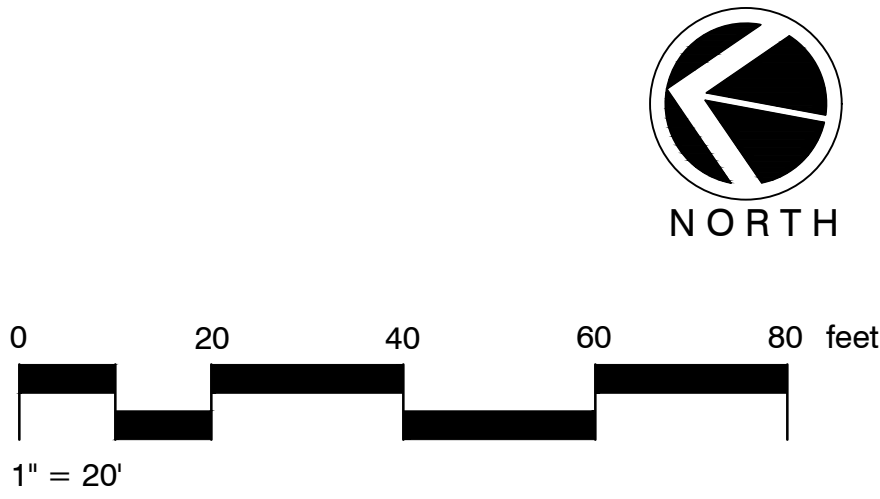
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TREE INVENTORY	
Designed:	DFM
Drawn:	DFM
Checked:	
Scale:	1"=20'
Date:	February 27, 2024
Job :	374-24



Tree Inventory

Tree ID	Tree DBH (Inches)	Dripline (Feet)	Botanical Name	Common Name	Tree Health	Tree Status
1	7.8"	14	Pistacia chinensis	Chinese pistache	Good	Street Tree
2	13.2"	20	Pistacia chinensis	Chinese pistache	Good	Street Tree, Established Tree
3	9", 10.7"	24	Pistacia chinensis	Chinese pistache	Good	Street Tree, Established Tree
4	11.1"	25	Pistacia chinensis	Chinese pistache	Good	Street Tree, Established Tree
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6	8.4"	18	Pistacia chinensis	Chinese pistache	Good	Street Tree
7	8.6"	24	Pistacia chinensis	Chinese pistache	Good	Street Tree
8	8.2"	25	Pistacia chinensis	Chinese pistache	Good	Street Tree
9	10.0"	30	Pistacia chinensis	Chinese pistache	Good	Street Tree, Established Tree
10	6.8"	6	Arecastrum romanzoffianum	Queen Palm	Good	No Status
11	9.5"	8	Arecastrum romanzoffianum	Queen Palm	Good	No Status
12	9.0"	12	Arecastrum romanzoffianum	Queen Palm	Good	No Status
13	11.0"	12	Arecastrum romanzoffianum	Queen Palm	Good	No Status
14	6.0"	6	Arecastrum romanzoffianum	Queen Palm	Good	No Status
15	7.6"	6	Arecastrum romanzoffianum	Queen Palm	Good	No Status
16	7.4"	7	Arecastrum romanzoffianum	Queen Palm	Good	No Status
17	8.0"	12	Pistacia chinensis	Chinese pistache	Good	Street Tree
18	7.5"	12	Pistacia chinensis	Chinese pistache	Good	Street Tree
19	6.3"	18	Quercus palustris	Pin Oak	Good	No Status
20	11.8"	30	Pistacia chinensis	Chinese pistache	Good	Street Tree, Established Tree
21	11"	23	Sequoia sempervirens	Coast Redwood	Good	Established
22	7.3"	15	Sequoia sempervirens	Coast Redwood	Good	No Status
23	2.0"	8	Celtis occidentalis	Hackberry	Good	No Status
24	14.5"	28	Sequoia sempervirens	Coast Redwood	Good	Established
25	18"	25	Sequoia sempervirens	Coast Redwood	Good	Established
26	14.5"	30	Sequoia sempervirens	Coast Redwood	Good	Established
27	6"	19	Celtis occidentalis	Hackberry	Good	No Status
28	6.5"	28	Celtis occidentalis	Hackberry	Good	No Status
29	6.5"	25	Celtis occidentalis	Hackberry	Good	No Status
30	5.5"	8	Koelreuteria bipinnata	Goldenrain Tree	Good	No Status
31	4.5"	9	Koelreuteria bipinnata	Goldenrain Tree	Good	No Status
32	8"	21	Koelreuteria bipinnata	Goldenrain Tree	Good	No Status
33	9.5"	22	Koelreuteria bipinnata	Goldenrain Tree	Good	No Status
34	5.5"	18	Koelreuteria bipinnata	Goldenrain Tree	Good	No Status
35	7.5"	16	Koelreuteria bipinnata	Goldenrain Tree	Good	No Status
36	9"	22	Koelreuteria bipinnata	Goldenrain Tree	Good	No Status
37	9.5"	23	Koelreuteria bipinnata	Goldenrain Tree	Good	No Status



Rev	Date	Description

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Landscape Architecture  
Arboriculture



24x36 format, confirm size before scaling

LANDSCAPE PLANS

LONE TREE RETAIL  
ARBORIST REPORT

Antioch, CA




Client:  
API, Inc.  
433-B North Star Way  
Modesto, CA 95356  
209.577.4661

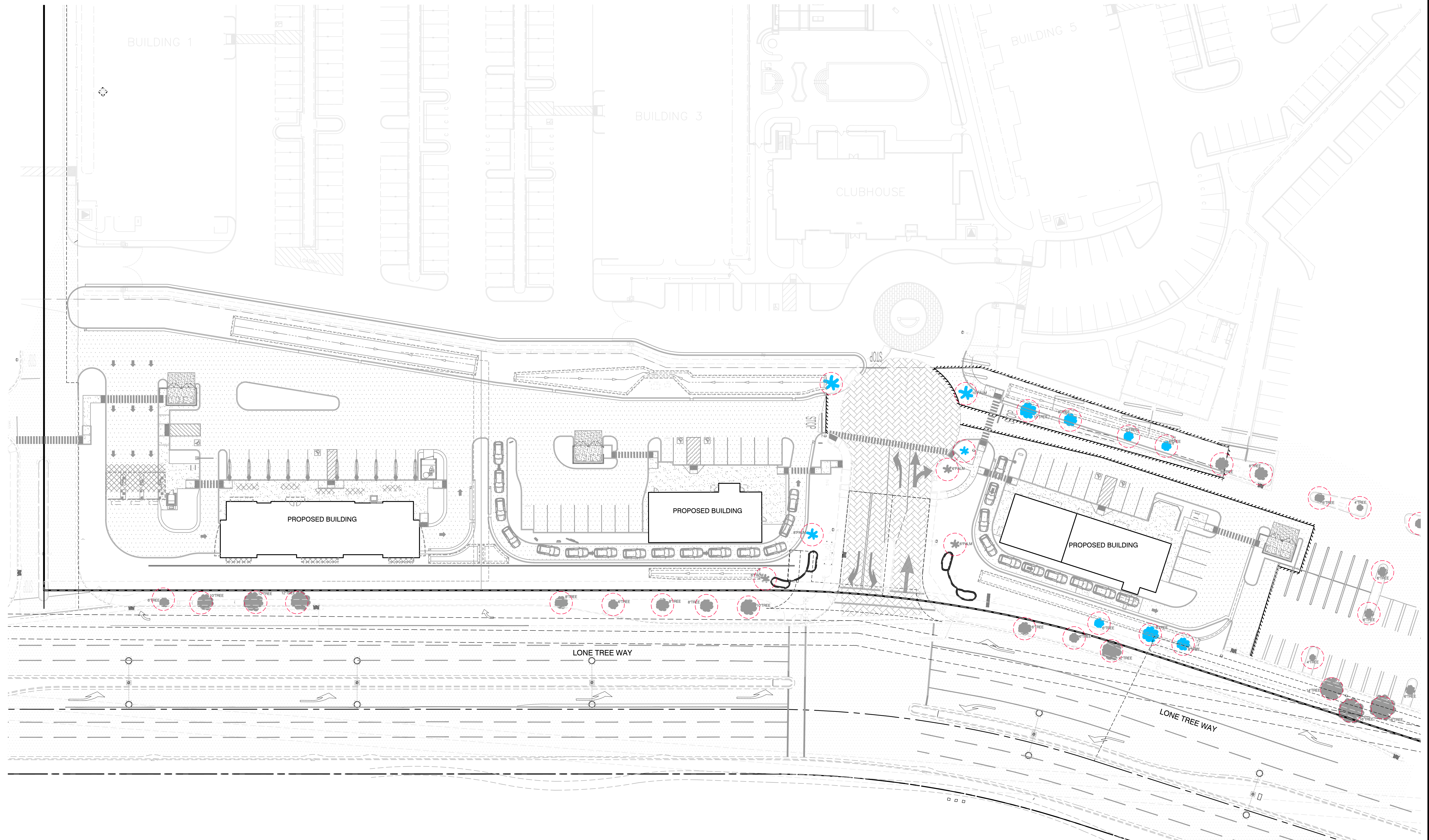
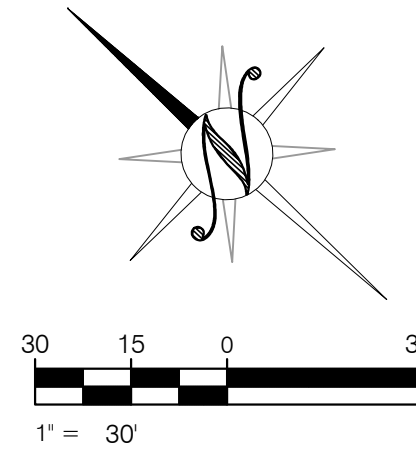
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TREE INVENTORY

Designed:	DFM
Drawn:	DFM
Checked:	
Scale:	1"=20'
Date:	February 27, 2024
Job :	374-24

## LEGEND

-  EXISTING TREE TO BE PROTECTED  
 EXISTING TREE TO BE REMOVED  
 TREE FROM LANDSCAPE ARCHITECT SURVEY

[illegible]

TREE REMOVAL EXHIBIT

# CONCEPTUAL PLANNING PLANS FOR ANTIOCH RETAIL

CALIFORNIA I

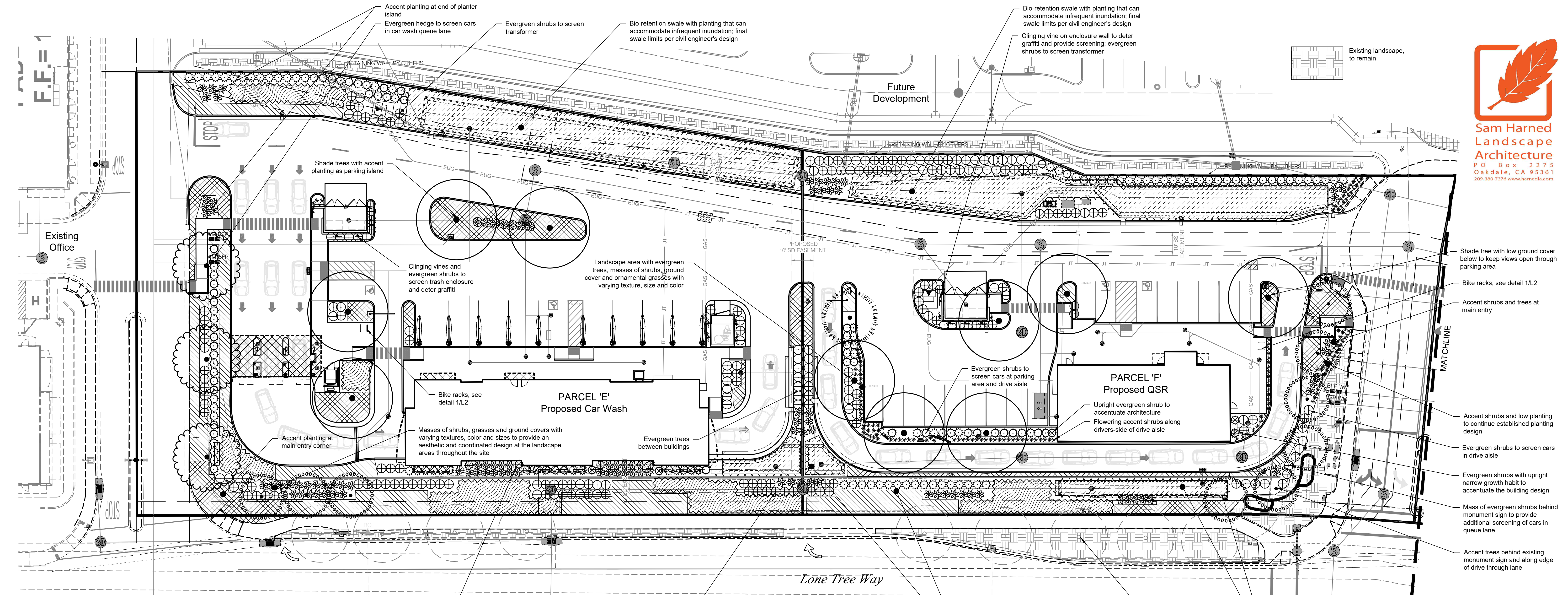
**ANTIOCH,**



IB #:	23-3273
DATE:	08/16/2024
SCALE:	AS SHOWN
DRAWN:	CIG/EVL
DESIGN:	CIG/TG
CHK'D:	CIG

Sheet No.  
**T3**  
of  
**3**  
**C29**

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This project has been designed to conform with the State's Model Water Efficient Landscape Ordinance (MWELO).

The irrigation on the site will use drip irrigation, will meet the City's requirements, and will comply with the requirements of WELO. Equipment will include dedicated irrigation meter, smart controller, weather sensor, and efficient irrigation emitters, nozzles, and other equipment.

The landscape design uses water-wise plant species suitable for this region and that are low maintenance and durable, uses trees to shade paved areas, and plants have been grouped into hydro-zones. References used for the landscape design include published information from the local jurisdiction, Sunset Western Garden Book and WUCOLS.

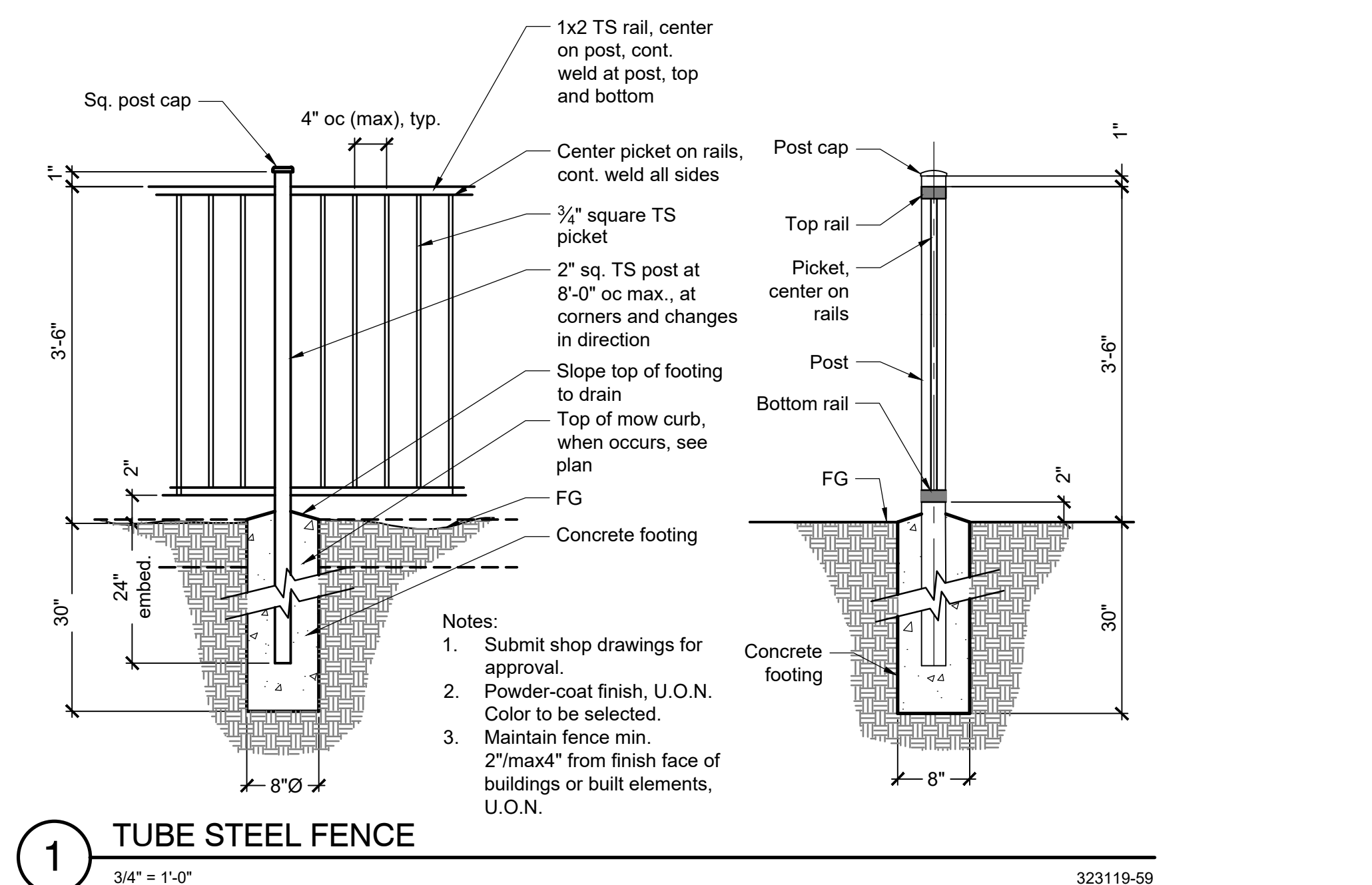
PARCEL 'E'	
Total Site Area:	52,583 sf.
Landscape Area:	16,194 sf.
Percentage of Total Site as Landscape:	31 %

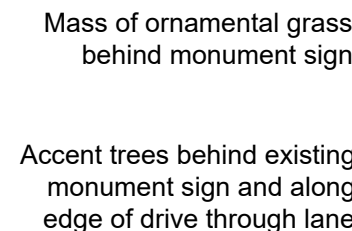
Total Site Area:	41,775 sf.
Landscape Area:	16,685 sf.
New landscape:	12,536 sf.
Existing to remain:	1,149 sf.
Percentage of Total Site as Landscape:	33 %

A map of the project location. The map shows a street grid with Lone Tree Way running horizontally and Sutter Delta Medical Center running vertically. The project location is marked with a red pin at the intersection. Other landmarks include Contra Loma Regional Park to the west, Walmart Supercenter to the south, and Highway 4 running along the top. A black arrow points from the text 'Project Location' to the red pin.

WELO WORKSHEET - PARCEL 'E'								
APPENDIX B WORKSHEET	Reference Evapotranspiration			45.3 in/yr	ETAF <sub>max</sub>	Maximum Allowed ETAF	0.45	
	Hydro-zone (see disc. below)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
	Regular Landscape Areas ("RLA") - See Hydrozone Descriptions for Referenced Numbers							
	Shrub	0.50	Drip	0.81	0.62	1,974 sf	1,218.52	34,223 gals
	Shrub	0.20	Drip	0.81	0.25	8,528 sf	2,105.68	59,140 gals
	Bioswale	0.30	Drip	0.81	0.37	5,692 sf	2,108.15	59,209 gals
					Sub-totals	16,194.00	5,432.35	152,573 gals
	Special Landscape Areas ("SLA")							
	SLA1				1.00	0 sf	0.00	0 gals
					Sub-totals	0 sf	0.00	0 gals
	Total Landscape Area (RLA+SLA)					16,194 sf	5,432.35	
						ETWU Total	152,573 gals	
	Maximum Allowed Water Allowance (MAWA)						204,671 gals	
MAWA	MAXIMUM ALLOWABLE WATER CALCULATION ("MAWA")							
	MAWA	=	$\left(E_{To}\right)$	$\left(0.62\right)$	$\left[\left(E T A F\right) \times\left(L A\right)\right]$	$+\left[\left(1-E T A F\right) \times\left(S L A\right)\right]$		
	204,671 gal/yr		45.3 in/yr	0.62	0.45	16,194 sf	0.55	0 sf
ETAF	ETAF CALCULATIONS							
	Regular Landscape Area (RLA) ETAF				Max Allowed ETAF			
	Total ETAF x RLA			5432.35				
	Divided by Total RLA			16,194 sf				
	Average ETAF (RLA)			0.34	0.45	If Average ETAF is less than Max. Allowed ETAF the Project complies with WELO		

WELO WORKSHEET - PARCEL 'F'								
APPENDIX B WORKSHEET	Reference Evapotranspiration		45.3 in/yr	ETAF <sub>max</sub>	Maximum Allowed ETAF		0.45	
	Hydro-zone (see disc. below)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
	Regular Landscape Areas ("RLA") - See Hydrozone Descriptions for Referenced Numbers							
	Shrub	0.50	Drip	0.81	0.62	2,274 sf	1,403.70	39,424 gals
	Shrub	0.20	Drip	0.81	0.25	4,204 sf	1,038.02	29,154 gals
	Bioswale	0.30	Drip	0.81	0.37	6,058 sf	2,243.70	63,017 gals
					Sub-totals	12,536.00	4,685.43	131,595 gals
	Special Landscape Areas ("SLA")							
	SLA1				1.00	0 sf	0.00	0 gals
					Sub-totals	0 sf	0.00	0 gals
Total Landscape Area (RLA+SLA)					12,536 sf	4,685.43		
					ETWU Total		131,595 gals	
	Maximum Allowed Water Allowance (MAWA)						158,439 gals	
MAWA	MAXIMUM ALLOWABLE WATER CALCULATION ("MAWA")							
	MAWA	=	$\left( ET_o \right)$	$\left( 0.62 \right)$	$\left[ \left( ETAF \times LA \right) + \left( \left( 1-ETAF \right) \times SLA \right) \right]$			
	158,439 gal/yr		45.3 in/yr	0.62	0.45	12,536 sf	0.55	0 sf
ETAF	ETAF CALCULATIONS							
	Regular Landscape Area (RLA) ETAF				Max Allowed ETAF			
	Total ETAF x RLA			4685.43				
	Divided by Total RLA			12,536 sf				
	Average ETAF (RLA)			0.37	0.45	If Average ETAF is less than Max. Allowed ETAF the Project complies with WELO		

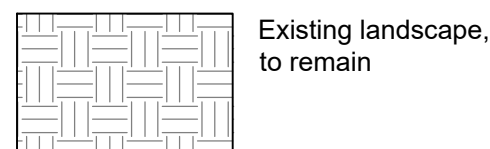




**1 BIKE RACK**  
1" = 1'-0"

PARCEL 'G'	
Total Site Area:	45,823 sf.
Landscape Area:	11,734 sf.
New landscape:	8,013 sf.
Existing to remain (on-site):	3,721 sf.
Percentage of Total Site as Landscape:	26 %

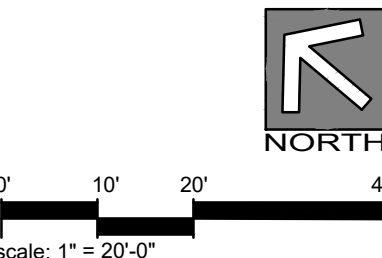
Provide 24" deep linear root barrier at all trees located within 5'-0" of hardscape. Provide 12 lf of barrier at each required location, center on tree root ball. Root barrier shall be installed in linear fashion along the edge of hardscape; circular placement around the root ball will not be accepted and will be replaced at contractor's expense. Install per manufacturer's recommendations



SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	WUCOLS
TREES							
		PARKING LOT SHADE TREE		14			
	ACE AUT	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple		15 gal.	30'	Moderate
	PIS KEI	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache		15 gal.	35'	Low
	QUE SHU	Quercus shumardii	Shumard Oak		15 gal.	40'	Moderate
	ULM ALL	Ulmus rostrata 'Allee' TM	Allee Lacebark Elm		15 gal.	40'	Moderate
		EVERGREEN/SCREEN TREE		3			
	BRA PPL	Brachychiton populneus	Kurrajong		24" box	25'	Low
	LAU XSA	Laurus x 'Saratoga'	Saratoga Hybrid Laurel		24" box	20'	Low
		ACCENT TREE		16			
	ACE PAL	Acer palmatum	Japanese Maple		15 gal.	18'	Moderate
	CER OCC	Cercis occidentalis	Western Redbud		15 gal.	20'	Low
	LAG IND	Lagerstroemia indica	Grape Myrtle		15 gal.	20'	Low
	PRU VES	Prunus cerasifera 'Krauter Vesuvius'	Krauter Vesuvius Purple-leaf Plum		15 gal.	20'	Moderate
		STREET TREE		3			
	GIN AUT	Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Maidenhair Tree		15 gal.	30'	Moderate
	PLA ACE	Platanus x acerifolia	London Plane Tree		15 gal.	50'	Moderate
	QUE SUB	Quercus suber	Cork Oak		15 gal.	50'	Low
	ZEL VIL	Zelkova serrata 'Village Green'	Village Green Sawleaf Zelkova		15 gal.	50'	Moderate
SHRUBS							
		UPRIGHT EVERGREEN		19			
	Cup tin	Cupressus sempervirens 'Monshel' TM	Tiny Tower Italian Cypress		15 gal.	2'	Low
	Jun sky	Juniperus virginiana 'Skyrocket'	Skyrocket Eastern Redcedar		15 gal.	3'	Low
	Thu sma	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae		15 gal.	4'	Moderate
		EVERGREEN SHRUBS / HEDGE		222			
	Lig tex	Ligustrum japonicum 'Texanum'	Texanum Privet		5 gal.	4'	Low
	Ole lit	Olea europaea 'Little Ollie' TM	Little Ollie Olive		5 gal.	5'	Very Low
	Rha min	Rhaphiolepis umbellata 'Minor'	Yedda Hawthorn		5 gal.	3'	Low
		ACCENT SHRUB		127			
	Aga afr	Agapanthus africanus	African Lily		5 gal.	2'	Moderate
	Hes par	Hesperaloe parviflora	Red Yucca		5 gal.	4'	Low
	Per atr	Perovskia atriplicifolia	Russian Sage		5 gal.	6'	Low
	Pho ten	Phorumn tenax spp.	New Zealand Flax, med/sm varieties		5 gal.	3'	Low
	Ros wht	Rosa x 'Noaschnee' TM	Wheeler's Dwarf Pittosporum		5 gal.	3'	Moderate
	Sal leu	Salvia leucantha	Mexican Bush Sage		5 gal.	4'	Low
		INFILL SHRUB		272			
	Cal vim	Callistemon viminalis 'Little John'	Little John Weeping Bottlebrush		5 gal.	4'	Low
	Cis pur	Cistus x purpureus	Orchid Rockrose		5 gal.	6'	Low
	Die ird	Dietes iridioides	Fortnight Lily		5 gal.	3'	Low
	Nan glf	Nandina domestica 'Gulf Stream' TM	Gulf Stream Heavenly Bamboo		5 gal.	3'	Low
	Pit whl	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Pittosporum		5 gal.	4'	Moderate
	Rha ind	Rhaphiolepis indica	Indian Hawthorn		5 gal.	4'	Moderate
		SMALL ACCENT SHRUBS		246			
	Aga ppn	Agapanthus africanus 'Peter Pan'	Peter Pan African Lily		1 gal.	2'	Moderate
	Aga ran	Agapanthus africanus 'Rancho White'	Rancho White African Lily		1 gal.	2'	Moderate
	Dia liv	Dianella revoluta 'DR5000' TM	Little Rav Flax Lily		1 gal.	2'	Low
	Dia var	Dianella revoluta 'Variegated'	Variegated Flax Lily		1 gal.	3'	Low
	Lir lir	Liriope muscari 'Majestic'	Majestic Lilyturf		1 gal.	2'	Moderate
	Lir sun	Liriope muscari 'Silvery Sunproof'	Silvery Sunproof Lilyturf		1 gal.	2'	Moderate
	Sal che	Salvia microphylla	Graham Sage		1 gal.	4'	Low
	Zau cal	Zauschneria californica	California Fuchsia		1 gal.	3'	Low
		VINE		21			
	Fic pum	Ficus pumila	Creeping Fig		5 gal.	8'	Moderate
	Par tri	Parthenocissus tricuspidata	Boston Ivy		5 gal.	8'	Moderate

ORNAMENTAL GRASS		2,979 sf				
Cho tec	Chondropetalum tectorum	Cape Rush	47	5 gal.	3'	Low
Bou gra	Bouteloua gracilis	Blue Grama Grass	306	1 gal.	2'	Low
Cal kar	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	35	5 gal.	3'	Low
Car tum	Carex tumulicola	Foothill Sedge	117	1 gal.	2'	Low
Muh cap	Muhlenbergia capillaris	Pink Muhly Grass	17	5 gal.	5'	Low
Muh dub	Muhlenbergia dubia	Pine Muhly	47	1 gal.	3'	Low
Muh rig	Muhlenbergia rigens	Deer Grass	17	5 gal.	5'	Low

	LOW GROUND COVER			4,708 sf			
	Arc esp	Arctostaphylos x 'Emerald Carpet'	Emerald Carpet Manzanita	87	1 gal.	36"	Moderate
	Bac twi	Baccharis pilularis 'Twin Peaks#2'	Twin Peaks #2 Coyote Brush	31	1 gal.	60"	Low
	Com vst	Coprosma petriei 'Verde Vista'	Verde Vista Mirror Plant	42	1 gal.	42"	Low
	Cot low	Cotoneaster dammeri 'Lowfast'	Lowfast Bearberry Cotoneaster	31	1 gal.	60"	Low
	Jun blu	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	91	1 gal.	36"	Low
	Myo pro	Myoporum parvifolium 'Prostratum'	Prostrate Trailing Myoporum	31	1 gal.	60"	Low
	ACCENT GROUND COVER			4,294 sf			
	Hem spp	Hemerocallis spp.	Daylily species	123	1 gal.	30"	Moderate
	Lon bre	Lomandra longifolia 'Breeze' TM	Breeze Mat Rush	123	1 gal.	36"	Low
	Tra jas	Trachelospermum jasminoides	Chinese Star Jasmine	123	1 gal.	36"	Moderate
	Ver hyb	Verbena x hybrida	Verbena	177	1 gal.	30"	Low





E2

PROPOSED  
DEVELOPMENT:

LONE TREE  
RETAIL

4099 LONE TREE WAY  
ANTIOCH, CA.

PLANNING  
ARCHITECTURE

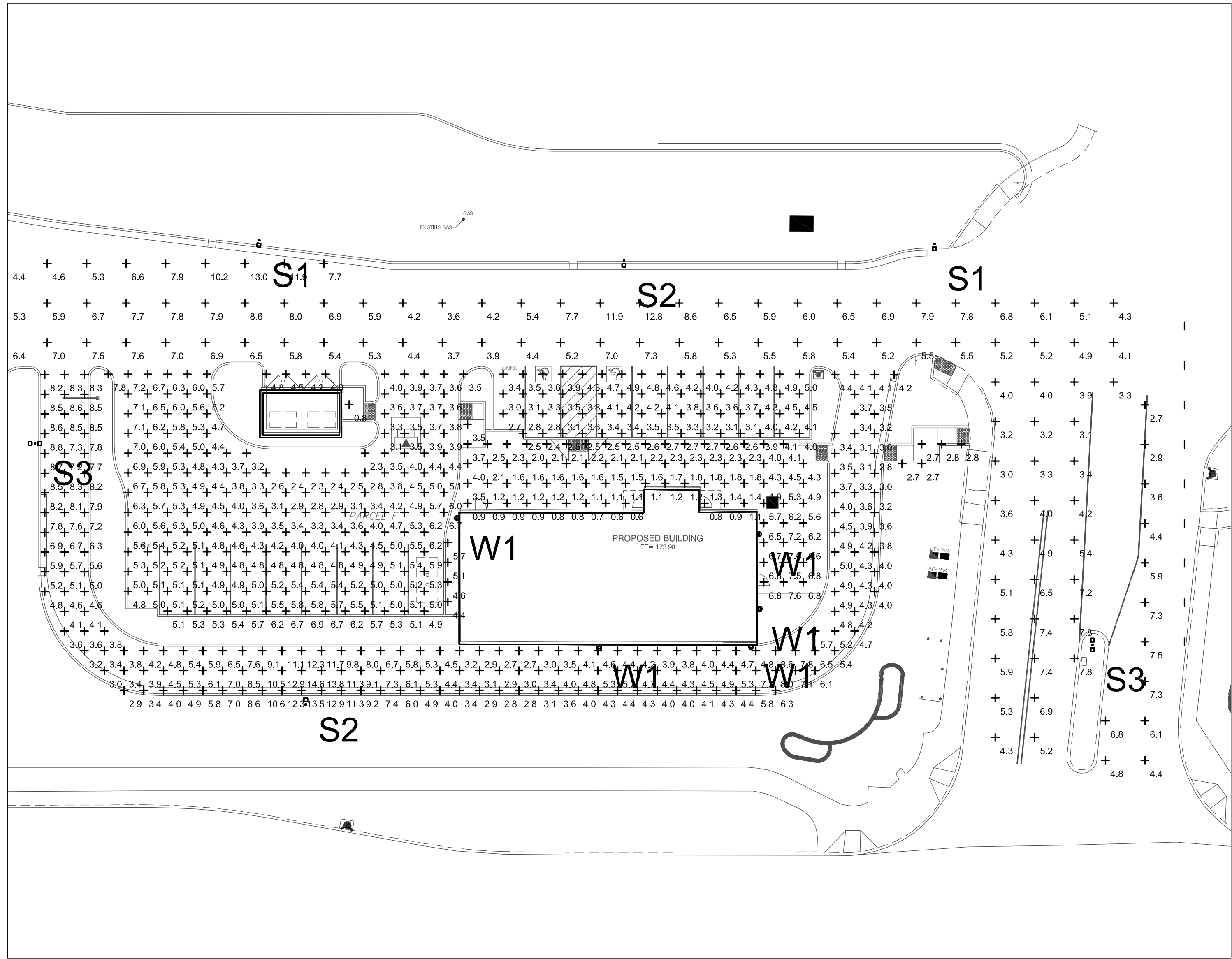
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ARCHITECTURE PLUS INC.  
4335-B NORTH STAR WAY  
MODESTO, CA 95356

HCS  
Engineering  
inc.  
50 years  
4512 Feather River Dr #F, Stockton, CA 95219  
209-478-8270 | www.hcs-eng.com

ph. 209.577.4661  
fx. 209.577.0213

www.apiarc.com



PHOTOMETRIC STUDY  
SCALE: 1"=20'-0"

Luminaire Locations	
Label	MH
S5	20.00
S3	20.00

Statistics					
Description	Symbol	Avg	Max	Min	Avg/Min
PARCEL A SIDEWALKS	+	3.7 fc	10.2 fc	0.8 fc	12.8:1
PARCEL E & F DRIVE / PARKING	+	6.0 fc	13.0 fc	2.9 fc	4.5:1
PARCEL F DRIVE / PARKING	+	4.4 fc	7.7 fc	2.3 fc	3.3:1
PARCEL F DRIVE-THRU	+	5.5 fc	13.9 fc	2.2 fc	6.3:1
PARCEL F SIDEWALKS	+	2.7 fc	8.1 fc	1.1 fc	7.4:1
PARCEL G DRIVE / PARKING	+	6.2 fc	12.6 fc	2.5 fc	5.0:1
PARCEL G QSR DRIVE-THRU	+	3.9 fc	6.1 fc	1.8 fc	3.4:1
PARCEL G SIDEWALKS	+	3.0 fc	7.2 fc	0.6 fc	12.0:1
PARCEL A DRIVE / PARKING	+	6.4 fc	15.2 fc	1.4 fc	10.9:1

Schedule								
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Wattage
□ •	S1		10	Lithonia Lighting	RSX2 LED P6 40K R3	RSX Area Fixture Size 2 P6 Lumen Package 4000K CCT Type R3 Distribution	1	246.63
□ •	S2		5	Lithonia Lighting	RSX2 LED P6 40K R4	RSX Area Fixture Size 2 P6 Lumen Package 4000K CCT Type R4 Distribution	1	246.63
□ •	S3		15	Lithonia Lighting	RSX2 LED P6 40K R5	RSX Area Fixture Size 2 P6 Lumen Package 4000K CCT Type R5 Distribution	1	493.26
□ •	S4		0	Lithonia Lighting	RSX2 LED P6 40K R4	RSX Area Fixture Size 2 P6 Lumen Package 4000K CCT Type R4 Distribution	1	493.26
□ •	S5		1	Lithonia Lighting	RSX2 LED P6 40K R5	RSX Area Fixture Size 2 P6 Lumen Package 4000K CCT Type R5 Distribution	1	246.63
□	W1		10	Lithonia Lighting	ARC2 LED P5 40K	ARC2 LED WITH P5 - PERFORMANCE PACKAGE, 4000K	1	51.2609



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARCEL A SIDEWALKS	+	3.7 fc	10.2 fc	0.8 fc	12.8:1	4.6:1
PARCEL E & F DRIVE / PARKING	+	6.0 fc	13.0 fc	2.9 fc	4.5:1	2.1:1
PARCEL F DRIVE / PARKING	+	4.4 fc	7.7 fc	2.3 fc	3.3:1	1.9:1
PARCEL F DRIVE-THRU	+	5.5 fc	13.9 fc	2.2 fc	6.3:1	2.5:1
PARCEL F SIDEWALKS	+	2.7 fc	8.1 fc	1.1 fc	7.4:1	2.5:1
PARCEL G DRIVE / PARKING	+	6.2 fc	12.6 fc	2.5 fc	5.0:1	2.5:1
PARCEL G OSR DRIVE-THRU	+	3.9 fc	6.1 fc	1.8 fc	3.4:1	2.2:1
PARCEL G SIDEWALKS	+	3.0 fc	7.2 fc	0.6 fc	12.0:1	5.0:1
PARCEL A DRIVE / PARKING	+	6.4 fc	15.2 fc	1.4 fc	10.9:1	4.6:1

LONE TREE RETAIL  
PARCEL 2

4099 LONE TREE WAY  
ANTIOCH, CA.

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www.apjarc.com



Schedule										
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	S1		10	Lithonia Lighting	RSX2 LED P6 40K R3	RSX Area Fixture Size 2 P6 Lumen Package 4000K CCT Type R3 Distribution	1	30266	0.9	246.63
	S2		5	Lithonia Lighting	RSX2 LED P6 40K R4	RSX Area Fixture Size 2 P6 Lumen Package 4000K CCT Type R4 Distribution	1	30662	0.9	246.63
	S3		15	Lithonia Lighting	RSX2 LED P6 40K R5	RSX Area Fixture Size 2 P6 Lumen Package 4000K CCT Type R5 Distribution	1	31073	0.9	493.26
	S4		0	Lithonia Lighting	RSX2 LED P6 40K R4	RSX Area Fixture Size 2 P6 Lumen Package 4000K CCT Type R4 Distribution	1	30662	0.9	493.26
	S5		1	Lithonia Lighting	RSX2 LED P6 40K R5	RSX Area Fixture Size 2 P6 Lumen Package 4000K CCT Type R5 Distribution	1	31073	0.9	246.63
	W1		10	Lithonia Lighting	ARC2 LED P5 40K	ARC2 LED WITH P5 - PERFORMANCE PACKAGE, 4000K	1	6615	0.9	512609

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARCEL A SIDEWALKS	+	3.7 fc	10.2 fc	0.8 fc	12.8:1	4.6:1
PARCEL E & F DRIVE / PARKING	+	6.0 fc	13.0 fc	2.9 fc	4.5:1	2.1:1
PARCEL F DRIVE / PARKING	+	4.4 fc	7.7 fc	2.3 fc	3.3:1	1.9:1
PARCEL F DRIVE-THRU	+	5.5 fc	13.9 fc	2.2 fc	6.3:1	2.5:1
PARCEL F SIDEWALKS	+	2.7 fc	8.1 fc	1.1 fc	7.4:1	2.5:1
PARCEL G DRIVE / PARKING	+	6.2 fc	12.6 fc	2.5 fc	5.0:1	2.5:1
PARCEL G QSR DRIVE-THRU	+	3.9 fc	6.1 fc	1.8 fc	3.4:1	2.2:1
PARCEL G SIDEWALKS	+	3.0 fc	7.2 fc	0.6 fc	12.0:1	5.0:1
PARCEL A DRIVE / PARKING	+	6.4 fc	15.2 fc	1.4 fc	10.9:1	4.6:1

Luminaire Locations	
Label	MH
S5	20.00
S3	20.00

LONE TREE RETAIL  
PARCEL 3

E4

PROPOSED  
DEVELOPMENT:

LONE TREE  
RETAIL

4099 LONE TREE WAY  
ANTIOCH, CA.

PLANNING  
ARCHITECTURE

api

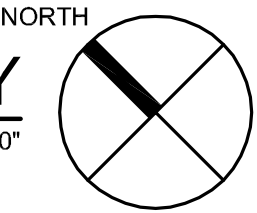
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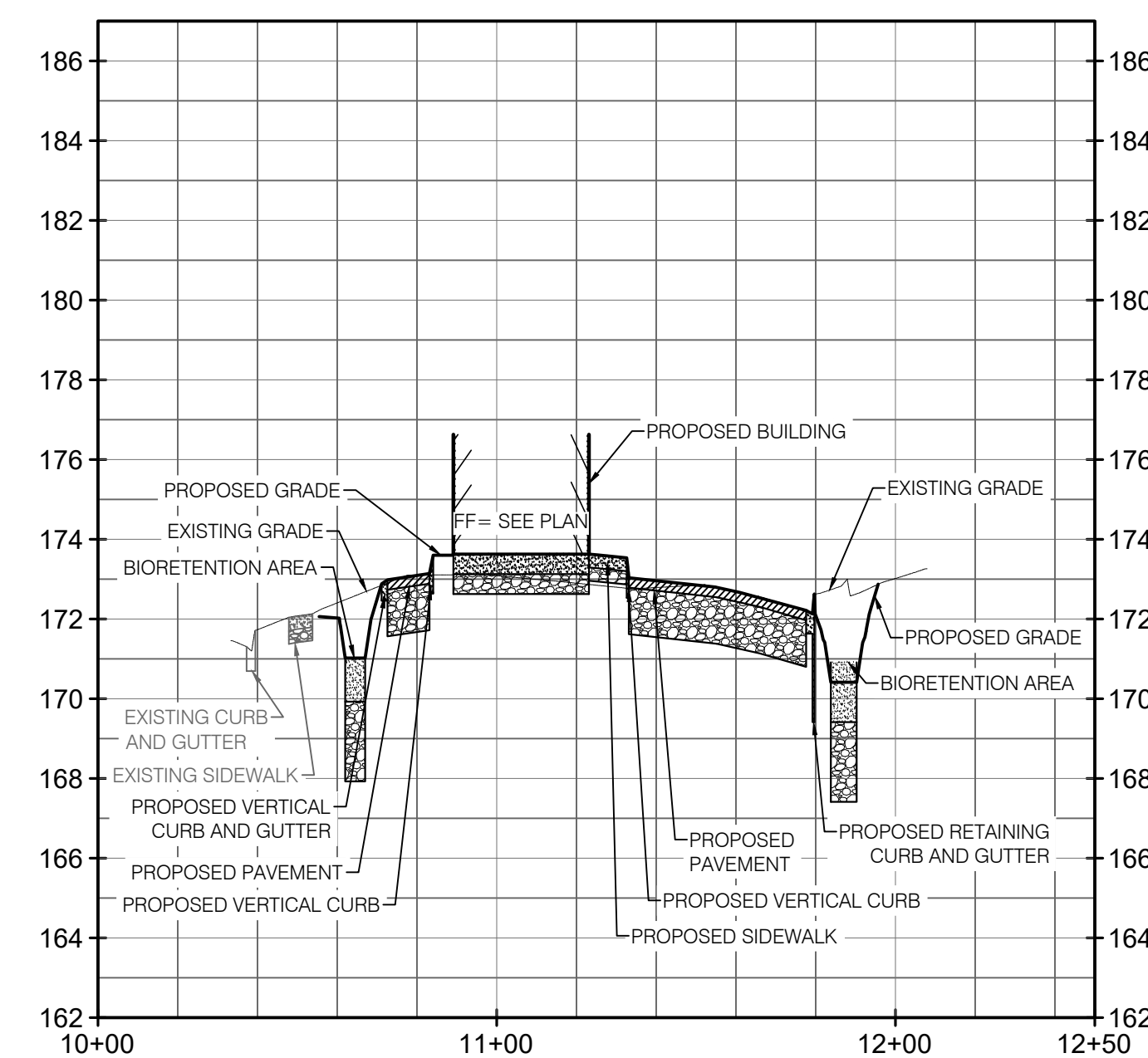
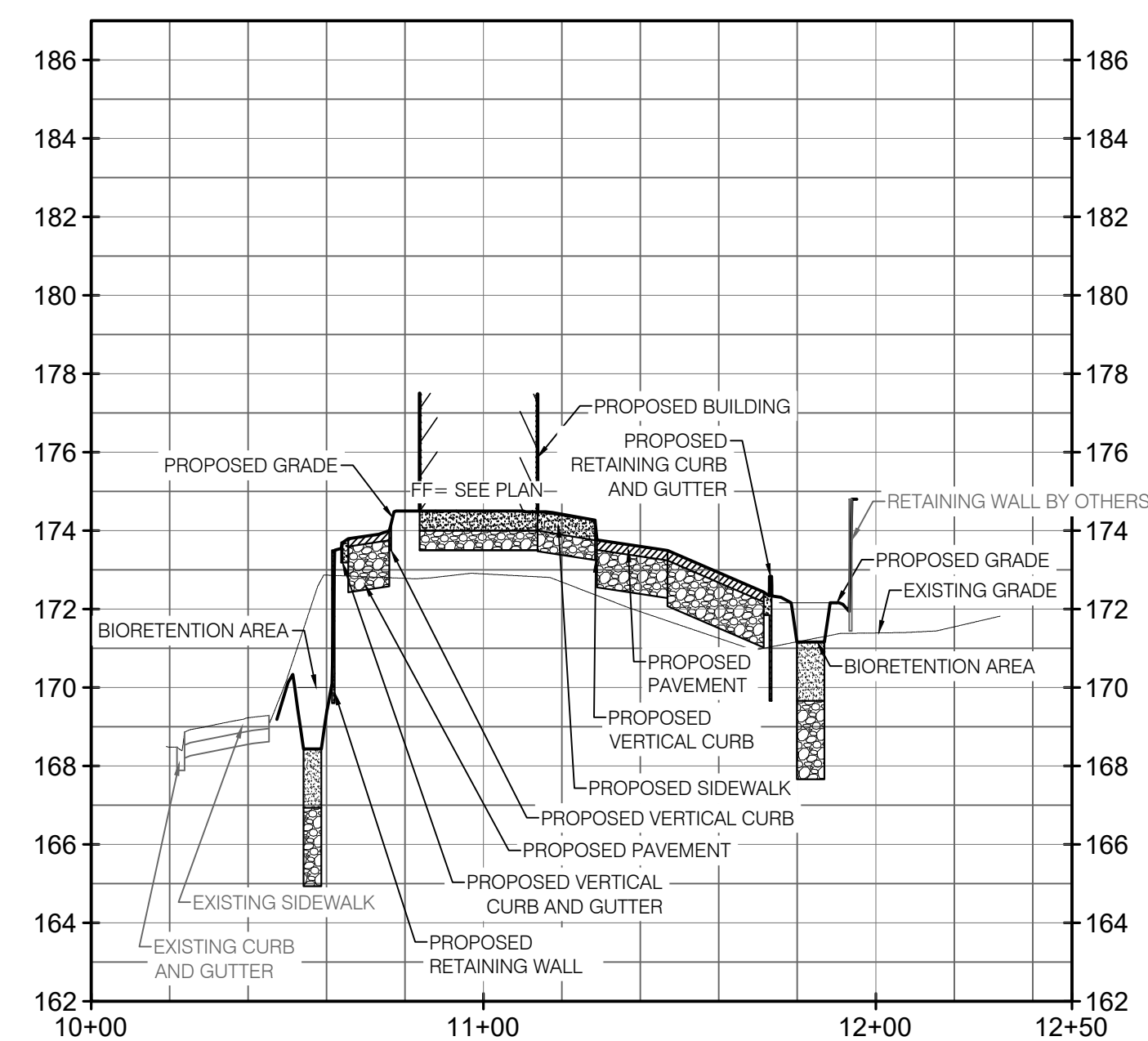
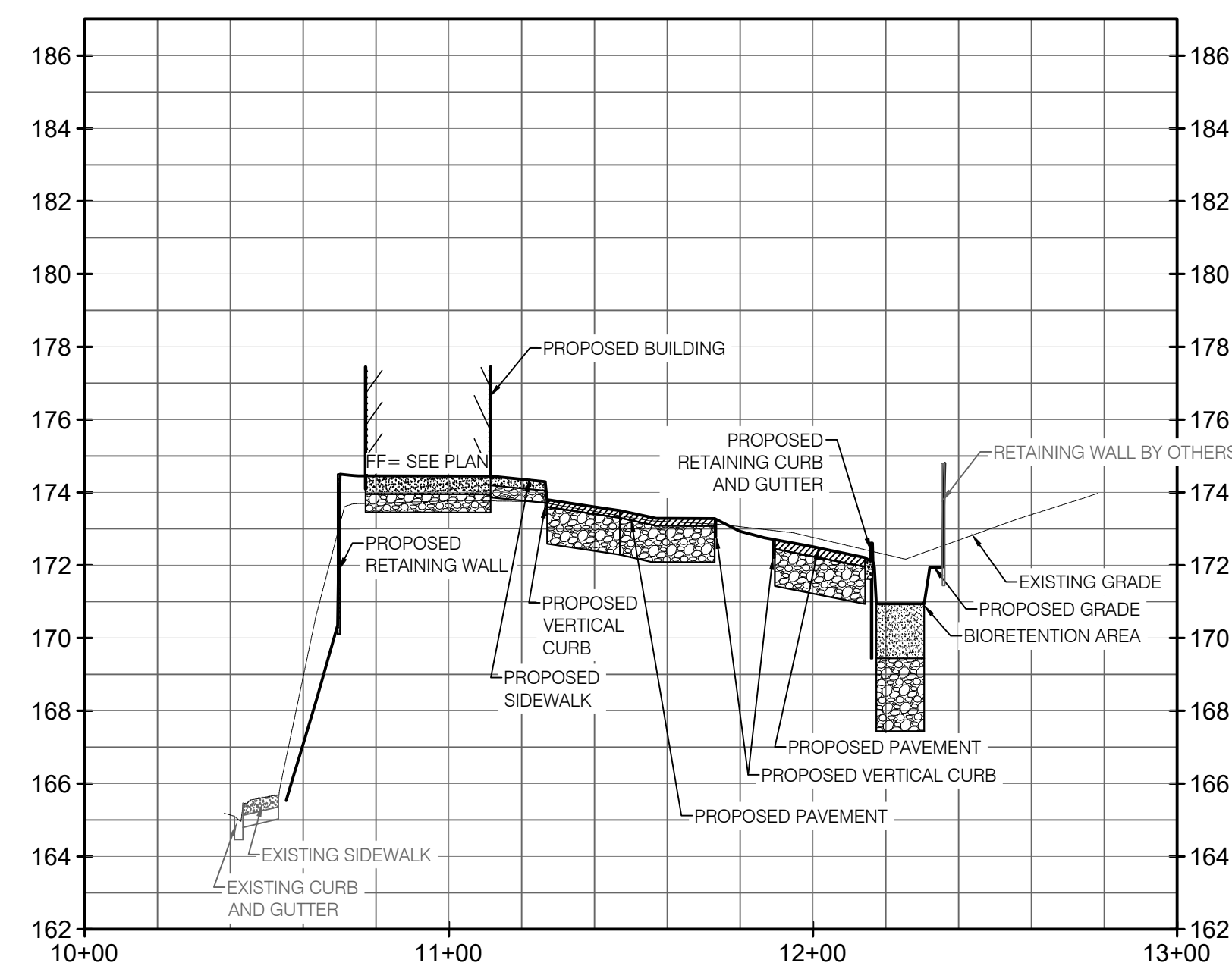
PHOTOMETRIC STUDY  
SCALE: 1"=30'-0"



C35





[illegible]

**ENGINEERED CROSS SECTIONS**

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CONCEPTUAL PLANNING PLANS FOR  
ANTIOCH RETAIL

ANTIOCH, CALIFORNIA

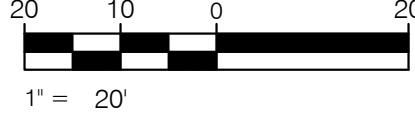


JOB #:	23-3273
DATE:	10/17/2024
SCALE:	AS SHOWN
DRAWN:	CIG/EVL
DESIGN:	CIG/TG
CHK'D:	CIG

SHEET  
NUMBER

### C1.3

**C38**



SEE SHEET No. C2.2

- 13 SAWCUT AND REMOVE EXISTING PAVEMENT, CONCRETE, AND/OR CURB AS REQUIRED PER THESE PLANS. CONTRACTOR MAY NEED TO FIELD ADJUST SAWCUT LINE TO REMOVE THE PAVEMENT OR CONCRETE SECTION AT A CLEAN EDGE OR NEAREST JOINT BASED ON FIELD CONDITIONS WHILE MAINTAINING ACCESSIBLE TRANSITION TO REMAINING PAVEMENT WITH ACCESSIBILITY STANDARDS, WHERE APPLICABLE.
- 14 CONTRACTOR SHALL REMOVE EXISTING CONCRETE, CURB, AND/OR PAVEMENT AS SHOWN AND DISPOSE OF OFF-SITE AT THE CONTRACTOR'S EXPENSE.
- 15 CONTRACTOR SHALL REMOVE EXISTING UTILITY LINE AND/OR STRUCTURE. CONTRACTOR SHALL COORDINATE WITH PROPERTY OWNER AND APPROPRIATE CONSULTANT FOR ANY RELOCATION AND/OR REROUTING OF UTILITY LINE. CONTRACTOR SHALL DISPOSE OF REMOVED MATERIALS OFFSITE AT THE CONTRACTOR'S EXPENSE.
- 16 CONTRACTOR SHALL REMOVE EXISTING CONCRETE WHEEL STOP, AND DISPOSE OF OFFSITE AT THE CONTRACTOR'S EXPENSE.
- 17 CONTRACTOR SHALL REMOVE EXISTING SIGN. CONTRACTOR SHALL COORDINATE WITH PROPERTY OWNER FOR ANY SALVAGING OF MATERIALS. OTHERWISE, CONTRACTOR SHALL DISPOSE OF OFFSITE AT THE CONTRACTOR'S EXPENSE.
- 18 CONTRACTOR SHALL REMOVE EXISTING TREE AND SHRUB, ALONG WITH ANY ROOTS TO THE DEPTH SPECIFIED BY THE GEOTECHNICAL ENGINEER, AND DISPOSE OF OFFSITE AT THE CONTRACTOR'S EXPENSE.

