

ANNOTATED AGENDA

for
June 12, 2012

CITY COUNCIL MEETING

Order of Council vote: AYES: Council Members Kalinowski, Harper, Rocha, Agopian and Mayor Davis

Notice of Availability of Reports

This agenda is a summary of the actions proposed to be taken by the City Council. For almost every agenda item, materials have been prepared by the City staff for the Council's consideration. These materials include staff reports which explain in detail the item before the Council and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Other materials, such as maps and diagrams, may also be included. All of these materials are available at the City Clerk's Office, located on the 1st floor of City Hall, 200 H Street, Antioch, CA 94509, during normal business hours for inspection and (for a fee) copying. Copies are also made available at the Antioch Public Library for inspection. Questions on these materials may be directed to the staff member who prepared them, or to the City Clerk's Office, who will refer you to the appropriate person.

Notice of Opportunity to Address Council

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

6:15 P.M. ROLL CALL for Closed Session – *All Present*

PUBLIC COMMENTS for Closed Session – *None*

CLOSED SESSION:

- 1) **CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION** – Initiation of litigation pursuant to subdivision (c) of California Government Code section 54956.9: 1 case: related to United States Bankruptcy Court, Northern District of California Case No. 12-44668 (Chapter 11 Bankruptcy of Eva Quesada Romero and Gilbert Raymond Romero related to Humphrey’s on the Delta Restaurant) ***No Action to Report***

7:04 P.M. ROLL CALL for Council Members – *All Present*

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

PUBLIC COMMENTS—*Only unagendized issues will be discussed during this time*

CITY COUNCIL SUBCOMMITTEE REPORTS

MAYOR’S COMMENTS

PRESENTATION – *ANTIOCH POLICE DEPARTMENT TIP SOFT PROGRAM*

1. COUNCIL CONSENT CALENDAR

A. APPROVAL OF COUNCIL MINUTES FOR MAY 22, 2012

Recommended Action: Motion to approve the minutes

Approved, 5/0

MINUTES

B. APPROVAL OF COUNCIL WARRANTS

Recommended Action: Motion to approve the warrants

Approved, 5/0

STAFF REPORT

COUNCIL CONSENT CALENDAR — Continued

C. REJECTION OF CLAIMS

1. John Guzman 12/13-2059 (personal injury)
2. Michael Bailey 12/13-2061 (personal injury)

Recommended Action: Motion to reject the listed claims

Rejected, 5/0

STAFF REPORT

D. ANIMAL SERVICES – RESPONSE TO GRAND JURY REPORT

Recommended Action: Motion to approve and authorize the Mayor to sign the response to the Grand Jury report: “Animal Shelters in Contra Costa County” (Report 1205)

Approved, 5/0

STAFF REPORT

E. AUTHORIZE THE CITY CLERK TO ADVERTISE FOR BIDS FOR THE WILBUR AVENUE OVERHEAD WIDENING PROJECT (P.W. 259-B)

Recommended Action: Motion to authorize the City Clerk to advertise for bids for the Wilbur Avenue Overhead Widening project

Approved, 5/0

STAFF REPORT

F. WATER TREATMENT PLANT SOLIDS MANAGEMENT EQUIPMENT RENTAL CONTRACT AMENDMENT

Recommended Action: Motion to authorize the City Manager to execute the amended Solids Management Equipment Rental Agreement with Karl Needham Enterprises, Inc.: to include solids off-hauling, increasing the current annual purchase order from \$270,000 to \$350,000 for FY2011/12; and issue a purchase order for \$325,000 for FY2012/13

Approved, 5/0

STAFF REPORT

G. WATER TREATMENT CHEMICALS PURCHASE FOR FISCAL YEAR 2012/2013

Recommended Action: Motion to authorize the cooperative purchase arrangement, and issuance of purchase orders for Water Treatment Plant chemicals to the lowest overall responsible bidders not to exceed \$1,150,000

Approved, 5/0

STAFF REPORT

H. AUTHORIZATION TO INCREASE CONTRACT TO KARSTE CONSULTING INC. FOR THE PROJECT MANAGEMENT SERVICES OF THE ANTIOCH COMMUNITY PARK SYNTHETIC TURF FIELDS AND PREWETT PARK AQUATICS RENOVATION PROJECTS AND MEASURE WW GRANT FUNDING ADMINISTRATION

Recommended Action: Motion to authorize the City Manager to increase the contract amount for work on these two Measure WW projects and the Measure WW grant funding administration up to \$17,000.00

Approved, 5/0

STAFF REPORT

I. RESOLUTION APPROVING LETTER OF UNDERSTANDING FOR THE ANTIOCH POLICE SWORN MANAGEMENT ASSOCIATION

Recommended Action: Motion to adopt the resolution

Reso 2012/39, 5/0

STAFF REPORT

PUBLIC HEARING

2. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ORDERING IMPROVEMENTS AND LEVYING ANNUAL ASSESSMENTS FOR LANDSCAPE MAINTENANCE DISTRICTS FOR THE 2012/2013 FISCAL YEAR (PW 500)

Reso 2012/40, 5/0

Recommended Action: Motion to adopt the resolution

STAFF REPORT

COUNCIL REGULAR AGENDA

3. Z-12-02: PREZONING OF AREA #1 OF THE NORTHEAST ANTIOCH ANNEXATION AREA – THE PREZONING IS APPROXIMATELY 470 ACRES OF UNINCORPORATED LAND, REFERRED TO BY THE CITY AS AREA #1 OF THE NORTHEAST ANTIOCH ANNEXATION AREA, WHICH IS GENERALLY LOCATED ADJACENT TO AND/OR IN CLOSE PROXIMITY TO WILBUR AVENUE. THE PROPOSED PREZONING CONSISTS OF PRIMARILY M-2 (HEAVY INDUSTRIAL) ZONING, WITH M-1 (LIGHT INDUSTRIAL) PROPOSED FOR THE UNINCORPORATED AREA SOUTH OF WILBUR AVENUE, AND OS (OPEN SPACE) PROPOSED FOR THE EXISTING ENDANGERED SPECIES PRESERVE LOCATED ON THE NORTH SIDE OF WILBUR AVENUE. A PREVIOUSLY PREPARED MITIGATED NEGATIVE DECLARATION WILL BE UTILIZED TO ADDRESS ANY ENVIRONMENTAL IMPACTS OF THE PROPOSED PREZONING. ON MARCH 7, 2012, THE PLANNING COMMISSION RECOMMENDED TO THE CITY COUNCIL APPROVAL OF THE ORDINANCE TO PREZONE THE APPROXIMATELY 470 ACRES OF UNINCORPORATED LAND, REFERRED TO AS AREA #1 OF THE NORTHEAST ANTIOCH ANNEXATION AREA (Introduced on 04/24/12 and Continued on 05/08/12)

Motion to Continue, 5/0

Recommended Action: Motion to continue

STAFF REPORT

4. DETERMINATION AS TO THE APPROPRIATE COURSE OF ACTION IN RESPONSE TO A LETTER RECEIVED FROM THE LOCAL AGENCY FORMATION COMMISSION (LAFCO) REQUESTING THAT THE CITY INITIATE THE ANNEXATION OF SUBAREAS 2A AND 2B OF THE NORTHEAST ANTIOCH AREA. SUBAREA 2A CONSISTS OF APPROXIMATELY 94 ACRES LOCATED NORTH OF WILBUR AVENUE AND WEST OF SR 160, AND IS PRIMARILY OCCUPIED BY MARINA USES. SUBAREA 2B CONSISTS OF APPROXIMATELY 103 ACRES LOCATED GENERALLY NORTH OF EAST 18TH STREET AND SOUTH OF WILBUR AVENUE IN AND AROUND VIERA AVE, BROWN LN, WALNUT AVE, SANTA FE AVE, STEWART LN, WYMORE WAY, SAINT CLAIRE DR, MIKE YORBA WAY, AND TREMBATH LN. AREA 2B IS PRIMARILY OCCUPIED BY RESIDENTIAL USES.

**Alternative #3,
Reso 2012/41, 5/0**

Recommended Action: Motion to direct City staff to submit annexation applications to LAFCO for Areas 2A and 2B of the Northeast Antioch Area

STAFF REPORT

5. 2014 – 2022 REGIONAL HOUSING NEEDS ALLOCATION

Recommended Action: Motion to provide direction to staff

No direction given

STAFF REPORT

PUBLIC COMMENT – None

STAFF COMMUNICATIONS – No Council Meeting scheduled for 08/28/12, 5/0

COUNCIL COMMUNICATIONS

ADJOURNMENT – 9:05 p.m.

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

**Study Session/Special/Regular Meeting
6:00 P.M.**

**May 22, 2012
Council Chambers**

Mayor Davis called the meeting to order at 6:00 P.M., and City Clerk Skaggs called the roll.

Present: Council Members Kalinowski, Rocha, Agopian and Mayor Davis
Excused: Council Member Harper

PLEDGE OF ALLEGIANCE

Council Member Rocha led the Council and audience in the Pledge of Allegiance

STUDY SESSION – SPECIAL MEETING

- 1. PRESENTATION AND DISCUSSION OF BUDGET DEVELOPMENT FOR SPECIAL REVENUE FUNDS, CAPITAL PROJECT FUNDS, ENTERPRISE FUNDS, INTERNAL SERVICE FUNDS, SUCCESSOR AGENCY, AND HOUSING SUCCESSOR FOR THE FISCAL YEARS 2012-13**

City Manager Jakel introduced the Budget Study Session item.

Finance Director Merchant presented the staff report dated May 15, 2012 recommending the City Council provide direction and feedback.

Following review of the Special Revenue Funds, Capital Projects Funds, Internal Service Funds, Enterprise Funds and Successor Agency/Housing Successor Funds and discussion, the City Council provided the following feedback:

Page 13 – Lone Diamond AD 27/31(Fund 376)

Councilmember Agopian stated the residents in the Hillcrest and Lone Diamond Assessment Districts paid for beautified roadways and if there was money available, the median work should be completed.

Page 27 – Marina Fund Summary (Fund 631)

Councilmember Agopian encouraged staff to consider having the ability to develop a pad for a bait and tackle shop at the new boat launch.

Page 36-38 – Retiree Medical Police (Fund 577), Retiree Medical Miscellaneous (Fund 578), Retiree Medical Management (Fund 579)

- Staff to provide Council with a copy of the actuarial evaluation and the amount drawn from the trust
- June agenda item – staff to report on the status of the medical after retirement funds

Bob Liles, President of the Antioch Youth Sports Complex, recommended the City continue to pay for water at their facility, and if not, table the issue to give them an opportunity to meet and discuss the issue with City Staff.

Bob Martin, President of the Antioch Historical Society and Antioch Sports Legends, discussed their conservation efforts and requested the City continue to fund water for the Historical Society, Antioch Youth Sports Complex, and Babe Ruth.

Mike Dantono, Antioch Babe Ruth, stated they had no formal notice the City would be discontinuing funding of their water. He requested this item be tabled to allow them to meet with staff to research their options. He noted if required to pay for their water, they would be forced to increase registration fees, which would put them out of business.

Jim Conley, Antioch Youth Sports Complex, stated if they were required to pay for water, they will no longer be able to operate the facility, which would negatively impact other City facilities. He reminded the Council the park is a City facility and provides a community benefit.

Clay Baskin, Antioch resident, thanked Council for supporting the Youth Sports Complex and noted the use of this facility reduces wear and tear on City Parks and School Sites. He suggested this item be postponed to allow time for them to work on solutions to operate the facility at a minimal cost.

Ed Davies, Antioch Babe Ruth, reported their budget comes to a zero balance each year and they would be unable to keep the facility open if they had to pay for water.

Following discussion, the Council agreed the City would extend the water subsidy for the Youth Sports Complex, Babe Ruth, and Antioch Historical Society to November 1, 2012, to allow the non-profits time to address funding and alternative sources of water.

Council consensus agreed to hear agenda item #2 5-Year CIP following the Council Consent Calendar and Closed Session during Council recess.

Mayor Davis called the meeting to order at 7:14 P.M., and City Clerk Skaggs called the roll.

Present: Council Members Kalinowski, Rocha, Agopian and Mayor Davis
Excused: Council Member Harper

Mayor Davis welcomed Acting City Attorney Galstan to the meeting this evening.

PRESENTATION

Tom Nokes, on behalf of Brian Nokes, and the employees of Antioch Auto Center, presented the City with a donation in the amount of \$100,000. He thanked the Council for the cooperation he had received in the past and requested assistance in getting the name changed for the remaining section of Auto Center Drive. He also encouraged CALTRANS to expedite the completion of the intersection.

The Council thanked Mr. Nokes for his generous donation and dedication to the City of Antioch.

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

Ron Parish, Mayor's Golf Tournament, announced the event would be held on June 3, 2012, at the Lone Tree Golf Course. Contact information was provided.

PUBLIC COMMENTS

Martin Fernandez expressed concern for the lack of efficiency for the street sweeping program and requested the City agendize the service and invite a representative from Delta Diablo Sanitation District to attend the next Council meeting. He suggested Council consider an ordinance for no parking on the street for sweeping days.

Councilmember Agopian asked this item be placed on a future agenda.

Mayor Davis stated he sits on the Board of Directors for Delta Diablo Sanitation District and he assured a representative would be in attendance at a future Council meeting.

Joy Motts, Allen Peyton, Wayne Harrison, and Susan Davis representing the 4th of July committee updated the Council and community on the fundraising efforts for the event. Contact information was provided for anyone wishing to make a donation.

Geneva Moss, Children Services Librarian, and Deanna Lechman, Acting Antioch Branch at the Antioch Library, announced the annual summer children's reading program would run from June 9 - August 10, 2012.

Ed Judkins, Antioch resident, spoke to squatter issues in his neighborhood and requested the Council consider requiring notarized lease agreements prior to utilities being turned on for rental properties.

Carolyn Taylor, representing the residents in Hudson Town House Apartments, requested the Council assist them in their efforts to work with management with regards to installing air conditioners in their apartments.

City Manager Jakel stated he would discuss and engage management with regards to this issue.

Joy Motts and Tim Forester provided speaker cards and deferred their time to Dr. Gill and Louie Rocha.

Dr. Donald Gill, representing the Antioch Unified School District, updated the Council and community on the success of the secondary schools. He announced a bond initiative, Measure J, would be placed on the June 5th ballot.

Louie Rocha, Principal of Antioch High School, gave a brief update of activities occurring at Antioch High School and possibilities that exist should Measure J be approved by the voters. He urged voters that reside in the area, to consider meeting the needs of the student population and invest in downtown by voting Yes on Measure J.

Mayor Davis announced he had given his formal endorsement of Measure J.

Councilmember Agopian thanked Dr. Gill and Mr. Rocha for speaking to this issue and voiced his support of Measure J.

Sean Wright, Antioch Chamber of Commerce, announced the State of the City, *Impacting the Future* would be held from 12:00 – 1:00 P.M. on June 11, 2012, at the Antioch Community Center.

Joy Motts and Wayne Harrison, representing Keep Antioch Beautiful, gave a brief update of the event and announced the following school winners, based on which student body picked up the most trash: High School Winners, First Place – \$500 prize: Antioch High, Second Place – \$300 prize: Deer Valley, Third Place – \$200 prize: Dozier Libbey, Middle School Winners, First Place – \$500 prize: Park Middle, Second Place – \$300 prize: Dallas Ranch Middle, Third Place – \$200 prize: Antioch Middle, Elementary School Winners, First Place – \$500 prize: Antioch Charter Academy, Second Place – \$300 prize: Holy Rosary and Third Place – \$200 prize: Belshaw Elementary. Hats were presented to each Councilmember and the City Clerk for participating in the event.

COUNCIL SUBCOMMITTEE REPORTS

In response to Councilmember Rocha, Joy Motts updated the Council on the committee's efforts to successfully relight the Rivertown trees.

MAYOR'S COMMENTS

Mayor Davis announced the Memorial Day ceremony would be held at 11:00 A.M. on May 28, 2012, at Oak View Memorial Park.

3. COUNCIL CONSENT CALENDAR

A. APPROVAL OF COUNCIL MINUTES FOR MAY 8, 2012

- B. APPROVAL OF COUNCIL WARRANTS
- C. APPROVAL OF TREASURER'S REPORT FOR APRIL 2012
- D. RESOLUTION NO. 2012/32 ESTABLISHING THE APPROPRIATIONS LIMIT FOR THE 2012-13 FISCAL YEAR PURSUANT TO CALIFORNIA CONSTITUTION ARTICLE XIII B
- E. MEASURE WW PARK AND RECREATION SECURITY CAMERA PROGRAM, AWARDING OF CONTRACT
- F. RESOLUTION NO. 2012/33 ACCEPTING WORK AND AUTHORIZING THE CITY ENGINEER TO FILE A NOTICE OF COMPLETION FOR THE CDBG DOWNTOWN ROADWAY PAVEMENT REHABILITATION, PHASE 5 (PW 678-5)
- G. RESOLUTION NO. 2012/34 APPROVAL OF THE CONSULTANT SERVICE CONTRACT WITH PARSONS BRINCKERHOFF, INC. FOR CONSTRUCTION ENGINEERING SERVICES FOR THE WILBUR AVENUE OVERHEAD WIDENING PROJECT (PW 259-B)
- H. RESOLUTION NO. 2012/35 ACCEPTING WORK AND AUTHORIZING THE CITY ENGINEER TO FILE A NOTICE OF COMPLETION FOR THE SAN JOSE DRIVE PAVEMENT REHABILITATION (PW 392-27)
- I. VEHICLE REPLACEMENT PROGRAM - POLICE STAFF SEDANS

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

STUDY SESSION – SPECIAL MEETING - Continued

2. 5-YEAR CAPITAL IMPROVEMENT PROGRAM 2012-2017

Director of Public Works/City Engineer Bernal presented the staff report dated May 15, 2012, recommending the City Council provide direction and feedback.

Councilmember Agopian stated with the freeway expansion and improvements on L Street, he felt the City should consider enhancing traffic flow and beautifying access to downtown, for future upgrades.

Councilmember Rocha suggested homeowners be included in upgrading the area.

COUNCIL REGULAR AGENDA

- 4. REQUEST TO DEFER FEES DUE AT BUILDING PERMIT ISSUANCE FOR RESIDENTIAL DEVELOPMENT

Community Development Director Wehrmeister presented the staff report dated May 17, 2012, recommending the City Council consider the request and determine to: 1) Adopt the resolution directing staff to establish a fee deferral program; 2) Deny the request by motion; or 3) Direct staff to obtain further information.

Councilmember Kalinowski stated he supported the concept as outlined in the staff report for the period of one year and noted the City's assessment of low risk should be applied consistently across all projects coming forward.

RESOLUTION NO. 2012/36

On motion by Councilmember Kalinowski, seconded by Councilmember Agopian, the City Council unanimously adopted the resolution directing staff to establish a fee deferral program.

Mayor Davis declared a recess at 8:31 P.M. Council went into Closed Session at that time.

CLOSED SESSION

- 1. CONFERENCE WITH LABOR NEGOTIATOR** – City designated representatives: Deborah McHenry and Glenn Berkheimer; Employee organization: Antioch Police Sworn Management Association. This Closed Session is authorized pursuant to California Government Code 54957.6

Council reconvened at 9:02 P.M. with all Councilmembers present, with the exception of Councilmember Harper, who was excused.

Acting City Attorney Galstan reported the City Council had been in Closed Session and gave the following report: **#1 CONFERENCE WITH LABOR NEGOTIATOR**, direction was given to the Labor Negotiator and there was no reportable action.

5. CODE ENFORCEMENT UPDATE

Deputy Director of Community Development Graham presented the staff report dated May 16, 2012, recommending the City Council receive and file report and authorize the City Manager to enter into a contract to fill one Code Enforcement Officer position.

Councilmember Agopian stated he would encourage the City leverage more than one full time position.

In response to Councilmember Rocha, Deputy Director of Community Development Graham stated it was his desire to bring back an ordinance to require utilities and garbage service be in the homeowners name. He noted once the Code Enforcement division was expanded, they would be able to institute more safeguards and build a database.

Councilmember Agopian proposed looking at other City models to create an abandoned home registry. He discussed the possibility of having agencies notify the City when services to their residence(s) had been turned off.

Deputy Director of Community Development Graham reported the City's local ordinance was more restrictive than the state's registry law.

Michelle Hatch, Antioch resident, stated she felt the rate of \$85.00 per hour was too high and voiced her support for the position to be held by a local resident.

Deputy Director of Community Development Graham noted recruitment for the position was opened to anyone wishing to apply and three people had declined the City's offer of employment.

Councilmember Kalinowski clarified the employee would not be receiving \$85.00 per hour; the rate was inclusive of benefits and costs to the contract agency.

Melissa Case, Antioch resident, reported if there were safeguards in place, to eliminate squatters, the City was not following through with them. She noted Antioch could generate revenue by having water services notarized by an employee on staff.

On motion by Councilmember Kalinowski, seconded by Councilmember Agopian, the Council unanimously authorized the City Manager to enter into a contract to fill one Code Enforcement Officer position.

6. CONSIDERATION FOR THE RENAMING OF "L STREET"

Director of Public Works/City Engineer Bernal presented the staff report dated May 17, 2012, recommending the City Council consider adopting the resolution to rename "L Street".

Allen Payton, Antioch resident, spoke in support of the renaming of "L" Street noting it was a one time expenditure for permanent promotion of the downtown and the timing was right due to the cost savings associated with the current freeway improvements. He provided Council with signatures from people in support of the name change and suggested remaining RDA funds be allocated to this project. He also urged Council to move forward on the name change for "A" Street and suggested former names be placed in parenthesis, under the new names, on freeway signage.

Nancy Fernandez, Antioch resident, and James Britto stated they were not in support of the name change and felt the money was needed for more important projects in the City.

Councilmember Kalinowski stated the City should consider how to address improvements for the Sycamore corridor.

Following discussion, the Council agreed without significant improvements on "L" Street south of 10th Street, they opposed the expenditure of funds on a name change, at this time.

Councilmember Agopian suggested CALTRANS place a freeway sign, in both directions, indicating Marina District/Boat Launch area.

On motion by Councilmember Kalinowski, seconded by Councilmember Rocha, the Council unanimously tabled this item.

PUBLIC HEARING

7. PROPOSED MASTER FEE SCHEDULE EFFECTIVE JULY 1, 2012 (FISCAL YEAR 2012-2013) AND UPDATE ON WATER AND SEWER RATES (*Continued from 05/08/12*)

Finance Director Merchant presented the staff report dated May 14, 2012, recommending the City Council adopt the resolution.

Director of Public Works/City Engineer Bernal gave a brief update and PowerPoint presentation on the water and sewer rates.

Councilmember Kalinowski stated the fee does not stand on its merits if the City had not indentified their future obligations and there was cash on hand going forward; therefore, he could not support implementing water or sewer rate increases this fiscal year.

Director of Public Works/City Engineer Bernal clarified depending on drought conditions, the amount of water the City would purchase from Contra Costa Water District would vary. Additionally, he noted the use would also drop down and revenues would decrease, therefore it was essential the City keep an adequate fund balance to cover those costs for a couple of years. He also noted they hope to establish a differed maintenance fund.

Councilmember Agopian stated he supports the use of cash to fund the projects and stated he would prefer to see a pause this year for rate increases, to provide relief for the rate payers.

Councilmember Kalinowski stated it was important for the Council to understand what money was available in the bank.

Councilmember Agopian thanked staff for providing the links to the other cities water and sewer rates.

Martin Fernandez, Antioch resident, questioned why the Council was not seeking an explanation with regards to how the City was sold faulty equipment and now had to rent replacement equipment, at the cost of \$300,000 per year.

Councilmember Kalinowski clarified Council had been meeting in Closed Session on this issue due to the fact it is a legal item.

RESOLUTION NO. 2012/37

On motion by Councilmember Agopian, seconded by Councilmember Kalinowski, the Council unanimously approved the fee updates with the exception of water and sewer rates as proposed in attachment 7.

Mayor Davis closed the public hearing.

- 8. CITY OF ANTIOCH AS SUCCESSOR AGENCY TO THE ANTIOCH DEVELOPMENT AGENCY**
- A. APPROVAL OF SUCCESSOR AGENCY WARRANTS**
- B. REVISED RECOGNIZED OBLIGATION PAYMENT SCHEDULES**

RESOLUTION NO. 2012/38

On motion by Councilmember Kalinowski, seconded by Councilmember Rocha, the Council unanimously approved the Successor Agency Warrants and Revised Recognized Obligation Payment Schedules.

- 9. CITY OF ANTIOCH AS HOUSING SUCCESSOR TO THE ANTIOCH DEVELOPMENT AGENCY**
- A. APPROVAL OF HOUSING SUCCESSOR WARRANTS**

On motion by Councilmember Kalinowski, seconded by Councilmember Rocha, the Council unanimously approved the Housing Successor Warrants.

PUBLIC COMMENTS - None

STAFF COMMUNICATIONS

City Manager Jakel reminded the Council and community the State of the City, *Impacting the Future* would be held from 12:00 – 1:00 P.M. on June 11, 2012, at the Antioch Community Center. He noted the City Council was scheduled to meet on June 12 and 26, 2012.

Councilmember Rocha announced Chief Cantando would be hosting a Coffee with the Cops for Spanish and English speaking residents on May 27, 2012.

COUNCIL COMMUNICATIONS

Mayor Davis recognized Bill Galstan for sitting in this evening as Acting City Attorney.

ADJOURNMENT

With no further business, Mayor Davis adjourned the meeting at 10:44 P.M. to the next regular Council meeting on June 12, 2012.

Respectfully submitted:

DENISE SKAGGS, City Clerk

CITY OF ANTIOCH
 CLAIMS BY FUND REPORT
 FOR THE PERIOD OF
 MAY 17-JUNE 6, 2012
 FUND/CHECK#

100 General Fund

Non Departmental

133407 BURKE WILLIAMS AND SORENSEN LLP	LEGAL SERVICES	206.50
133437 GREENAN PEFFER SALLANDER & LALLY	LEGAL SERVICES	299.99
133459 LOEWKE PLANNING ASSOCIATES	CONSULTING SERVICES	940.00
133462 MERITAGE HOMES OF NO CALIFORNIA	DEPOSIT REFUND	82,296.60
133482 PORTER, SAMUEL	DEPOSIT REFUND	80.00
133484 RANEY PLANNING & MANAGEMENT INC	CONSULTING SERVICES	12,481.58
133499 STANTEC CONSULTING	DESIGN REVIEW SERVICES	258.00
133508 TOWN PARK INVESTMENT INC	DEPOSIT REFUND	2,148.50
133536 CIRCLEPOINT	CONSULTING SERVICES	31,732.56
133644 BURKE WILLIAMS AND SORENSEN LLP	LEGAL SERVICES	826.00
133735 RANEY PLANNING & MANAGEMENT INC	CONSULTING SERVICES	33,697.52
133748 SATELLITE HOUSING INC	DEPOSIT REFUND	350.00
133752 STANTEC CONSULTING	DESIGN REVIEW SERVICES	1,941.75
133758 TACO BELL CORP	DEPOSIT REFUND	873.75

City Attorney

133405 BERTRAND FOX & ELLIOT	LEGAL SERVICES	1,767.50
133407 BURKE WILLIAMS AND SORENSEN LLP	LEGAL SERVICES	81.00
133457 LEXISNEXIS MATTHEW BENDER	ONLINE LEGAL RESEARCH	75.00
133570 JARVIS FAY AND DOPORTO LLP	LEGAL SERVICES	3,864.57
133644 BURKE WILLIAMS AND SORENSEN LLP	LEGAL SERVICES	501.50

City Manager

133633 EMPLOYEE	EDUCATION REIMBURSEMENT	144.00
201625 NATURES BOUNTY	MEETING EXPENSE	27.00

City Clerk

133473 OFFICE MAX INC	OFFICE SUPPLIES	61.44
133531 CALIFORNIA TRANSLATION INTERNATIONAL	TRANSLATION SERVICE	200.00
133533 CCAC	WORKSHOP-GARCIA	175.00
133556 EIDEN, KITTY J	MINUTES CLERK	980.00

City Treasurer

133434 GARDA CL WEST INC	ARMORED CAR PICK UP	204.00
133594 PFM ASSET MGMT LLC	PROFESSIONAL SERVICES	5,957.29
917275 CONLEY, DONNA	VEHICLE ALLOWANCE	350.00

Human Resources

133707 MUNICIPAL POOLING AUTHORITY	PROFESSIONAL SERVICES	847.81
133712 NETSOURCE INC	CONSULTANT SERVICES	2,119.68
133723 PARS	PROFESSIONAL SERVICES	1,061.05

Economic Development

133521 MUNICIPAL RESOURCE GROUP LLC	CONSULTANT SERVICES	11,856.00
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Finance Administration

133638 BANK OF AMERICA	SUBSCRIPTION RENEWAL	201.50
133678 GFOA	MEMBER DUES-MERCHANT	210.00

Finance Accounting

133602 SAUNDERS, LISA D	MILEAGE REIMBURSEMENT	36.74
133637 BADAWI & ASSOCIATES	FISCAL YEAR 2012 AUDIT	28,643.00

CITY OF ANTIOCH
 CLAIMS BY FUND REPORT
 FOR THE PERIOD OF
 MAY 17-JUNE 6, 2012
 FUND/CHECK#

133638 BANK OF AMERICA	SUBSCRIPTION RENEWAL	
133638 BANK OF AMERICA	REGISTRATION-ABEJUELA	309.00
133678 GFOA	MEMBER DUES-(3)	630.00
917415 SUNGARD PUBLIC SECTOR INC	ASP SERVICE	11,886.53
Finance Operations		
133467 NEOPOST	POSTAGE	7,143.85
133468 NEOPOST	POSTAGE MACHINE SUPPLIES	850.84
133510 UNITED STATES POSTAL SERVICE	POSTAGE	10,000.00
133613 UNITED STATES POSTAL SERVICE	H2O POSTAGE	10,000.00
133762 TYLER TECHNOLOGIES	MONTHLY INSITE FEES	680.00
Non Departmental		
133404 BELL MAINTENANCE MGMT	CHECK REPLACEMENT	30.00
133465 MUNICIPAL POOLING AUTHORITY	INSURANCE PREMIUM	25,852.06
133474 PAC PRIDE DISTRIBUTION INC	BUS LIC OVERPAYMENT REFUND	296.00
133485 RENT A CENTER #01050	BUS LIC OVERPAYMENT REFUND	266.18
133582 MUNISERVICES LLC	SUTA SERVICES	73.77
201754 RT LAWRENCE CORP	BUS LIC APP FEE REFUND	30.00
201755 WHISPERS STUDIO	BUS LIC APP FEE REFUND	30.00
Public Works Street Maintenance		
133400 ANTIOCH BUILDING MATERIALS	ASPHALT MATERIALS	56,937.20
133549 DELTA GRINDING CO INC	EQUIPMENT RENTAL	7,800.00
133575 L SERPA TRUCKING INC	TRUCK RENTAL	7,516.80
133628 ANTIOCH BUILDING MATERIALS	ASPHALT	4,208.69
133660 CROP PRODUCTION SERVICES INC	HERBICIDE AND FERTILIZER	1,104.15
917284 TELFER OIL COMPANY	SUPPLIES	592.73
Public Works-Signal/Street Lights		
133566 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	1,744.24
133592 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	62.00
133625 AMERICAN GREENPOWER	STREET LIGHT SUPPLIES	1,810.69
133688 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	1,474.14
133754 STATE OF CALIFORNIA	SIGNAL LIGHT MAINTENANCE	1,714.77
Public Works-Striping/Signing		
133476 PACIFIC PRODUCTS AND SERVICES INC	SIGN HARDWARE	693.35
133518 ZAP MANUFACTURING INC	REFURBISHED SIGN	357.17
133568 INTERSTATE SALES	STREET SUPPLIES	4,558.14
133684 HOME DEPOT	SUPPLIES	280.37
133702 MANERI SIGN COMPANY	SIGNS	182.94
Public Works-Facilities Maintenance		
133488 ROGERS ROOFING	ROOF REPAIR	1,850.00
133527 BAY CITIES PYROTECTOR	FIRE SPRINKLER SERVICE	3,230.00
133566 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	359.41
133608 STANLEY SECURITY SOLUTIONS INC	SUPPLIES	47.04
133673 FERTADO HEATING AND AIR INC	REPAIR SERVICE	78.00
133698 LENHART ALARM AND SECURITY	ALARM SYSTEM REPAIRS	331.74
133713 OAKLEYS PEST CONTROL	PEST CONTROL SERVICE	100.00
201713 GENERAL PLUMBING SUPPLY CO	SUPPLIES	27.89

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917279 LEES BUILDING MAINTENANCE	JANITORIAL SERVICE	2,494.82
917283 SABAH INTERNATIONAL INC	SYSTEM TEST	360.79
Public Works-Parks Maint		
133502 STEWARTS TREE SERVICE	TREE SERVICE	350.00
133590 PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	37,174.29
133688 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	2,347.63
133717 ORCHARD SUPPLY HARDWARE	SUPPLIES	89.68
133720 PACHECO BROTHERS GARDENING INC	PLAYGROUND REMOVAL	3,450.00
917278 JOHN DEERE LANDSCAPES PACHECO	IRRIGATION CONTROLLER PARTS	991.63
Public Works-Median/General Land		
133502 STEWARTS TREE SERVICE	TREE SERVICE	150.00
133566 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	727.53
133591 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	2,420.00
133592 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	23.50
133621 ACE HARDWARE, ANTIOCH	PVC FITTINGS	14.14
133684 HOME DEPOT, THE	SUPPLIES	323.67
133688 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	335.72
133717 ORCHARD SUPPLY HARDWARE	SUPPLIES	146.84
133721 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	7,411.00
133755 STATE OF CALIFORNIA	FINGERPRINTING	32.00
133757 STEWARTS TREE SERVICE	TREE TRIMMING	950.00
917277 GRAINGER INC	SUPPLIES	511.19
917278 JOHN DEERE LANDSCAPES PACHECO	IRRIGATION CONTROLLER PARTS	504.80
917354 JOHN DEERE LANDSCAPES PACHECO	SUPPLIES	105.26
Public Works-Work Alternative		
133755 STATE OF CALIFORNIA	FINGERPRINTING	32.00
Police Administration		
133411 CASTILLO IV, SANTIAGO	EXPENSE REIMBURSEMENT	70.83
133412 CCCPCA	TUITION (6)	270.00
133413 CCCPCA	TUITION-LOPEZ	45.00
133415 CNOA	TUITION-MORTIMER	35.00
133416 CNOA	TUITION-KOCH	45.00
133433 GACKOWSKI, NICOLE L	MEALS REIMBURSEMENT	29.22
133439 HAMPTON INN	LODGING-NISSEN WK1	453.60
133440 HAMPTON INN	LODGING-NISSEN WK2	453.60
133446 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	101.07
133447 IMPASTATO, NICKI M	EXPENSE REIMBURSEMENT	33.50
133455 LAW OFFICES OF JONES AND MAYER	LEGAL SERVICES	114.00
133471 NISSEN, TARRA L	PER DIEM	852.00
133473 OFFICE MAX INC	OFFICE SUPPLIES	1,475.95
133481 PITNEY BOWES INC	RENTAL FEES	331.35
133483 PRO FORCE LAW ENFORCEMENT	TASER SUPPLIES	4,484.74
133486 RIVERSIDE COUNTY SHERIFF'S DEPT	TUITION-NISSEN	214.00
133493 SHRED IT INC	SHRED SERVICE	341.84
133501 STATE OF CALIFORNIA	FINGERPRINTING	324.00
133534 CCCPCA	REGISTRATION-CHANG	45.00

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133562 HEAD, SHIRLEY	EXPENSE REIMBURSEMENT	125.21
133571 JOHNSON, VIRGINIA L	EXPENSE REIMBURSEMENT	27.18
133583 NISSEN, TARRA L	EXPENSE REIMBURSEMENT	55.00
133610 STATE OF CALIFORNIA	FINGERPRINTING	32.00
133617 VERIZON WIRELESS	AIR CARDS	82.37
133631 ARROWHEAD 24 HOUR TOWING INC	TOWING SERVICES	110.00
133653 CONCORD UNIFORMS LLC	BODY ARMOR	2,359.88
133659 CRIME SCENE CLEANERS INC	CRIME SCENE CLEANUP	245.00
133677 GALLS INC	EQUIPMENT	270.27
133715 OFFICE MAX INC	OFFICE SUPPLIES	620.29
133746 SAN DIEGO POLICE EQUIPMENT CO	AMMUNITION	2,074.64
917268 ARATA PRINTING	BUSINESS CARDS	48.71
917280 MOBILE MINI LLC	STORAGE CONTAINER RENTAL	213.52
917352 HUNTINGTON COURT REPORTERS INC	TRANSCRIPTION SERVICES	3,138.71
Police Community Policing		
133432 FORTNER, JOHN C	SUPPLIES REIMBURSEMENT	32.48
133441 HARGER, MATTHEW J	DOG ALLOWANCE	150.00
133450 JOANNIDES, JASON M	DOG ALLOWANCE	150.00
133479 PERKINSON, JAMES A	DOG ALLOWANCE	150.00
133496 SPEEDO CHECK	SPEEDOMETER CHECK	1,170.00
133512 VALLIERE, CHRISTOPHER J	DOG ALLOWANCE	150.00
133513 VANDERPOOL, JASON C	MILEAGE REIMBURSEMENT	51.06
133529 EMPLOYEE	DISABILITY PENSION PAYMENT	3,637.50
133539 COMMERCIAL SUPPORT SERVICES	CAR WASHES	336.00
133565 HUNT AND SONS INC	FUEL	115.09
201653 CITY OF ANTIOCH	EXPENSE REIMBURSEMENT	44.40
201654 CITY OF ANTIOCH	EXPENSE REIMBURSEMENT	44.40
201655 CITY OF ANTIOCH	EXPENSE REIMBURSEMENT	89.99
Police Investigations		
133402 AT AND T MCI	PHONE RECORDS	138.52
133411 CASTILLO IV, SANTIAGO	EXPENSE REIMBURSEMENT	7.50
133419 CONTRA COSTA COUNTY	LAB TESTING	19,371.00
133420 CONTRA COSTA COUNTY	SART EXAMS	8,000.00
133463 METRO PCS	PHONE RECORDS	1,100.00
133497 SPRINT	PHONE RECORDS	60.00
133516 WISECARVER JR, JIMMY R	EXPENSE REIMBURSEMENT	26.85
133580 MELLONE, MICHAEL C	EXPENSE REIMBURSEMENT	7.50
201653 CITY OF ANTIOCH	EXPENSE REIMBURSEMENT	54.55
201654 CITY OF ANTIOCH	EXPENSE REIMBURSEMENT	55.33
201655 CITY OF ANTIOCH	EXPENSE REIMBURSEMENT	8.00
Police Special Operations Unit		
133634 AUTO WORLD INC	LEASED VEHICLES	2,066.25
Police Communications		
133399 AMERICAN TOWER CORPORATION	TOWER RENTAL	216.12
133403 AT AND T MOBILITY	HIGH SPEED WIRELESS	770.95
133436 GLOBALSTAR	TELECOMMUNICATION SERVICE	87.15

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133492 SEN COMMUNICATIONS INC	HEADSET REPAIR	523.18
133632 AT AND T MOBILITY	HIGH SPEED WIRELESS	2,297.90
133738 RESPONSIVE COMMUNICATION SERVICES	RADIO REPAIR	284.00
Police Community Volunteers		
133653 CONCORD UNIFORMS LLC	UNIFORMS	112.88
Police Facilities Maintenance		
133622 ACME SECURITY SYSTEMS	SYSTEM TESTING	310.00
133646 CAMALI CORP	MAINTENANCE SERVICE	345.00
133713 OAKLEYS PEST CONTROL	PEST CONTROL SERVICE	165.00
917279 LEES BUILDING MAINTENANCE	JANITORIAL SERVICE	4,411.17
Community Development Administration		
133517 XEROX CORPORATION	COPIER LEASE/USAGE	457.19
Community Development Land Planning Services		
133552 DYETT AND BHATIA	CONSULTING SERVICES	2,721.07
Community Development Neighborhood Improvement		
133398 ALLIED WASTE SERVICES	GARBAGE SERVICE	4,676.04
133523 ALLIED WASTE SERVICES	GARBAGE SERVICE	1,357.56
201421 CONTRA COSTA COUNTY	LIEN RELEASES	36.00
201440 CONTRA COSTA COUNTY	LIEN RELEASES	60.00
PW Engineer Land Development		
133517 XEROX CORPORATION	COPIER LEASE/USAGE	177.80
133573 KIMLEY HORN AND ASSOCIATES INC	CONSULTANT SERVICES	1,980.00
212 CDBG Fund		
CDBG		
133528 BEDFORD CENTER	CDBG SERVICES	2,100.00
133535 CENTER FOR EDUCATION & INFO SVCS	CDBG SERVICES	917.77
133540 CONTRA COSTA CHILD CARE COUNCIL	CDBG SERVICES	3,971.68
133558 FOOD BANK OF CCC AND SOLANO	CDBG SERVICES	1,501.08
133603 SENIOR OUTREACH SERVICES	CDBG SERVICES	2,663.40
133606 STAND FOR FAMILIES FREE OF VIOLENCE	CDBG SERVICES	3,885.96
133647 CITY DATA SERVICES	CDS REPORTING	675.00
133685 HOUSE, TERI	CONSULTING SERVICES	5,610.00
133693 KENNEDY, JANET	CONSULTING SERVICES	810.00
CDBG NSP		
133693 KENNEDY, JANET	CONSULTING SERVICES	1,170.00
213 Gas Tax Fund		
Streets		
133478 PB AMERICAS INC	PROFESSIONAL SERVICES	4,522.39
133592 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	61.71
214 Animal Control Fund		
Animal Control		
133401 ANTIOCH GLASS	GLASS REPLACEMENT	250.00
133554 EAST HILLS VETERINARY HOSPITAL	VETERINARY SERVICES	4,579.29
133559 GOLOGO PROMOTIONS	CAPS	497.64
133564 HILLS PET NUTRITION	ANIMAL FOOD	491.27
133577 LITTLE GIFTS INC	SUPPLIES	140.95

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133653	CONCORD UNIFORMS LLC	UNIFORMS	76.07
133683	HILLS PET NUTRITION	ANIMAL FOOD	400.06
133709	MWI VETERINARY SUPPLY CO	VETERINARY SUPPLIES	1,112.83
917279	LEES BUILDING MAINTENANCE	JANITORIAL SERVICE	435.75
917340	HAMMONS SUPPLY COMPANY	CLEANING SUPPLIES	399.31

218 Senior Bus Fund

Senior Bus

133755	STATE OF CALIFORNIA	FINGERPRINTING	32.00
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219 Recreation Fund

Non Departmental

133409	CALDINO, DINDO	DEPOSIT REFUND	470.00
133430	FITZPATRICK, KATHLEEN	DEPOSIT REFUND	500.00
133438	GUTIERREZ, EFREN	DEPOSIT REFUND	300.00
133448	JACOBO, EULALIA	DEPOSIT REFUND	470.00
133491	SALONE, FELISA	DEPOSIT REFUND	470.00
133494	SILENT PARTNER PRIVATE SECURITY	SECURITY SERVICE	1,350.00
133629	ANYANWU, VIVIAN	DEPOSIT REFUND	470.00
133669	EIRMAN, TRACY	DEPOSIT REFUND	500.00
133680	GUTIERREZ, DEANNE	DEPOSIT REFUND	500.00
133750	SOBALVARRO, BARBARA	DEPOSIT REFUND	200.00

Recreation Admin

133507	TOUTJIAN, LAWRENCE	PIANO TUNING	125.00
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Senior Programs

133610	STATE OF CALIFORNIA	FINGERPRINTING	32.00
133635	AUTOMATIC DOOR SYSTEMS INC	DOOR REPAIR SERVICE	717.97
201423	CONSOLIDATED ELECTRICAL DIST INC	LIGHTS	73.78

Recreation Classes/Prog

133410	CARIASO, ANGELICA	CONTRACTOR PAYMENT	158.40
133423	COSTCO	SUPPLIES	86.57
133428	EDUCATION TO GO	CONTRACTOR PAYMENT	435.75
133435	GARRISON, JACQUELYN	CONTRACTOR PAYMENT	550.20
133451	JUMP BUNCH	CONTRACTOR PAYMENT	336.00
133452	KOVALICK, LUANNE	CONTRACTOR PAYMENT	813.24
133458	LIPPE, PATRICIA	CONTRACTOR PAYMENT	658.08
133464	MUIR, ROXANNE	CONTRACTOR PAYMENT	130.08
133490	SAFETY DRIVERS ED LLC	CONTRACTOR PAYMENT	318.60
133500	STARGAZERS/TRACI MARTIN	CONTRACTOR PAYMENT	932.00
133504	THOMPSON, RANDALL	CONTRACTOR PAYMENT	94.50
133511	UY, ELIZABETH	CLASS REFUND	195.00
133514	WE ARE ONE PRODUCTIONS	CONTRACTOR PAYMENT	1,233.00
133519	ZEIDAM, DENISE	CLASS REFUND	462.00
133667	DISCOUNT SCHOOL SUPPLY	CLASS SUPPLIES	294.67
133670	EL CAMPANIL THEATRE PRESERVATION	THEATRE RENTAL	500.00
133717	ORCHARD SUPPLY HARDWARE	SUPPLIES	17.30
133753	STARGAZERS/TRACI MARTIN	CONTRACTOR PAYMENT	952.50
133755	STATE OF CALIFORNIA	FINGERPRINTING	64.00

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201682	AGBAYANI, SHARLENE	CLASS REFUND	47.00
201685	CHIFFOLEAU, CLAUDIA MARIE	CLASS REFUND	51.00
201686	HARDIN, ALICE	CLASS REFUND	45.90
201687	KING, SHEILA	CLASS REFUND	54.00
201688	DAVID, GENEVEVE	CLASS REFUND	39.00
Recreation Camps			
133469	NETNIQUES CORP	POSTCARDS	294.12
Recreation Sports Programs			
133418	CONCORD SOFTBALL UMPIRES	UMPIRE FEES	1,664.00
133431	FLORES, GLORIA	DEPOSIT REFUND	118.00
133610	STATE OF CALIFORNIA	FINGERPRINTING	128.00
133666	DIABLO LIVE SCAN	FINGERPRINTING	60.00
201683	TEAM SELECT	CLASS REFUND	100.00
201684	COX, CHERYL	CLASS REFUND	27.00
917270	LONE TREE GOLF COURSE	GOLF LESSONS	367.50
Recreation Teens			
133467	NEOPOST	POSTAGE	100.00
Rec After School/AUSD			
133467	NEOPOST	POSTAGE	100.00
133610	STATE OF CALIFORNIA	FINGERPRINTING	64.00
133666	DIABLO LIVE SCAN	FINGERPRINTING	20.00
133755	STATE OF CALIFORNIA	FINGERPRINTING	192.00
Recreation Special Needs			
133610	STATE OF CALIFORNIA	FINGERPRINTING	32.00
133666	DIABLO LIVE SCAN	FINGERPRINTING	20.00
Recreation Concessions			
133423	COSTCO	SUPPLIES	63.78
201767	SMART AND FINAL	SUPPLIES	87.62
Recreation-New Comm Cntr			
133396	ACME SECURITY SYSTEMS	ALARM SYSTEM REPAIR	340.00
133475	PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	4,250.00
133538	COMCAST	CONNECTION SERVICE	1,589.35
133556	EIDEN, KITTY J	MINUTES CLERK	120.00
133578	LSA ASSOCIATES INC	PROFESSIONAL SERVICES	711.14
133590	PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	2,818.34
133610	STATE OF CALIFORNIA	FINGERPRINTING	64.00
133640	BAY BUILDING MAINTENANCE INC	CUSTODIAL SERVICES	995.00
133666	DIABLO LIVE SCAN	FINGERPRINTING	20.00
133745	SALONE, FELISA	DEPOSIT REFUND	326.00
133755	STATE OF CALIFORNIA	FINGERPRINTING	32.00
221 Asset Forfeiture Fund			
Non Departmental			
133542	CONTRA COSTA COUNTY	ASSET FORFEITURE	1,549.38
133543	CONTRA COSTA COUNTY	ASSET FORFEITURE	2,335.19

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229 Pollution Elimination Fund

Channel Maintenance Operation

133524 ATLANTIS DIVING AND SALVAGE CO	DIVE TEAM SERVICE	2,500.00
133664 DELTA FENCE CO	FENCE REPAIR	1,228.00
133715 OFFICE MAX INC	OFFICE SUPPLIES	45.75

251 Lone Tree SLLMD Fund

Lonetree Maintenance Zone 1

133591 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	4,285.00
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Lonetree Maintenance Zone 3

133688 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	426.28
133721 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	3,428.00

Lonetree Maintenance Zone 4

133714 ODYSSEY LANDSCAPE CO INC	LANDSCAPE SERVICES	825.00
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253 Almondridge SLLMD Fund

Almondridge Maintenance

133714 ODYSSEY LANDSCAPE CO INC	LANDSCAPE SERVICES	1,175.00
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Hillcrest Maintenance Zone 2

133763 US CONCRETE PRECAST GROUP	SOUNDWALL PROJECT	16,752.00
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Hillcrest Maintenance Zone 4

133591 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	2,995.00
133721 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	6,764.00

255 Park 1A Maintenance District Fund

Park 1A Maintenance District

133522 ACME SECURITY SYSTEMS	ALARM MONITORING SERVICE	162.00
133590 PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	160.00
133609 STANTON, RICHARD	RV LOT MANAGEMENT SERVICES	482.00
133721 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	1,797.00

256 Citywide 2A Maintenance District Fund

Citywide 2A Maintenance Zone 3

133668 EAST BAY MUNICIPAL UTILITY DISTRICT	LICENSE FEE	898.08
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Citywide 2A Maintenance Zone10

133714 ODYSSEY LANDSCAPE CO INC	LANDSCAPE SERVICES	745.00
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257 SLLMD Administration Fund

SLLMD Administration

917277 GRAINGER INC	SUPPLIES	511.20
917278 JOHN DEERE LANDSCAPES PACHECO	IRRIGATION CONTROLLER PARTS	48,965.81
917354 JOHN DEERE LANDSCAPES PACHECO	SUPPLIES	217.52

259 East Lone Tree SLLMD Fund

Zone 1-District 10

133592 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	11.68
133714 ODYSSEY LANDSCAPE CO INC	LANDSCAPE SERVICES	1,200.00

311 Capital Improvement Fund

Energy Efficiency

133597 RISING SUN CENTER	TRAINING SERVICES	10,000.00
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Public Buildings & Facilities

133453 LARAS CONCRETE INC	CONCRETE REPAIR	4,745.60
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133695 LARAS CONCRETE INC	CONCRETE REPAIR	7,118.40
917282 NICHOLS CONSULTING ENGINEERS CORP	CONSULTING SERVICES	10,373.15
312 Prewett Family Park Fund		
Parks & Open Space		
133456 LEOS PRO AUDIO	SYSTEM UPGRADE	4,919.74
133715 OFFICE MAX INC	OFFICE SUPPLIES	723.33
319 Residential Dev Alloc Fund		
Non Departmental		
133555 ECONOMIC AND PLANNING SYSTEMS INC	CONSULTING SERVICES	3,357.50
133655 CONTRA COSTA COUNTY	LIBRARY SERVICES 3RD QTR	23,710.04
133690 JARVIS FAY AND DOPORTO LLP	LEGAL SERVICES	2,782.49
376 Lone Diamond Fund		
Assessment District		
133732 PUBLIC STORAGE	STORAGE FEE	532.00
415 APFA 02 Lease Revenue Ref Fund		
Non Departmental		
133480 PFM ASSET MGMT LLC	ARBITRAGE REPORT	2,250.00
416 Honeywell Capital Lease Fund		
Non Departmental		
133525 BANK OF AMERICA	LOAN PAYMENT	42,131.57
570 Equipment Maintenance Fund		
Non Departmental		
133445 HUNT AND SONS INC	FUEL	4,278.19
133686 HUNT AND SONS INC	FUEL	10,155.89
Equipment Maintenance		
133424 CREATIVE SUPPORTS	OFFICE CHAIR	397.68
133442 HARLEY DAVIDSON	MOTORCYCLE SERVICE	1,351.36
133465 MUNICIPAL POOLING AUTHORITY	SUPPLEMENTAL INSURANCE	115.68
133541 CONTRA COSTA COUNTY	RADIO REPAIR	157.50
133546 COP SHOP INSTALLATION INC	POLICE EQUIPMENT REMOVAL	350.00
133569 INTERSTATE TRUCK CENTER	BRAKE ADJUSTER	191.92
133586 ONE 800 RADIATOR	AC CONDENSOR	334.49
133619 WESTERN HYDROSTATICS INC	REBUILT CYLINDER	236.55
133621 ACE HARDWARE, ANTIOCH	SUPPLIES	66.63
133624 ALL STAR AUTO ELECTRIC	REBUILT ALTERNATOR	238.15
133627 ANTIOCH AUTO PARTS	AUTOMOTIVE REPAIR PARTS	1,161.82
133636 AUTOMOTIVE EQUIPMENT	LIFT INSPECTIONS	320.00
133697 LEHR AUTO ELECTRIC	LIGHTS	121.46
133706 MUNICIPAL MAINT EQUIPMENT INC	SUPPLIES	103.29
133725 PETERSON	WATER PUMP	711.12
133726 PHILS DIESEL CLINIC	VEHICLE REPAIR	1,477.14
133760 TRED SHED	TIRES	3,908.88
133766 WALNUT CREEK FORD	INTAKE MANIFOLD	1,019.67
201715 SPRAYER SALES COMPANY	SUPPLIES	64.95
917271 UNLIMITED GRAPHIC AND SIGN NETWORK	DECALS	670.84
917324 ECONOMY AUTO PAINTING & BODYWORK	BODY SHOP SERVICES	217.51

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917360 KIMBALL MIDWEST	SUPPLIES	165.74
573 Information Services Fund		
<i>Non Departmental</i>		
133638 BANK OF AMERICA	EE COMPUTER PURCHASE	659.83
<i>Information Services</i>		
133617 VERIZON WIRELESS	AIR CARD	45.01
<i>Network Support & PCs</i>		
133417 COMCAST	INTERNET SERVICE	78.27
133538 COMCAST	CONNECTION SERVICE	1,046.33
133618 VMWARE INC	SUBSCRIPTION	6,103.37
917274 COMPUTERLAND	COMPUTER SERVICE	416.76
<i>Office Equipment Replacement</i>		
133682 HEWLETT PACKARD COMPANY	HP COMPAQ ELITE	831.56
917274 COMPUTERLAND	APC SMART-UPS	1,282.76
917311 COMPUTERLAND	COMPUTER EQUIPMENT	617.02
577 Post Retirement Medical-Police Fund		
<i>Non Departmental</i>		
133623 RETIREE	MEDICAL AFTER RETIREMENT	193.22
133645 RETIREE	MEDICAL AFTER RETIREMENT	498.44
133696 RETIREE	MEDICAL AFTER RETIREMENT	776.25
133703 RETIREE	MEDICAL AFTER RETIREMENT	40.61
133710 RETIREE	MEDICAL AFTER RETIREMENT	1,108.88
133744 RETIREE	MEDICAL AFTER RETIREMENT	40.61
133769 RETIREE	MEDICAL AFTER RETIREMENT	776.25
917287 RETIREE	MEDICAL AFTER RETIREMENT	1,108.88
917292 RETIREE	MEDICAL AFTER RETIREMENT	1,013.38
917295 RETIREE	MEDICAL AFTER RETIREMENT	1,108.88
917304 RETIREE	MEDICAL AFTER RETIREMENT	986.79
917305 RETIREE	MEDICAL AFTER RETIREMENT	929.00
917309 RETIREE	MEDICAL AFTER RETIREMENT	1,108.88
917312 RETIREE	MEDICAL AFTER RETIREMENT	1,108.88
917322 RETIREE	MEDICAL AFTER RETIREMENT	848.86
917327 RETIREE	MEDICAL AFTER RETIREMENT	791.00
917328 RETIREE	MEDICAL AFTER RETIREMENT	193.22
917343 RETIREE	MEDICAL AFTER RETIREMENT	165.81
917347 RETIREE	MEDICAL AFTER RETIREMENT	193.22
917349 RETIREE	MEDICAL AFTER RETIREMENT	1,108.88
917350 RETIREE	MEDICAL AFTER RETIREMENT	1,088.88
917351 RETIREE	MEDICAL AFTER RETIREMENT	123.73
917361 RETIREE	MEDICAL AFTER RETIREMENT	165.81
917377 RETIREE	MEDICAL AFTER RETIREMENT	1,108.88
917379 RETIREE	MEDICAL AFTER RETIREMENT	498.44
917389 RETIREE	MEDICAL AFTER RETIREMENT	304.35
917391 RETIREE	MEDICAL AFTER RETIREMENT	1,108.88
917393 RETIREE	MEDICAL AFTER RETIREMENT	803.66
917403 RETIREE	MEDICAL AFTER RETIREMENT	498.44

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917419 RETIREE	MEDICAL AFTER RETIREMENT	1,108.88
917423 RETIREE	MEDICAL AFTER RETIREMENT	498.44

578 Post Retirement Medical-Misc Fund

Non Departmental

133662 RETIREE	MEDICAL AFTER RETIREMENT	242.69
133665 RETIREE	MEDICAL AFTER RETIREMENT	242.69
133691 RETIREE	MEDICAL AFTER RETIREMENT	242.69
133704 RETIREE	MEDICAL AFTER RETIREMENT	242.69
133719 RETIREE	MEDICAL AFTER RETIREMENT	124.69
133734 RETIREE	MEDICAL AFTER RETIREMENT	124.69
133739 RETIREE	MEDICAL AFTER RETIREMENT	597.38
133743 RETIREE	MEDICAL AFTER RETIREMENT	124.69
133749 RETIREE	MEDICAL AFTER RETIREMENT	242.69
133761 RETIREE	MEDICAL AFTER RETIREMENT	271.44
133765 RETIREE	MEDICAL AFTER RETIREMENT	472.20
917289 RETIREE	MEDICAL AFTER RETIREMENT	320.43
917290 RETIREE	MEDICAL AFTER RETIREMENT	597.38
917291 RETIREE	MEDICAL AFTER RETIREMENT	225.99
917294 RETIREE	MEDICAL AFTER RETIREMENT	124.69
917298 RETIREE	MEDICAL AFTER RETIREMENT	242.69
917300 RETIREE	MEDICAL AFTER RETIREMENT	242.69
917302 RETIREE	MEDICAL AFTER RETIREMENT	597.38
917307 RETIREE	MEDICAL AFTER RETIREMENT	242.69
917310 RETIREE	MEDICAL AFTER RETIREMENT	124.69
917313 RETIREE	MEDICAL AFTER RETIREMENT	361.38
917316 RETIREE	MEDICAL AFTER RETIREMENT	124.69
917318 RETIREE	MEDICAL AFTER RETIREMENT	242.69
917321 RETIREE	MEDICAL AFTER RETIREMENT	124.69
917325 RETIREE	MEDICAL AFTER RETIREMENT	165.81
917326 RETIREE	MEDICAL AFTER RETIREMENT	597.38
917329 RETIREE	MEDICAL AFTER RETIREMENT	84.00
917331 RETIREE	MEDICAL AFTER RETIREMENT	165.81
917335 RETIREE	MEDICAL AFTER RETIREMENT	124.69
917337 RETIREE	MEDICAL AFTER RETIREMENT	361.38
917339 RETIREE	MEDICAL AFTER RETIREMENT	310.36
917346 RETIREE	MEDICAL AFTER RETIREMENT	597.38
917348 RETIREE	MEDICAL AFTER RETIREMENT	124.69
917355 RETIREE	MEDICAL AFTER RETIREMENT	242.69
917356 RETIREE	MEDICAL AFTER RETIREMENT	124.69
917359 RETIREE	MEDICAL AFTER RETIREMENT	597.38
917363 RETIREE	MEDICAL AFTER RETIREMENT	242.69
917365 RETIREE	MEDICAL AFTER RETIREMENT	124.69
917368 RETIREE	MEDICAL AFTER RETIREMENT	597.38
917371 RETIREE	MEDICAL AFTER RETIREMENT	597.38
917373 RETIREE	MEDICAL AFTER RETIREMENT	361.38
917376 RETIREE	MEDICAL AFTER RETIREMENT	597.38

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917385 RETIREE	MEDICAL AFTER RETIREMENT	259.76
917386 RETIREE	MEDICAL AFTER RETIREMENT	124.69
917395 RETIREE	MEDICAL AFTER RETIREMENT	242.69
917398 RETIREE	MEDICAL AFTER RETIREMENT	242.69
917402 RETIREE	MEDICAL AFTER RETIREMENT	597.38
917408 RETIREE	MEDICAL AFTER RETIREMENT	124.69
917417 RETIREE	MEDICAL AFTER RETIREMENT	597.38
917421 RETIREE	MEDICAL AFTER RETIREMENT	120.36
917422 RETIREE	MEDICAL AFTER RETIREMENT	165.81
917431 RETIREE	MEDICAL AFTER RETIREMENT	597.38
917432 RETIREE	MEDICAL AFTER RETIREMENT	361.38
917433 RETIREE	MEDICAL AFTER RETIREMENT	597.38
917434 RETIREE	MEDICAL AFTER RETIREMENT	242.69
917435 RETIREE	MEDICAL AFTER RETIREMENT	124.69

579 Post Retirement Medical-Mgmt Fund

Non Departmental

133648 RETIREE	MEDICAL AFTER RETIREMENT	901.90
133658 RETIREE	MEDICAL AFTER RETIREMENT	182.69
133676 RETIREE	MEDICAL AFTER RETIREMENT	124.69
133679 RETIREE	MEDICAL AFTER RETIREMENT	242.69
133687 RETIREE	MEDICAL AFTER RETIREMENT	400.00
133700 RETIREE	MEDICAL AFTER RETIREMENT	361.38
133705 RETIREE	MEDICAL AFTER RETIREMENT	762.38
133724 RETIREE	MEDICAL AFTER RETIREMENT	124.69
133737 RETIREE	MEDICAL AFTER RETIREMENT	752.86
133770 RETIREE	MEDICAL AFTER RETIREMENT	165.81
917293 RETIREE	MEDICAL AFTER RETIREMENT	361.38
917296 RETIREE	MEDICAL AFTER RETIREMENT	361.38
917297 RETIREE	MEDICAL AFTER RETIREMENT	254.87
917299 RETIREE	MEDICAL AFTER RETIREMENT	182.70
917301 RETIREE	MEDICAL AFTER RETIREMENT	124.69
917303 RETIREE	MEDICAL AFTER RETIREMENT	901.90
917306 RETIREE	MEDICAL AFTER RETIREMENT	597.38
917308 RETIREE	MEDICAL AFTER RETIREMENT	165.81
917314 RETIREE	MEDICAL AFTER RETIREMENT	752.86
917315 RETIREE	MEDICAL AFTER RETIREMENT	124.69
917317 RETIREE	MEDICAL AFTER RETIREMENT	597.38
917319 RETIREE	MEDICAL AFTER RETIREMENT	477.38
917320 RETIREE	MEDICAL AFTER RETIREMENT	361.38
917323 RETIREE	MEDICAL AFTER RETIREMENT	320.43
917330 RETIREE	MEDICAL AFTER RETIREMENT	597.38
917332 RETIREE	MEDICAL AFTER RETIREMENT	901.90
917334 RETIREE	MEDICAL AFTER RETIREMENT	242.69
917338 RETIREE	MEDICAL AFTER RETIREMENT	1,006.50
917341 RETIREE	MEDICAL AFTER RETIREMENT	280.20
917342 RETIREE	MEDICAL AFTER RETIREMENT	70.00

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917344	RETIREE	MEDICAL AFTER RETIREMENT	361.38
917345	RETIREE	MEDICAL AFTER RETIREMENT	443.62
917353	RETIREE	MEDICAL AFTER RETIREMENT	854.68
917357	RETIREE	MEDICAL AFTER RETIREMENT	727.38
917358	RETIREE	MEDICAL AFTER RETIREMENT	361.38
917362	RETIREE	MEDICAL AFTER RETIREMENT	320.43
917364	RETIREE	MEDICAL AFTER RETIREMENT	597.38
917366	RETIREE	MEDICAL AFTER RETIREMENT	361.38
917367	RETIREE	MEDICAL AFTER RETIREMENT	361.38
917369	RETIREE	MEDICAL AFTER RETIREMENT	1,108.88
917370	RETIREE	MEDICAL AFTER RETIREMENT	242.69
917372	RETIREE	MEDICAL AFTER RETIREMENT	242.69
917374	RETIREE	MEDICAL AFTER RETIREMENT	361.38
917375	RETIREE	MEDICAL AFTER RETIREMENT	361.38
917378	RETIREE	MEDICAL AFTER RETIREMENT	920.60
917380	RETIREE	MEDICAL AFTER RETIREMENT	165.81
917381	RETIREE	MEDICAL AFTER RETIREMENT	320.43
917382	RETIREE	MEDICAL AFTER RETIREMENT	182.69
917383	RETIREE	MEDICAL AFTER RETIREMENT	597.38
917384	RETIREE	MEDICAL AFTER RETIREMENT	361.38
917387	RETIREE	MEDICAL AFTER RETIREMENT	124.69
917388	RETIREE	MEDICAL AFTER RETIREMENT	124.69
917390	RETIREE	MEDICAL AFTER RETIREMENT	477.38
917392	RETIREE	MEDICAL AFTER RETIREMENT	1,108.88
917394	RETIREE	MEDICAL AFTER RETIREMENT	124.69
917396	RETIREE	MEDICAL AFTER RETIREMENT	361.38
917397	RETIREE	MEDICAL AFTER RETIREMENT	361.38
917399	RETIREE	MEDICAL AFTER RETIREMENT	242.69
917400	RETIREE	MEDICAL AFTER RETIREMENT	361.38
917401	RETIREE	MEDICAL AFTER RETIREMENT	382.69
917404	RETIREE	MEDICAL AFTER RETIREMENT	901.90
917405	RETIREE	MEDICAL AFTER RETIREMENT	597.38
917406	RETIREE	MEDICAL AFTER RETIREMENT	727.38
917407	RETIREE	MEDICAL AFTER RETIREMENT	124.69
917409	RETIREE	MEDICAL AFTER RETIREMENT	320.40
917410	RETIREE	MEDICAL AFTER RETIREMENT	752.86
917411	RETIREE	MEDICAL AFTER RETIREMENT	124.69
917412	RETIREE	MEDICAL AFTER RETIREMENT	901.90
917413	RETIREE	MEDICAL AFTER RETIREMENT	762.30
917414	RETIREE	MEDICAL AFTER RETIREMENT	161.21
917416	RETIREE	MEDICAL AFTER RETIREMENT	124.69
917418	RETIREE	MEDICAL AFTER RETIREMENT	597.38
917420	RETIREE	MEDICAL AFTER RETIREMENT	320.43
917424	RETIREE	MEDICAL AFTER RETIREMENT	1,946.46
917426	RETIREE	MEDICAL AFTER RETIREMENT	361.38
917427	RETIREE	MEDICAL AFTER RETIREMENT	752.86

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917428 RETIREE	MEDICAL AFTER RETIREMENT	727.38
917429 RETIREE	MEDICAL AFTER RETIREMENT	124.69
917430 RETIREE	MEDICAL AFTER RETIREMENT	320.43

580 Loss Control Fund

Human Resources

133689 IEDA INC	PROFESSIONAL SERVICE	3,884.46
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611 Water Fund

Non Departmental

133530 BISHOP CO	SUPPLIES	353.23
133547 CWEA SFBS	RENEWAL (3)	361.00
133560 GUTOWSKI, MARK R	RENEWAL REIMBURSEMENT	140.00
133584 OLSEN, LOUIS	RENEWAL REIMBURSEMENT	73.00
133585 OLSON, JAMIE M	RENEWAL REIMBURSEMENT	78.00
133608 STANLEY SECURITY SOLUTIONS INC	SUPPLIES	58.46
133627 ANTIOCH AUTO PARTS	SUPPLIES	2,595.84
133639 BAY AREA BARRICADE	SUPPLIES	213.80
133656 CONTRA COSTA FIRE EQUIPMENT	FIRE EXTINGUISHER SERVICE	775.13
133715 OFFICE MAX INC	OFFICE SUPPLIES	1,654.93
133716 OMEGA INDUSTRIAL SUPPLY	SUPPLIES	682.89
133762 TYLER TECHNOLOGIES	CUSTOM REPORT	1,779.44
201722 CDPH OCP	RENEWAL-NG	55.00
917277 GRAINGER INC	SUPPLIES	161.29
917340 HAMMONS SUPPLY COMPANY	SUPPLIES	310.07

Water Supervision

133408 KAREN STONEMAN AND DONALD BURNS	CHECK REPLACEMENT	48.65
133414 CHAVEZ, CHRISTINE	CHECK REPLACEMENT	53.74
133429 EDWARDS, CURTIS	CHECK REPLACEMENT	47.72
133443 HEART AND HANDS OF COMPASSION	CHECK REPLACEMENT	84.33
133449 JDK & ASSOCIATES REALTY INC	CHECK REPLACEMENT	59.43
133460 MARTINEZ, JOSE	CHECK REPLACEMENT	46.83
133461 MERCADO, TERESITA	CHECK REPLACEMENT	5.98
133470 NG, GREGORY S	CHECK REPLACEMENT	64.91
133472 OBRIEN, JAMIE	CHECK REPLACEMENT	26.76
133489 RWW PROPERTIES LLC	CHECK REPLACEMENT	22.24
133495 SOUTH BAY CONSTRUCTION	CHECK REPLACEMENT	102.15
133503 TAVAFRASHTI, SHAHAB	CHECK REPLACEMENT	67.98
133505 TIJERINA, GERARDO	CHECK REPLACEMENT	78.30
133506 TORRES, MARTHA I	CHECK REPLACEMENT	42.17
133509 TURNBULL, JAMES W	CHECK REPLACEMENT	52.44
133515 WESSELS, JULIA	CHECK REPLACEMENT	65.48
133520 ZHU, YU	CHECK REPLACEMENT	12.17
133600 RT LAWRENCE CORP	LOCKBOX PROCESSING FEE	1,251.89

Water Production

133397 ALLIED PACKING AND SUPPLY INC	STEEL SPOOL	623.35
133422 CONTRA COSTA WATER DISTRICT	RAW WATER	32,415.16
133454 LAW OFFICE OF MATTHEW EMRICK	LEGAL SERVICES	4,098.00