	EXISTING PAVEMENT		EXISTING PAVEMENT STRUCTURAL SECTION TO BE REMOVED
	EXISTING CONCRETE		EXISTING CONCRETE STRUCTURAL SECTION TO BE REMOVED

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PLOTTED: 10/31/2024 13:52 PLOTTED BY: Cymajda  
DWSNAME: F:\23-3273 Antibio Retail\Planning Plans\Q2.1 TPO.dwg



TOPOGRAPHIC AND DEMOLITION PLAN	CONCEPTUAL PLANNING PLANS FOR ANTIOCH RETAIL	CALIFORNIA/IA
ANTIOCH,		

*North Star*  
Engineering Group, Inc.  
• CIVIL ENGINEERING • SURVEYING • PLANNING •  
620 12th Street  
Modesto, CA 95354  
(209) 524-3525 Phone  
(209) 524-3526 Fax

JOB #:	23-3273
DATE:	10/17/2024
SCALE:	AS SHOWN
DRAWN:	CIG/EVL
DESIGN:	CIG/TG
CHKD:	CIG

SHEET  
NUMBER

## C2.2

**C40**

1. SAWCUT AND REMOVE EXISTING PAVEMENT, CONCRETE, AND/OR CURB AS REQUIRED PER THESE PLANS. CONTRACTOR MAY NEED TO FIELD ADJUST SAWCUT LINE TO REMOVE THE PAVEMENT OR CONCRETE SECTION AT A CLEAN EDGE OR NEAREST JOINT BASED ON FIELD CONDITIONS WHILE MAINTAINING ACCESSIBLE TRANSITION TO PROVIDE COMPLIANCE WITH ACCESSIBILITY STANDARDS, WHERE APPLICABLE.
2. CONTRACTOR SHALL REMOVE EXISTING CONCRETE, CURB, AND/OR PAVEMENT AS SHOWN AND DISPOSE OF OFF-SITE AT THE CONTRACTOR'S EXPENSE.
3. CONTRACTOR SHALL REMOVE EXISTING UTILITY LINE AND/OR STRUCTURE. CONTRACTOR SHALL COORDINATE WITH PROPERTY OWNER AND APPROPRIATE AGENCIES FOR ANY RELOCATION AND/OR RESULTING OF UTILITY LINE. CONTRACTOR SHALL DISPOSE OF REMOVED MATERIALS OFFSITE AT THE CONTRACTORS EXPENSE.
4. CONTRACTOR SHALL REMOVE EXISTING CONCRETE WHEEL STOP, AND DISPOSE OF OFFSITE AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL REMOVE EXISTING SIGN. CONTRACTOR SHALL COORDINATE WITH PROPERTY OWNER FOR ANY SALVAGING OF MATERIALS. OTHERWISE, CONTRACTOR SHALL DISPOSE OF OFFSITE AT THE CONTRACTORS EXPENSE.
6. CONTRACTOR SHALL REMOVE EXISTING TREE AND SHRUB, ALONG WITH ANY ROOTS TO THE DEPTH SPECIFIED BY THE GEOTECHNICAL ENGINEER, AND DISPOSE OF OFFSITE AT THE CONTRACTORS EXPENSE.

	EXISTING PAVEMENT		EXISTING PAVEMENT STRUCTURAL SECTION TO BE REMOVED
	EXISTING CONCRETE		EXISTING CONCRETE STRUCTURAL SECTION TO BE REMOVED

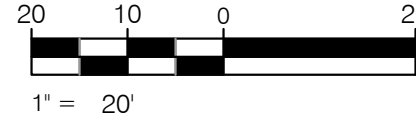
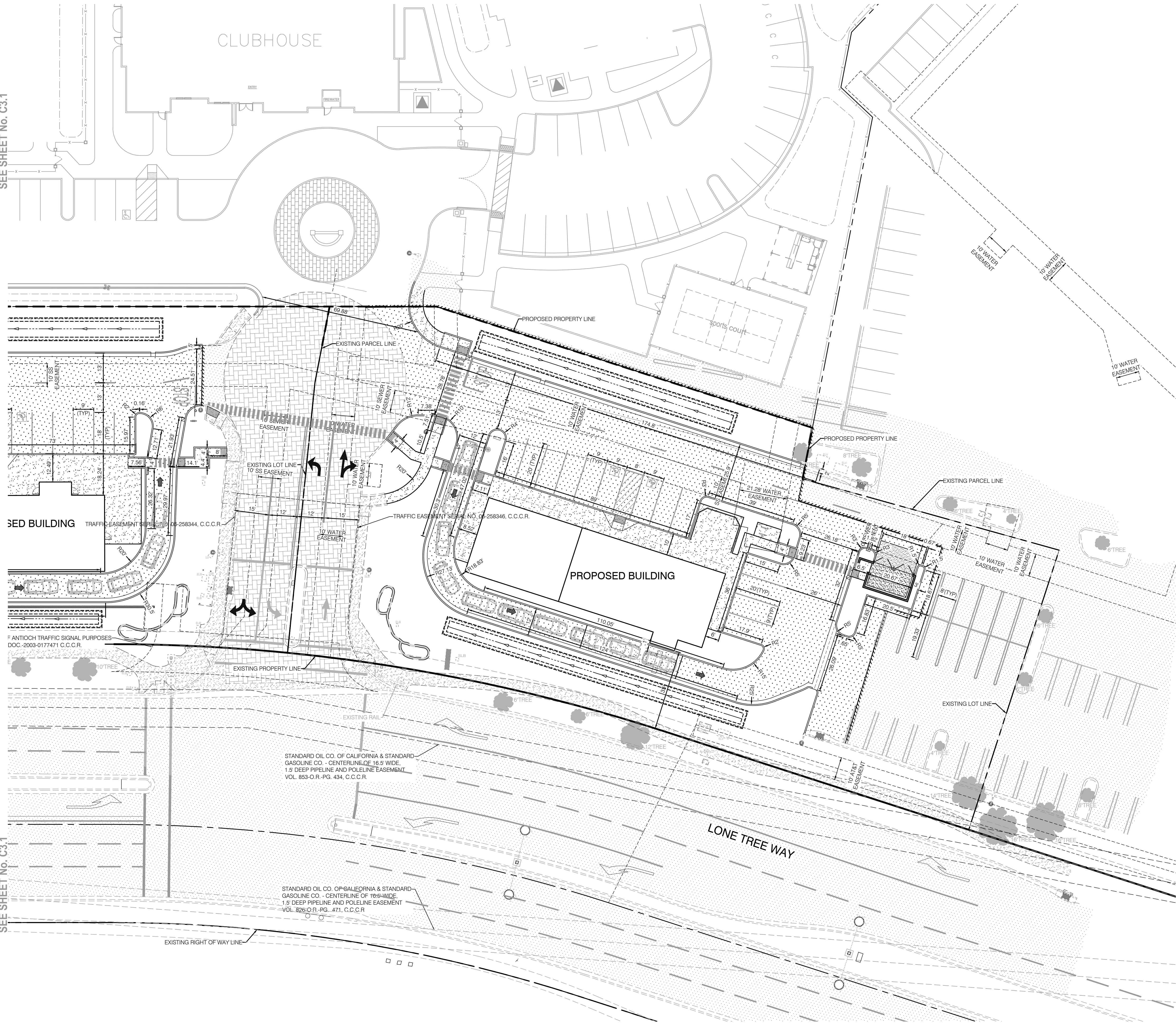
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NOTED: 10/17/2024 1:13 PM BY: JG/ML  
DRAWING: 132527 Antioch Retail Planning Part C3.2.dwg

SEE SHEET No. C3.1

SEE SHEET No. C3.1



**HATCH LEGEND**

	EXISTING PAVEMENT		EXISTING CONCRETE
	PROPOSED PAVEMENT		PROPOSED CONCRETE
	SAWCUT LINE		

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Engineering Group, Inc.  
• CIVIL ENGINEERING • SURVEYING • PLANNING •  
620 12th Street Modesto, CA 95354  
(209) 324-3225 Phone (209) 324-3226 Fax

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DESIGN: CIG/TG  
CHKD: CIG

SHEET  
NUMBER

C3.2

C42

**DIMENSION AND PAVING PLAN**  
**CONCEPTUAL PLANNING PLANS FOR**  
**ANTIOCH RETAIL**

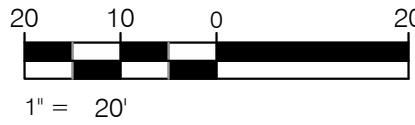
ANTIOCH,

CALIFORNIA

NO.	REVISIONS	DATE	APPROVED

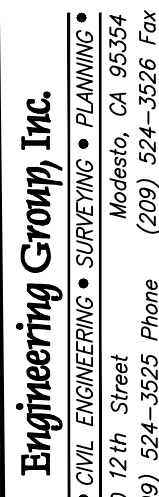




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## CALIFORNIA

ANTIOCH.

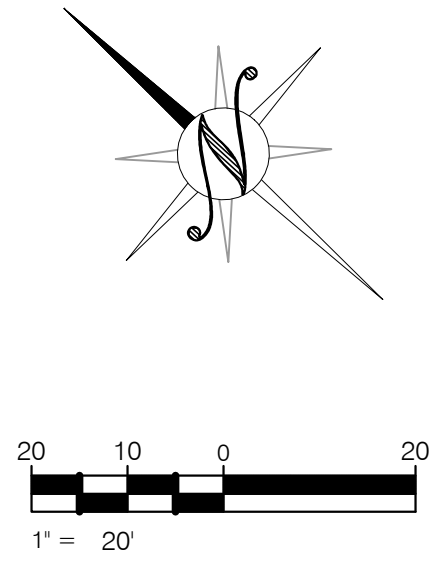
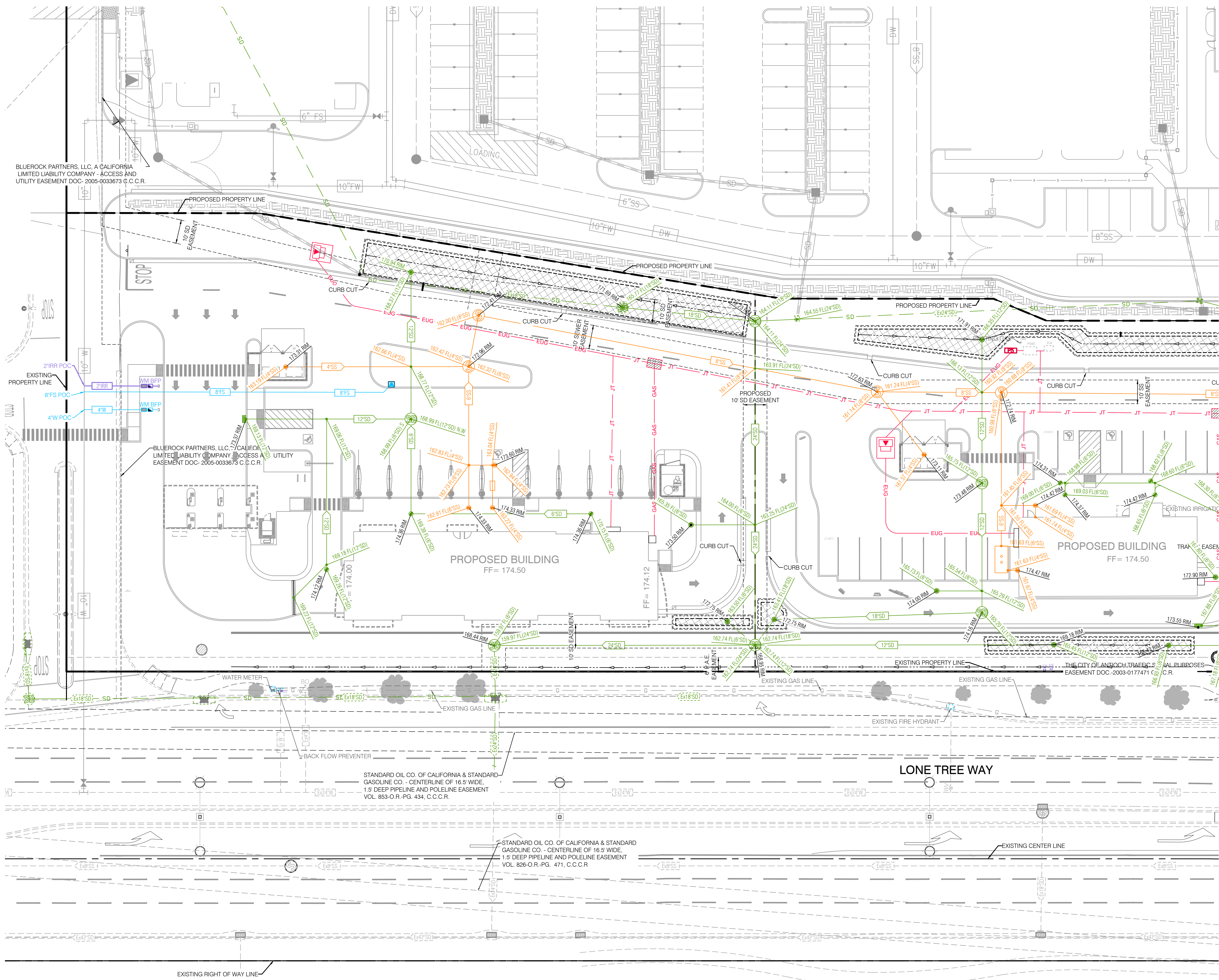


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NUMBER

C44

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CHECKED: 10/17/2024 BY: CIG/EG



SEE SHEET No. C5.2

SEE SHEET No. C5.2



NO.	REVISIONS	DATE	APPROVED

COMPOSITE UTILITY PLAN AND  
STORMWATER QUALITY PLAN  
CONCEPTUAL PLANNING PLANS FOR  
ANTIOCH RETAIL  
ANTIOCH, CALIFORNIA

**Northstar**  
Engineering Group, Inc.  
• CIVIL ENGINEERING • SURVEYING • PLANNING •  
620 12th Street  
Modesto, CA 95354  
(209) 324-3225 Phone (209) 324-3226 Fax

JOB #:	23-3273
DATE:	10/17/2024
SCALE:	AS SHOWN
DRAWN:	CIG/EG
DESIGN:	CIG/EG
CHKD:	CIG

SHEET  
NUMBER

C5.1

C45



Tentative Parcel Map

PROJECT CONTACTS & SITE NOTES:

OWNER: ISHC PROPERTIES, LLC  
A CALIFORNIA LIMITED LIABILITY CO.

DEVELOPER: THE SPANOS CORPORATION  
10100 TRINITY PARKWAY #5  
STOCKTON, CALIFORNIA 95219  
(209) 478-7954

CIVIL ENGINEER: ROBERT A. KARN & ASSOCIATES  
707 BECK AVENUE  
FAIRFIELD, CALIFORNIA 94533  
CONTACT: TONY PERFETTIO  
(707) 435-9999

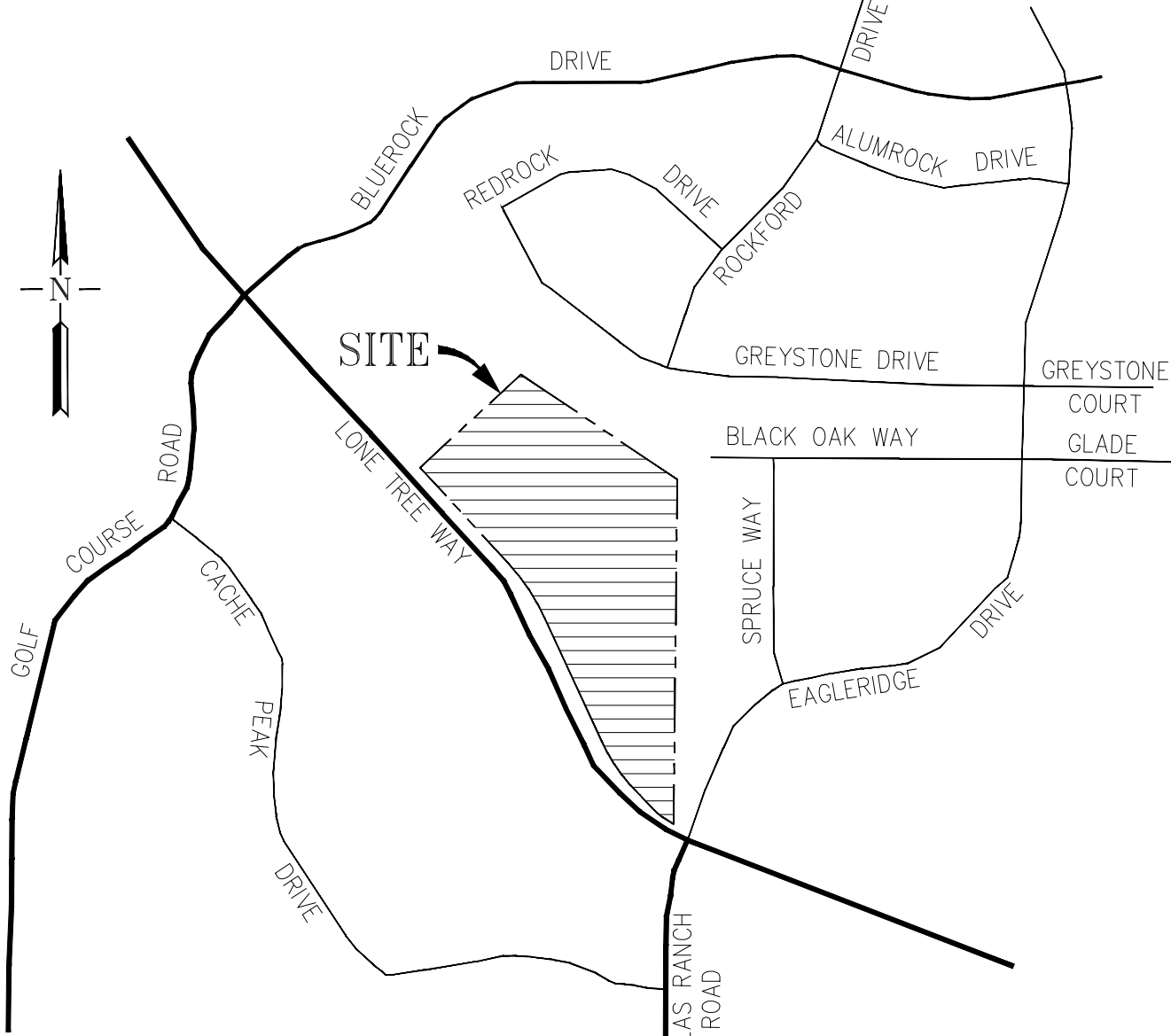
PROJECT A.P.N.'S: 072-500-002, 072-500-003, 072-500-004

SANITARY SEWER SERVICE: CITY OF ANTIOCH

DOMESTIC WATER SERVICE: CITY OF ANTIOCH/E.B.M.U.D.

STORM DRAINAGE: CITY OF ANTIOCH

FIRE DISTRICT SERVICE: CONTRA COSTA FIRE PROTECTION DISTRICT



VICINITY MAP  
NOT TO SCALE

LEGEND:

	PROPOSED	EXISTING
BOUNDARY LINE	---	---
PARCEL LINE	---	---
EASEMENT LINE	---	---
CENTERLINE	---	---
FENCE	---	---
WATER LINE	---	---
DOMESTIC WATER LINE	---	---
FIRE SYSTEM WATER LINE	---	---
BUILDING FIRE SERVICE LINE	---	---
SANITARY SEWER LINE	---	---
STORM DRAIN LINE	---	---
JOINT UTILITY TRENCH	---	---
DRAINAGE INLET	---	---
SILVA CELL	---	---
CLEANOUT	---	---
MANHOLE	---	---
UTILITY BOX AS NOTED	---	---
FIRE HYDRANT	---	---
WATER VALVE	---	---
WATER METER	---	---
SPOT ELEVATION	---	---
ELEVATION CONTOUR	---	---
VERTICAL CURB	---	---
CURB AND GUTTER	---	---
RECORD UTILITY EASEMENTS (ABANDONED/VACATED)	---	---
UTILITY EASEMENTS (RELOCATED)	---	---

RECORD EASEMENTS:

- 25' WIDE PIPELINE EASEMENT GRANTED TO SHELL OIL COMPANY, RECORDED FEBRUARY 15, 1963, BOOK 4304 O.R. PAGE 372.
- 25' WIDE PIPELINE EASEMENT GRANTED TO SHELL OIL COMPANY, RECORDED MARCH 5, 1963, BOOK 4315 O.R. PAGE 248.
- 25' WIDE PIPELINE EASEMENT GRANTED TO SHELL OIL COMPANY, RECORDED MAY 20, 1963, BOOK 4369 O.R. PAGE 138.
- 10' WIDE PIPELINE EASEMENT GRANTED TO SOUTHERN PACIFIC PIPE LINES, INC., RECORDED DECEMBER 15, 1983, BOOK 11573 O.R. PAGE 729.
- 10' WIDE PIPELINE EASEMENT GRANTED TO SOUTHERN PACIFIC PIPE LINES, INC., RECORDED NOVEMBER 5, 1984, BOOK 12051 O.R. PAGE 271.
- ACCESS AND UTILITY EASEMENT, VARYING IN WIDTH, GRANTED TO BLUE ROCK PARTNERS, LLC, RECORDED JANUARY 31, 2005, DOCUMENT NO. 2005-0033673-00.
- 10' WIDE WATER EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258333-00. TO BE REMOVED.
- 10' WIDE WATER EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258334-00. TO BE REMOVED.
- 10' WIDE WATER EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258335-00. PORTIONS TO BE REMOVED; PORTION TO BE RELOCATED.
- SEWER EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258336-00. TO BE REMOVED.
- 10' WIDE SEWER EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258337-00. TO BE REMOVED.
- SEWER EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258341-00. TO BE REMOVED.
- 10' WIDE STORM DRAIN EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258342-00. PORTION TO BE RELOCATED.
- 10' WIDE WATER EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258330-00. PORTION TO BE RELOCATED.
- WATER EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258329-00.
- WATER EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258331-00.
- WATER EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258332-00.
- 10' WIDE SEWER EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258340-00.
- 10' WIDE SEWER EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258339-00.
- SEWER EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258338-00.
- STORM DRAIN EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258343-00.
- STORM DRAIN EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258344-00.
- TRAFFIC SIGNAL MAINTENANCE EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258344-00.
- TRAFFIC SIGNAL MAINTENANCE EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258346-00.
- TRAFFIC SIGNAL EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED APRIL 17, 2003, DOCUMENT NO. 2003-0177471-00.
- 6' WIDE PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF ANTIOCH, RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258347-00.
- 16.5' WIDE PIPELINE & POLE LINE EASEMENT GRANTED TO STANDARD OIL COMPANY OF CALIFORNIA AND STANDARD GASOLINE COMPANY, RECORDED NOVEMBER 20, 1945 IN BOOK 853 O.R. PAGE 434.

NOTE: THE FOLLOWING DOCUMENT ALLOWS FOR ACCESS & UTILITY EASEMENTS BEING NON-PLOTTABLE AND BLANKET IN NATURE.

DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AUGUST 15, 2006, DOCUMENT NO. 2006-0258349-00.

TENTATIVE MAP NOTES:

- THE EXISTING PARCELS SHOWN ON THIS MAP WERE PLOTTED FROM RECORD PARCEL MAP, "MS 357-313-04", 197 PM 45, RECORDED ON AUGUST 15, 2006, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY.
- THE EXISTING EASEMENTS WERE PLOTTED FROM THE ABOVE MENTIONED RECORD PARCEL MAP AND THE TITLE REPORT.
- THE EXISTING UTILITIES WITHIN THE RECORD EASEMENTS SHOWN ARE SHOWN ON THE PRELIMINARY UTILITY PLAN, SHEET C3.
- ALL PROPOSED IMPROVEMENTS, AND ASSOCIATED PROPOSED ELEVATIONS ARE SHOWN ON THE PRELIMINARY GRADING PLAN SHEET C2, AND THE PRELIMINARY UTILITY PLAN, SHEET C3.
- ALL ABANDONED AND VACATED UTILITY EASEMENTS SHOWN ON THIS SHEET SHALL BE VACATED/QUIT CLAIMED BY SEPARATE DOCUMENTS, AND/OR DEPICTED ON THE FUTURE PARCEL MAP, TO BE RECORDED IN THE OFFICE OF THE COUNTY RECORDER.
- ALL PROPOSED UTILITIES, EXCLUDING THE PROPOSED STORM DRAIN RE-ALIGNMENT, SHALL BE DEEMED "PRIVATE", WITHIN THE NEW PROJECT BOUNDARY THAT IS DEPICTED ON THIS MAP.
- A PORTION OF THE EXISTING 10" WATER LINE SHALL BE RELOCATED OUTSIDE OF THE NEW PROJECT BOUNDARY, AS SHOWN ON THE PRELIMINARY UTILITY PLAN, SHEET C3.

PRELIMINARY FOR REFERENCE ONLY  
TO BE PROCESSED BY THE SPANOS CORPORATION



PREPARED UNDER THE DIRECTION OF:

ROBERT A. KARN R.C.E. 33173  
ROBERT A. KARN & ASSOCIATES, INC.

DATE

LONE TREE DEVELOPMENT

Antioch, California

Proposed By:



The Spanos Corporation  
10100 Trinity Parkway, 5th Floor  
Stockton, CA 95219

In Association With:

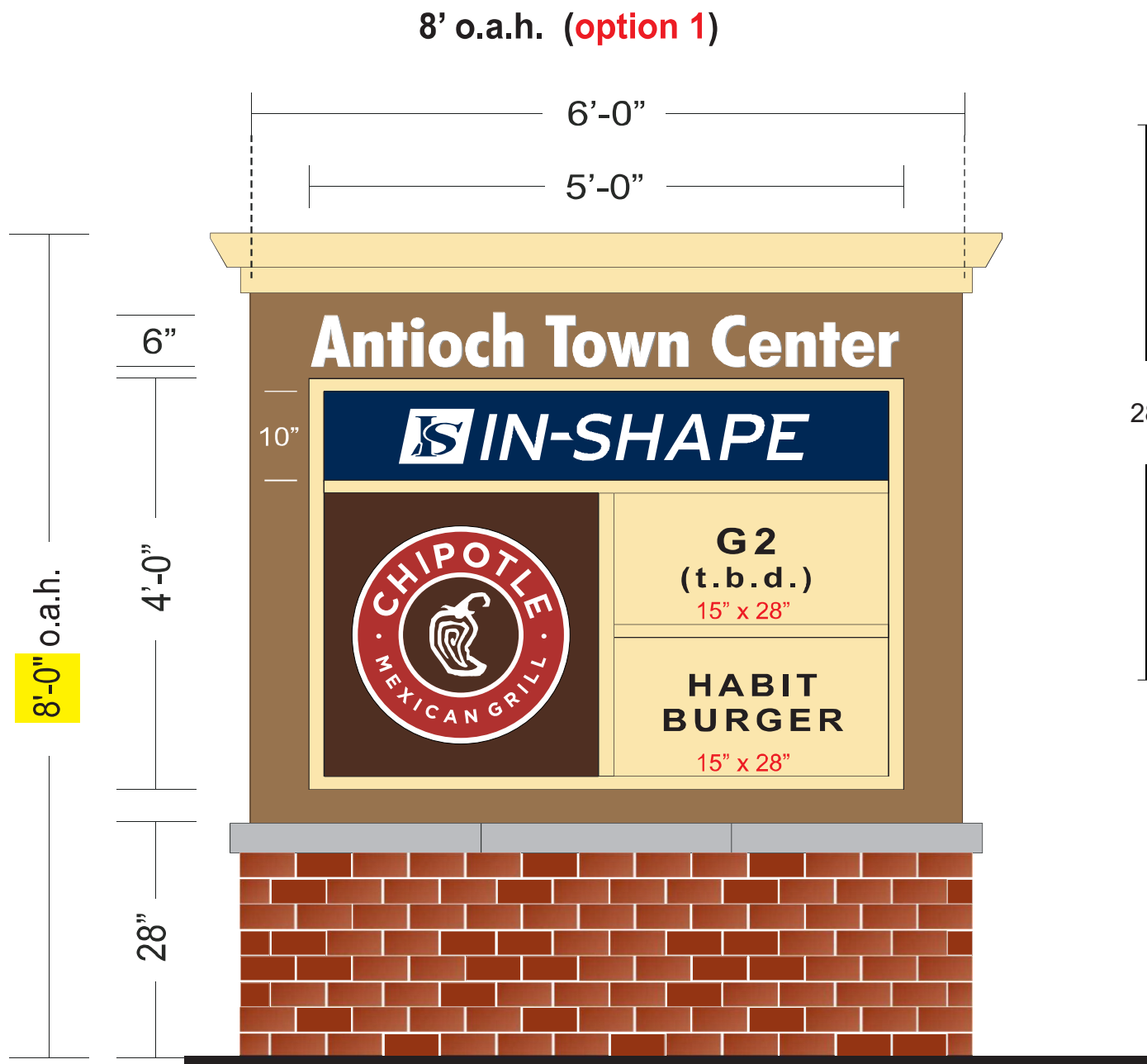
Kephart (Architects), RAK Civil Engineers (Civil), and GHD (Landscape Architecture)

SHEET TPM-1

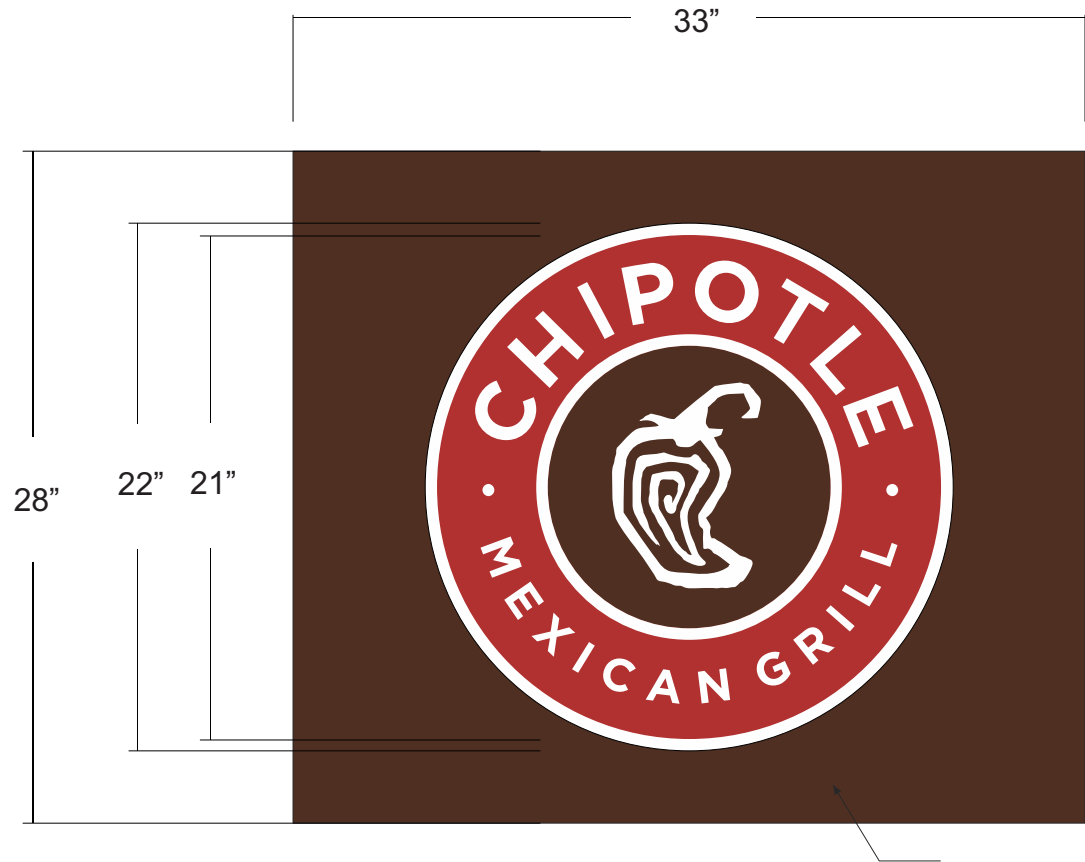


ROBERT A. KARN & ASSOCIATES, INC.  
PAID UP: \$100,000.00  
Fees: \$100,000.00  
Phone: (707) 435-9999  
e-mail: rkarn@rakengr.com

January 18, 2024  
A22037 Tentative Parcel Map.dwg



**N1** D/F LED ILLUM. ID/MULTI-TENANT MNMNT SIGN



**N1** MONUMENT SIGN - QTY 2

**Color Specifications**

-  "Roasted Red"  
Paint PMS #484-C Finish
-  "Adobo Brown"  
Paint PMS #4625-C Finish
-  Paint to match Dark Brown  
#3630-59
-  1/8" White Acrylic

**NOTE:**  
Survey Required  
Prior to Manufacture



12226 Coast Drive  
Whittier, CA 90601

Tel: (562) 946-7574  
Fax: (562) 949-5707

St. Lic. 894662  
[www.fusionsign.com](http://www.fusionsign.com)  
Los Angeles, CA



Drawing/Revision No:  
05-24-0025R1

Page Number:  
1 of 4

CLIENT:  
**CHIPOTLE**

ADDRESS:  
4099 LONE TREE  
ANTIOCH, CA

Approval Signature:

DATE:  
5/21/2024

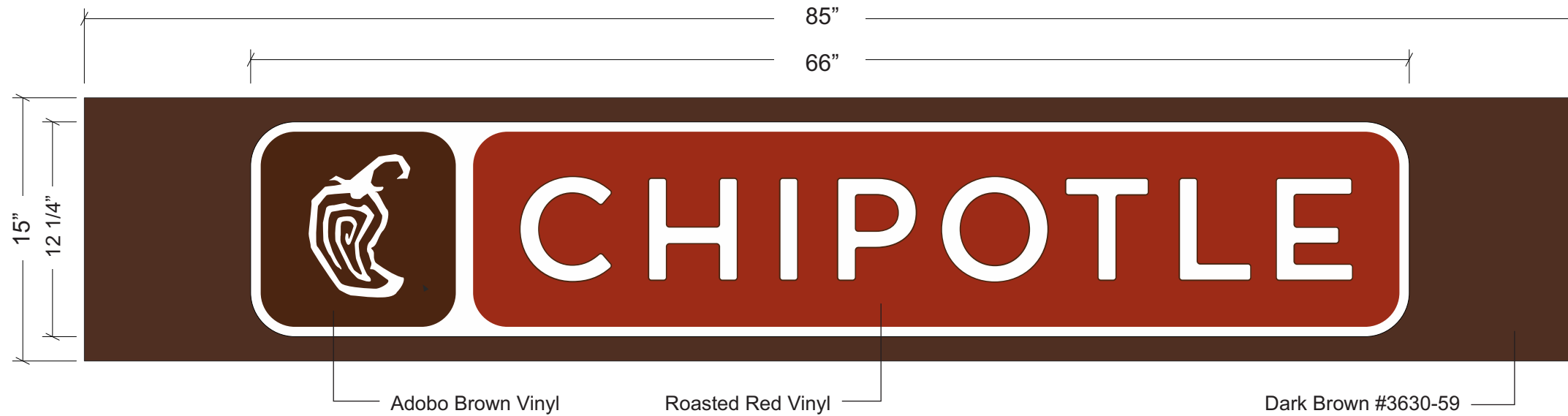
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DAN L.

DESIGNER:  
RAUL D.

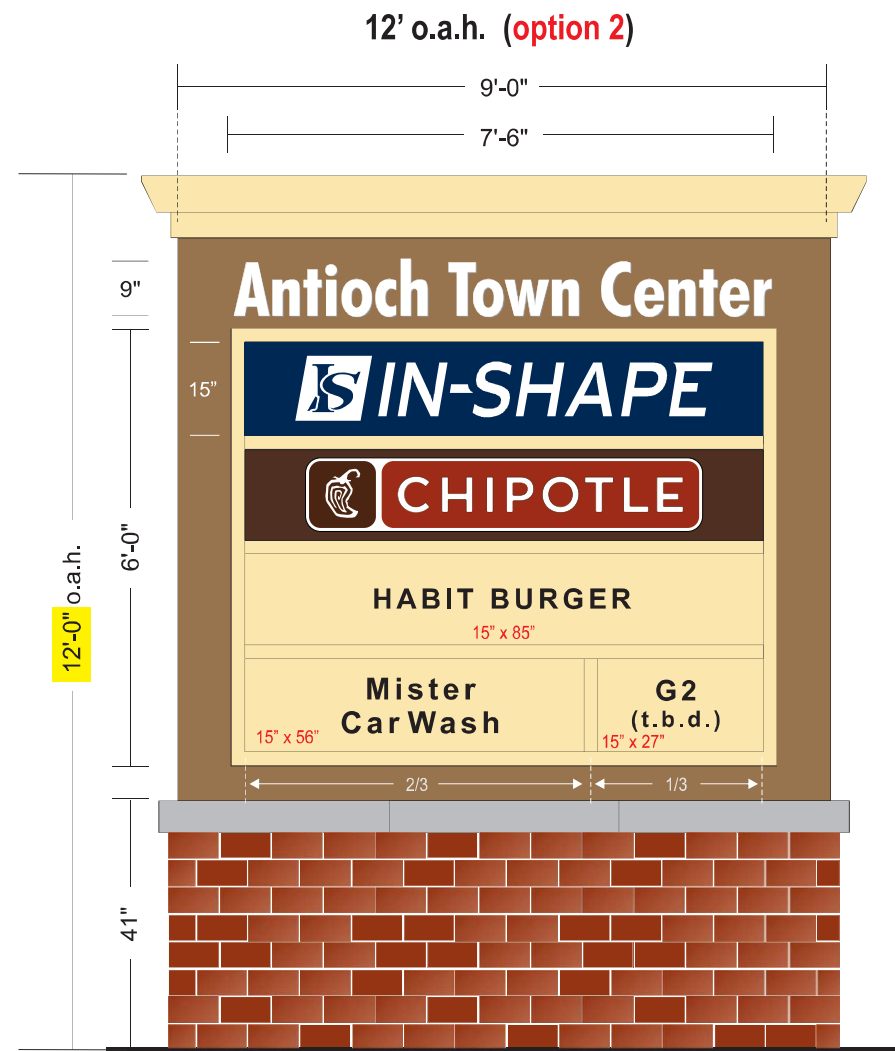
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5/22/2024

REVISION BY:  
RAUL D.

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FUSION SIGN AND DESIGN



N2 MONUMENT PANEL - QTY 2



N2 D/F LED ILLUM. ID/MULTI-TENANT MNMNT SIGN

**Color Specifications**

- “Roasted Red”  
Paint PMS #484-C Finish
- “Adobo Brown”  
Paint PMS #4625-C Finish
- Paint to match Dark Brown  
#3630-59
- 1/8" White Acrylic

**NOTE:**  
Survey Required  
Prior to Manufacture



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Whittier, CA 90601  
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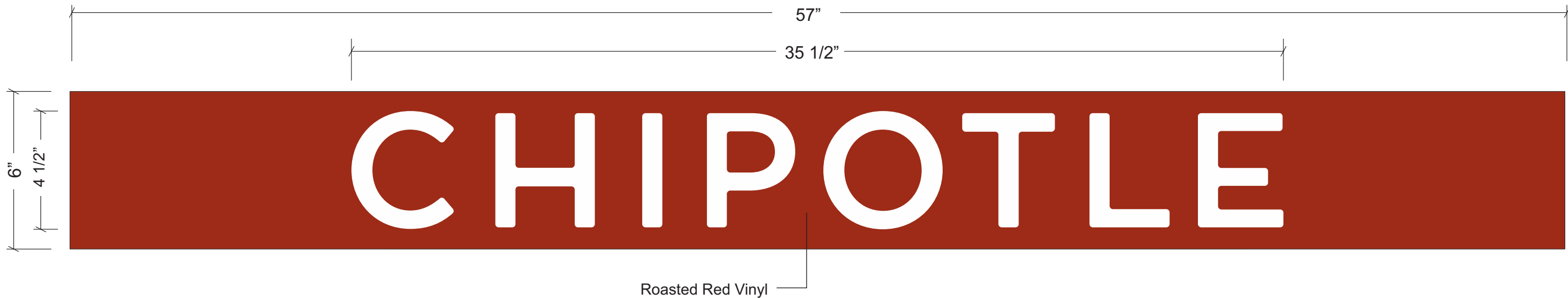
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DAN L.

DESIGNER:  
RAUL D.

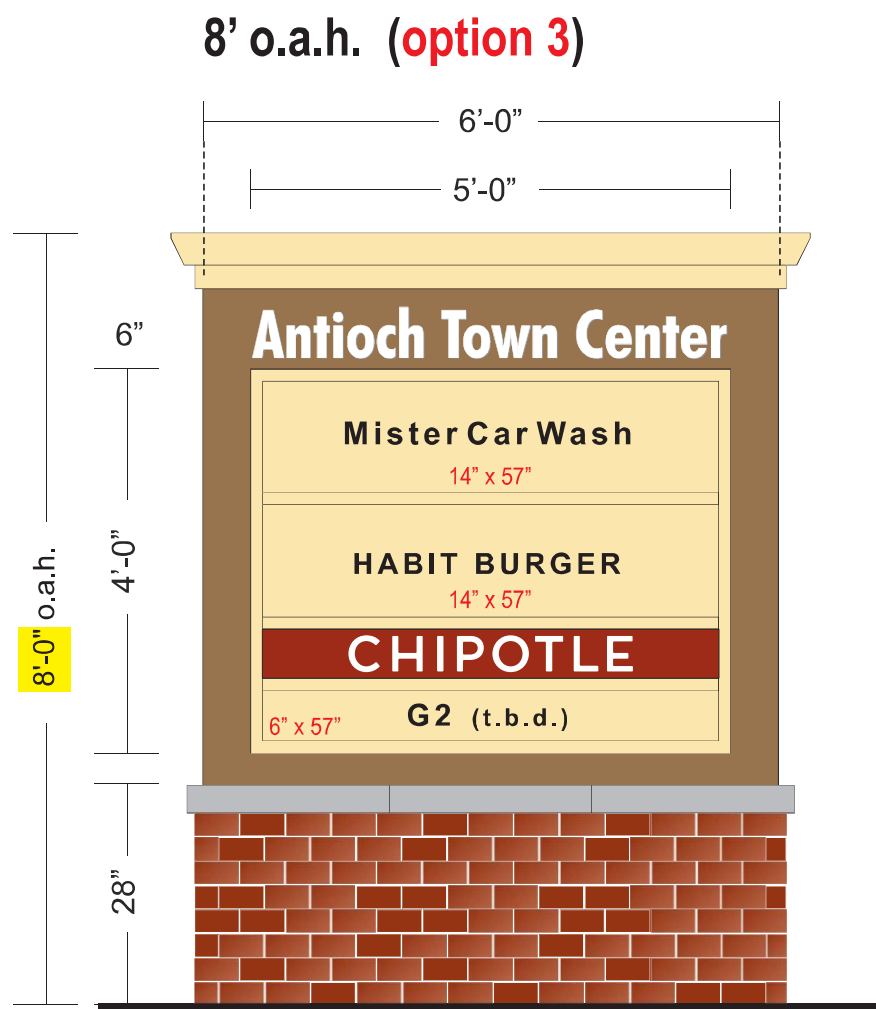
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N3 MONUMENT PANEL - QTY 2



N3 D/F LED ILLUM. ID/MULTI-TENANT MNMNT SIGN

**Color Specifications**

☒ "Roasted Red"  
Paint PMS #484-C Finish

☐ 1/8" White Acrylic

**NOTE:**  
Survey Required  
Prior to Manufacture



12226 Coast Drive  
Whittier, CA 90601  
Tel: (562) 946-7574  
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ANTIOCH, CA

Approval Signature:

DATE:  
5/21/2024

PROJECT MANAGER:  
DAN L.

DESIGNER:  
RAUL D.

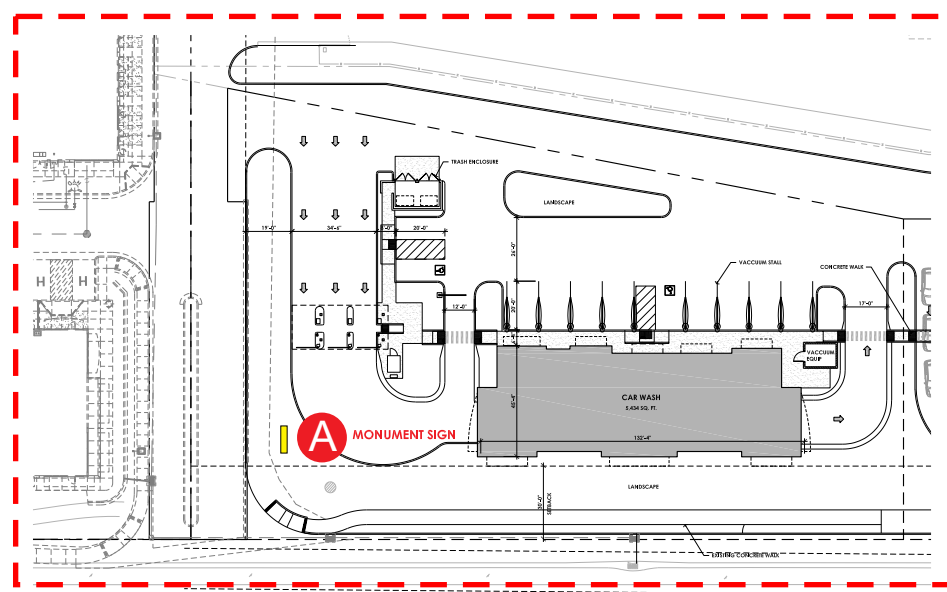
REVISION DATE:  
5/22/2024

REVISION BY:  
RAUL D.

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SITE PLAN



PARCEL "E" - Car Wash - Enlarged Site Plan



Existing Monument Sign (12' high)



Existing Monument Sign (8' high)



Drawing/Revision No:  
05-24-0025R1

Page Number:  
4 of 4

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ADDRESS:  
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DATE:  
5/21/2024

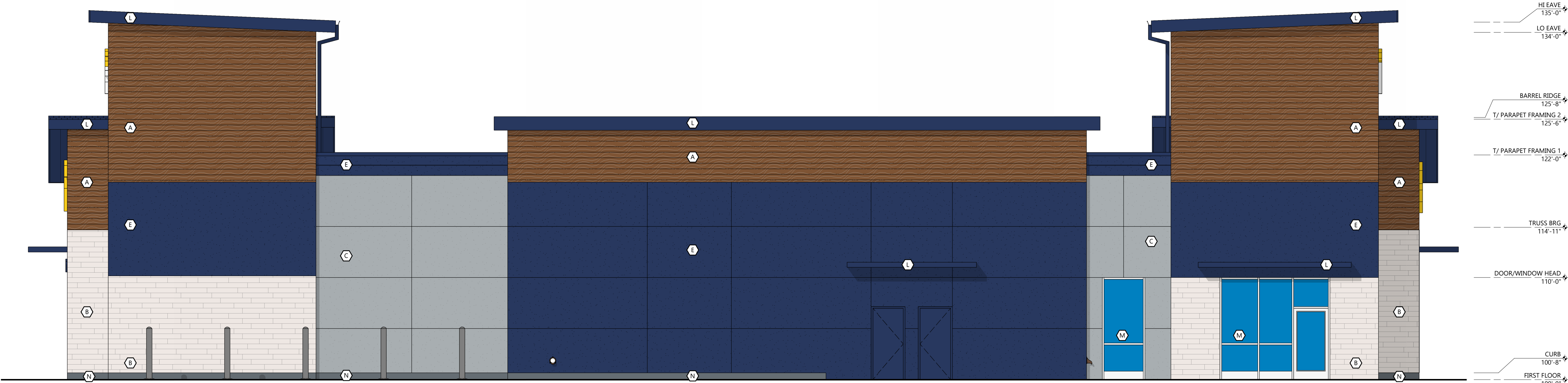
PROJECT MANAGER:  
DAN L.

DESIGNER:  
RAUL D.

REVISION DATE:  
5/22/2024

REVISION BY:  
RAUL D.

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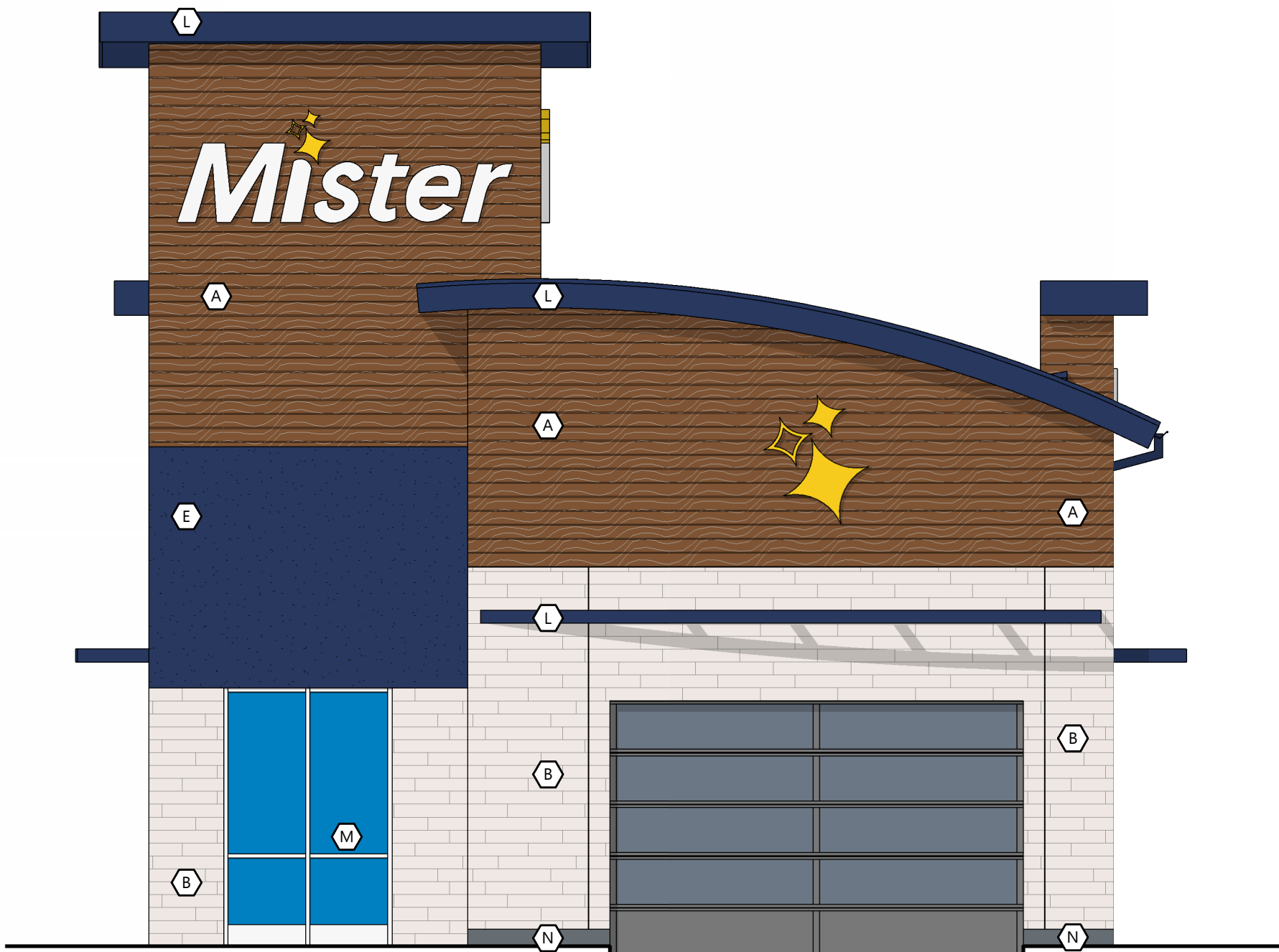
OFFICE ELEVATION

SCALE: 3/16" = 1'-0"



EXIT ELEVATION

SCALE: 3/16" = 1'-0"



ENTRANCE ELEVATION

SCALE: 3/16" = 1'-0"



TUNNEL ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL KEY

	<b>PREFINISHED ALUMINUM BATTENS</b> MFR: LUMABUILT STYLE: MOSAIC 1x6 BATTENS COLOR: HAZELNUT BROWN
	<b>STONE VENEER</b> MFR: EL DORADO STONE STYLE: VANTAGE 30 (6"H x 30"L x ~1"D) COLOR: WHITE ELM w/ MATCHING MORTAR JOINT
	<b>EIFS</b> TEXTURE: SAND COLOR: PT-6 (MORNING FOG)
	<b>EIFS</b> TEXTURE: SAND COLOR: PT-3 (WALL STREET)
	<b>EIFS</b> TEXTURE: SAND COLOR: PT-9 (IN THE NAVY)
	<b>SINGLE WYTHE CMU</b> TEXTURE: SMOOTH FACE INTEGRAL COLOR TO MATCH PT-6 (MORNING FOG)
	<b>SINGLE WYTHE CMU</b> TEXTURE: SPLIT FACE INTEGRAL COLOR TO MATCH PT-3 (WALLSTREET)
	<b>PRECAST STONE SILL</b> COLOR: LIMESTONE
	NOT USED
	<b>PREFINISHED STANDING SEAM METAL ROOF PANEL</b> MFR: CTMRS (OR EQUAL) STYLE: LARGE BATTEN 24 GA COLOR: PT-9 (IN THE NAVY)
	<b>PREFINISHED METAL TRIM AND ACCESSORIES</b> MFR: CTMRS (OR EQUAL) COLOR: PT-9 (IN THE NAVY)
	<b>ALUMINUM STOREFRONT SYSTEM</b> GLAZING: CLEAR FRAME: CLEAR ANODIZED
	<b>CONCRETE CURB</b> TEXTURE: HAND RUB COLOR TO MATCH PT-3
	<b>TREX DECK BOARD</b> COLOR TO MATCH PT-3

GENERAL NOTES

- ALL SIGNAGE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL ADVERTISING SIGNAGE SUBJECT TO SEPARATE SIGN PERMIT SUBMITTAL AND APPROVAL.