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133548	CYGNET ENTERPRISES INC	COPPER SULFATE	4,259.64
133560	EMPLOYEE	EDUCATION REIMBURSEMENT	109.04
133563	HI-VOLTAGE SPLICING CO	ELECTRICAL SERVICES	5,706.00
133566	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	453.21
133601	RYAN PROCESS INC	FREIGHT CHARGE	315.00
133615	USA BLUE BOOK	CALIBRATION GAS	286.00
133621	ACE HARDWARE, ANTIOCH	SUPPLIES	95.63
133627	ANTIOCH AUTO PARTS	BELT	17.31
133641	BORGES AND MAHONEY	CHLORINATOR PARTS	977.23
133671	ENVIRONMENTAL RESOURCE ASSOC INC	PROFICIENCY TESTING	966.96
133674	FISHER SCIENTIFIC COMPANY	LAB SUPPLIES	429.34
133675	FLOW SCIENCE INCORPORATED	PROFESSIONAL SERVICES	882.00
133681	HACH CO	LAB SUPPLIES	335.49
133708	MWH LABORATORIES INC	MONITORING	265.00
133715	OFFICE MAX INC	OFFICE SUPPLIES	145.14
133717	ORCHARD SUPPLY HARDWARE	SUPPLIES	229.64
133759	TAP MASTERS INC	LINE STOPS INSTALLATION	7,996.00
133768	WESCO RECEIVABLES CORP	ELECTRICAL SUPPLIES	1,982.06
917269	CONSOLIDATED ELECTRICAL DIST INC	BREAKER	2,056.75
917279	LEES BUILDING MAINTENANCE	JANITORIAL SERVICE	658.60
917288	AIRGAS SPECIALTY PRODUCTS	AMMONIA	1,820.70
917333	GENERAL CHEMICAL CORP	ALUM	19,428.39
917425	VINCENT ELECTRIC MOTOR CO	PUMPS	2,790.02
Water Distribution			
133400	ANTIOCH BUILDING MATERIALS	ASPHALT MATERIALS	1,931.78
133421	CONTRA COSTA HOSE AND FITTINGS	FLAT HOSE	95.63
133425	CWEA SFBS	CERTIFICATE RENEWALS	312.00
133475	PACHECO BROTHERS GARDENING INC	RECLAIMED WATER PROJECT	30,650.40
133487	ROBERTS AND BRUNE CO	PIPE & FITTINGS	2,679.05
133498	STAFFMARK	TEMP HELP	1,044.00
133553	EAST BAY WELDING SUPPLY	TOOL	18.51
133572	KEN KELLER SALES	SUPPLIES	582.76
133579	LUCERO, ARTHUR S	EXPENSE REIMBURSEMENT	50.00
133590	PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	240.00
133598	ROBERTS AND BRUNE CO	PIPE & FITTINGS	296.49
133605	STAFFMARK	TEMP HELP	522.00
133610	STATE OF CALIFORNIA	FINGERPRINTING	32.00
133628	ANTIOCH BUILDING MATERIALS	ASPHALT	990.75
133638	BANK OF AMERICA	MEETING EXPENSE	158.66
133657	CONTRA COSTA HOSE AND FITTINGS	HOSE & FITTINGS	127.78
133663	DELTA DIABLO SANITATION DISTRICT	CONNECTION FEE	111.62
133666	DIABLO LIVE SCAN	FINGERPRINTING	20.00
133672	FASTENAL CO	SUPPLIES	405.94
133717	ORCHARD SUPPLY HARDWARE	SUPPLIES	94.12
133733	QUESADA CHIROPRACTIC	DMV PHYSICAL	75.00
133742	ROBERTS AND BRUNE CO	PIPE & FITTINGS	1,476.81

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133751	STAFFMARK	TEMP HELP	522.00
133771	OCT WATER QUALITY ACADEMY	TRAINING-PADILLA/LUCERO	1,425.00
917285	TRENCH PLATE RENTAL CO INC	EQUIPMENT RENTAL	151.80
Public Buildings & Facilities			
133561	HANSON BRIDGETT LLP	LEGAL SERVICES	1,580.00
133601	RYAN PROCESS INC	CHEMICAL STORAGE	24,691.45
133643	BROWN AND CALDWELL INC	ENGINEERING SERVICES	4,814.16
621 Sewer Fund			
Sewer-Wastewater Collection			
133557	FASTLANE TEK INC	CONSULTING SERVICES	2,140.00
133621	ACE HARDWARE, ANTIOCH	SUPPLIES	5.83
133628	ANTIOCH BUILDING MATERIALS	ASPHALT	1,573.51
133661	CWEA SFBS	RENEWAL-HICKS	146.00
133672	FASTENAL CO	SAW	45.32
133722	PACIFIC IAQ LLC	SAMPLE TESTING	450.00
133727	PHOENIX ENVIROMENTAL CONSULTING	SAMPLE TESTING	700.00
133728	PORTER, CLEVELAND J	RENEWAL REIMBURSEMENT	191.55
133733	QUESADA CHIROPRACTIC	DMV PHYSICAL	75.00
133764	USA BLUE BOOK	MARKING POSTS	1,233.66
Wastewater Collection			
133741	RMC WATER AND ENVIRONMENT	PROFESSIONAL SERVICES	1,779.00
631 Marina Fund			
Marina Administration			
201599	UNITED STATES POSTAL SERVICE	POSTAGE	23.00
Marina Maintenance			
133714	ODYSSEY LANDSCAPE CO INC	LANDSCAPE SERVICES	890.00
917279	LEES BUILDING MAINTENANCE	JANITORIAL SERVICE	1,355.14
641 Prewett Water Park Fund			
Non Departmental			
133427	DELTA COUNCIL	DEPOSIT REFUND	500.00
133711	NAVARRO, GREGORIO	DEPOSIT REFUND	500.00
133736	RED HATTERS SOPHISTICATED	DEPOSIT REFUND	300.00
133747	SANCHEZ, ELIA	DEPOSIT REFUND	500.00
Rec - Prewett Admin			
133444	HONEYWELL INTERNATIONAL INC	HVAC SERVICE	16,799.94
133532	CANVAS FACTORY	SHADE REPAIR	630.00
133574	KNORR SYSTEMS INC	CARBON DIOXIDE	540.51
133590	PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	1,879.16
133610	STATE OF CALIFORNIA	FINGERPRINTING	1,536.00
133626	AMERICAN PLUMBING INC	PLUMBING SERVICE	312.50
133627	ANTIOCH AUTO PARTS	SUPPLIES	98.51
133650	COLE SUPPLY CO INC	SUPPLIES	193.23
133651	COMCAST	MONTHLY DMX SERVICE	48.47
133652	COMMERCIAL POOL SYSTEMS INC	REPAIR SERVICE	3,878.28
133666	DIABLO LIVE SCAN	FINGERPRINTING	300.00
133688	ICR ELECTRICAL CONTRACTORS	LIGHT REPAIR	211.14

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133692	KELLY MOORE PAINT CO	PAINT	156.68
133694	KNORR SYSTEMS INC	CARBON DIOXIDE	511.71
133699	LESLIES POOL SUPPLIES	POOL SUPPLIES	348.44
133701	LINCOLN EQUIPMENT INC	REPAIR PARTS	3,029.92
133731	PRECISION LEAK DETECTION INC	REPAIR SERVICE	433.50
133740	RICO VISUALS	GUIDE COVER DESIGN	450.00
133755	STATE OF CALIFORNIA	FINGERPRINTING	32.00
133756	STATE OF CALIFORNIA	SLIDE INSPECTION	1,633.75
133767	WATER SAFETY PRODUCTS INC	WATER PARK SUPPLIES	690.28
201762	PORT SUPPLY	SUPPLIES	35.71
201763	LOWES COMPANIES INC	SUPPLIES	53.36
201764	HOME DEPOT, THE	SUPPLIES	85.52
201766	LOWES COMPANIES INC	SUPPLIES	76.90
201769	HOME DEPOT, THE	SUPPLIES	45.00
201771	LOWES COMPANIES INC	TOOLS	65.55
201772	LOWES COMPANIES INC	SUPPLIES	68.67
201774	KAMPS PROPANE	TANK RENTAL	12.99
201777	ORCHARD SUPPLY HARDWARE	PAINT	11.99
917276	FREDS WELDING	WELDING SERVICE	250.00
917336	GRAINGER INC	REPAIR PARTS	445.66
Recreation Aquatics			
133730	PRAXAIR DISTRIBUTION INC	OXYGEN	160.48
201768	WALMART	SUPPLIES	5.00
201779	SCHMIDT, KEN	CLASS REFUND	53.00
Recreation Water Park			
133406	BIG SKY LOGOS AND EMBROIDERY	UNIFORM SHIRTS	3,419.10
133526	BAY AREA PARENT - 637	ADVERTISING	300.00
133589	ORIGINAL WATERMAN	UNIFORMS	1,675.75
133718	ORIGINAL WATERMAN	UNIFORMS	1,040.48
201770	PARTY CITY	SUPPLIES	15.13
Rec Prewett Concessions			
133426	D AND L QUALITY PRODUCTS	SWIM GOGGLES	464.65
133599	ROCKY MOUNTAIN SUNSCREEN	SUPPLIES	623.72
133649	COCA COLA BOTTLING CO	CONCESSION SUPPLIES	1,149.91
133729	POS PERFORMANCE	CASH REGISTER REPAIR	300.00
201761	ROYAL ELECTRIC	SUPPLIES	76.02
201765	SAFEBAY STORES	MEETING EXPENSE	23.96
201778	FOODMAXX	SUPPLIES	14.98
201780	FOODMAXX	SUPPLIES	44.37
721 Employee Benefits Fund			
Non Departmental			
133466	EMPLOYEE	CHECK REPLACEMENT	12.46
133477	EMPLOYEE	ACH REPLACEMENT	200.00
133537	CLAYTON FITNESS CENTER	PAYROLL DEDUCTIONS	34.00
133544	CONTRA COSTA COUNTY	PAYROLL DEDUCTIONS	50.00
133545	CONTRA COSTA COUNTY	PAYROLL DEDUCTIONS	400.00

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133550 DELTA PARK ATHLETIC CLUB	PAYROLL DEDUCTIONS	74.00
133551 DELTA VALLEY ATHLETIC CLUB	PAYROLL DEDUCTIONS	54.00
133567 IN SHAPE HEALTH CLUBS	PAYROLL DEDUCTIONS	1,036.00
133576 LINA	PAYROLL DEDUCTIONS	4,516.14
133581 MUNICIPAL POOLING AUTHORITY	PAYROLL DEDUCTIONS	2,272.60
133587 OPERATING ENGINEERS LOCAL NO 3	PAYROLL DEDUCTIONS	2,028.00
133588 OPERATING ENGINEERS LOCAL NO 3	PAYROLL DEDUCTIONS	603.25
133593 PERS LONG TERM CARE	PAYROLL DEDUCTIONS	92.66
133595 PERS	PAYROLL DEDUCTIONS	281,308.45
133596 PUBLIC EMPLOYEES UNION LOCAL 1	PAYROLL DEDUCTIONS	2,213.22
133604 SOLAR SWIM AND GYM	PAYROLL DEDUCTIONS	27.00
133607 STANDARD LIFE INSURANCE	PAYROLL DEDUCTIONS	589.30
133611 STATE OF FLORIDA DISBURSEMENT UNIT	PAYROLL DEDUCTIONS	150.00
133612 UNION BANK OF CALIF	PAYROLL DEDUCTIONS	3,815.64
133614 US DEPT OF EDUCATION	PAYROLL DEDUCTIONS	224.18
133616 VANTAGEPOINT TRANSFER AGENTS	PAYROLL DEDUCTIONS	1,687.48
133620 XTREME FITNESS	PAYROLL DEDUCTIONS	144.50
133642 EMPLOYEE	EFT REPLACEMENT	20.32
133772 EMPLOYEE	PAYROLL CORRECTION	1,765.94
917272 ANTIOCH PD SWORN MGMT ASSOC	PAYROLL DEDUCTIONS	600.00
917273 APOA	PAYROLL DEDUCTIONS	11,443.17
917281 NATIONWIDE RETIREMENT SOLUTIONS	PAYROLL DEDUCTIONS	40,758.18

**STAFF REPORT TO THE CITY COUNCIL FOR CONSIDERATION AT THE
COUNCIL MEETING OF JUNE 12, 2012**

FROM: Lynn Tracy Nerland, City Attorney

DATE: June 5, 2012

SUBJECT: Rejection of Claims

RECOMMENDATION:

Reject the listed claims:

1. John Guzman 12/13-2059 (personal injury)
2. Michael Bailey 12/13-2061 (personal injury)

LTN/spd

cc: Anthony Allenza

**STAFF REPORT TO THE MAYOR AND CITY COUNCIL FOR
CONSIDERATION AT THE COUNCIL MEETING OF JUNE 12th 2012**

FROM: Allan J. Cantando, Chief of Police
PREPARED BY: Leonard A. Orman, Police Captain
DATE: June 3rd 2012
SUBJECT: Authorize Response to Grand Jury Report: "Animal Shelters in Contra Costa County" (Report 1205)

RECOMMENDATION

Approve and authorize the Mayor to sign the attached response to the Grand Jury report: "Animal Shelters in Contra Costa County" (Report 1205)

BACKGROUND INFORMATION

Early in California's history, the California Constitution established grand juries in each county. The California Penal Code includes provisions on the formation of grand juries and their powers and duties. With respect to public agencies, grand juries are authorized to "investigate and report upon the operations, accounts, and records of the officers, departments, functions, and the method or systems of performing the duties of any such city or joint powers agency and make such recommendations as it may deem proper and fit." (Cal. Penal Code section 925a) Within 90 days after the grand jury submits a report regarding the operations of any public agency, the "governing body of the public agency shall comment to the presiding judge of the superior court on the findings and recommendations pertaining to matters under the control of the governing body" (Cal. Penal Code section 933(c))

In April of 2012, the Antioch City Council and Contra Costa County Board of Supervisors received the attached Grand Jury report: "Animal Shelters in Contra Costa County" (Attachment A). This report provided a comparison of costs and services between the Contra Costa County Shelter and the Antioch Animal Shelter. Furthermore findings and recommendations were provided in the report.

Accordingly, the attached draft response (Attachment B) is presented for the City Council's consideration to transmit to the presiding judge.

FINANCIAL IMPACT

The fiscal impacts of responding to the recommendations in the report are minimal and related to staff time. The current fiscal impact of implementing recommendations in the report, not already in place, has not been explored.

OPTIONS

No options are presented as state law requires the City Council to respond to the Grand Jury reports. The City Council may propose alternative language to those responses.

ATTACHMENTS

Attachment A: Grand Jury Report: "Animal Shelters in Contra Costa County"

Attachment B: Antioch's response to Grand Jury Report: "Animal Shelters in Contra Costa County"

Grand Jury

Contra
Costa
County

725 Court Street
P.O. Box 911
Martinez, CA 94553-0091



April 25, 2012

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

Dear Council Members:

Attached is a copy of Grand Jury Report No. **1205, "Animal Shelters In Contra Costa County, Tails Of Two Shelters"** by the 2011-2012 Contra Costa Grand Jury.

In accordance with California Penal Code Section 933.05, this report is being provided to you at least two working days before it is released publicly.

Section 933.5(a) of the California Government Code requires that (the responding person or entity shall report one of the following actions) in respect to each finding:

- (1) The respondent agrees with the finding.
- (2) The respondent disagrees with the finding.
- (3) The respondent partially disagrees with the finding.

In the cases of both (2) and (3) above, the respondent shall specify the portion of the finding that is disputed, and shall include an explanation of the reasons therefore.

In addition, Section 933.05(b) requires that the respondent reply to each recommendation by stating one of the following actions:

1. The recommendation has been implemented, with a summary describing the implemented action.
2. The recommendation has not yet been implemented, but will be implemented in the future, with a time frame for implementation.
3. The recommendation requires further analysis. This response should explain the scope and parameters of the analysis or study, and a time frame for the matter to be prepared for discussion. This time frame shall not exceed six months from the date of the publication of the Grand Jury Report.

Report No. 1205

Page 2

4. The recommendation will not be implemented because it is not warranted or is not reasonable, with an explanation thereof.

Please be reminded that Section 933.05 specifies that no officer, agency, department or governing body of a public agency shall disclose any contents of the report prior to its public release. Please insure that your response to the above noted Grand Jury report includes the mandated items. We will expect your response, using the form described by the quoted Government Code, no later than **JUNE 25, 2012.**

It would be greatly appreciated if you could send this response in hard copy to the Grand Jury as well as by e-mail to clope2@contracosta.courts.ca.gov (Word document).

Sincerely,



LLOYD BELL, Foreperson
2011-2012 Contra Costa County Civil Grand Jury

RECEIVED
APR 30 2012
CITY OF ANTIOCH
CITY MANAGER

A REPORT BY
THE 2011-2012 CONTRA COSTA COUNTY GRAND JURY

725 Court Street
Martinez, California 94553

Report 1205

ANIMAL SHELTERS IN CONTRA COSTA COUNTY

Tails of Two Shelters

APPROVED BY THE GRAND JURY:

Date: April 5, 2012



LLOYD D. BELL
GRAND JURY FOREPERSON

ACCEPTED FOR FILING:

Date: _____

4/18/12



JOHN T. LAETTNER
JUDGE OF THE SUPERIOR COURT

Contra Costa County Grand Jury Report 1205

ANIMAL SHELTERS IN CONTRA COSTA COUNTY
Tails of Two Shelters

TO: *ANTIOCH CITY COUNCIL*
CONTRA COSTA COUNTY BOARD OF SUPERVISORS

SUMMARY

There are three open-admission public animal shelters in Contra Costa County – two operated by the County that serve all areas of the county except for the City of Antioch, and one operated by the City of Antioch. The Grand Jury found that the shelters are managed by dedicated and hardworking employees who try to do the best they can for the animals charged to their care with the limited financial resources available to them.

Antioch Animal Shelter was created to provide local control over animal services in the City of Antioch, separate and independent of the County Shelter. The County opened a new shelter in 2005 in Martinez and provides many services on-site. The Antioch Shelter has not been upgraded since it was built in 1991, although the population of the city has increased by approximately 60% since 1991. The Antioch Shelter does not have enough volunteers to adequately care for the number of animals that are processed through it each year.

Antioch has not kept up with the County in the number of programs and services it provides to the residents and animals of Antioch.

Management for both the County and the Antioch shelters should consider creating advisory councils to prioritize cost effective programs that can lead to adoptable animals finding homes.

BACKGROUND

The Contra Costa County Animal Services Department is responsible for animal control for all unincorporated areas of the County and for 18 of the 19 cities located within Contra Costa County (County). The County Animal Shelter in Martinez (County Shelter) has been located in its new building since 2005. Included among the services provided are low-cost spay/neuter, education programs, on-site veterinary technicians and a full-time staff of 76. The County Shelter also has approximately 100 volunteers. A satellite shelter is located in Pinole and all information regarding this shelter is included in data regarding the Martinez shelter.

In 1978, the voters of the City of Antioch (Antioch) approved Measure A to create an animal shelter separate and independent of the County Shelter to provide better services to the residents and animals of Antioch.

The Antioch Animal Shelter (Antioch Shelter) was built in 1991 and has not been substantially

upgraded since then. The Antioch Shelter does not have either on-site spay/neuter services or on-site veterinary technicians. It has a paid staff of eight, with a volunteer pool of ten, with five more currently undergoing background checks and training.

Table 1 - Comparison of the Two Shelters

ITEM	ANTIOCH	COUNTY
Total Budget 2010-11	\$743,646	\$11,587,800
Population Served	102,372	946,653*
Annual Per Capita Cost	\$7.27	\$12.24
Total Annual Cost Per Animal	\$250.30	\$750.41

*The total population of the county less the population served by Antioch.

As shown in Table 1, the annual per capita cost for each shelter is the budgeted amount divided by the population. Total annual cost per animal is based on the budgeted amount divided by the number of animals handled in each shelter (shown in Table 2). However, the costs and services are different.

Table 2, below, compares the two shelters on various measures of activity, showing both the numbers of animals affected and the percent of the total this count represents. In addition, Table 3 compares three measures of outcomes for the animals each year since 2007.

Table 2 – Comparison of Activity Measures

Description	Antioch	Percent	County	Percent
Beginning of Year Count 2010	190		313	
Total Intake (2010)	3,014		15,580	
End Of Year Count 2010	233		451	
Total Handled During 2010	2,971		15,442	
Adoption Count	581	19.56%	3,861	25.00%
Transfer Out	541	18.21%	2,949	19.10%
Returned to Owner	427	14.37%	2,065	13.37%
Died, Lost	122	4.11%	174	1.13%
Euthanized	1,300	43.76%	6,393	41.40%
Total	2,971		15,442	

Table 3 – Four Years Comparisons of Outcomes (Percentages)

Outcome	Shelter	2007	2008	2009	2010
Adoption	Antioch	26.82	20.09	18.50	19.56
	County	22.21	21.76	26.59	25.00
Transfer Out	Antioch	8.28	9.14	13.92	18.21
	County	18.84	0.22	18.70	19.10
Euthanasia	Antioch	44.00	43.55	46.70	43.76
	County	40.35	39.53	38.93	41.40

While it appears that the Antioch Shelter is doing better at controlling costs than the County Shelter, an examination of the two facilities shows substantial differences in space allotted per animal, services per animal, paid employees per animal, and care provided each animal. The percentages of animals adopted, transferred out, and euthanized in each shelter are similar.

In 2008, Antioch commissioned a study of its shelter by Citygate Associates (Citygate). Citygate made several suggestions for changes to processes and policies. Citygate also found that the current shelter was inadequate to keep up with current and future needs of Antioch's residents.

Citygate recommended that Antioch take steps to create a Strategic Plan for improvement of the current animal care and control program, recognizing the future growth of the community and the ongoing fiscal constraints. The County has not undertaken this type of study.

Citygate also recommended that Antioch Shelter create an advisory council of concerned stakeholders (such as volunteers, local animal welfare groups, citizens, employees, etc.) to advise the Antioch Shelter on various issues relating to providing care to the animals and improving services. Neither the Antioch nor the County shelter has established such an advisory council to oversee the costs related to animal care and the potential for finding revenue-neutral services that could lead to lower costs and to reduced euthanasia rates.

In 1998, SB 1785 (Hayden’s Law) became the first legislation in the country designed to reduce euthanasia rates in shelters. It defines when an animal is considered adoptable and mandates holding periods, rescue group cooperation, and other shelter requirements. Citygate recommends that one of the tasks of an advisory council would be to provide guidance to the shelter on how to comply in a cost-effective manner with the mandates of Hayden’s law.

Two programs recommended by Citygate that can lead to lower costs in the short-term and long-term are low cost spay/neuter and increased use of volunteers.

Spay/Neuter

Table 4 – Spay/Neuter Fees Comparison

Description	City	South County	County Shelter	ARF	Antioch Shelter
Small dog spay	\$25	\$75	\$75	\$85	\$140
Small dog neuter	\$25	\$45	\$45	\$55	\$141
Cat spay	\$15	\$45	\$45	\$55	\$114
Cat neuter	\$15	\$25	\$25	\$35	\$92

As can be seen in Table 4, the Antioch Shelter’s spay/neuter fees for animals adopted from the shelter are much higher than comparable fees charged by the County Shelter and nearby facilities.

There are other ways, not included in the Citygate report, to obtain a lower spay/neuter cost for adopters, such as:

1. Request quotes for low cost spay/neuter services from other veterinarians in Antioch.
2. Allow adopters to ask their own veterinarian to spay/neuter their new pet.

The County Shelter spays or neuters animals on-site before they are allowed to go home. In Antioch, the newly adopted pet is taken to the contract veterinarian and the new owner picks the animal up from the veterinarian. Since the animal has to be taken to the contract veterinarian by a shelter employee, taking the animal to another veterinarian in the city may entail some small amount of additional driving.

Volunteers

At the Antioch Shelter, the ratio of volunteers to animals is 1 volunteer to 23.6 animals, based on the average number of animals in the shelter, holding period and number of volunteers. At the County Shelter, the ratio is 1 to 3.13.

Volunteers can be the lifeblood of an organization concerned with the cost effectiveness of their operation. Organizations that have been successful in recruiting volunteers suggest that to revitalize a volunteer program, shelters should ... “offer a variety of volunteer opportunities from easy to more involved.... Volunteers need real jobs that make a real difference.”

In 2010, the Antioch Shelter laid off its volunteer coordinator, losing a resource to recruit, train, and supervise volunteers. Instead, new volunteers are trained by the Animal Shelter Supervisor who is responsible for most of the day-to-day operations of the facility, as well as recruitment of volunteers, and supervision of volunteers and paid staff. In some other facilities, a volunteer has functioned as the volunteer coordinator.

The need for volunteers can be shown by considering the animal count, the average holding period provided by each shelter, and the humane treatment of animals.

Table 5 – Average Impound at Each Shelter

Shelter	Impounds per year	Average impounds per day	Avg. Holding Period	Daily total in shelter
Antioch	3,014	8.25	19	156
County	15,582	42.69	7	298

A minimum of 20 minutes per day per animal out of their kennels for training, socialization, playtime, or exercise can be considered part of the humane treatment of the animal. Cats do not need to be walked, but need playtime with cat toys, grooming and a calming, comforting presence.

Table 6 – Volunteers Needed Per Day

Number of animals served per day	Number of volunteers per day
12	1
156	13
300	25

Both shelters use volunteer blocks or shifts of four hours and ask for a commitment of one shift per week. Assuming the minimum of 20 minutes per day per animal as stated above, each volunteer should be able to accommodate 12 animals in their four-hour shift. Assuming the average daily totals in each shelter as stated above, the Antioch Shelter could use 13 volunteer shifts per day while the County Shelter could use 25 volunteer shifts per day.

FINDINGS

1. The Antioch Shelter currently has an insufficient number of volunteers to provide adequate time out of the kennels for training, socialization, playtime or exercise for the animals each day, which is part of the humane treatment of the animals.
2. The Antioch Shelter's spay/neuter fees are higher than fees charged for comparable services by nearby shelters and, for this reason, may discourage adoption from this shelter.
3. The cost differences between the two shelters (as shown in Table 1) are great enough to merit closer examination for cost effectiveness.
4. Neither shelter has an advisory council to work with management to develop plans to meet space, population, and fiscal issues.

RECOMMENDATIONS

1. The Antioch Shelter should explore ways to increase the number of volunteers to ensure the humane treatment of the animals and that each animal receives adequate personal attention (walking, socialization) each day.
2. The Antioch Shelter should explore options to provide lower cost spay/neuter fees for newly adopted animals.
3. Each shelter should examine its cost per animal to ensure that the amount being spent provides for efficient, effective, and humane treatment for the animals.
4. The County Shelter and the Antioch Shelter should consider establishing advisory councils to provide direction and suggest priorities for each shelter.

REQUIRED RESPONSES

Findings

Antioch City Council	1, 2, 3, 4
Contra Costa County Board of Supervisors	3, 4

Recommendations

Antioch City Council	1, 2, 3, 4
Contra Costa County Board of Supervisors	3, 4

(Attachment B)

Dear Grand Jurors,

We appreciate the fact you have taken the time to investigate our operation at the Antioch Animal Services Shelter. Your report has affirmed the hard work and dedication of our shelter employees and the efficiency by which they complete their tasks, yet always keeping in mind the welfare of the animals first and foremost. As you are aware, like many other municipalities, the City of Antioch has suffered from an economic downfall over the past four years. This has resulted in the Volunteer Coordinator being laid off at the shelter and work furloughs for all shelter staff on Fridays. All the while we have seen an increase of intakes at the shelter, and a significant reduction in our revenues through licensing and other fees.

Although our volunteer program was suspended for a short time after the coordinator was laid off, we did continue to maintain the volunteers we had in place. Furthermore, we conducted recruitment over a year ago for additional volunteers and are currently conducting a second recruitment. Volunteers take time to recruit, train, supervise and manage. There is turnover in these positions just like any other job. Although many stay with us for years, others may only do so for a short time for various reasons. We intend to continue our efforts in this area to supplement our current shelter staff.

We are proud of the services our shelter is able to provide to our community, especially in light of the fact we are able to do so at approximately one-third the cost of the county. Moreover, the Contra Costa County Animal Services Department is subsidized by parcel taxes from the properties in the City of Antioch, although residents of this city receive no services from the county shelter. Furthermore, this was all accomplished in light of limited budgets and staffing and at a time when other municipal shelters are closing their doors.

FINDINGS:

1. The Antioch Shelter currently has an insufficient number of volunteers to provide adequate time out of kennels for training, socialization, playtime or exercise for the animals each day, which is part of the humane treatment of animals. **Respondent Disagrees**

We are unaware of any widely accepted standards for the ratio of volunteers to animals in a shelter. Furthermore, the number of volunteers a shelter has "on the books" seems less important than the number of effective hours that active volunteers as a whole are providing and what duties they are actually completing.

2. The Animal shelter's spay/neuter fees are higher than fees charged for comparable services by nearby shelters and, for this reason, may discourage adoptions from this shelter. **Respondent Agrees**
3. The cost differences between the two shelters (as shown in Table 1) are great enough to merit closer examinations of the cost effectiveness. **Respondent Agrees**

4. Neither shelter has an advisory council to work with management to develop plans to meet space, population, and fiscal issues. **Respondent Agrees**

RECOMMENDATIONS:

1. The Antioch Shelter should explore ways to increase the number of volunteers to ensure the humane treatment of the animals and that each animal receives adequate personal attention (walking, socialization) each day. **The recommendation has been implemented.**

A volunteer recruitment was conducted prior to the grand jury report and as a result, ten volunteers are going to be added to the shelter. We will continue to conduct recruitments in an effort to maintain and hopefully to increase our volunteer staff.

2. The Antioch shelter should explore options to provide lower cost spay/neuter fees for newly adopted animals. **The recommendation has been implemented.**

We have previously explored lowering the costs of spay/neuters at the shelter and will continue to do so. We have had some successes in this area by partnering with non-profits. It should be noted the Contra Costa County Animal Services Department has the fiscal support to hire veterinary technicians to provide these services presumably resulting in a lower cost to the customer. This appears to only be accomplished through the county subsidizing a portion of the costs from their own budget.

3. Each shelter should examine its cost per animal to ensure that the amount being spent provides efficient, effective and humane treatment of the animals. **The recommendation has been implemented.**

We will monitor the amount being spent per animal in our shelter. It has always been our goal to provide the most humane treatment and environment to our animals.

4. The County Shelter and the Antioch Shelter should consider establishing advisory councils to provide direction and suggest priorities for each shelter. **The recommendation is not reasonable.**

As you are aware, the Chief of Police is the department head in charge of the shelter. The Chief of Police takes direction from the City Manager, who in turn receives policy directives from the City Council. Input is given at council meetings from those who are community stakeholders relative to the animal shelter and animal advocacy. The formation of an advisory council would create another step of additional bureaucracy for information to reach the Chief of Police, City Manager and the City Council. Moreover, we currently do not have the staff or resources to support such an advisory council.

LAO

**STAFF REPORT TO THE MAYOR AND CITY COUNCIL FOR
CONSIDERATION AT THE COUNCIL MEETING OF JUNE 12, 2012**

PREPARED BY: Ahmed Abu-Aly, Associate Engineer, Capital Improvements Division
APPROVED BY: Ron Bernal, Director of Public Works/City Engineer *REB*
DATE: June 6, 2012
SUBJECT: Authorize the City Clerk to Advertise for Bids for the Wilbur Avenue Overhead Widening Project, (P.W. 259-B)

RECOMMENDATION

It is recommended that the City Council authorize the City Clerk to advertise for bids for the Wilbur Avenue Overhead Widening project.

BACKGROUND INFORMATION

The Wilbur Avenue Bridge project is a federally funded project to seismically retrofit the existing bridge and to widen the bridge to accommodate four lanes of traffic. Widening of the existing structure would allow seismic load transfer from the existing bridge to the proposed new structure to provide the necessary seismic retrofit. The project will also provide public safety improvements and allow for future capacity improvements.

The project will include construction of steel bridge structure and foundations, new concrete bridge barriers, chain link fencing, and new median islands with median lightings. The construction cost estimate for the project is approximately \$12 million, which will be funded through the Highway Bridge Rehab and Replacement Federal Program Grant, Prop. 1B, the Seismic Retrofit Grant and Measure "J" Funds.

The 100% design plans and specifications for the project have been completed and a full constructability review was recently completed. The project construction is expected to start in September 2012 and be completed within two years.

FINANCIAL IMPACT

Construction costs will be funded as follows: \$103,000 from Prop. 1B Grant, 88.53% will be from the Highway Bridge Rehab and Replacement Grant and 11.47% from Measure J Funds.

OPTIONS

None

ATTACHMENTS

None

AA:lm

6-12-12

**STAFF REPORT TO THE CITY COUNCIL FOR CONSIDERATION AT THE COUNCIL MEETING
OF JUNE 12, 2012**

Prepared by: Duane Anderson, Water Treatment Superintendent
Approved by: Ron Bernal, Director of Public Works/City Engineer *ROB*
Date: June 4, 2012
Subject: Water Treatment Plant Solids Management Equipment Rental Amendment

RECOMMENDATION

It is recommended that the City Council authorize the City Manager to execute an amended Solids Management Equipment Rental Agreement with Karl Needham Enterprises, Inc. to include solids off-hauling; increase the current FY2011-12 purchase order from \$270,000 to \$350,000; and amend the annual cost to \$325,000 until contract expiration in December 2013.

BACKGROUND

In February 2011 the City began utilizing a rented solids handling system provided by Karl Needham (Needham system). This temporary system was necessary due to problems the City has encountered with the solids handling system installed with the last Water Treatment Plant expansion. The Needham system successfully removes solids, allowing the resulting water to be recycled back to the treatment plant. Needham's company is an industry leader in the area of solids management and is the most cost effective system that we, and other agencies, have found to address our solids handling needs. The system is operated by City water treatment staff.

When the water treatment plant entered into the original agreement with Karl Needham Enterprises, Inc. in February 2011, sludge was hauled off-site by City crews. The water treatment plant produces between 8 and 13 tons of sludge/day, depending on the season, averaging 3,650 tons sludge/year. The City was paying a disposal fee of \$32/ton, which did not include the hourly cost for the driver, fuel or equipment expenses. Mr. Needham's company hauls and disposes the sludge at a total cost of \$28/ton.

The recommendation is to increase the current purchase order by \$85,000 to include sludge removal, and continue the month-to-month contract with Karl Needham Enterprises for solids handling, including removal and disposal with the option to extend the contract by up to twelve (12) months if the permanent solids handling facility is not operational by December 2012.

FINANCIAL IMPACT

Needham has agreed to lower the current monthly rental cost from \$22,500 to \$17,500, which includes maintenance and equipment repairs. The monthly rental cost beginning July 1, 2012 will be \$17,500 plus \$28/ton disposal, for an estimated annual cost of \$325,000. The projected cost for this fiscal year is \$350,000. Funding for this project is in the Water Fund where adequate funds are available.

OPTIONS

Council may direct staff to investigate other short term options after the current contract agreement expires. This is not recommended since it is important to continue a timely mitigation of the discharge until the permanent project is identified and constructed.

**STAFF REPORT TO THE CITY COUNCIL
FOR CONSIDERATION AT THE MEETING OF JUNE 12, 2012**

Prepared by: Duane Anderson, Superintendent, Water Treatment Plant
Approved by: Ron Bernal, Director of Public Works/City Engineer *REB*
Date: June 5, 2012
Subject: Water Treatment Chemicals Purchase for Fiscal Year 2012/2013

RECOMMENDATION

Authorize the cooperative purchase arrangement, and issuance of purchase orders for Water Treatment Plant chemicals to the lowest overall responsible bidders not to exceed \$1,150,000.

BACKGROUND

Along with Diablo Water District, the cities of Antioch, Pittsburg and Martinez have solicited bids for bulk chemicals for their respective Water Treatment Plants for the period July 1, 2012 through June 30, 2013 with an option to renew the services for one year in fiscal year 13/14. Although jointly bid, the chemicals are delivered and invoiced separately to the respective ordering cities. This will be the sixth consecutive year that Antioch has collaborated with the other agencies and the arrangement has worked well in the past; allowing us to get the best price and eliminating the duplication of effort of each agency bidding chemicals individually.

The bid chemicals are listed on Attachment A with the products Antioch will be purchasing highlighted in yellow. Products provided must comply with all applicable Federal and State of California drinking water laws and regulations and meet or exceed all terms and conditions specified in the bid.

City departments may participate in cooperative inter-agency purchasing in lieu of soliciting bids. This process is called 'Piggybacking' and allows the City to contract for purchase of goods or services of another entity.

FISCAL IMPACTS

Funds are allocated in FY12/13 budget from the Water Production fund (6112320-62220).

OPTIONS

None considered.