PROJECT INFORMATION

PROPOSED CAR WASH FOR:  
**MISTER CAR WASH (CA 2507 ANTIOCH)**  
LONE TREE WAY • ANTIOCH, CA

(130LN - V1.2)

PROFESSIONAL SEAL

PRELIMINARY DATES

SEPT. 6, 2024  
OCT 08, 2024

JOB NUMBER

230157800

SHEET NUMBER

**PRE-1**

**C52**

PRELIMINARY EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION

PROJECT INFORMATION

PROPOSED CAR WASH FOR:  
**MISTER CAR WASH (CA 2507 ANTIOCH)**  
LONE TREE WAY • ANTIOCH, CA

(130LN - V1.2)  
PROFESSIONAL SEAL

PRELIMINARY DATES  
SEPT. 6, 2024

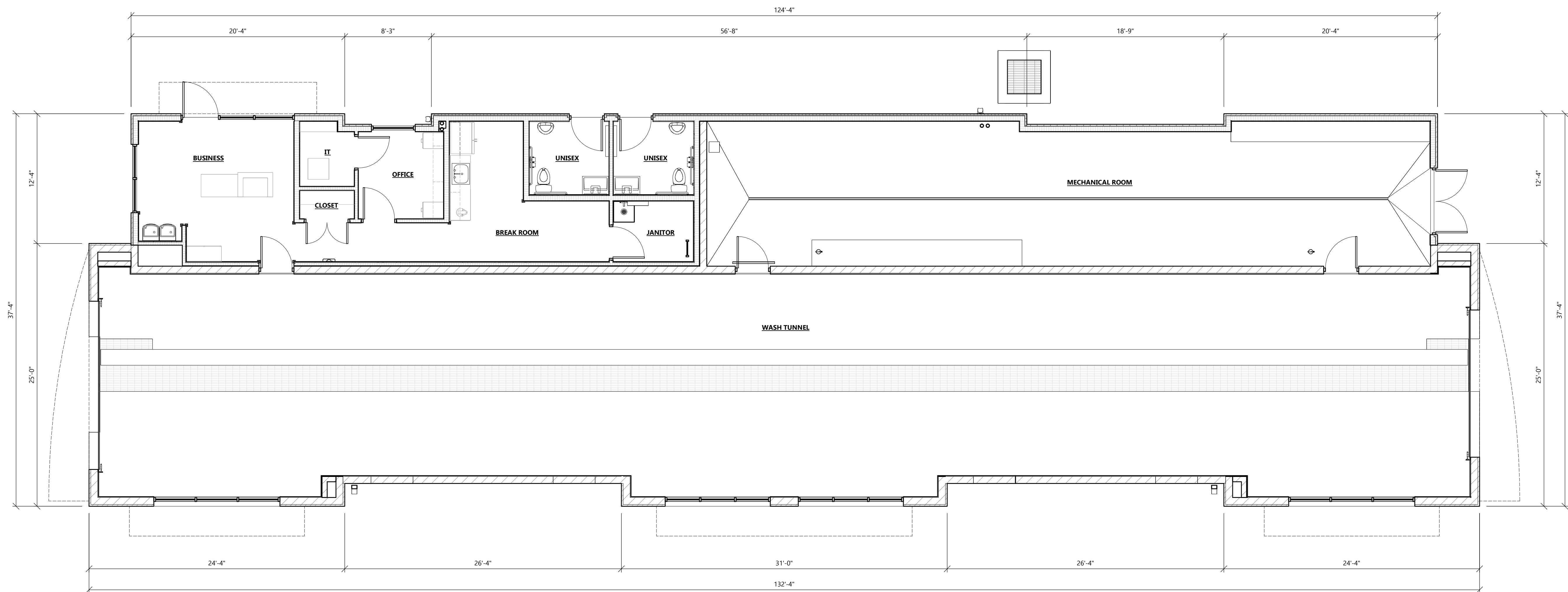
NOT FOR CONSTRUCTION

JOB NUMBER  
230157800

SHEET NUMBER

**PRE-2**

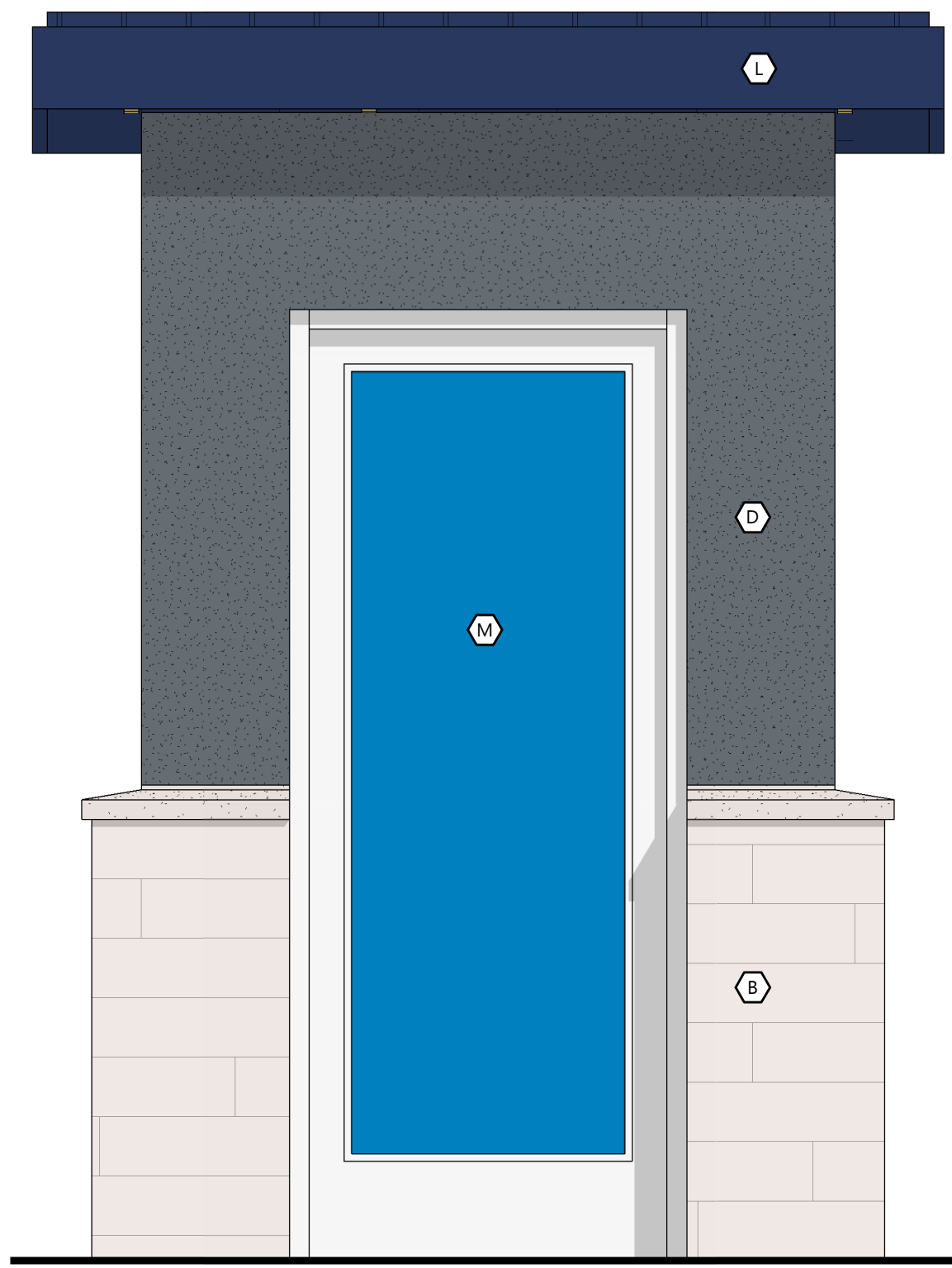
**C53**



**FLOOR PLAN**  
SCALE: 3/16" = 1'-0"  
0' 5' 10'



LEFT ELEVATION  
SCALE: 3/4" = 1'-0"



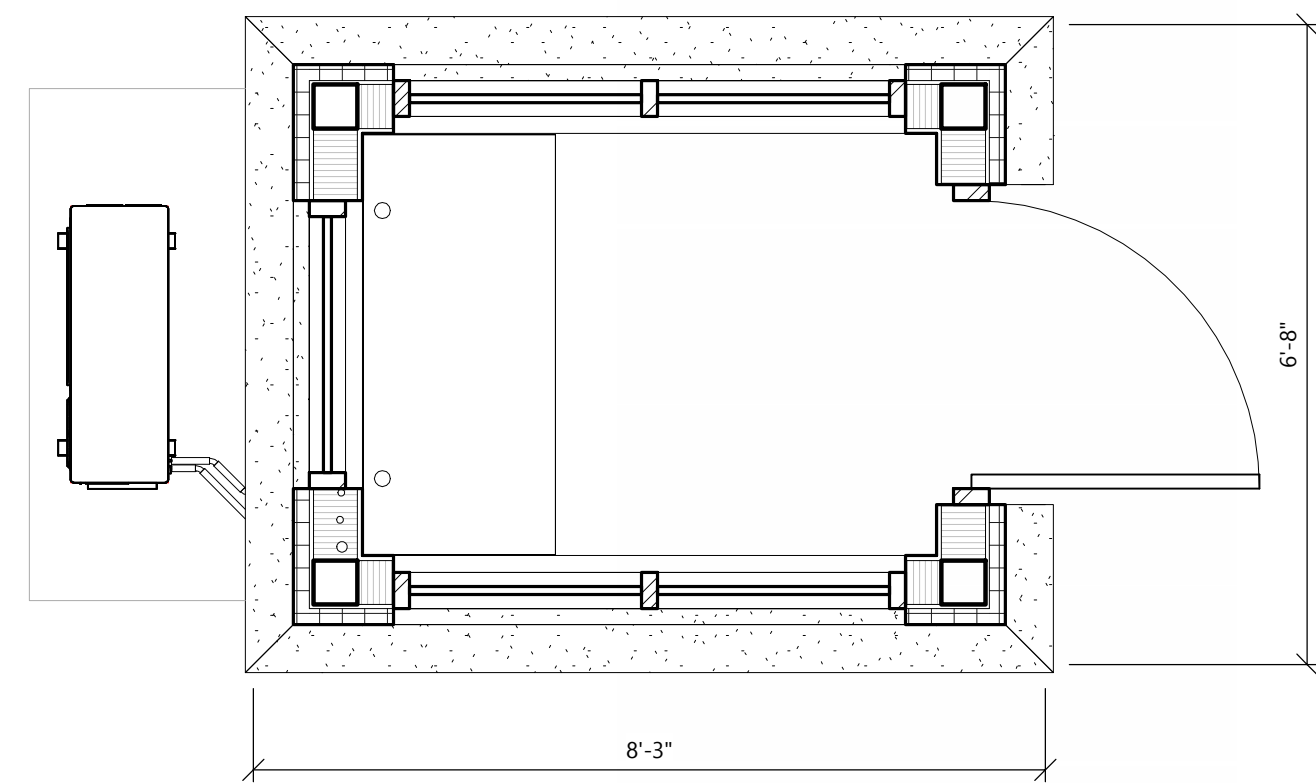
FRONT ELEVATION  
SCALE: 3/4" = 1'-0"



RIGHT ELEVATION  
SCALE: 3/4" = 1'-0"



REAR ELEVATION  
SCALE: 3/4" = 1'-0"



SHELTER PLAN  
SCALE: 1/2" = 1'-0"

EXTERIOR MATERIAL KEY

- PREFINISHED ALUMINUM BATTENS**  
MFR: LUMABUILT  
STYLE: MOSAC 1x6 BATTENS  
COLOR: HAZELNUT BROWN
- STONE VENEER**  
MFR: EL DORADO STONE  
STYLE: VANTAGE 10 (6" H x 30" L x 1" D)  
COLOR: WHITE ELM w/ MATCHING MORTAR JOINT
- EBS**  
TEXTURE: SAND  
COLOR: PT-6 (MORNING FOG)
- EBS**  
TEXTURE: SAND  
COLOR: PT-3 (WALL STREET)
- EBS**  
TEXTURE: SAND  
COLOR: PT-9 (IN THE NAVY)
- SINGLE WYTHE CMU**  
TEXTURE: SMOOTH FACE  
INTEGRAL COLOR TO MATCH PT-6 (MORNING FOG)
- SINGLE WYTHE CMU**  
TEXTURE: SPLIT FACE  
INTEGRAL COLOR TO MATCH PT-3 (WALLSTREET)
- PRECAST STONE SILL**  
COLOR: LIMESTONE
- NOT USED**
- PREFINISHED STANDING SEAM METAL ROOF PANEL**  
MFR: CTMRS (OR EQUAL)  
STYLE: LARGE BATTEN 24 GA  
COLOR: PT-9 (IN THE NAVY)
- PREFINISHED METAL TRIM AND ACCESSORIES**  
MFR: CTMRS (OR EQUAL)  
COLOR: PT-9 (IN THE NAVY)
- ALUMINUM STOREFRONT SYSTEM**  
GLAZING: CLEAR  
FRAME: CLEAR ANODIZED
- CONCRETE CURB**  
TEXTURE: HAND RUB  
COLOR TO MATCH PT-3
- TREX DECK BOARD**  
COLOR TO MATCH PT-3

GENERAL NOTES

- ALL SIGNAGE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL ADVERTISING SIGNAGE SUBJECT TO SEPARATE SIGN PERMIT SUBMITTAL AND APPROVAL.

PROJECT INFORMATION

PROPOSED CAR WASH FOR:  
**MISTER CAR WASH (CA 2507 ANTIOCH)**  
LONE TREE WAY • ANTIOCH, CA

(130LN - V1.2)  
PROFESSIONAL SEAL

PRELIMINARY DATES  
SEPT. 6, 2024

NOT FOR CONSTRUCTION

JOB NUMBER  
230157800

SHEET NUMBER

**PRE-3**

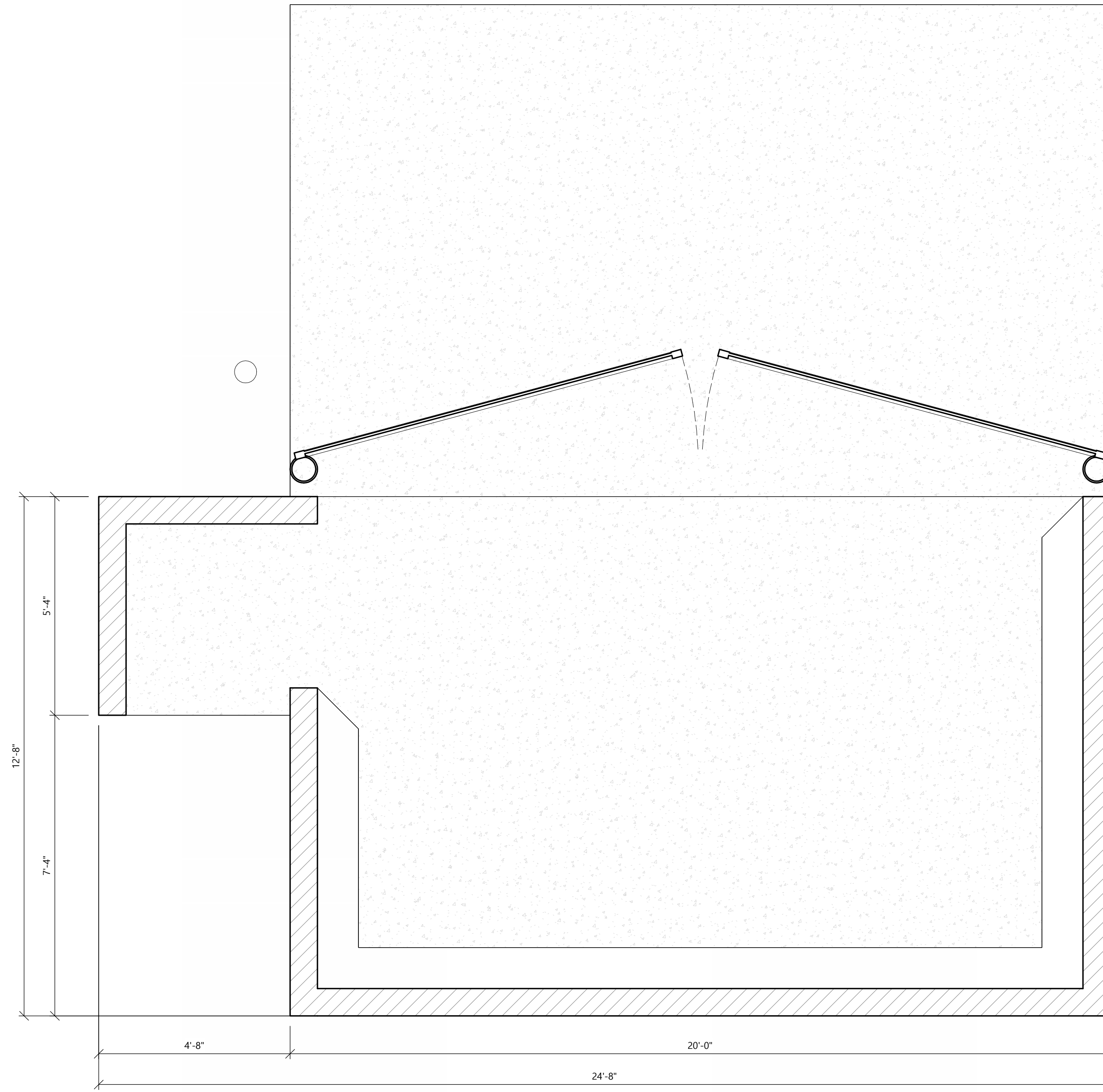
**C54**

EXTERIOR MATERIAL KEY

- A** PREFINISHED ALUMINUM BATTENS  
MFR: LUMABUILT  
STYLE: MOSAIC 1x6 BATTENS  
COLOR: HAZELNUT BROWN
- B** STONE VENEER  
MFR: EL DORADO STONE  
STYLE: VANTAGE 30 (6"H x 30"L x ~1"D)  
COLOR: WHITE ELM w/ MATCHING MORTAR JOINT
- C** EPS  
TEXTURE: SAND  
COLOR: PT-6 (MORNING FOG)
- D** EPS  
TEXTURE: SAND  
COLOR: PT-3 (WALL STREET)
- E** EPS  
TEXTURE: SAND  
COLOR: PT-9 (IN THE NAVY)
- F** SINGLE WYTHE CMU  
TEXTURE: SMOOTH FACE  
INTEGRAL COLOR TO MATCH PT-6 (MORNING FOG)
- G** SINGLE WYTHE CMU  
TEXTURE: SPLIT FACE  
INTEGRAL COLOR TO MATCH PT-3 (WALLSTREET)
- H** PRECAST STONE SILL  
COLOR: LIMESTONE
- I** NOT USED
- K** PREFINISHED STANDING SEAM METAL ROOF PANEL  
MFR: CTMRS (OR EQUAL)  
STYLE: LARGE BATTEN 24 GA  
COLOR: PT-9 (IN THE NAVY)
- L** PREFINISHED METAL TRIM AND ACCESSORIES  
MFR: CTMRS (OR EQUAL)  
COLOR: PT-9 (IN THE NAVY)
- M** ALUMINUM STOREFRONT SYSTEM  
GLAZING: CLEAR  
FRAME: CLEAR ANODIZED
- N** CONCRETE CURB  
TEXTURE: HAND RUB  
COLOR TO MATCH PT-3
- P** TREX DECK BOARD  
COLOR TO MATCH PT-3

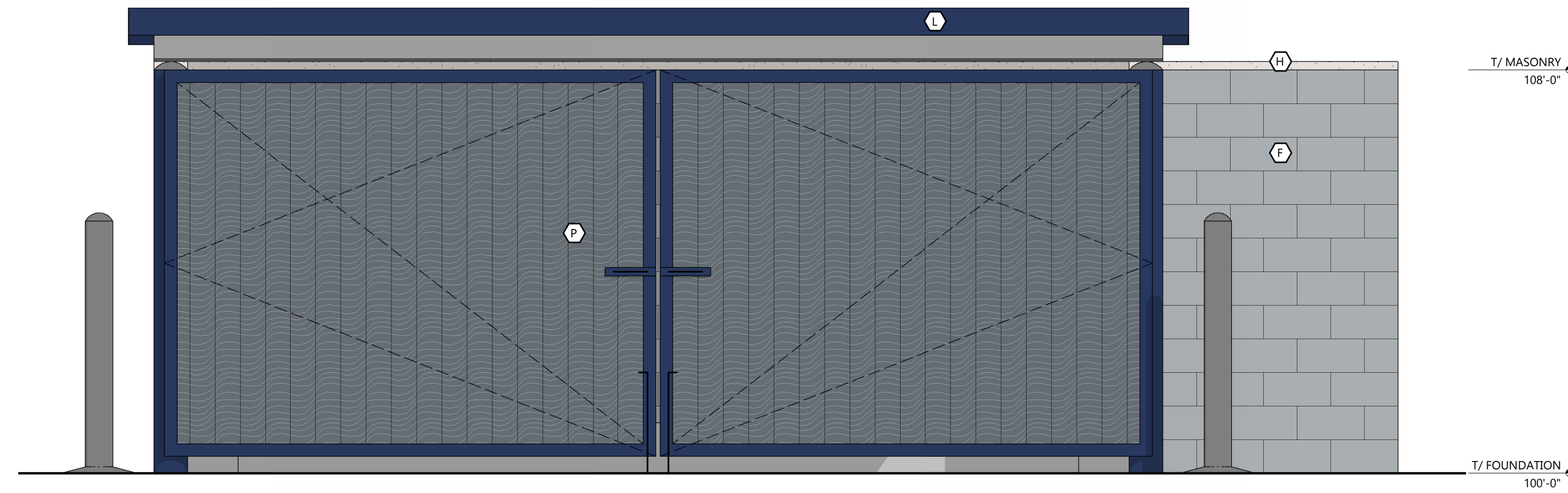
GENERAL NOTES

- ALL SIGNAGE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL ADVERTISING SIGNAGE SUBJECT TO SEPARATE SIGN PERMIT SUBMITTAL AND APPROVAL.



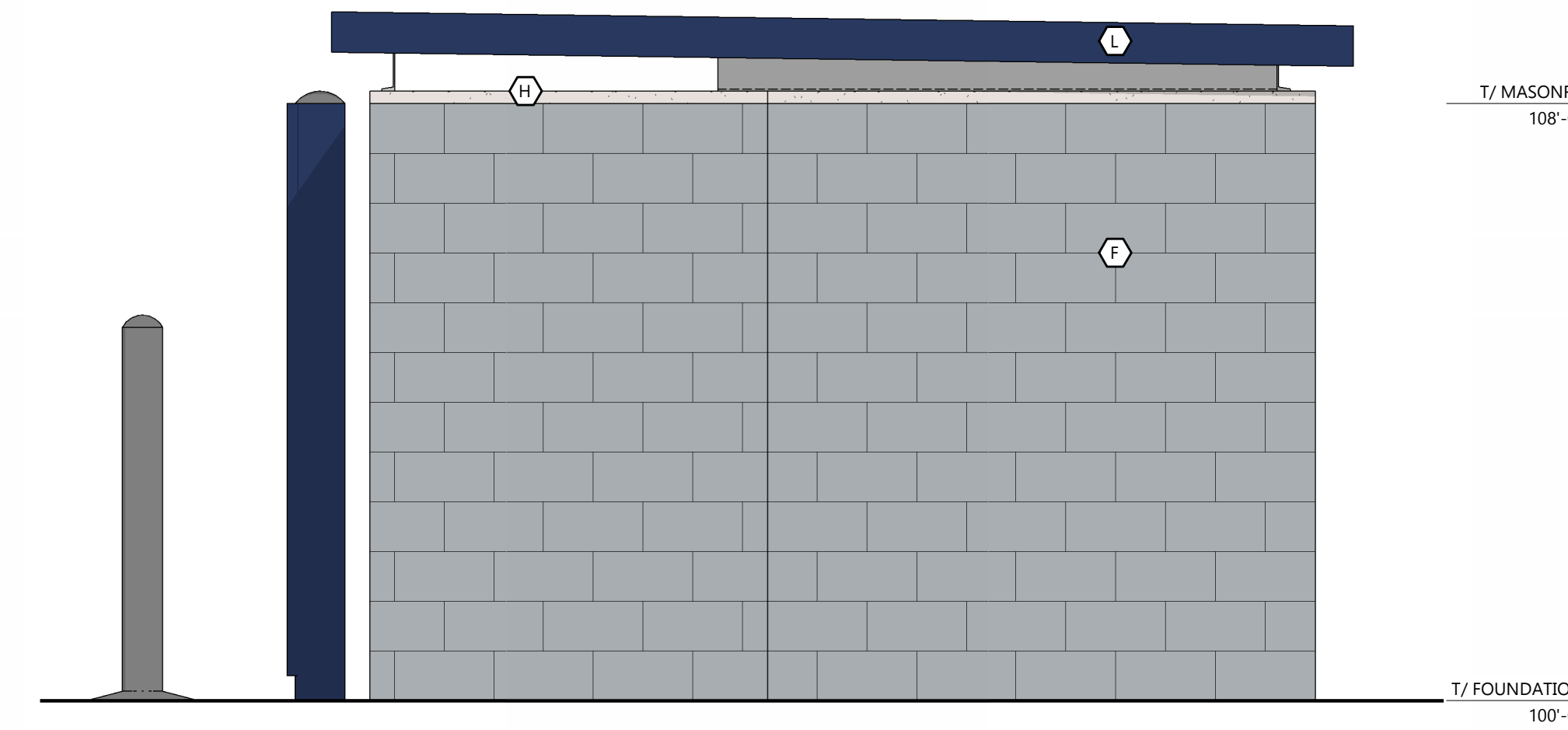
PLAN - DUMPSTER ENCLOSURE

SCALE: 1/2" = 1'-0"



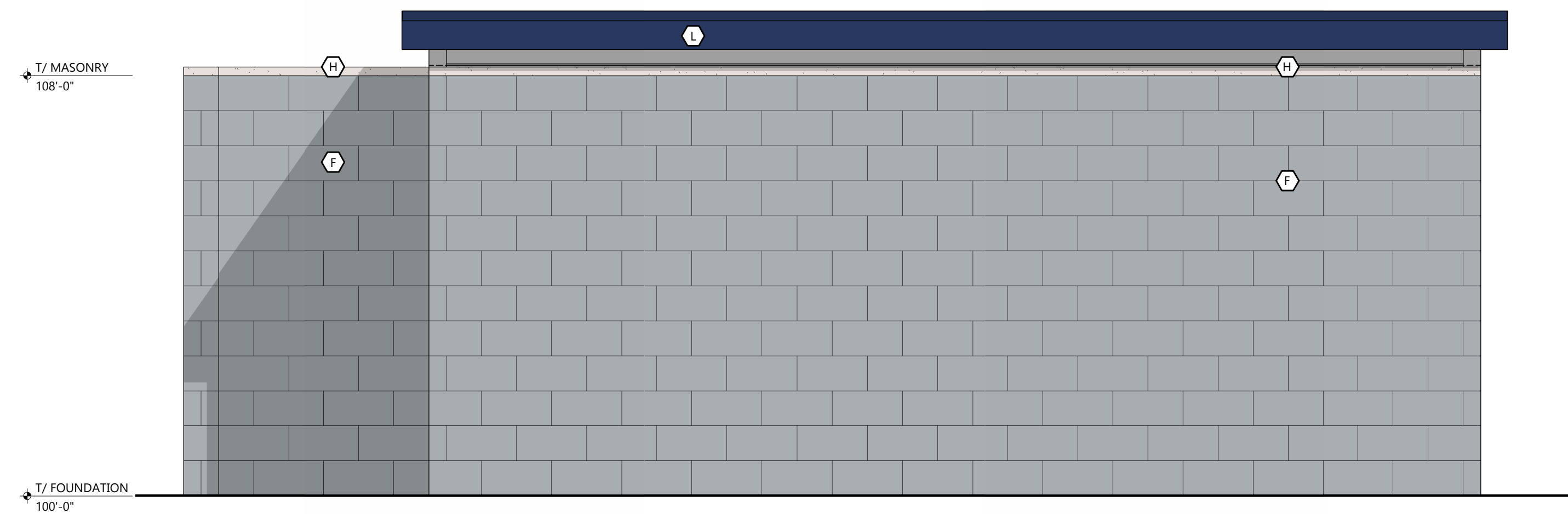
ELEVATION - FRONT

SCALE: 1/2" = 1'-0"



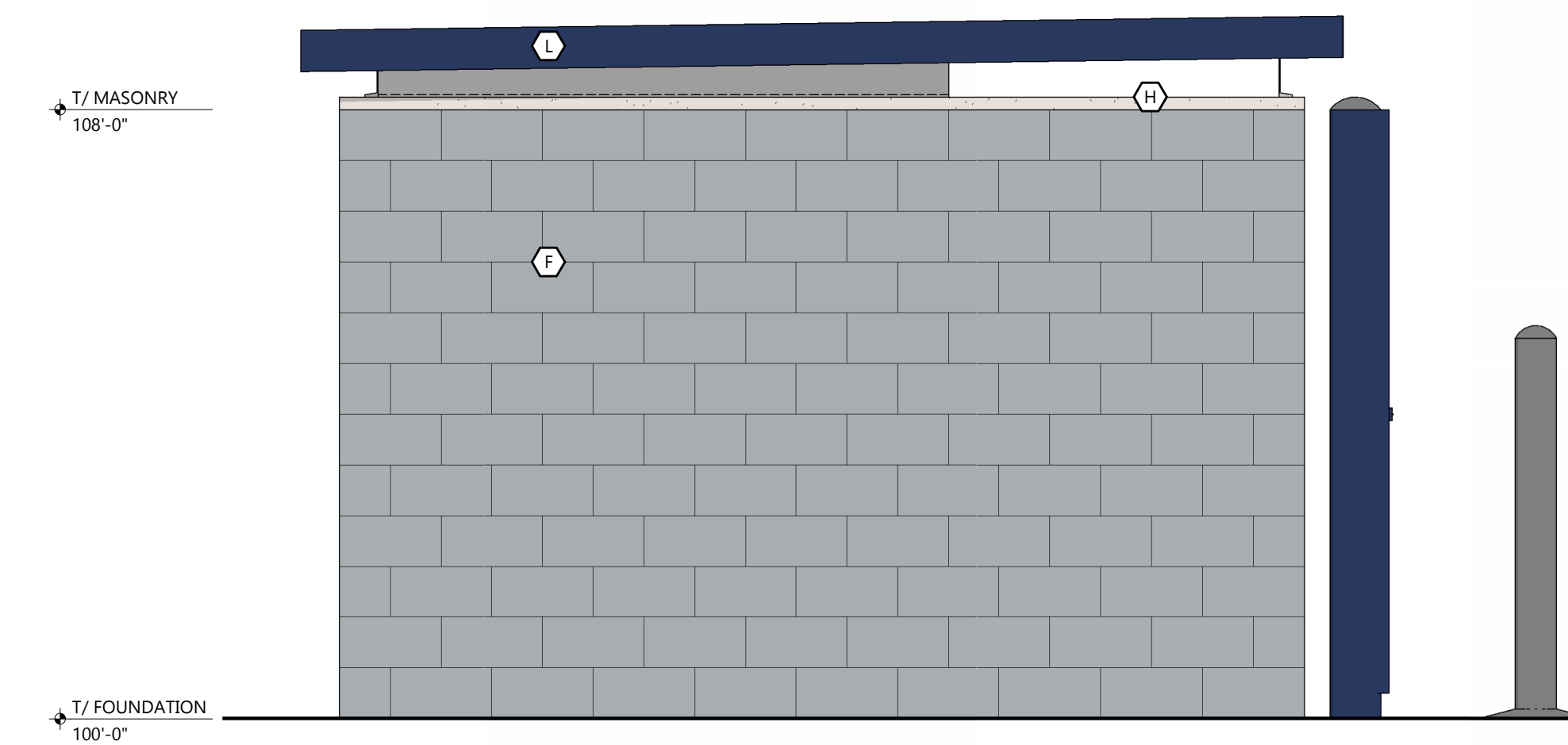
ELEVATION - LEFT

SCALE: 1/2" = 1'-0"



ELEVATION - REAR

SCALE: 1/2" = 1'-0"



ELEVATION - RIGHT

SCALE: 1/2" = 1'-0"



Always a Better Plan  
100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
excelengineer.com

COLLABORATION



PROJECT INFORMATION

PROPOSED CAR WASH FOR:  
**MISTER CAR WASH (CA 2507 ANTIOCH)**  
LONE TREE WAY • ANTIOCH, CA

(130LN - V1.2)

PROFESSIONAL SEAL

PRELIMINARY DATES

SEPT. 6, 2024

JOB NUMBER

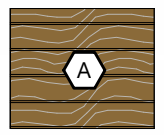
230157800

SHEET NUMBER

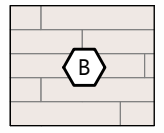
PRE-5

C56

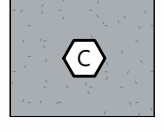
EXTERIOR MATERIAL KEY



PREFINISHED ALUMINUM BATTENS  
MFR: LUMASULT  
STYLE MOSAIC 1x6 BATTENS  
COLOR: HAZELNUT BROWN



STONE VENEER  
MFR: EL DORADO STONE  
STYLE VANTAGE 30 1/2" H x 30" L x 1" D  
COLOR: WHITE ELM w/ MATCHING MORTAR JOINT



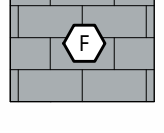
EPS  
TEXTURE: SAND  
COLOR: PT-6 (MORNING FOG)



EPS  
TEXTURE: SAND  
COLOR: PT-3 (WALL STREET)



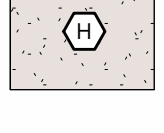
EPS  
TEXTURE: SAND  
COLOR: PT-9 (IN THE NAVY)



SINGLE WYTHE CMU  
TEXTURE: SMOOTH FACE  
INTEGRAL COLOR TO MATCH PT-6 (MORNING FOG)



SINGLE WYTHE CMU  
TEXTURE: SPLIT FACE  
INTEGRAL COLOR TO MATCH PT-3 (WALLSTREET)



PRECAST STONE SILL  
COLOR: LIMESTONE



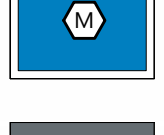
NOT USED



PREFINISHED STANDING SEAM METAL ROOF PANEL  
MFR: CTMRS (OR EQUAL)  
STYLE LARGE BATTEN 24 GA  
COLOR: PT-9 (IN THE NAVY)



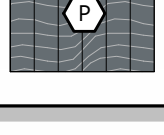
PREFINISHED METAL TRIM AND ACCESSORIES  
MFR: CTMRS (OR EQUAL)  
COLOR: PT-9 (IN THE NAVY)



ALUMINUM STOREFRONT SYSTEM  
GLAZING: CLEAR  
FRAME: CLEAR ANODIZED



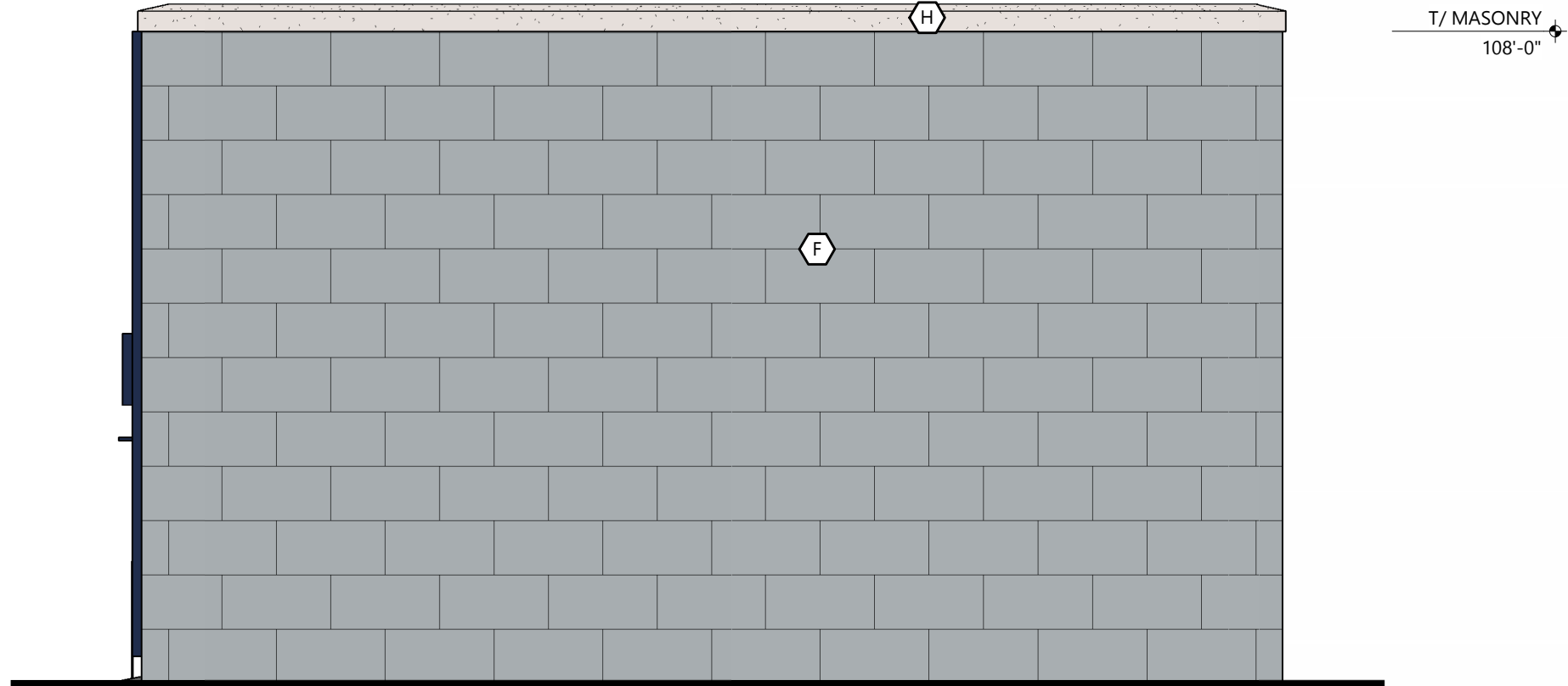
CONCRETE CURB  
TEXTURE: HAND RUB  
COLOR TO MATCH PT-3



TREX DECK BOARD  
COLOR TO MATCH PT-3

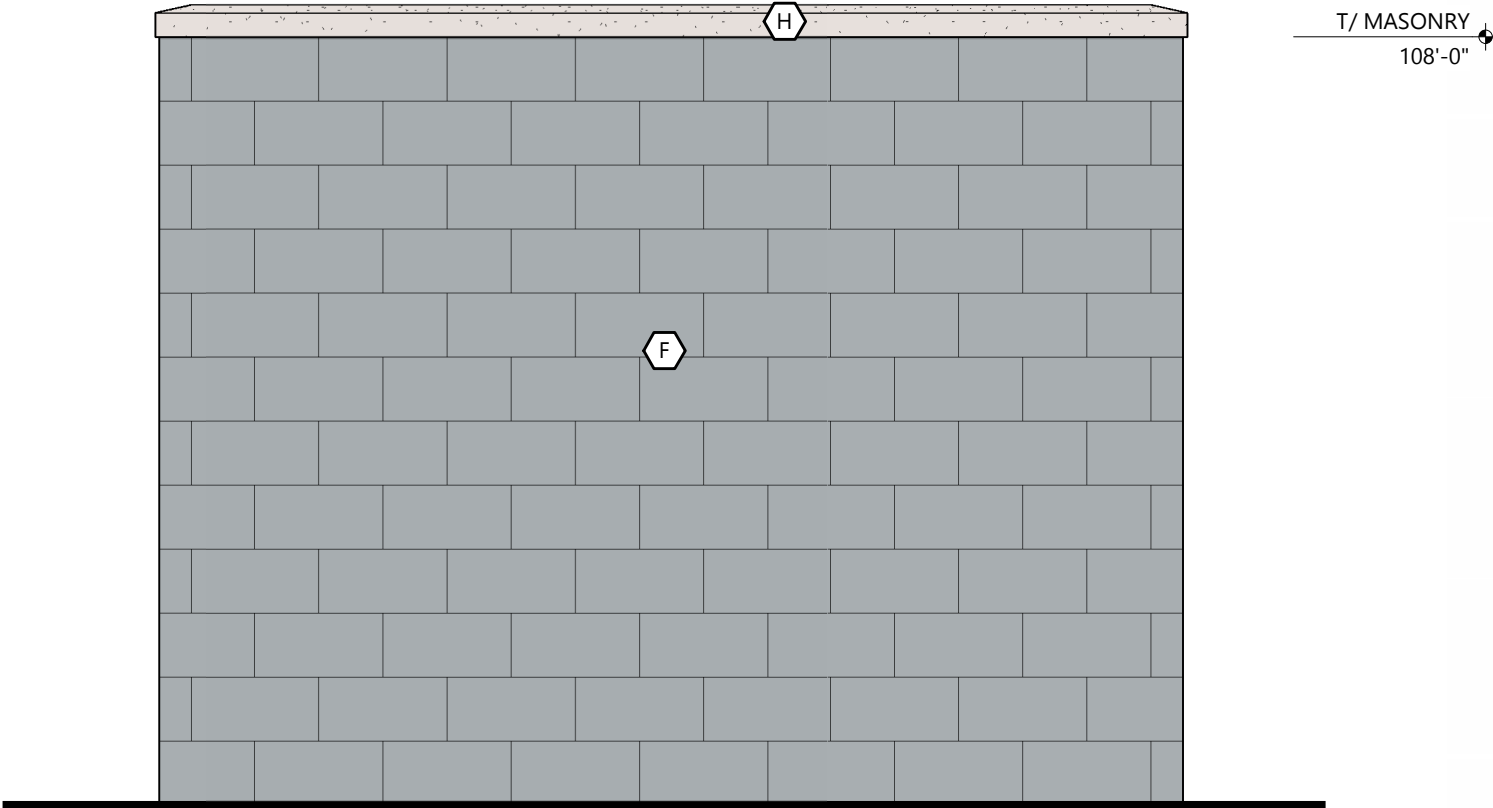
GENERAL NOTES

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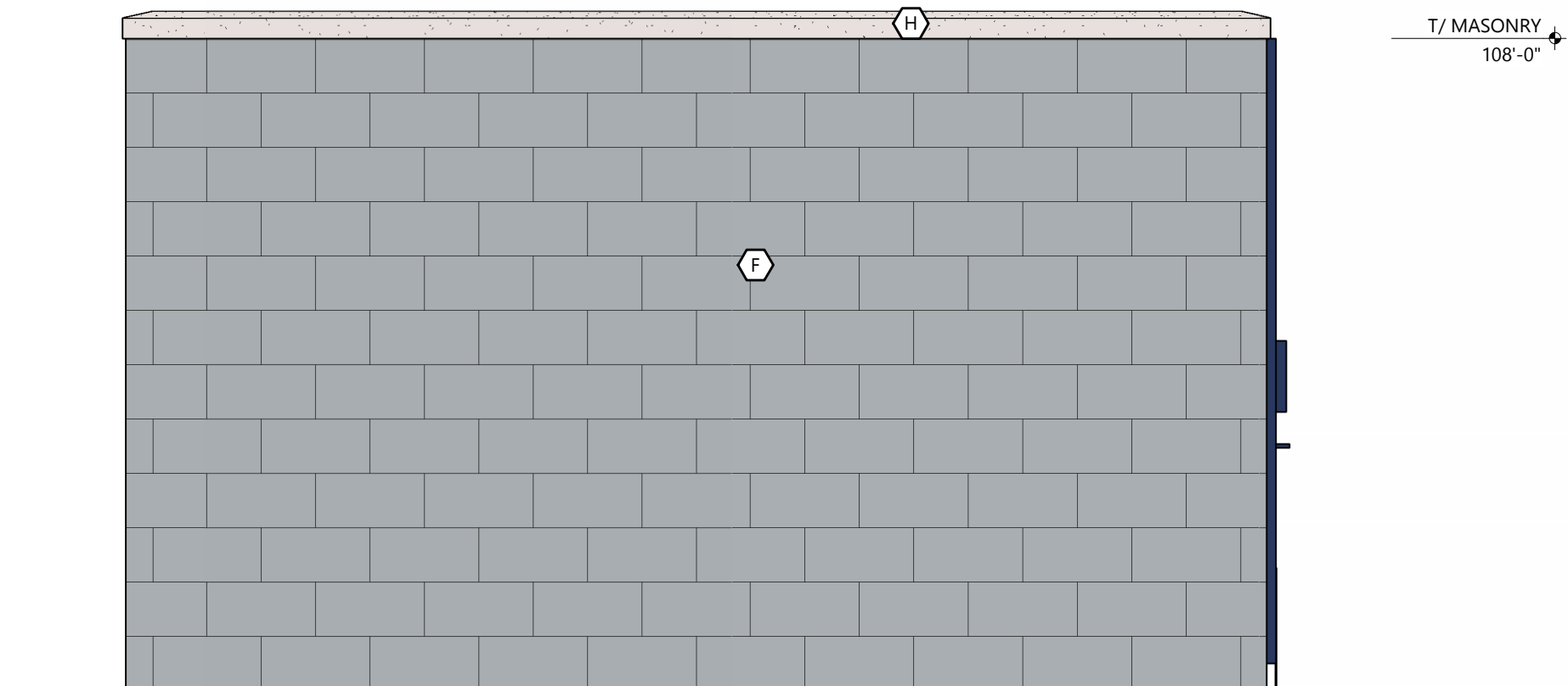
RIGHT ELEVATION

SCALE: 1/2" = 1'-0"



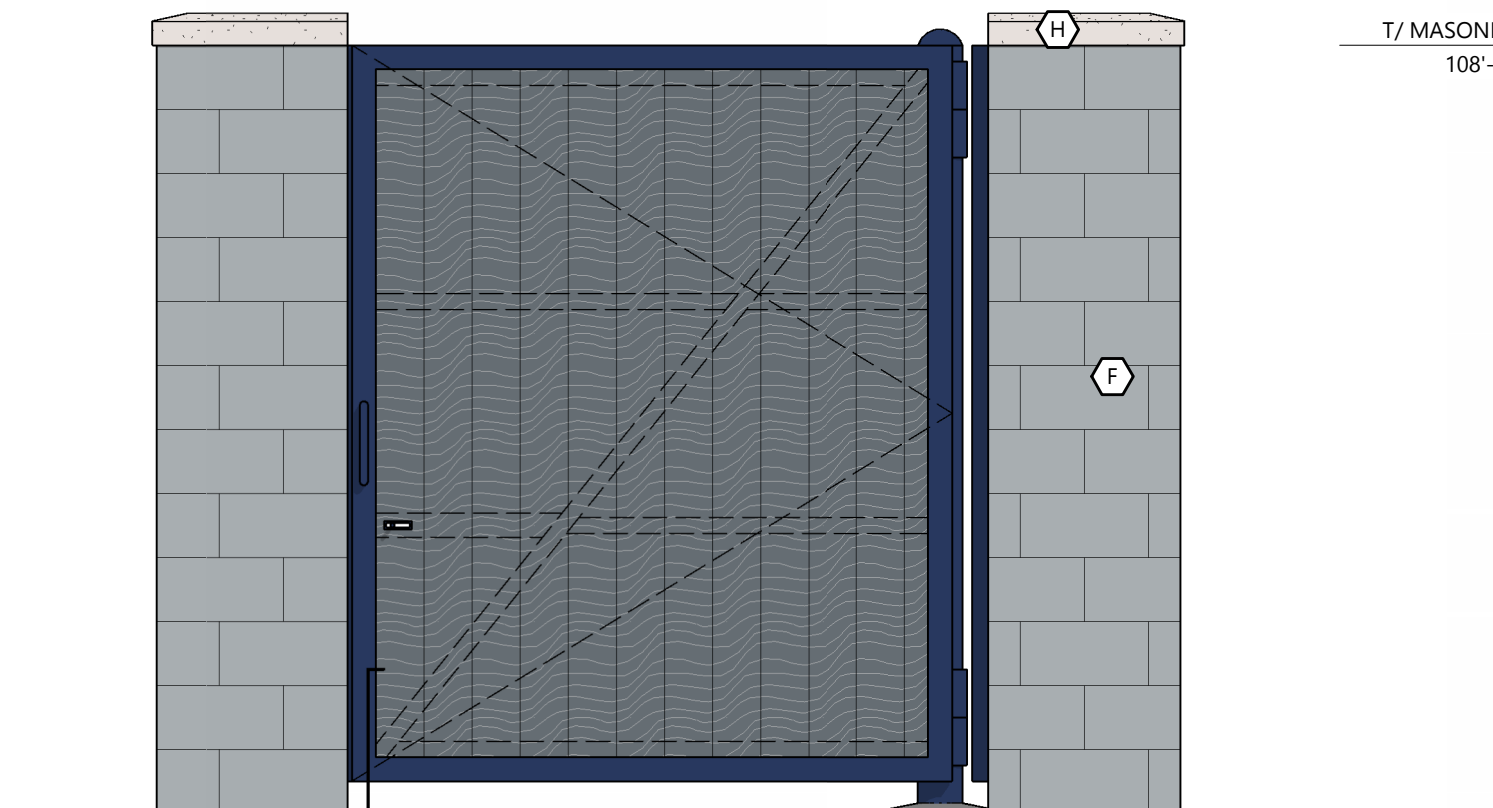
REAR ELEVATION

SCALE: 1/2" = 1'-0"



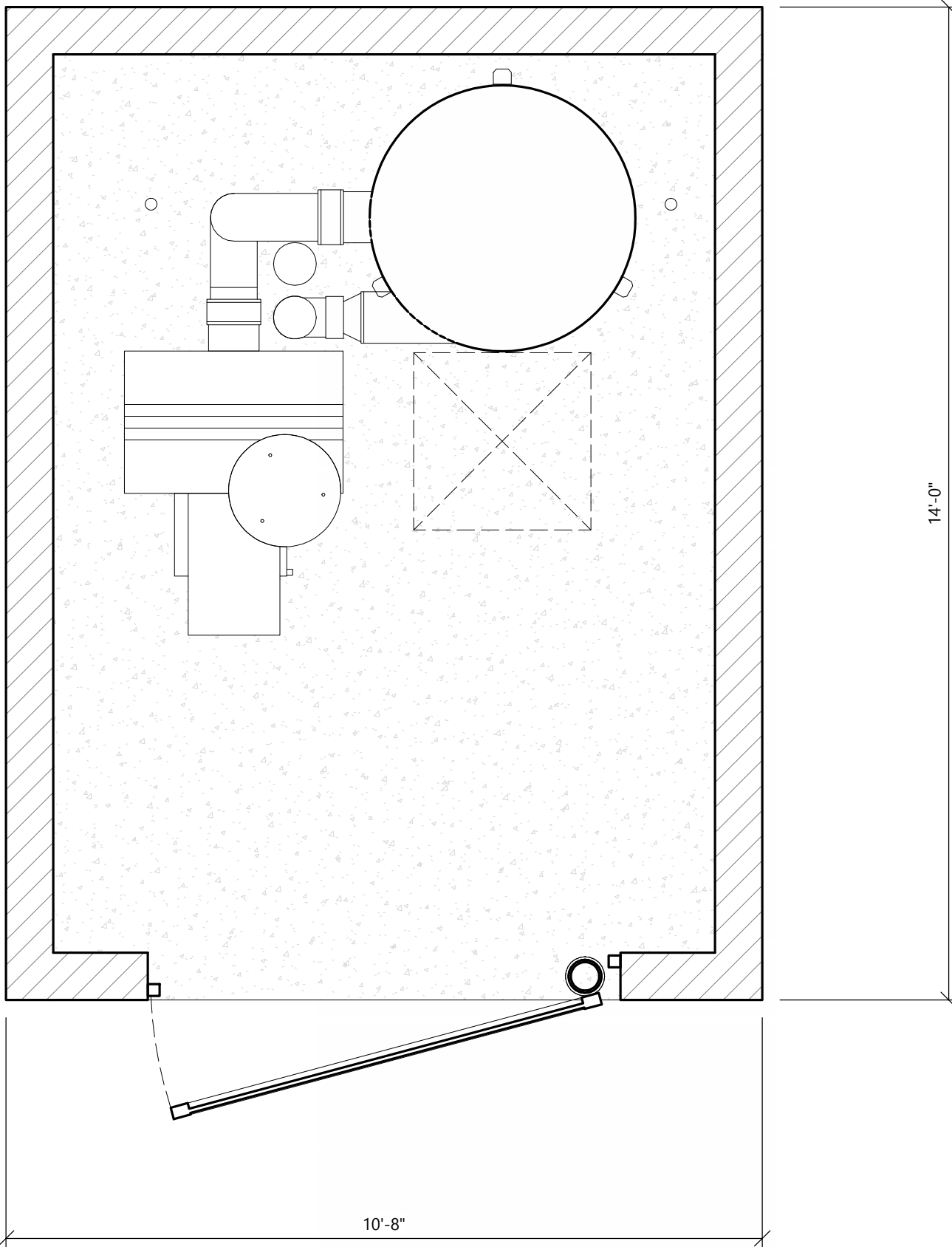
LEFT ELEVATION

SCALE: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: 1/2" = 1'-0"

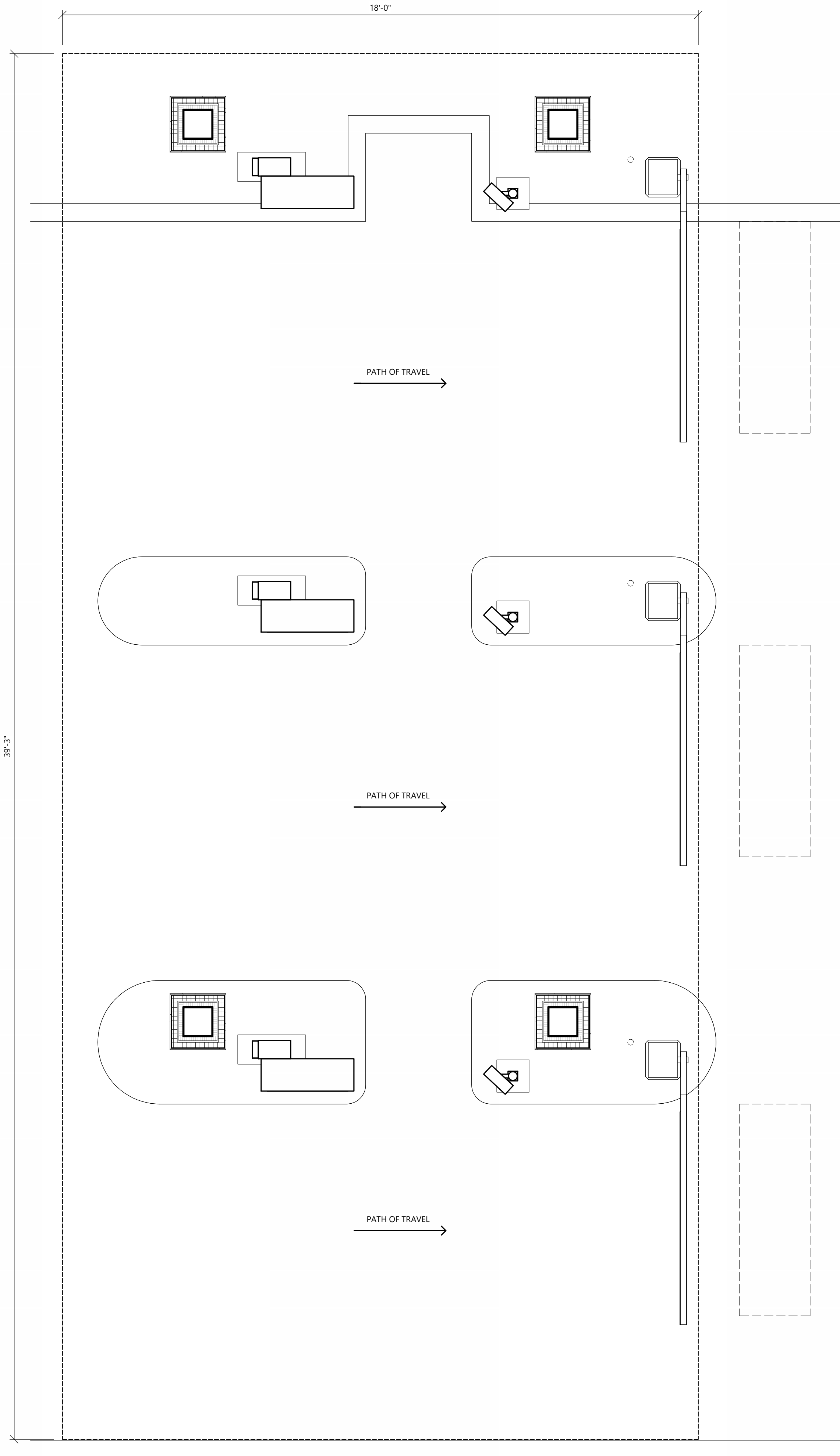


PLAN - VACUUM EQUIPMENT ENCLOSURE

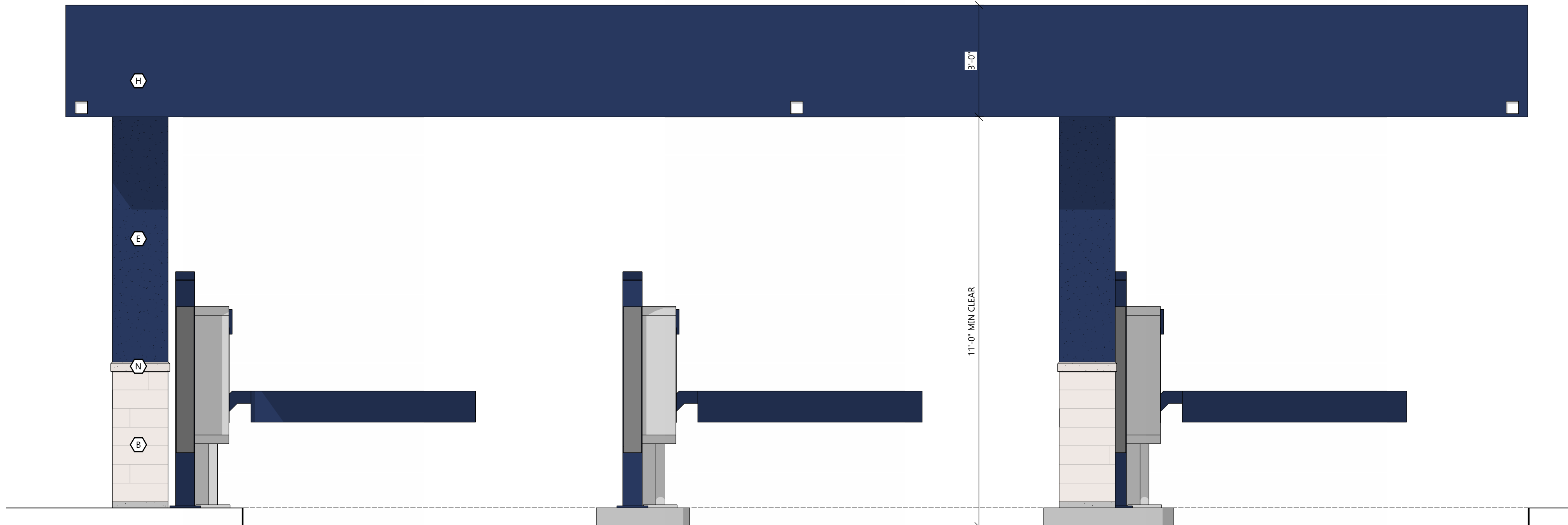
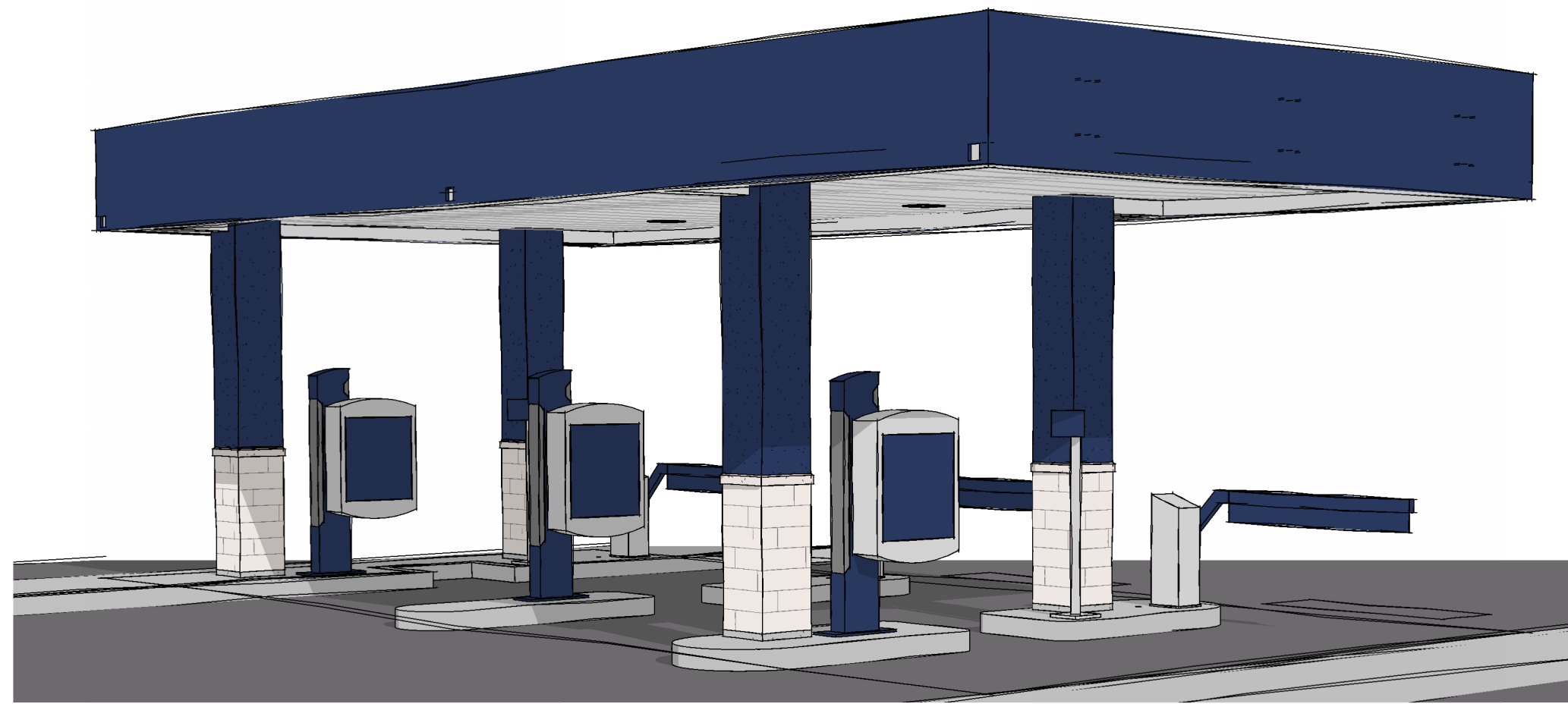
SCALE: 1/2" = 1'-0"

PRELIMINARY VACUUM EQUIPMENT ENCLOSURE PLAN & ELEVATIONS

C:\Users\josh\OneDrive\Documents\2024\Projects\230157800\230157800.dwg  
9/6/2024 8:45:54 AM



POS CANOPY PLAN  
SCALE: 1/2" = 1'-0"



POS CANOPY ELEVATION  
SCALE: 1/2" = 1'-0"

#### EXTERIOR MATERIAL KEY

- A** PREFINISHED ALUMINUM BATTENS  
MFR: LUMABUILT  
STYLE: MOSAIC 1x6 BATTENS  
COLOR: HAZELNUT BROWN
- B** STONE VENEER  
MFR: EL DORADO STONE  
STYLE: VANTAGE 30 (6" H x 30" L x ~1" D)  
COLOR: WHITE ELM w/ MATCHING MORTAR JOINT
- C** EIFS  
TEXTURE: SAND  
COLOR: PT-6 (MORNING FOG)
- D** EIFS  
TEXTURE: SAND  
COLOR: PT-3 (WALL STREET)
- E** EIFS  
TEXTURE: SAND  
COLOR: PT-9 (IN THE NAVY)
- F** SINGLE WYTHE CMU  
TEXTURE: SMOOTH FACE  
INTEGRAL COLOR TO MATCH PT-6 (MORNING FOG)
- G** SINGLE WYTHE CMU  
TEXTURE: SPLIT FACE  
INTEGRAL COLOR TO MATCH PT-3 (WALLSTREET)
- H** PRECAST STONE SILL  
COLOR: LIMESTONE
- I** NOT USED
- J** PREFINISHED STANDING SEAM METAL ROOF PANEL  
MFR: CTMRS (OR EQUAL)  
STYLE: LARGE BATTEN 24 GA  
COLOR: PT-9 (IN THE NAVY)
- K** PREFINISHED METAL TRIM AND ACCESSORIES  
MFR: CTMRS (OR EQUAL)  
COLOR: PT-9 (IN THE NAVY)
- L** ALUMINUM STOREFRONT SYSTEM  
GLAZING: CLEAR  
FRAME: CLEAR ANODIZED
- M** CONCRETE CURB  
TEXTURE: HAND RUB  
COLOR TO MATCH PT-3
- P** TREX DECK BOARD  
COLOR TO MATCH PT-3

#### GENERAL NOTES

- ALL SIGNAGE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL ADVERTISING SIGNAGE SUBJECT TO SEPARATE SIGN PERMIT SUBMITTAL AND APPROVAL.

#### PROJECT INFORMATION

PROPOSED CAR WASH FOR:  
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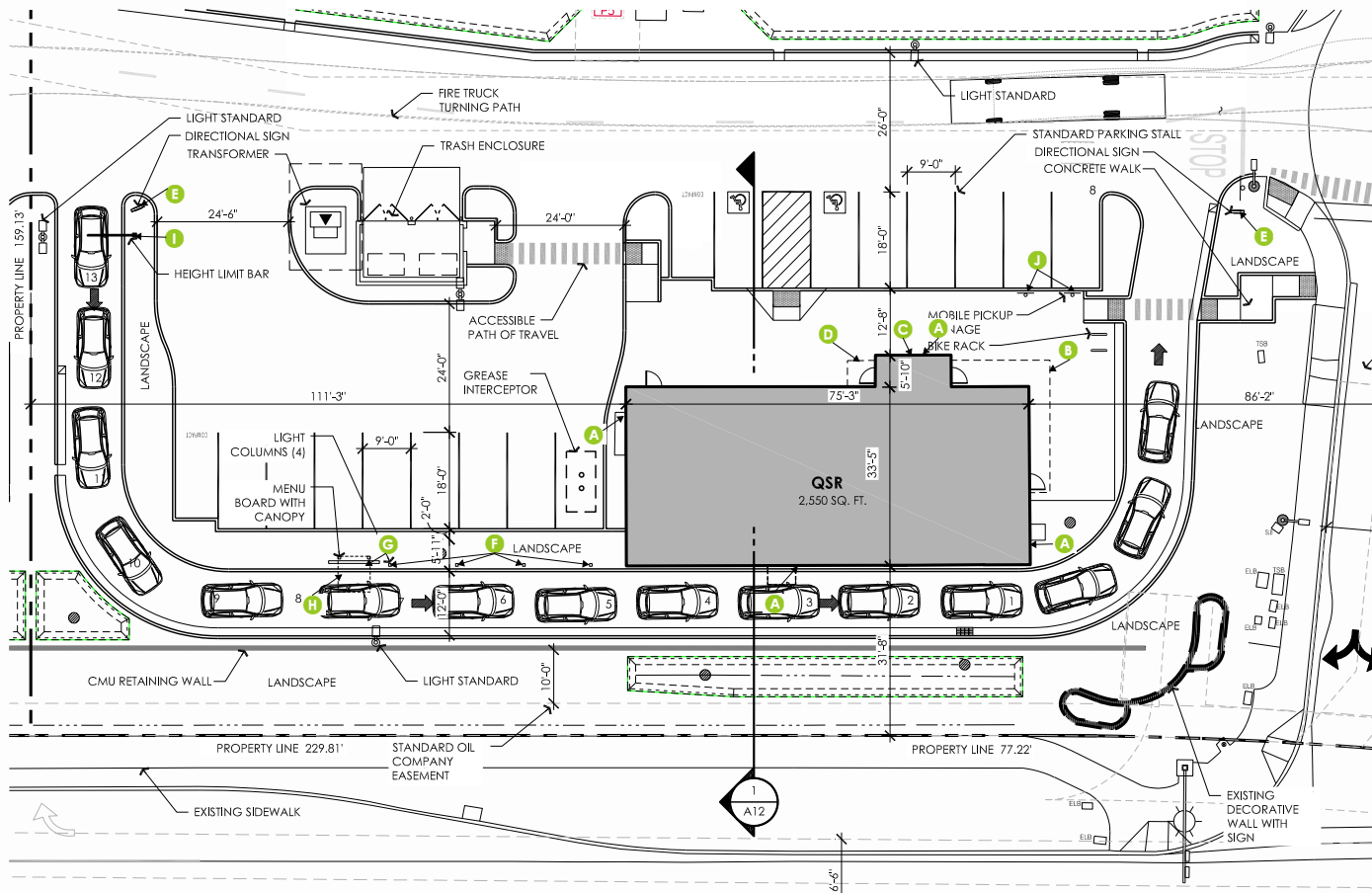
**PRE-6**

**C57**



REVISIONS	
DATE	REV CHANGE
07/10/2024	U/D TO PC[CLBR,SP,MB, & OPC], U/D BANNER FONT AND ADDED YELLOW FACE PYLON OPTIONS (NMB 89388)
07/24/2024	ADDED 10 MINUTE PARKING SPACE SIGNS: HAB-PS-MPU-OP, HAB-PS-MPU-TS, AND HAB-PS-MPU-BP. (NMB 89512)
08/07/2024	ADDED SIGN HAB-PS-MPU-WM & RADIUS TO PS PANELS, ADDED NEW MON & PYLON SIGNS, ADDED ILLUMINATED CLBR FLAG AND CHANGED REFLECTIVE COPY, U/D MB STATIC & OPC WITH NEW DESIGN & CONCRETE PAD (NMB 89697)



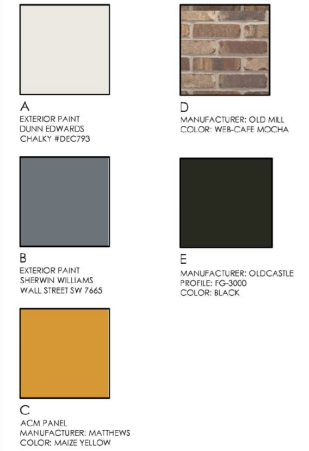


QTY	SIGN	DESCRIPTION
4	A HAB-CL-LOGO-FHL-33RY-ST	STACKED CHANNEL LETTERS
1	B HAB-OCC-42-XXX-CNR-42-XXX-DL	BUILDING CORNER CANOPY
1	C HAB-TWR-176-297-33RY	ACM TOWER
2	D HAB-CC42-XX	CANOPY
2	E HAB-DIR-DS-H-12X24-42-DB	DIRECTIONAL SIGN
4	F HAB-SLC-120	10' LIGHT COLUMN
1	G HAB-DT-MB-S	STATIC MENUBOARD
1	H HAB-OPC-73-119	ORDER CANOPY
1	I HB-DT-CLBR-L-SS	CLEARANCE BAR- SINGLE SIDED
2	J HAB-PS-MPU-XX	PARKING SIGN



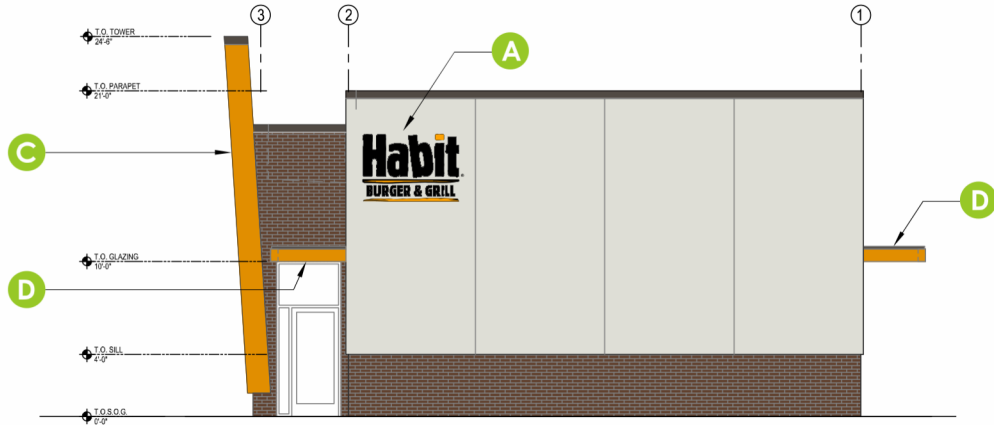
QTY	SIGN	DESCRIPTION
3	<b>A</b> HAB-CL-LOGO-FHL-33RY-ST	STACKED CHANNEL LETTERS
1	<b>B</b> HAB-OCC-42-XXX-CNR-42-XXX-DL	BUILDING CORNER CANOPY
1	<b>C</b> HAB-TWR-176-297-33RY	ACM TOWER
2	<b>D</b> HAB-CC42-XX	CANOPY
2	<b>E</b> HAB-DIR-DS-H-12X24-42-DB	DIRECTIONAL SIGN
4	<b>F</b> HAB-SL-120	10' LIGHT COLUMN
1	<b>G</b> HAB-DT-MB-S	STATIC MENUBOARD
1	<b>H</b> HAB-OPC-73-119	ORDER CANOPY
1	<b>I</b> HB-DT-CLBR-L-SS	CLEARANCE BAR- SINGLE SIDED
2	<b>J</b> HAB-PS-MPU-XX	PARKING SIGN

### FINISH LEGEND



**NORTH AND WEST ELEVATIONS**

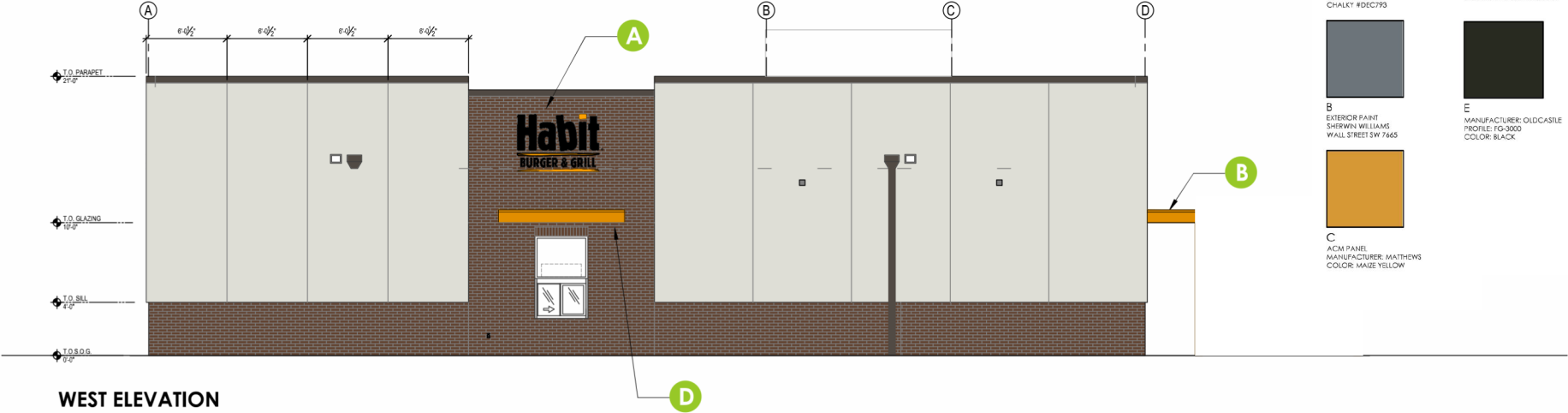
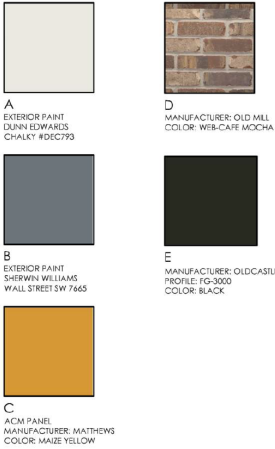
**ELEVATIONS**



**NORTH ELEVATION**

QTY	SIGN	DESCRIPTION
3	A HAB-CL-LOGO-FHL-33RY-ST	STACKED CHANNEL LETTERS
1	B HAB-OCC-42-XXX-CNR-42-XXX-DL	BUILDING CORNER CANOPY
1	C HAB-TWR-176-297-33RY	ACM TOWER
2	D HAB-CC42-XX	CANOPY
2	E HAB-DIR-DS-H-12X24-42-DB	DIRECTIONAL SIGN
4	F HAB-SL-120	10' LIGHT COLUMN
1	G HAB-DT-MB-S	STATIC MENUBOARD
1	H HAB-OPC-73-119	ORDER CANOPY
1	I HB-DT-CLBR-L-SS	CLEARANCE BAR- SINGLE SIDED
2	J HAB-PS-MPU-XX	PARKING SIGN

**FINISH LEGEND**



**WEST ELEVATION**

## COLORS & MATERIALS

<input type="checkbox"/>	PANTONE WHITE
<input type="checkbox"/>	PANTONE BLACK 3C
<input type="checkbox"/>	PANTONE 2012 C/ 2012 U 'POPPY ORANGE'
<input type="checkbox"/>	PANTONE 7409 C/ 3514 U 'GOLDEN HOUR YELLOW'
<input type="checkbox"/>	3M CLEAR VINYL
<input type="checkbox"/>	TRANSLUCENT VINYL, 3M 3635-70 DIFFUSER
<input type="checkbox"/>	TRANSLUCENT VINYL, 3M 3630-20 'WHITE'
<input type="checkbox"/>	OPAQUE VINYL, 3M 7725-10 'WHITE'
<input type="checkbox"/>	OPAQUE VINYL, 3M 7725-22 'MATTE BLACK'
<input type="checkbox"/>	BLOCKOUT VINYL, 3M 3635-22B 'BLACK MATTE'
<input type="checkbox"/>	DUAL COLOR PERFORATED VINYL, 3M 3635-222 'BLACK'
<input type="checkbox"/>	REFLECTIVE VINYL, 3M 680-85 'BLACK'
<input type="checkbox"/>	PAINT, MAP 'WHITE'
<input type="checkbox"/>	PAINT, MATCH 38/60090 'DARK ANODIZED BRONZE'
<input type="checkbox"/>	PAINT, MATCH RAL 1006 'MAIZE YELLOW'
<input type="checkbox"/>	POWDER COAT, 38/60090 'DARK ANODIZED BRONZE'
<input type="checkbox"/>	POWDER COAT, MATCH RAL 1006 'MAIZE YELLOW'
<input type="checkbox"/>	ACRYLIC, #2447 'WHITE'
<input type="checkbox"/>	ACRYLIC, #7328 'WHITE, NON-GLARE'
<input type="checkbox"/>	ACRYLIC, CLEAR
<input type="checkbox"/>	POLYCARBONATE, WHITE
<input type="checkbox"/>	POLYCARBONATE, CLEAR

## STRUCTURAL DESIGN PARAMETERS:

Structural design is solely the responsibility of the individual sign manufacturer and shall conform the Building Code adopted by the Authority Having Jurisdiction for the specific site being considered.

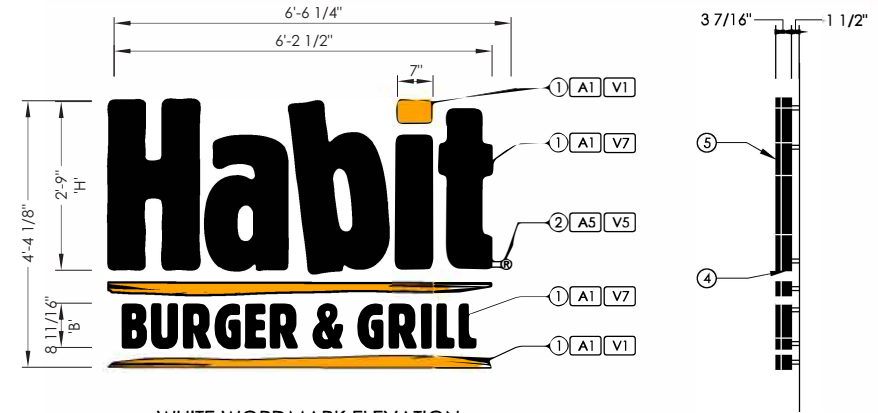
## ELECTRICAL PARAMETERS:

- Electrified products shall be constructed and labeled in conformance with the associated Underwriters Laboratory (UL) Standard, e.g. UL 48.
- Installation and other aspects of construction shall conform to the relevant section of the adopted local Building Code, e.g. NEC Article 600

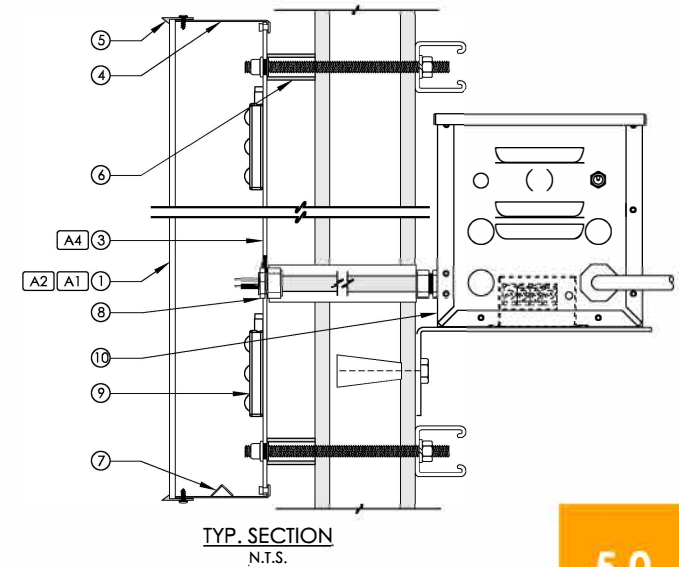
FONT USED IS: Gothic821CondensedBT-Regular

## SIGN SPECIFICATIONS & NOTES

- Acrylic face. 'Sun' and 'Driftwood' are vinyl w/ digital print to match Pantone colors applied first surface
- Polycarbonate tab riveted to letter back w/ vinyl applied first surface
- Polycarbonate backer
- Pre-finished 'Black' alum. coil return
- Black Jewelite trim cap
- Alum. pipe spacer painted to match existing wall
- Weep hole w/ light shield as req'd
- 9/16" Paige Electric wall buster
- AGILIGHT Ultra 650 50k LED module #LS-U650-50K-B200-A/  
AGILIGHT Ultra Mini 50k LED module #LS-UMIN-50K-L4-50B
- Remote power supply enclosure w/ disconnect switch



WHITE WORDMARK ELEVATION  
(PART # HAB-CL-LOGO-FHL-33-ST-BLK)  
SCALE 1:24



LED LAYOUTS AND SIZE CHART PENDING PROTOTYPE REVIEW

LED LAYOUT  
N.T.S.

5.0

## COLORS & MATERIALS

<input type="checkbox"/>	PANTONE WHITE
<input type="checkbox"/>	PANTONE BLACK 3C
<input type="checkbox"/>	PANTONE 2012 C/ 2012 U 'POPPY ORANGE'
<input type="checkbox"/>	PANTONE 7409 C/ 3514 U 'GOLDEN HOUR YELLOW'
<input type="checkbox"/>	3M CLEAR VINYL
<input type="checkbox"/>	TRANSLUCENT VINYL, 3M 3635-70 DIFFUSER
<input type="checkbox"/>	TRANSLUCENT VINYL, 3M 3630-20 'WHITE'
<input type="checkbox"/>	OPAQUE VINYL, 3M 7725-10 'WHITE'
<input type="checkbox"/>	OPAQUE VINYL, 3M 7725-22 'MATTE BLACK'
<input type="checkbox"/>	BLOCKOUT VINYL, 3M 3635-22B 'BLACK MATTE'
<input type="checkbox"/>	DUAL COLOR PERFORATED VINYL, 3M 3635-222 'BLACK'
<input type="checkbox"/>	REFLECTIVE VINYL, 3M 680-85 'BLACK'
<input type="checkbox"/>	PAINT, MAP 'WHITE'
<input type="checkbox"/>	PAINT, MATCH 38/60090 'DARK ANODIZED BRONZE'
<input type="checkbox"/>	PAINT, MATCH RAL 1006 'MAIZE YELLOW'
<input type="checkbox"/>	POWDER COAT, 38/60090 'DARK ANODIZED BRONZE'
<input type="checkbox"/>	POWDER COAT, MATCH RAL 1006 'MAIZE YELLOW'
<input type="checkbox"/>	ACRYLIC, #2447 'WHITE'
<input type="checkbox"/>	ACRYLIC, #7328 'WHITE', NON-GLARE
<input type="checkbox"/>	ACRYLIC, CLEAR
<input type="checkbox"/>	POLYCARBONATE, WHITE
<input type="checkbox"/>	POLYCARBONATE, CLEAR

## STRUCTURAL DESIGN PARAMETERS:

Structural design is solely the responsibility of the individual sign manufacturer and shall conform the Building Code adopted by the Authority Having Jurisdiction for the specific site being considered.

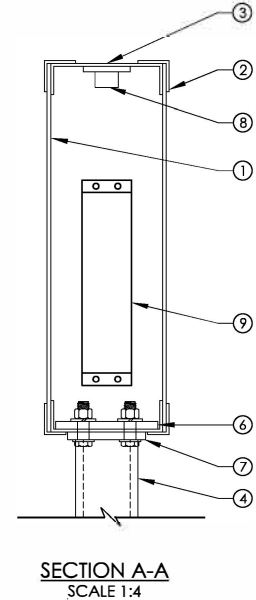
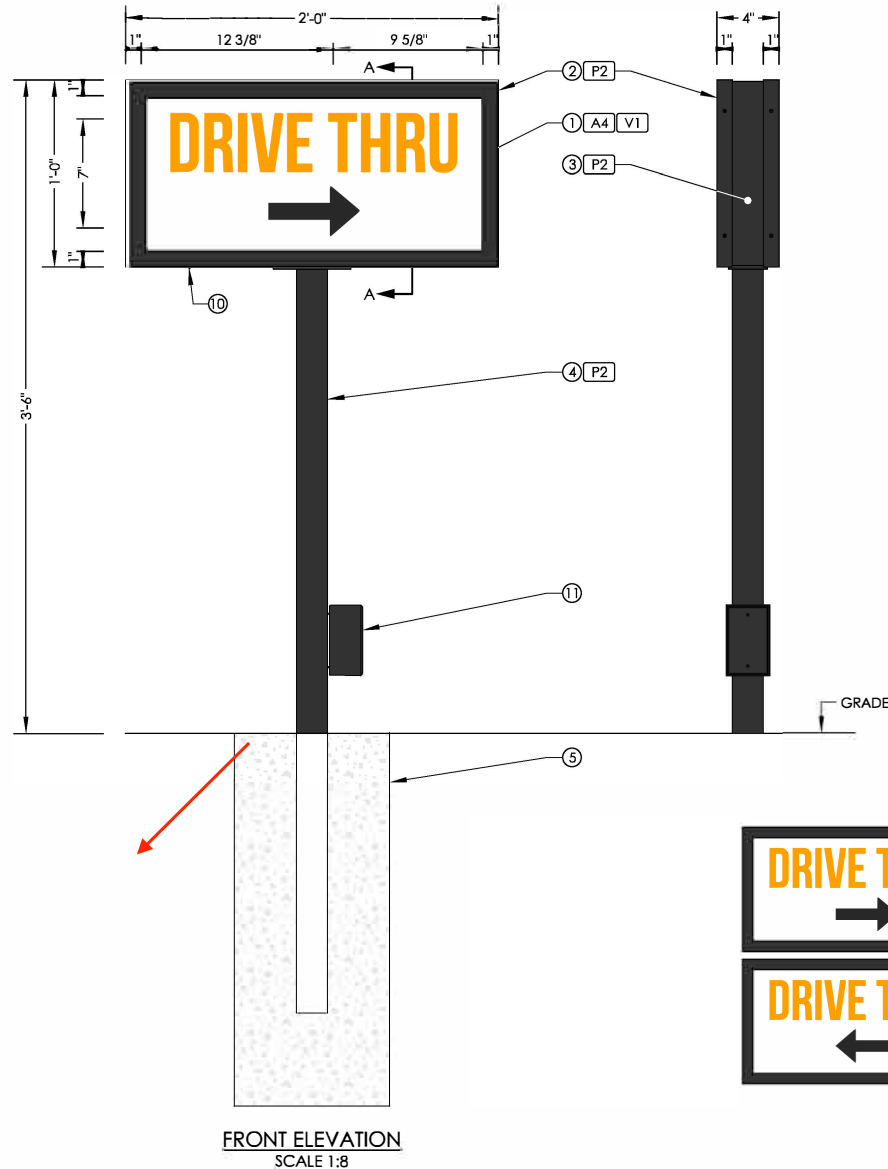
## ELECTRICAL PARAMETERS:

- Electrified products shall be constructed and labeled in conformance with the associated Underwriters Laboratory (UL) Standard, e.g. UL 48.  
- Installation and other aspects of construction shall conform to the relevant section of the adopted local Building Code, e.g. NEC Article 600

FONT USED IS: Gothic821CondensedBT-Regular

## SIGN SPECIFICATIONS & NOTES

- Polycarbonate face w/ vinyl digitally printed to match Pantone colors; white areas to stay clear to show thru white
- .090" back routed and folded alum. retainer
- Back routed and folded alum. channel frame
- 2" x 2" x 1/4" alum. sq. tube
- 2500 concrete foundation. Size to be determined for specific site and conditions.
- Alum. inside plate
- Alum. outside plate welded to alum. tube upright
- AGILIGHT Ultra Edge1 LED mod. #LS-EDGE1-65K-E185-W-A; QTY. [11]
- AGILIGHT power supply mounted inside of cabinet
- Disconnect switch
- Weatherproof J-Box



## COLORS & MATERIALS

<input type="checkbox"/>	PANTONE WHITE
<input type="checkbox"/>	PANTONE BLACK 3C
<input type="checkbox"/>	PANTONE 2012 C/ 2012 U 'POPPY ORANGE'
<input type="checkbox"/>	PANTONE 7409 C/ 3514 U 'GOLDEN HOUR YELLOW'
<input type="checkbox"/>	3M CLEAR VINYL
<input type="checkbox"/>	TRANSLUCENT VINYL, 3M 3635-70 DIFFUSER
<input type="checkbox"/>	TRANSLUCENT VINYL, 3M 3630-20 'WHITE'
<input type="checkbox"/>	OPAQUE VINYL, 3M 7725-10 'WHITE'
<input type="checkbox"/>	OPAQUE VINYL, 3M 7725-22 'MATTE BLACK'
<input type="checkbox"/>	BLOCKOUT VINYL, 3M 3635-22B 'BLACK MATTE'
<input type="checkbox"/>	DUAL COLOR PERFORATED VINYL, 3M 3635-222 'BLACK'
<input type="checkbox"/>	REFLECTIVE VINYL, 3M 680-85 'BLACK'
<input type="checkbox"/>	PAINT, MAP 'WHITE'
<input type="checkbox"/>	PAINT, MATCH 38/60090 'DARK ANODIZED BRONZE'
<input type="checkbox"/>	PAINT, MATCH RAL 1006 'MAIZE YELLOW'
<input type="checkbox"/>	POWDER COAT, 38/60090 'DARK ANODIZED BRONZE'
<input type="checkbox"/>	POWDER COAT, MATCH RAL 1006 'MAIZE YELLOW'
<input type="checkbox"/>	ACRYLIC, #2447 'WHITE'
<input type="checkbox"/>	ACRYLIC, #7328 'WHITE', NON-GLARE
<input type="checkbox"/>	ACRYLIC, CLEAR
<input type="checkbox"/>	POLYCARBONATE, WHITE
<input type="checkbox"/>	POLYCARBONATE, CLEAR

## STRUCTURAL DESIGN PARAMETERS:

Structural design is solely the responsibility of the individual sign manufacturer and shall conform the Building Code adopted by the Authority Having Jurisdiction for the specific site being considered.

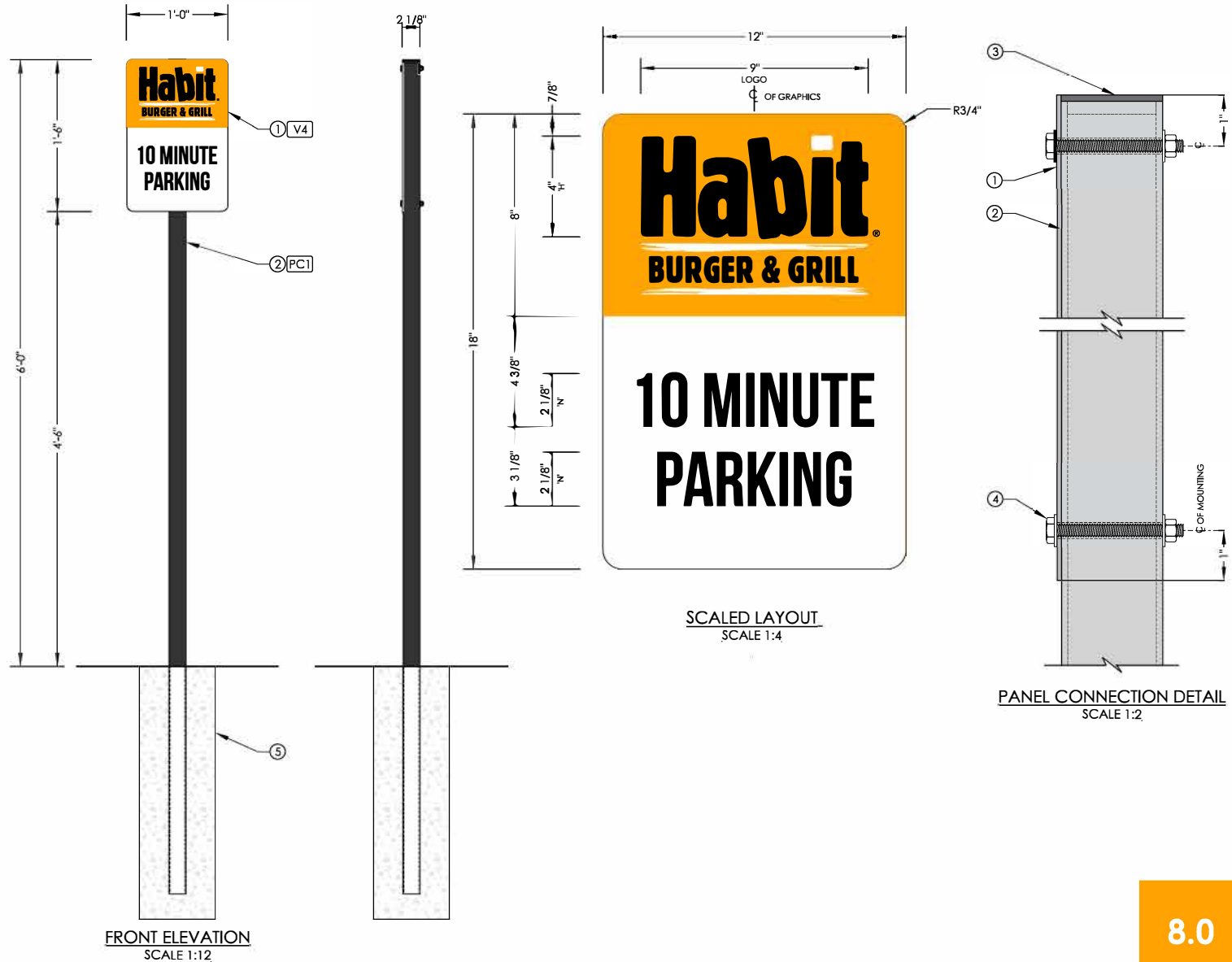
## ELECTRICAL PARAMETERS:

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- Installation and other aspects of construction shall conform to the relevant section of the adopted local Building Code, e.g. NEC Article 600

FONT USED IS: Gothic821 CondensedBT-Regular

## SIGN SPECIFICATIONS & NOTES

- Alum. panel w/ surface applied digital print vinyl  
- colors to match Pantone colors
- 2" X 2" X 1/8" alum. sq. tube
- 3/8" PVC cap
- H.H. Bolt - qty(2)
- 2500 PSI reinforced concrete foundation. Sizes to be determined for specific site and conditions.



A1	<input type="checkbox"/>	ACRYLIC, #2447 'WHITE'
A2	<input type="checkbox"/>	ACRYLIC, #7328 'WHITE', NON-GLARE
A3	<input type="checkbox"/>	ACRYLIC, CLEAR
A4	<input type="checkbox"/>	POLYCARBONATE, WHITE
A5	<input type="checkbox"/>	POLYCARBONATE, CLEAR

## COLORS & MATERIALS

<input type="checkbox"/>	PANTONE WHITE
<input type="checkbox"/>	PANTONE BLACK 3C
<input type="checkbox"/>	PANTONE 2012 C/ 2012 U 'POPPY ORANGE'
<input type="checkbox"/>	PANTONE 7409 C/ 3514 U 'GOLDEN HOUR YELLOW'
<input type="checkbox"/>	3M CLEAR VINYL
<input type="checkbox"/>	TRANSLUCENT VINYL, 3M 3635-70 DIFFUSER
<input type="checkbox"/>	TRANSLUCENT VINYL, 3M 3630-20 'WHITE'
<input type="checkbox"/>	OPAQUE VINYL, 3M 7725-10 'WHITE'
<input type="checkbox"/>	OPAQUE VINYL, 3M 7725-22 'MATTE BLACK'
<input type="checkbox"/>	BLOCKOUT VINYL, 3M 3635-22B 'BLACK MATTE'
<input type="checkbox"/>	DUAL COLOR PERFORATED VINYL, 3M 3635-222 'BLACK'
<input type="checkbox"/>	REFLECTIVE VINYL, 3M 680-85 'BLACK'
<input type="checkbox"/>	PAINT, MAP 'WHITE'
<input type="checkbox"/>	PAINT, MATCH 38/60090 'DARK ANODIZED BRONZE'
<input type="checkbox"/>	PAINT, MATCH RAL 1006 'MAIZE YELLOW'
<input type="checkbox"/>	POWDER COAT, 38/60090 'DARK ANODIZED BRONZE'
<input type="checkbox"/>	POWDER COAT, MATCH RAL 1006 'MAIZE YELLOW'
<input type="checkbox"/>	ACRYLIC, #2447 'WHITE'
<input type="checkbox"/>	ACRYLIC, #7328 'WHITE', NON-GLARE
<input type="checkbox"/>	ACRYLIC, CLEAR
<input type="checkbox"/>	POLYCARBONATE, WHITE
<input type="checkbox"/>	POLYCARBONATE, CLEAR

## STRUCTURAL DESIGN PARAMETERS:

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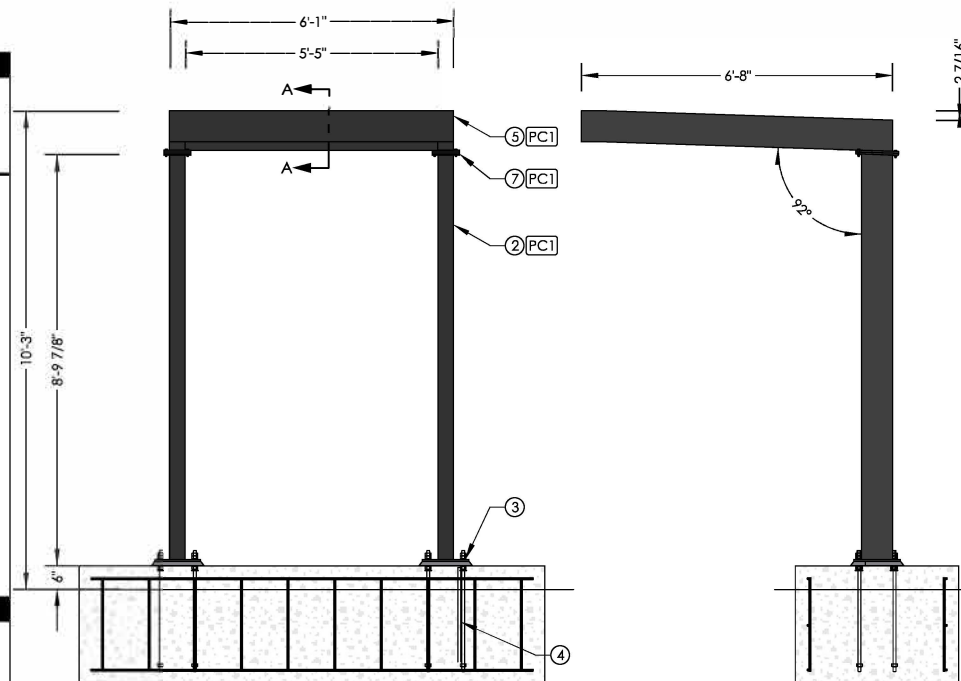
## ELECTRICAL PARAMETERS:

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- Installation and other aspects of construction shall conform to the relevant section of the adopted local Building Code, e.g. NEC Article 600

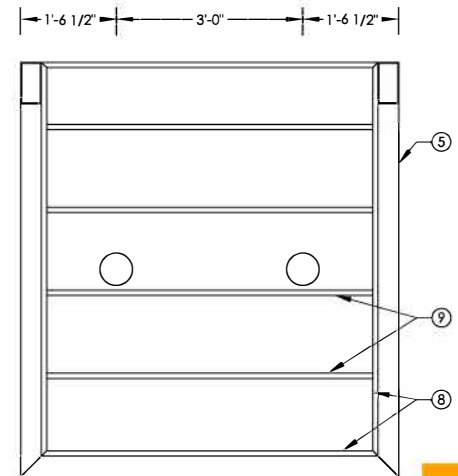
FONT USED IS: Gothic821 CondensedBT-Regular

## SIGN SPECIFICATIONS & NOTES

- N/A
- 4" x 8" x 3/16" alum. tube upright; slope at top for water runoff
- 1/2" thick alum. base plate welded to upright
- Anchor bolts embedded into 2500 PSI reinforced concrete foundation. Sizes to be determined for specific site and conditions.
- 4" x 8" x 3/16" alum. tube frame canopy on sides and front -back is open for water runoff
- Alum. plate welded to inside of frame at lifting points
- Alum. match plates fastened together
- Alum. tube perimeter frame
- Alum. tube cross members, at 16" O.C. typ.
- Alum. roof sheeting
- Drip lip for panel for water runoff
- 6" round LOTUS LED disc light - (2) req'd



SECTION A-A  
SCALE 1:12



CANOPY BOTTOM VIEW  
SCALE 1:24

3D VIEW

### COLORS & MATERIALS

<input type="checkbox"/>	PANTONE WHITE
<input type="checkbox"/>	PANTONE BLACK 3C
<input type="checkbox"/>	PANTONE 2012 C/ 2012 U 'POPPY ORANGE'
<input type="checkbox"/>	PANTONE 7409 C/ 3514 U 'GOLDEN HOUR YELLOW'
<input type="checkbox"/>	3M CLEAR VINYL
<input type="checkbox"/>	TRANSLUCENT VINYL, 3M 3635-70 DIFFUSER
<input type="checkbox"/>	TRANSLUCENT VINYL, 3M 3630-20 'WHITE'
<input type="checkbox"/>	OPAQUE VINYL, 3M 7725-10 'WHITE'
<input type="checkbox"/>	OPAQUE VINYL, 3M 7725-22 'MATTE BLACK'
<input type="checkbox"/>	BLOCKOUT VINYL, 3M 3635-22B 'BLACK MATTE'
<input type="checkbox"/>	DUAL COLOR PERFORATED VINYL, 3M 3635-222 'BLACK'
<input type="checkbox"/>	REFLECTIVE VINYL, 3M 680-85 'BLACK'
<input type="checkbox"/>	PAINT, MAP 'WHITE'
<input type="checkbox"/>	PAINT, MATCH 38/60090 'DARK ANODIZED BRONZE'
<input type="checkbox"/>	PAINT, MATCH RAL 1006 'MAIZE YELLOW'
<input type="checkbox"/>	POWDER COAT, 38/60090 'DARK ANODIZED BRONZE'
<input type="checkbox"/>	POWDER COAT, MATCH RAL 1006 'MAIZE YELLOW'
<input type="checkbox"/>	ACRYLIC, #2447 'WHITE'
<input type="checkbox"/>	ACRYLIC, #7328 'WHITE', NON-GLARE
<input type="checkbox"/>	ACRYLIC, CLEAR
<input type="checkbox"/>	POLYCARBONATE, WHITE
<input type="checkbox"/>	POLYCARBONATE, CLEAR

### STRUCTURAL DESIGN PARAMETERS:

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### ELECTRICAL PARAMETERS:

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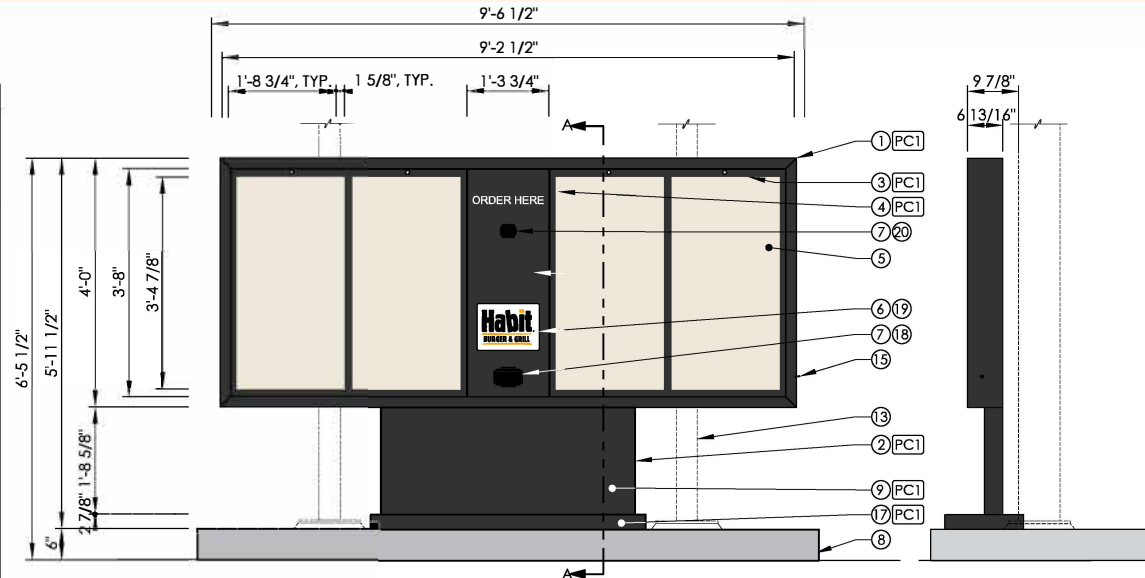
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### SIGN SPECIFICATIONS & NOTES

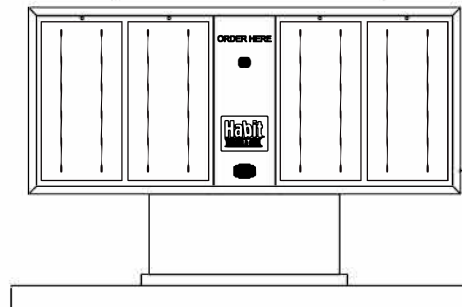
- 1/8" back routed and folded alum. cabinet channel frame
- Alum. channel base frame
- 1/4" alum. menu frame
- 1/4" alum. front panel
- Plastic menu inserts - provided by client
- Opening for OCS screen w/ 060 clear Markalon AR cover
- Slotted perforation for microphone/speaker box
- Concrete pad
- Alum. lower cabinet face panel
- Alum. backer panel
- 2 1/2"x2 1/2"x1/4" steel tube upright
- Alum. channel stiffeners
- Order Canopy uprights; refer part # HAB-OPC-73-112
- AGILIGHT Ultra 60 50k LED module #LS-U670-50K-B200-A
- Disconnect switch
- Alum. doubler

### SIGN SPECIFICATIONS & NOTES (continued)

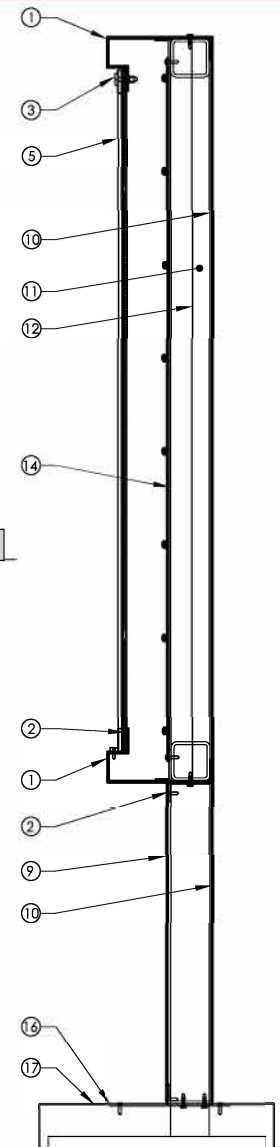
- Alum. b/f removeable base cover
- HME DM5 Microphone
- Endura 15X Drive-Thru Order Confirmation System
- HME SS7000 Speaker



FRONT ELEVATION  
SCALE 1:24



LED LAYOUT  
N.T.S.