ATTACHMENTS

A. Bid tabulation.

06/12/12

BID TABULATION - WTP CHEMICALS 2012-2013

ATTACHMENT A

Bids opened - May 31, 2012 @ 2:00 pm by City of Pittsburg (for participating agencies Antioch, Martinez, Pittsburg and Diablo Water)

COMPANY	Liquid Alum	Anhydrous Ammonia	Sodium Hydroxide (Caustic)	Chlorine	Fluoride	Potassium Permanganate	Sodium Hypochlorite	Sodium Hypochlorite	Polymer
Bid Quantity - Total	Up to 1700 Tons	Up to 73 Tons	Up to 1025 Tons	Up to 280 Tons	Up to 210 Tons	Up to 3 Tons	Up to 44,500 Gal	500-700 gal - \$/Gal	Up to 80 tons
Airgas Specialty Products Inc	\$/ton	\$/ton	\$/ton	\$/ton	\$/ton	\$/ton	> 2,800 gal - \$/Gal	500-700 gal - \$/Gal	\$/ton
Brenntag Pacific			\$590.00		\$629.00	\$4,500.00	\$150/ton	\$332.99/ton	
BHS Marketing (FI = 23%)					\$603.27				
General Chemical Performance Products, LLC	\$353.00								
Hasa Inc							\$0.837/gal	\$1.205/gal	
Hills Brothers		\$1,700.00							
Nalco Chemical									\$1,540.00
Neo Solutions, Inc.									\$938.17
Olin ChlorAlkali							\$0.76/gal	\$1.32/gal	
Pencoco, Inc.					\$709.00				
Sierra Chemical			\$555.00	\$550.00	\$581.07	\$5,735.21	0.5886/gal	???	
Thatcher Co.	\$374.40								
SNF Polydyne Inc									no bid
Univar USA			\$479.00			\$14,166.00	\$239.94/ton	???	

**STAFF REPORT TO THE CITY COUNCIL
FOR CONSIDERATION AT THE MEETING OF JUNE 12, 2012**

From: Jim Jakel, City Manager



Date: June 4, 2012

Subject: Authorization to increase contract to Karste Consulting Inc. for the project management services of the Antioch Community Park Synthetic Turf Fields and Prewett Park aquatics renovation projects and Measure WW grant funding administration.

RECOMMENDATION

It is recommended that the City Council authorize the City Manager to increase the contract amount for work on these two Measure WW projects up to \$17,000.00

DISCUSSION

On September 13, 2011 the City Council gave direction to the city manager to enter into a contract with Karste Consulting Inc. for the project management of the Measure WW grant funds for the synthetic turf fields at Antioch Community Park and the renovations to the Prewett park aquatics facility. During this time period the scope of services has been modified at the city's request, due to further city staff changes/losses, project design changes and the need for re-application for additional grant funds for both these projects. The city of Antioch has also experienced delays in the turf field project due to some approval issues with the bureau of reclamation. Based upon Karste Consulting experience with these projects and the Measure WW funding requirements staff is recommending this contract modification.

FISCAL IMPACT

The source of these funds for these proposed contract increase will be Measure WW grant funds.

OPTIONS

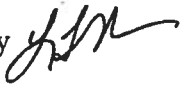
With no staff resources available with the qualifications to handle these in progress projects, or the understanding of the Measure WW grant funding requirements and application process the city would have to delay or postpone their completion.

ATTACHMENTS

Attachment A- September 13, 2011 staff report requesting contract authorization with Karste Consulting Inc. for project management services.

H
6-12-12

**STAFF REPORT TO THE CITY COUNCIL FOR CONSIDERATION AT THE
COUNCIL MEETING OF SEPTEMBER 13, 2011**

FROM: Lynn Tracy Nerland, City Attorney 
DATE: August 31, 2011
SUBJECT: Consulting Services Agreement with Karste Consulting

RECOMMENDED ACTION:

Approve the Consulting Services Agreement with Karste Consulting for project management services related to Measure WW funds and authorize the City Manager to execute the Agreement.

BACKGROUND:

With the significant reductions in staff resources, including the vacant Assistant City Manager and Project Manager positions in the City Manager's Office, there are some unique, discrete projects that require oversight and management for which the City must seek outside resources. Although some retired City employees have come back through the part-time "retire and rehire" program, former employee Lonnie Karste has incorporated a consulting business and has a number of private and public clients.

Under the City Manager's contract authority for contracts under \$50,000, the City has contracted with Mr. Karste to handle a couple of smaller projects such as emergency operations planning and exercises (\$10,800) and a study of redevelopment records and transactions (\$8,600). The proposed agreement is for \$48,000 to oversee the Measure WW funds for three projects over the next year: lighting at the Lone Tree Golf Course; Prewett Aquatics Facility renovation; and synthetic turf fields at the Antioch Community Park. With the construction of the Community Center at Prewett Park and other projects, Mr. Karste has shown his ability to manage large projects to a successful conclusion.

Although none of these agreements individually exceeds \$50,000, it seemed prudent to bring this larger one to the Council in the interest of governmental transparency.

FISCAL IMPACT:

Compensation for the Measure WW management services will come from the Measure WW grant. The grant for the three projects (lighting at the Lone Tree Golf Course; Prewett Aquatics Facility

D
9/13/11

Staff Report to City Council re: City Engineer
August 31, 2011
Page 2 of 2

renovation; and synthetic turf fields at the Antioch Community Park) is approximately \$3 million with up to 20% allowed for administrative costs.

OPTIONS:

With no staff resources available with the qualifications to handle this project management assignment, the City would be looking to contract it out to some firm if not Karste Consulting.

ATTACHMENTS:

- A. Consulting Services Agreement with Karste Consulting

City Manager
City Attorney
Community Dev Director
Janet Chalk

ANNOTATED AGENDA

for
September 13, 2011

CITY COUNCIL MEETING

Order of Council vote: AYES: Council Members Kalinowski, Rocha, Agopian and Mayor Pro-Tem
Harper

ABSENT: Mayor Davis

2. COUNCIL CONSENT CALENDAR

A. APPROVAL OF COUNCIL MINUTES FOR JULY 12, 19, AND 26, 2011

Approved

Recommended Action: Motion to approve the minutes

B. APPROVAL OF COUNCIL WARRANTS

Approved

Recommended Action: Motion to approve the warrants

C. REJECTION OF CLAIMS

1. Kenneth Jenkins 11/12-2002 (property damage)
2. Linda Sue Padin 11/12-2003 (property damage)
3. Arthur Carasis 11/12-2016 (civil rights)

Rejected

Recommended Action: Motion to reject the listed claims



D. CONSULTING SERVICES AGREEMENT WITH KARSTE CONSULTING (Con't from 8/9/11)

Approved

Recommended Action: Motion to approve the Consulting Services Agreement with Karste Consulting for project management services related to Measure WW funds and authorize the City Manager to execute the Agreement

E. RESOLUTION ACCEPTING WORK AND AUTHORIZING THE DIRECTOR OF CAPITAL IMPROVEMENTS TO FILE A NOTICE OF COMPLETION FOR THE CANAL WEST PUMP STATION UPGRADES (P.W. 246-23)

Reso 2011/57, 4/0

Recommended Action: Motion to adopt the resolution accepting the work, directing the Director of Capital Improvements to file a Notice of Completion and authorizing the Director of Finance to make a final payment of \$4,544.46 plus retention of \$25,666.71 to be paid 35 days after recordation of the Notice of Completion

F. CONSIDERATION OF BIDS FOR THE WATER MAIN REPLACEMENT ON NORTH LAKE DRIVE AND NORTH LAKE CIRCLE (P.W. 503-12)

Approved

Recommended Action: Motion to award the project to the low bidder, D.R. Lemings Construction of Concord, in the amount of \$319,840

G. RESOLUTION CORRECTING THE FY 2011/12 MASTER FEE SCHEDULE FOR METERED WATER SALES

Reso 2011/58, 4/0

Recommended Action: Motion to adopt the resolution correcting mathematical errors in the FY 2011/12 Master Fee Schedule for Metered Water Sales

STAFF REPORT TO THE MAYOR AND CITY COUNCIL FOR CONSIDERATION AT THE COUNCIL MEETING OF JUNE 12, 2012

FROM: Deborah McHenry, Human Resources

DATE: June 5, 2012

SUBJECT: RESOLUTION APPROVING LETTER OF UNDERSTANDING FOR THE ANTIOCH POLICE SWORN MANAGEMENT ASSOCIATION

RECOMMENDATION

Adopt Resolution Approving Letter of Understanding for the Antioch Police Sworn Management Association.

BACKGROUND

Staff is bringing to the City Council for its consideration a Letter of Understanding between the City of Antioch and the Antioch Police Sworn Management Association.

At the City Council meeting on March 8, 2011, Council approved a Letter of Understanding between the City of Antioch and the Antioch Police Sworn Management Association. In accordance with the terms of the LOU, the APSMA has exercised its right to reopen the agreement. This modification will accelerate the employee's payment of PERS. Based on direction provided by Council; a Letter of Understanding is being presented, and if approved, will be incorporated into the Antioch Police Sworn Management Association Memorandum of Understanding.

Important Points:

- Term – The MOU will be extended to February 28, 2017.
- Article 2. Compensation A. Salaries
 - Sworn
 - Effective the first full pay period after June 1, 2012, the salaries shall be increased by 6.0%.
 - Effective the first full pay period after March 1, 2013, salaries shall be increased by 3.0%.
 - Effective the first full pay period after September 1, 2013, salaries shall be increased by 4.0%.
 - Effective the first full pay period after September 1, 2014, salaries shall be increased between a minimum of two percent (2%) and a maximum of four and one quarter percent (4.25%) based upon the existing four-city formula of Concord, Pittsburg, Richmond and Walnut Creek and the City shall calculate the salary increase to bring members into second place (median between 1 and 3), effective September 1, 2014.
 - Effective the first full payroll period after September 1, 2015, salaries shall be increased between a minimum of two percent (2%) and a maximum of five percent (5%) based upon the existing four-city formula of Concord, Pittsburg, Richmond and Walnut Creek and the City shall calculate the salary increase to bring members into second place (median between 1 and 3), effective September 1, 2015.

- Effective the first full payroll period after September 1, 2016, salaries shall be increased between a minimum of two percent (2%) and a maximum of five percent (5%) based upon the existing four-city formula of Concord, Pittsburg, Richmond and Walnut Creek and the City shall calculate the salary increase to bring members into second place (median between 1 and 3), effective September 1, 2016.
- Article 4 Retirement A. PERS
 - Effective the first full payroll period after June 1, 2012 the employee shall pay 9.0% of the City's PERS contributions in a tax deferred manner.
- Floating Holidays
 - Two additional floating holidays for 2014, 2015 and 2016. One additional for 2017.
- All other terms and condition of the MOU between the City of Antioch and the Antioch Police Sworn Management Association shall remain in effect.

FINANCIAL IMPACT

Cost of increases per FY (accounting for PERS contributions, based on full staffing)

2012 - \$4,290
 2013 - \$17,240
 2014 - \$66,785
 2015 - \$75,530
 2016 - \$93,720
 2017 - \$101,585
 \$359,150

OPTIONS

- Approve the attached Resolution.
- Take no action.

ATTACHMENTS

Resolution

RESOLUTION NO. 2012/

**RESOLUTION APPROVING LETTER OF UNDERSTANDING
FOR THE ANTIOCH POLICE SWORN MANAGEMENT ASSOCIATION**

BE IT RESOLVED by the City Council of the City of Antioch as follows:

That the Letter of Understanding, regarding wages and fringe benefits for members of the Antioch Police Sworn Management Association, is approved and the City's representatives are authorized and directed to sign the document on behalf of the City.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 12th day of June, 2012, by the following vote:

AYES:

NOES:

ABSENT:

CITY CLERK OF THE CITY OF ANTIOCH

**STAFF REPORT TO THE CITY COUNCIL
FOR CONSIDERATION AT THE MEETING OF JUNE 12, 2012**

Prepared by: Philip Hoffmeister, Administrative Analyst *PH*
Approved by: Ron Bernal, Director of Public Works *RB*
Date: June 6, 2012
Subject: Public Hearing to Confirm Assessments for the Landscape Maintenance Districts 1, 2A, 4, 5, 9, and 10 for Fiscal Year 2012/2013 (PW 500)

RECOMMENDATION

It is recommended that the City Council adopt the attached Resolution ordering improvements and levying annual assessments for Landscape Maintenance Districts 1, 2A, 4, 5, 9, and 10 for Fiscal Year 2012/2013.

BACKGROUND INFORMATION

At its April 24th 2012 meeting, Council accepted the Fiscal Year 2012-13 (FY 12-13) Consolidated Street Light and Landscape Maintenance District (SLLMD) Engineer's Report and set June 12, 2012 as the date for the public hearing for the Ordering of Improvements and Levy of Assessments for Landscape Maintenance Districts for FY 12-13. This year's recommended Engineer's Report continues with Council's previous direction by utilizing an estimated fund balance of \$1,129,051 to reduce the General Fund contribution, where possible, and by applying assessments first to Administration costs, followed by Local Landscaping; then Arterial Medians; and finally Parks.

Note that under enabling legislation (Landscape and Lighting Act of 1972), there is no requirement to show a General Fund contribution in the Engineer's Report. The inclusion of General Fund contributions was requested by Council in FY 2000-01 and has continued. A discussion on how to apply or even the use of General Fund contributions is not an element Council needs to consider in ratifying this report and approving the attached resolution for the levy of assessments in order to meet the Contra Costa County Auditor's Office submittal deadline of August 10, 2012.

Per Council request, Staff has included a comparison of landscape maintenance costs and funding of neighboring cities. Attachment C presents costs from Brentwood, Oakley, and Pittsburg.

OPTIONS

No options are provided for this item.

FINANCIAL IMPACT

Adoption of the engineers report provides Lighting and Landscape District assessments totaling approximately \$1,988,179 for lighting and landscape maintenance in defined areas of the City. Failure to adopt some or all of the report would result in the loss of significant funding for that maintenance.

ATTACHMENTS

- A: Consolidated Engineer's Report (as approved April 24th, 2012)
- B: Street Light and Landscape Maintenance District Boundary Map
- C: Maintenance Cost Comparison

RESOLUTION NO. 2012/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ORDERING IMPROVEMENTS AND LEVYING ANNUAL ASSESSMENTS FOR LANDSCAPE MAINTENANCE DISTRICTS FOR THE 2012/2013 FISCAL YEAR (PW 500)

BE IT RESOLVED by the City Council of the City of Antioch as follows:

1. On February 14th, 2012 the City Council directed the Engineer to prepare a consolidated report for the various landscape maintenance districts as specified in the report. The improvements are generally described as follows: maintaining and servicing public landscaping including roadside and medians on arterial, collector and local streets, cul-de-sacs, landscaped trails and open space, and maintaining and servicing weed abatement for publicly-owned open space parcels.
2. On April 24th, 2012 the Council adopted Resolution 2012/23, approving the consolidated report prepared by the Engineer and setting a public hearing thereon. Notice of the meeting and hearing were given as required by law.
3. At the time and place for which notice was given, the City Council conducted a public hearing, and gave every interested person an opportunity to make oral statements or to submit written protests regarding the proceedings.
4. The City Council considered all staff reports, oral statements, engineer reports and written protests and comments that were submitted.
5. The City Council confirms the report and diagram and assessments contained in the Engineer's Report.
6. The City Council finds that no majority protest was made as to any zone to receive an assessment.
7. The City Council finds that the Engineer, in the report, has fairly and properly apportioned the cost of improvements of each parcel of land in the assessment districts and zones in proportion to the estimated special benefits to be received by each parcel, respectively, from the improvements, and that the proportionate special benefit derived by each identified parcel has been determined in relationship to the entirety of the capital or maintenance cost of the public improvements or services being provided. The City Council hereby confirms and levies, as modified, each individual assessment as stated in the report.

RESOLUTION NO. 2012/**
June 12, 2012
Page 2

* * * * *

I HEREBY CERTIFY that the foregoing resolution was adopted by the City Council of the City of Antioch at a regular meeting thereof held on the 12th day of June, 2012 by the following vote:

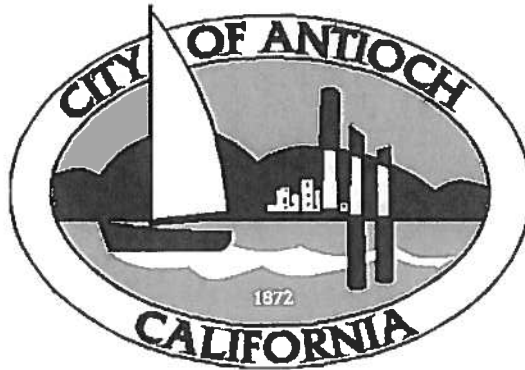
AYES:

NOES:

ABSENT:

DENISE SKAGGS, City Clerk

ATTACHMENT "A"



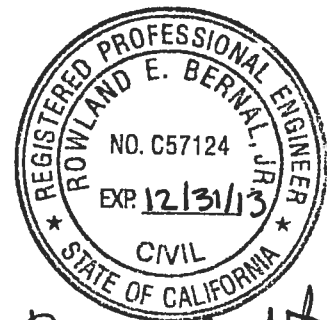
CITY OF ANTIOCH
CONTRA COSTA COUNTY, CALIFORNIA

CONSOLIDATED ENGINEER'S REPORT
FOR THE
CITY OF ANTIOCH
STREET LIGHT AND LANDSCAPE MAINTENANCE
DISTRICT NUMBERS 1, 2A, 4, 5, 9, AND 10
AND THE
LEVY OF THE ANNUAL ASSESSMENT
FOR THE 2012/13 FISCAL YEAR

City of Antioch

As presented to Council on
April 24th 2012

Prepared by
City of Antioch
City Engineer
Rowland E. Bernal Jr., P.E.
Philip Hoffmeister, Administrative Analyst



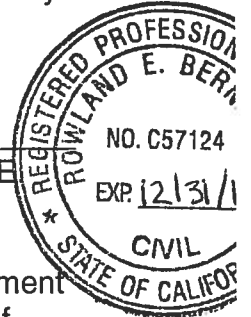
Rowland E. Bernal Jr.

STREET LIGHT AND LANDSCAPE MAINTENANCE DISTRICT
NUMBERS 1, 2A, 4, 5, 9, AND 10
(Pursuant to the Landscaping and Lighting Act of 1972 and Proposition 218)

The undersigned respectfully submits the enclosed Engineer's Report as directed by the City Council.

Dated 4/24/12

By Rowland E. Bernal Jr.
Rowland E. Bernal Jr., P.E.
License Expires 12/31/13



I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the 24 day of April, 2012.

Denise Skaggs
Denise Skaggs, City Clerk
City of Antioch
Contra Costa County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Antioch, California on the ____ day of _____, 2012.

Denise Skaggs, City Clerk
City of Antioch
Contra Costa County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with the County Auditor of the County of Contra Costa, California on the ____ day of _____, 2012.

Denise Skaggs, City Clerk
City of Antioch
Contra Costa County, California

By _____

Date _____

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I. INTRODUCTION

A. Preamble

In March 2001, Council considered a “reorganized” Street Light and Landscape Maintenance District (SLLMD) that would have created a single citywide District, subdivided into multiple benefit zones. In accordance with Proposition 218, ballots were sent to property owners for their approval/disapproval of that reorganized district. The result of that election was a majority “No” vote defeating the proposal. At its meeting on June 26, 2001, Council voted to approve the “Existing Light and Landscape Maintenance District”, and that assessments could be levied only up to the “base assessments” for each parcel as recorded in Fiscal Year (FY) 2000-2001, (Resolution 2001/63). Since June 2001, new districts and zones have been formed that established a base rate plus an inflationary adjustment equal to the San Francisco Consumer Price Index (CPI) increase for the preceding twelve-month period.

As indicated in previous Engineer’s Reports, most districts and zones did not collect sufficient assessments to finance estimated maintenance costs. Shortfalls were covered by contributions by the City General Fund. In FY 2003-04 Staff presented Council options for increasing assessments to their maximum base rates to reduce those shortfalls. In June 2003, Council decided to increase assessments to their respective maximum base assessments over a 3-year period. The final increment was approved by Council for FY 2005-06; however, some shortfalls remain. Those shortfalls continue to shown as paid by a contribution from the General Fund.

This Annual Consolidated Street Light and Landscape Maintenance Districts Engineer’s Report continues with Council direction and presents maintenance costs for the existing lighting and landscaping districts and zones and assessments.

B. Enabling Legislation

Prior to November 1996, the City of Antioch Street Light and Landscape Maintenance Districts were governed only by the Landscaping and Lighting Act of 1972 (Streets and Highways Code Section 22500, and following) which allows a municipality or other local public agency to establish a special assessment district to raise funds for installing, maintaining and servicing public lighting, landscaping, park and recreational facilities. The revenue to pay for these improvements came from special assessments levied on the land benefiting from the improvements. The local legislative body set the assessment each year after receiving an Engineer’s Report and holding a public hearing. The assessments were collected as a separately stated item on the county tax bill.

During that period, the City Council took five basic steps to levy the assessment:

- Adopt a Resolution Directing Filing of Annual Engineer’s Report
- Preliminarily Approve the Engineer’s Report
- Adopt a Resolution of Intention to Order Improvements
- Conduct a Public Hearing

- Adopt a Resolution Confirming the Diagram and Assessment and Levying the Annual Assessment.

A certified copy of the Engineer's Report and a computer data tape containing the assessment roll were then submitted to the Contra Costa County Auditor for collection of the approved assessments.

With the passage of Proposition 218 in November of 1996, additional actions were required to impose new, or increase existing, assessments. Proposition 218 also exempted "Any assessment imposed pursuant to a petition signed by persons owning all of the parcels subject to the assessment at the time the assessment is initially imposed." For the City of Antioch, the City Attorney has determined that the base amount of assessment that was in effect at the time a new development petitioned for annexation into the district is excluded from the provisions of Proposition 218.

C. Consolidated Engineer's Report

This Consolidated Engineer's Report recommends an assessment for parcels within each of the six Districts in the City of Antioch that are subject to an assessment, up to the base amount. The recommended assessments are based on estimates of the benefits to be received by each assessable parcel for District landscaping and recreational improvements. The benefit estimates are used to apportion costs to each assessable parcel, up to the maximum amount each parcel may be assessed without exceeding the base amount.

The 1972 Act does not specify a method or formula for apportioning costs. The assessment may be apportioned by any formula or method that fairly distributes the costs among all assessable lots or parcels.

This report summarizes the proposed assessment methods and the resulting assessments recommended. The report includes the following:

- Assessment Diagram
- Description of Improvements
- Estimate of Operation and Maintenance costs for FY 2012/2013
- Description of Assessment Methodology
- Summary of Recommended Assessments
- Assessment Roll

II. ASSESSMENT DIAGRAM

A. Assessment Districts

This Consolidated Engineer's Report covers each of the six Street Lighting and Landscape Maintenance Districts within the City of Antioch. Collectively, these six

Districts encompass the entire area of the City that benefits from the improvements to be maintained. The Number and common name of each District is listed below:

**TABLE 1
DISTRICT NUMBERS AND COMMON NAMES**

District Number	Common Name
1	Hillcrest Avenue
2A	Antioch or City-wide
4	Downtown
5	Almondridge
9	Lone Tree Way
10	East Lone Tree Way

District boundaries are depicted on the Assessment Diagram on file with the City of Antioch. The Assessment Diagram shows District boundaries, benefit zone boundaries, and City streets. For a description of lines and dimensions of each lot or parcel within the District, the reader is referred to the Assessor's parcel maps on file at the County Assessor's office. The Assessor's parcel maps are incorporated by reference into the Assessment Diagram. The Assessor's parcel number is adopted as the distinctive designation of each lot or parcel.

B. Zone Boundaries

The Districts are subdivided into one or more benefit zones. These benefit zones indicate areas within which parcels of similar use receive approximately equivalent benefits from District improvements. The dividing lines between benefit zones coincide with major arterial streets or other major facilities (i.e. canal, freeway). Refer to the Assessment Diagram for a description of the zone boundaries.

III. DESCRIPTION OF IMPROVEMENTS

This Section describes the public improvements to be installed, operated, serviced and maintained by the District.

District improvements are generally described as operating, servicing, maintaining, repairing and replacing the following: public landscaping, including improvements for standard City of Antioch cul-de-sacs; public medians, rights-of-way and park sites; weed abatement for publicly owned open space parcels.

PARKS: The cost of contract maintenance and/or City work for maintenance of the neighborhood and community parks listed in Table 2. Park improvements to be maintained include, but are not limited to, tot lots, picnic facilities, landscaping and lighting, and the cost of utilities serving the park.

LOCAL LANDSCAPING: Includes the costs of pruning, irrigation, maintenance planting, debris removal and clean up along the City's trails, cul-de-sac bulbs, and local and collector streets. It also includes both contract and City work associated with weed abatement and the maintenance of firebreaks. Localized landscaping improvements including planters, trees in the public right-of-way, sound walls and entry signs are also maintained under this class of improvement.

MAJOR MEDIAN AND ROADSIDE LANDSCAPING: Includes the costs of pruning, irrigation, maintenance planting, debris removal and clean up along the City's arterial roadway system. Roadways included in this system are A Street, Buchanan Road, Contra Loma Boulevard, Dallas Ranch Road, Davison Drive, Deer Valley Road, Delta Fair Boulevard, East Eighteenth Street, Hillcrest Avenue, James Donlon Boulevard, L Street, Laurel Avenue, Lone Tree Way, Prewett Ranch Road, Somersville Road, West Fourth Street, West Tenth Street, and Wilbur Avenue.

PROGRAM ADMINISTRATION: Includes the costs of acquiring and maintaining equipment necessary to operate the program and conduct maintenance activities and the work of management staff that provide program oversight, scheduling, budgeting and coordination for special work groups.

**TABLE 2
NEIGHBORHOOD AND COMMUNITY PARKS**

District Number	Common Name
1-1	Hillcrest Park
	Nelson Ranch Park
1-2	Country Manor Park
	Deerfield Park
	Knoll Park
	Prewett Community Park
1-4	Meadow Creek Park
2A-1	Barbara Price
	Contra Loma Estates Park
	Fairview Park
	Prosserville Park
2A-2	City Park
2A-3	Jacobsen Park
	Meadowbrook Park
2A-4	Harbour Park
	Mountaire Park
2A-5	Chichibu Park
2A-6	Canal Park
	Gentrytown Park

A7

2A-6	Mira Vista Park
	Village East Park
2A-7	Marchetti Park
2A-8	Antioch Community Park
	Mira Vista Hills Park
2A-9	Eaglesridge Park
2A-10	Markley Creek Park
4-1	--
5-1	Almondridge Park
9-1	Williamson Ranch Park
	Chaparral Park
9-2	Diablo West Park
9-3	Hansen Park
	Dallas Ranch Park
9-4	Heidorn Park
10	--

IV. COST ESTIMATES

Cost estimates for operating, maintaining, servicing, installing, repairing, replacing and upgrading lighting, landscaping, parks and recreational improvements are provided by the City of Antioch. Tables 3 through 22 present cost estimates for each benefit area.

Table 3
COST ESTIMATE -- 2012/2013
District 1, Zone 1 -- Hillcrest Avenue District

The following schedule shows the allocation of costs to be spread to this District/Zone (254-4541)

		Base Rate Benefit Units 1,681	
	Total Cost	District Need	Assessments Applied
MAINTENANCE AND SERVICES:			
Parks	\$47,071	\$31,144	\$15,927
Arterial Medians and Roadside	\$21,316	\$0	\$21,316
Local Landscaping, Trails, Open Space	\$173,826	\$0	\$173,826
Administration	\$63,994	\$0	\$63,994
SUBTOTAL:	\$306,207	\$31,144	\$275,063
535 Parcels Assessed at	\$216	per unit =	\$115,560
413 Parcels Assessed at	\$190	per unit =	\$78,470
283 Parcels Assessed at	\$165	per unit =	\$46,695
207 Parcels Assessed at	\$94	per unit =	\$19,458
131 Parcels Assessed at	\$64	per unit =	\$8,384
112 Parcels Assessed at	\$58	per unit =	\$6,496
TOTAL ASSESSED:			\$275,063
Ending FY11/12 Fund Balance (Estimated):			\$279,906
GENERAL FUND PORTION OF MAINTENANCE COST:			\$0

District/Zone Benefits:

Parks: Hillcrest, Nelson Ranch

Arterial Landscaping: Hillcrest Avenue

Roadway Landscaping: Larkspur Drive, Wild Horse Road and cul-de-sac bulbs

Miscellaneous: Open space and trails

Table 3A
 District 1, Zone 1
 Base Assessment Allocation

Dist/Zone	Sub'd	Tract	Benefit Units	Base Fee	FY 11-12 Assmnt	FY12-13 Assessment
1-1	California Terrace	7222	123	165	165	165
1-1	Hillcrest Subd Un 1	5653	221	190	190	190
1-1	Hillcrest Subd Un 2	6067	83	190	190	190
1-1	Hillcrest Subd Un 3	6068	61	190	190	190
1-1	Nelson Ranch I	6893	102	216	216	216
1-1	Nelson Ranch II	8850	128	216	216	216
1-1	Nelson Ranch III	8851	138	216	216	216
1-1	Northwood Downs 1	6429	81	58	58	58
1-1	Northwood Downs 2	6564	31	58	58	58
1-1	Northwood Downs 3	6565	76	64	64	64
1-1	Ridgeview Un 1	6262	48	190	190	190
1-1	Ridgeview Un 2	6264	55	64	64	64
1-1	Viera Ranch 1-1	6855	172	94	94	94
1-1	Viera Ranch 1-2	7180	116	165	165	165
1-1	Viera Ranch 1-3	7181	69	216	216	216
1-1	Viera Ranch 2-1	6925	44	165	165	165
1-1	Viera Ranch 2-2	7219	49	216	216	216
1-1	Viera Ranch 2-3	7220	49	216	216	216
1-1	Viera Ranch 3	6943	35	94	94	94
Total:			1,681			275,063

Note: Values in the "FY 12-13 Assessment" column are for the forthcoming Fiscal Year. Assessments for the previous year (FY 11-12) are included for comparison.

Table 4
COST ESTIMATE -- 2012/2013
District 1, Zone 2 -- Hillcrest Avenue District

The following schedule shows the allocation of costs to be spread to this District/Zone (254-4542)

	Base Rate Benefit Units 3,237		
	Total Cost	District Need	Assessments Applied
MAINTENANCE AND SERVICES:			
Parks	\$106,008	\$50,737	\$55,271
Arterial Medians and Roadside	\$68,726	\$0	\$68,726
Local Landscaping, Trails, Open Space	\$166,391	\$0	\$166,391
Administration	\$72,838	\$0	\$72,838
SUBTOTAL:	\$413,963	\$50,737	\$363,226

882	Parcels Assessed at	\$216.00	per unit =	\$190,512
88	Parcels Assessed at	\$158.00	per unit =	\$13,904
1290	Parcels Assessed at	\$82.00	per unit =	\$105,780
53	Parcels Assessed at	\$76.00	per unit =	\$4,028
184	Parcels Assessed at	\$69.00	per unit =	\$12,696
52	Parcels Assessed at	\$56.00	per unit =	\$2,912
64	Parcels Assessed at	\$151.20	per unit =	\$9,676
458	Parcels Assessed at	\$42.00	per unit =	\$19,236
166	Parcels Assessed at	\$27.00	per unit =	\$4,482

TOTAL ASSESSED:

\$363,226

Ending FY11/12 Fund Balance (Estimated):

\$85,496

GENERAL FUND PORTION OF MAINTENANCE COST:

\$0

District/Zone Benefits:

Parks: Country Manor, Deerfield Mini, Knoll, Prewett Water Park

Arterial Landscaping: Hillcrest Avenue, Lone Tree Way and Deer Valley Road

Roadway Landscaping: Via Dora, Country Hills, Asilomar Drive and cul-de-sac bulbs

Miscellaneous: open space and trails

Table 4A
District 1, Zone 2
Base Assessment Allocation

Dist/Zone	Sub'd	Tract	Benefit Units	Base Fee	FY 11-12 Assmnt	FY12-13 Assessment
1-2	Bear Ridge Un 1	7145	93	216	216.00	216.00
1-2	Bear Ridge Un 2	7251	79	216	216.00	216.00
1-2	Country Hills	6800	243	82	82.00	82.00
1-2	Country Manor Un 1	5891	69	69	69.00	69.00
1-2	Country Manor Condos	6657	233	82	82.00	82.00
1-2	Country Manor Un 2	6178	54	69	69.00	69.00
1-2	Country Manor Un 3	6179	61	69	69.00	69.00
1-2	Country Manor Un 4	6180	71	82	82.00	82.00
1-2	Country Manor Un 5	6181	18	82	82.00	82.00
1-2	Country Manor Un 6	6256	19	82	82.00	82.00
1-2	Country Manor Un 7R	6653	101	82	82.00	82.00
1-2	Deer Park Un 1	6899	204	42	42	42.00
1-2	Deer Park Un 4	7569	38	216	216.00	216.00
1-2	Deer Park Un 5	7847	38	216	216.00	216.00
1-2	Deer Park Un 6	7848	34	216	216.00	216.00
1-2	Deer Park Un 7	7281	35	216	216.00	216.00
1-2	Deerfield Un 1	6732	113	27	27	27.00
1-2	Deerfield Un 2	6733	53	27	27	27.00
1-2	Deerfield Un 3	6818	138	82	82.00	82.00
1-2	Deerfield Un 4	6817	150	82	82.00	82.00
1-2	Deerfield Un 5	6908	32	42	42	42.00
1-2	Deerfield Un 6	7283	53	76	76.00	76.00
1-2	Deerfield Un 7	7281	67	216	216.00	216.00
1-2	Deerfield Un 8	7286	60	216	216.00	216.00
1-2	Deerfield Un 9	7284	47	158	158.00	158.00
1-2	Deerfield Un 10	7285	52	56	56	56.00
1-2	Deerfield Un 11	7282	71	216	216.00	216.00
1-2	Hillcrest View Apts	-	64	151.20	151.20	151.20
1-2	Ho Property Un 1	7973	41	158	158.00	158.00
1-2	Ho Property Un 2	7974	65	216	216.00	216.00
1-2	Ho Property Un 8	8230	79	216	216.00	216.00
1-2	Ho Property Un 9	8231	80	216	216.00	216.00
1-2	Ho Property Un 10	8232	54	216	216.00	216.00
1-2	Parkside Un 1	6975	158	82	82.00	82.00
1-2	Parkside Un 2	7104	101	42	42	42.00
1-2	Shelbourne Un 1	7019	121	42	42	42.00
1-2	Shelbourne Un 2	7218	89	216	216.00	216.00
1-2	Sterling Gate Un 1	6616	76	82	82.00	82.00
1-2	Sterling Gate Un 2	6928	83	82	82.00	82.00

Total: 3237 363,226.80

Table 5
COST ESTIMATE -- 2012/2013
District 1, Zone 4 -- Hillcrest Avenue District

The following schedule shows the allocation of costs to be spread to this District/Zone (254-4544)

	Base Rate Benefit Units 1,607		
	Total Cost	District Need	Assessments Applied
MAINTENANCE AND SERVICES:			
Parks	\$19,480	\$10,453	\$9,027
Arterial Medians and Roadside	\$23,272	\$0	\$23,272
Local Landscaping, Trails, Open Space	\$103,576	\$0	\$103,576
Administration	\$49,946	\$0	\$49,946
SUBTOTAL:	\$196,274	\$10,453	\$185,821

350	Parcels Assessed at	\$193.00	per unit =	\$67,550
119	Parcels Assessed at	\$167.00	per unit =	\$19,873
344	Parcels Assessed at	\$216.00	per unit =	\$74,304
117	Parcels Assessed at	\$44.00	per unit =	\$5,148
225	Parcels Assessed at	\$38.00	per unit =	\$8,550
452	Parcels Assessed at	\$23.00	per unit =	\$10,396