SECTION A-A  
SCALE 1:12

## COLORS & MATERIALS

<input type="checkbox"/>	PANTONE WHITE
<input type="checkbox"/>	PANTONE BLACK 3C
<input type="checkbox"/>	PANTONE 2012 C/ 2012 U 'POPPY ORANGE'
<input type="checkbox"/>	PANTONE 7409 C/ 3514 U 'GOLDEN HOUR YELLOW'
<input type="checkbox"/>	3M CLEAR VINYL
<input type="checkbox"/>	TRANSLUCENT VINYL, 3M 3635-70 DIFFUSER
<input type="checkbox"/>	TRANSLUCENT VINYL, 3M 3630-20 'WHITE'
<input type="checkbox"/>	OPAQUE VINYL, 3M 7725-10 'WHITE'
<input type="checkbox"/>	OPAQUE VINYL, 3M 7725-22 'MATTE BLACK'
<input type="checkbox"/>	BLOCKOUT VINYL, 3M 3635-22B 'BLACK MATTE'
<input type="checkbox"/>	DUAL COLOR PERFORATED VINYL, 3M 3635-222 'BLACK'
<input type="checkbox"/>	REFLECTIVE VINYL, 3M 680-85 'BLACK'
<input type="checkbox"/>	PAINT, MAP 'WHITE'
<input type="checkbox"/>	PAINT, MATCH 38/60090 'DARK ANODIZED BRONZE'
<input type="checkbox"/>	PAINT, MATCH RAL 1006 'MAIZE YELLOW'
<input type="checkbox"/>	POWDER COAT, 38/60090 'DARK ANODIZED BRONZE'
<input type="checkbox"/>	POWDER COAT, MATCH RAL 1006 'MAIZE YELLOW'
<input type="checkbox"/>	ACRYLIC, #2447 'WHITE'
<input type="checkbox"/>	ACRYLIC, #7328 'WHITE', NON-GLARE
<input type="checkbox"/>	ACRYLIC, CLEAR
<input type="checkbox"/>	POLYCARBONATE, WHITE
<input type="checkbox"/>	POLYCARBONATE, CLEAR

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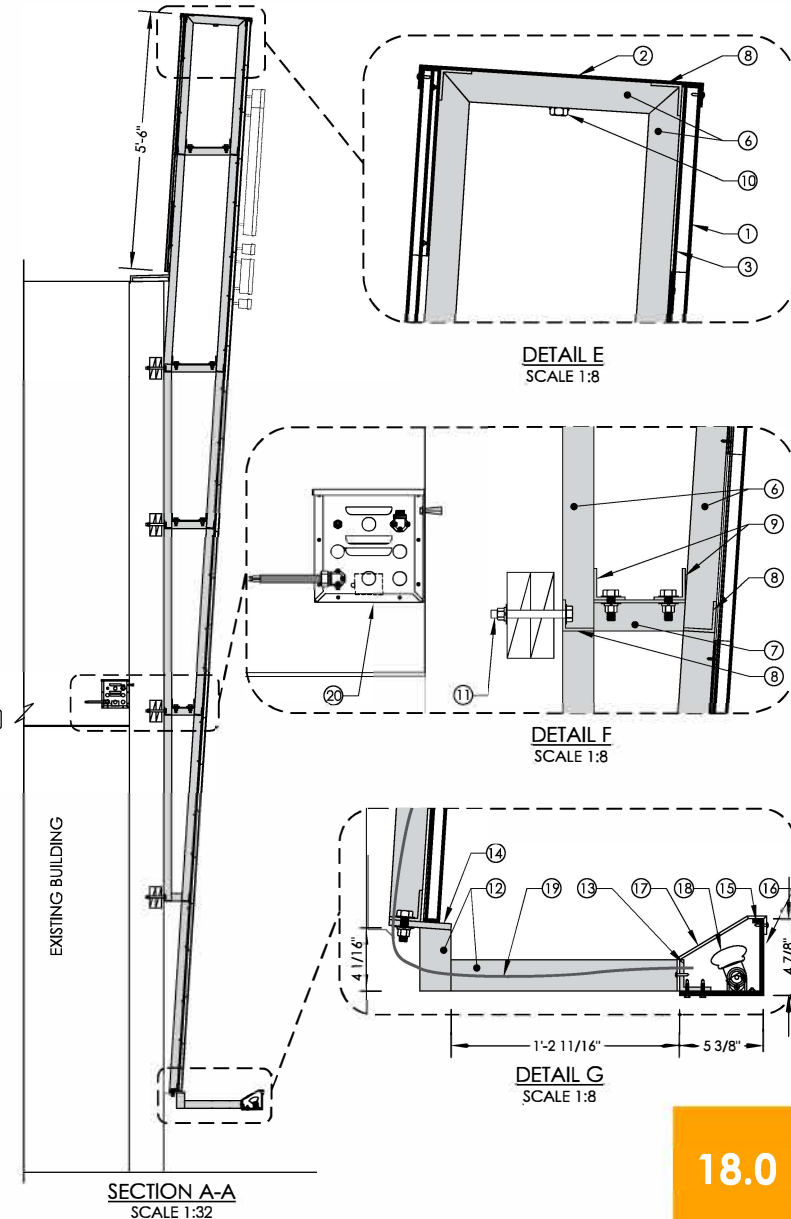
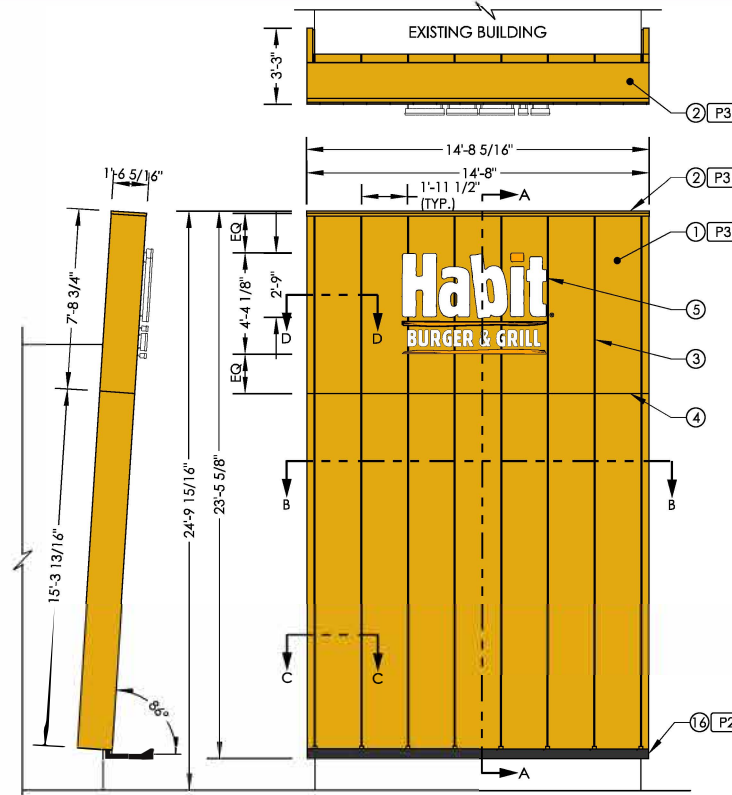
## SIGN SPECIFICATIONS & NOTES

- 4mm ACM panel w/ staggered folded tabs; color spec T.B.D.
- 4mm ACM cap; color spec T.B.D.
- 4mm ACM reveal, 1/2" wide
- Seam location, if required
- Channel letters, part #HAB-CL-LOGO-FHL-33RY-ST
- 2" x 2" x 1/4" miter-cut alum. tube frame; f&b tube cross support
- 2" x 2" x 3/16" alum. angle for (4) intermediate cross support
- 2" x 2" x 3/16" alum. angle welded between frames - front & back
- 2" x 2" x 3/16" alum. connection angles to join left (A) and right (B) frames; -at (4) intermediate frame angle(s)
- 3/4" welded nut for lifting at middle center tube frames
- 1/2" mounting hardware as req'd
- 2" x 2" x 1/4" alum. tube - light bar outrigger
- 2" x 2" x 1/4" continuous alum. angle
- 4" x 6" x 3/8" alum. plate welded to light bar tube
- .063" brakeformed alum. led tray; 1/4" weep holes at 48" O.C.

## SIGN SPECIFICATIONS & NOTES (continued)

- 4mm v-grooved and folded ACM wrap VHB taped to LED tray
- 1/4" weep holes at 48" O.C.
- .177" routed and folded polycarbonate lens - fastened to tray
- SLOAN HIGHLINER 3 on adjustable hinge bracket
- Routed LED cable through left support leg and through tower structure to remote power supply above internal ceiling
- Power supply enclosure w/ disconnect switch
- 1 1/2" x 1 1/2" x 3/16" alum. mounting angle
- Reclosable 3M DUAL LOCK #SJ-3550 (BLACK)

**DO NOT SHARE**



18.0

## COLORS & MATERIALS

<input type="checkbox"/>	PANTONE WHITE
<input type="checkbox"/>	PANTONE BLACK 3C
<input type="checkbox"/>	PANTONE 2012 C/ 2012 U 'POPPY ORANGE'
<input type="checkbox"/>	PANTONE 7409 C/ 3514 U 'GOLDEN HOUR YELLOW'
<input type="checkbox"/>	3M CLEAR VINYL
<input type="checkbox"/>	TRANSLUCENT VINYL, 3M 3635-70 DIFFUSER
<input type="checkbox"/>	TRANSLUCENT VINYL, 3M 3630-20 'WHITE'
<input type="checkbox"/>	OPAQUE VINYL, 3M 7725-10 'WHITE'
<input type="checkbox"/>	OPAQUE VINYL, 3M 7725-22 'MATTE BLACK'
<input type="checkbox"/>	BLOCKOUT VINYL, 3M 3635-22B 'BLACK MATTE'
<input type="checkbox"/>	DUAL COLOR PERFORATED VINYL, 3M 3635-222 'BLACK'
<input type="checkbox"/>	REFLECTIVE VINYL, 3M 680-85 'BLACK'
<input type="checkbox"/>	PAINT, MAP 'WHITE'
<input type="checkbox"/>	PAINT, MATCH 38/60090 'DARK ANODIZED BRONZE'
<input type="checkbox"/>	PAINT, MATCH RAL 1006 'MAIZE YELLOW'
<input type="checkbox"/>	POWDER COAT, 38/60090 'DARK ANODIZED BRONZE'
<input type="checkbox"/>	POWDER COAT, MATCH RAL 1006 'MAIZE YELLOW'
<input type="checkbox"/>	ACRYLIC, #2447 'WHITE'
<input type="checkbox"/>	ACRYLIC, #7328 'WHITE', NON-GLARE
<input type="checkbox"/>	ACRYLIC, CLEAR
<input type="checkbox"/>	POLYCARBONATE, WHITE
<input type="checkbox"/>	POLYCARBONATE, CLEAR

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FONT USED IS: Gothic821CondensedBT-Regular

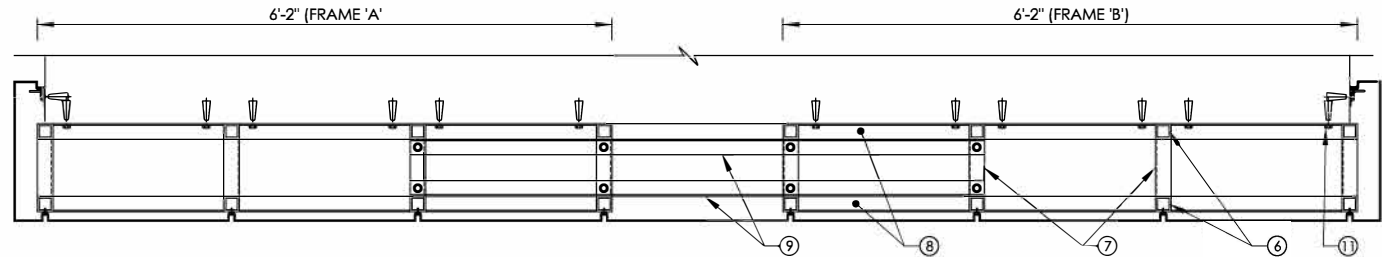
## SIGN SPECIFICATIONS & NOTES

- ① 4mm ACM panel w/ staggered folded tabs; color spec T.B.D.
- ② 4mm ACM cap; color spec T.B.D.
- ③ 4mm ACM reveal, 1/2" wide
- ④ Seam location, if required
- ⑤ Channel letters outline, part #HAB-CL-LOGO-FHL-33RY-ST
- ⑥ 2" x 2" x 1/4" miter-cut alum. tube frame; f&b tube cross support
- ⑦ 2" x 2" x 3/16" alum. angle for (4) intermediate cross support
- ⑧ 2" x 2" x 3/16" alum. angle welded between frames - front & back
- ⑨ 2" x 2" x 3/16" alum. connection angles to join left (A) and right (B) frames; -at (4) intermediate frame angle(s)
- ⑩ 3/4" welded nut for lifting at middle center tube frames
- ⑪ 1/2"Ø mounting hardware as req'd
- ⑫ 2" x 2" x 1/4" alum. tube - light bar outrigger
- ⑬ 2" x 2" x 1/4" continuous alum. angle
- ⑭ 4" x 6" x 3/8" alum. plate welded to light bar tube
- ⑮ .063" brakeformed alum. led tray; 1/4"Ø weep holes at 48" O.C.

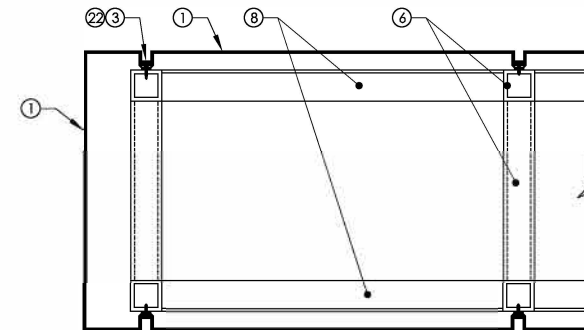
## SIGN SPECIFICATIONS & NOTES (continued)

- ⑯ 4mm v-grooved and folded ACM wrap VHB taped to LED tray
- ⑰ 1/4"Ø weep holes at 48" O.C.
- ⑱ .177" routed and folded polycarbonate lens - fastened to tray
- ⑲ SLOAN HIGHLINER 3 on adjustable hinge bracket
- ⑳ Routed LED cable through left support leg and through tower structure to remote power supply above internal ceiling
- ㉑ Power supply enclosure w/ disconnect switch
- ㉒ 1 1/2" x 1 1/2" x 3/16" alum. mounting angle
- ㉓ Reclosable 3M DUAL LOCK #SJ-3550 (BLACK)

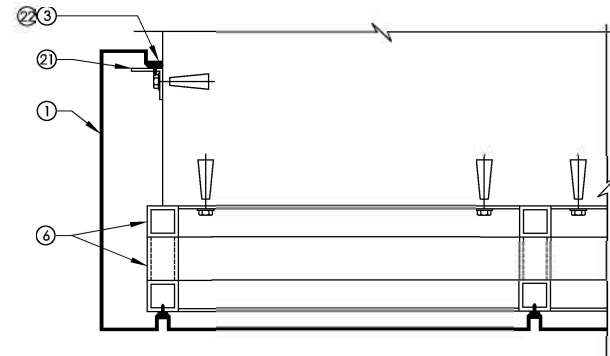
**DO NOT SHARE**



SECTION B-B  
SCALE 1:16



SECTION D-D (AT TOP FRAME)  
SCALE 1:8



SECTION C-C (AT BOTTOM FRAME)  
SCALE 1:8

## COLORS & MATERIALS

<input type="checkbox"/>	PANTONE WHITE
<input type="checkbox"/>	PANTONE BLACK 3C
<input type="checkbox"/>	PANTONE 2012 C / 2012 U 'POPPY ORANGE'
<input type="checkbox"/>	PANTONE 7409 C / 351 4 U 'GOLDEN HOUR YELLOW'
<input type="checkbox"/>	3M CLEAR VINYL
<input type="checkbox"/>	TRANSLUCENT VINYL, 3M 3635-70 DIFFUSER
<input type="checkbox"/>	TRANSLUCENT VINYL, 3M 3630-20 'WHITE'
<input type="checkbox"/>	OPAQUE VINYL, 3M 7725-10 'WHITE'
<input type="checkbox"/>	OPAQUE VINYL, 3M 7725-22 'MATTE BLACK'
<input type="checkbox"/>	BLOCKOUT VINYL, 3M 3635-22B 'BLACK MATTE'
<input type="checkbox"/>	DUAL COLOR PERFORATED VINYL, 3M 3635-222 'BLACK'
<input type="checkbox"/>	REFLECTIVE VINYL, 3M 680-85 'BLACK'
<input type="checkbox"/>	PAINT, MAT 'WHITE'
<input type="checkbox"/>	PAINT, MATCH 38/60090 'DARK ANODIZED BRONZE'
<input type="checkbox"/>	PAINT, MATCH RAL 1006 'MAIZE YELLOW'
<input type="checkbox"/>	POWDER COAT, 38/60090 'DARK ANODIZED BRONZE'
<input type="checkbox"/>	POWDER COAT, MATCH RAL 1006 'MAIZE YELLOW'
<input type="checkbox"/>	ACRYLIC, #2447 'WHITE'
<input type="checkbox"/>	ACRYLIC, #7328 'WHITE', NON-GLARE
<input type="checkbox"/>	ACRYLIC, CLEAR
<input type="checkbox"/>	POLYCARBONATE, WHITE
<input type="checkbox"/>	POLYCARBONATE, CLEAR

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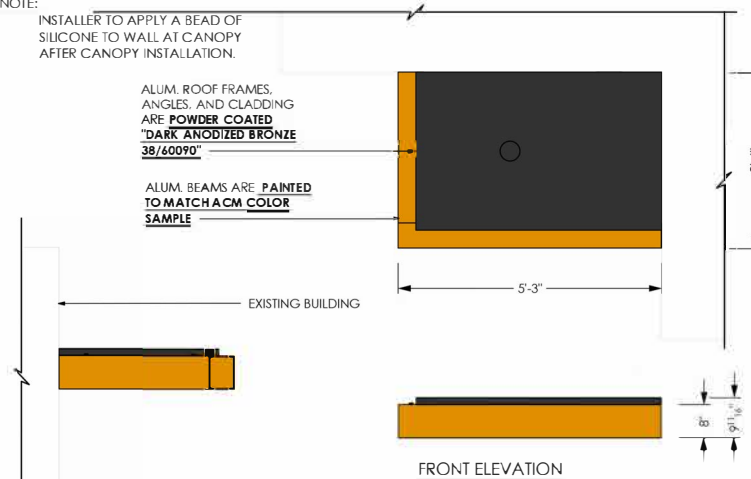
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NOTE:

INSTALLER TO APPLY A BEAD OF SILICONE TO WALL AT CANOPY AFTER CANOPY INSTALLATION.

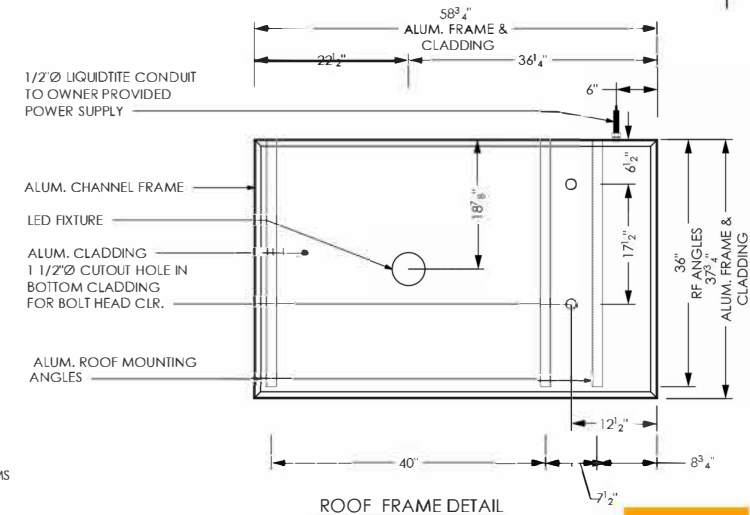
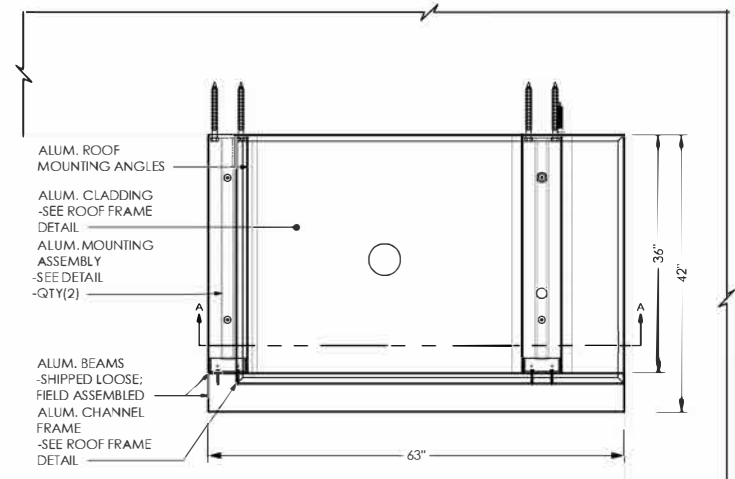
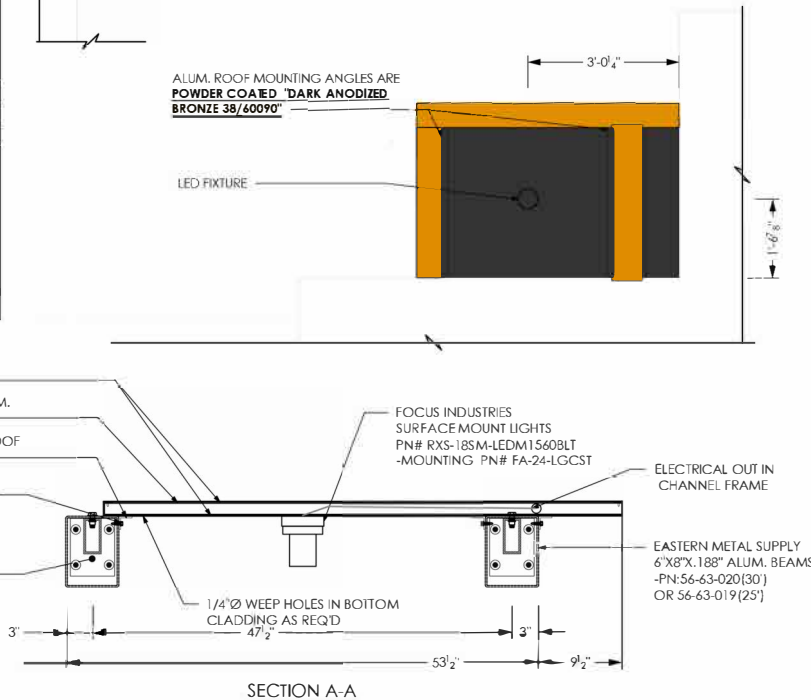
ALUM. ROOF FRAMES, ANGLES, AND CLADDING ARE POWDER COATED 'DARK ANODIZED BRONZE 38/60090'

ALUM. BEAMS ARE PAINTED TO MATCH ACM COLOR SAMPLE



ALUM. ROOF MOUNTING ANGLES ARE POWDER COATED 'DARK ANODIZED BRONZE 38/60090'

LED FIXTURE



NOTE:  
INSTALLER TO APPLY A BEAD OF SILICONE TO WALL AT CANOPY AFTER CANOPY INSTALLATION.

## COLORS & MATERIALS

<input type="checkbox"/>	PANTONE WHITE
<input type="checkbox"/>	PANTONE BLACK 3C
<input type="checkbox"/>	PANTONE 2012 C/ 2012 U 'POPPY ORANGE'
<input type="checkbox"/>	PANTONE 7409 C/ 351 4 U 'GOLDEN HOUR YELLOW'
<input type="checkbox"/>	3M CLEAR VINYL
<input type="checkbox"/>	TRANSLUCENT VINYL, 3M 3635-70 DIFFUSER
<input type="checkbox"/>	TRANSLUCENT VINYL, 3M 3630-20 'WHITE'
<input type="checkbox"/>	OPAQUE VINYL, 3M7725-10 'WHITE'
<input type="checkbox"/>	OPAQUE VINYL, 3M 7725-22 'MATTE BLACK'
<input type="checkbox"/>	BLOCKOUT VINYL, 3M 3635-22B 'BLACK MATTE'
<input type="checkbox"/>	DUAL COLOR PERFORATED VINYL, 3M 3635-222 'BLACK'
<input type="checkbox"/>	REFLECTIVE VINYL, 3M 680-85 'BLACK'
<input type="checkbox"/>	PAINT, MAP 'WHITE'
<input type="checkbox"/>	PAINT, MATCH 38/60090 'DARK ANODIZED BRONZE'
<input type="checkbox"/>	PAINT, MATCH RAL 1006 'MAIZE YELLOW'
<input type="checkbox"/>	POWDER COAT, 38/60090 'DARK ANODIZED BRONZE'
<input type="checkbox"/>	POWDER COAT, MATCH RAL 1006 'MAIZE YELLOW'
<input type="checkbox"/>	ACRYLIC, #2447 'WHITE'
<input type="checkbox"/>	ACRYLIC, #7328 'WHITE', NON-GLARE
<input type="checkbox"/>	ACRYLIC, CLEAR
<input type="checkbox"/>	POLYCARBONATE, WHITE
<input type="checkbox"/>	POLYCARBONATE, CLEAR

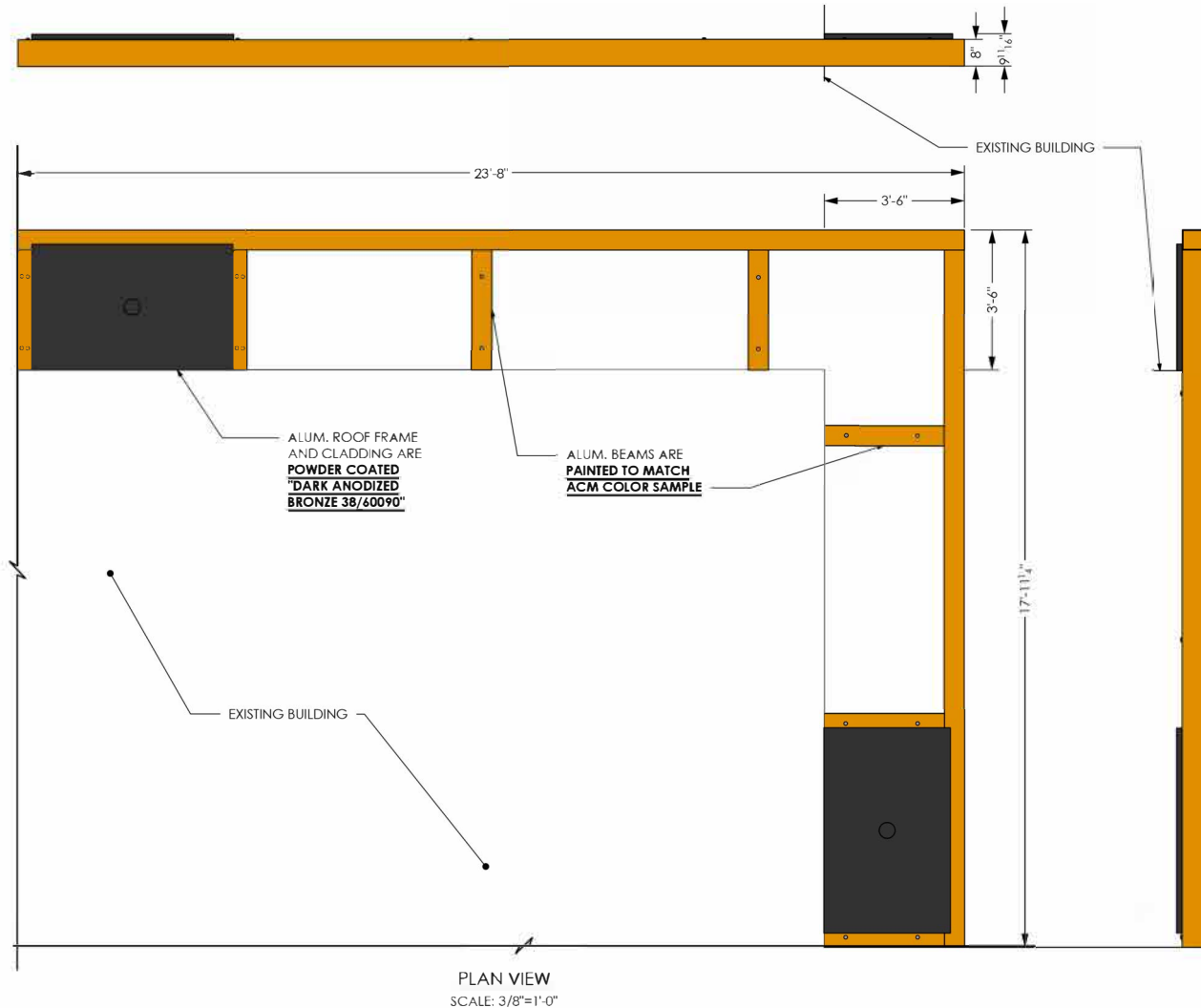
## STRUCTURAL DESIGN PARAMETERS:

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## ELECTRICAL PARAMETERS:

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- Installation and other aspects of construction shall conform to the relevant section of the adopted local Building Code, e.g. NEC Article 600

FONT USED IS: Gothic821CondensedBTRegular



PLAN VIEW  
SCALE: 3/8"=1'-0"

## COLORS & MATERIALS

<input type="checkbox"/>	PANTONE WHITE
<input type="checkbox"/>	PANTONE BLACK 3C
<input type="checkbox"/>	PANTONE 2012 C/ 2012 U 'POPPY ORANGE'
<input type="checkbox"/>	PANTONE 7409 C/ 3514 U 'GOLDEN HOUR YELLOW'
<input type="checkbox"/>	3M CLEAR VINYL
<input type="checkbox"/>	TRANSLUCENT VINYL, 3M 3635-70 DIFFUSER
<input type="checkbox"/>	TRANSLUCENT VINYL, 3M 3630-20 'WHITE'
<input type="checkbox"/>	OPAQUE VINYL, 3M 7725-10 'WHITE'
<input type="checkbox"/>	OPAQUE VINYL, 3M 7725-22 'MATTIE BLACK'
<input type="checkbox"/>	BLOCKOUT VINYL, 3M 3635-22B 'BLACK MATTE'
<input type="checkbox"/>	DUAL COLOR PERFORATED VINYL, 3M 3635-222 'BLACK'
<input type="checkbox"/>	REFLECTIVE VINYL, 3M 680-85 'BLACK'
<input type="checkbox"/>	PAINT, MAP 'WHITE'
<input type="checkbox"/>	PAINT, MATCH 38/60090 'DARK ANODIZED BRONZE'
<input type="checkbox"/>	PAINT, MATCH RAL 1006 'MAIZE YELLOW'
<input type="checkbox"/>	POWDER COAT, 38/60090 'DARK ANODIZED BRONZE'
<input type="checkbox"/>	POWDER COAT, MATCH RAL 1006 'MAIZE YELLOW'
<input type="checkbox"/>	ACRYLIC, #2447 'WHITE'
<input type="checkbox"/>	ACRYLIC, #7328 'WHITE', NON-GLARE
<input type="checkbox"/>	ACRYLIC, CLEAR
<input type="checkbox"/>	POLYCARBONATE, WHITE
<input type="checkbox"/>	POLYCARBONATE, CLEAR

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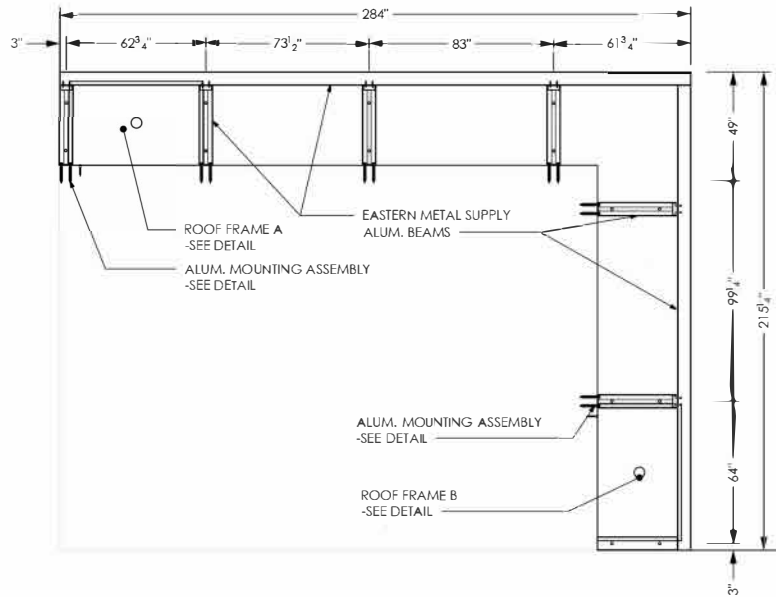
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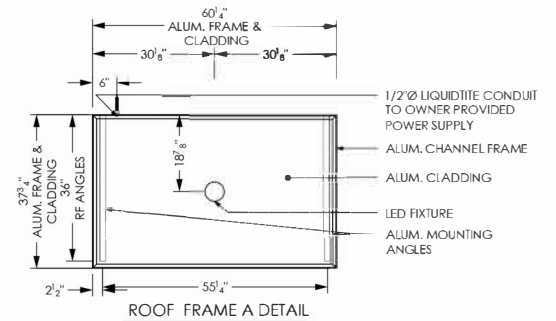
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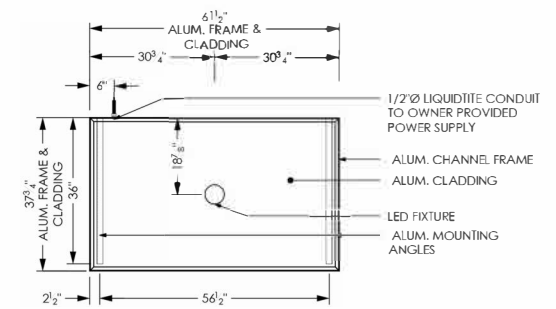
INSTALLER TO APPLY A BEAD OF SILICONE TO WALL AT CANOPY AFTER CANOPY INSTALLATION.



STRUCTURAL PLAN VIEW



ROOF FRAME A DETAIL



ROOF FRAME B DETAIL

## COLORS & MATERIALS

<input type="checkbox"/>	PANTONE WHITE
<input type="checkbox"/>	PANTONE BLACK 3C
<input type="checkbox"/>	PANTONE 2012 C/ 2012 U 'POPPY ORANGE'
<input type="checkbox"/>	PANTONE 7409 C/ 3514 U 'GOLDEN HOUR YELLOW'
<input type="checkbox"/>	3M CLEAR VINYL
<input type="checkbox"/>	TRANSLUCENT VINYL, 3M 3635-70 DIFFUSER
<input type="checkbox"/>	TRANSLUCENT VINYL, 3M 3630-20 'WHITE'
<input type="checkbox"/>	OPAQUE VINYL, 3M 7725-10 'WHITE'
<input type="checkbox"/>	OPAQUE VINYL, 3M 7725-22 'MATTE BLACK'
<input type="checkbox"/>	BLOCKOUT VINYL, 3M 3635-22B 'BLACK MATTE'
<input type="checkbox"/>	DUAL COLOR PERFORATED VINYL, 3M 3635-222 'BLACK'
<input type="checkbox"/>	REFLECTIVE VINYL, 3M 680-85 'BLACK'
<input type="checkbox"/>	PAINT, MAT 'WHITE'
<input type="checkbox"/>	PAINT, MATCH 38/60090 'DARK ANODIZED BRONZE'
<input type="checkbox"/>	PAINT, MATCH RAL 1006 'MAIZE YELLOW'
<input type="checkbox"/>	POWDER COAT, 38/60090 'DARK ANODIZED BRONZE'
<input type="checkbox"/>	POWDER COAT, MATCH RAL 1006 'MAIZE YELLOW'
<input type="checkbox"/>	ACRYLIC, #2447 'WHITE'
<input type="checkbox"/>	ACRYLIC, #7328 'WHITE', NON-GLARE
<input type="checkbox"/>	ACRYLIC, CLEAR
<input type="checkbox"/>	POLYCARBONATE, WHITE
<input type="checkbox"/>	POLYCARBONATE, CLEAR

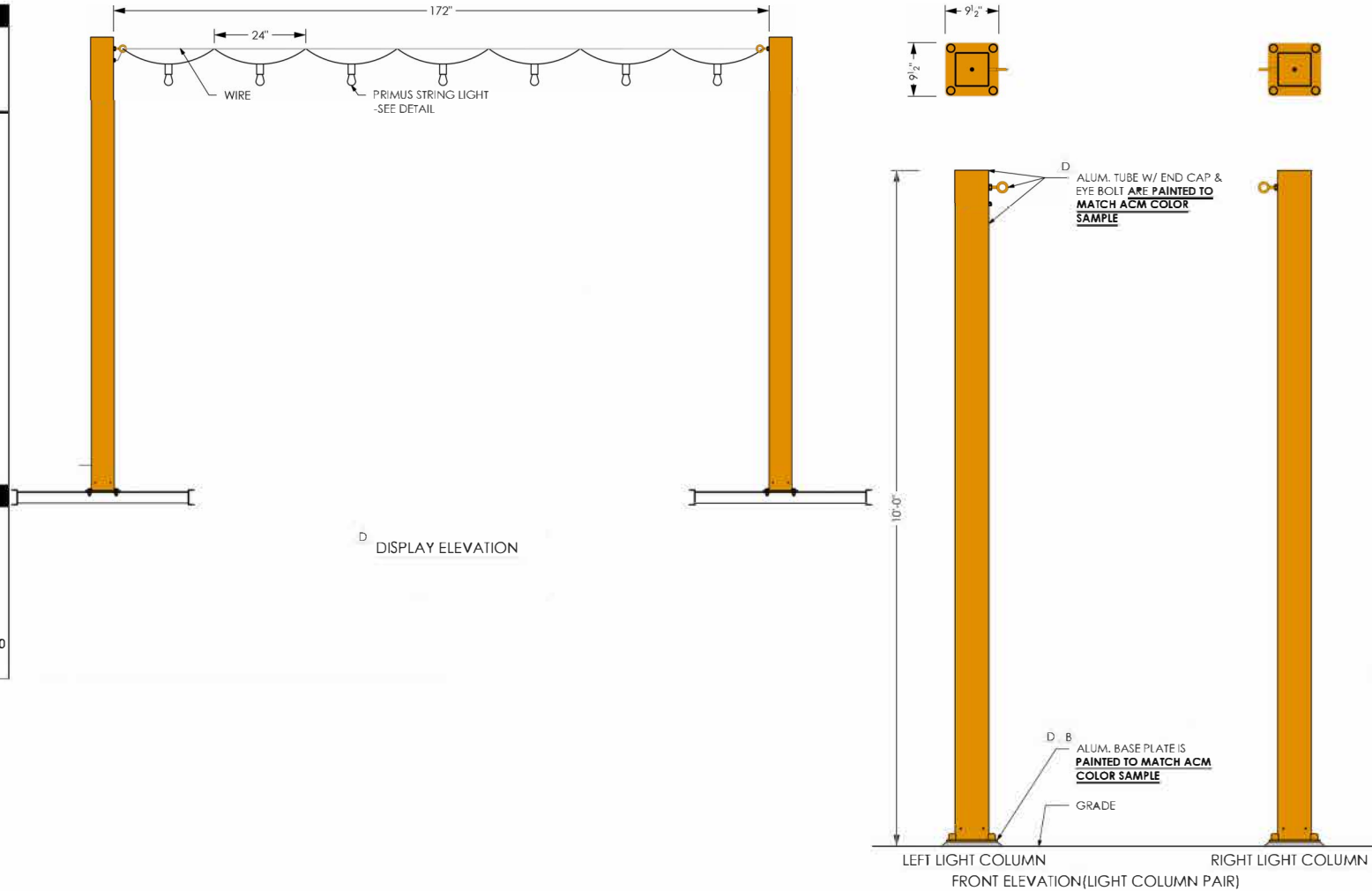
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## COLORS & MATERIALS

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<input type="checkbox"/>	PANTONE BLACK 3C
<input type="checkbox"/>	PANTONE 2012 C/ 2012 U 'POPPY ORANGE'
<input type="checkbox"/>	PANTONE 7409 C/ 3514 U 'GOLDEN HOUR YELLOW'
<input type="checkbox"/>	3M CLEAR VINYL
<input type="checkbox"/>	TRANSLUCENT VINYL, 3M 3635-70 DIFFUSER
<input type="checkbox"/>	TRANSLUCENT VINYL, 3M 3630-20 'WHITE'
<input type="checkbox"/>	OPAQUE VINYL, 3M 7725-10 'WHITE'
<input type="checkbox"/>	OPAQUE VINYL, 3M 7725-22 'MATTE BLACK'
<input type="checkbox"/>	BLOCKOUT VINYL, 3M 3635-22B 'BLACK MATTE'
<input type="checkbox"/>	DUAL COLOR PERFORATED VINYL, 3M 3635-222 'BLACK'
<input type="checkbox"/>	REFLECTIVE VINYL, 3M 680-85 'BLACK'
<input type="checkbox"/>	PAINT, MAP 'WHITE'
<input type="checkbox"/>	PAINT, MATCH 38/60090 'DARK ANODIZED BRONZE'
<input type="checkbox"/>	PAINT, MATCH RAL 1006 'MAIZE YELLOW'
<input type="checkbox"/>	POWDER COAT, 38/60090 'DARK ANODIZED BRONZE'
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<input type="checkbox"/>	ACRYLIC, #7328 'WHITE', NON-GLARE
<input type="checkbox"/>	ACRYLIC, CLEAR
<input type="checkbox"/>	POLYCARBONATE, WHITE
<input type="checkbox"/>	POLYCARBONATE, CLEAR

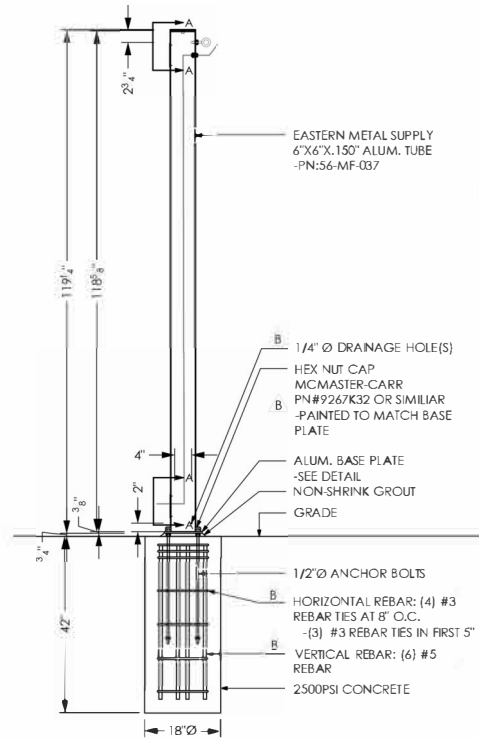
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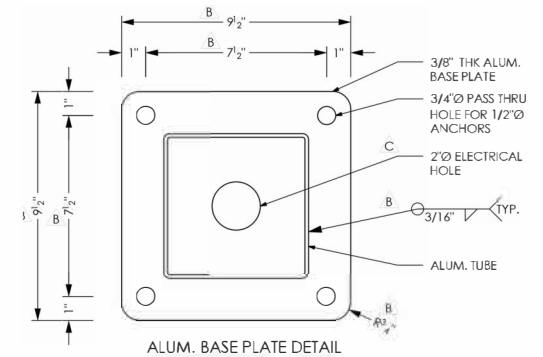
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TYPICAL STRUCTURAL/ FOUNDATION ELEVATION



ALUM. BASE PLATE DETAIL

SCHEDULE

- N1 - (1) SIGN TYPE B-3: LED ILLUMINATED PEPPER LOGO & CHANNEL LETTERS
- N2 - (1) SIGN TYPE B-3: LED ILLUMINATED PEPPER LOGO & CHANNEL LETTERS
- N3 - (1) SIGN TYPE B-3: LED ILLUMINATED PEPPER LOGO & CHANNEL LETTERS
- N4 - (1) 6'-8" DIGITAL PICKUP SIGN - ROTATED VIEW
- N5 - (1) NON-ILLUMINATED S/F BREAKAWAY CLEARANCE BAR
- R1 - (2) EXISTING D/F LED ILLUMINATED ID/MULTI-TENANT MONUMENT SIGN REPLACEMENT PANELS
- R2 - (2) EXISTING D/F LED ILLUMINATED ID/MULTI-TENANT MONUMENT SIGN REPLACEMENT PANELS



Chipotle  
#4964 Antioch, CA  
ANTIOCH TOWN CENTER  
4099 LONE TREE  
ANTIOCH, CA

SIGN CODE

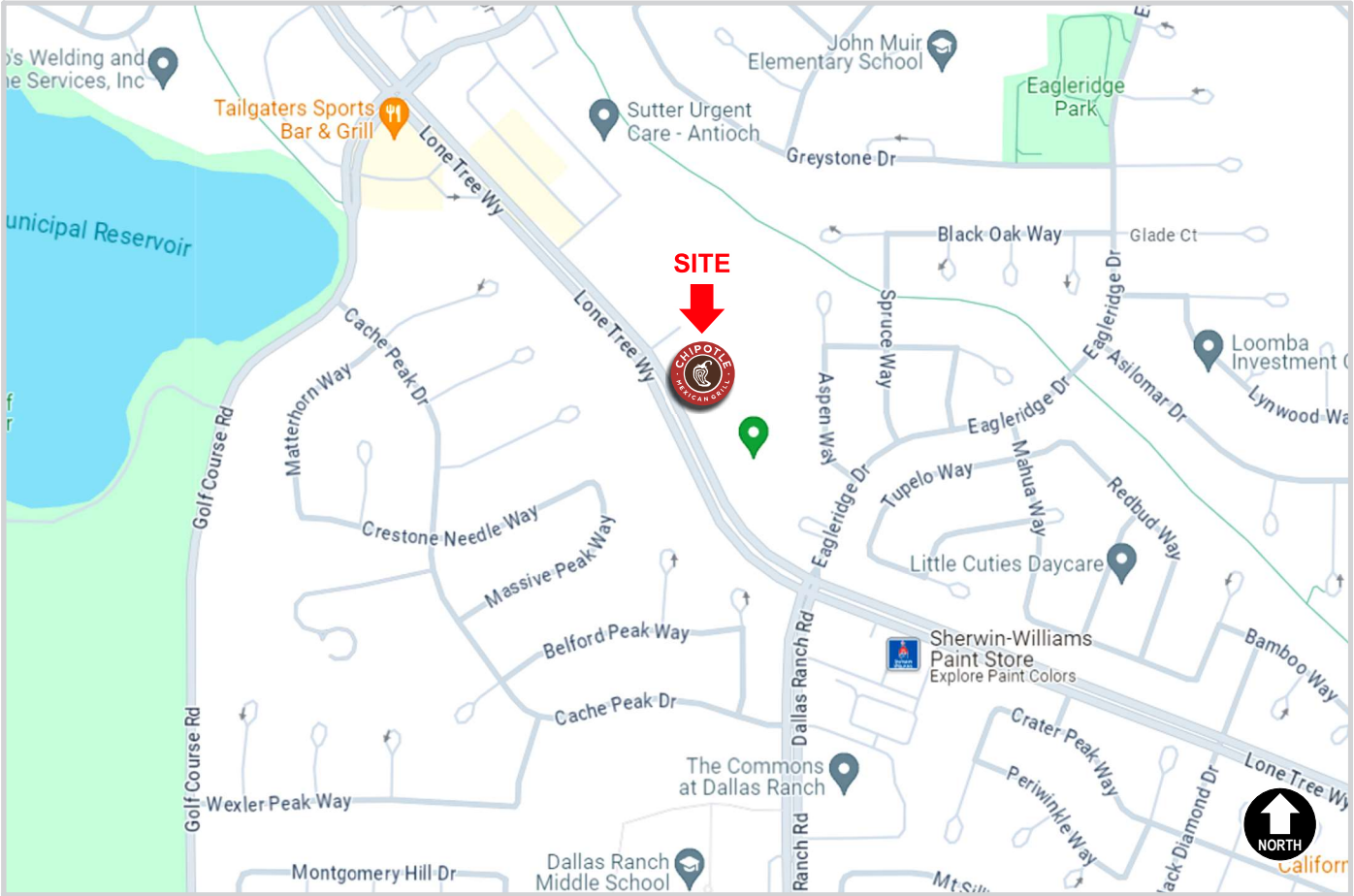
ALLOWABLE SQ. FT. 000      PROPOSED SQ. FT. 000

LEGEND

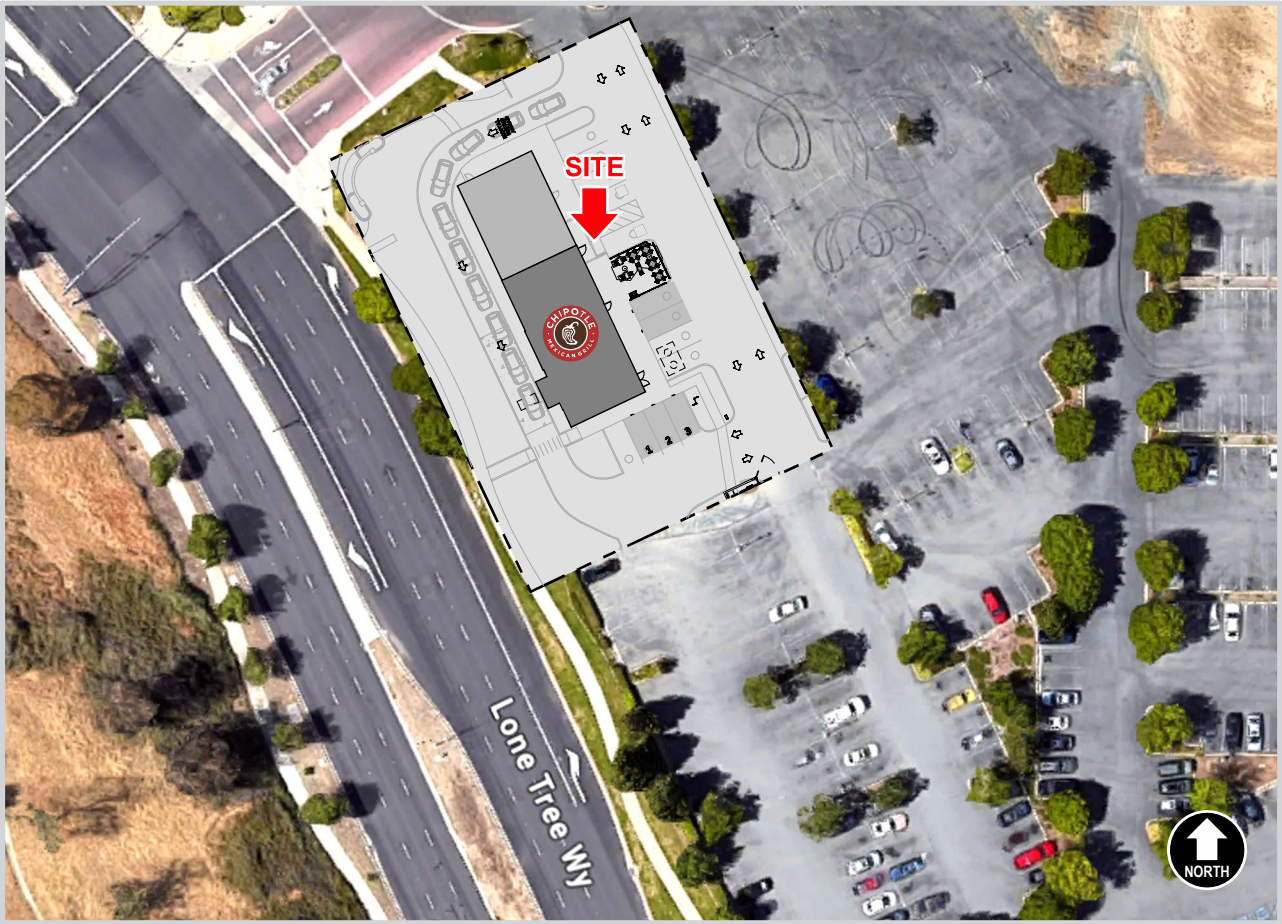
- N1 NEW PROPOSED
- R1 EXISTING SIGN TO BE REPLACED
- X1 EXISTING SIGN TO BE REMOVED
- S1 EXISTING SIGN TO REMAIN

APPROVAL

X	Title	Date
---	-------	------



VICINITY MAP      NOT TO SCALE



AERIAL PHOTO / SITE PLAN      NOT TO SCALE



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05/21/2024

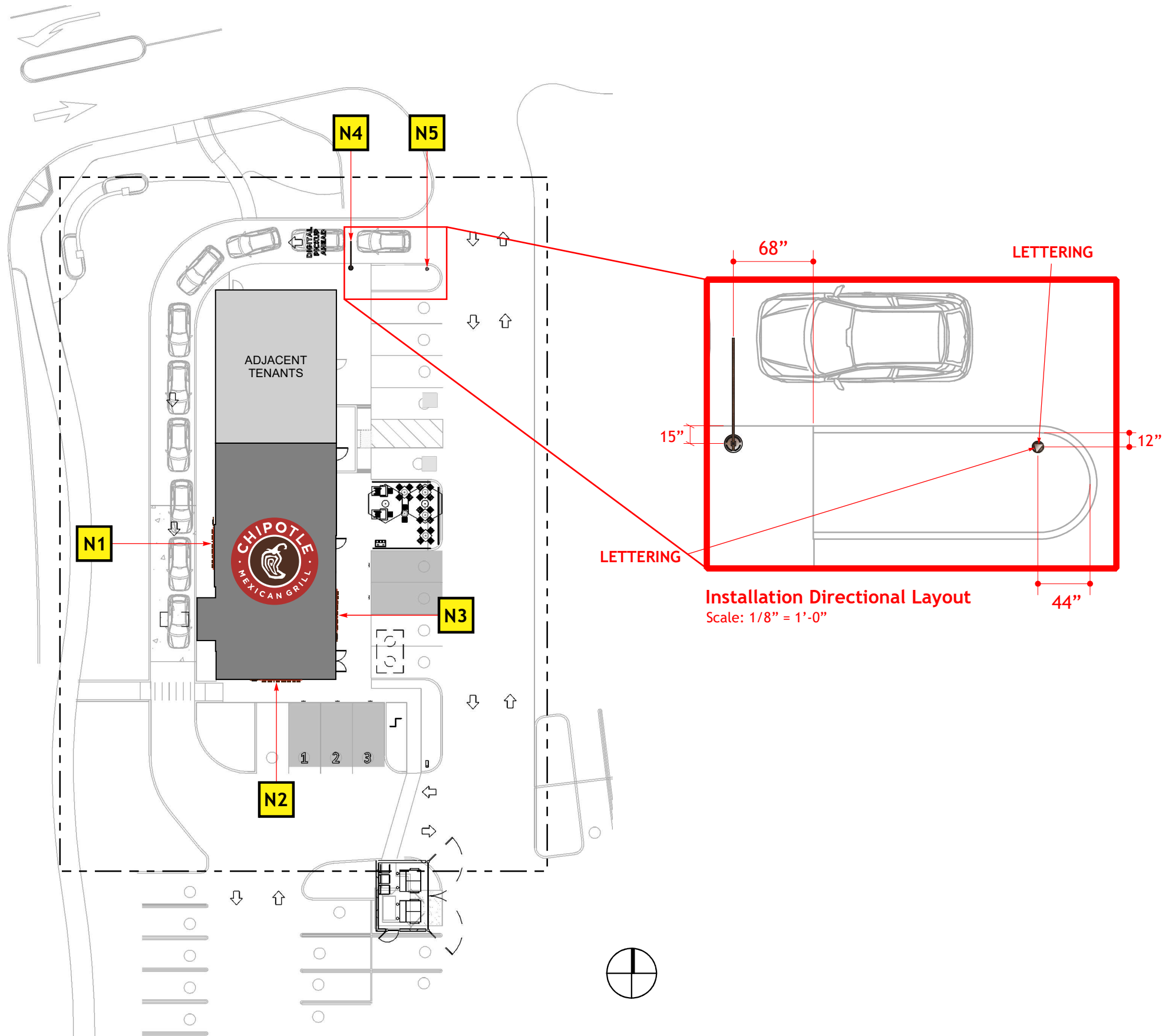
PROJECT MANAGER  
Joanne P.

DESIGNER:  
RAUL D.

REVISION DATE:  
10/07/2024

REVISION BY:  
Jose Soria

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## SITE PLAN

Scale: 1/32" = 1'-0"



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PROJECT MANAGER

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RAUL D.