TOTAL ASSESSED: \$185,821

Ending FY11/12 Fund Balance (Estimated): \$107,423

GENERAL FUND PORTION OF MAINTENANCE COST: \$0

District/Zone Benefits:

Parks: Meadow Creek Estates

Arterial Landscaping: Hillcrest Avenue and Lone Tree Way

Roadway Landscaping: Laurel Road, Country Hills Drive and cul-de-sac bulbs

Miscellaneous: Open space and trails

Table 5A
District 1, Zone 4
Base Assessment Allocation

Dist/Zone	Sub'd	Tract	Benefit Units	Base Fee	FY 11-12 Assmnt	FY12-13 Assessment
1-4	Canada Hills Un 1	6898	147	23	23	23
1-4	Canada Hills Un 2	7130	99	23	23	23
1-4	Canada Hills Un 3	7341	111	38	38	38
1-4	Canada Hills Un 4	7458	47	193	193	193
1-4	Canada Hills Un 5	7761	40	193	193	193
1-4	Canada Hills Un 6	7460	81	193	193	193
1-4	Canada Hills Un 7	7459	122	193	193	193
1-4	Hidden Glen Un1	6909	89	23	23	23
1-4	Hidden Glen Un 2	7505	81	216	216	216
1-4	Hidden Glen Un 3	8387	75	216	216	216
1-4	Hidden Glen Un 4	8388	126	216	216	216
1-4	Meadow Crk Est. 1	6930	117	23	23	23
1-4	Meadow Crk Est. 2	7123	114	38	38	38
1-4	Meadow Crk Est. 3	7124	117	44	44	44
1-4	Meadow Crk Est. 4	7125	119	167	167	167
1-4	Meadow Crk Est. 5	7867	60	193	193	193
1-4	Viera Ranch 2-2	7219	18	216	216	216
1-4	Viera Ranch 2-3	7220	44	216	216	216

Total: 1,607 185,821

Table 6
COST ESTIMATE -- 2012/2013
District 2A, Zone 1 -- Citywide District

The following schedule shows the allocation of costs to be spread to this District/Zone (256-4561)

		Base Rate Benefit Units	
		0	
	Total Cost	District Need	Assessments Applied
MAINTENANCE AND SERVICES:			
Parks	\$49,946	\$49,946	\$0
Arterial Medians and Roadside	\$23,011	\$23,011	\$0
Local Landscaping, Trails, Open Space	\$0	\$0	\$0
Administration	\$0	\$0	\$0
SUBTOTAL:	\$72,957	\$72,957	\$0
TOTAL ASSESSED:			\$0
Ending FY11/12 Fund Balance (Estimated):			\$0
GENERAL FUND PORTION OF MAINTENANCE COST:			\$72,957

District/Zone Benefits:

- Parks: Barbara Price, Contra Loma, Fairview, Prosserville
- Arterial Somersville Road, L Street, Fourth Street, West Tenth Street
- Roadway Landscaping: Sycamore Drive, G Street and cul-de-sac bulbs
- Miscellaneous: open space and trails

A15

Table 7
COST ESTIMATE -- 2012/2013
District 2A, Zone 2 -- Citywide District

The following schedule shows the allocation of costs to be spread to this District/Zone (256-4562)

		Base Rate Benefit Units	
		0	
MAINTENANCE AND SERVICES:	Total Cost	District Need	Assessed
Parks	\$20,328	\$20,328	\$0
Arterial Medians and Roadside	\$4,787	\$4,787	\$0
Local Landscaping, Trails, Open Space	\$0	\$0	\$0
Administration	\$0	\$0	\$0
SUBTOTAL:	\$25,115	\$25,115	\$0
TOTAL ASSESSED:			\$0
Ending FY11/12 Fund Balance (Estimated):			\$0
GENERAL FUND PORTION OF MAINTENANCE COST:			\$25,115

District/Zone Benefits:

Parks: City Park

Arterial: A Street

Roadway Landscaping: Merrill Drive, G Street and Cavallo Road roadside and cul-de-sac bulbs

Miscellaneous: open space and trails

Table 8
COST ESTIMATE -- 2012/2013
District 2A, Zone 3 -- Citywide District

The following schedule shows the allocation of costs to be spread to this District/Zone (256-4563)

	Base Rate Benefit Units 230		
	Total Cost	District Need	Assessments Applied
MAINTENANCE AND SERVICES:			
Parks	\$25,175	\$25,175	\$0
Arterial Medians and Roadside	\$12,518	\$12,518	\$0
Local Landscaping, Trails, Open Space	\$18,425	\$18,425	\$0
Administration	\$20,811	\$6,315	\$14,496
SUBTOTAL:	\$76,929	\$62,433	\$14,496

188	Parcels Assessed at	\$66.00	per unit =	\$12,408
36	Parcels Assessed at	\$22	per unit =	\$792
6	Parcels Assessed at	\$216	per unit =	\$1,296
TOTAL ASSESSED:				\$14,496

Ending FY11/12 Fund Balance (Estimated):	\$15,320
GENERAL FUND PORTION OF MAINTENANCE COST:	\$47,113

District/Zone Benefits:

- Parks: Jacobsen, Meadowbrook
- Arterial: East 18th Street and Wilbur Avenue
- Roadway Landscaping: Cavallo Road and cul-de-sac bulbs
- Miscellaneous: open space and trails

Table 8A
 District 2A, Zone 3
 Base Assessment Allocation

Dist/Zone	Sub'd	Tract	Benefit Units	Base Fee	FY 11-12 Assmnt	FY12-13 Assessment
2A-3	Lakeshore Apt.	6770	188	66	66	66
2A-3	Terrace Gardens	5582	36	22	22	22
2A-3	Bermuda Way	8848	6	216	216	216
Total:			230			14,496

Table 9
COST ESTIMATE -- 2012/2013
District 2A, Zone 4 -- Citywide District

The following schedule shows the allocation of costs to be spread to this District/Zone (256-4564)

		Base Rate Benefit Units 337	
	Total Cost	District Need	Assessments Applied
MAINTENANCE AND SERVICES:			
Parks	\$50,723	\$50,723	\$0
Arterial Medians and Roadside	\$30,562	\$30,562	\$0
Local Landscaping, Trails, Open Space	\$16,856	\$9,143	\$7,713
Administration	\$5,203	\$0	\$5,203
SUBTOTAL:	\$103,344	\$90,428	\$12,916
			\$10,260
			\$2,656
TOTAL ASSESSED:			\$12,916
Ending FY11/12 Fund Balance (Estimated):			\$1,129
GENERAL FUND PORTION OF MAINTENANCE COST:			\$89,299

District/Zone Benefits:

- Parks: Harbour, Mountaire
- Arterial: Lone Tree Way, Davison Drive and Hillcrest Avenue
- Roadway Landscaping: Cul-de-sac bulbs
- Miscellaneous: open space and trails

Table 9A
 District 2A, Zone 4
 Base Assessment Allocation

Dist/Zone	Sub'd	Tract	Benefit Units	Base Fee	FY 11-12 Assmnt	FY12-13 Assessment
2A-4	Hillcrest Estates	5494	54	60	60	60
2A-4	Hillcrest Estates Un 2	6184	53	60	60	60
2A-4	Brookside Estates	7155	166	16	16	16
2A-4	Shelbourne Un 3	7294	64	60	60	60
Total:			337			12,916

Table 10
COST ESTIMATE -- 2012/2013
District 2A, Zone 5 -- Citywide District

The following schedule shows the allocation of costs to be spread to this District/Zone (256-4565)

		Base Rate Benefit Units 13	
	Total Cost	District Need	Assessments Applied
MAINTENANCE AND SERVICES:			
Parks	\$28,669	\$28,669	\$0
Arterial Medians and Roadside	\$31,925	\$31,925	\$0
Local Landscaping, Trails, Open Space	\$35,986	\$35,986	\$0
Administration	\$28,095	\$26,603	\$1,492
SUBTOTAL:	\$124,675	\$123,183	\$1,492
			\$556
4 Parcels Assessed at \$139 per unit =			\$936
9 Parcels Assessed at \$104 per unit =			\$1,492
TOTAL ASSESSED:			\$1,492
Ending FY11/12 Fund Balance (Estimated):			\$10,103
GENERAL FUND PORTION OF MAINTENANCE COST:			\$113,080

District/Zone Benefits:

Parks: Chichibu

Arterial: Lone Tree Way, James Donlon Boulevard, Contra Loma Boulevard

Roadway Landscaping: Cul-de-sac bulbs

Miscellaneous: open space and trails

Table 10A
 District 2A, Zone 5
 Base Assessment Allocation

Dist/Zone	Sub'd	Tract	Benefit Units	Base Fee	FY 11-12 Assmnt	FY12-13 Assessment
2A-5	Wilhelm Sub'd	7121	4	139	139	139
2A-5	Wilhelm Sub'd	7412	9	104	104	104
Total:			13			1,492

Table 11
COST ESTIMATE -- 2012/2013
District 2A, Zone 6 -- Citywide District

The following schedule shows the allocation of costs to be spread to this District/Zone (256-4566)

		Base Rate Benefit Units 274	
	Total Cost	District Need	Assessments Applied
MAINTENANCE AND SERVICES:			
Parks	\$105,310	\$105,310	\$0
Arterial Medians and Roadside	\$38,740	\$38,740	\$0
Local Landscaping, Trails, Open Space	\$36,139	\$15,361	\$20,778
Administration	\$7,804	\$0	\$7,804
SUBTOTAL:	\$187,993	\$159,411	\$28,582
			\$20,572
148 Parcels Assessed at \$139 per unit =			\$20,572
18 Parcels Assessed at \$103 per unit =			\$1,854
108 Parcels Assessed at \$57 per unit =			\$6,156
TOTAL ASSESSED:			\$28,582
Ending FY11/12 Fund Balance (Estimated):			\$19,753
GENERAL FUND PORTION OF MAINTENANCE COST:			\$139,658

District/Zone Benefits:

Parks: Canal, Gentrytown, Mira Vista, Village East

Arterial: Somersville Road, Buchanan Road, James Donlon Boulevard, Contra Loma Boulevard

Roadway Landscaping: Putnam Street, Johnson Drive and Cul-de-sac bulbs

Miscellaneous: open space and trails

Table 11A
 District 2A, Zone 6
 Base Assessment Allocation

Dist/Zone	Sub'd	Tract	Benefit Units	Base Fee	FY 11-12 Assmnt	FY12-13 Assessment
2A-6	California Gables	7105	148	139	139	139
2A-6	Centennial Park	6812	108	57	57	57
2A-6	Mira Vista Un 11	7034	18	103	103	103
Total:			274			28,582

Table 12
COST ESTIMATE -- 2012/2013
District 2A, Zone 7 -- Citywide District

The following schedule shows the allocation of costs to be spread to this District/Zone (256-4567)

		Base Rate Benefit Units	
		0	
MAINTENANCE AND SERVICES:	Total Cost	District Need	Assements Applied
Parks	\$19,144	\$19,144	\$0
Arterial Medians and Roadside	\$12,718	\$12,718	\$0
Local Landscaping, Trails, Open Space	\$0	\$0	\$0
Administration	\$0	\$0	\$0
SUBTOTAL:	\$31,862	\$31,862	\$0
TOTAL ASSESSED:			\$0
Ending FY11/12 Fund Balance (Estimated):			\$0
GENERAL FUND PORTION OF MAINTENANCE COST:			\$31,862

District/Zone Benefits:

Parks: Marchetti

Arterial: Somersville Road, Delta Fair Boulevard

Roadway Landscaping: None

Miscellaneous: open space and trails

Table 13
COST ESTIMATE -- 2012/2013
District 2A, Zone 8 -- Citywide District

The following schedule shows the allocation of costs to be spread to this District/Zone (256-4568)

		Base Rate Benefit Units 426																																				
	Total Cost	District Need	Assessments Applied																																			
MAINTENANCE AND SERVICES:																																						
Parks	\$135,011	\$135,011	\$0																																			
Arterial Medians and Roadside	\$23,163	\$10,518	\$12,645																																			
Local Landscaping, Trails, Open Space	\$38,709	\$0	\$38,709																																			
Administration	\$23,412	\$0	\$23,412																																			
SUBTOTAL:	\$220,295	\$145,529	\$74,766																																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td style="width: 10%; text-align: center;">261</td> <td style="width: 30%;">Parcels Assessed at</td> <td style="width: 10%; text-align: right;">\$216.00</td> <td style="width: 20%;">per unit =</td> <td style="width: 30%; text-align: right;">\$56,376</td> </tr> <tr> <td style="text-align: center;">120</td> <td>Parcels Assessed at</td> <td style="text-align: right;">\$129</td> <td>per unit =</td> <td style="text-align: right;">\$15,480</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Parcels Assessed at</td> <td style="text-align: right;">\$118</td> <td>per unit =</td> <td style="text-align: right;">\$590</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Parcels Assessed at</td> <td style="text-align: right;">\$58</td> <td>per unit =</td> <td style="text-align: right;">\$2,320</td> </tr> <tr> <td colspan="4">TOTAL ASSESSED:</td> <td style="text-align: right;">\$74,766</td> </tr> <tr> <td colspan="4">Ending FY11/12 Fund Balance (Estimated):</td> <td style="text-align: right;">\$7,267</td> </tr> <tr> <td colspan="4">GENERAL FUND PORTION OF MAINTENANCE COST:</td> <td style="text-align: right;">\$138,262</td> </tr> </tbody> </table>				261	Parcels Assessed at	\$216.00	per unit =	\$56,376	120	Parcels Assessed at	\$129	per unit =	\$15,480	5	Parcels Assessed at	\$118	per unit =	\$590	40	Parcels Assessed at	\$58	per unit =	\$2,320	TOTAL ASSESSED:				\$74,766	Ending FY11/12 Fund Balance (Estimated):				\$7,267	GENERAL FUND PORTION OF MAINTENANCE COST:				\$138,262
261	Parcels Assessed at	\$216.00	per unit =	\$56,376																																		
120	Parcels Assessed at	\$129	per unit =	\$15,480																																		
5	Parcels Assessed at	\$118	per unit =	\$590																																		
40	Parcels Assessed at	\$58	per unit =	\$2,320																																		
TOTAL ASSESSED:				\$74,766																																		
Ending FY11/12 Fund Balance (Estimated):				\$7,267																																		
GENERAL FUND PORTION OF MAINTENANCE COST:				\$138,262																																		

District/Zone Benefits:

- Parks: Mira Vista Hills, Antioch Community Park
- Arterial: James Donlon Boulevard
- Roadway Landscaping: Cul-de-sac bulbs
- Miscellaneous: open space and trails

Table 13A
 District 2A, Zone 8
 Base Assessment Allocation

Dist/Zone	Sub'd	Tract	Benefit Units	Base Fee	FY 11-12 Assmnt	FY12-13 Assessment
2A-8	Mira Vista Hills	4420	5	118	118	118
2A-8	Mira Vista Hills, Un 10	6472	78	129	129	129
2A-8	Mira Vista Hills, Un 12	6744	40	58	58	58
2A-8	Mira Vista Hills, Un 13	6708	95	216	216	216
2A-8	Mira Vista Hills, Un 14	6824	42	129	129	129
2A-8	Mira Vista Hills, Un 15	6920	79	216	216	216
2A-8	Mira Vista Hills, Un 16	6921	87	216	216	216

Total: 426 74,766.00

Table 14
COST ESTIMATE -- 2012/2013
District 2A, Zone 9 -- Citywide District

The following schedule shows the allocation of costs to be spread to this District/Zone (256-4569)

		Base Rate Benefit Units 1,379	
		District Need	Assessments Applied
MAINTENANCE AND SERVICES:			
Parks	Total Cost	\$20,511	\$0
Arterial Medians and Roadside	\$41,713	\$16,025	\$25,688
Local Landscaping, Trails, Open Space	\$60,648	\$0	\$60,648
Administration	\$29,656	\$0	\$29,656
SUBTOTAL:		\$152,528	\$115,992

68	Parcels Assessed at	\$144	per unit =	\$9,792
174	Parcels Assessed at	\$135	per unit =	\$23,490
442	Parcels Assessed at	\$108	per unit =	\$47,736
122	Parcels Assessed at	\$107	per unit =	\$13,054
34	Parcels Assessed at	\$74	per unit =	\$2,516
539	Parcels Assessed at	\$36	per unit =	\$19,404

TOTAL ASSESSED:

\$115,992

Ending FY11/12 Fund Balance (Estimated):

\$55,725

GENERAL FUND PORTION OF MAINTENANCE COST:

\$0

District/Zone Benefits:

Parks: Eaglesridge

Arterial: Lone Tree Way, Deer Valley Road

Roadway Landscaping: Ridgerock Drive, Asilomar, Country Hills Drive and cul-de-sac bulbs

Miscellaneous: Open space and trails

Table 14A
 District 2A, Zone 9
 Base Assessment Allocation

Dist/Zone	Sub'd	Tract	Benefit Units	Base Assmnt	FY 11-12 Assmnt	FY12-13 Assessment
2A-9	Eagles Ridge Un 1	5614	116	36	36	36
2A-9	Eagles Ridge Un 2	6162	151	36	36	36
2A-9	Eagles Ridge Un 3	6163	122	36	36	36
2A-9	Eagles Ridge Un 4	6164	150	36	36	36
2A-9	Deer Park Un 2	7290	68	144	144	144
2A-9	Deer Park Un 3	7291	94	135	135	135
2A-9	Lone Tree Est. Un 1	7079	122	107	107	107
2A-9	Lone Tree Est. Un 1A	7880	5	108	108	108
2A-9	Lone Tree Est. Un 2	7691	80	135	135	135
2A-9	Lone Tree Est. Un 3	7900	75	108	108	108
2A-9	Lone Tree Est. Un 4	8020	46	108	108	108
2A-9	Lone Tree Est. Un 5	8120	62	108	108	108
2A-9	Lone Tree Est. Un 6	8366	99	108	108	108
2A-9	Ho Sub'd, Un 3	7999	34	74	74	74
2A-9	Ho Sub'd, Un 4	8025	47	108	108	108
2A-9	Ho Sub'd, Un 5	8045	61	108	108	108
2A-9	Ho Sub'd, Un 6	8102	47	108	108	108

Total: 1,379 115,992

Table 15
COST ESTIMATE -- 2012/2013
District 2A, Zone 10 -- Citywide District

The following schedule shows the allocation of costs to be spread to this District/Zone (256-4572)

		Base Rate Benefit Units	
		286 Residential 4 Commercial	
MAINTENANCE AND SERVICES:	Total Cost	District Need	Assessments Applied
Parks	\$20,872	\$5,026	\$15,846
Arterial Medians and Roadside	\$10,881	\$0	\$10,881
Local Landscaping, Trails, Open Space	\$71,958	\$0	\$71,958
Channel Maintenance	\$20,000	\$0	\$20,000
Administration	\$15,608	\$0	\$15,608
SUBTOTAL:	\$139,319	\$5,026	\$134,293
286 Parcels Assessed at \$463.08 per unit =			\$132,441
1 Commercial Parcel Assessed at \$463.08 per benefit unit =			\$1,852
TOTAL ASSESSED:			\$134,293
Ending FY11/12 Fund Balance (Estimated):			\$55,615
GENERAL FUND PORTION OF MAINTENANCE COST:			\$0

District/Zone Benefits:

- Parks: Markley Creek
- Arterial: James Donlan, Somersville
- Roadway Landscaping: cul-de-sac bulbs

Table 15A
 District 2A, Zone 10
 Base Assessment Allocation

Dist/Zone	Sub'd	Tract	Benefit Units	Base Assmnt	FY 11-12 Assmnt	FY12-13 Assesment
2A-10	Black Diamond Ranch Un 1	7487	58	492.15	463.08	463.08
2A-10	Black Diamond Ranch Un 2	8585	117	492.15	463.08	463.08
2A-10	Black Diamond Ranch Un 3	8586	111	492.15	463.08	463.08
2A-10	Commerical Parcel	-	4	492.15	463.08	463.08
Total:			290			134,293

Table 16
COST ESTIMATE -- 2012/2013
District 4, Zone 1 -- Downtown District

The following schedule shows the allocation of costs to be spread to this District/Zone (252-4521)

		Base Rate Benefit Units	
		0	
MAINTENANCE AND SERVICES:	Total Cost	District Need	Assessments Applied
Parks	\$0	\$0	\$0
Arterial Medians and Roadside	\$0	\$0	\$0
Local Landscaping, Trails, Open Space	\$73,566	\$73,566	\$0
Administration	\$10,405	\$10,405	\$0
SUBTOTAL:	\$83,971	\$83,971	\$0

TOTAL ASSESSED: \$0

Ending FY11/12 Fund Balance (Estimated): \$18,815
GENERAL FUND PORTION OF MAINTENANCE COST: \$65,156

District/Zone Benefits:

Roadway Landscaping: Waldie Plaza, Rivertown Promenade, public parking lots, A Street extension, train station

Table 17
COST ESTIMATE -- 2012/2013
District 5, Zone 1 -- Almondridge District

The following schedule shows the allocation of costs to be spread to this District/Zone (253-4531)

	Base Rate Benefit Units 479						
	Total Cost	District Need	Assessments Applied				
MAINTENANCE AND SERVICES:							
Parks	\$43,473	\$39,863	\$3,610				
Arterial Medians and Roadside	\$0	\$0	\$0				
Local Landscaping, Trails, Open Space	\$62,942	\$1,140	\$61,802				
Administration	\$26,014	\$0	\$26,014				
SUBTOTAL:	\$132,429	\$41,003	\$91,426				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">463 Parcels Assessed at \$190.00 per unit =</td> <td style="text-align: right;">\$87,970</td> </tr> <tr> <td>16 Parcels Assessed at \$216.00 per unit =</td> <td style="text-align: right;">\$3,456</td> </tr> </table>			463 Parcels Assessed at \$190.00 per unit =	\$87,970	16 Parcels Assessed at \$216.00 per unit =	\$3,456	
463 Parcels Assessed at \$190.00 per unit =	\$87,970						
16 Parcels Assessed at \$216.00 per unit =	\$3,456						
TOTAL ASSESSED:			\$91,426				
Ending FY11/12 Fund Balance (Estimated):			\$41,705				
GENERAL FUND PORTION OF MAINTENANCE COST:			\$0				

District/Zone Benefits:

Parks: Almondridge

Arterial: None

Roadway Landscaping: Viera Avenue, Willow Avenue and cul-de-sac bulbs

Miscellaneous: open space and trails

Table 17A
 District 5, Zone 1
 Base Assessment Allocation

Dist/Zone	Sub'd	Tract	Benefit Units	Base Fee	FY 11-12 Assmnt	FY12-13 Assessment
5-1	Almondridge West	6621	25	190	190	190.00
5-1	Almondridge Un 1	6109	93	190	190	190.00
5-1	Almondridge Un 2	6454	35	190	190	190.00
5-1	Almondridge Un 3	6788	50	190	190	190.00
5-1	Almondridge Un 4	6869	52	190	190	190.00
5-1	Almondridge Un 5	7190	96	190	190	190.00
5-1	Almondridge Un 6	7411	48	190	190	190.00
5-1	Almondridge Un 9	7673	35	190	190	190.00
5-1	Almondridge Un 11	7901	25	190	190	190.00
5-1	Almondridge Un 12	8065	4	190	190	190.00
5-1	Oakley Knolls	8501	16	216	216	216.00
Total:			479			91,426

Table 18
COST ESTIMATE -- 2012/2013
District 9, Zone 1 -- Lone Tree District

The following schedule shows the allocation of costs to be spread to this District/Zone (251-4511)

		Base Rate Benefit Units 1,200	
	Total Cost	District Need	Assessments Applied
MAINTENANCE AND SERVICES:			
Parks	\$45,267	\$45,267	\$0
Arterial Medians and Roadside	\$25,461	\$19,638	\$5,823
Local Landscaping, Trails, Open Space	\$95,352	\$0	\$95,352
Administration	\$46,825	\$0	\$46,825
SUBTOTAL:	\$212,905	\$64,905	\$148,000
575 Parcels Assessed at \$140 per unit =			\$80,500
625 Parcels Assessed at \$108 per unit =			\$67,500
TOTAL ASSESSED:			\$148,000
Ending FY11/12 Fund Balance (Estimated):			\$65,261
GENERAL FUND PORTION OF MAINTENANCE COST:			(\$356)

District/Zone Benefits:

Parks: Chapparal, Williamson Ranch

Arterial: Hillcrest Avenue, Lone Tree Way, Deer Valley Road, Prewett Ranch

Roadway Landscaping: Lone Tree Way, Deer Valley Road, Dallas Ranch Road, Prewett Ranch Road

Miscellaneous: open space and trails

Table 18A
 District 9, Zone 1
 Base Assessment Allocation

Dist/Zone	Sub'd	Tract	Benefit Units	Base Fee	FY 11-12 Assmnt	FY12-13 Assessment
9-1	Diablo East Un 1	7121	177	108	108	108
9-1	Diablo East Un 2	7400	44	108	108	108
9-1	Diablo East Un 3	7401	21	140	140	140
9-1	Diablo East Un 4	8038	39	140	140	140
9-1	Diablo East Un 5	8052	39	140	140	140
9-1	Diablo East Un 6	8079	34	140	140	140
9-1	Diablo East Un 7	8122	52	140	140	140
9-1	Diablo East Un 8	8164	77	140	140	140
9-1	Diablo East Un 9	8191	71	140	140	140
9-1	Williamson Ranch 1	7114	20	108	108	108
9-1	Williamson Ranch 2	7258	166	108	108	108
9-1	Williamson Ranch 3	7587	86	108	108	108
9-1	Williamson Ranch 4	7606	93	108	108	108
9-1	Williamson Ranch 5	7618	39	108	108	108
9-1	Williamson Ranch 6	7619	75	140	140	140
9-1	Williamson Ranch 7	7620	82	140	140	140
9-1	Williamson Ranch 8	7826	85	140	140	140

Total: 1,200 148,000

Table 19
COST ESTIMATE -- 2012/2013
District 9, Zone 2 -- Lone Tree Way District

The following schedule shows the allocation of costs to be spread to this District/Zone (251-4512)

	Total Cost	Base Rate Benefit Units 2,024	
		District Need	Assessments Applied
MAINTENANCE AND SERVICES:			
Parks	\$14,369	\$6,908	\$7,461
Medians and Roadside	\$30,521	\$0	\$30,521
Local Landscaping, Trails, Open Space	\$121,200	\$0	\$121,200
Administration	\$37,980	\$0	\$37,980
SUBTOTAL:	\$204,070	\$6,908	\$197,162

229	Parcels Assessed at	\$216.00	per unit =	\$49,464
1149	Parcels Assessed at	\$93.00	per unit =	\$106,857
29	Parcels Assessed at	\$88.00	per unit =	\$2,552
45	Parcels Assessed at	\$83.00	per unit =	\$3,735
38	Parcels Assessed at	\$216.00	per unit =	\$8,208
460	Parcels Assessed at	\$51.00	per unit =	\$23,460
74	Parcels Assessed at	\$39.00	per unit =	\$2,886

TOTAL ASSESSED: \$197,162

Ending FY11/12 Fund Balance (Estimated): \$111,530

GENERAL FUND PORTION OF MAINTENANCE COST: \$0

District/Zone Benefits:

Parks: Diablo West

Arterial: Lone Tree Way, Deer Valley Road, Dallas Ranch Road, Prewett Ranch Road

Roadway Landscaping: Lone Tree Way, Deer Valley Road, Dallas Ranch Road, Prewett Ranch Road

Miscellaneous: open space and trails

Table 19A
District 9, Zone 2
Base Assessment Allocation

Dist/Zone	Sub'd	Tract	Benefit Units	Base Fee	FY 11-12 Assmnt	FY12-13 Assessment
9-2	Black Dia. Knolls 1	7201	29	51	51	51
9-2	Black Dia. Knolls 2	7498	45	51	51	51
9-2	Black Dia. Knolls 3	7554	28	51	51	51
9-2	Black Dia. Knolls 4	7592	36	51	51	51
9-2	Black Dia. Knolls 5	7499	64	51	51	51
9-2	Black Dia. Knolls 6	7593	24	51	51	51
9-2	Black Dia. Knolls 7	7594	31	93	93	93
9-2	Black Dia. Knolls 8	7825	26	83	83	83
9-2	Black Dia. Knolls 9	8008	19	83	83	83
9-2	Black Dia. Knolls 10	7824	29	88	88	88
9-2	Black Dia. Knolls 11	7500	48	93	93	93
9-2	Black Dia. Knolls 12	7823	26	93	93	93
9-2	Black Dia. Knolls 13	7822	32	93	93	93
9-2	Black Dia. Knolls 14	8110	43	93	93	93
9-2	Black Dia. Knolls 15	8181	53	93	93	93
9-2	Black Dia. Knolls 16	8182	42	93	93	93
9-2	Black Dia. Knolls 17	8183	45	93	93	93
9-2	Black Dia. Knolls 18	8324	56	93	93	93
9-2	Black Dia. Knolls 19	8325	89	93	93	93
9-2	Black Dia. Knolls 20	8326	64	93	93	93
9-2	Black Dia. Knolls 21	8466	49	216	216	216
9-2	Black Dia. Knolls 22	8467	64	216	216	216
9-2	Black Dia. Knolls 23	8525	27	216	216	216
9-2	Black Dia. Knolls 24	8526	89	216	216	216
9-2	Black Dia. Knolls 25	8528	38	216	216	216
9-2	Diablo West Un 1	7128	74	39	39	39
9-2	Diablo West Un 2	7469	119	51	51	51
9-2	Diablo West Un 3	7616	115	51	51	51
9-2	Diablo West Un 4	8243	71	93	93	93
9-2	Diablo West Un 5	8244	56	93	93	93
9-2	Diablo West Un 6	8245	81	93	93	93
9-2	Diablo West Un 7	8312	99	93	93	93
9-2	Diablo West Un 8	8313	46	93	93	93
9-2	Diablo West Un 9	8314	106	93	93	93
9-2	Lone Tree Glen	7275	161	93	93	93
Total:			2,024			197,162

Table 20
COST ESTIMATE -- 2012/2013
District 9, Zone 3 -- Lone Tree Way District

The following schedule shows the allocation of costs to be spread to this District/Zone (251-4513)

	Base Rate Benefit Units 1,953		
	Total Cost	District Need	Assessments Applied
MAINTENANCE AND SERVICES:			
Parks	\$55,845	\$5,725	\$50,120
Arterial Medians and Roadside	\$16,737	\$0	\$16,737
Local Landscaping, Trails, Open Space	\$99,386	\$0	\$99,386
Administration	\$49,426	\$0	\$49,426
SUBTOTAL:	\$221,394	\$5,725	\$215,669

129	Parcels Assessed at	\$216.00	per unit =	\$27,864
860	Parcels Assessed at	\$139.00	per unit =	\$119,540
519	Parcels Assessed at	\$95.00	per unit =	\$49,305
120	Parcels Assessed at	\$93.00	per unit =	\$11,160
25	Parcels Assessed at	\$216.00	per unit =	\$5,400
300	Parcels Assessed at	\$8.00	per unit =	\$2,400

TOTAL ASSESSED:	\$215,669
Ending FY11/12 Fund Balance (Estimated):	\$83,555
GENERAL FUND PORTION OF MAINTENANCE COST:	\$0

District/Zone Benefits:

Parks: Hansen and Dallas Ranch Park

Arterial: Lone Tree Way, Dallas Ranch Road

Roadway Landscaping: Prewett Ranch Road, Golf Course Road, Frederickson Lane and cul-de-sac bulbs

Miscellaneous: Open space and trails

Table 20A
 District 9, Zone 3
 Base Assessment Allocation

Dist/Zone	Sub'd	Tract	Benefit Units	Base Fee	FY 11-12 Assmnt	FY12-13 Assessment
9-3	Black Dia. Est. Un 1	7515	31	95	95	95
9-3	Black Dia. Est. Un 2	7644	41	139	139	139
9-3	Black Dia. Est. Un 3	8064	54	139	139	139
9-3	Black Dia. Est. Un 4	8194	64	139	139	139
9-3	Black Dia. Est. Un 5	8076	55	139	139	139
9-3	Black Dia. Est. Un 6	8317	56	139	139	139
9-3	Black Dia. Est. Un 7	8318	73	139	139	139
9-3	Black Dia. Est. Un 8	8319	47	216	216	216
9-3	Black Dia. Est. Un 9	8320	49	216	216	216
9-3	Black Dia. Est. Un 10	8472	33	216	216	216
9-3	Black Dia. Est. Un 11	8567	25	216	216	216
9-3	Dallas Ranch Un 1	7380	58	95	95	95
9-3	Dallas Ranch Un 2	7859	50	95	95	95
9-3	Dallas Ranch Un 3	7860	34	95	95	95
9-3	Dallas Ranch Un 4	7198	138	95	95	95
9-3	Dallas Ranch Un 5	7376	122	95	95	95
9-3	Dallas Ranch Un 6	7966	45	95	95	95
9-3	Dallas Ranch Un 7	7377	187	139	139	139
9-3	Dallas Ranch Un 8	7378	54	139	139	139
9-3	Dallas Ranch Un 9	8107	34	139	139	139
9-3	Dallas Ranch Un 10	8108	63	139	139	139
9-3	Dallas Ranch Un 11	8109	120	93	93	93
9-3	Diamond Ridge Un 1	7317	179	8	8	8
9-3	Diamond Ridge Un 2	7536	86	8	8	8
9-3	Diamond Ridge Un 3	7537	41	95	95	95
9-3	Diamond Ridge Un 4	7627	35	8	8	8
9-3	Sandhill I	8247	75	139	139	139
9-3	Sandhill II	8410	104	139	139	139

Total: 1,953 215,669

Table 21
COST ESTIMATE -- 2012/2013
District 9, Zone 4 -- Lone Tree Way District

The following schedule shows the allocation of costs to be spread to this District/Zone (251-4514)

	Base Rate Benefit Units 435	
	District Need	Assessments Applied
MAINTENANCE AND SERVICES:	Total Cost	
Parks	\$13,123	\$9,692
Arterial Medians and Roadside	\$9,538	\$0
Local Landscaping, Trails, Open Space	\$46,226	\$0
Administration	\$10,405	\$0
SUBTOTAL:	\$79,292	\$9,692
435 Parcels Assessed at \$160.00 per unit =		\$69,600
TOTAL ASSESSED:		\$69,600
Ending FY11/12 Fund Balance (Estimated):		\$95,364
GENERAL FUND PORTION OF MAINTENANCE COST:		\$0

District/Zone Benefits:

- Park: Heidorn
- Arterial: Lone Tree Way, Hillcrest Avenue
- Roadway Landscaping: Vista Grande Drive and cul-de-sac bulbs
- Miscellaneous: Open space and trails

A41

Table 21A
 District 9, Zone 4
 Base Assessment Allocation

Dist/Zone	Sub'd	Tract	Benefit Units	Base Fee	FY 11-12 Assmnt	FY12-13 Assessment
9-4	Meadow Crk. Village 1	7862	55	216	160	160
9-4	Meadow Crk. Village 2	7947	77	216	160	160
9-4	Meadow Crk. Village 3	7967	108	216	160	160
9-4	Meadow Crk. Village 4	7971	98	216	160	160
9-5	Meadow Crk. Village 5	7897	97	216	160	160
Total:			435			69,600

Table 22
COST ESTIMATE -- 2012/2013
District 10, Zone 1 -- East Lone Tree Way District

The following schedule shows the allocation of costs to be spread to this District/Zone (259-4591)

		Base Rate Benefit Units 660.5	
	Total Cost	District Need	Assessments Applied
MAINTENANCE AND SERVICES:			
Parks	\$0	\$0	\$0
Arterial Medians and Roadside	\$8,179	\$8,179	\$0
Local Landscaping, Trails, Open Space	\$76,915	\$42,645	\$34,270
Channel Maintenance	\$15,000	\$0	\$15,000
Administration	\$10,405	\$0	\$10,405
SUBTOTAL:	\$110,499	\$50,824	\$59,675
462 Parcels Assessed at	\$101.58	per unit =	\$46,930
152 Multi Family Res	\$69.54	per unit =	\$10,570
12.6 Comm. Parcel	\$56.94	per unit =	\$717
33.9 Bus. Park parcel	\$43.00	per unit =	\$1,458
TOTAL ASSESSED:			\$59,675
Ending FY11/12 Fund Balance (Estimated):			\$75,084
GENERAL FUND PORTION OF MAINTENANCE COST:			\$0

District/Zone Benefits:

Park: None

Arterial: Lone Tree Way

Roadway Landscaping: Country Hills Drive, Canada Valley Road, Vista Grande, and cul de sacs

Miscellaneous: Open space and trails

Table 22A
District 10
Base Assessment Allocation

Dist/Zone	Sub'd	Tract	Benefit Units	Base Fee	FY 11-12 Assmnt	FY12-13 Assessment
10-1	Sand Creek Ranch 1	8114	57	388	101.58	101.58
10-1	Sand Creek Ranch 2	8958	27	388	101.58	101.58
10-1	Sand Creek Ranch 4	8640	97	388	101.58	101.58
10-1	Sand Creek Ranch 5	8885	42	388	101.58	101.58
10-1	Sand Creek Ranch 6	8886	31	388	101.58	101.58
10-1	Sand Creek Ranch 7	8948	52	388	101.58	101.58
10-1	Sand Creek Ranch 8	8951	156	388	101.58	101.58
10-1	Multi-Family Apts	-	152	271	69.54	69.54
10-1	Commercial parcel	-	12.6	225	56.94	56.94
10-1	Business Park	-	33.9	175	43.00	43.00
Total:			660.5			59,675

Table 23

Summary of Costs, Benefits and Assessments by Zone -- Fiscal Year 2012/2013

District/ Zone	Benefit Units	Ending Bal FY11/12	Est. Cost of Maintenance	Estimated Assessments	Zone Deficit	Assessment per BU
1-1	1,681	\$279,906	\$306,207	\$275,063	\$0	\$58 to \$216
1-2	3,237	\$85,496	\$413,963	\$363,226	\$0	\$27 to \$216
1-4	1,607	\$107,423	\$196,274	\$185,821	\$0	\$23 to \$216
2A-1	0	\$0	\$72,957	\$0	(\$72,957)	\$0
2A-2	0	\$0	\$25,115	\$0	(\$25,115)	\$0
2A-3	230	\$15,320	\$76,929	\$14,496	(\$47,113)	\$22 to \$216
2A-4	337	\$1,129	\$103,344	\$12,916	(\$89,299)	\$16 to \$60
2A-5	13	\$10,103	\$124,675	\$1,492	(\$113,080)	\$104 to \$139
2A-6	274	\$19,753	\$187,993	\$28,582	(\$139,658)	\$57 to \$139
2A-7	0	\$0	\$31,862	\$0	(\$31,862)	\$0
2A-8	426	\$7,267	\$220,295	\$74,766	(\$138,262)	\$58 to \$216
2A-9	1,379	\$55,725	\$152,528	\$115,992	\$0	\$36 to \$144
2A-10	290	\$55,615	\$139,319	\$134,293	\$0	\$463.08
4-1	0	\$18,815	\$83,971	\$0	(\$65,156)	\$0
5-1	479	\$41,705	\$132,429	\$91,426	\$0	\$190 to \$216
9-1	1,200	\$65,261	\$212,905	\$148,000	\$356	\$108 to \$140
9-2	2,024	\$111,530	\$204,070	\$197,162	\$0	\$39 to \$216
9-3	1,953	\$83,555	\$221,394	\$215,669	\$0	\$8 to \$216
9-4	435	\$95,364	\$79,292	\$69,600	\$0	\$160
10-1	660.5	\$75,084	\$110,499	\$59,675	\$0	\$43 to \$101.58
Totals		\$1,129,051	\$3,096,021	\$1,988,179	(\$722,146)	

V. ASSESSMENT METHODS

Proposition 218 provides that assessments imposed by petition signed by persons owning all of the parcels subject to assessment are exempt from the requirements of Prop. 218 insofar as the amount of such assessments are not increased over the amount in effect at the time of the petition. These assessments are known as the "base amount" or "base assessments".

A large number of parcels fall within this situation and have base assessments in place. Those parcels are the subjects of this Engineer's Report. The base assessment amounts vary, depending upon when the petition was filed with the City and the scope of improvements in place at the time that were being maintained by assessment. In preparing this Report, the Engineer determined the maximum base assessment that is assessable against each parcel, the improvements that are being maintained within the benefit zone, the cost of maintaining the improvements, and the total amount generated by the relevant base assessments. In instances where the cost of maintaining the improvements is less than the maximum assessable amount, the base assessments were proportionally reduced.

The assessment method suggested was to increase assessments to the maximum base rates over a 3-year period beginning in Fiscal Year 2003-04. The final increment was reached in FY 2005-06. Allocation of assessments has been applied first to administration costs; followed by local landscaping, trails, and open space; and finally arterials medians and roadside landscaping. Park costs continue to be shown; however, they also are shown as being paid by those districts and zones that can afford it. Remaining costs are shown as a contribution from the General Fund.

VI. SUMMARY OF ASSESSMENTS

The methods described in Section V are applied to estimate the benefits received by each assessable parcel, in every District and benefit zone, from the improvements described in this report.

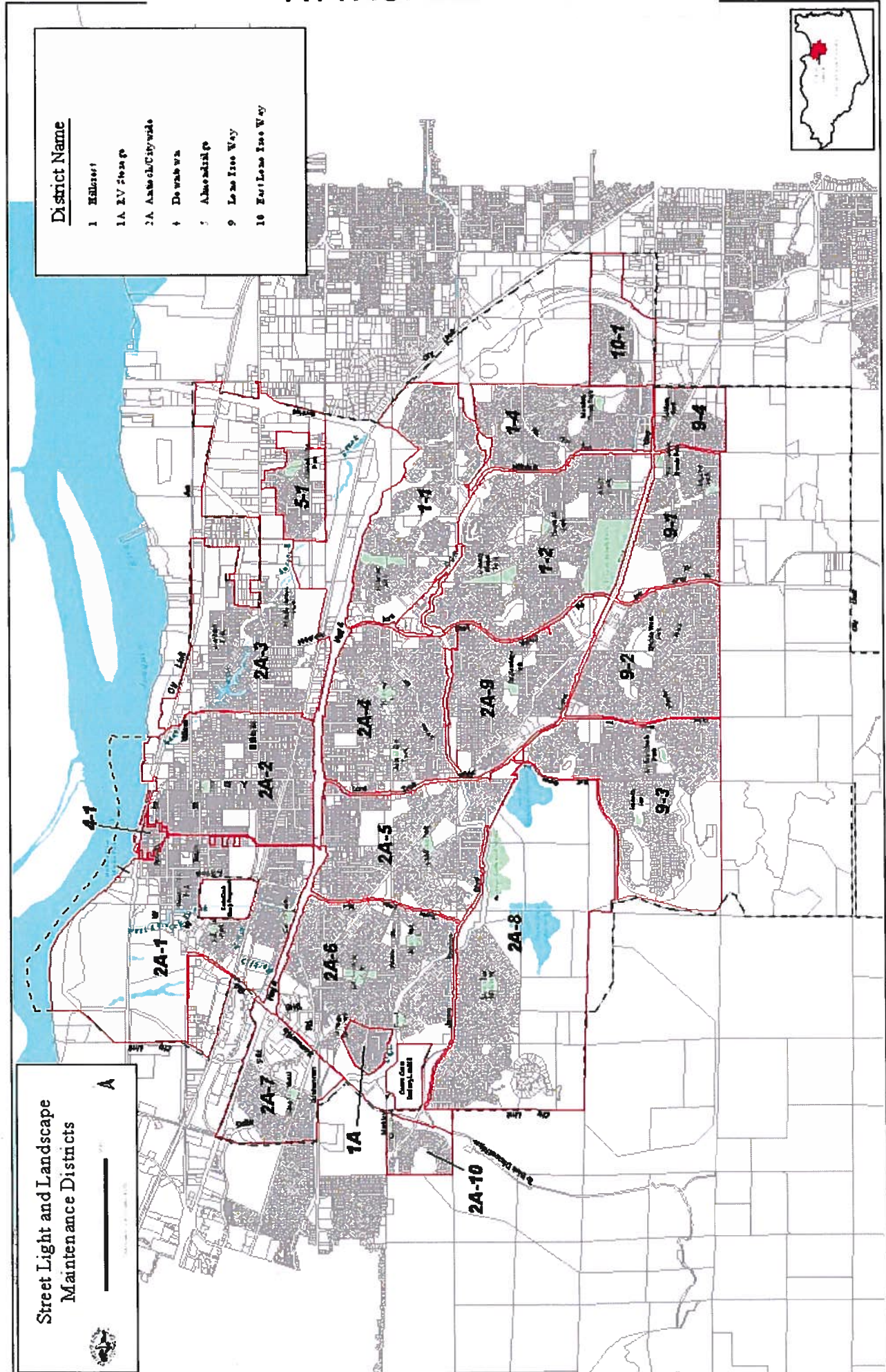
Table 23, Summary of Costs, Benefits and Assessments by Zone, presents a summary of assessments for each District and benefit zone.

VII. ASSESSMENT ROLL

The Assessment Roll is a listing of all assessable parcels of land within the District. Because of its large size, the Assessment Roll is presented under separate cover and is incorporated by reference into this report. The Assessment Roll can be inspected at the office of the City Engineer during regular working hours.

The Assessment Roll lists each parcel in the District by its distinctive designation, the Assessor's Parcel Number, and includes the Assessment amount for each parcel.

ATTACHMENT "B"



District Name	
1	Elkhart
1A	2V Street
2A	Amble Citywide
4	DeWabwa
5	Almond Park
9	Low Line Way
10	East Low Line Way

Street Light and Landscape Maintenance Districts

A

Scale bar: 0 to 1 mile

ATTACHMENT "C"

2012 Landscape Maintenance Cost Comparison

City	Annual Budget	Non-General Fund Amount	General Fund Contribution	# of Parks	General Fund Contribution of Annual Budget (%)	2010 Population	General Fund Contribution per Capita
Antioch	\$3,096,021	\$2,373,297	\$722,724	33	23.3%	102,372	\$7.06
Brentwood	\$6,800,000	\$5,100,000	\$1,700,000	65	25.0%	51,481	\$33.02
Oakley	\$1,056,293	\$1,004,864	\$51,429	28	4.9%	35,342	\$1.46
Pittsburg	\$2,200,000	\$1,600,000	\$600,000	23	27.3%	63,264	\$9.48

**STAFF REPORT TO THE CITY COUNCIL
FOR CONSIDERATION AT THE MEETING OF JUNE 12, 2012**

Prepared by: Victor Carniglia, City Consultant 

Date: June 7, 2012

Subject: Rezoning of Area #1 of the Northeast Antioch Annexation Area,
Consisting of Approximately 470 Acres, Located Primarily North of
Wilbur Avenue and West of Hwy 160

RECOMMENDATION

It is recommended the City Council continue this item. The item will be re-noticed at a future date.

BACKGROUND INFORMATION

The Ordinance was introduced by the City Council on April 24, 2012. The second reading was continued on May 8, 2012.

ATTACHMENTS

A. May 8, 2012 second reading staff report.

ATTACHMENT "A"

STAFF REPORT TO THE CITY COUNCIL FOR CONSIDERATION AT THE MEETING OF MAY 8, 2012

Prepared by: Victor Carniglia, City Consultant 

Date: May 1, 2012

Subject: Rezoning of Area #1 of the Northeast Antioch Annexation Area, Consisting of Approximately 470 Acres, Located Primarily North of Wilbur Avenue and West of Hwy 160

RECOMMENDATION

It is recommended the City Council adopt the attached Ordinance rezoning Area #1 of the Northeast Antioch Annexation Area, consisting of approximately 470 acres located primarily north of Wilbur Avenue and west of Hwy 160, with a combination of Heavy Industrial, Light Industrial, and Open Space Zoning Designations.

BACKGROUND INFORMATION

The Ordinance was introduced by the City Council on April 24, 2012. The Council made no changes to the Ordinance at the April 24, 2012 meeting.

ENVIRONMENTAL

A Mitigated Negative Declaration was previously prepared and found adequate to address the environmental impacts of the proposed Project (Rezoning), along with a Mitigation Monitoring and Reporting Program.

FINANCIAL IMPACT

Based on the fiscal analysis prepared to date, the annexation of Area #1 would have a significant net fiscal benefit to the City. Adoption of the Ordinance will further the annexation process.

OPTIONS

The recommended action is consistent with the City Council's introduction of the Ordinance on April 24, 2012.

ATTACHMENTS

None.

5-8-12

AI

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF ANTIOCH INTRODUCING THE PREZONING FOR THE APPROXIMATELY 470 ACRES OF UNINCORPORATED LAND, REFERRED TO AS AREA #1 OF THE NORTHEAST ANTIOCH ANNEXATION AREA, WHICH IS GENERALLY LOCATED ADJACENT TO AND/OR IN CLOSE PROXIMITY TO WILBUR AVENUE

SECTION 1. Findings.

- A. The City Council in June 2007 adopted a resolution directing City staff to submit to the Local Agency Formation Commission (LAFCO) an annexation application for Area #1 of the Northeast Antioch Area. This application was subsequently submitted by City staff to LAFCO in September 2007. Area #1 is located within the City's Sphere of Influence and is also located within the City's Urban Limit Line (ULL) as approved by Antioch voters.
- B. Prezoning is required by State law prior to an annexation being considered for action by LAFCO.
- C. In processing the annexation as initiated by City Council in June 2007, concurrence was not reached between the City and the County on the key provisions of the Tax Exchange Agreement until January 2012. This concurrence has allowed the prezoning process to move forward.
- D. The City Council has considered the previously prepared Final Mitigated Negative Declaration for the Northeast Antioch Area Reorganization, dated April 2010 and previously adopted by the City Council in June of 2010 (the "Final MND"), and has considered all comments received both during and after the close of the public comment period on the Final MND. Reaffirming its previous findings on the Final MND, the City Council hereby finds that, as of the date of this Ordinance, the Final MND reflects the City Council of the City of Antioch's independent judgment and analysis, and that, on the basis of the entire record before it, including but not limited to the Final MND, including the associated initial study, and the comments received thereon, there is no substantial evidence in the record that the prezoning of Area #1 as described in the Staff Report and the MND and as would be implemented by this Ordinance would have a significant effect on the environment.
- E. The City Council finds that the previously prepared Mitigated Negative Declaration as adopted by the City Council in June of 2010 adequately addresses the environmental impacts of the prezoning.
- F. The City Council finds that prezoning is consistent with the City of Antioch General Plan, and with the General Plan land use designations as contained in the "Eastern Waterfront Employment Focus Area".
- G. The City Council finds that prezoning is consistent with the requirements of the Transportation Sales Tax Initiative, Measure J.
- H. The prezoning consists of primarily the (M-2) "Heavy Industrial" zoning district, with (M-1) "Light Industrial" zoning district for an area south of Wilbur Avenue, and (OS) "Open Space" proposed for the existing Federal Wildlife Preserve located on the north side of

Wilbur Avenue. The geographic locations of the proposed rezoning districts are depicted in Exhibit 1.

1. The Planning Commission on March 7, 2012 recommended that City Council adopt the rezoning by a 6-0 vote.

SECTION 2. The Final MND, attached hereto as Exhibit 2 and the associated Mitigation Monitoring and Reporting Program (the "MMRP") and attached hereto as Exhibit 3, are hereby adopted to comply with the requirements of the California Environmental Quality Act and support the rezoning of Area #1, as described and introduced by this Ordinance. These documents, together with the remaining materials constituting the record of proceedings for the rezoning of Area #1, and the adoption of the Final MND and MMRP are available for inspection and review at City Hall, 2nd Floor, Community Development Department located at the corner of 3rd and "I" Street, Antioch CA. The rezoning of Area #1, which consists of the zoning districts as depicted in Exhibit 1 of this Ordinance and defined in the Antioch Municipal Code, is hereby introduced.

SECTION 3. This Ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption by the City Council at a second reading and shall be published once within fifteen (15) days upon passage and adoption in the East County Times, a newspaper of general circulation printed and published in the City of Antioch.

* * * * *

I HEREBY CERTIFY that the foregoing ordinance was introduced at adjourned regular meeting of the City Council of the City of Antioch held on the 24th day of April, 2012 and passed and introduced at a regular meeting thereof, held on the 8th day of May, by the following vote:

AYES:

NOES:

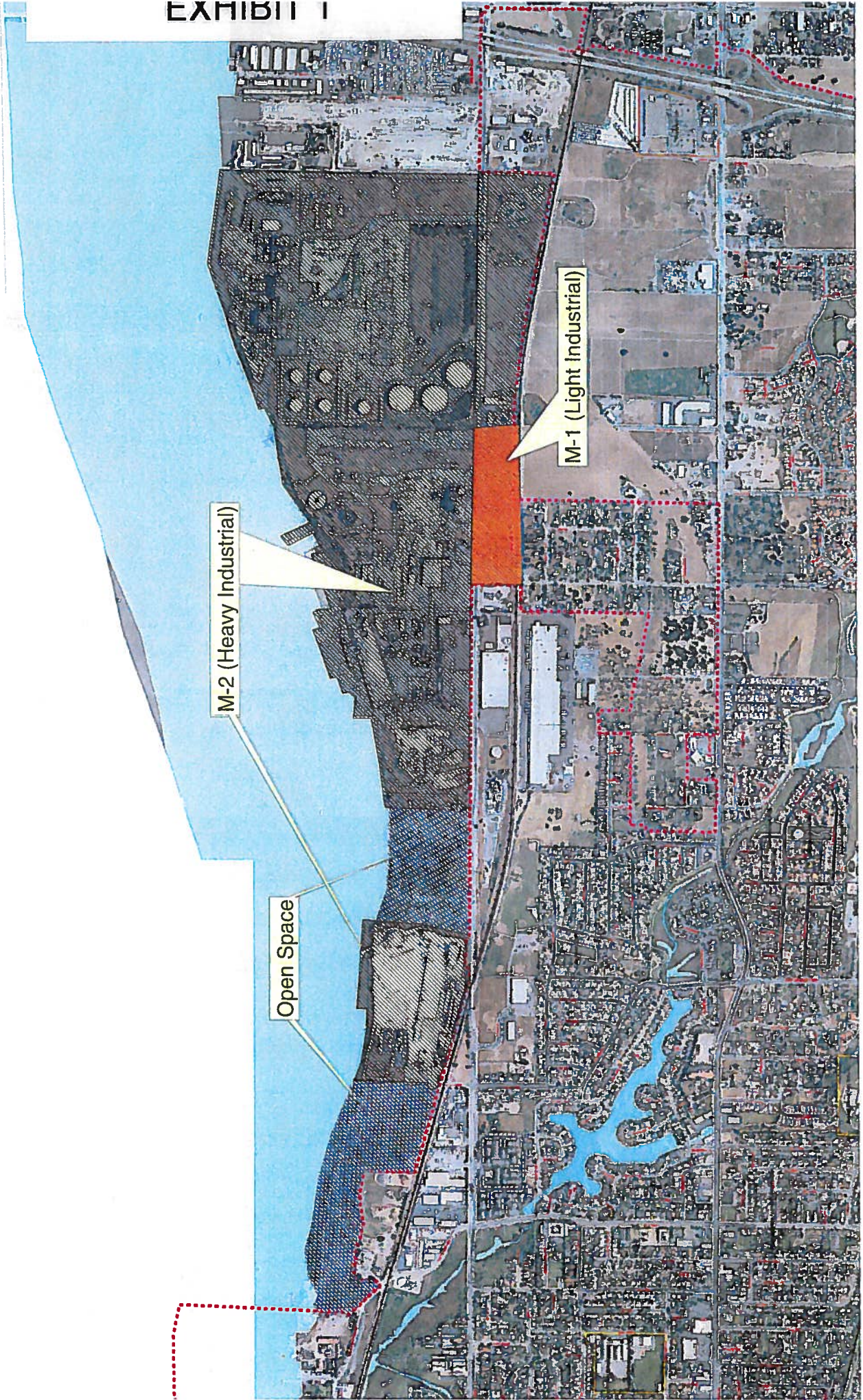
ABSENT:

James D. Davis, Mayor of the City of Antioch

ATTEST:

Denise Skaggs, City Clerk of the City of Antioch

EXHIBIT 1



FINAL MITIGATED NEGATIVE DECLARATION

Prepared for
The City of Antioch

**Northeast Antioch Area
Reorganization**

Prepared by



135 Main Street, Suite 1600
San Francisco, CA 94105

April 2010

INTRODUCTION

On March 17, 2010, the City of Antioch published a Draft Initial Study and Mitigated Negative Declaration (IS/MND) which analyzed potential impacts of the proposed annexation of three subareas totaling approximately 678 acres into both the City as well as the Delta Diablo Sanitation District. A 20-day public review and comment period commenced, and was extended to conclude on April 19, 2010. During the public comment period, two public agencies provided a comment letter: the Local Agency Formation Commission (LAFCO) and the Delta Diablo Sanitation District (DDSD). These comment letters are included in **Appendix E** along with specific responses to the issues raised.

This Final MND includes edits, corrections, and items of clarification made in response to comments received on the Draft IS/MND. In this Final MND, new text is shown in **bold-underline** and deleted text is shown in ~~strikeout~~.

This Final MND includes the following four revisions:

- Page 10: The word “County” is deleted from Contra Costa Local Agency Formation Commission
- Page 54: The word “County” is deleted from Contra Costa Local Agency Formation Commission
- Page 54: Clarifying text is added to define future sewage flow routing, i.e., “**Portions of the reorganization area would have sewage flow routed through the DDSD Antioch Pump Station, as shown in Figure 7.**”
- Figure 7 is revised to correctly depict the proposed sewage flow routing.



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Northeast Antioch Area Reorganization Project Mitigated Negative Declaration

Project Description

1. *Project Title:* Northeast Antioch Area Reorganization
2. *Lead Agency Name and Address:* City of Antioch, Community Development Department, Planning Division, 3rd and H Streets, P.O. Box 5007, Antioch, CA 94531
3. *Contact Person and Phone Number:* Victor Carniglia, Deputy Director of Community Development, (925) 779-7036
4. *Project Location and Existing Land Uses*

Three areas in Contra Costa County are being considered for reorganization (annexation or incorporation) into the City of Antioch (City) and the Delta Diablo Sanitation District (DDSD). The three areas (referred to in this study as Areas 1, 2a, and 2b) are located generally along the San Joaquin River and in the vicinity of Wilbur Avenue. **Figure 1** shows the project location within the region as well as the three subareas.

Area 1 is an approximately 481 acre area predominantly occupied by heavy industrial uses. Area 1 is generally located south of the San Joaquin River, west of State Route 160 and north of the Burlington Northern Santa Fe (BNSF) railroad.

Area 2a is a 94 acre area located between Area 1 and the Antioch Bridge (State Route 160). Area 2a is currently occupied by predominantly marina and storage uses.

Area 2b is about 103 acres in area south of Wilbur Avenue and roughly centered on Viera Avenue. Area 2b contains 120 existing residential uses, nearly all of which obtain water from individual domestic wells and dispose of wastewater in individual domestic septic systems. The area also includes limited commercial and industrial areas, but is predominantly residential.

5. *Surrounding Land Uses*

As shown in **Figure 1**, the northern edges of Areas 1 and 2a are bounded by the San Joaquin River. Lands south of Area 1 but west of Area 2b are all within the City of Antioch and are currently developed with a mix of industrial/commercial and residential uses.

Lands south of Area 1 and east of Area 2b are also in the City of Antioch and currently include agricultural, institutional, and commercial uses between the BNSF railroad to the

north and East 18th Street to the south.

Lands east of Area 2a are in the City of Oakley and are currently in recreational and aquatic related uses.

6. *Project Sponsor's Name and Address:*

City of Antioch
Community Development Department
PO Box 5007
Antioch, CA 94531-5007

7. *Contra Costa County General Plan Designations:*

The County land use designations are shown in detail on **Figure 2**.

Area 1: Heavy Industrial (HI) and Open Space (OS).

Area 2a: Heavy Industrial (HI) and Delta Recreation and Resources (DR).

Area 2b: Several designations, including Heavy Industrial (HI), Light Industrial (LI), Open Space (OS), Parks and Recreation (PR), Public and Semi-Public (PS), Single-Family Residential High-Density (SH), and Single-Family Residential Medium-Density (SM).

8. *Contra Costa County Zoning Designations:*

The County zoning designations are shown in detail on **Figure 3**.

Area 1: Heavy Industrial

Area 2a: Heavy Industrial

Area 2b: Several designations, including: R-10 Single Family Residential, D-1 Two-Family Residential, A-2 General Agriculture, R-40 Single Family Residential, C-M Controlled Manufacturing, LI Light Industrial

9. *City of Antioch General Plan Designations:*

Areas 1, 2a, and 2b are within the City of Antioch's sphere of influence and as such, have been assigned land use designations in the City of Antioch General Plan. These designations are shown in detail on **Figure 4**. As the lands are currently within the jurisdiction of Contra Costa County, the City's assignment of General Plan designations are to be considered *advisory*.

Area 1: Eastern Waterfront Employment Area; designations include General Industrial, Rail-Served Industrial, and Open Space.

Area 2a: Eastern Waterfront Employment Area: designations include

Marina/Support Uses and Commercial.

Area 2b: Medium Low Density Residential; Medium Density Residential; Open Space; Business Park.

10. Description of Project:

The project under CEQA review involves a number of City actions that would lead to the reorganization (annexation) of the three subareas into both the City as well as the DDSD. The term “reorganization” is preferred over “annexation” insofar as a “reorganization” means two or more changes of organization initiated in a single proposal. It can include two or more changes to the same agency, or to more than one agency. In contrast, an “annexation” refers to a boundary change involving only one agency or jurisdiction. In this case, the proposed project would expand the current boundaries of both the City and the DDSD, hence the use of the term “reorganization.”

Background: The three subareas have been within the City’s sphere of influence for over 30 years. The City’s 2003 General Plan shows these areas generally within the “Eastern Waterfront Employment Focus Area.” Starting in 2005, the City began a concerted effort to reorganize portions of this Focus Area. A 2005 Strategic Plan examined background issues related to the possible reorganization of Areas 1, 2a, and 2b into the City and the DDSD and is included as **Appendix B**. In July 2007, the City formally initiated reorganization efforts, leading to preparation of an application to LAFCO and a draft Negative Declaration covering only Area 1. While the City adopted the Negative Declaration in March 2008, the reorganization application did not move forward with LAFCO, due largely to the need for a tax transfer agreement between the City and the County.

The City is now considering the reorganization of Area 1 along with Areas 2a and 2b in an effort to improve public services and utilities in all three areas. The actual annexation (reorganization) of these areas may be undertaken as separate LAFCO application processes, but this environmental document examines the potential effects of the possible reorganization of all three areas, and evaluates the connection and provision of municipal services and utilities (potable water, storm drain, emergency services, sewer service, and street lighting), with the latter utilities and service examinations being programmatic in nature. As a condition of approval of a reorganization application, LAFCO will require all service providers to document an intent to serve the subject properties. The provision of City services, including police services, would be extended to the project area upon reorganization; the provision of municipal infrastructure such as water and wastewater

connections may be limited and would be phased in over a longer period of time, based primarily on funding. The priority would be given to the infrastructure most critical to health and safety, such as sewer and water services.

Mirant Marsh Landing, LLC (Mirant) is pursuing the development of a new power plant that would be located on a portion of Area 1. In accordance with state laws as specified in the Warren-Alquist Act, California Public Resources Code section 25500, et seq., Mirant has independently initiated a separate permit and environmental review process with the California Energy Commission (CEC). The California Legislature established the CEC in 1975 as part of a comprehensive program to site new power plants across the state. The Legislature gave the CEC exclusive and pre-emptive approval and licensing authority for thermal energy plants producing energy equal to or greater than 50 megawatts (MW). Mirant's proposed plant for Area 1 would produce up to 760 MW of electricity. Although the CEC has pre-emptive authority over local laws, the CEC will typically ensure that projects achieve compliance with local laws, ordinances, regulations, standards, plans, and policies. The CEC's environmental review process is a certified regulatory program under CEQA; the CEC's process yields substantially similar analysis as would the CEQA process. The CEC process differs in that CEC staff will produce several environmental and decision documents instead of an Environmental Impact Report (EIR). Mirant initiated the approval and licensing process with the CEC by submitting an application and supplemental materials. The CEC is reviewing Mirant's application materials and is expected to make a determination in the case in 2010.

Proposed Actions: The project involves the City undertaking actions consistent with LAFCO reorganization requirements and Government Code Section 56668 et seq, including pre-zoning and provision of municipal infrastructure, as described below.

A. General Plan Amendment: The project includes an amendment to the General Plan text:

- **Text Amendment:** The proposed reorganization would result in a potential conflict with two General Plan policies related to the future provision of a trail along the San Joaquin River.

Policy "I" in Section 4.4.6.3 of the General Plan Land Use Element states:

As a condition of new development or redevelopment of properties along the San Joaquin River between Rodgers Point and the existing marina at the SR 160 freeway, require dedication and improvement of a riverfront trail and linear park.

In addition, policy “c” of Section 10.3.2 of the Resource Management Element states:

Maintain the shoreline of the San Joaquin River as an integrated system of natural (wetlands) and recreation (trails and viewpoints) open space as set forth in the Land Use Element and Public Services and Facilities Element.

Should the CEC approve the proposed Mirant power plant, the implementation of the public access requirements in policy “I” and policy “c” above may be inconsistent with this industrial use. The project therefore includes a proposed amendment to the Land Use Element that would allow the City Council to modify the riverfront public access requirement if fulfilling the requirement would result in substantial risks to public health and/or safety.

The City thus proposes that the following additional language (shown in underlined text) be added to Policy 4.4.6.3.1:

As a condition of new development or redevelopment of properties along the San Joaquin River between Rodgers Point and the existing marina at the SR 160 freeway, require dedication and improvement of a riverfront trail and linear park. If the land uses proposed along the San Joaquin River Waterfront are incompatible with a riverfront trail and linear park based upon safety, security, or other reasons as determined by the City Council, the trail may instead be located along existing public roadways near any such property in question. The dimensions of this trail along with necessary landscaping, irrigation and other streetscape improvements shall be determined by the City.

In addition, the City proposes the following additional language (shown in underlined text) to be added to policy “c” of Section 10.3.2 of the Resource Management Element:

Maintain the shoreline of the San Joaquin River as an integrated system of natural (wetlands) and recreational (trails and viewpoints) open space as set forth in the Land Use Element and Public Services and Facilities Element except where the City Council finds that land uses along the waterfront are incompatible with a riverfront trail and/or viewpoints based upon safety, security, or related reasons. The dimensions of any such trail along with necessary landscaping, irrigation and other streetscape improvements shall be determined by the City.

B. Pre-zoning: The project includes pre-zoning the land to be reorganized into the City and DDSD, consistent with LAFCO requirements. **Figure 5** shows the City’s proposed pre-zoning designations. In addition to applying City zoning designations to the three areas, the City also proposes, as part of the project, minor modifications to various zoning regulations. These modifications are fully discussed below.

Area 1: The majority of Area 1 (with the exception of the Antioch Dunes National

All

Wildlife Refuge (ADNWR)) is proposed to be zoned "M-2 Heavy Industrial District." This proposed designation is consistent with the existing County zoning designation of "Heavy Industrial".

Area 2a: The City proposes two zoning designations for this area. Lands from the San Joaquin River, approximately 1,200 linear feet south towards Wilbur Avenue would have a WF Urban Waterfront District designation. North of Wilbur Avenue, to the WF Waterfront area, the City proposes C-3 Service Commercial District zoning. This proposed designation represents a change from the existing County zoning designation of "Heavy Industrial".

Area 2b: The City recognizes that many properties in this area are inconsistent with its current residential zoning requirements. The City thus proposes to pre-zone this area as Study Zoning District (S). The City would maintain the County's existing zoning regulations for this area, including land use, density, and height, until such time in the future that the City considers different land use designations for this area.

As part of the project, the City proposes a number of modifications to the M-2 zoning regulations that would apply to M-2 zoned lands Citywide. These changes are:

- A new section (**Section 9-5.3835 Power Plants**) would be added to the Antioch Municipal Code to provide further information regarding power plants and the California Energy Commission's review, approval, and oversight practices. The proposed new Section 9-5.3835 Power Plants will state "Thermal power plants over 50 Megawatts are subject to the review and authority of the California Energy Commission as specified in the Warren-Alquist Act, California Public Resources Code section 25500, et seq. All Power Plants will have to adhere to the City's Laws, Ordinances, Regulations, and Standards.¹ Projects subject to the California Energy Commission's exclusive licensing authority shall also adhere to such Laws, Ordinances, Regulations, and Standards as determined to be applicable by the California Energy Commission."

¹ California Public Resources Code §25523 requires the CEC to make a determination whether a particular facility conforms to local regulatory requirements. To the extent there is not compliance with a local regulation, the CEC is required to meet with the local jurisdiction in an effort to correct or eliminate the non-compliance. However, if the non-compliance cannot be avoided, the CEC can nevertheless approve the facility if can make certain findings regarding its public necessity. Thus, the City's proposed use permit requirement on thermal power plants producing 50 MW or greater could be overridden by the CEC.

- Section 9-5.3803 – Table of Land Use Regulations of the Antioch Municipal Code summarizes permitted and conditionally permitted uses in all zoning districts citywide. The City proposes to modify this section by adding “Power Plants under 50 MW” and “Power Plants over 50 MW”, under Industrial Uses with reference to the proposed new Section, 9-5.3835 Power Plants. Both Power Plants under and over 50 MW that are not subject to the California Energy Commission’s exclusive licensing authority will require a Use Permit (UP) in the M-2 zoning designation. This section would also be modified to state that any other type of power generating facility would require “U” Use Permit approval.
- Height limit: Section 9-5.601 of the Antioch Municipal Code governs height limits in zoning districts citywide. This section’s limits regarding the M-2 district would be modified. The current M-2 height limit of 70 feet would not be applicable to exhaust stacks and similar industrial equipment associated with a Power Plant under or over 50 MW in capacity.
- Section 9-5.1001 of the Antioch Municipal Code sets forth landscaping requirements citywide. The City proposes to modify the landscape requirements concerning M-2 zoned areas (Section 9-5.1001 to 9-5.1005) and Parking Lot Landscaping (Section 9-1716) to be applicable only to areas of the site that are located within the required landscape setback from a public road right of way as specified in Section 9-5.601 and areas that are accessible by the public such as parking lots.
- The Antioch Dunes National Refuge is proposed to be zoned “OS” Open Space/Public Use District.

C. Providing municipal utilities and public services to the reorganized area. Both LAFCO and the Government Code stipulate that annexations or reorganizations should be completed in order to better and more efficiently provide services. In the present case, the three subareas are almost entirely surrounded by incorporated cities (Antioch and Oakley). As such, the provision of public services (such as police protection) to these areas would be more efficiently achieved by local agencies versus County agencies.

In addition, the three areas are known to have substantial utility deficiencies. For instance, several streets in Area 2b are unpaved. Moreover, residences in Areas 2a and 2b rely on well water for drinking and also utilize individual septic systems within close proximity, thus posing risk of cross-contamination and attendant public health and safety concerns. Reorganization into DDSD would allow for municipal waste water service to

replace individual septic systems. Reorganization into the City would allow for the provision of treated water.

Figure 6 shows existing water, sewer, and storm drain utilities in the project area. As part of the reorganization process, the City has conducted a study of the infrastructure improvements needed to bring Areas 1, 2a, and 2b up to City standards. Illustrations from this study are described below and are included as **Figures 7** through **10**. **Figure 7** shows the water, sewer, and storm drain improvements necessary within the project area to bring the subject properties up to City infrastructure standards. **Figure 8** shows needed electrical utility improvements to bring the subject properties up to City standards. **Figure 9** shows proposed street improvements needed to meet current City standards. Finally, **Figure 10** shows needed right-of-way acquisitions in order to provide the utility and street improvements.