REVISION DATE:

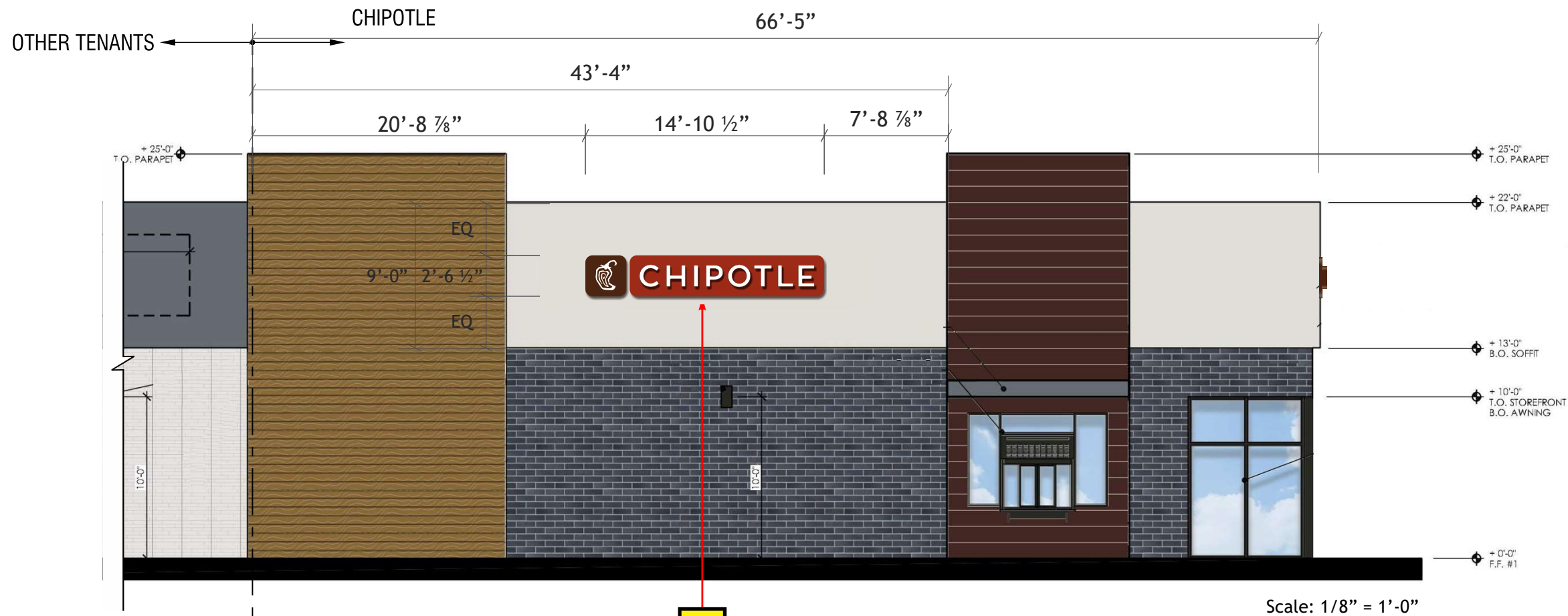
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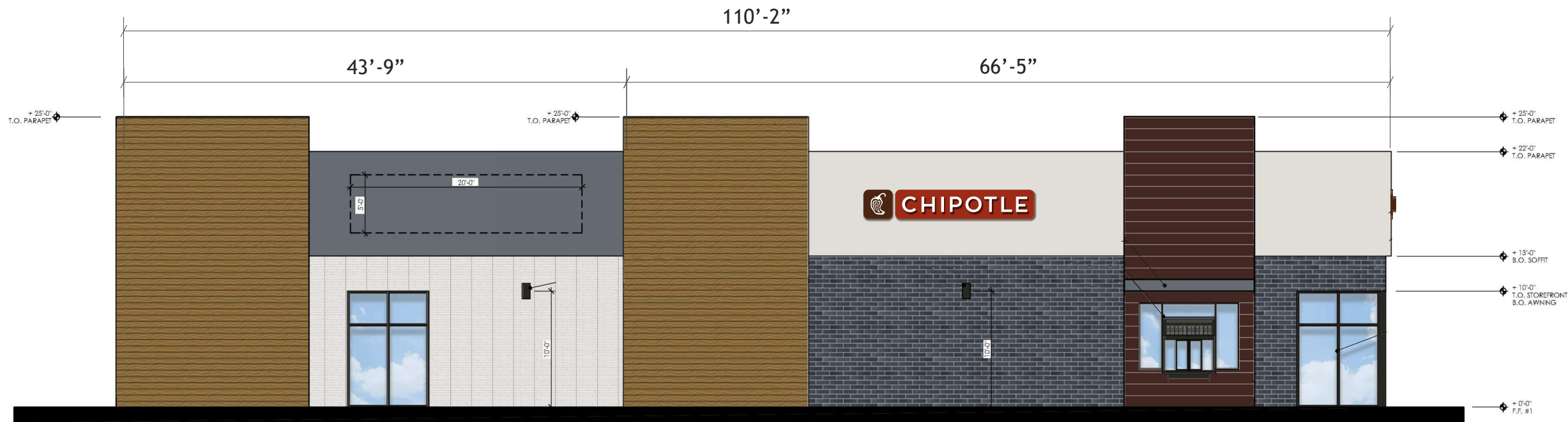
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C76



ENLARGED WEST ELEVATION



WEST ELEVATION

TOTAL SQ. FT.: 38.0

Scale: 3/32" = 1'-0"



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Approval Signature

DATE:

05/21/2024

PROJECT MANAGER

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DESIGNER:

RAUL D.

REVISION DATE:

10/07/2024

REVISION BY:

Jose Soria

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C77

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Approval Signature

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**05/21/2024**

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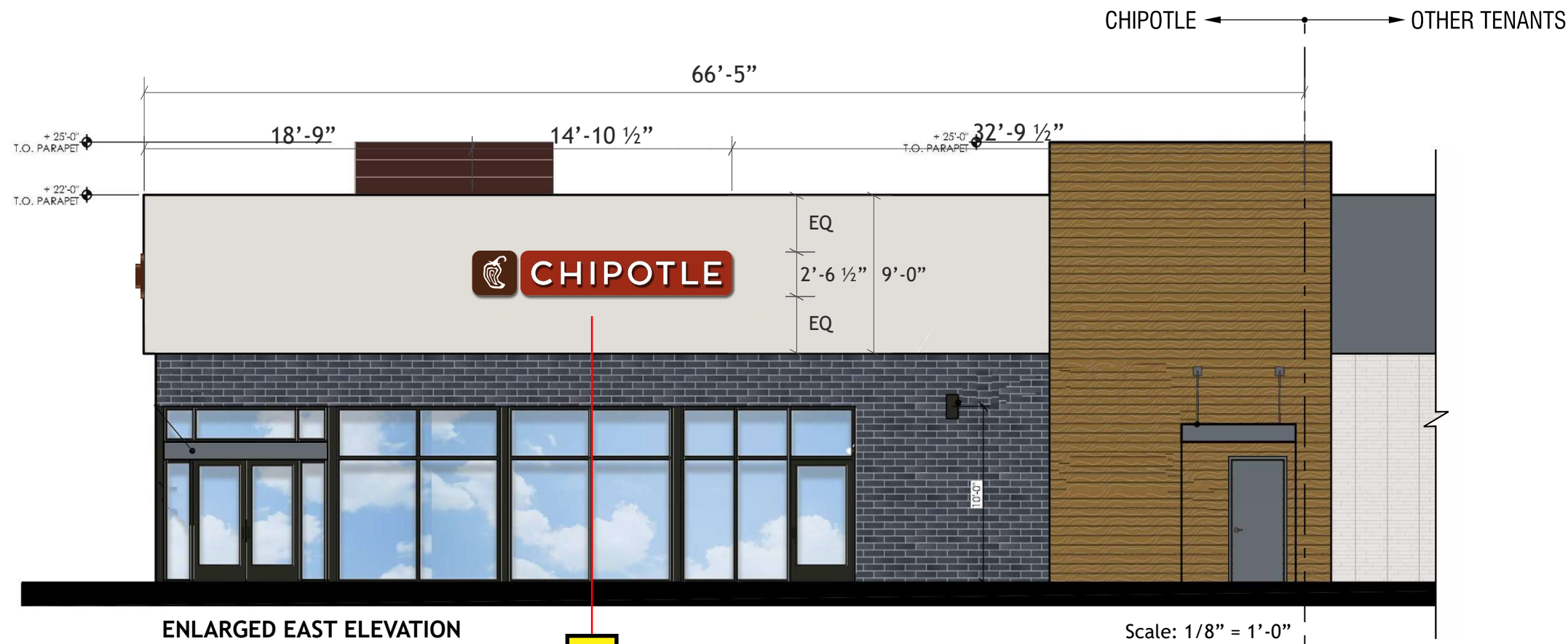
C78



SOUTH ELEVATION

TOTAL SQ. FT.: 38.0

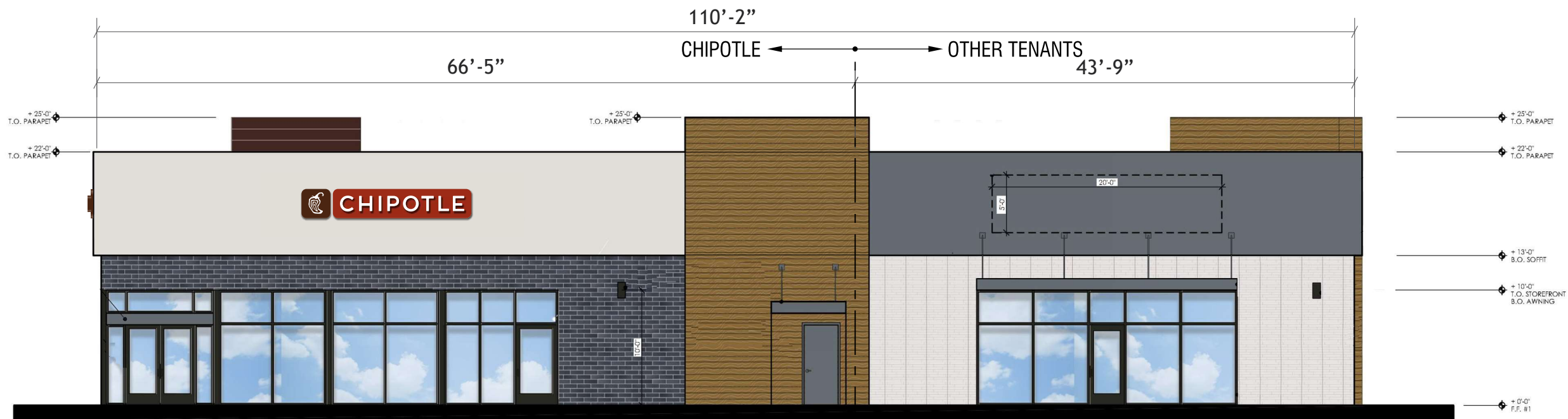
Scale: 3/16" = 1'-0"



ENLARGED EAST ELEVATION

N3

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



EAST ELEVATION

TOTAL SQ. FT.: 38.0

Scale: 3/32" = 1'-0"



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C79



N1

N2

N3

SIGN TYPE B-3: LED ILLUMINATED PEPPER LOGO & CHANNEL LETTERS

TOTAL SQ. FT.: 38.0

Scale: 3/4" = 1'-0"

SPECIFICATIONS:

FACE LIT CHANNEL LETTERS:

FACES:..... .177" CYRO #2447 MILKY-WHITE ACRYLIC  
RETURNS:..... 040"x3" PRE-FINISHED PTM PMS #4625-C "ADOBO BROWN"  
BACKS:..... 1/8" ACM  
TRIM CAP:..... 1" JEWELITE TRIMCAP BROWN  
ILLUMINATION:... WHITE LED'S

BACKER PANEL:

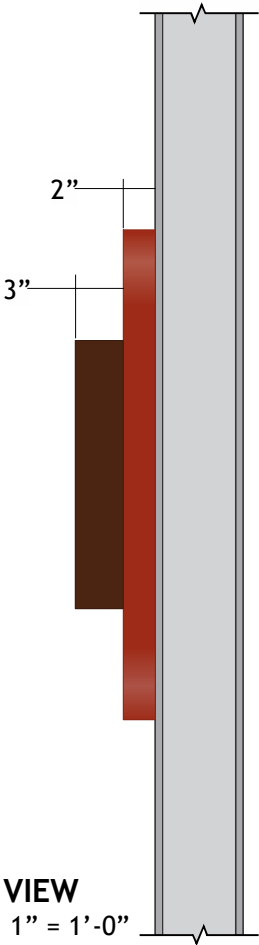
FACE:..... .090" ALUMINUM, CHANNEL LETTER PANEL TO BE PAINTED "ROASTED RED" AND PEPPER LOGO PANEL TO BE PAINTED "ADOBO BROWN"  
RETURNS:..... PAINTED TO MATCH FACE COLOR  
FRAME:..... 1"x2" ALUM RECT TUBE & .063" FORMED RADIUS CORNERS

COLOR SPECIFICATIONS:

- "Roasted Red"  
PAINT: PMS #484-C FINISH
- "Adobo Brown"  
PAINT: PMS #4625-C FINISH
- .177" CYRO #2447 MILK WHITE ACRYLIC FACES  
PAINT: WHITE

GENERAL NOTES:

- 1.) INSTALLATION OF THIS SIGN SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF NEC, UL48 AND/OR OTHER APPLICABLE LOCAL CODES.
- 2.) BRANCH CIRCUIT:
  - A.) ALL BRANCH CIRCUITS FOR SIGNS MUST BE TOTALLY DEDICATED TO SIGNS (INCLUDING DEDICATED GROUND AND DEDICATED NEUTRAL PER CIRCUIT).
  - B.) SIGN CIRCUITS MUST NOT BE SHARED WITH OTHER LOADS SUCH AS LIGHTING, AIR CONDITIONING AND OTHER EQUIPMENT.
  - C.) PROPERTY SIZED GROUND WIRE THAT CAN BE TRACKED TO THE BREAKER PANEL MUST BE PROVIDED.
- 3.) U.L. AND DATA LABELS REQUIRED
- 4.) SIGN SATISFIES ALL REQUIREMENTS OF TITLE 24.
- 5.) OUTDOOR SIGNAGE TO EMPLOY EITHER PHOTOCCELL OR OUTDOOR ASTRONOMICAL TIMER.



SIDE VIEW  
Scale: 1" = 1'-0"



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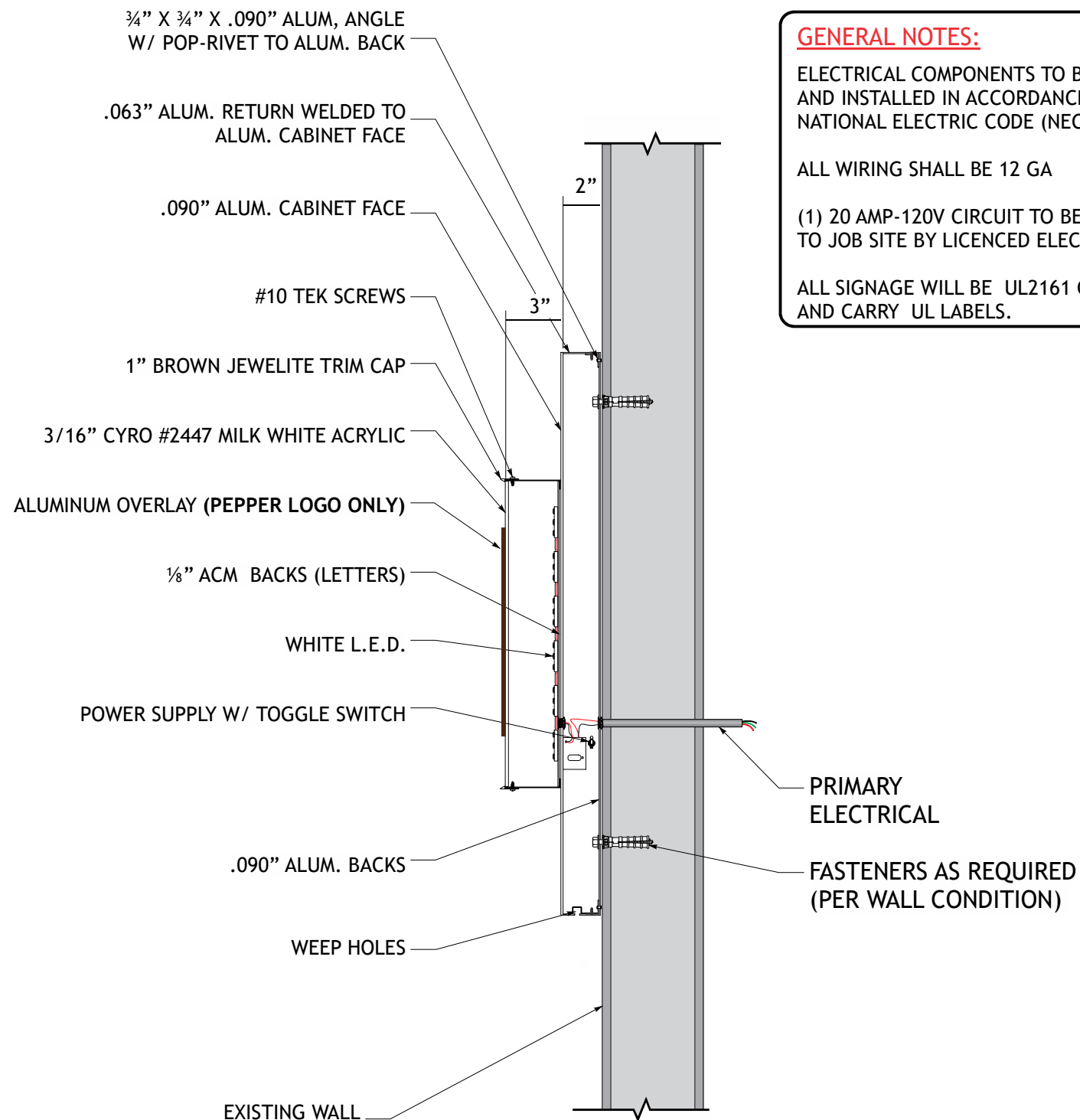
PROJECT MANAGER  
Joanne P.

DESIGNER:  
RAUL D.

REVISION DATE:  
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Jose Soria

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#### GENERAL NOTES:

ELECTRICAL COMPONENTS TO BE UL LISTED  
AND INSTALLED IN ACCORDANCE WITH THE  
NATIONAL ELECTRIC CODE (NEC)

ALL WIRING SHALL BE 12 GA

(1) 20 AMP-120V CIRCUIT TO BE BROUGHT  
TO JOB SITE BY LICENCED ELECTRICIAN.

ALL SIGNAGE WILL BE UL2161 COMPLIANT  
AND CARRY UL LABELS.


#### INSTALLATION SPECIFICATIONS:


ALL HARDWARE SHOULD BE CORROSION RESISTANT.

#### RECOMMENDED MOUNTING HARDWARE:

1/2"x8" THREADED RODS W/NUT,SPLIT WASHER & FLAT  
WASHERS THROUGH BOLTED TO 2"x2"x3/16" ALUMINUM  
ANGLE SPANNING A MINIMAL OF TWO STUDS.

#### COLOR SPECIFICATIONS:

 P.T.M. PMS 484 C "Roasted Red"

 P.T.M. PMS 4625 C "Adobo Brown"



#### ELECTRIC SIGN SECTION

THIS SIGN IS INTENDED TO BE  
INSTALLED IN ACCORDANCE  
WITH THE REQUIREMENTS OF  
ARTICLE 600 OF THE NATIONAL  
ELECTRICAL CODE & ALL OTHER  
APPLICABLE LOCAL CODES.

THIS INCLUDES PROPER  
GROUNDING AND BONDING OF  
THE SIGN.

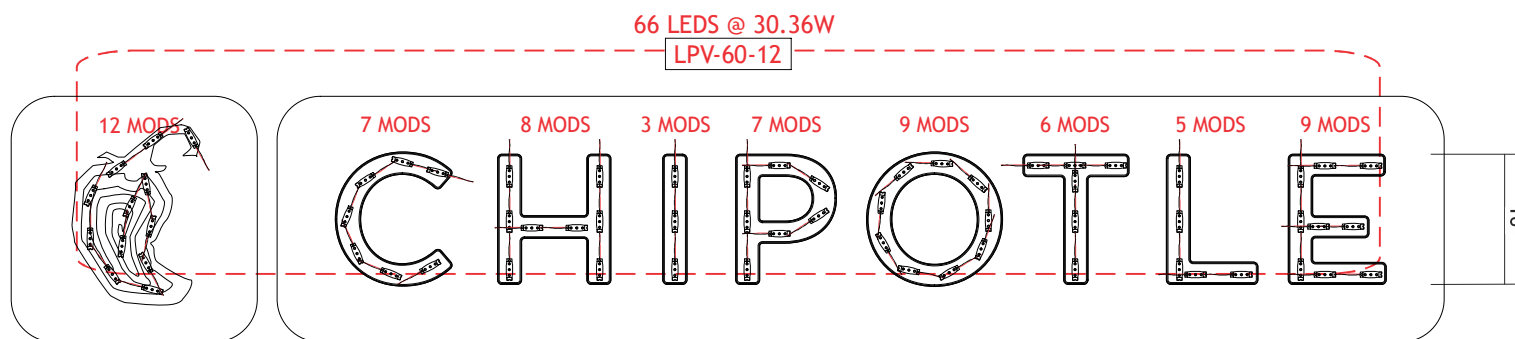


#### ELECTRICAL DATA:

##### LETTERS & LOGO

(66 MODS) WHITE LEDS @.46 WATT EA.= 30.36 WATTS  
(1) LPV-60-12 POWER SUPPLIES @ 1.2 AMPS EACH

TOTAL LOAD: 1.2 @ 120 VAC.  
(1) 20 AMP-120V CIRCUIT REQUIRED.



ELECTRICAL WIRING DIAGRAM

NTS



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DATE:

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PROJECT MANAGER

Joanne P.

DESIGNER:

RAUL D.

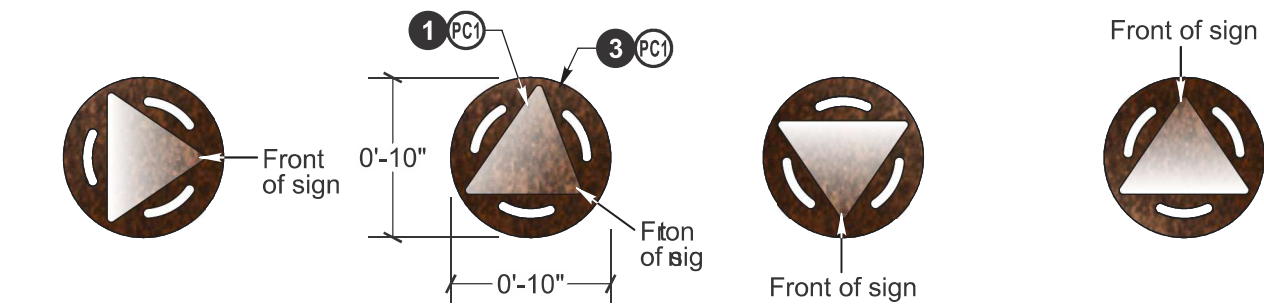
REVISION DATE:

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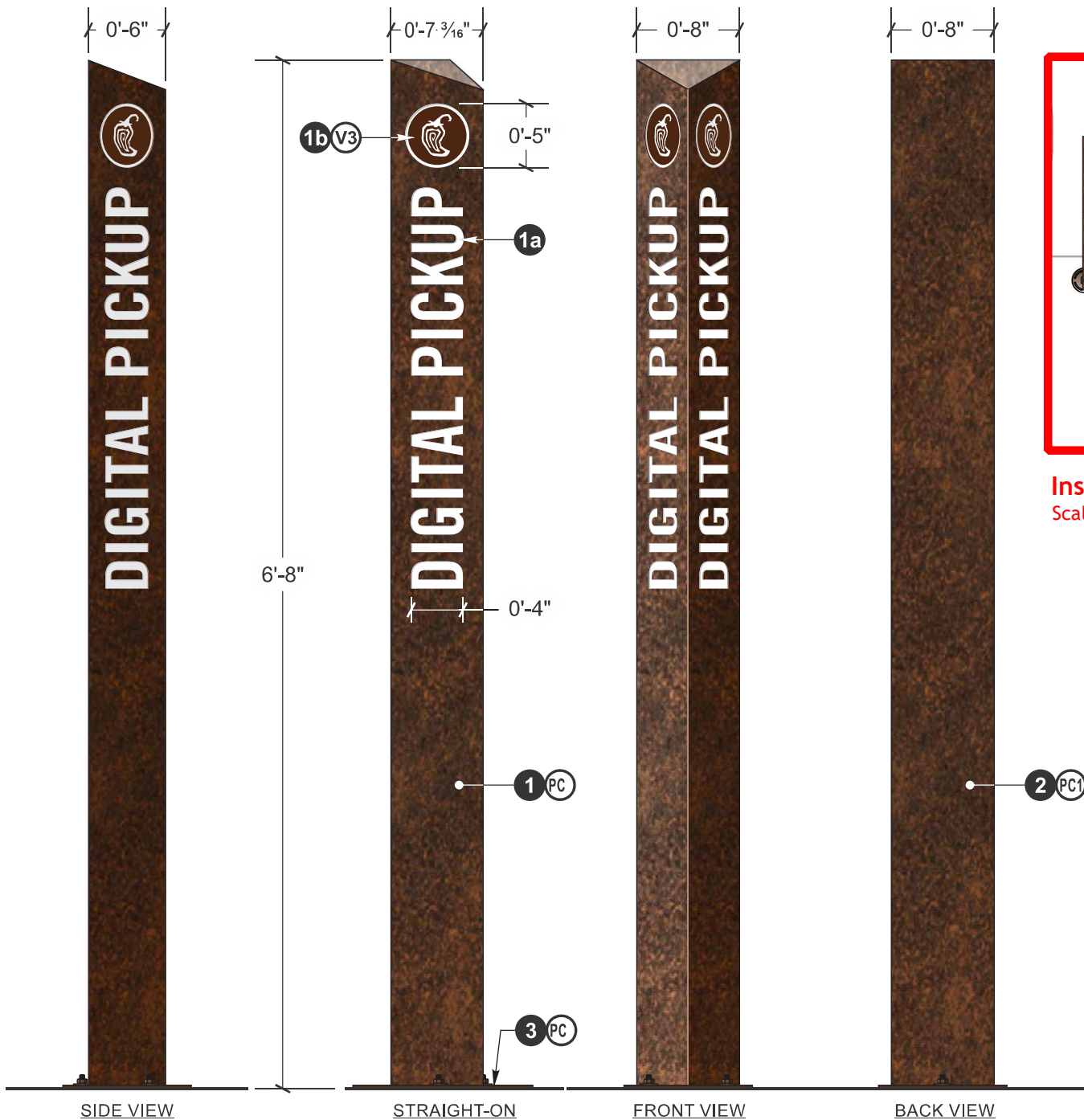
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ROTATED PLAN VIEW

Scale: 1"=1'



SIDE VIEW

STRAIGHT-ON  
GRAPHICS/FACE VIEW

FRONT VIEW

BACK VIEW

N4

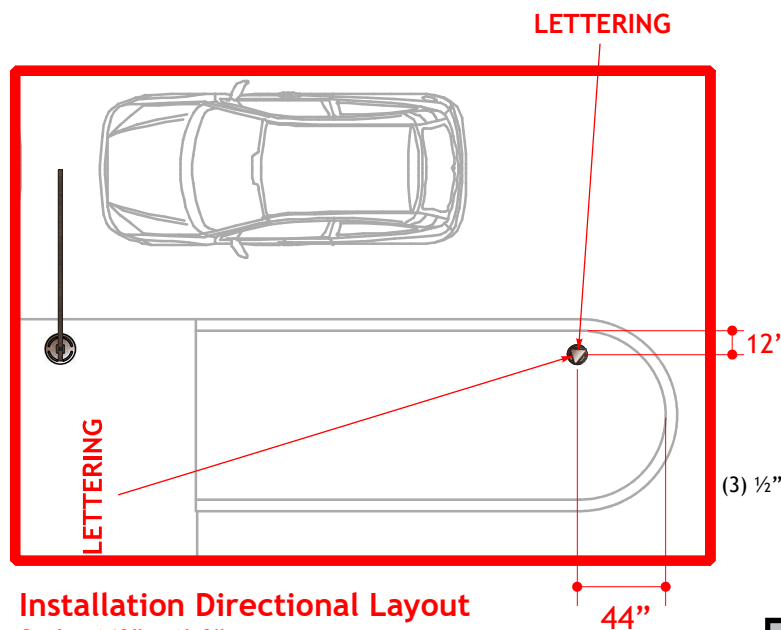
DIGITAL PICKUP SIGN - ROTATED VIEW

QTY: 1

Scale: 1"=1'

SPECIFICATIONS FOR (1) ILLUMINATED D/F DIGITAL PICKUP SIGN

- POST**= Brake-formed 1/8" aluminum body w/ welded & finished top cap
    - Text Graphics**: CNC Routed and backed w/ 3/16" Milk White acrylic
    - Logo Graphic**: CNC Routed circle backed w/ 3/16" Milk White acrylic then apply opaque vinyl logo overlay
  - ACCESS PANEL**= Removable full length 1/8" aluminum back panel
  - ILLUMINATION**= Internally illuminated via Sloan Prism Mini White LEDs
  - MOUNTING**= 1/4" Aluminum plate w/ mounting slots to allow rotational adjustment of 25° each direction
- CAISSON**= Sonotube formed concrete caisson drilled for (3) 1/2" dia. "drop-in" anchors w/ leveling nuts as req.



Installation Directional Layout  
Scale: 1/8" = 1'-0"

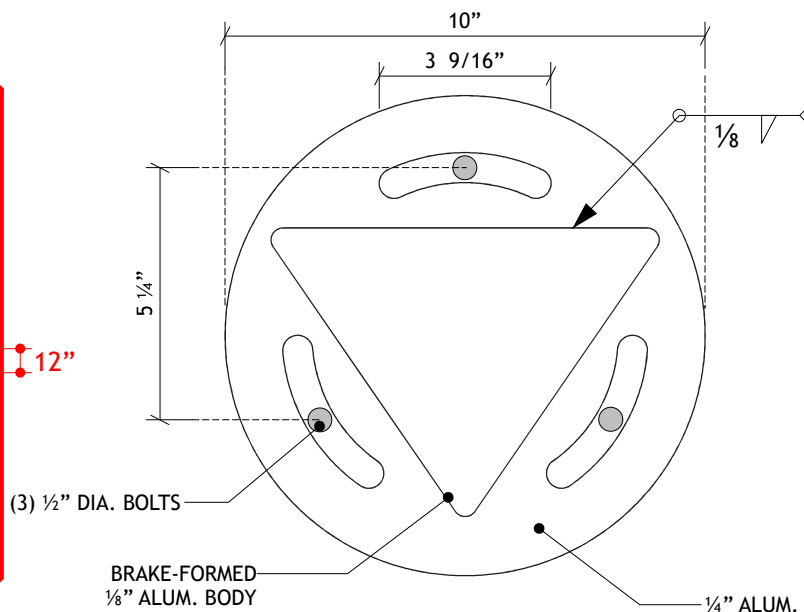
ELECTRICAL DATA:

(16 MODS) WHITE LEDS @ .46 WATT EA.= 7.36 WATTS  
(1) LPV-20-12 POWER SUPPLIES @ .55 AMPS EACH

TOTAL LOAD: .55 @ 120 VAC.  
(1) 20 AMP-120V CIRCUIT REQUIRED.

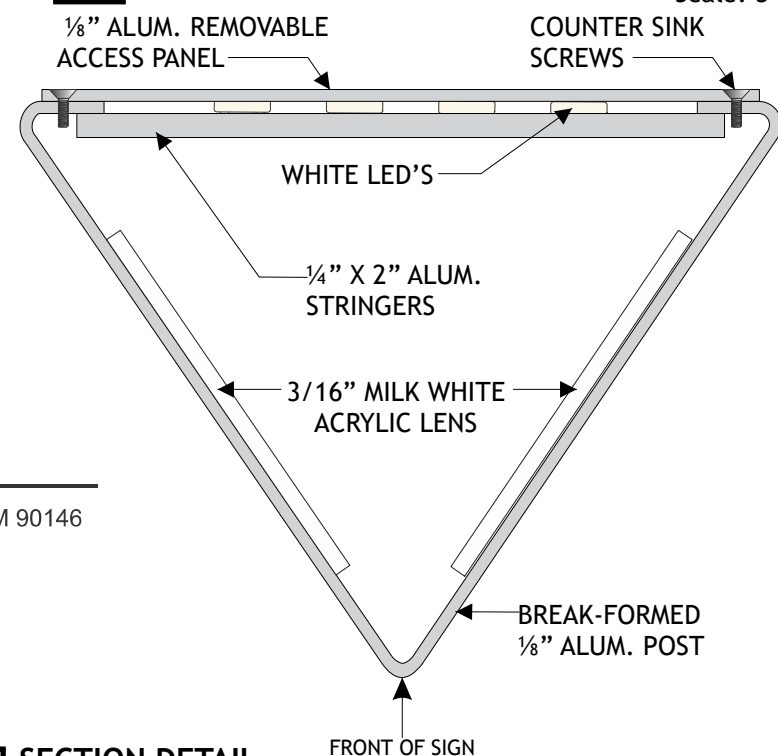
COLORS AND FINISHES

- (PC1) Powder coat IFS Rustic SRBM 90146  
(V3) Arlon cast vinyl #2100-3651 "Adobo Brown"



MOUNTING PLATE DETAIL

Scale: 3"=1'



SECTION DETAIL

Scale: 6"=1'-0"



12226 Coast Drive  
Whittier, CA 90601

Tel: (562) 946-7545  
Fax: (562) 949-5707

St. Lic.: 894662

www.fusionsign.com  
Los Angeles, CA  
Los Angeles, CA



DRAWING/REVISION NO.:

05-24-0025R4

PAGE NO.:

8 OF 13

CLIENT:

CHIPOTLE

ADDRESS

4099 LONE TREE  
ANTIOCH, CA

Approval Signature

DATE:

05/21/2024

PROJECT MANAGER

Joanne P.

DESIGNER:

RAUL D.

REVISION DATE:

10/07/2024

REVISION BY:

Jose Soria

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C82

SPECIFICATIONS FOR (1) NON-ILLUMINATED S/F BREAKAWAY CLEARANCE BAR

- 1 POST= 4" x 4" x 1/4" Alum. sq. tube w/ 3/8" alum top plate and pivot
- 2 CLEARANCE BAR= 2" x 4" x 1/8" Alum. rec. tube w/ black PVC end caps
- 2a Graphics: Reflective vinyl overlay

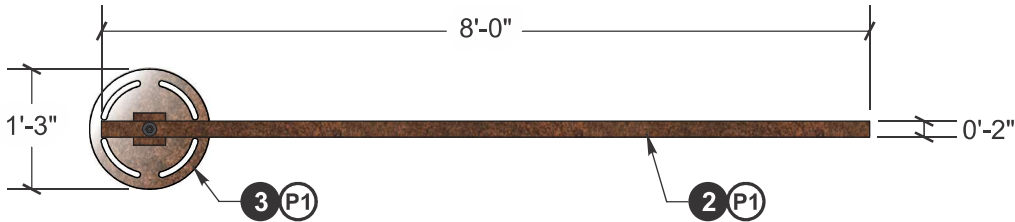
**Breakaway:** To minimize damage from impact, the top beam will give way and rotate when struck. Beam can then be manually rotated back to original position

**Note:** Rotation from fixed position will break shear/alignment pin which can be easily serviced during realignment of clearance bar

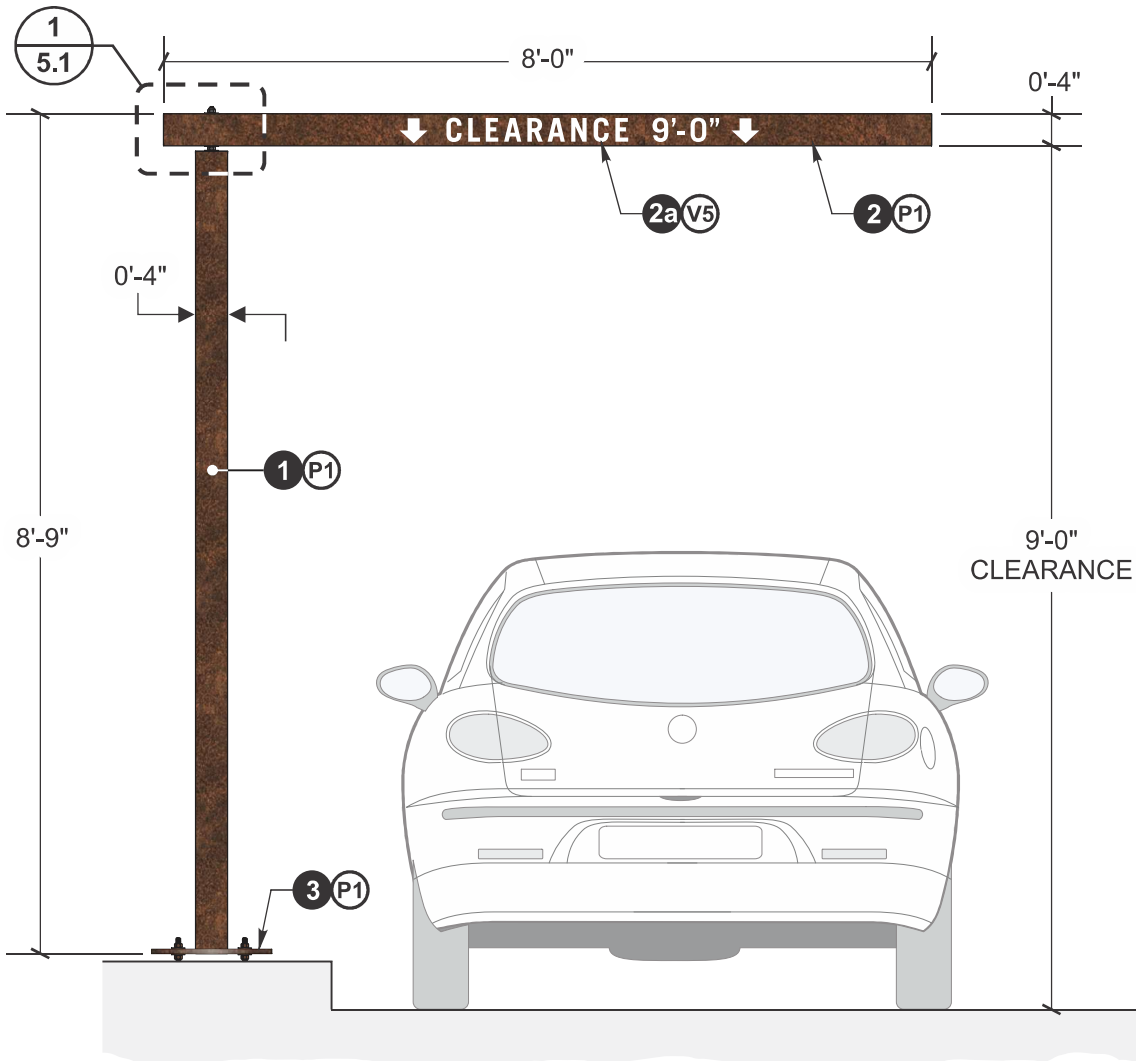
- 3 MOUNTING= Slotted 1/2" alum. base plate attaches to embedded bolts in caisson

COLOR SPECIFICATIONS

- P1 Powder coat IFS Rustic SRBM 90146 V5 Reflective White Vinyl

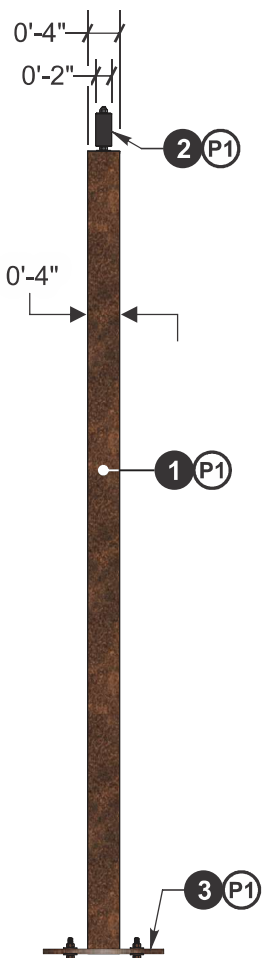


1 PLAN VIEW  
5.0 SCALE: 1/2"=1'-0"

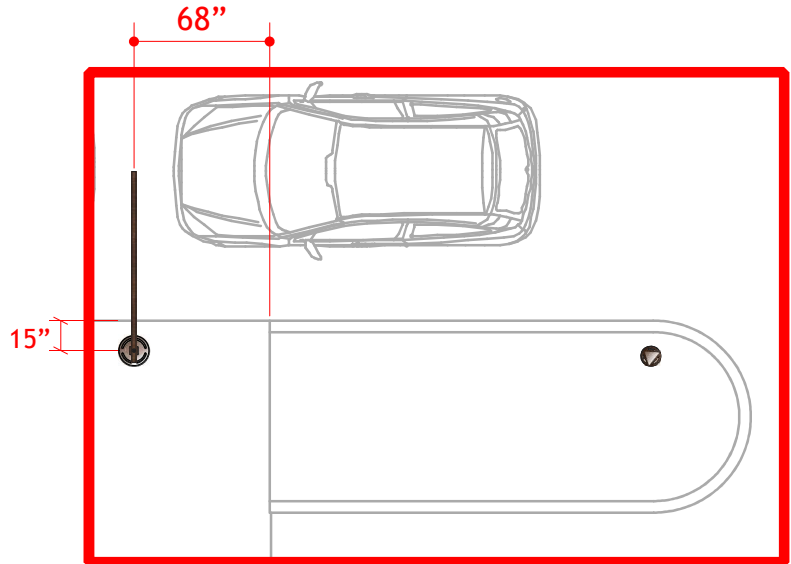


N5 ELEVATION  
SCALE: 1/2"=1'-0"

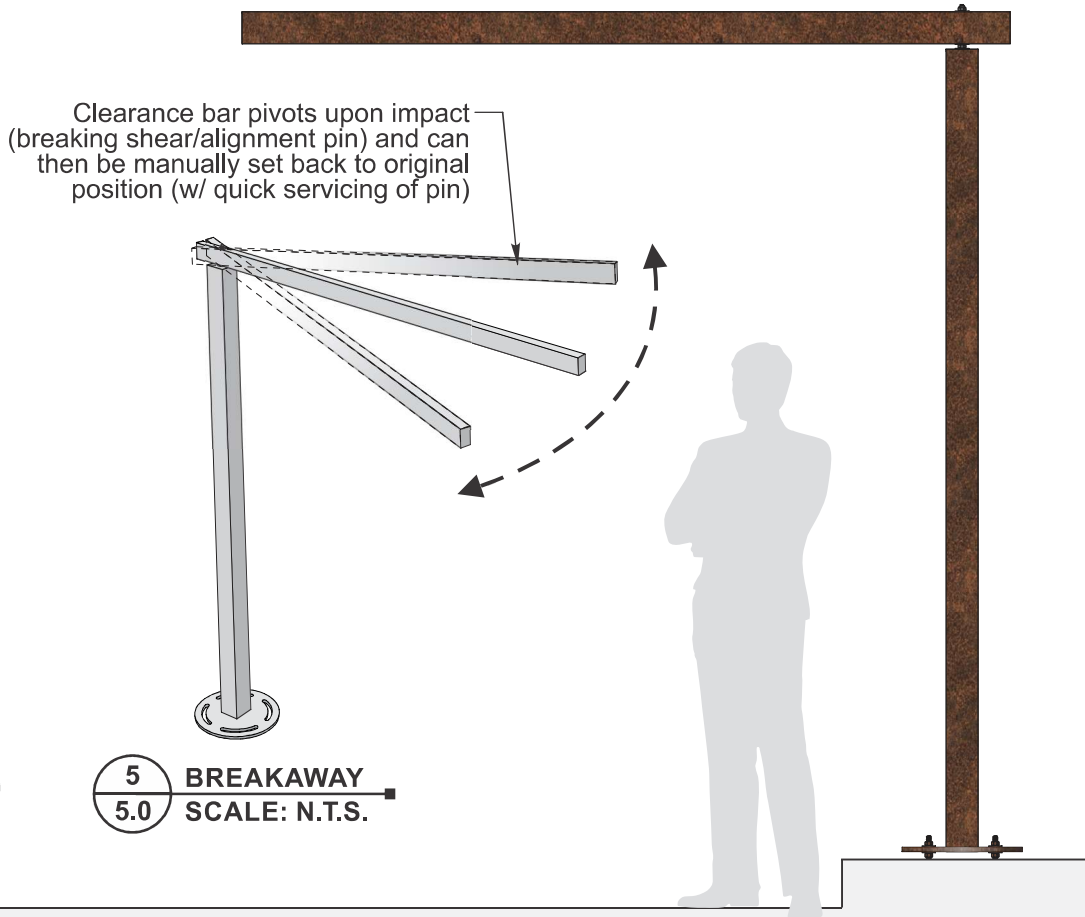
QTY: 1



3 END VIEW  
5.0 SCALE: 1/2"=1'-0"



Installation Directional Layout  
Scale: 1/8" = 1'-0"



5 BREAKAWAY  
5.0 SCALE: N.T.S.

4 OPPOSITE ELEVATION  
5.0 SCALE: 1/2"=1'-0"



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DRAWING/REVISION NO.:  
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PAGE NO.:  
9 OF 13

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ADDRESS  
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ANTIOCH, CA

Approval Signature

DATE:  
05/21/2024

PROJECT MANAGER  
Joanne P.

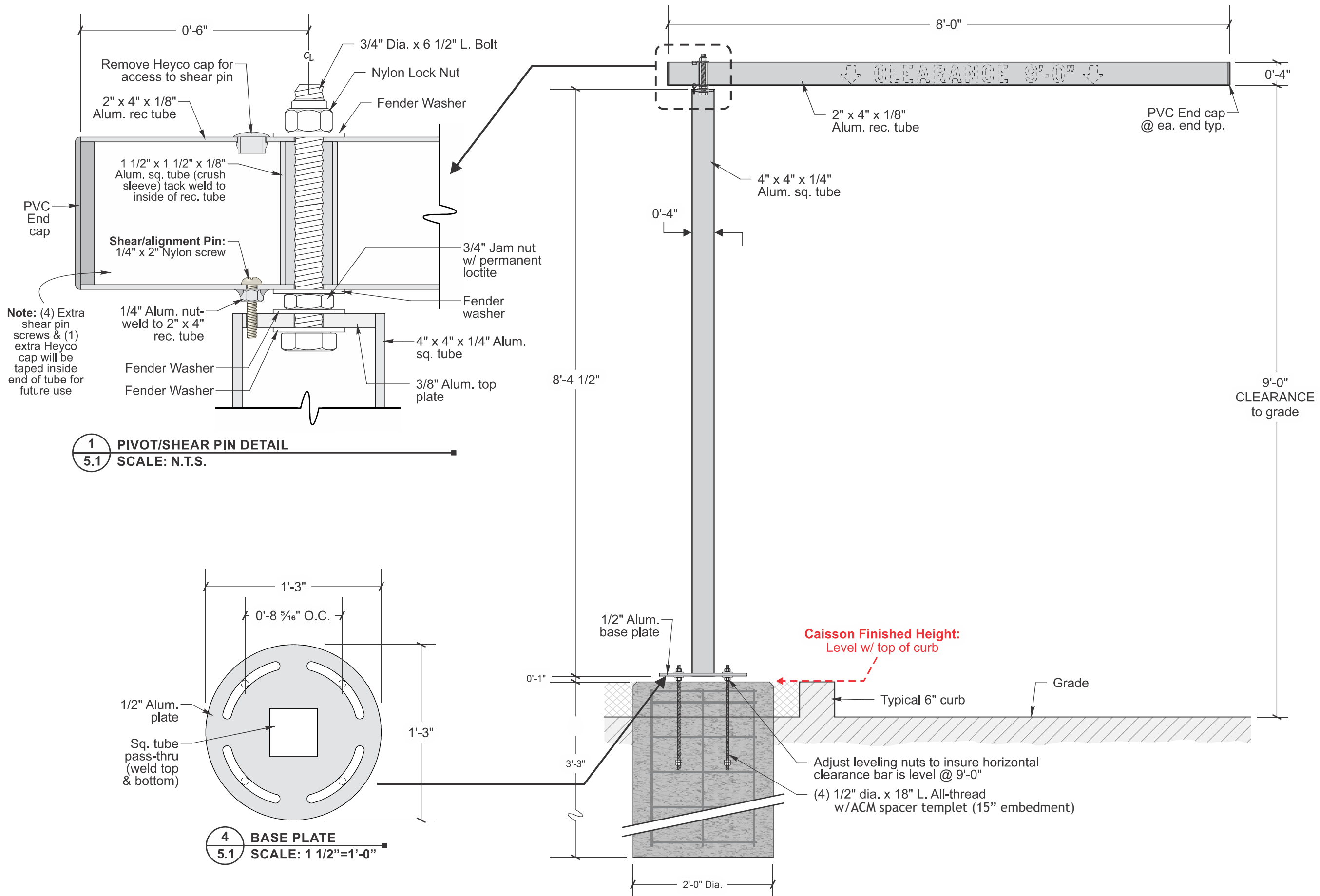
DESIGNER:  
RAUL D.

REVISION DATE:  
10/07/2024

REVISION BY:  
Jose Soria

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DRAWING/REVISION NO.:  
**05-24-0025R4**

PAGE NO.:  
**10** OF **13**

CLIENT:  
**CHIPOTLE**

ADDRESS  
4099 LONE TREE  
ANTIOCH, CA

Approval Signature

DATE:  
**05/21/2024**

PROJECT MANAGER  
**Joanne P.**

DESIGNER:  
**RAUL D.**

REVISION DATE:  
**10/07/2024**

REVISION BY:  
**Jose Soria**

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# ATTACHMENT "D"



## ARCHITECTS:

Rodney C. Alonzo, A.I.A.  
CEO  
C26714

Joseph L. Smith, A.I.A.  
President  
C23440

ARCHITECTURE PLUS INC.  
4335-B NORTH STAR WAY  
MODESTO, CA 95356

ph. 209.577.4661  
fx. 209.577.0213

[www.apiarc.com](http://www.apiarc.com)

## Project Description:

The approximate 18-acre property, now divided into 7 Parcels (A thru G) was previously approved under PD-04-05 and UP-04-14 which included a 126,000 sf commercial / retail center and a 60,000 sf fitness facility. The fitness facility (Parcel A) was constructed in 2007 and the balance of the property has remained substantially undeveloped and vacant.

The vacant property is now being developed by two separate entities. Approximately 9 acres (Parcels B, C and D) are being developed by a third party as luxury apartments. A separate application for the proposed residential development has previously been submitted in mid-2023 by the third party to the City of Antioch. The remainder 3 acres (Parcels E, F and G) will be developed as 3 separate commercial / retail parcels.

This application pertains to the following 3 separate commercial / retail parcels (E, F & G).

Parcel E: Approximately 1.21 acres, includes an approximate 5,434 sf Automated Car Wash facility with covered vacuum areas and associated equipment enclosures. Total onsite parking will include 2 employee parking spaces and 9 vacuum spaces. The operating hours will be from 7am to 7pm and will employ approximately 20-25 people. The current approval for this parcel includes a 10,000 sf medical office pad. Applicant has not been successful in securing a tenant for this approved use after over 17 years of marketing. Applicant has a signed lease, subject to the City approval, for this parcel as a high-quality automated car wash.

Parcel F: Approximately .96 acres, includes an approximate 2,365 sf QSR / Retail tenant building with drive-thru component. Total parking will include 17 spaces. The operating hours will be from 9am to 10 pm and will employ approximately 40 people. The current approval for this parcel includes an 8,000 square foot restaurant pad. The proposed use is in line with the current approved list of uses allowed per PD-04-05 and UP-04-14.

Parcel G: Approximately 1.05 acres, includes an approximate 3,760 sf QSR / Retail tenant building with drive-thru component. Total parking will include 19 spaces for the Retail/QSR and the remaining 16 to be shared with Parcel A. The operating hours will be from 10am to midnight and will employ approximately 40 people. The current approval for this parcel includes a 6,000 square foot restaurant pad. The proposed use is in line with the current approved list of uses allowed per PD-04-05 and UP-04-14.



ARCHITECTS:

Rodney C. Alonzo, A.I.A.  
CEO  
C26714

Joseph L. Smith, A.I.A.  
President  
C23440

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There are currently 3 existing ingress/egress driveways to the 18-acre overall development. There will be no further access points developed other than what already exists on site. The primary entry is a signalized intersection located off Lone Tree Way, with a second entry from Lone Tree Way off the shared drive located northwest of the site and a third entry off Lone tree Way in front of the health club. The property is designed to allow vehicular, bicycle and pedestrian circulation throughout the site. A traffic study has been conducted and completed and is being submitted as part of this application. City comments, gained through a pre-submittal application process, have been incorporated into the site plan.

We are applying for a use permit, design review approval and an amendment to PD-04-05 Planned Development Master Use list to add a car wash.

The overall application outlines the colors, elevations, landscaping and other material requirements for this development.



## ATTACHMENT "E"

### CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

4005 PORT CHICAGO HWY, STE 250, CONCORD, CA 94520 • (925) 941-3300 • CCCFPD.ORG

December 19, 2024

Mr. Nathan Tincclair  
City of Antioch  
Planning

**Subject:** Lone Tree Retail Development  
4099 LONE TREE WAY, Antioch  
Project # PD2024 - 0001  
**CCCFPD Project No.: P-2024-004040**

Dear Mr. Tincclair:

We have reviewed the development plan application to establish three new commercial buildings: a drive-thru car-wash, a drive-thru quick service restaurant, and a combination retail and drive-thru quick service restaurant at the subject location. The following is required for Fire District approval in accordance with the 2022 California Fire Code (CFC), the 2022 California Building Code (CBC), and Local and County Ordinances and adopted standards:

1. The Permittee shall pay all fire facility impact fees at the time of the issuance of the first building permit, at the then-current rate.
2. The Permittee shall request that the Project site be annexed into the most current Community Facilities District for fire protection and emergency response services (if applicable), or developer will provide an alternative funding mechanism acceptable to the Contra Costa Fire Protection District for the provision of fire protection and emergency response services.
3. Access as shown on plans appears to comply with Fire District requirements.

Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. . (503) CFC

4. Access roadways of **less than 28-feet** unobstructed width shall have signs posted or curbs painted red with the words: **NO PARKING – FIRE LANE** clearly marked. (22500.1) CVC, (503.3) CFC

Access roadways of **28 feet or greater, but less than 36-feet** unobstructed width shall have **NO PARKING – FIRE LANE** signs posted, allowing for parking on one side only or curbs painted red with the words **NO PARKING – FIRE LANE** clearly marked. (22500.1) CVC, (503.3) CFC

5. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC
6. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1500 GPM. Required flow must be delivered from not more than 1 hydrant flowing for a duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC
7. The developer shall provide hydrants of the East Bay type in compliance with Chapter 5 and Appendix B and C of the California Fire Code. Locations to be approved by the Fire District. (C103.1) CFC
8. Flammable or combustible liquid storage tanks shall **not** be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC
9. The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC
10. The owner or the owner's authorized agent shall be responsible for the development, implementation and maintenance of a written plan in compliance with NFPA 241, establishing a fire prevention program at the project site applicable throughout all phases of the construction. The plan shall be made available for review by the fire code official upon request. (Ch.33) CFC

The fire prevention program superintendent shall develop and maintain an approved prefire plan in cooperation with the fire chief. The fire chief and fire code official shall be notified of changes affecting the utilization of information contained in such prefire plans. (Ch.33) CFC

11. The developer shall submit building construction plans and specifications for the subject project to the Fire District through the public portal (<https://confire.vision33cloud.com/citizenportal/app/landing>). After the new construction / tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted, including, but not limited to the following.

- Private underground fire service water mains
- Fire sprinklers
- Carbon Dioxide Systems

- Commercial kitchen hood extinguishing systems (if proposed)

All projects shall be submitted to the Fire District for review and approval **prior** to construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC

**ALL PLAN SUBMITTALS SHALL BE SUBMITTED THROUGH THE FIRE DISTRICT'S PUBLIC PORTAL WEBSITE: <https://confire.vision33cloud.com/citizenportal/app/landing>**

**Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.**

*To schedule a Fire District Inspection of the Access and Hydrant installation prior to construction or the storage of combustible materials on the job site, contact the Fire District (minimum 2 working days in advance) at 925-941-3300 ext. 3902 OR schedule through the Fire District's Public Portal Website under the corresponding permit number.  
<https://confire.vision33cloud.com/citizenportal/app/landing>*

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,



Michael Cameron  
Fire Inspector

File: 4099 LONE TREE WAY-PLN-P-2024-004040

Handwritten text in blue ink, possibly a signature or initials, consisting of several loops and strokes.



December 20, 2024

City of Antioch  
Planning Division  
200 H Street  
Antioch, CA 94509

SUBJECT: FINAL DEVELOPMENT PLAN APPROVAL FOR THE LONE TREE RETAIL DEVELOPMENT PROJECT NOS. PD2024 – 0001, APNs: 072-500-005, 072-500-006, 072-500-007, 4099 LONE TREE WAY

To Whom It May Concern:

The project referral is for the Lone Tree Retail Development Project that was received by the District for review.

The District Code requires that every property used for human occupancy, employment, or commercial or industrial purposes in the District service area be hooked up to the public sewer. In order to connect to the public sewer, property owners must submit an application and plans for approval, obtain a sewer permit when necessary, and pay all applicable fees. The fees include a Capital Facilities Capacity Charge (CFCC) and an annual Sewer Service Charge (SSC). The SSC will be charged following their connection to the sewer that will be billed annually on the property tax bill. Commercial properties are charged a minimum of one equivalent residential unit (ERU), but may be charged for additional ERUs depending on the volume and strength of the wastewater. For commercial connections, we will refer the owner to our Pretreatment Program to coordinate in obtaining a Wastewater Discharge Permit.

Based on the information submitted with the Planning Division and the attached planning package, the preliminary estimated fees are as follows:

Parcel Description	Fees
Parcel E – 5,434 sq. ft. Mister Carwash	CFCC: TBD, based on calculated sewer discharges (\$5,033 per 200 GPD).
Parcel F – 2,550 sq. ft. Habit Burger & Grill	CFCC: \$55,363.00
Parcel G – 3,760 sq. ft. Retail and Chipotle Quick Service Restaurant (QSR)	CFCC: \$53,349.80

City of Antioch  
December 20, 2024

FINAL DEVELOPMENT PLAN APPROVAL FOR THE LONE TREE RETAIL DEVELOPMENT  
PROJECT NOS. PD2024 – 0001, APNs: 072-500-005, 072-500-006, 072-500-007, 4099 LONE TREE  
WAY

Page 2 of 2

Please note that the CFCC rate will be adjusted on February 16, 2025. The Delta Diablo Board of Directors adopted Ordinance 127 to adjust the CFCC rate from \$5,033 to \$4,886. For additional information, please contact us at [permits@deltadiablo.org](mailto:permits@deltadiablo.org) or call us at (925) 756 – 1900 extension 1343.

Sincerely,

A handwritten signature in cursive script that reads "Nayeli Basulto".

Nayeli Basulto  
Junior Engineer

## Summary of Drainage Fees

Development #: Lone Tree Retail  
 APN: 072-500-006, 007  
 Drainage Area: 55

Date: 16-Dec-24  
 Ordinance: 2002-23

Fee Schedule: **2024**

Commercial/Industrial/Downtown  
 Office (Medium)  
 Office (Light)

Building			Subdivision		
Unit Price	QTY	Amount	Unit Price	QTY	Amount
\$ 46,466	3.20	148,691.20	\$ 49,912		-
39,821		-	44,499		-
33,324		-	37,561		-

### **Multifamily Residences**

Less than 2,500 square ft of land  
 2,500-2,999 (square feet per unit)  
 3,000-3,999  
 4,000-4,999  
 5,000-5,999  
 6,000-6,999  
 7,000-7,999  
 8,000 +

Building			Subdivision		
Unit Price	QTY	Amount	Unit Price	QTY	Amount
\$ 36,612		-	\$ 36,612		-
2,170		-	2,170		-
2,486		-	2,486		-
2,893		-	2,893		-
3,311		-	3,311		-
3,718		-	3,718		-
4,113		-	4,113		-
4,317		-	4,317		-

### **Single Family Residential**

4,000-4,999 (square feet per unit)  
 5,000-5,999  
 6,000-6,999  
 7,000-7,999  
 8,000-9,999  
 10,000-13,999  
 14,000-19,999  
 20,000-29,999  
 30,000-39,999  
 40,000 +

Building			Subdivision		
Unit Price	QTY	Amount	Unit Price	QTY	Amount
\$ 3,040		-	\$ 4,870		-
3,175		-	5,074		-
3,311		-	5,277		-
3,447		-	5,481		-
3,650		-	5,774		-
4,057		-	6,362		-
4,735		-	7,322		-
5,853		-	8,780		-
7,266		-	10,486		-
8,712		-	12,080		-

(Amount Below to be added to the total.)

Amount of	Sqr Ft.	Unit Price	Amount
impervious surface.	69,654	1.13	\$ 78,709.02
to account for:			

**TOTAL:** \$227,400.22

Calculate DA 130 fee if checked ☐

Mark box to add mitigation fee ☐ n/a

### **Comments:**

This fee was calculated for Drainage Area 55 using the Lone Tree Retail Developments Proposed Planning Package, dated November 1, 2024. The commercial rate and the amount of new impervious surface was used to determine the fee for this proposed development.

Prepared by: Alexander Zandian

## Lot Closure

LOT #	(square feet)				
1	-	35	-	69	-
2	-	36	-	70	-
3	-	37	-	71	-
4	-	38	-	72	-
5	-	39	-	73	-
6	-	40	-	74	-
7	-	41	-	75	-
8	-	42	-	76	-
9	-	43	-	77	-
10	-	44	-	78	-
11	-	45	-	79	-
12	-	46	-	80	-
13	-	47	-	81	-
14	-	48	-	82	-
15	-	49	-	83	-
16	-	50	-	84	-
17	-	51	-	85	-
18	-	52	-	86	-
19	-	53	-	87	-
20	-	54	-	88	-
21	-	55	-	89	-
22	-	56	-	90	-
23	-	57	-	91	-
24	-	58	-	92	-
25	-	59	-	93	-
26	-	60	-	94	-
27	-	61	-	95	-
28	-	62	-	96	-
29	-	63	-	97	-
30	-	64	-	98	-
31	-	65	-	99	-
32	-	66	-	100	-
33	-	67	-		
34	-	68	-		

**Total Area (ft<sup>2</sup>):** -

**Total Area (Acres):** -

**Comments:**

AREA (SF)	QTY
<2,500	-
2,500-2,999	-
3,000-3,999	-
4,000-4,999	-
5,000-5,999	-
6,000-6,999	-
7,000-7,999	-
8,000-9,999	-
10,000-13,999	-
14,000-19,999	-
20,000-29,999	-
30,000-39,999	-
40,000 +	-

**From:** [Nathan Tincclair](#)  
**To:** [Nathan Tincclair](#)  
**Subject:** FW: Lone Tree Retail Development - PD2024 - 0001  
**Date:** Monday, December 23, 2024 12:14:56 PM  
**Attachments:** [image001.png](#)

---

---

**From:** Alexander Zandian <Alexander.Zandian@pw.cccounty.us>  
**Sent:** Thursday, December 19, 2024 1:29 PM  
**To:** Nathan Tincclair <ntincclair@antiochca.gov>  
**Cc:** Michelle Cordis <michelle.cordis@pw.cccounty.us>; Little, Andrew <alittle@interwestgrp.com>; rod@apiarc.com  
**Subject:** Lone Tree Retail Development - PD2024 - 0001

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Hello Nathan,

The Contra Costa County Flood Control and Water Conservation District (District) has reviewed the Planning Package, dated November 1, 2024, for the proposed commercial development located at 4099 Lone Tree Way (APN 072-500-005, -006, -007) in the City of Antioch. We have the following comments:

Drainage Area Fee:

1. This project is located within Drainage Area 55 (DA 55), for which a drainage fee is due in accordance with District Ordinance Number 2002-23. By ordinance, all improvements in this area are subject to the provisions of the drainage fee ordinance. Effective January 1, 2024, the current fee in this drainage area is \$1.13 per square foot of newly created impervious surface.
2. The drainage area fee for this lot should be collected prior to issuing a building permit for this project.
3. The District is not the approving local agency for this project as defined by the Subdivision Map Act. As a special district, the District has an independent authority to collect drainage fees that is not restricted by the Subdivision Map Act. The District reviews the drainage fee rate every year the ordinance is in effect, and adjusts the rate annually on January 1 to account for inflation. The drainage fee rate does not vest at the time of tentative map approval. The drainage fees due and payable will be based on the fee in effect at the time of fee collection.

4. The DA 55 fee for this project is estimated to be \$227,400 based on the commercial development rate and the amount of new impervious surface added to the site. Please see the enclosed spreadsheet for our drainage fee calculation.

While reviewing past files for this APN, the District found a Grant Deed of Development Rights Agreement, DOC-2007-0008586-00 through -0008590-00 (attached), established in January of 2007. This agreement outlines that any future development requires the approval of the Grantee, the District.

Upon receipting payment of the Drainage Area 55 fee. The Restricted Development Area shall have all rights, privileges, title, and interests returned to the property owner, In-Shape Health Clubs, Inc.. DA 55 fees were partially paid as the building permit was issued for APN 072-500-001, -007. It has also been made clear via the submittal that a future multi-family residential development is proposed for APNs 072-500-002, -003, and -004, these parcels are also included in the Restricted Development Area and thus DA 55 fees must be paid in full before development rights are given back to the property owner. Fees for the Lone Tree Retail development can be paid separately from the future housing development, but the Restricted Development Area will remain in place until those fees are collected.

The District requires that a Fee-for-Service account is established with the property owner to conduct further review, processing, and modification of the Grant Deed of Development Rights Agreement.

#### Flood Control Comments:

1. The improvement plans identify the future multi-family development, APN 072-500-004, -003, to the north of this proposed site. It is not clear if the entire residential development will also be utilizing the same drainage network as there appears to be lines coming from APN 072-500-004, -003. If this is the case further analysis is needed to determine appropriately sized C.3 facilities and drainage pipes.
2. The site's bioretention facilities should be sized accordingly to meet the requirements for both developments.
3. The District recommends an 18" sized pipe to be used as a minimum for all storm drain facilities on site. The current plans show sizes ranging from 6" to 24".
4. We recommend that the City condition the applicant to design and construct storm drain facilities to adequately collect and convey stormwater entering or originating within the development to the nearest adequate man-made drainage facility or natural watercourse, without diversion of the watershed.
5. The developer should be required to submit hydrology and hydraulic calculations to the

City that prove the adequacy of the in-tract drainage system and the downstream drainage system. We defer review of the local drainage to the City.

6. We recommend that the City condition the developer to contact the appropriate environmental regulatory agencies such as the U.S. Army Corps of Engineers, State Department of Fish and Wildlife, and State Regional Water Quality Control Board to obtain all the necessary permits for this project, or show that such permits are not necessary.

Clean Water Program Comments:

1. A requirement under the MRP is that there are no illicit discharges, “Only Rain down the Drain”. Training exercises using chlorinated water or foam, washing vehicles all should drain to the sanitary sewer because storm drains flow directly to creeks and soaps, oils, chlorinated waters are harmful or lethal to organisms in our creeks.
2. There is a vehicle wash area indicated within Parcel E, DMA-E8, a recirculation/treatment system is noted. It is unclear where it drains. Attached is a fact sheet related to Oil/Water (Sand/Oil) separators. The fact sheet includes items such as requiring these areas to be plumbed to the sanitary sewer. Links below:
  - a. Sand/Oil Interceptor Maintenance fact sheet -  
[https://www.centernalsan.org/sites/main/files/file-attachments/sand\\_oil\\_interceptor\\_maintenance.pdf?1511394156](https://www.centernalsan.org/sites/main/files/file-attachments/sand_oil_interceptor_maintenance.pdf?1511394156)
  - b. Sand/Oil Interceptor Pumpers Operating in Central San’s Service Area -  
[https://www.centernalsan.org/sites/main/files/file-attachments/sand\\_oil\\_interceptor\\_pumpers\\_in\\_central\\_san.pdf?1696607661](https://www.centernalsan.org/sites/main/files/file-attachments/sand_oil_interceptor_pumpers_in_central_san.pdf?1696607661)
  - c. Attached is also Section 5 from the Central San Standard Specs which include information regarding Sand-Oil Interceptors (or Oil-Water Separators), related sewer connections outside, and wash areas. – The Sand/Oil Interceptor you’re looking for will be on Section 5. Environmental Compliance (5.01 – Other Commercial Businesses and 5.04 – Sewer Connection Outside).[https://www.centernalsan.org/sites/main/files/file-attachments/standard\\_specs\\_2022\\_final.pdf?1658154154](https://www.centernalsan.org/sites/main/files/file-attachments/standard_specs_2022_final.pdf?1658154154)
3. Parcel E’s car wash facilities inside floor drains as well as utility sinks should also drain to the sanitary sewer

We appreciate the opportunity to review the proposed development at 4099 Lone Tree Way and welcome continued coordination with the City. If you have any questions, please contact me at your earliest convenience.

Thank you,

**Alexander Zandian**

**Staff Engineer**



Contra Costa County Public Works Department

Flood Control & Water Conservation District

255 Glacier Drive, Martinez, CA 94553

Office: (925) 313-2052

Fax: (925) 313-2333

Website: [www.cccpublicworks.org](http://www.cccpublicworks.org)

**“Accredited by the American Public Works Association”**

## Summary of Drainage Fees

Development #: Lone Tree Retail  
 APN: 072-500-006, 007  
 Drainage Area: 55

Date: 16-Dec-24  
 Ordinance: 2002-23

Fee Schedule: **2024**

Commercial/Industrial/Downtown  
 Office (Medium)  
 Office (Light)

Building			Subdivision		
Unit Price	QTY	Amount	Unit Price	QTY	Amount
\$ 46,466	3.20	148,691.20	\$ 49,912		-
39,821		-	44,499		-
33,324		-	37,561		-

### **Multifamily Residences**

Less than 2,500 square ft of land  
 2,500-2,999 (square feet per unit)  
 3,000-3,999  
 4,000-4,999  
 5,000-5,999  
 6,000-6,999  
 7,000-7,999  
 8,000 +

Building			Subdivision		
Unit Price	QTY	Amount	Unit Price	QTY	Amount
\$ 36,612		-	\$ 36,612		-
2,170		-	2,170		-
2,486		-	2,486		-
2,893		-	2,893		-
3,311		-	3,311		-
3,718		-	3,718		-
4,113		-	4,113		-
4,317		-	4,317		-

### **Single Family Residential**

4,000-4,999 (square feet per unit)  
 5,000-5,999  
 6,000-6,999  
 7,000-7,999  
 8,000-9,999  
 10,000-13,999  
 14,000-19,999  
 20,000-29,999  
 30,000-39,999  
 40,000 +

Building			Subdivision		
Unit Price	QTY	Amount	Unit Price	QTY	Amount
\$ 3,040		-	\$ 4,870		-
3,175		-	5,074		-
3,311		-	5,277		-
3,447		-	5,481		-
3,650		-	5,774		-
4,057		-	6,362		-
4,735		-	7,322		-
5,853		-	8,780		-
7,266		-	10,486		-
8,712		-	12,080		-

(Amount Below to be added to the total.)

Amount of	Sqr Ft.	Unit Price	Amount
impervious surface.	69,654	1.13	\$ 78,709.02
to account for:			

**TOTAL: \$227,400.22**

Calculate DA 130 fee if checked ☐

Mark box to add mitigation fee ☐ n/a

### **Comments:**

This fee was calculated for Drainage Area 55 using the Lone Tree Retail Developments Proposed Planning Package, dated November 1, 2024. The commercial rate and the amount of new impervious surface was used to determine the fee for this proposed development.

Prepared by: Alexander Zandian

## Lot Closure

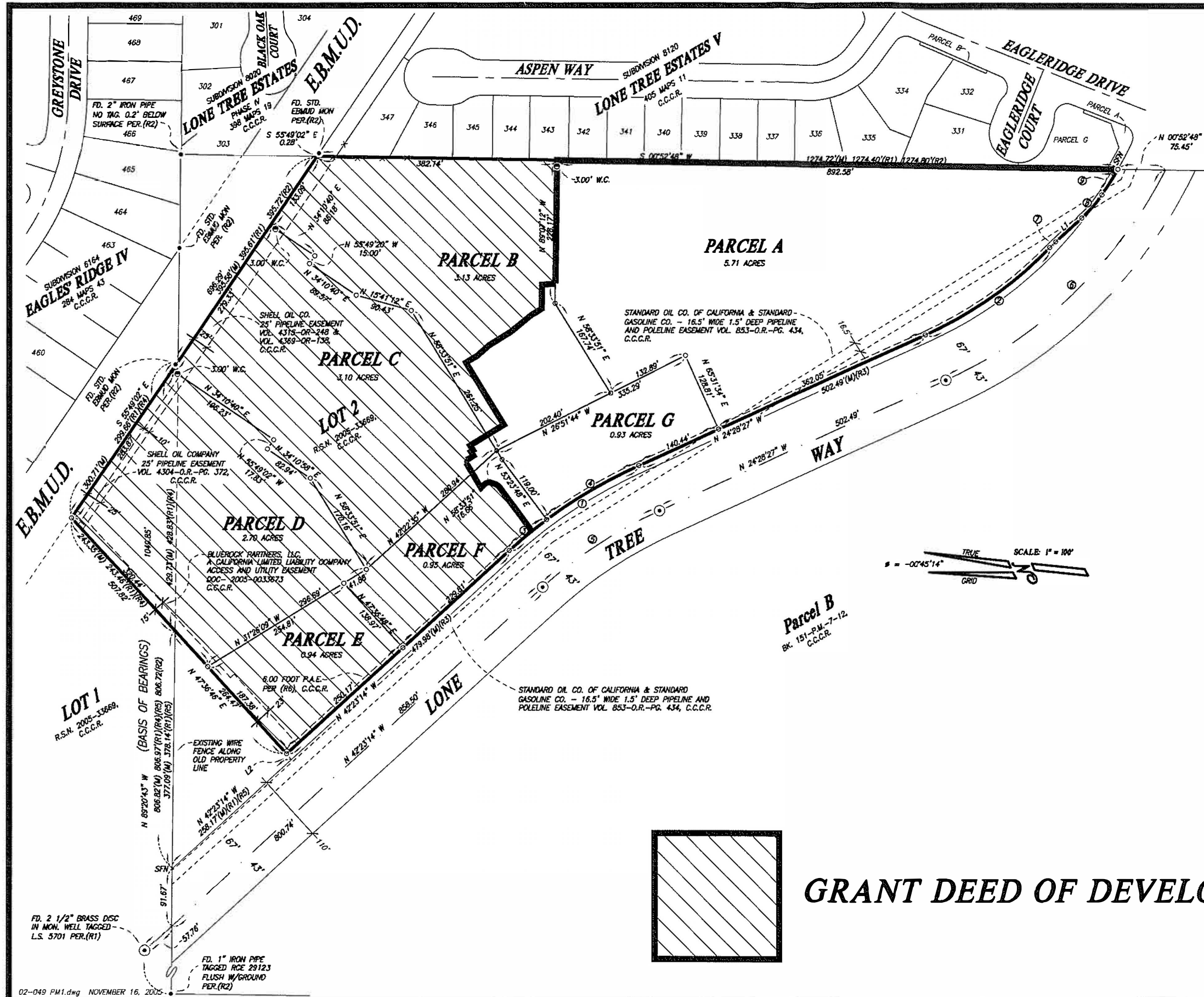
LOT #	(square feet)				
1	-	35	-	69	-
2	-	36	-	70	-
3	-	37	-	71	-
4	-	38	-	72	-
5	-	39	-	73	-
6	-	40	-	74	-
7	-	41	-	75	-
8	-	42	-	76	-
9	-	43	-	77	-
10	-	44	-	78	-
11	-	45	-	79	-
12	-	46	-	80	-
13	-	47	-	81	-
14	-	48	-	82	-
15	-	49	-	83	-
16	-	50	-	84	-
17	-	51	-	85	-
18	-	52	-	86	-
19	-	53	-	87	-
20	-	54	-	88	-
21	-	55	-	89	-
22	-	56	-	90	-
23	-	57	-	91	-
24	-	58	-	92	-
25	-	59	-	93	-
26	-	60	-	94	-
27	-	61	-	95	-
28	-	62	-	96	-
29	-	63	-	97	-
30	-	64	-	98	-
31	-	65	-	99	-
32	-	66	-	100	-
33	-	67	-		
34	-	68	-		

**Total Area (ft<sup>2</sup>):** -

**Total Area (Acres):** -

**Comments:**

AREA (SF)	QTY
<2,500	-
2,500-2,999	-
3,000-3,999	-
4,000-4,999	-
5,000-5,999	-
6,000-6,999	-
7,000-7,999	-
8,000-9,999	-
10,000-13,999	-
14,000-19,999	-
20,000-29,999	-
30,000-39,999	-
40,000 +	-





December 17, 2024

Nathan Tinclair  
City of Antioch  
PO Box 5007  
Antioch, CA 94531

Re: PD2024-0001  
Lone Tree Retail project

Dear Nathan Tinclair,

Thank you for giving us the opportunity to review the subject plans. The proposed PD2024-0001 project appears to be within the same vicinity of PG&E's existing facilities that may impact this project.

PG&E has existing electric and gas facilities in the vicinity of this project's location. Please provide an updated site plan showing the distribution facilities relative to where this proposed development will take place. This will give us a better idea of the potential impacts to our facilities and whether any modifications need to be made.

Please contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782 and PG&E's Service Planning department at [www.pge.com/cco](http://www.pge.com/cco) for any modification or relocation requests, or for any additional services you may require.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact me at M71A@pge.com

Sincerely,

Matthieu McNair  
Land Management  
925-804-5736

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**RE: City of Antioch Project Routing Lone Tree Retail Project 4099 Lone Tree Way**

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**From** Greensides, Jessica <JGreensides@republicservices.com>

**Date** Wed 12/4/2024 11:08 AM

**To** Monique Villagrana <mvillagrana@antiochca.gov>; Nathan Tincclair <ntinclair@antiochca.gov>

 1 attachment (1 MB)

PF596-215-New-Enclosure Dimensions-Clearances-Information-Sheet-v9A.pdf;

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

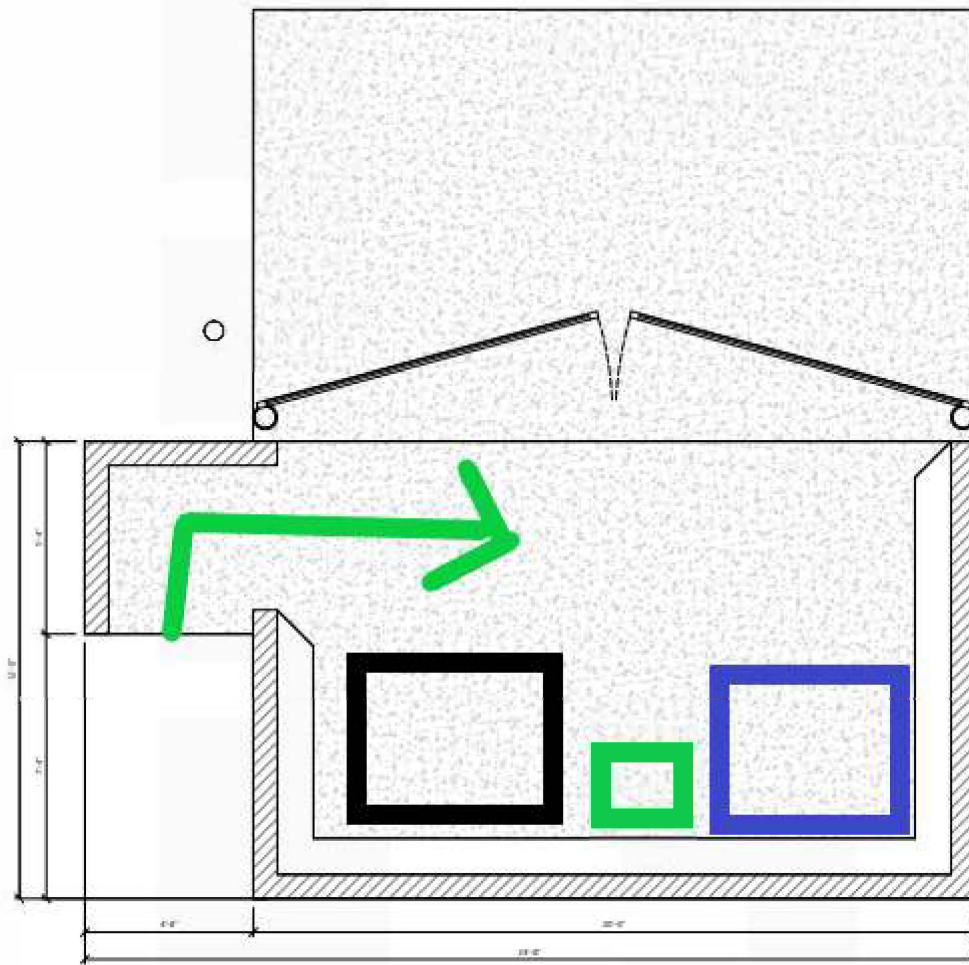
Hello Nathan Tincclair,

I have each site location labeled below with changes/updates to plans that would need to occur to approve on our end.

Each location needs the **suggested or planned route of service our truck would take to service drawn out.**

Two of the trash enclosures only show 2 bins without spacing/size drawn out, this needs to change to **show three bins (trash, organics and recycling) to scale at each location.** Please keep in mind side doors need to be accessible for employees to walk by bins to easily access all three bins as shown in my rough drawing below.

I have attached our sizing as well as truck turning/servicing guides to help with adding in the dimensions of the bins as well as the truck route.

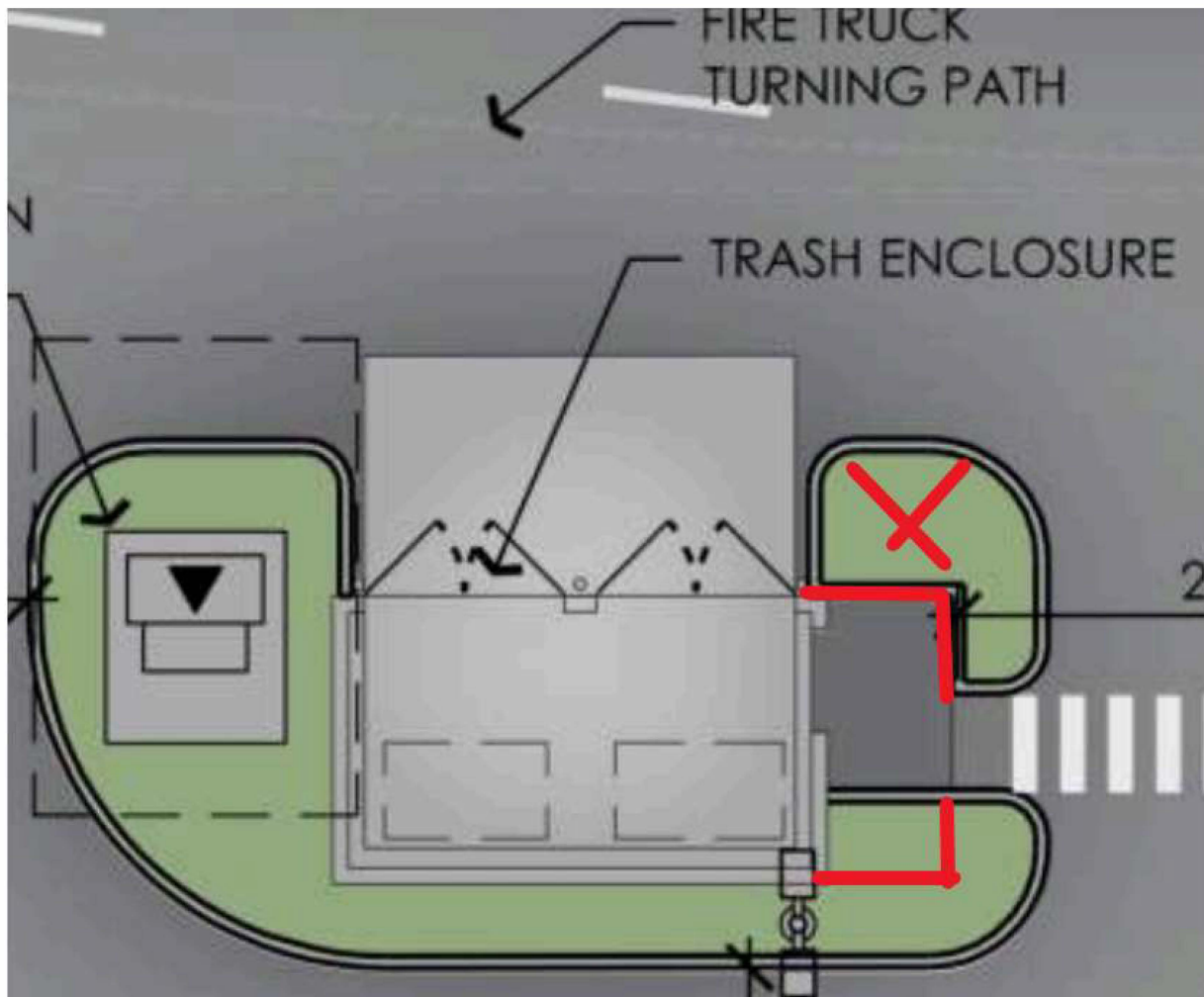


#### Site E- mister car wash

Location would have minimal organic material- suggested sizes for bins to draw would be 4yd Trash, 4yd Recycling and 1- 64 Gal organics bin

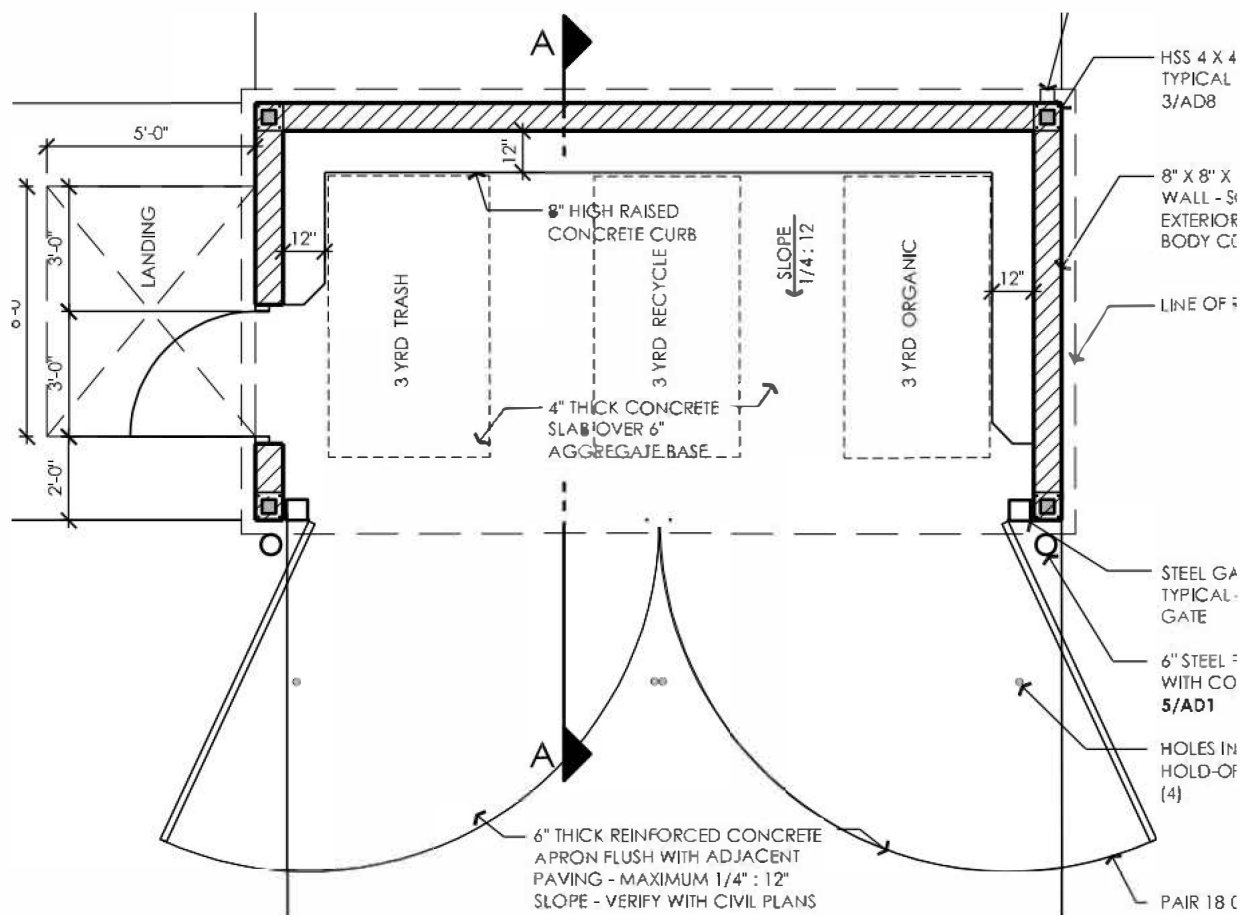
#### Site F- Habit-

Location would be a large food producer and would be projected to need a 4yd Trash, 4yd Recycling and either 1 yard Organics or 2 64 Gal organic carts and potentially a grease/oil collection bin. The size is not laid out but assumingly is the same size as the prior enclosure (20 ft) which is not long enough to fit all four bins and ensure a walking path for employees. Can we expand the trash enclosure and remove the landing pad space before the start of the enclosure as shown by the red drawing below.

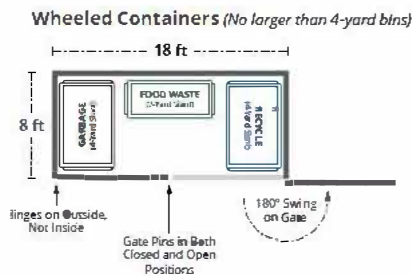


Site G- Chipotle plus a retail space-

As mentioned above for the Site F- location would need space for a 4yd trash, 4 yard recycling and 1yd org or 2-64 gal Organics carts. The enclosure is 19 ft and the bins have been drawn out but there would be no clear walking path from a side door, trash enclosure would need to be expanded as well. The length and width of the bins and spacing needs to be drawn out as well.



If we cannot have a direct walking path from a side door for employees to access all three bins easily it is instead suggested to remove the side entrances from each enclosure and only have one entrance to the enclosures as highlighted by the 18ft option shown below and in the attached document.



Hope this helps and please let me know if you have questions.

Thank you,

**Jessica Greensides**  
Sustainability Advisor  
Antioch

441 N Buchanan Circle  
Pacheco, CA 94553  
e jgreensides@republicservices.com  
c 925.839.3645





Sustainability in Action

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**From:** Monique Villagrana <[mvillagrana@antiochca.gov](mailto:mvillagrana@antiochca.gov)>  
**Sent:** Tuesday, December 3, 2024 11:45 AM  
**Subject:** Fw: City of Antioch Project Routing Lone Tree Retail Project 4099 Lone Tree Way

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**This Message Is From an External Sender**

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Good Morning,

I wanted to send a quick reminder that the deadline for submitting your comments is fast approaching — **Friday, December 20th.**

Please refer to the attached document to review the project details and send your responses to Nathan Tinchair at [NTinchair@antiochca.gov](mailto:NTinchair@antiochca.gov).

Your input is greatly appreciated, and we look forward to receiving your feedback.

***Monique Villagrana***

Community Development Technician | Planning Division

☎: (925) 779-6163 (Direct)

☎: (925) 779-6159 (Main)

☎: (925) 779-7034 (Fax)

✉: [mvillagrana@antiochca.gov](mailto:mvillagrana@antiochca.gov)

💻: [www.antiochca.gov](http://www.antiochca.gov)

Community Development Department | 200 'H' Street, Antioch, CA 94509-1005



---

**From:** Nathan Tinclair <[ntinclair@antiochca.gov](mailto:ntinclair@antiochca.gov)>  
**Sent:** Friday, November 22, 2024 2:17 PM  
**To:** Nathan Tinclair <[ntinclair@antiochca.gov](mailto:ntinclair@antiochca.gov)>  
**Cc:** Monique Villagrana <[mvillagrana@antiochca.gov](mailto:mvillagrana@antiochca.gov)>  
**Subject:** City of Antioch Project Routing Lone Tree Retail Project 4099 Lone Tree Way

Good Afternoon,

The City of Antioch Planning Division is requesting your review of the project information and plans contained in the attached document.

Please provide feedback on availability of services, potential design or code conflicts, requirements for additional permits and draft conditions of project approval.

Responses are requested at your earliest availability, by or before **December 20, 2024**, to Nathan Tinclair at [NTinclair@antiochca.gov](mailto:NTinclair@antiochca.gov).

Thank you in advance for your time and collaboration.

**Nathan Tinclair**  
Associate Planner

(: 925-779-6113 (Direct)  
(: 925-779-6159 (Main)  
:: [www.antiochca.gov](http://www.antiochca.gov)

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





12/19/2024

CITY OF ANTIOCH  
Attn: TINCLAR, NATHAN  
P.O BOX 5007  
ANTIOCH, CA94509

RE: PD20240001  
4099 LONE TREE WY  
APN: 072 500 005, 072 500 006  
**Service Request #:** SR0023771

Dear TINCLAR, NATHAN :

Contra Costa Environmental Health (CCEH) has received a request for agency comment regarding the above referenced project. See below for our comments grouped by environmental health program:

- If an onsite water supply well is used for this project, it must meet current standards, including construction, yield, water quality, and setbacks. A hydrogeological study may be required to ensure adequate water supply.
- A permit from CCEH is required for any well or soil boring prior to commencing drilling activities, including those associated with water supply, environmental investigation and cleanup, or geotechnical investigation.
- Any abandoned wells (water, environmental, or geotechnical) and septic tanks must be destroyed under permit from CCEH. If the existence of such wells or septic tanks are known in advance or discovered during construction or other activities, these must be clearly marked, kept secure, and destroyed pursuant to CCEH requirements.
- If this project is not served by sanitary sewer and an onsite wastewater disposal system (septic system) is needed for this project, a permit from CCEH is required prior to installation. The new septic system, including disposal field replacement area must comply with current standards. Holding tanks for sewage disposal are prohibited unless these are owned and maintained by a public entity.
- For proposed subdivisions/minor subdivisions served by onsite wastewater disposal systems (septic systems). It must be demonstrated that each lot can accommodate a septic system meeting current standards, including disposal field replacement area.
- For proposed subdivisions/minor subdivisions served by onsite private water wells. It must be demonstrated that each lot has a water supply well meeting current standards, including construction, yield, water quality, and setbacks. A hydrogeological study may be required to ensure adequate water

supply.

- If the project will require a small public water system, these systems must operate under permit from CCEH. The water supply (e.g. well) must meet current standards, including construction, yield, water quality, and setbacks. A hydrogeological study may be required to ensure adequate water supply.
- If the proposed lot line adjustment involves properties served by an onsite waster disposal system (septic system). The new lot configurations must accommodate the septic system(s), including the disposal field replacement area(s), without conflicting with current standards(e.g., setbacks to property lines).
- If the proposed lot line adjustment involves properties served by an onsite water well. The new lot configurations must not conflict with current standards(e.g., setbacks to property lines).
- Horse boarding facilities are subject to the requirements of the Contra Costa County Cleanwater Program, including routine inspections. The applicant can contact CCEH for details.
- It is recommended that the project be served by public sewer and public water wherever possible.
- A health permit is required for retail food facilities. Food facilities include restaurants, stores, bars, cafeterias, snack bars, kiosks at transit sites, and any business or operation that sells or gives food away to the public (including employees or students).
- Plans must be submitted to CCEH and approved prior to the issuance of building permits for such facilities. Prior to the submission of plans, CCEH staff is available to meet with prospective developers/operators to discuss the requirements for these facilities and the plan review process.
- Dumpster areas serving retail food facilities are required to have a drain to the sanitary sewer and provided with a hot/cold water supply. It is recommended that developers be informed of this requirement, since it is usually easier to plan for the installation of sewer and water in dumpster areas during initial construction rather than install these afterwards
- All retail food facilities must have approved restrooms. This includes kiosks located at transit sites. It is recommended that developers be informed of this requirement, since it is usually easier to plan for the installation of restrooms during initial construction rather than install these afterwards
- Some kitchens at church sites may be exempt from requirements to have plans approved by CCEH and may not require a health permit if it is not used for any retail use. Please note that retail use includes any of the following:
  - Providing school lunches.
  - Operating a homeless or senior feeding program
  - Catering.
  - Events open to the general public where food is sold or given away\*\*.

If the future use of the kitchen includes any activity considered retail in nature, a health permit will be required prior to commencing such an activity. In this case a plan review would be required as part of the application process. Any required upgrades to the kitchen and associated facilities (e.g., dumpster area, restrooms, janitorial area) would need to be completed before the issuance of a health permit.

*\*\*Please note, a temporary event, open to the general public, where food will be sold or given away requires a temporary event food permit whether or not they are held at the church site or somewhere else.*

- If the project utilizes a mobile food facility (MFF), in addition to a required health permit, MFFs are also subject to Contra County Ordinance Section 413-3.1612. This ordinance contains subsections that limit the amount of time a vehicle can remain in one location and the hours of operation, and also prohibits alcohol sales.
- Mobile food facilities that park in one location for more than one hour must have access to approved restroom facilities.
- Plans must be submitted to CCEH and approved prior to the issuance of building permits for such facilities. Prior to the submission of plans, CCEH staff is available to meet with prospective developers/operators to discuss the requirements for these facilities and the plan review process.
- CCEH is designated by the California Department of Resources Recycling and Recovery (CalRecycle) as the Local Enforcement Agency (LEA) for solid waste facilities, including but not limited to landfills, transfer/processing stations, composting facilities, chipping and grinding facilities, and waste tire generators and haulers. The prospective operators of such facilities should be directed to contact CCEH for information regarding requirements.
- If any recycling facilities are proposed, please include the LEA in the review process to ensure that all solid waste regulations are met. For example, if the recycling facility does not meet the definition described in the California Code of Regulations, Title 14, Section 17402.5(d), "Recycling Center," then the facility is required to obtain a solid waste facility permit as a transfer station/operation from the LEA. This may require a California Environmental Quality Act (CEQA) review prior to the issuance of a solid waste facility permit. Recycling facilities are subject to periodic inspection by the LEA to ensure they meet the criteria described above.
- Substantial construction and demolition (C & D) waste could result from this project. Hazardous construction and demolition materials should be separated from those that can be recycled or disposed.
- If the proposed project is on or adjacent to an active/former landfill, CCEH must approve post-closure uses on or near a landfill. Please note that landfills are monitored for the migration of leachate and landfill gases (e.g., methane), which may pose a health or safety risk to neighboring properties.
- Debris from construction or demolition activity must go to a solid waste or recycling facility that complies with the applicable requirements and can lawfully accept the material (e.g., solid waste permit, EA Notification, etc.). The debris must be transported by a hauler that can lawfully transport the material. Debris bins or boxes of one cubic yard or more owned by the collection service operator shall be identified with the name and telephone number of the agent servicing the container.
- Non-source-separated waste materials must not be brought back to the contractor's yard unless the facility has the appropriate solid waste permit or EA Notification.

These comments do not limit an applicant's obligation to comply with all applicable laws and regulations. If the proposed project is subject to regulation by CCEH, the project tenant must apply for all applicable health permits. Should you have any questions, please do not hesitate to contact Environmental Health at (925) 608-5500 or [CoCoEH@ccealth.org](mailto:CoCoEH@ccealth.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Kristian Lucas". The signature is fluid and cursive, with the first name "Kristian" being more prominent than the last name "Lucas".

Kristian Lucas, REHS  
Director of Environmental Health



**Jose Antonio Lopez, Jr.**  
Sr. Land Representative, Land Department

January 3, 2025

**Via E-mail**

The City of Antioch Planning Division  
c/o Nathan Tinclair  
P.O. Box 5007  
Antioch, CA 94531-5007  
[ntinclair@antiochca.gov](mailto:ntinclair@antiochca.gov)

**Re: Lone Tree Retail Development – PD2024 - 0001**  
**CPL File Number: CA\_2024-053**

Mr. Wong,

Chevron Pipe Line Company has reviewed your correspondence regarding the Lone Tree Retail Development – PD2024 - 0001; wherein the project proposes the development of three commercial buildings at 4099 Lone Tree Way. The site is zoned PD – Planned Development District, and currently is partially developed. The proposed project will develop three commercial buildings – a drive-thru car wash, a drive-thru quick service restaurant, and a combination retail and drive-thru quick service restaurant. Proposed site work includes construction of stormwater infrastructure, new internal driveways and walkways, lighting, signage and new landscaped areas.

Cursory reviews of available records indicate that there are no Chevron Pipe Line Company-owned/operated facilities within the area in question. Please be advised that there may be other Chevron entities with facilities at that location.

Please remember to notify Underground Service Alert at (800) 227-2600, at least two working days before starting any excavation.

If you have any questions or need any additional information, please contact me at (925) 753-2002. When inquiring, please refer to the above-referenced file number 2024-053.

Regards,

A handwritten signature in black ink that reads "Jose Antonio Lopez, Jr." in a cursive script.

Jose Antonio Lopez, Jr. (Tony)  
Sr. Land Representative  
Chevron Pipe Line Company  
E-mail – [tonylopez@chevron.com](mailto:tonylopez@chevron.com)

Chevron Pipe Line Company  
2360 Buchanan Rd, Pittsburg, CA 94565  
[tonylopez@chevron.com](mailto:tonylopez@chevron.com)



February 14, 2025

Chair Riley and Members of the Commission  
Antioch Planning Commission, City of Antioch  
200 H Street  
Antioch, CA 94509

**Subject: Support for ISHC Properties, LLC, Proposed Commercial/Retail Development on Lone Tree Way**

Dear Chair Riley and Commissioners,

On behalf of the Spanos Corporation, I am pleased to express our strong support for the ISHC Properties proposed commercial and retail development that will include a Chipotle, Habit Burger, and Mister Carwash on Lone Tree Way. This project is planned adjacent to our forthcoming market-rate multifamily residential development, and we believe these businesses will serve as valuable amenities that enhance the appeal and convenience of our community.

Spanos Corporation has a long history of developing high-quality multifamily housing that caters to modern lifestyles, particularly for young professionals and busy commuters. Our communities are designed to offer convenience, connectivity, and access to services that complement the active routines of our residents. The inclusion of two restaurants and a car wash, as well as the existing In-Shape health club within walking distance of our development, will significantly contribute to creating a vibrant mixed-use environment where residents can seamlessly integrate daily needs into their routines.

Beyond benefiting our residents, this commercial project will contribute positively to the broader community by activating the area with increased economic activity, job creation, and improved consumer services. The synergy between our multifamily development and this commercial project reflects a smart-growth approach that supports Antioch's vision for a well-balanced, sustainable, and thriving community.

For these reasons, the Spanos Corporation strongly supports the approval of this commercial and retail development, and we respectfully urge the Planning Commission to approve the project. We appreciate your leadership in guiding thoughtful development that aligns with the city's goals, and we look forward to seeing this exciting addition come to fruition.

Sincerely,

*Nicolas Ruhl*

Nicolas Ruhl  
Spanos Corporation

# R E Y N O L D S & B R O W N



February 18, 2025

Nathan Tinclair, Associate Planner  
City of Antioch

Via Email: [ntinclair@antiochca.gov](mailto:ntinclair@antiochca.gov)

**Re: Support of Antioch Town Center Development PD2024-001**

Dear Nathan,

On behalf of Bluerock Center Partners, the owners and developer of Bluerock Center, the project directly adjacent to the above referenced proposed development, we would like to express our support of the proposed three commercial buildings at 4099 Lone Tree Way.

The applicant proactively communicated their plans with us and approached their development giving thoughtful consideration not only to their future tenant's needs, but those of their neighbors and the community in general.

They have given thoughtful consideration to our feedback and requests, and we are confident they will be good neighbors and we will work together collaboratively as this development comes to fruition.

It is our view that this development will compliment Bluerock Center and be a welcomed enhancement to the neighborhood.

Accordingly, we respectfully request and support the Planning Commission's approval of the project.

Sincerely

A handwritten signature in black ink, appearing to read 'Kelly Dossa'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Kelly Dossa  
Reynolds & Brown  
On behalf of Bluerock Center Partners

February 17, 2025

To: Antioch Planning Commission

From: In-Shape Family Fitness  
4099 Lone Tree Way  
Antioch, California

Re: Support of Lone Tree Retail; PDP2024-001  
Planning Commission Hearing – February 19, 2025, 6:30 p.m.

In-Shape Family Fitness is writing today to express support for the Lone Tree Retail project which the Planning Commission will be considering on February 19, 2025.

The Lone Tree Retail development team has worked closely with In-Shape throughout their conceptual and design process to ensure these new retail users will co-exist successfully with In-Shape. The Lone Tree project is welcomed by In-Shape and we look forward to the many benefits to come from this project for Antioch and our Antioch In-Shape family.

Very truly yours,  
IN-SHAPE SOLUTIONS, LLC, *dba*  
In-Shape Family Fitness

*Randy Karr*

Chief Executive Officer

---

## Planning Commission Public Hearing Item 6.1

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From Real Estate <mikereservices@aol.com>

Date Tue 2/18/2025 3:10 PM

To Planning Division <Planning@ci.antioch.ca.us>; Nathan Tincclair <ntinclair@antiochca.gov>

 4 attachments (769 KB)

IMG\_9681.jpg; IMG\_9682.jpg; IMG\_9683.jpg; hurd1.bmp;

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To: Secretary of the Planning Commission &  
Nathan Tincclair, Associate Planner

From: Michael S. Hurd

Re: New Public Hearing Item 6-1. Lone Tree Retail Project (PD2024-0001, 072-500-005, 072-500-006) February, 19 2025

As background information, while I'm speaking for myself, I along with the Bluerock Center team, purchased, entitled, financed, developed and leased the adjacent Bluerock Center medical and professional office and retail project.

When we built the project one of our conditions of approval was that we create a landscape buffer between the Starbucks drive-thru and Lone Tree Way to shield cars in the drive-thru from the road and to keep vehicle lights from projecting onto Lone Tree Way. This is also done where any of our project parking faces Lone Tree Way.

Because the landscaping plan on the above submittal is very vague, I would request that the Planning Commission and staff include a similar condition on the above referenced project. I have attached photos of the landscaping buffer next to the Starbucks drive-thru for your reference.

One of the key areas of mitigation is along the northwestern driveway frontage between Bluerock Center and the proposed car wash. I would request that the above mitigation include the area that abuts the driveway and wraps around the driveway entry up to the car wash building so cars staging in the carwash cue and the car wash building entry cannot be seen from the Bluerock Center professional buildings or Lone Tree Way.

In addition I would encourage staff and the Commission to include the same buffer mitigations as recommended above where the adjacent buildings with drive-through aisles along Lone Tree Way are proposed to be constructed. This will give a professional consistency along the Lone Tree Frontage from In-Shape Health Club all the way to Bluerock Drive/Golf Course Road.

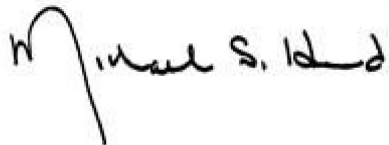
If you have any questions please feel free to contact me directly. My contact information is listed below.

I would attend the meeting in person to share my thoughts but I have a conflict with the meeting and my schedule.

Thank you for your consideration in this matter.

Sincerely,

Michael. S Hurd

A handwritten signature in black ink that reads "Michael S. Hurd". The signature is written in a cursive style with a large, stylized initial "M" and a long, sweeping underline.

Michael S. Hurd  
237 Marble Drive, Antioch, CA 94509  
[mikereservices@aol.com](mailto:mikereservices@aol.com)  
925-586-1499



F6



F7



F8



PD2024-0001  
Lone Tree Retail  
Adoption of IS/MND Addendum  
Final Development Plan,  
Use Permit, and Design Review

City Council

March 11, 2025

# Requested Actions

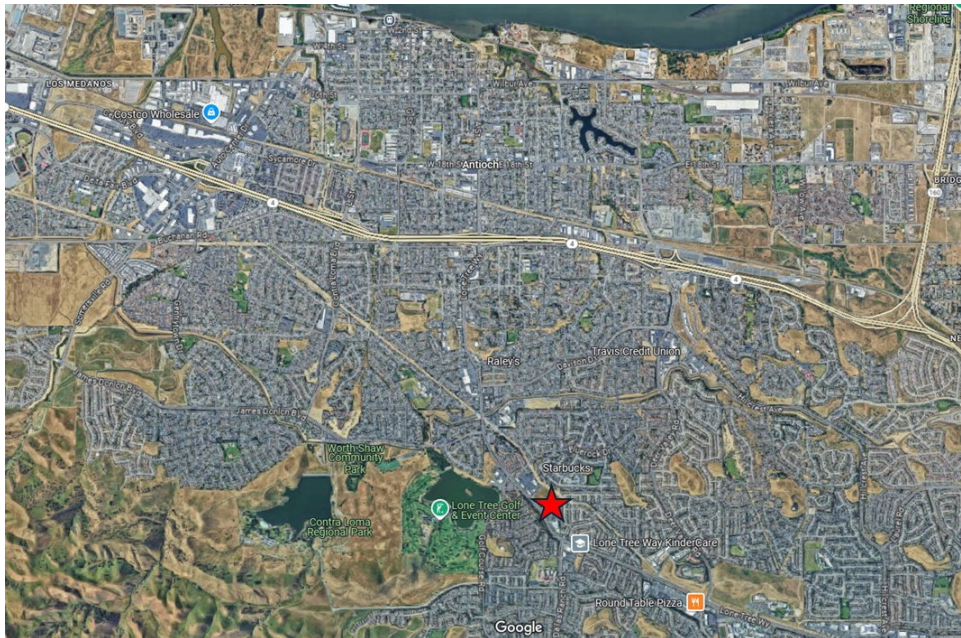
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Approval of:

1. ***Addendum to the Adopted Initial Study/Mitigated Negative Declaration***, demonstrating that the previously adopted IS/MND for the site adequately analyzes this proposed project, and that further environmental review is not required.
2. ***Final Development Plan***, to deviate from the previously approved Planned Development design elements and add car wash to list of approved uses.
3. ***Use Permit***, required prior to construction of any phase of an approved P-D District.
4. ***Design Review***, required for all new development.

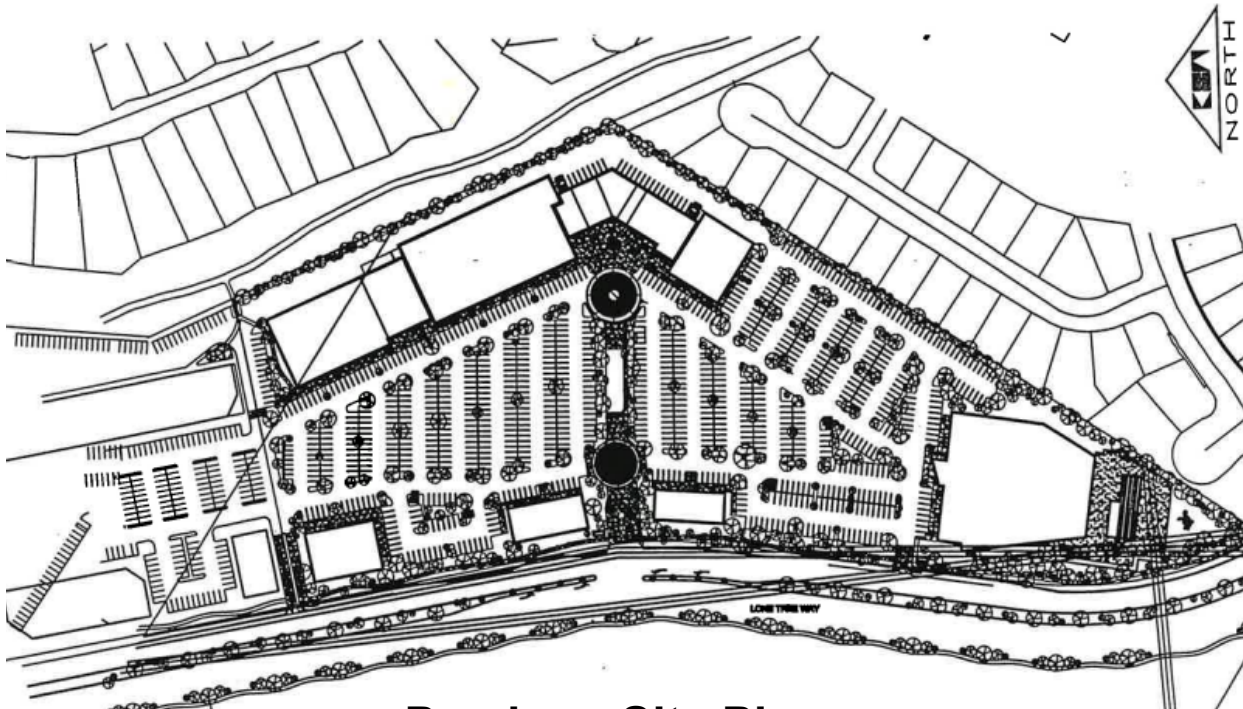
# Location

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# Background

- Project previously entitled in 2005 as 186,000 square foot commercial development.
- Only In-Shape Fitness Center, parking, entryways and Lone Tree Way improvements constructed.