Concurrent with the infrastructure study, the City also prepared a fiscal impact analysis, studying the cost of the proposed infrastructure improvements relative to anticipated tax revenues associated with the subject properties. The summary of this study is included as **Appendix C**, and concludes that while anticipated tax revenues for Areas 1, 2a, and 2b would cover the ongoing cost of providing City services, such as public safety, substantial additional investment would be required to make the necessary improvements and service extensions.

This environmental document examines the full extent of all proposed infrastructure improvements for Areas 1, 2a, and 2b. The improvements shown on Figures 7 through 10 should be considered diagrammatic. As funding is available to implement various infrastructure improvements, the City, prior to construction, will develop more detailed drawings depicting the proposed improvements. At such time that more detailed drawings are developed, the City will determine if any additional CEQA review is required.

(*)

If reorganized into the City, the reorganization area is ultimately anticipated to receive municipal water service from the City of Antioch. This initial study examines the potential impacts of this proposed change, including a review of the adequacy of available municipal water to serve the project area.

In addition, following reorganization, the project area would receive other municipal services from the City similar to any other area of the City. Such services include policing and maintenance services. The project's potential environmental impacts

related to these municipal services are addressed in this initial study.

D. Additional Actions

Tax Transfer Agreement - The City and Contra Costa County are in the process of negotiating a tax transfer agreement. The agreement will stipulate how future revenues will be shared between the two jurisdictions. This agreement has no physical impact and is not subject to CEQA. It is identified here as part of the possible agency actions related to the annexation project.

Out of Agency Service Agreement – If necessary, the city may seek approval from LAFCO for an Out of Agency Service Agreement (agreement), which would allow the City to provide services to the Mirant Marsh Landing Generating Station for a specific period of time while the annexation process is completed. If needed, the agreement would allow the city to provide the same services on a temporary basis that are contemplated by the proposed annexation. This environmental document would therefore also support the agreement, should it be deemed necessary. The agreement is identified here as part of the possible agency actions related to the annexation project.

10. *Requested Actions:*

Table 1 lists the discretionary and ministerial approvals requested for the proposed project.

Table 1. Project Approvals

Agency/Provider	Permit/Approval
City of Antioch	Adoption of Negative Declaration Approval of Pre-Zoning(s)
Delta Diablo Sanitation District	Provision of “Intent to Serve” Statement(s)
City of Antioch and Contra Costa County	Tax Transfer Agreement(s)
Contra Costa County Local Agency Formation Commission	Approval of Reorganization(s) Out of Agency Service Agreement

Source: CirclePoint, 2010.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by the project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages. Mitigation measures have been provided for each potential significant impact, reducing all to a less than significant level.

- | | |
|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology & Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology & Water Quality |
| <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population & Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation & Circulation | <input type="checkbox"/> Utilities & Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance | |

Compliance with New CEQA Guidelines

This environmental impact checklist incorporates proposed text changes to the CEQA guidelines to address the analysis of greenhouse gas emissions. The new CEQA guidelines also require a discussion of forest resources and incorporate modifications to the significance criteria for transportation and circulation impacts.

In regards to greenhouse gas emissions, Senate Bill 97, passed in 2008, directed the Office of Planning and Research (OPR) to prepare, develop, and transmit to the Resources Agency by July 1, 2009, guidelines for the feasible mitigation of GHG emissions or their effects. OPR issued draft guidelines on April 13, 2009. The CEQA guidelines were approved by OPR in December 2009 and will formally take effect on March 18, 2010.

This mitigated negative declaration (MND) is being published before March 18, 2010, and is not therefore legally required to address these new CEQA checklist questions. However, this MND does include analysis in compliance with the proposed new guidelines and changes to Appendix G of the CEQA Guidelines in **Appendix A**. **Appendix A** includes the new checklist questions and analysis related to Agricultural and Forest Resources and Transportation and Circulation, as well as the quantified evaluation of greenhouse gas emissions per the new Greenhouse Gas Emission environmental checklist.

Determination

On the basis of this initial evaluation:

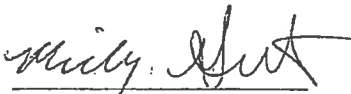
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that the proposed project COULD have a significant effect on the environment, but mitigations identified in this Initial Study will reduce these impacts to a less than significant level, and a MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.


Mindy Gentry
Associate Planner

4/28/10
Date

ENVIRONMENTAL IMPACT CHECKLIST

I. Aesthetics

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to: trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Have a substantial adverse effect on a scenic vista?

No Impact. The City's General Plan identifies views of Mt. Diablo, ridgelines, and the San Joaquin River as important visual resources. There are existing intermittent views of Mt. Diablo and the San Joaquin River from various locations in the project area. As neither development nor construction would immediately result from project implementation, the project would do nothing to alter existing limited views of these scenic resources. The reorganization of the project area into the City and the DDSD would result in no change to any view of Mt. Diablo or the San Joaquin River.

The existing County zoning for all of Area 1 and 2a is Heavy Industrial (Figure 3). The County's Heavy Industrial zone district does not include *any* height limit for development². The City is proposing to reduce the acreage of land zoned for Heavy Industrial uses, and would also limit the height of industrial development on that land to 70 feet, with the

² Contra Costa County Zoning Code, Section 84-62.602 Lot, height, yard – Regulations – “There are no lot area, height, or side yard regulations or limitations in the H-I district.” (Heavy Industrial).

exception of exhaust stacks and similar industrial equipment associated with a Power Plant. The city's M-2 zone district imposes requirements related to lot coverage and minimum building site that would further restrict the density and massing of future development. The project would therefore reduce potential obstruction of views by restricting the height, location, and density of future industrial development.

All city lands currently zoned M-2 are located adjacent to or in close proximity to the project area³; thus the proposed height exception in the M-2 zone district for exhaust stacks and similar industrial equipment associated with a Power Plant would be limited to the project area and the immediate vicinity. The project would not adversely affect scenic vistas from other locations within the city. No mitigation is required.

b) Substantially damage scenic resources, including but not limited to: trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. According to the California Department of Transportation (Caltrans), there are no state or county designated scenic highways in the City nor in eastern Contra Costa County as a whole. Moreover, there are no rock outcroppings or historic buildings in the vicinity of the project site. Therefore, there project would result in no impact to scenic resources within a state scenic highway. No mitigation is required.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Less Than Significant Impact. The project involves a series of procedural actions and would not introduce any new construction or development that would degrade the existing visual character or quality of the site or its surroundings.

In terms of potential changes associated with future development, Area 1 and 2a would change from all heavy industrial zoning under County designations, to a mixture of heavy industrial, open space, urban waterfront, and service commercial uses. The City's intention for Area 2b is to identify zoning that most closely matches the existing pattern of development. The visual character and quality of the site would therefore be similar to or less industrial than what is already envisioned by the County's zoning and general plan land use designations. Over time, as City standards are implemented, it is reasonable to assume that streetscape improvements would improve the area's existing visual character and quality, particularly such portions of the project area that lack paved roads and/or streetlights. No mitigation is required.

³ Lands between McElheny Road and Fulton Shipyard Road, approximately 1/8 mile west of the western boundary of Area 1, also have an M-2 zoning designation.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No Impact. As discussed above, implementation of the proposed project would allow for street improvements, including new street lighting per City standards. The timing, locations, and extent of such lighting improvements are not known at this time. At such time that the City has the resources to move forward with such improvements, separate environmental review would be required to document any environmental impacts. Any future new development in the project area would be required to comply with City of Antioch lighting standards as articulated in Section 9-5.1715 of the Antioch Municipal Code. The project would result in no light or glare impact. No mitigation is required.

II. Agricultural Resources

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use?

No Impact. The California Department of Conservation maintains the Farmland Mapping and Monitoring Program (FMMP) which produces maps and other data showing California's agricultural resources. The FMMP maps show Prime Farmland, Unique Farmland, and Farmland of Statewide Importance, based on ratings that take into account soil quality and irrigation status, using the U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) soil survey data.

Under CEQA, conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is considered a significant impact.

The project site contains approximately 28.6 acres of Farmland of Statewide Importance, as shown in Figure 11.⁴ Of the total 28.6 acres of Farmland of Statewide Importance, about 21.5 acres are within Area 1 and 7.1 acres are within Area 2b. As of October 2009, all of

⁴ California Department of Conservation. (June 2009). Contra Costa County Important Farmland 2008. <<ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2008/con08.pdf>>.

these lands are in agricultural use. (The project site also contains approximately 26.2 acres of Farmland of Local Importance, which is not considered a protected category of agricultural lands under CEQA.)

Implementation of the project will not change the existing agricultural uses on site. Section 5-3809 of the Antioch Municipal Code allows for pre-existing agricultural uses to be continued when a new land use designation is imposed, and all of the lands currently in agricultural use would remain in agricultural production following the reorganization. As the project would not include any change to existing land uses on the ground, the project would not result in the conversion of Farmland of Statewide Importance to non-agricultural uses. Any future construction or development in Areas 1 and 2b would be subject to separate environmental review where any potential changes to designated Farmlands would be analyzed. Therefore, the project would not convert and designated Farmland to a non-agricultural use. No mitigation is required.

Additional consideration of agricultural lands pursuant to LAFCO regulations

LAFCO defines prime agricultural land in the California Government Code as land that has not been developed for a use other than an agricultural use and that meets any of the following qualifications (*emphasis added*):

- a) Land that qualifies, if irrigated, for rating as class I or class II in the USDA NRCS land use capability classification, whether or not land is actually irrigated, provided that irrigation is feasible;
- b) Land that qualifies for rating 80 through 100 Storie Index Rating;
- c) Land that supports livestock used for the production of food and fiber and that has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the USDA;
- d) Land planted with fruit or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and that will return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than four hundred dollars (\$400) per acre.
- e) Land that has returned from the production of unprocessed agricultural plant products an annual gross value of not less than four hundred dollars (\$400) per acre for three of the previous five calendar years.

Under LAFCO regulations, the 28.6 acres of Farmland of Statewide Importance would be considered "Prime." In addition, the project site also contains approximately 26.2 acres of Farmland of Local Importance, which is not considered a protected category of agricultural

lands under CEQA, but some or all of which LAFCO may consider "Prime" pursuant to the LAFCO regulations discussed above.

No other lands within the three areas appear to meet LAFCO definitions of prime farmland insofar as all other lands have been developed for uses other than agricultural use.

In terms of future development and possible conversion of agricultural uses, any development in Areas 1 and 2b would be subject to environmental review where any potential changes to designated Farmlands would be analyzed.

Regarding Area 1, the reorganization does not increase the likelihood of conversion of agricultural lands as the County's General Plan and zoning already identifies the lands in Area 1 for Heavy Industrial development. The City's proposed Industrial designations would be consistent with the existing General Plan and zoning classifications.

Regarding Area 2b, the reorganization does not increase the likelihood of conversion of agricultural lands as the County's General Plan already identifies the lands for public space and open space, not agricultural use. The City of Antioch is proposing a General Plan designation of open space for these lands, which is consistent with the existing County land use designations. [The existing County zoning for this acreage is single family residential (R-10) and controlled manufacturing (C-M)].

Furthermore, the proposed annexation would not result in any change to the existing land uses. As discussed above, all of the lands currently in agricultural use would remain in agricultural production following the reorganization. As the project would not include any change to existing land uses on the ground, the project would not result in the conversion of Farmland of Statewide Importance or Farmland of Local Importance to non-agricultural uses.

b) Conflict with existing zoning for agricultural use, or with a Williamson Act contract?

No Impact. No portion of the project site is under a Williamson Act contract. However, approximately 16.4 acres of Area 2b is currently zoned for agricultural uses (H-1) by Contra Costa County. Implementation of the proposed project would pre-zone Area 2b under the City of Antioch's S Study Zoning District. This designation would allow the City to maintain the County's existing zoning regulations for this area, including land use, density, and height, until such time in the future that the City considers different land use designations for this area. Therefore, the project would result in no conflict with either a Williamson Act contract or existing zoning for an agricultural use. No mitigation is required.

c) Involve other changes in the existing environment which due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use?

Less Than Significant Impact. The project site contains approximately 28.6 acres of Farmland of Statewide Importance in Areas 1 and 2b. Implementation of the proposed project would result in these areas receiving City of Antioch General Plan and zoning designations and would also allow for the extension of City services (potable water, storm drain, sewer service, and street lighting) to the existing residences and businesses currently located on the project site. As noted above, the project would not result in any change of an existing land use on the ground; moreover, Antioch Municipal Code Section 5-3809 allows for the continuation of existing agricultural uses on a site when that site's zoning designation may be changed. The extension of urban services throughout the project area may result in an increased likelihood that existing agricultural lands in the project area are under greater pressure from market forces to convert to a non-agricultural use. However, the timing and extent of actual infrastructure improvements in the project area is not known. Therefore, consideration of possible future conversions of Farmland would be speculative. As noted above, the reorganization does not increase the likelihood of conversion of agricultural lands in Area 1, as the County's General Plan already identifies the lands in Area 1 for Heavy Industrial development. Regarding Area 2b, both the County General Plan and the City's proposed General Plan designations indicate open space or public space for the majority of these lands. In summary, the project would result in a less than significant impact in terms of other environmental changes that could affect Farmland.

III. Air Quality

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Conflict with or obstruct implementation of the applicable Air Quality Attainment Plan or Congestion Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a), b), c), and d) Impacts related to emissions/air quality standards/criteria pollutants?

No Impact. A project would be judged to conflict with or obstruct implementation of the regional air quality plan if it would be inconsistent with the regional growth assumptions, in terms of population, employment, or regional growth in Vehicle Miles Traveled (VMT). The proposed project would not result in population growth or result in any emissions since the project is comprised of procedural actions and would not result in any new development that could have an air quality impact. Any future construction or development in Areas 1, 2a, and 2b, including the new power plant, would be subject to a separate environmental review process in which any potential air quality impacts associated with the specific land use

would be identified. Therefore, the project would not conflict with or prevent attainment of the applicable Air Quality Attainment Plan, violate any air quality standards, or substantially increase criteria pollutant concentrations, and no impact related to emissions would occur. No mitigation is required.

e) Create objectionable odors affecting a substantial number of people?

Less Than Significant Impact. Implementation of the proposed project would allow for existing residences on the project site to connect to City sewer services over time, as funds are available to develop necessary trunk lines, and lateral connections are installed. Over a long-term time frame, this would be a beneficial improvement that could reduce odors in the project area resulting from any existing malfunctioning septic systems. Additionally, future construction or development in Areas 1, 2a, and 2b would be subject to separate environmental review to consider potential odor impacts. Therefore, the proposed project would result in a less than significant impact in creating objectionable odors. No mitigation is required.

IV. Biological Resources

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special status species in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse impact on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to: marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with an established resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, Regional, or state habitat Conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a), b), c) Impacts to habitat, natural community, sensitive or special-status species, or migratory species?

No Impact. The Antioch Dunes National Wildlife Refuge is located within Area 1 of the project site and is considered an important natural community. No change in ownership, management, surrounding land uses, or control of the project site would result from implementing the proposed reorganization, and therefore there would be no impact on habitat, natural community, sensitive or special-status species, or migratory species that may or may not exist on the project site. Any future construction or development in Areas 1, 2a, or 2b would be subject to separate environmental review to identify any potential impacts to potential biological resources. No mitigation is required.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with an established resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. The project involves a series of procedural actions and would not introduce any new construction or development that would alter existing conditions.

Furthermore, the project area is surrounded by industrial and otherwise developed uses to the south and west, which preclude major wildlife movement. While some agriculture and undeveloped lands occur to in the project area and to the southeast of Areas 1 and 2b, this land is bordered by heavily traveled thoroughfares. The BNSF railroad bisects Area 1 and Area 2b, State Route 4 is less than 1 mile south of the project site, and State Route 160 borders Area 2a to the east. Existing wildlife movement opportunities are therefore heavily constrained under existing conditions.

The San Joaquin River is located immediately to the north of Area 1 and 2a and does provide an important movement corridor for fish. As noted above, the project would not result in any physical impact to this resource. The potential construction of a new power plant is not part of this project and would be subject to separate environmental review that would evaluate potential impacts to the San Joaquin River. No mitigation is required.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The project site may contain biological resources that are protected by ordinance at the City or County levels, such as protected trees. However, the proposed project consists of a series of procedural actions and does not include any construction or development activities. Any future construction or development in Areas 1, 2a, and 2b would be subject to separate environmental review to identify any potential impacts to potential biological resources protected by City or County ordinances. No mitigation is required.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, Regional, or state habitat Conservation plan?

No Impact. There is no operative habitat conservation plan in the City of Antioch. The closest habitat conservation plan is the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (ECCCHCP). The City is not within the ECCCHCP area, although the ECCCHCP does include the City of Oakley. Area 2a is bordered by the City of Oakley to the east; however, the existing uses in Area 2a are highly industrial and are not identified in the ECCCHCP as significant resource areas. Therefore, the project would not result in conflict with any habitat conservation plan or natural community conservation plan. No mitigation is required.

V. Cultural Resources

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archeological resource, pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

No Impact. The City of Antioch’s General Plan EIR includes an inventory of historical resources within the City and the City’s SOI. There are no mapped historical resources on the project site; however, the General Plan EIR lists the “Marsh Landing” as a historical resource located near the Antioch Bridge (PG&E site). This resource is not mapped.

The proposed project includes a series of procedural actions and would not result in construction or development activities. Any future construction or development in Areas 1, 2a, and 2b would be subject to separate environmental review that would evaluate impacts to known historical resources. Mirant Marsh Landing, LLC, is independently initiating a separate environmental review process for the proposed new power plant that would be located on a portion of Area 1 and would be required by CEQA to identify a substantial adverse change to the significance of any known historical resources located on the power plant project site. Therefore, the proposed project would result in no adverse change in the significance of any historical resource. No mitigation is required.

b), c), and d) Impacts to archaeological resources, paleontological resources, and human remains?

No Impact. According to the City's General Plan EIR, numerous paleontological resources have been recorded within the City limits, particularly near the San Joaquin River. Although the project site is located adjacent to the San Joaquin River, there would be no potential to encounter these resources since the project would not result in construction or development activities. The proposed project consists of a series of procedural actions. Any future construction or development in Areas 1, 2a, and 2b involving ground disturbance would be subject to separate environmental review to identify any potential impacts to unknown archaeological resources, human remains, and paleontological resources. No mitigation is required.

VI. Geology and Soils

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslide?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in table 18-1b of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Expose people or structures to potential substantial adverse effects including the risk of loss, injury or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

No Impact. No evidence of active or recent faulting has been observed on the project site; no active faults or Earthquake Fault Zones (Alquist-Priolo Special Studies Zones) are located on the project site or within the City.⁵ However, the San Francisco Bay region is considered to be seismically active and subject to the effects of future earthquakes. Four major, historically active faults are located within 30 miles of the project site:

- Hayward Fault (approximately 26 miles west);
- Calaveras fault (approximately 17 miles southwest);
- Concord-Green Valley fault (approximately 13 miles west);
- Marsh Creek-Greenville fault (7 miles southwest).

The San Andreas Fault, which is the largest regional fault, is located approximately 45 miles west of the City.⁶ However, the proposed project would not result in construction or development activities that could increase risks related to fault rupture; rather, the project consists of a series of procedural actions. Any future construction or development in Areas 1, 2a, and 2b would be subject to separate environmental review. As there are no known active faults on the project site or in the immediate vicinity, there would be no impact regarding the risk of fault rupture. No mitigation is required.

ii) Strong seismic ground shaking?

No Impact. The project site will likely experience seismic ground shaking similar to other areas in the seismically active San Francisco Bay Area region. Earthquakes along several active faults in the region, as discussed above, could result in moderate to strong ground shaking at the project site. The intensity of earthquake ground motions would depend on the characteristics of the generating fault, distance to the fault and rupture zone, earthquake magnitude, earthquake duration, and site-specific geologic conditions. However, the proposed project would not result in any immediate construction or development activities since the project consists of a series of procedural actions. Any future construction or development in Areas 1, 2a, and 2b involving ground disturbance would be subject to

⁵ City of Antioch. (July 2003). *City of Antioch General Plan Update EIR*. pg. 4.5-16

⁶ City of Antioch. (July 2003). *City of Antioch General Plan Update EIR*. pg. 4.5-10

separate environmental review that would address potential impacts from seismic ground shaking. Therefore, implementation of the proposed project would result no impact related to seismic ground shaking. No mitigation is required.

iii) Seismic-related ground failure, including liquefaction?

No Impact. Liquefaction is a phenomenon in which saturated soils lose their strength and stiffness as a result of seismic-related ground shaking.⁷ According to the City's General Plan EIR, the project site is mostly located within an area that is considered a "Moderate" area of susceptibility to liquefaction, with a limited portion of Area 1 and Area 2a designated as a "High" area susceptible to liquefaction near the San Joaquin River.⁸ However, the proposed project would not result in any construction or development activities that would require the classification of subsurface materials to determine soil stability. Rather, the project consists of a series of procedural actions that will not increase any risk of seismic related ground failure, including liquefaction. Any future construction or development in Areas 1, 2a, and 2b would be subject to separate environmental review where soil classification would be required prior to issuance of any grading or building permits. There would be no impact related to seismic related ground failure. No mitigation is required.

iv) Landslides?

No Impact. The majority of the project site consists of flat or gently sloping topography. According to the City's General Plan EIR, the project site is located within areas that are considered "Very Stable," with areas of 0 to 5 percent slope that are not underlain by landslide deposits, "Generally Stable," with areas of 5 to 15 percent slope that are not underlain by landslide deposits, and "Generally Stable to Marginally Stable," with areas of greater than 15 percent slope that are not underlain by landslide deposits or bedrock units susceptible to landsliding.⁹ However, the proposed project consists of a series of procedural actions and thus would not result in construction or development. Any future construction or development in Areas 1, 2a, and 2b would be subject to separate environmental review where soil classification would be required prior to issuance of any grading or building permits. Therefore, there would be no impact related to landslides. No mitigation is required.

b) Would the project result in substantial soil erosion or the loss of topsoil?

No Impact. The proposed project consists of a series of procedural actions and would not result in construction or development activities. Any future construction or development in Areas 1, 2a, and 2b would be subject to separate environmental review where any potential

⁷ Saturated soils are soils in which the space between individual soil particles is completely filled with water.

⁸ City of Antioch. (July 2003). *City of Antioch General Plan Update EIR*. (Figure 4.5.4)

⁹ City of Antioch. (July 2003). *City of Antioch General Plan Update EIR*. (Figure 4.5.5)

impacts resulting in soil erosion or loss of topsoil would be analyzed. Therefore, implementation of the proposed project would not result in any impact related to soil erosion or loss of topsoil. No mitigation is required.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

and

d) Be located on expansive soil, as defined in table 18-1b of the Uniform Building Code (1994), creating substantial risks to life or property?

No Impact. The proposed project would not result in construction or development activities since the project consists of a series of procedural actions. Any future construction or development in Areas 1, 2a, and 2b would be subject to separate environmental review where any potential impacts related to construction on unstable or expansive soils would be analyzed and mitigation measures incorporated. Therefore, implementation of the proposed project would not result in any impact related to unstable or expansive soil conditions. No mitigation is required.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Less Than Significant Impact. Existing residential units in Area 2b currently use septic tanks as do the existing marinas in Area 2a and the existing industrial uses in Area 1. Most of these residential units are within Area 2b. Implementation of the proposed project would allow the project area to be connected to the City's sanitary sewer system, potentially allowing for some or all of the residences using septic systems to be connected to the municipal sewer system. Moreover, the project consists of a series of procedural actions and does not include construction or development activities. Any future construction or development in Areas 1, 2a, and 2b would be subject to separate environmental review. The project would result in a less than significant impact related to septic tanks. No mitigation is required.

VII. Hazards and Hazardous Materials

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
evacuation plan?				
h) Expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

and

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No Impact. Because most of Area 1 is zoned for industrial uses, hazardous materials are most likely used and stored in this area. Additionally, the residential units currently on the project site (mostly in Area 2b) could be using small volumes of common household hazardous materials, such as cleaning agents.

A record search of hazardous materials releases and management sites (e.g., locations of above ground storage tanks) reported by federal, state, and local agencies was conducted for Areas 1, 2a, and 2b.¹⁰ The report lists at least one record for each of 22 sites for Area 1 and seven sites for Area 2a and indicates that all sites are either closed or actively managed. No records were returned for Area 2b. There would be no new sources of hazardous waste generation, hazardous material use, or sources of hazardous exposure associated with implementing the proposed project since the project consists of a series of procedural actions; the project does not include construction or development. Any future construction or development in Areas 1, 2a, and 2b would be subject to separate environmental review. Therefore, implementation of the proposed project would not result in any impact related to the routine use, transport, or disposal of significant quantities of hazardous materials or the upset and accidental conditions involving hazardous materials. No mitigation is required.

¹⁰ Environmental Data Resource, Inc. (EDR). December 2007. The EDR Radius Map with Geocheck: The Northeast Antioch Reorganization.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. Delta Christian College, Cornerstone Christian School, and Shining Star Christian Academy are currently located within one-quarter mile south of the project site. These schools are closest to Area 2b which consists of mainly residential uses. However, as noted above, the proposed project would not involve the use, transport, or disposal of hazardous materials, and would not create a significant hazard to the public or the environment since the project consists of a series of procedural actions. Any future construction or development in Areas 1, 2a, and 2b would be subject to separate environmental review. No impact would occur and no mitigation is required.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and as a result, would it create a significant hazard to the public or the environment?

No Impact. The project site was not identified as a hazardous materials site on any of the local or state regulatory agency database lists pursuant to Government Code Section 65962.5. Therefore, no impact would occur and no mitigation is required.

e) and f) Proximity to Airport/Private Airstrip?

No Impact. The closest public use airports to the project site are Byron Airport and Buchanan Field. Byron Airport is located about 14.5 miles to the southeast; Buchanan Field is about 15 miles to the west. The closest private airstrip to the project site is the Funny Farm Airport, located 8 miles to the east beyond the City of Brentwood. The distance from airports and private airstrips ensures that the project would not be adversely affected by airport operations. Furthermore, no impact would occur since the project consists of a series of procedural actions. No mitigation is required.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. The project site is currently under the jurisdiction of the Contra Costa County Fire Prevention District (CCCFFPD), which serves extensive areas within both unincorporated and incorporated Contra Costa County. The proposed project consists of a series of procedural actions, would not introduce any new construction or development that would alter existing conditions, and therefore would result in no impact that would impair or physically interfere with the provision of emergency services or existing emergency evacuation plans. No mitigation is required.

h) Expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. The project site is surrounded by industrial uses, residential development, agricultural uses, and open space areas, and is not located in the vicinity of areas that could be characterized as wildlands. Additionally, the proposed project consists of a series of procedural actions; any future construction or development in Areas 1, 2a, and 2b would be subject to separate environmental review. No impact would occur and no mitigation is required.

VIII. Hydrology and Water Quality

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage patterns of the site or area including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted run-off?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) and f) Impacts to water quality?

Less than Significant Impact. Facilities located on the project site are either on septic tanks or do not have a registered septic utility. Many of these existing septic tanks are believed to be older and are thus vulnerable to failure. The Contra Costa Environmental Health Division reviewed the conditions, specifically on properties within Area 2b, and noted that 50 to 75 percent of the septic systems were on the verge of failing.¹¹ The proposed reorganization itself would not result in any immediate water quality changes, but over time, as connections to City services are implemented, it is reasonable to assume that the impact on water quality would be beneficial because the existing septic systems could be replaced with facility connections to the City and DDSD wastewater infrastructures.

Consequently, the potential for contamination of groundwater wells would be reduced due to the proposed reorganization. The project would therefore result in a beneficial impact that would be considered less than significant. No mitigation is required.

¹¹ Contra Costa County Local Agency Formation Commission. December 2007. *Water and Wastewater Services Municipal Services Review for East Contra Costa County.*

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b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?

No Impact. The project itself would not result in any immediate water groundwater impact in that the proposed reorganization involves a series of procedural actions. However, over time, as residential properties currently drawing water from private wells are connected to the municipal water system, it is reasonable to assume that the impact on groundwater would be beneficial. With each connection to the municipal water system, water production from private wells drawing upon groundwater would be expected to decrease. In all, the project would result in a less than significant (beneficial) impact. No mitigation is required.

c), d) e) Impacts to drainage patterns?

Less than Significant Impact. The project would result in the reorganization of the project area into the City and DDS. There would be no substantial adverse change to drainage flow as a result of implementation of the proposed reorganization, as no construction or development is associated with the project.

If the project area is reorganized into the City and DDS, the City's stormwater drainage requirements would apply and it is anticipated that these requirements would be implemented over time as new development occurs. As these City requirements are implemented, it is reasonable to assume that a beneficial impact to drainage patterns would occur, insofar as the project area is currently lacking any formal system to control stormwater drainage. Therefore, implementation of the proposed project would result in a beneficial and thus less than significant impact to project area drainage patterns. No mitigation is required.

g), h), and i) Flooding or other hazards?

No Impact. According to maps prepared by the Federal Emergency Management Agency (FEMA), the portions of the land adjacent to the San Joaquin River of Area 1 and Area 2a are located within the 100-year flood hazard zone.¹² The Contra Loma Dam is the closest dam to the project site. The City-wide inundation map for the failure of Contra Loma Dam and Dike No. 2 indicates that the project site is not located in the areas that would be impacted by this dam failure.¹³ Furthermore, implementation of the proposed project involves a series of procedural actions and would not introduce any new construction or

¹² Federal Emergency Management Agency. (June 16, 2009). *Federal Insurance Rate Map No.06013C0143F, No.06013C0144F, Contra Costa County.*

¹³ City of Antioch. (November 2003). *City of Antioch General Plan.* (Figure 4.7.3).

development that would alter existing conditions in the area. Future development within the project area would be subject to separate CEQA review to determine if such development could result in an increased risk of flooding and related hazards. Future development within the 100-year flood plain would be required to implement improvements to remove proposed development from the flood zone. The project would result in no impact related to increased flood risk. No mitigation is required.

j) Inundation by seiche, tsunami, or mudflow?

No Impact. The project site is located over 40 miles from the Pacific Ocean. Tsunamis typically affect coastlines and areas up to ¼ mile inland. Due to the project's distance from the coast, potential impacts related to a tsunami are minimal. As neither steep slopes nor volcanoes are located in close proximity to the project site, the possibility of inundation by landslides or volcanic mudflows is remote. The project site is located adjacent to the San Joaquin River. However, implementation of the proposed project involves a series of procedural actions, would not introduce any new construction or development that would alter existing conditions in the area and would therefore result in no impact related to the risk of inundation by seiche, tsunami, or mudflow. No mitigation is required.

IX. Land Use and Planning

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Physically divide an established community?

No Impact. The project site is mainly bordered by land under the City of Antioch’s jurisdiction. Implementation of the proposed project would remove the political distinctions currently existing between the project area and the surrounding City of Antioch. The project includes no physical changes that could divide any established community. No mitigation is required.

b) Conflict with relevant land use plan, policy, or regulation?

Less than Significant Impact. Areas 1, 2a, and 2b are located in unincorporated Contra Costa County, and are also located within the City’s SOI; therefore, both the County and City have adopted land use designations for these lands.

Pre-Zoning: As shown on **Figure 5**, the City proposes pre-zoning that is consistent with the City’s current General Plan land use designations.

Area 1: As a part of the proposed reorganization, the City intends to pre-zone Area 1 as Heavy Industrial (M-2), except for the Antioch Dunes National Wildlife Refuge which would be pre-zoned Open Space (OS).

Area 2a: The northern portion of Area 2a would be pre-zoned as Urban Waterfront (WF) while the southern portion of Area 2a would be pre-zoned Regional Commercial (C-3).

Area 2b: The City would pre-zone Area 2b as a Study Zone (S), allowing the existing County zoning designation to remain until the City adopts its own land use designations, to be determined at such time in the future. The proposed reorganization is consistent with the City and County general plans, and the City and DDS 5-year CIPs.

General Plan: In 2003, the City Council adopted General Plan land use designations for the project area as part of the General Plan update. The proposed pre-zoning would be consistent with the current General Plan land use designations for the project site.

LAFCO: LAFCO policies discourage the creation of islands through annexation. The proposed reorganization of Areas 1, 2a, and 2b would unify the area into the City's jurisdiction, and would remove the existing island of County land that currently exists within the City limits.

Furthermore, LAFCO policies and the City's General Plan require areas to be annexed or reorganized must be pre-zoned by the City and as appropriate, proof of necessary service, facility capacity, and an indication of intent to serve must be provided. As noted above, the City intends to pre-zone all subareas to be consistent with existing General Plan designations.

The only change to the current land use associated with the proposed reorganization would be a formal adoption of this zoning and a 2-year freeze on rezoning of that property after completion of the reorganization, pursuant to Government Code §56375. Thus, the project would not conflict with any existing land use plans or policies. No mitigation is required.

c) Conflict with any applicable habitat conservation plan?

No Impact. There is no operative habitat conservation plan in the City of Antioch. The closest habitat conservation plan is the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (ECCCHCP). The City is not within the ECCCHCP area, although the ECCCHCP does include the City of Oakley. Area 2a is bordered by the City of Oakley to the east; however, the existing uses in Area 2a are highly industrial and are not identified in the ECCCHCP as significant resource areas. Therefore, the project would not result in conflict with any habitat conservation plan or natural community conservation plan. No mitigation is required.

X. Mineral Resources

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) and b) Result in the loss of availability of a known mineral resource and/or the availability of a locally important mineral resource recovery site?

No Impact. According to the Contra Costa County General Plan, the project site is not classified or designated within a mineral resource zone. Furthermore, the City's General Plan EIR states that none of the areas identified in the General Plan for redevelopment contain mineral resources that would be of value to the region and residents of the state. In sum, the proposed project would have no impact to mineral resources. No mitigation is required.

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XI. Noise

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of the other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a), b), c) and d) Impacts related to temporary and permanent noise levels, ground borne noise levels and ground borne vibration levels?

No Impact. Implementation of the proposed project would not create new sources of noise since there would be no change to the existing uses of Areas 1, 2a, and 2b. The

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project consists of a series of procedural actions. If and when any infrastructure improvements are implemented within the project area, temporary noise impacts could occur during installation. If and when detailed engineering plans for portions of the overall infrastructure improvement plan are developed for the project area, the City will make a determination of the potential for such improvements to result in temporary noise impacts.

A potential increase in permanent noise levels on the project site would be based on land use changes or transportation changes. There are no land use or transportation changes associated with the project since the project consists of a series of procedural actions.

Mirant Marsh Landing, LLC, has initiated a separate environmental review for the proposed power plant that would be located on a portion of Area 1. This environmental review would include an analysis of potential permanent noise impacts and mitigation measures associated with a new power plant. All future construction or development in Areas 1, 2a, and 2b would be subject to separate environmental review which would identify potential impacts and mitigation measures related to temporary and permanent increases in noise levels. Therefore, the proposed project would not result in any temporary or permanent increase in noise levels, ground-borne noise levels, or ground-borne vibration levels. No mitigation is required.

e) and f) Located within an airport land use plan/vicinity of a private airstrip?

No Impact. The project area is not located within an airport land use plan, within two miles of an airport, nor within the vicinity of any private airstrip. The closest public use airports to the project site are Byron Airport and Buchanan Field. Byron Airport is located about 14.5 miles to the southeast and Buchanan Field is about 15 miles to the west. The nearest private airstrip, Funny Farm Airport, is located 8 miles to the southeast. Due to the project's distance from and the flight path orientation of these airports, there is no impact with regard to the noise impacts from aircraft noise sources. No mitigation is required.

XII. Population and Housing

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Induce substantial population growth in an area, either directly, (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Induce substantial population growth?