**Previous Site Plan**

# Proposed Developments

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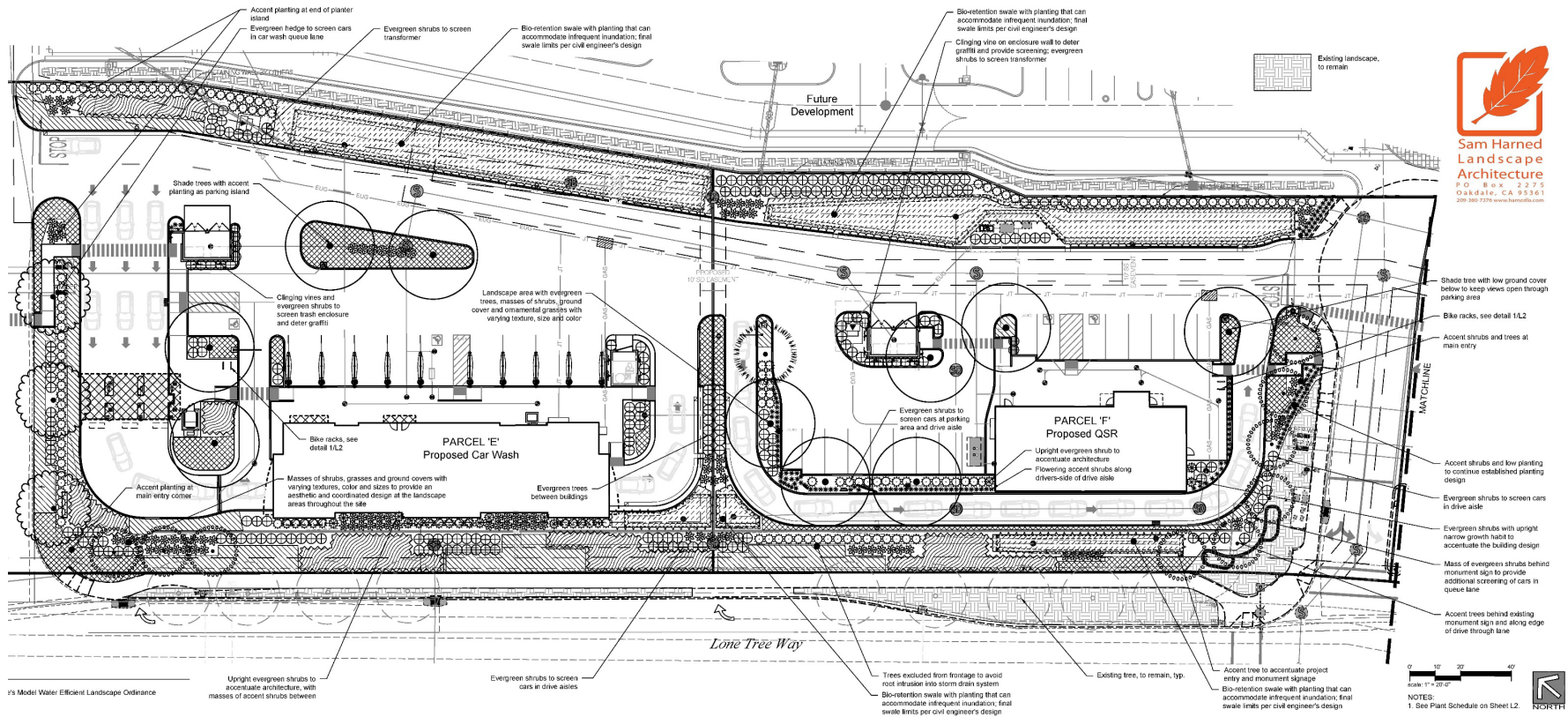
- Three Commercial Buildings:
  - Parcel E:
    - 4,708 square foot car wash (*Mister Car Wash*)
    - Hours: 7:00am – 7:00pm winter; 7:00am – 8:00pm summer
  - Parcel F:
    - 2,550 square foot quick service restaurant (*Habit Burger & Grill*)
    - Hours: 10:00am – 11:00pm
  - Parcel G:
    - 3,760 square foot quick service restaurant/retail (*Chipotle/Retail TBD*)
    - Hours: 10:45am – 11:00pm
- Parking, access, landscaping, utilities, stormwater control infrastructure and signage.





SCALE 30A = 150

# Landscaping



# Environmental Review

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- 2005 entitlements included adoption of IS/MND.
- Project was analyzed for consistency with prior IS/MND.
- Sound and vibration analysis and transportation analysis studies were performed.
- Analysis concluded no new significant impacts, resulting in preparation of an Addendum to the IS/MND.

# Planning Commission Action

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- Public comment received
- Planning Commission adopted resolution recommending that the City Council adopt the addendum to the Initial Study/Mitigated Negative Declaration in a 4-0 vote.
- Motion to adopt a resolution recommending City Council approval of the Final Development Plan, Design Review and Use Permit failed 3-1 with one vote against and two absent.

# Conclusion

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- Staff recommends that the City Council approve:
  - Adoption of the Addendum to the Initial Study/Mitigated Negative Declaration
  - Final Development Plan, Use Permit, and Design Review
- Questions?

# Lone Tree Way Retail Development City Council Presentation

Prepared by ISHC Properties, LLC  
March 11<sup>th</sup>, 2025



# Table of Contents

1. Project History
2. Proposed Development
3. Development Highlights
4. Tenants
5. Construction Schedule
6. Community Support
7. Request From City Council

# Project History

## Development Team Overview

### About

- Central Valley Based
- ISHC Properties, LLC Established 1981
- Family-Based Team Behind In-Shape Fitness
- Family & Community-Oriented Developers
- Local Developer Partners

### Areas



### Clients



# Project History

Property and Timeline – it's taken 21 years to get here today

2004

- Acquired 18-acre parcel

2004-2007

- City Master Planned Development
- Approved Fitness, Grocery, and Hard & Soft Retail Use

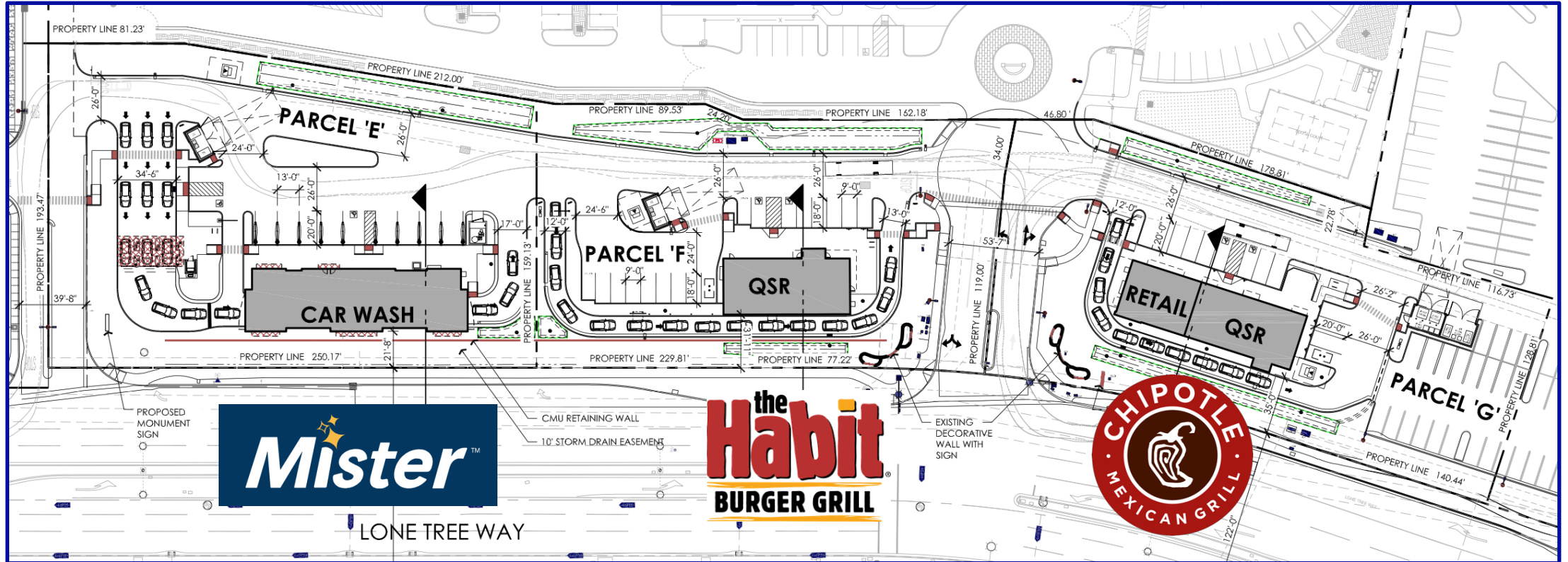
2007-2022

- Spent 15 years speaking with potential tenants. Interest: Target, Ross, Sprouts, Amazon Fresh, 7/11, Arco and more
- Economy, local competitors, approved use proved challenging – cash burner
- Multi-unit residential development opened door for new uses and opportunities
- Vacant land management: homelessness, trash, overnight unauthorized parking, and weed abatement

2022-2025

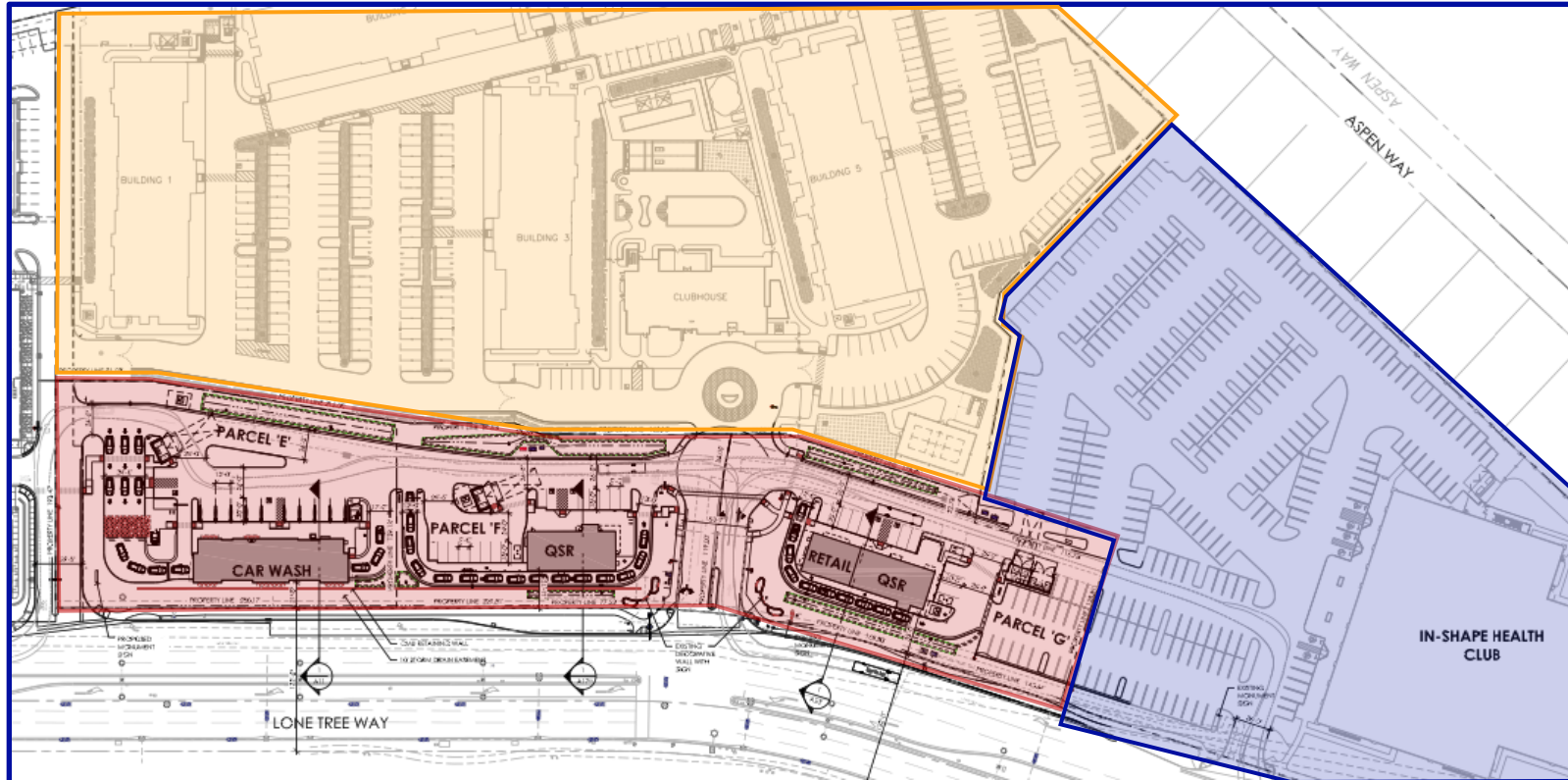
- Strategically selected and designed best use to serve the neighboring businesses, patrons, neighborhood developments, and community
- Signed leases from each tenant – ready to move to building plans submission

# Lone Tree Way Retail Site Plan





# Proposed Development

## Overall Project Site Plan



### 18 Acre - Master Planned Development

-  Residential multi-family proposed development led by one of the premier Central Valley based developers
-  Three parcel proposed retail development comprised of a national car wash brand (Mister Car Wash), national QSR (The Habit Burger), and combination national QSR and retail building (Chipotle Mexican Grill + TBD)
-  Existing 60K sf In-Shape Fitness built in 2007 comprised of roughly 5,000 active members

# Development Highlights

How we prepared to make the best use of this site

✓	<b>Sustainability</b>	<ul style="list-style-type: none"><li>• Worked closely with professional consultants including the City of Antioch's Civil Engineer to ensure a cohesive and sustainable Master Plan Development for both Lone Tree Way Retail and Multi-Unit Residential Development while also considering the long-term health of the overall site's infrastructure and success</li></ul>
✓	<b>Environmental</b>	<ul style="list-style-type: none"><li>• Conducted all necessary environmental studies per the City of Antioch's municipal code and guidelines</li><li>• Conducted a preliminary site inspection with consultant that shows no presence of Burrowing Owls on the vacant land per the CEQA Amendment, Conditions of Approval</li><li>• Conducted the necessary sound studies per the City of Antioch's municipal code and guidelines</li><li>• Designed the landscape plan to beautify and screen car queuing from Lone Tree Way and adjacent to Blue Rock Center</li></ul>
✓	<b>Parking</b>	<ul style="list-style-type: none"><li>• Complied with the City of Antioch's Conditions of Approval regarding reciprocal parking between Lone Tree Way Retail parcels and In-Shape Fitness parking lot to ensure ample parking and traffic flow</li><li>• Sourced and selected Tenants that compliment site's flow of traffic design by focusing on drive-thru oriented uses</li><li>• Conducted a Traffic Study Analysis that complies with the City of Antioch's municipal code and guidelines</li></ul>
✓	<b>Community Support</b>	<ul style="list-style-type: none"><li>• Received three letters of neighboring support from In-Shape Fitness, Multi-Unit Residential Developer, and Reynolds and Brown</li></ul>

# Tenants

## Chipotle Mexican Grill – Overview and Elevations

### Why is Chipotle Mexican Grill great for this location?

- One of the top nationally recognized QSR brands
- Over 3,700 locations worldwide
- A leader in QSR innovation inclusive of the 'Chipotlane', allowing customers and delivery drivers the ability to mobile order and pickup items without leaving their car
- Only two other locations near this site with the Pittsburg location being 3.1 miles away; both do not offer drive-thru convenience



# Tenants

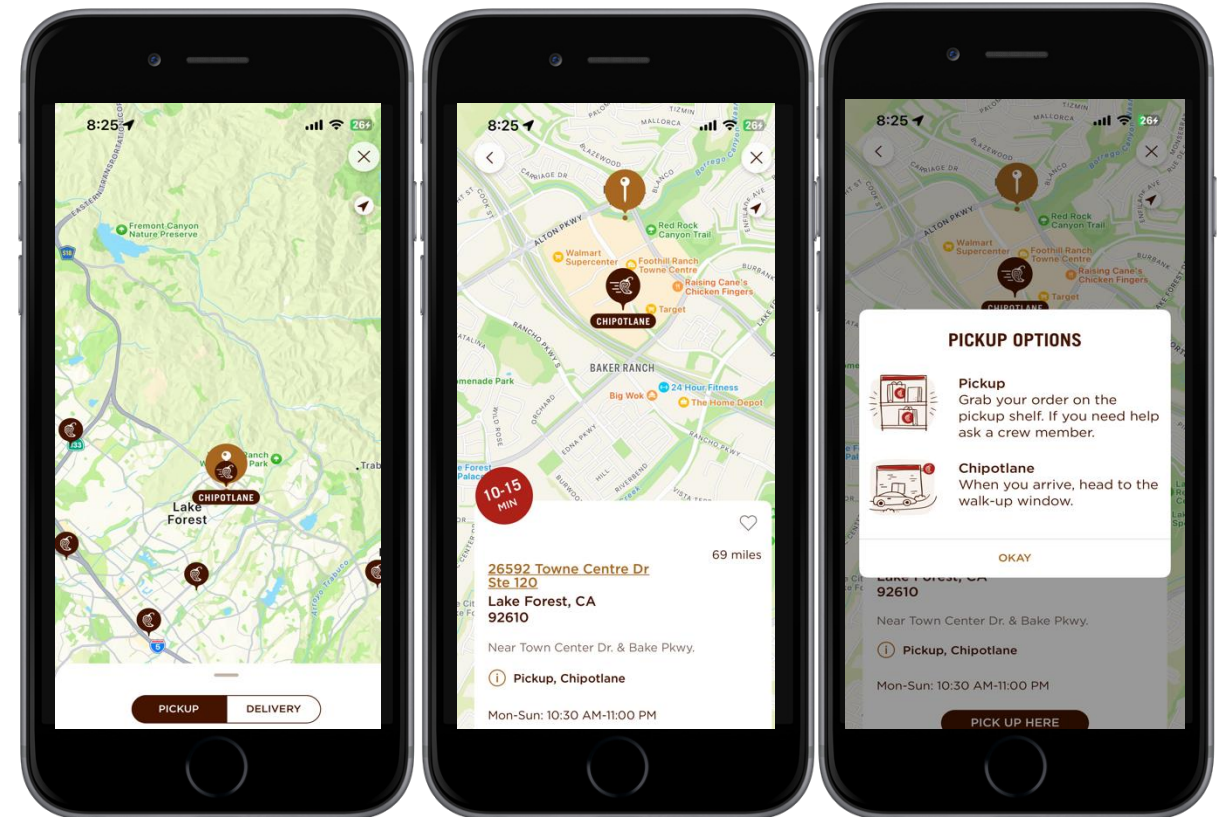
## Chipotle Drive-thru vs Traditional Drive-thru

### Why is Chipotle great for this location?

- Order accuracy and efficiency
- Reduced wait times
- Expanded customer base
- Pandemic resilient

**60% less than  
average service time\***

\* Based on 2022 study conducted



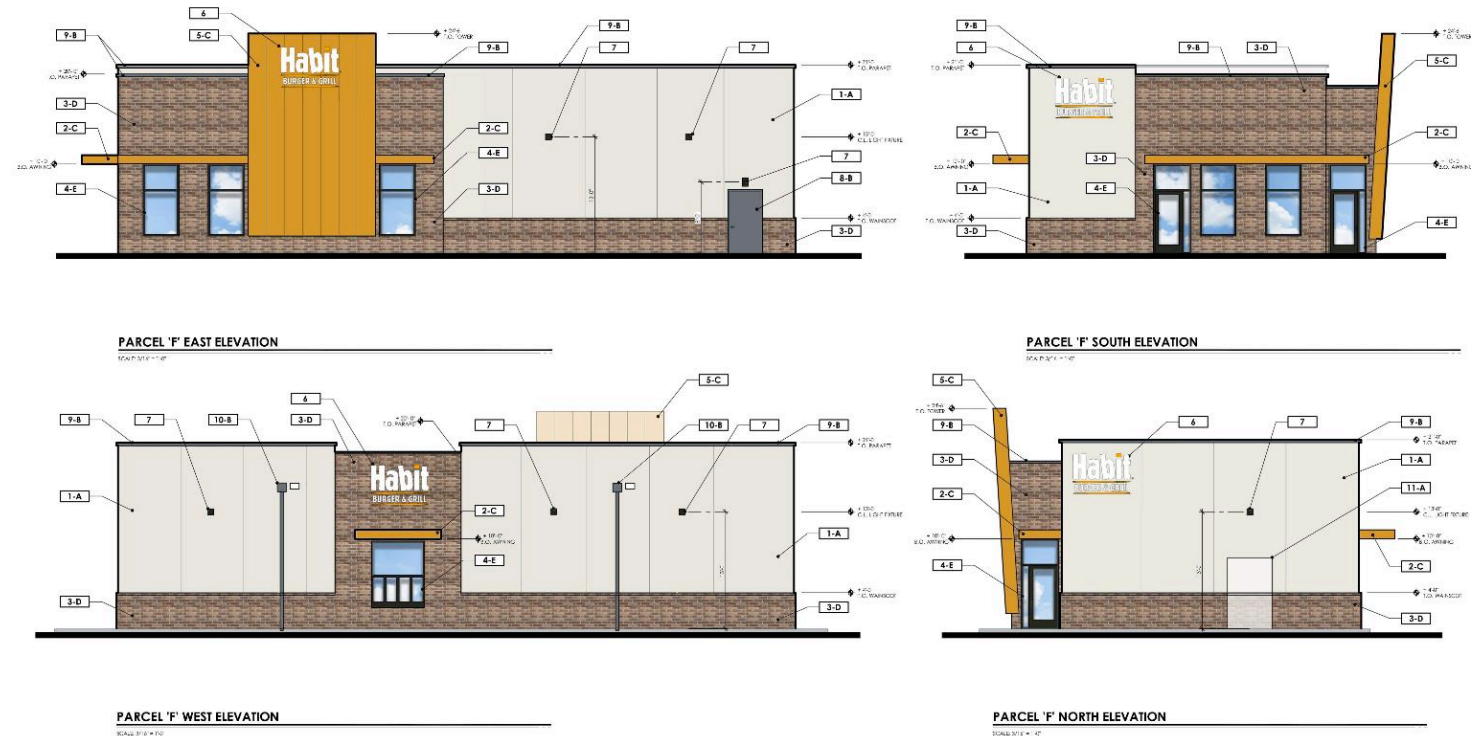
Lake Forest CA Example

# Tenants

## The Habit Burger – Overview and Elevations

### Why is The Habit Burger great for this location?

- In 2024, USA Today named the Double Charburger the best fast-food burger
- Featured in “America’s Favorite Restaurant Chains” list 2023
- The other The Habit Burger location is 4.2 miles away
- Complementary food option for fitness members and residents of future multi-unit housing



# Tenants

## Mister Car Wash – Overview and Elevations

### Why a car wash use is great for this location?

- Antioch currently underserved at 60,000 population within a 2-mile radius of the site location for a quality express car wash option
- Retail use cohesiveness
- Business model – quality and convenience
- CEQA compliant per City of Antioch requirements
- Sound compliant per City of Antioch requirements
- Mister Car Wash top operator in the nation
- Corporate owned operator
- Convenient solution to neighborhood and anchor tenant customers
- Already approved general use for City of Antioch



# Tenants

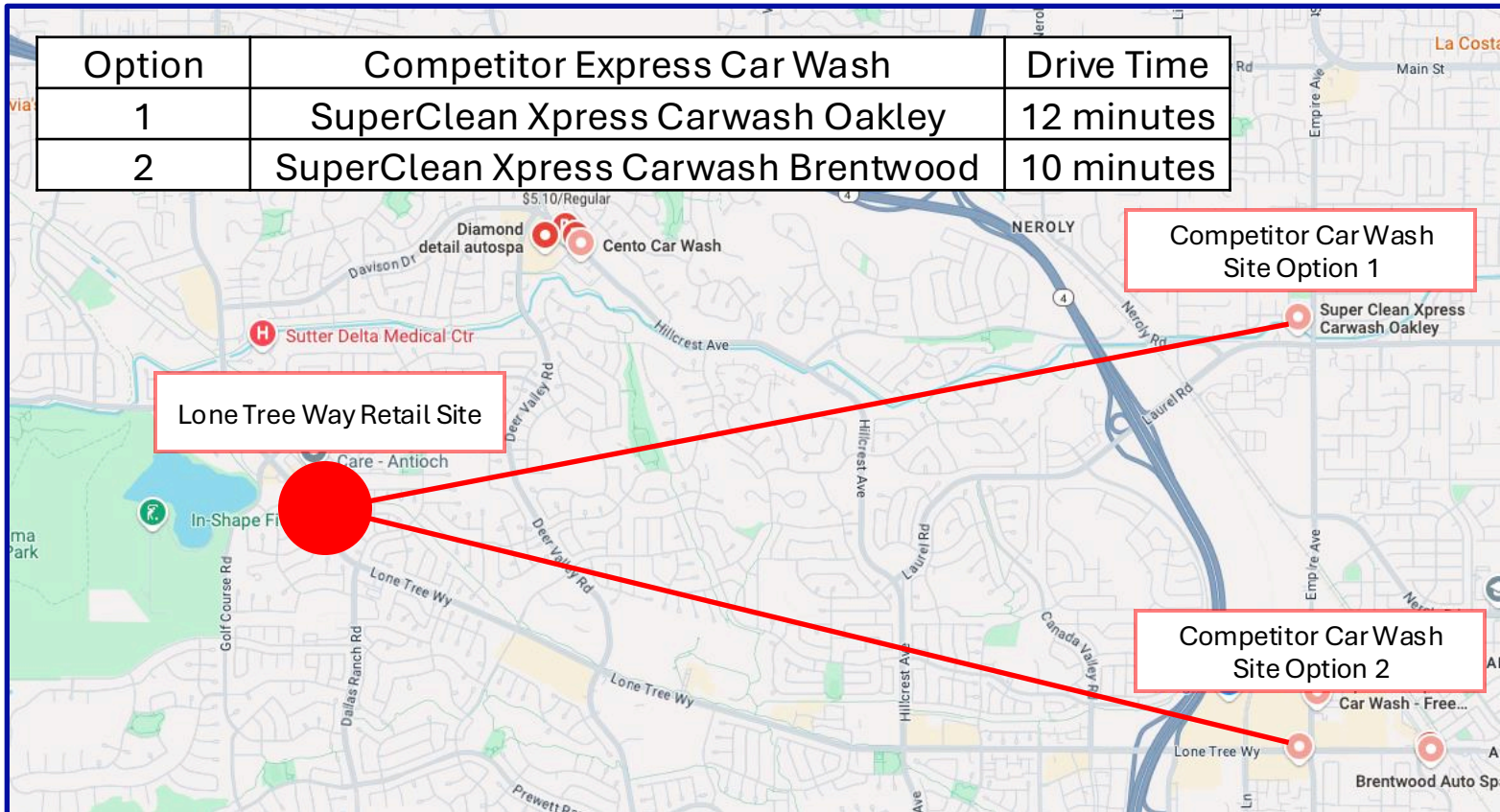
## Mister Car Wash Prototypical Design



Reference image only

# Tenants

## Mister Car Wash – Market Void 2-Mile Radius



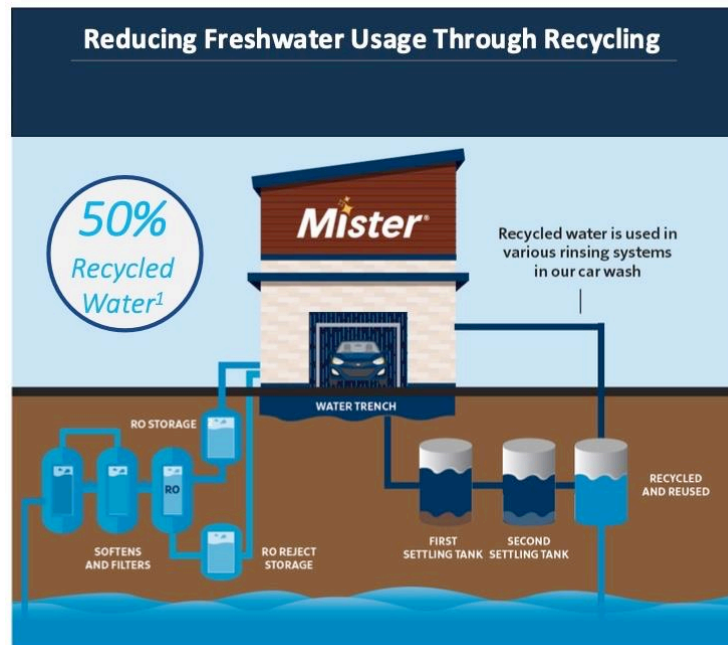
Void in Antioch Market for quality, convenient express car wash within 2-mile radius of Lone Tree Way Retail Site

Competitor Car Wash  
**Site Option 1**  
• **5.1 miles away**

Competitor Car Wash  
**Site Option 2**  
• **4.0 miles away**

# Tenants

## Mister Car Wash – Environmentally Friendly and Sustainable



### Freshwater Use Reduced

- Freshwater usage reduced by 25% by our water system design
- 50% of water, on average, is recycled during the wash process
- Sophisticated water filtration and storing systems that enable us to recycle and reuse water through the wash process

### Environmentally Friendly

- All of our cleaning products are free of phosphates and dyes
- Concentrated proprietary chemistry reduces plastic usage in chemical storage
- Industry leader with installation of air gates on blower systems to reduce energy pull during the drying process



*It's not just about washing cars. It's about **how** we wash them.  
We are focused on finding smarter ways to reduce our environmental impact and be more efficient in energy usage.*

**Wash at home**

Avg. 80-100 gal

VS

**Wash at MCW**

Avg. 24 gal

# Construction Schedule

We will work fast and diligently in a phased approach

## Lone Tree Way Retail Proposed Schedule

March 11 <sup>th</sup>	2025	City Council Approval Today
March 21 <sup>st</sup>	2025	Construction Documents Submitted
July 15 <sup>th</sup>	2025	Plan Permits (120 Days)
August 1 <sup>st</sup>	2025	Start Construction
September 1 <sup>st</sup>	2026	Complete Construction (12 Months)

## Multi-Unit Residential Project Proposed Schedule

Early Fall	2025	Construction Documents Submitted
Spring	2026	Start Construction
Spring	2028	Complete Construction

## Phased Approach

- We have specific Landlord/Tenant lease term obligations for each Tenant that will require a phased approach for construction.
- We will comply with the City of Antioch’s Conditions of Approval requiring preparation of a phasing plan, to be approved by Community Development and Engineering staff. Additionally, all access roadways, utility improvements (including stormwater control infrastructure), and frontage improvements for the project must be built during the first phase of construction.

# Community Support

## Letter of Support – Reynolds & Brown

February 18, 2025

Nathan Tincclair, Associate Planner Via Email: [ntinclair@antiochca.gov](mailto:ntinclair@antiochca.gov)  
City of Antioch

R E Y N O L D S & B R O W N



**Re: Support of Antioch Town Center Development PD2024-001**

Dear Nathan,

On behalf of Bluerock Center Partners, the owners and developer of Bluerock Center, the project directly adjacent to the above referenced proposed development, we would like to express our support of the proposed three commercial buildings at 4099 Lone Tree Way.

The applicant proactively communicated their plans with us and approached their development giving thoughtful consideration not only to their future tenant's needs, but those of their neighbors and the community in general.

They have given thoughtful consideration to our feedback and requests, and we are confident they will be good neighbors and we will work together collaboratively as this development comes to fruition.

It is our view that this development will compliment Bluerock Center and be a welcomed enhancement to the neighborhood.

Accordingly, we respectfully request and support the Planning Commission's approval of the project.

Sincerely

Kelly Dossa

Reynolds & Brown

On behalf of Bluerock Center Partners

# Community Support

## Letter of Support – Multi-Unit Residential Housing Developer

February 14, 2025

Chair Riley and Members of the Commission  
Antioch Planning Commission, City of Antioch  
200 H Street  
Antioch, CA 94509

**Subject: Support for ISHC Properties, LLC, Proposed Commercial/Retail Development on Lone Tree Way**

Dear Chair Riley and Commissioners,

On behalf of the \_\_\_\_\_, I am pleased to express our strong support for the ISHC Properties proposed commercial and retail development that will include a Chipotle, Habit Burger, and Mister Carwash on Lone Tree Way. This project is planned adjacent to our forthcoming market-rate multifamily residential development, and we believe these businesses will serve as valuable amenities that enhance the appeal and convenience of our community.

\_\_\_\_\_ has a long history of developing high-quality multifamily housing that caters to modern lifestyles, particularly for young professionals and busy commuters. Our communities are designed to offer convenience, connectivity, and access to services that complement the active routines of our residents. The inclusion of two restaurants and a car wash, as well as the existing In-Shape health club within walking distance of our development, will significantly contribute to creating a vibrant mixed-use environment where residents can seamlessly integrate daily needs into their routines. Beyond benefiting our residents, this commercial project will contribute positively to the broader community by activating the area with increased economic activity, job creation, and improved consumer services. The synergy between our multifamily development and this commercial project reflects a smart-growth approach that supports Antioch's vision for a well-balanced, sustainable, and thriving community.

For these reasons, the \_\_\_\_\_ strongly supports the approval of this commercial and retail development, and we respectfully urge the Planning Commission to approve the project. We appreciate your leadership in guiding thoughtful development that aligns with the city's goals, and we look forward to seeing this exciting addition come to fruition.

Sincerely,

# Community Support

## Letter of Support – In-Shape Family Fitness

February 17, 2025

To: Antioch Planning Commission

From: In-Shape Family Fitness  
4099 Lone Tree Way  
Antioch, California

Re: Support of Lone Tree Retail; PDP2024-001  
Planning Commission Hearing – February 19, 2025, 6:30 p.m.

In-Shape Family Fitness is writing today to express support for the Lone Tree Retail project which the Planning Commission will be considering on February 19, 2025. The Lone Tree Retail development team has worked closely with In-Shape throughout their conceptual and design process to ensure these new retail users will co-exist successfully with In-Shape. The Lone Tree project is welcomed by In-Shape and we look forward to the many benefits to come from this project for Antioch and our Antioch In-Shape family.

Very truly yours,  
IN-SHAPE SOLUTIONS, LLC, dba  
Randy Karr  
In-Shape Family Fitness Chief Executive Officer



# Request From City Council

We respectfully request the City of Antioch Mayor and Council Members to approve our proposed Lone Tree Way Retail Development.

We greatly appreciate the City of Antioch's council members and planning staff.

## Thank You

# Appendix



# Mister Car Wash

## Competitive Intelligence Scorecard

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Mister Car Wash conducts thorough research when sourcing properties, combining local consumer behavior insights with advanced analytic tools to justify site selection.

### 2 Mile Demographic Summary

2023 Estimated Pop: 58,581

Projected Annual Growth 2023 to 2028: 2.3%

2023 Estimated Households: 17,756

Projected HH Growth 2023 to 2028: 2.18%

### Retail Cohesiveness

Our target consumer aligns with current and future tenants of the shopping center.

Gym customers have demonstrated the highest usage of our services, thanks to our membership model.

As a convenience-driven business, we benefit from being located near high-traffic daily destinations such as QSR's, pharmacies and coffee shops, particularly along main thoroughfares.

### Car Wash Demand

The Antioch area is currently underserved with only 2 (including MCW & Ducky's) serving approximately 60,000 people.

### Wash Model

Express Wash vs. In-bay/Self-serve/Detailing

The Mister express wash model offers a level of convenience and professionalism that sets it apart from traditional in-bay, self-serve, and detailing services, making us a distinct product in the market.

### Analytics

Our proprietary modeling program rates site in the top quartile of all 500+ Mister locations.

Grading factors include; competitive intensity, population & daytime population, traffic score & retail within 1 mile.

### Consumer Profiles

Top quartile customer makes up 28.6% of the population within 2 miles which ranks favorably to our comp stores.

CITY OF  
**ANTIOCH**  
CALIFORNIA

**STAFF REPORT TO THE CITY COUNCIL**

**DATE:** Regular Meeting of March 11, 2025

**TO:** Honorable Mayor and Members of the City Council

**SUBMITTED BY:** Ana Cortez, Human Resources Director *AEC*

**APPROVED BY:** Bessie Marie Scott, City Manager *BMS*

**SUBJECT:** Resolution Approving the Class Specification Updates for the Confidential Unit and Operating Engineers Local Union No. 3 Bargaining Units

---

**RECOMMENDED ACTION**

It is recommended that the City Council adopt the resolution approving a new class specification and other updates to an existing class specification in the Confidential and Operating Engineers Local Union No. 3 Bargaining Units.

**FISCAL IMPACT**

The annual estimated salary and benefit impact to the General Fund for the proposed new Accounting Specialist I position (to be converted from an Accounting Technician) is \$11,050 for the two funded positions. However, there is no General Fund impact anticipated for the remainder of fiscal year 2025 cost of the increase (\$4,604) for the new classification due to the existing positions (budgeted for two Confidential Unit Accounting Technicians) budgeted starting at higher salary steps than were filled at. The annual estimated salary and benefit impact for the OE3 Accounting Technician (budgeted for two OE3 Accounting Technicians) is \$9,865, with \$494 attributable to the General Fund and \$9,371 split between the Water and Sewer Funds. There is no fiscal year 2025 budget impact due to salary savings which will cover the increase for the cost increase (\$4,110) for the remainder of the fiscal year.

It is critical to staffing within the Finance Department that these classification and salary updates be approved. The two Accounting Technician positions within OE3 are currently vacant and cannot be recruited until the salary compaction issues of these positions are corrected as positions which are subordinate to the Accounting Technician have a higher salary. This classification is responsible for the monthly utility billing for the City's 30,000 plus water accounts and other receivables and cannot remain vacant much longer before causing detrimental impact to other staff which must take on the responsibilities in the interim.

## **DISCUSSION**

The Accounting Technician class specification currently exists in both the Confidential and Operating Engineers Local Union No. 3 ("OE3") Bargaining Units. The specific duties assigned to the role in each bargaining unit are not interchangeable between staff assigned to each unit due to the nature of duties (accounts payable and payroll support for Confidential verses utility billing and receivable functions for OE3), and the Accounting Technician in the Confidential Bargaining Unit has a slightly higher salary assigned due to the more complex and confidential nature of those duties. The Finance Director is recommending removing the Accounting Technician class specification in the Confidential Bargaining Unit and replacing it with an Accounting Specialist I, and maintaining the Accounting Technician in OE3 with revised representative duties that remove the tasks that fall within the new class specification of Accounting Specialist I. This will help avoid the confusion that exists in the current classification and for recruiting since there are two different salary schedules and bargaining units.

In addition, for the Accounting Technician position in Confidential, the Accounting Specialist II is the next step in promotional and career path opportunity. This position was previously approved by City Council to be renamed from Accounting Technician II to Accounting Specialist II on December 12, 2023. Changing the Accounting Technician title in the Confidential Unit to Accounting Specialist I will then fall in line with the II position and reflect the nexus between them.

The monthly salary of each position is being requested to slightly increase as part of these revisions. The Accounting Technician position in OE3 currently makes less than the subordinate Lead Customer Service Representative position that it has responsibility to provide direction and training to, and the Accounting Technician would be the next level of promotional/career pathway opportunity for the Lead Customer Service classification. There are currently two vacancies for this position in OE3, but Finance is unable to recruit due to the salary disparity that exists. Increasing the salary of the Accounting Technician would then trigger an increase in the Accounting Specialist I so that the classification in Confidential maintains a higher salary due to the nature of the representative duties and is in-line with the current salary differential that exists for the positions between the two bargaining units.

<b>Existing Salary Table – OE3</b>					
<b>Classification</b>	<b>Step A</b>	<b>Step B</b>	<b>Step C</b>	<b>Step D</b>	<b>Step E</b>
Accounting Technician	\$5,383	\$5,652	\$5,935	\$6,232	\$6,544
Lead Customer Service Representative	\$5,455	\$5,728	\$6,014	\$6,315	\$6,631
Variance	(\$72)	(\$76)	(\$79)	(\$83)	(\$87)
<b>Proposed Salary Table – OE3</b>					
Accounting Technician	\$5,605	\$5,885	\$6,179	\$6,488	\$6,812
Variance from Existing Technician	\$222	\$233	\$244	\$256	\$268
Variance from Lead	\$150	\$157	\$165	\$173	\$181

The proposed increase for the OE3 Accounting Technician ranges between \$2,664 annually for Step A to \$3,216 annually for Step E.

<b>Existing Classification &amp; Salary Table – Confidential</b>					
<b>Classification</b>	<b>Step A</b>	<b>Step B</b>	<b>Step C</b>	<b>Step D</b>	<b>Step E</b>
Accounting Technician	\$5,458	\$5,731	\$6,018	\$6,319	\$6,635
<b>Proposed Classification &amp; Salary Table - Confidential</b>					
Accounting Specialist I	\$5,725	\$6,011	\$6,312	\$6,628	\$6,959
Variance from Existing Technician	\$267	\$280	\$294	\$309	\$324
Variance from proposed Technician- OE3	\$120	\$126	\$133	\$140	\$147

The proposed increase of the proposed Confidential Accounting Specialist I position over the existing Accounting Technician position ranges between \$3,204 annually for Step A to \$3,888 annually for Step E.

The attached resolution approves the changes to the class specifications in each bargaining unit and proposed updates to the Master Salary Schedule.

### **ATTACHMENTS**

#### **A. Resolution**

Exhibit 1 – Accounting Technician Class Specification

Exhibit 2 – Accounting Specialist I Class Specification

## **ATTACHMENT A**

### **RESOLUTION NO. 2025/\*\***

#### **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROVING CLASS SPECIFICATION UPDATES FOR THE CONFIDENTIAL UNIT AND OPERATING ENGINEERS LOCAL UNION NO. 3 BARGAINING UNITS, AND AUTHORIZING THE NECESSARY BUDGET ADJUSTMENTS**

**WHEREAS**, the City has an interest in the effective and efficient management of the classification

**WHEREAS**, the City recognizes the importance of having a career pathway for experienced finance personnel in the Finance Department;

**WHEREAS**, the City Council has considered new and updated class specifications as needed for recruitments and retention;

**WHEREAS**, the Confidential Bargaining Unit has reviewed and approved the new class specification attached hereto as Exhibit "1" Accounting Specialist I, removing the class specification of Accounting Technician from the Confidential Bargaining Unit and replacing with Accounting Specialist I; and

**WHEREAS**, the Operating Engineers Local Union No. 3 Bargaining Unit has reviewed and approved the class specification updates attached hereto as Exhibit "2" Accounting Technician; and

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

**Section 1.** The class specification of Accounting Specialist I, attached hereto as "Exhibit 1", is hereby approved and added to the City of Antioch Employees' Classification System;

**Section 2.** The Accounting Specialist I classification is hereby assigned a monthly salary range of \$5,725 - \$6,959;

**Section 3.** The Accounting Specialist I classification is hereby assigned to the Confidential Bargaining Unit and replaces the Accounting Technician class specification which is being removed from the Confidential Bargaining Unit and will become effective the first full pay period after adoption of this resolution for the two existing City employees in the Accounting Technician Confidential Bargaining Unit; and

**Section 4.** The class specification updates for the Operating Engineers Local Union No. 3 Bargaining Unit Accounting Technician attached hereto as "Exhibit 2" are hereby approved; and

**RESOLUTION NO. 2025/\*\***

March 11, 2025

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**Section 5.** The Accounting Technician classification is hereby assigned a monthly salary range of \$5,605 - \$6,812 effective the first full pay period after adoption of this resolution.

\* \* \* \* \*

**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 March 2025, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

\_\_\_\_\_  
**MELISSA RHODES**  
**CITY CLERK OF THE CITY OF ANTIOCH**

## ACCOUNTING TECHNICIAN

*Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are **not** intended to reflect all duties performed within the job.*

### SUMMARY DESCRIPTION

Under general supervision, processes water utility and accounts receivable billing. p Performs a wide variety of responsible technical accounting and financial record keeping and reporting duties in support of assigned accounting system, function, or program area within the Finance Operations division; prepares, processes, maintains, and verifies financial/accounting and statistical documents and records; prepares various reports and statements; provides information and assistance to the general public and City departments; and performs a variety of technical tasks relative to assigned area of responsibility.

### REPRESENTATIVE DUTIES

*The following duties are typical for this classification. Incumbents may not perform all of the listed duties and/or may be required to perform additional or different duties from those set forth below to address business needs and changing business practices.*

1. Perform a variety of responsible technical accounting and financial office support duties in support of assigned accounting system, function, or program area including in the areas of accounts payablewater utility billing and accounts receivable.
2. Prepare, maintain, and/or verify a variety of accounting, financial, and statistical records, ledgers, logs, and files; gather, assemble, tabulate, enter, check, verify, balance, adjust, record, and file financial data; code data according to prescribed accounting procedures; review information to ensure accurate reporting; resolve discrepancies; establish and maintain various files and records.
3. Utilize various computer programs; enter and maintain data; post information to ledgersutility and accounts receivable databases, journals, logs, and reports; generate reports from a database or in-house system; create spreadsheets and generate reports using spreadsheet software; create documents using word processing software.
4. ~~Perform duties in support of the City's accounts payable function; receive incoming invoices for payment and review for accuracy and proper authorizations and account coding; research discrepancies; prepare batches for data entry; ensure that payments are included and processed in a timely manner.~~
5. Proofread and check materials for accuracy, completeness and compliance with departmental policies and regulations.
6. ~~Process accounts payable disbursements from batches entered in current accounts payable cycle; prepare warrant listing and distribute to appropriate department; receive and input special accounts payable batches for manual checks on an as-needed basis.~~

CITY OF ANTIOCH  
ACCOUNTING TECHNICIAN (CONTINUED)

7. ~~Review employee time reports for accuracy and compliance with policies and procedures; reconcile and compute payments due for various benefit program providers; prepare quarterly tax reports for federal and state agencies.~~
85. Perform technical and complex clerical accounting duties in support of the utility billing function; receive and process payments in person and through the mail as well as automatic draft/credit card payments; enter returned payments and send notifications as necessary; review and enter adjustments to customer accounts as necessary.
96. Create past due packets for delinquent water accounts and prepare past due notices; review accounts in non-payment status to process shut offs; create cut off orders and post past due penalties; produce final bills for disconnected accounts.
107. Prepare and analyze monthly collection report for closed accounts with outstanding balances to send to collection agency.
118. Perform technical and complex clerical accounting duties in support of accounts receivable functions; create invoices; review and process payments; print various reports and monthly statements; and mail out invoices.
129. Perform technical and complex accounting duties in support of revenue collection, including receiving and processing payments collected by various City departments.
1310. May provide customer service support functions related to utility accounts, including processing payments at the customer service counter and answering incoming calls from water customers.
1411. Perform a variety of general office support work, such as, answering phones, organizing and maintaining various files, typing correspondence, reports, forms, and specialized documents.
1512. Provide technical information and assistance to other City staff regarding procedures and methods; confer with City departments and individuals regarding changes and corrections; interpret and explain rules and regulations.
13. ~~May~~ provide lead direction, training and work review for the Lead Customer Service Representative and one or more Customer Service Representatives.
14. May pick up mail from the Post Office.
145. 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:**

- Financial record keeping and bookkeeping ~~and basic governmental accounting principles and practices.~~
- Methods and techniques of coding, verifying, balancing, and reconciling accounting records.
- Basic auditing principles and practices.

CITY OF ANTIOCH

ACCOUNTING TECHNICIAN (CONTINUED)

- Principles and practices used in establishing and maintaining [accounting electronic](#) files and information retrieval systems.
- Principles and practices of fiscal, statistical, and administrative record keeping and reporting.
- Methods and techniques for basic report preparation and writing.
- Office procedures, methods, and equipment including computers and applicable software applications such as word processing, spreadsheets, and databases.
- Mathematical principles.
- English usage, spelling, grammar, and punctuation.
- Customer service techniques, practices, and principles.
- Methods and techniques of proper phone etiquette.
- Pertinent federal, state, and local laws, codes, and regulations.

**Ability to:**

- Effectively apply accounting knowledge in the performance of a variety of accounting, fiscal, and statistical record keeping duties.
- Participate in the preparation of a variety of administrative and financial reports.
- Review financial records, reports, and related documents, identify discrepancies, and resolve problems related to assigned area of responsibility.
- Implement and maintain filing systems.
- Compile a variety of information and records and exercise good judgment in maintaining information, records, and reports.
- Perform mathematical calculations quickly and accurately including to add and subtract, multiply and divide, and calculate percentages, fractions, and decimals.
- Operate office equipment including computers and supporting word processing, spreadsheet, and database applications.
- Work independently in the absence of supervision.
- Plan and organize work to meet changing priorities and deadlines.
- Understand and apply pertinent laws, codes, and regulations as well as organization and unit rules, policies, and procedures with good judgment.
- Work under steady pressure with frequent interruptions and a high degree of public contact by phone or in person.
- Deal successfully with the public, in person and over the telephone; respond tactfully, clearly, concisely, and courteously to issues, concerns, and needs.
- Type and enter data at a speed necessary for successful job performance.
- Communicate clearly and concisely, both orally and in writing.
- Establish and maintain effective working relationships with those contacted in the course of work.

**Education and Experience Guidelines**

**Education/Training:**

Equivalent to the completion of the twelfth grade supplemented by specialized or college level course work in accounting, bookkeeping, business administration or other related field. [Education/training may be substituted with at least two years of experience related to the representative duties of the position.](#)

**Experience:**

Two years of responsible bookkeeping, [payroll](#), clerical accounting or other related experience.

**PHYSICAL DEMANDS AND WORKING ENVIRONMENT**

*The conditions herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential job functions.*

**Environment:** Work is performed primarily in a standard office setting.

**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.

**License or Certificate:**

Possession of a valid California driver's license.

FLSA: Non-Exempt

Revised January 1993; June 2014; March 2023; [December 2023](#)

This class specification identifies the essential functions typically assigned to positions in this class. Other duties not described may be assigned to employees in order to meet changing business needs or staffing levels but will be reasonably related to an employee's position and qualifications. Other duties outside of an individual's skill level may also be assigned on a short term basis in order to provide job enrichment opportunities or to address emergency situations.

**ACCOUNTING SPECIALIST I**

*Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are **not** intended to reflect all duties performed within the job.*

**SUMMARY DESCRIPTION**

Under general supervision, performs accounts payable functions and a wide variety of responsible technical accounting and financial record keeping and reporting duties in support of assigned accounting system, function, or program area; prepares, processes, maintains, and verifies financial/accounting and statistical documents and records; prepares various reports and statements; provides information and assistance to the general public and City departments; and performs a variety of technical tasks relative to assigned area of responsibility.

**REPRESENTATIVE DUTIES**

*The following duties are typical for this classification. Incumbents may not perform all of the listed duties and/or may be required to perform additional or different duties from those set forth below to address business needs and changing business practices.*

1. Perform a variety of responsible technical accounting and financial office support duties in support of assigned accounting system, function, or program area including in the areas of accounts payable.
2. Prepare, maintain, and/or verify a variety of accounting, financial, and statistical records, ledgers, logs, and files; gather, assemble, tabulate, enter, check, verify, balance, adjust, record, and file financial data; code data according to prescribed accounting procedures; review information to ensure accurate reporting; resolve discrepancies; establish and maintain various files and records.
3. Utilize various computer programs; enter and maintain data; post information to ledgers, journals, logs, and reports; generate reports from a database or in-house system; create spreadsheets and generate reports using spreadsheet software; create documents using word processing software.
4. Perform duties in support of the City's accounts payable function; receive incoming invoices for payment and review for accuracy and proper authorizations and account coding; research discrepancies; prepare batches for data entry; ensure that payments are included and processed in a timely manner.
5. Proofread and check materials for accuracy, completeness and compliance with departmental policies and regulations.
6. Process accounts payable disbursements from batches entered in current accounts payable cycle; prepare warrant listing and distribute to appropriate department; receive and input special accounts payable batches for manual checks on an as-needed basis.
7. Track and reconcile retention payables for disbursements that withhold retentions.
8. Ensure sales and use tax are properly assigned to vendor invoices; process use tax payments to the State of California.
9. Respond to vendor inquiries. Work with vendors to obtain W-9 information and EFT vendor authorization for payment.

**CITY OF ANTIOCH**  
**ACCOUNTING SPECIALIST I (CONTINUED)**

10. May assist payroll in reviewing employee time reports for accuracy and compliance with policies and procedures.
11. Process medical after retirement payments.
12. Train employees on how to process accounts payable invoices.
13. Provides accounts payable documentation in support of annual financial audit.
14. Perform a variety of general office support work, such as, answering phones, organizing and maintaining various files, typing correspondence, reports, forms, and specialized documents.
15. Provide technical information and assistance to other City staff regarding procedures and methods; confer with City departments and individuals regarding changes and corrections; interpret and explain rules and regulations.
16. 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:**

- Financial record keeping, bookkeeping and basic governmental accounting principles and practices.
- Methods and techniques of coding, verifying, balancing, and reconciling accounting records.
- Basic auditing principles and practices.
- Principles and practices used in establishing and maintaining accounting files and information retrieval systems.
- Principles and practices of fiscal, statistical, and administrative record keeping and reporting.
- Methods and techniques for basic report preparation and writing.
- Office procedures, methods, and equipment including computers and applicable software applications such as word processing, spreadsheets, and databases.
- Mathematical principles.
- English usage, spelling, grammar, and punctuation.
- Customer service techniques, practices, and principles.
- Methods and techniques of proper phone etiquette.
- Pertinent federal, state, and local laws, codes, and regulations.

**Ability to:**

- Effectively apply accounting knowledge in the performance of a variety of accounting, fiscal, and statistical record keeping duties.
- Participate in the preparation of a variety of administrative and financial reports.
- Review financial records, reports, and related documents, identify discrepancies, and resolve problems related to assigned area of responsibility.
- Implement and maintain filing systems.

**CITY OF ANTIOCH**  
**ACCOUNTING SPECIALIST I (CONTINUED)**

- Compile a variety of information and records and exercise good judgment in maintaining information, records, and reports.
- Perform mathematical calculations quickly and accurately including to add and subtract, multiply and divide, and calculate percentages, fractions, and decimals.
- Operate office equipment including computers and supporting word processing, spreadsheet, and database applications.
- Work independently in the absence of supervision.
- Plan and organize work to meet changing priorities and deadlines.
- Understand and apply pertinent laws, codes, and regulations as well as organization and unit rules, policies, and procedures with good judgment.
- Work under steady pressure with frequent interruptions and a high degree of public contact by phone or in person.
- Deal successfully with the public, in person and over the telephone; respond tactfully, clearly, concisely, and courteously to issues, concerns, and needs.
- Type and enter data at a speed necessary for successful job performance.
- Communicate clearly and concisely, both orally and in writing.
- Establish and maintain effective working relationships with those contacted in the course of work.

**Education and Experience Guidelines**

**Education/Training:**

Equivalent to the completion of the twelfth grade supplemented by specialized or college level course work in accounting, bookkeeping, business administration or other related field. Education/training may be substituted with at least two years of job related experience.

**Experience:**

Two years of responsible bookkeeping, payroll, clerical accounting or other related experience.

**PHYSICAL DEMANDS AND WORKING ENVIRONMENT**

*The conditions herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential job functions.*

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FLSA: Non-Exempt

Created March 2025

This class specification identifies the essential functions typically assigned to positions in this class. Other duties not described may be assigned to employees in order to meet changing business needs or staffing levels but will be reasonably related to an employee's position and qualifications. Other duties outside of an individual's skill level may also be assigned on a short term basis in order to provide job enrichment opportunities or to address emergency situations.