Less Than Significant Impact. Although the project could create the opportunity to potentially extend infrastructure and improve roads within Areas 1, 2a, and 2b, the project would not induce population growth since these areas are currently developed with existing uses. Any future construction or development in Areas 1, 2a, and 2b would be subject to separate environmental review. In most cases the City and County General Plan designations are in agreement, and the proposed city pre-zoning matches the land uses envisioned by the County General Plan. Notable exceptions include the following:

- A portion of Area 2a is currently designated by the County for heavy industrial uses. The City's General Plan envisions commercial and marina uses. The City's proposed pre-zoning indicates Urban Waterfront (WF) and Service Commercial uses (C-3).
- The County General Plan includes a wide mix of General Plan designations for Area 2b, including Heavy Industrial, Open Space, Public Space, and Single-Family Residential. The City's General Plan largely follows the intent of these designations, although the City's General Plan proposes a Business Park in lieu of Heavy Industrial along East 18th Street.

Notably, Areas 1 and 2a comprise substantial portions of the "Eastern Employment Area"

within the City's General Plan. Most of Area 2b was not included within the Eastern Employment area, but its potential buildout as residential was assumed within the City's General Plan/EIR. Please refer to Tables 3.A and 3.B of the City's General Plan EIR (attached).

Development of Areas 1, 2a, and 2b pursuant to the City's planned land use designations could result in an intensification of development and traffic. However, the City's 2003 General Plan EIR included the aforementioned program-level evaluation of development of the unincorporated areas, assuming more than 7 million square feet of new business park development within the Eastern Employment Focus Area. As shown in Table 3.B, the General Plan EIR also conservatively assumed development of up to about 300 new residential units in unincorporated areas outside the Eastern Employment Focus Area (such as Area 2b); however, Area 2b is already developed and its incorporation would not result in "new" residential development.

Therefore, the environmental impacts of the pre-zoning proposed as part of the Northeast Antioch Area Reorganization has already been analyzed at a programmatic level. Any future construction or development in Areas 1, 2a, and 2b would be subject to separate project-level environmental review once the specific components and extent of each project is known.

The project would slightly increase the City's population by adding the residents currently located in unincorporated areas to the City of Antioch. According to the California Department of Finance, the estimated 2009 population of the City of Antioch is 100,957 persons.¹⁴ The addition of the 273 residents of the project area to the City of Antioch would result in an approximately 0.3% increase to the City's estimated population.¹⁵ Furthermore, as this population already resides in the area, using local streets, shops, parks, schools, and other amenities, this increase in population is found to be less than significant in terms of growth. No mitigation is required.

b) and c) Displace housing or people?

No Impact. The proposed project would not result in construction or development activities since the project consists of a series of procedural actions. The reorganization of the project area into the City and the DDSA would not displace any people or housing. Any future construction or development in Areas 1, 2a, and 2b would be subject to separate environmental review. Thus, the project would not result in the displacement of any homes or businesses. No mitigation is required.

¹⁴ California Department of Finance. May 2009. *E-1 population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2008 and 2009.*

¹⁵ Gruen Gruen and Associates. 2009. *The Fiscal Impacts of the Northeast Antioch Annexation.* January. (Table I-1)

XIII. Public Services

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i) Fire protection impacts?

No Impact. The Contra Costa County Fire Protection District (CCCFPD) currently provides fire and emergency services to residents of the City as well as other incorporated and unincorporated areas of the County. The CCCFPD already provides services to the

project site and implementation of the proposed project would not result in any changes to fire and emergency service provision. No impact to fire services would occur. No mitigation is required.

ii) Police protection impacts?

Less Than Significant Impact. Implementation of the proposed project would allow Areas 1, 2a, and 2b to receive City services, including police protection from the Antioch Police Department (APD). The project site is located in the City's SOI and is currently surrounded on 2 sides by existing areas within the City of Antioch and would be near other areas currently served by APD. The Antioch General Plan establishes a response time goal of 7 to 8 minutes for "Priority 1" (emergency) calls. As of 2009, the APD reports that the average response time for a Priority 1 call is seven minutes and 22 seconds. To this end, the APD currently meets its response time goal set forth by the General Plan.

The APD is currently staffed with 107 sworn officers, which represents a staffing ratio of approximately 1.060 officers per 1,000 residents.¹⁶ The Antioch General Plan provides a service ratio goal of 1.2 to 1.5 officers per 1,000 residents. The City provides the APD with sufficient budget to achieve this service ratio goal. With implementation of the proposed project, the staffing ratio would change from 1.060 officers per 1,000 residents to approximately 1.057 officers per 1,000 residents. However, according to the Antioch Police Department, this minor increase in the City's population would not significantly worsen the ratio of police staff to population or adversely affect response time in the near term.¹⁷ Furthermore, based on the fiscal data contained in the analysis of the annexation (See **Appendix C**), the net revenue generated by the annexation of Areas 1, 2a, and 2b would be sufficient to offset public safety and other service costs. Implementation of the project would therefore not create significant additional demands on police services such that construction or expansion of new facilities would be required and would result in a less than significant impact. No mitigation is required.

iii) School impacts?

No Impact. Implementation of the proposed project would not increase the enrollment in area schools since existing residents in the project area are within the attendance boundaries of the Antioch Unified School District. School-aged children within the project area already attend schools in the Antioch Unified School District. Therefore, reorganization of Areas 1, 2a, and 2b would have no impact to area schools. No mitigation is required.

¹⁶ Allan Cantando, Captain, Antioch Police Department. Personal Communication, October 20, 2009.

¹⁷ Allan Cantando, Captain, Antioch Police Department. Personal Communication, October 20, 2009.

iv) and v) Park and other public facility impacts?

No Impact. As discussed in **Section XI, Population and Housing**, the project would slightly increase the City's population by adding the residents currently located on the project site to the City's population count that were previously considered under the County's population. However, the approximate 0.3% increase in the City's population is not considered significant. Given proximity of City of Antioch park facilities to the project area, it is quite likely that residents of the project area already use City parks. Implementation of the project would therefore not create significant additional demand on existing parks and other public facilities near the project site such that construction or expansion of new facilities would be required. No impact would occur and no mitigation is required.

XIV. Recreation

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Increase use of existing facilities?

and

b) Include/require construction of new facilities?

No Impact. As discussed in **Section XI, Population and Housing**, the project would slightly increase the City's population by adding residents currently located in Contra Costa County. However, this approximate 0.3% increase in the City's population is not considered significant, as residents of the project area currently utilize City of Antioch recreational facilities and programs to the extent such facilities and programs do not require one to be a resident of the City. Implementation of the project would therefore not create significant additional demands on existing recreational parks and facilities near the project site such that construction or expansion of new facilities would be required. No impact would occur to recreational facilities in the area and no mitigation is required.

XV. Transportation and Traffic

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

and

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

No Impact. The city utilizes level of service standards to evaluate the performance of the circulation system. Although the project could potentially extend roads and infrastructure to Areas 1, 2a, and 2b, the project would not induce population growth or result in any change to the existing uses on the project site. No increase in traffic would result from implementation of the proposed project since the project consists of a series of procedural actions. Any future construction or development in Areas 1, 2a, and 2b would be subject to separate environmental review. The project would not adversely affect level of service standards and would not conflict with any applicable city plan, ordinance, or policy. No mitigation is required.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. The project site is not located within an airport land use plan. The closest public use airports to the project site are Byron Airport and Buchanan Field. Byron Airport is located about 14.5 miles to the southeast; Buchanan Field is about 15 miles to the west. Owing to this distance, implementation of the project would have no impact on air traffic patterns. No mitigation is required.

d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. The proposed project consists of a series of procedural actions. These include the imposition of City of Antioch street standards on all public roadways in the project area. At present, many existing roadways in the project area lack improvements such as pavement, crosswalks, sidewalks, and similar features that reduce transportation hazards. Over the long term, as properties within the project area are developed, the City would impose improvements to the public rights of way as conditions of approval to comply with the City of Antioch street standards in effect at that time. Therefore, the project would have a long term beneficial impact with regard to design hazards; for the purposes of this evaluation, the project is assumed to have a less than significant impact. No mitigation is required.

e) Result in inadequate emergency access?

No Impact. The project site is currently under the jurisdiction of the Contra Costa County Fire Prevention District (CCCFPD), which serves extensive areas within Contra Costa County. Implementation of the proposed project would not change the existing emergency access to the site since the proposed project consists of a series of procedural actions. Over the long term, as properties within the project area are developed, the City would conduct separate environmental review and would require any new development to comply with City and CCCFPD emergency access standards. However, the project would not introduce any new construction or development that would alter existing conditions, and therefore would result in no impact to emergency access. No mitigation is required.

f) Result in inadequate parking capacity?

No Impact. The proposed project consists of a series of procedural actions and would not affect existing parking capacity on the project site. Over the long term, as properties within the project area are developed, the City would require each development to adhere to City of Antioch parking capacity requirements. However, the project would not introduce any new construction or development that would alter existing conditions, and therefore would result in no impact to parking capacity. No mitigation is required.

g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Less Than Significant Impact. The proposed project consists of a series of procedural actions. These include the imposition of City of Antioch alternative transportation standards on all public roadways in the project area. At present, many existing roadways in the project area lack improvements such as bus turnouts for public bus routes. Over the long term, as properties within the project area are developed, the City would impose improvements to the public rights of way as conditions of approval to adhere to the City of Antioch alternative transportation standards in effect at that time. Therefore, the project would have a long term beneficial impact with regard to compliance with alternative transportation plans; for the purposes of this evaluation, the project is assumed to have a less than significant impact. No mitigation is required.

XVI. Utilities and Service Systems

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a), b), and e) Wastewater impacts?

Less than Significant Impact. The proposed reorganization would bring unincorporated areas into the City and DDS D service areas. The DDS D wastewater system infrastructure includes a conveyance system (i.e., pumping stations, equalization basins, and trunk lines) in the City and surrounding areas and a wastewater treatment plant, recycled water facility, and discharge facilities on the Pittsburg-Antioch border. DDS D updates its comprehensive 5-year capital improvement program annually to plan system upgrades and improvements. The only system upgrade that is planned in the project area is the expansion of the Bridgehead Pump Station.¹⁸ This upgrade would serve Areas 1 and 2a.

The project includes conceptual plans for a new 15-inch sewer line that would extend west along Wilbur Avenue and would serve Areas 1 and 2b. Proposed 8-inch sewer lines within Area 2b would serve existing residences in the area, as shown in **Figure 7**. An 8-inch sewer line is proposed for Area 2a that would feed into the planned 15-inch sewer line along Wilbur Avenue. All proposed sewer lines would provide connections to existing lines in the area that are served by the existing sewer system.

No new treated water or wastewater treatment facilities would be required as a result of a reorganization of Areas 1, 2a, and 2b. The City and DDS D are planning for a population increase of approximately 1 percent annually through 2025 in their respective service areas; the addition of the residents in Areas 2a and 2b would fall within the anticipated population increase.¹⁹ The recently expanded Bridgehead Pump Station would serve Areas 1, 2a and likely 2b, if and when trunk lines are constructed, depending upon residents/property owner's interest in connecting to municipal facilities). Portions of the reorganization area would have sewage flow routed through the DDS D Antioch Pump Station, as shown in Figure 7.

No other upgrades or extensions to the wastewater conveyance planning would be necessary as a result of the proposed project. Furthermore, any future construction or development in Areas 1, 2a, and 2b would be subject to separate environmental review. Therefore, implementation of the proposed project would result in a less than significant impact related to wastewater. No mitigation is required.

c) Stormwater facility impacts?

No Impact. The project consists of a series of procedural actions, including the adoption of conceptual plans to improve infrastructure in the project area, including stormwater catch basins and conveyance systems. As more detailed plans for these facilities are developed,

¹⁸ Contra Costa County Local Agency Formation Commission. December 2007. *Water and Wastewater Services Municipal Services Review for East Contra Costa County*.

¹⁹ City of Antioch. March 2008. *Initial Study and Negative Declaration: Northeast Antioch Reorganization*.

including the precise timing, location and other details, the City will examine whether the construction of these facilities could have a significant environmental impact. Therefore, the present project would result in no impact to stormwater facilities. No mitigation is required.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Less than Significant Impact. The City of Antioch's 2005 Urban Water Management Plan (UWMP) examines water demand through the year 2025 and is included as **Appendix D**. The UWMP shows Areas 1, 2a, and 2b are located within pressure Zone II which serves primarily residential and commercial users within the City. UWMP assumes some new industrial uses in Zones I & II. Residential uses were assumed to exist in most other areas of the UWMP. Since Areas 1, 2a, and 2b are located within the City' Sphere of Influence, the UWMP included these areas in the growth assumptions for its projections of new water demand through 2025.

Although some properties in Areas 1, 2a, and 2b have had wells or other sources of water besides the City of Antioch, the UWMP assumed development and water use in these areas consistent with City zoning. Figure 2-2 in the UWMP shows Areas 1 and 2a with an industrial zoning classification; Area 2b is shown to have residential and park zoning.

With these land use assumptions and ABAG Projections, UWMP predicted total water demand in the City by horizon year of 2025. UWMP examined various rainfall scenarios -- normal, single dry year, multiple dry year, etc. -- and concluded that in all examined scenarios, City water supply would significantly exceed anticipated demand, even in multiple dry year scenarios. Therefore, the City of Antioch has sufficient water supplies available to serve the project from existing entitlements and resources through at least the year 2025 and the project would have a less than significant impact on water supply. No mitigation is required.

f) and g) Landfill and solid waste impacts?

No Impact. Implementation of the proposed project would not result in any changes to the land uses currently in the project area since the project involves a series of procedural actions, and therefore, would not introduce any new construction or development that would alter existing conditions in the area. The project would not introduce any reasonably foreseeable change to the amount of solid waste generated by existing uses. Any future construction or development in Areas 1, 2a, and 2b would be subject to separate environmental review. Solid waste management hauling and disposal services would continue as currently conducted and no impact to solid waste and landfill capacity would occur. No mitigation is required.

XVII. Mandatory Findings of Significance

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Have the potential to degrade quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Have the potential to degrade quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

No Impact. The proposed project consists of a series of procedural actions and would not result in any impacts to biological resources or cultural resources. Any future construction

or development in the project area would be subject to separate environmental review. Therefore, the project would not have the potential to degrade the quality of the environment; affect habitat, fish, and wildlife species; or cultural resources.

b) Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

No Impact. The proposed project would result in impacts of less than significant levels and no mitigation is required. The proposed reorganization was included in the overall growth assumptions in the City’s SOI and the impacts of buildout of the City was disclosed and analyzed as part of the General Plan and General Plan EIR. Therefore the project would not result in any cumulatively considerable impacts that were not already identified in the General Plan EIR.

c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact. The proposed project involves a series of procedural actions and would have no adverse effect on human beings.

The following studies and reports were prepared specifically for the project and are included as appendices to this mitigated negative declaration. Appendix A and Appendix E are included in this document. Copies of the other appendices are available from the city upon request.

Appendix A: CirclePoint (2010). *CEQA Guidelines Amendments. Appendix G – Environmental Checklist.*

Appendix B: Loewke, Richard T. (2005) Northeast Antioch Annexation Feasibility Study: Strategic Plan for Phased Annexation.

Appendix C: Gruen Gruen and Associates. (2009) The Fiscal Impacts of the Northeast Antioch Annexation.

Appendix D: Brown and Caldwell. (2006) City of Antioch Urban Water Management Plan Update: Final Report.

Appendix E: Responses to comment letters received on the Draft IS/MND

All Sources Consulted

Allen Cantando, Captain, Antioch Police Department. Personal Communication, October 13, 2009.

California Department of Conservation. (June 2009). Contra Costa County Important Farmland 2008. <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2008/con08.pdf>.

California Department of Finance. May 2009. *E-1 population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2008 and 2009.*

City of Antioch. July 2003. *City of Antioch General Plan Update EIR.*

City of Antioch. November 2003. *City of Antioch General Plan.*

Contra Costa ~~County~~ Local Agency Formation Commission. December 2007. Water and Wastewater Services Municipal Services Review for East Contra Costa County. December.

East Contra Costa County Habitat Conservation Plan Association. October 2006. *The Final East Contra Costa County Habitat Conservation Plan/Natural Conservation Plan.*

Federal Emergency Management Agency. June 16, 2009. Federal Insurance Rate Map No.06013C0143F, No.06013C0144F, Contra Costa County.

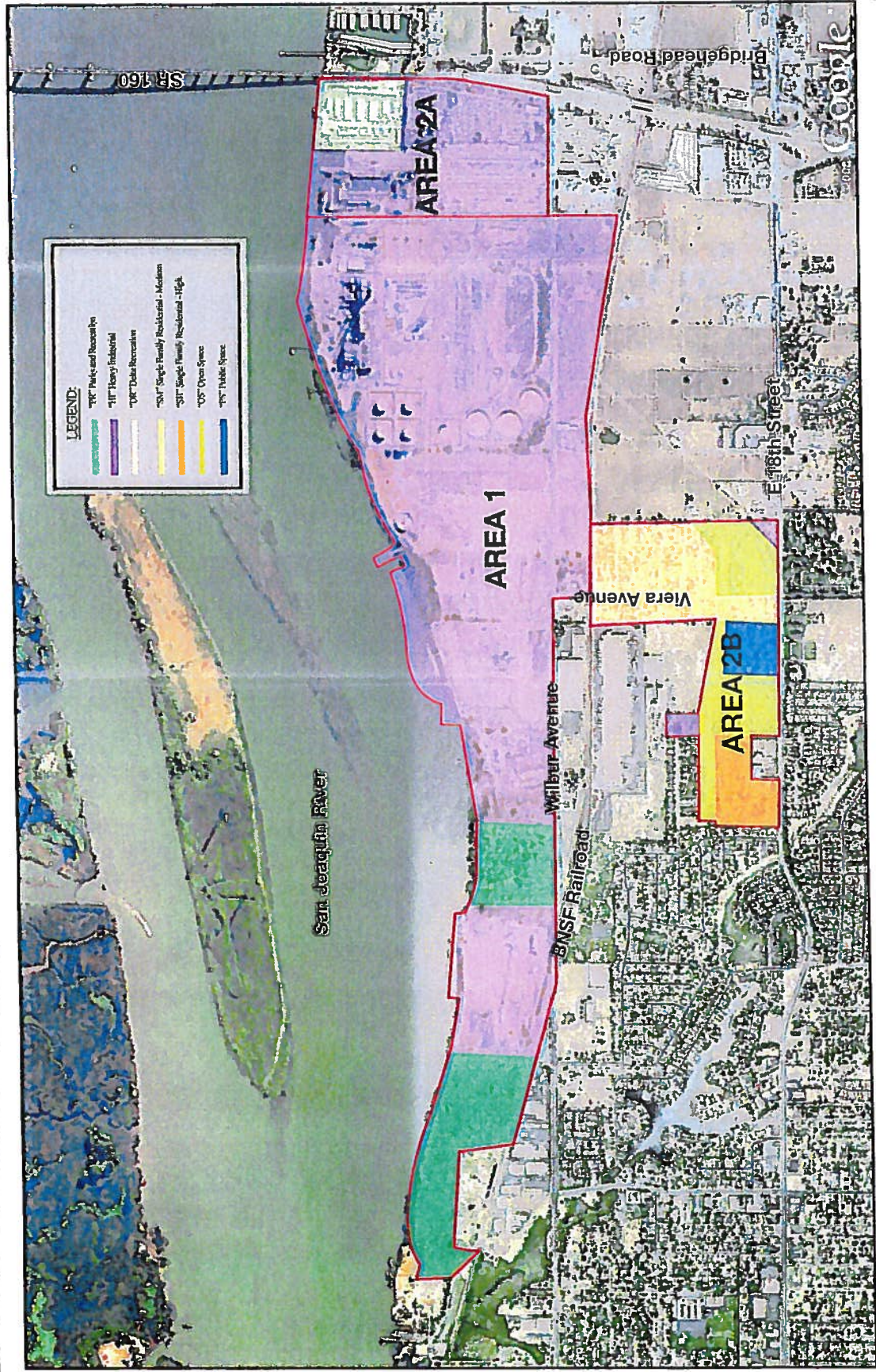
Gruen Gruen and Associates. January 2009. *The Fiscal Impacts of the Northeast Antioch Annexation.*

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FIGURE 1
Project Location

AB5



LEGEND:

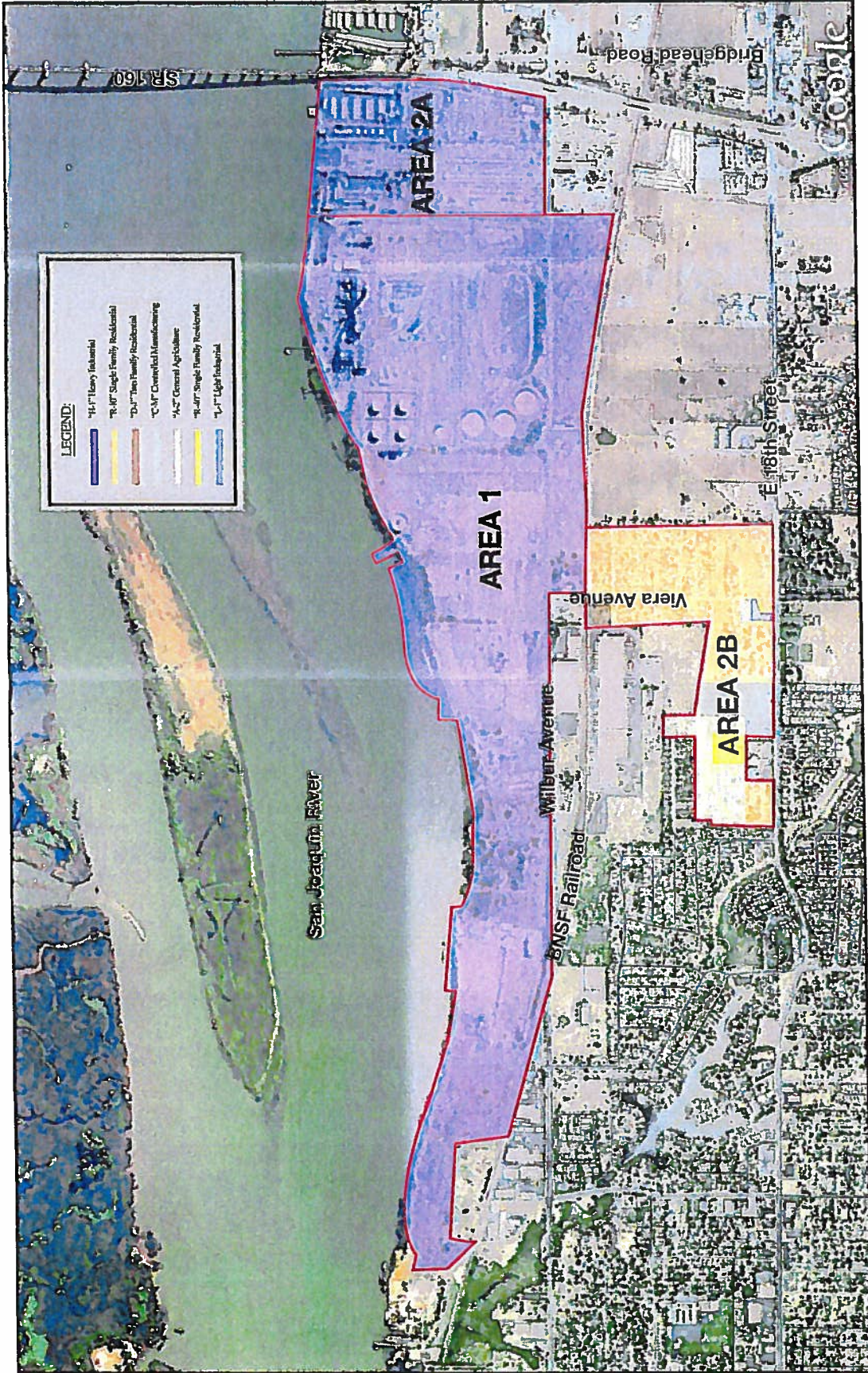
	"PR" Parks and Recreation
	"HI" Heavy Industrial
	"DF" Data Recreation
	"SM" Single Family Residential - Medium
	"SH" Single Family Residential - High
	"OS" Open Space
	"PS" Public Space

Contra Costa County
General Plan Designations

**NORTHEAST ANTIOCH
REORGANIZATION**

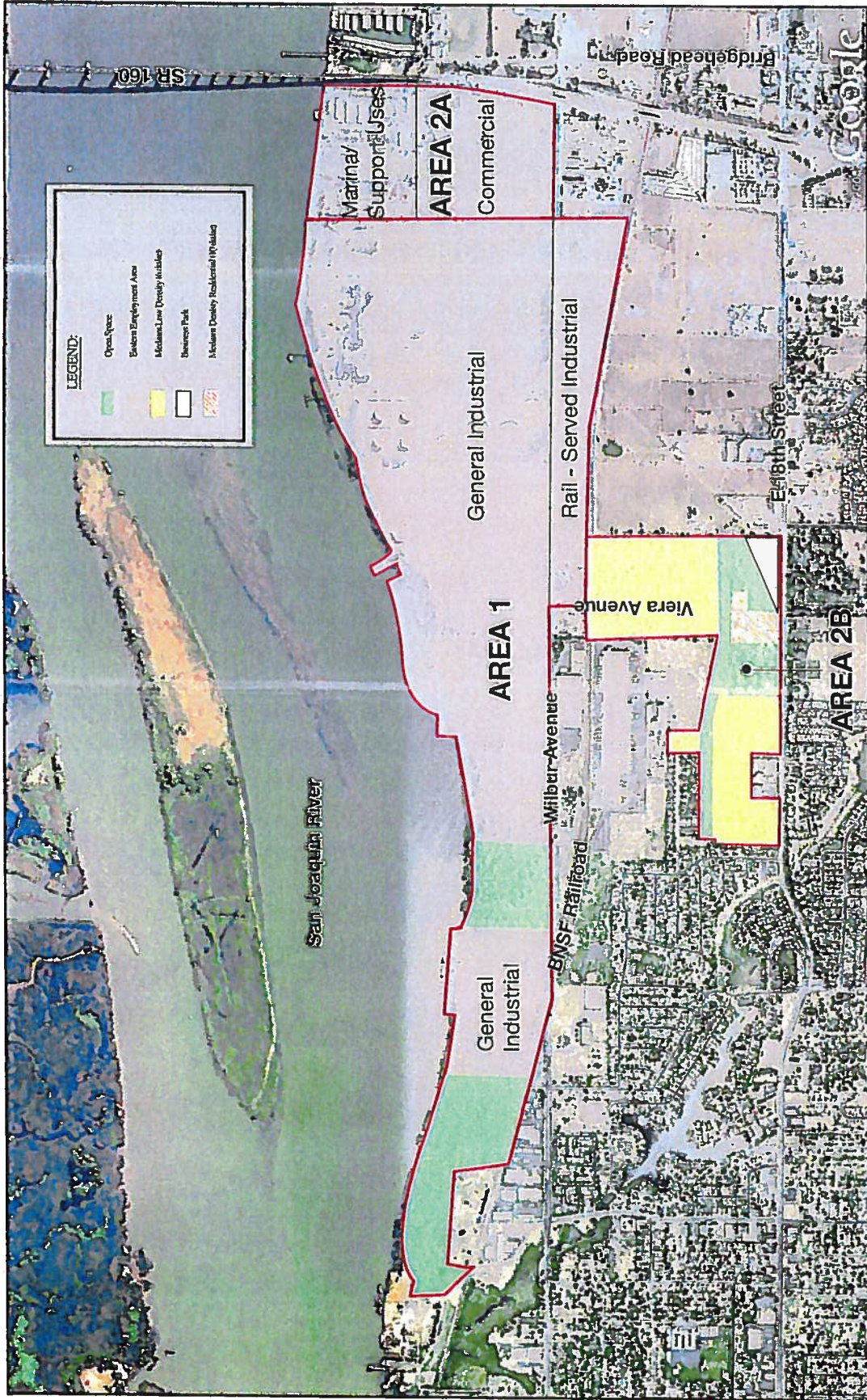
CirclePoint

Al66



Contra Costa County Zoning Designations **3**
 Source: Google Earth, 2009

AV1



AV8

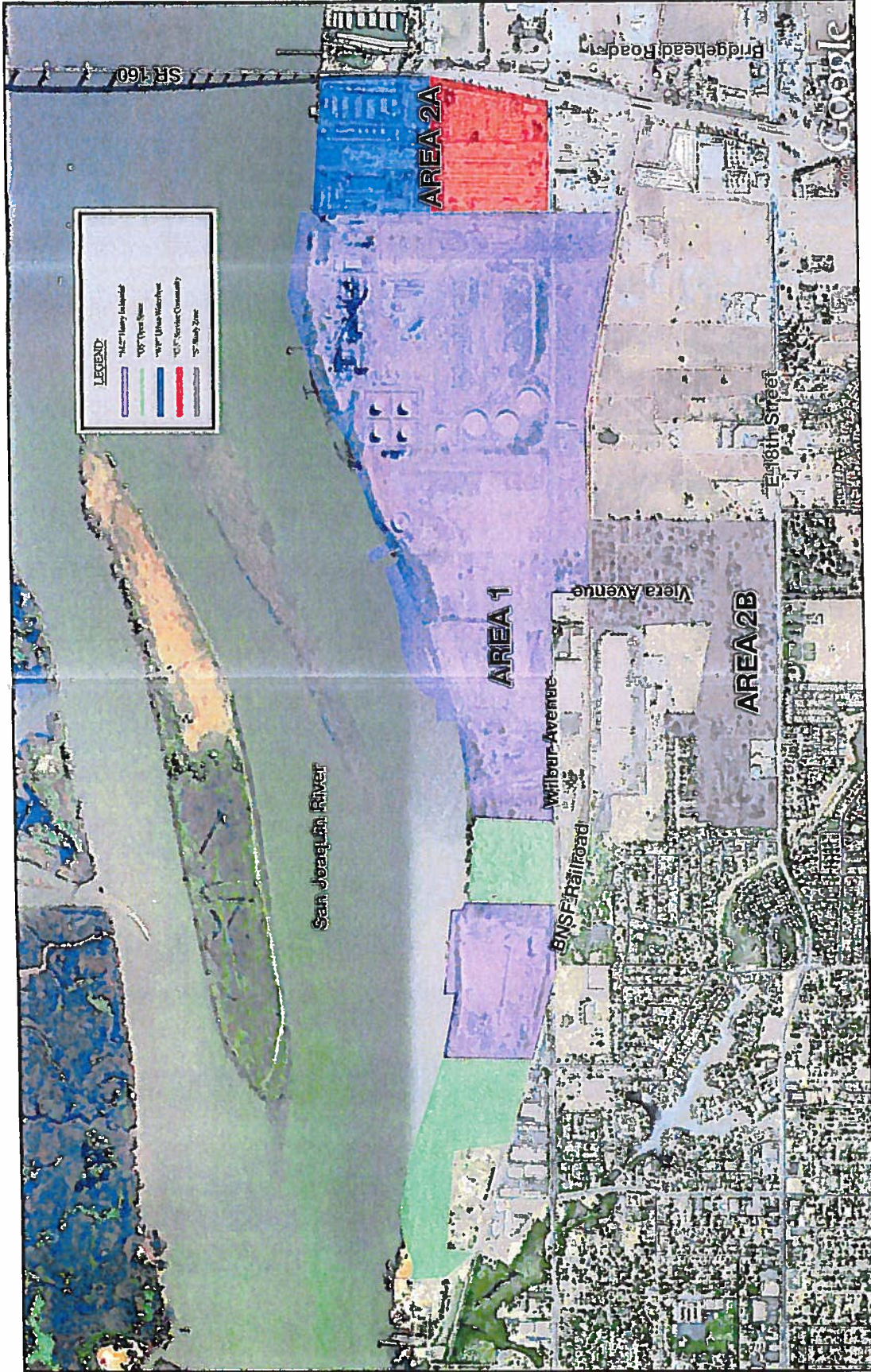


FIGURE 5

Proposed City of Antioch Prezone
Source: Google Earth, 2009

ALG

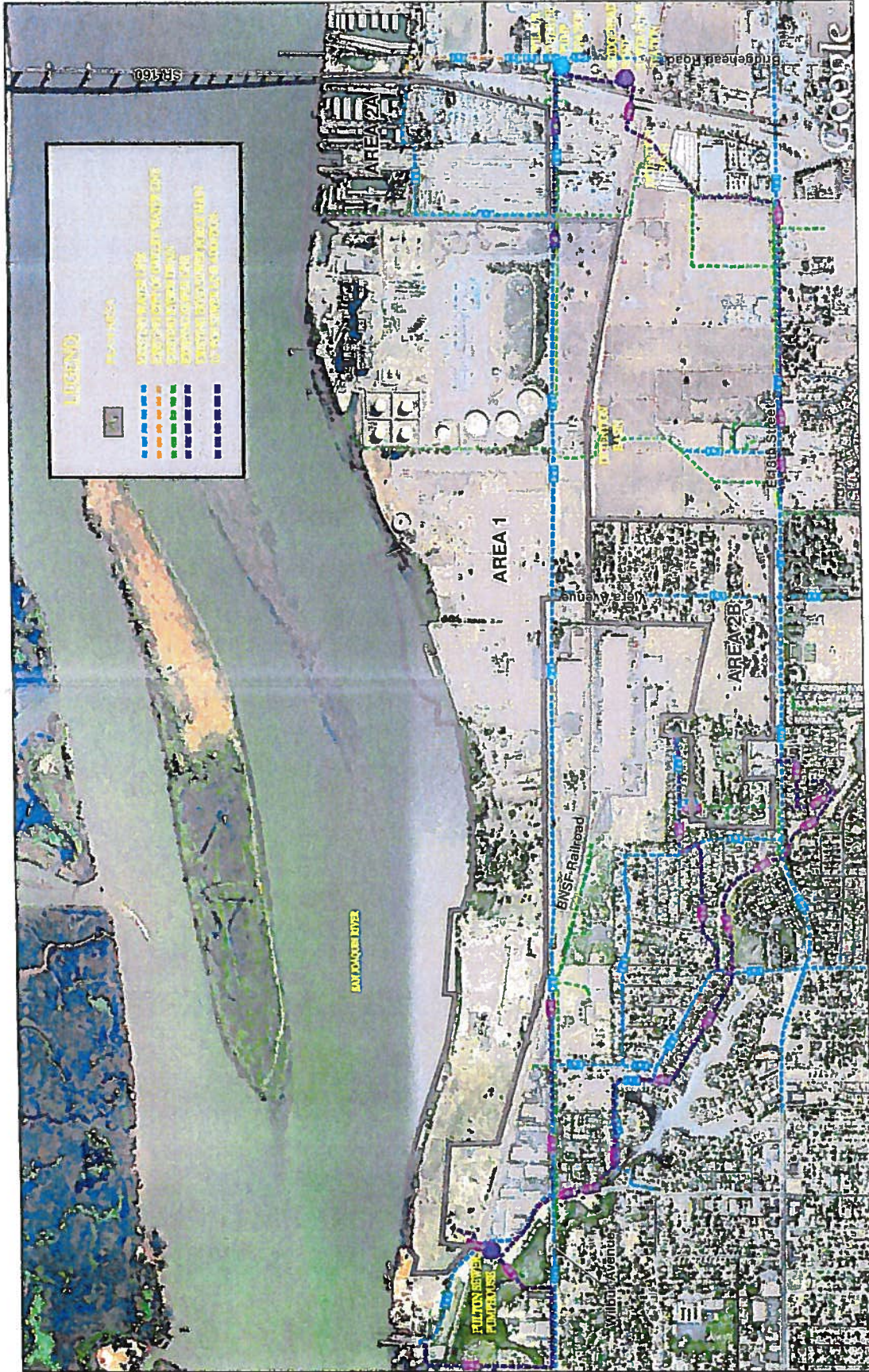
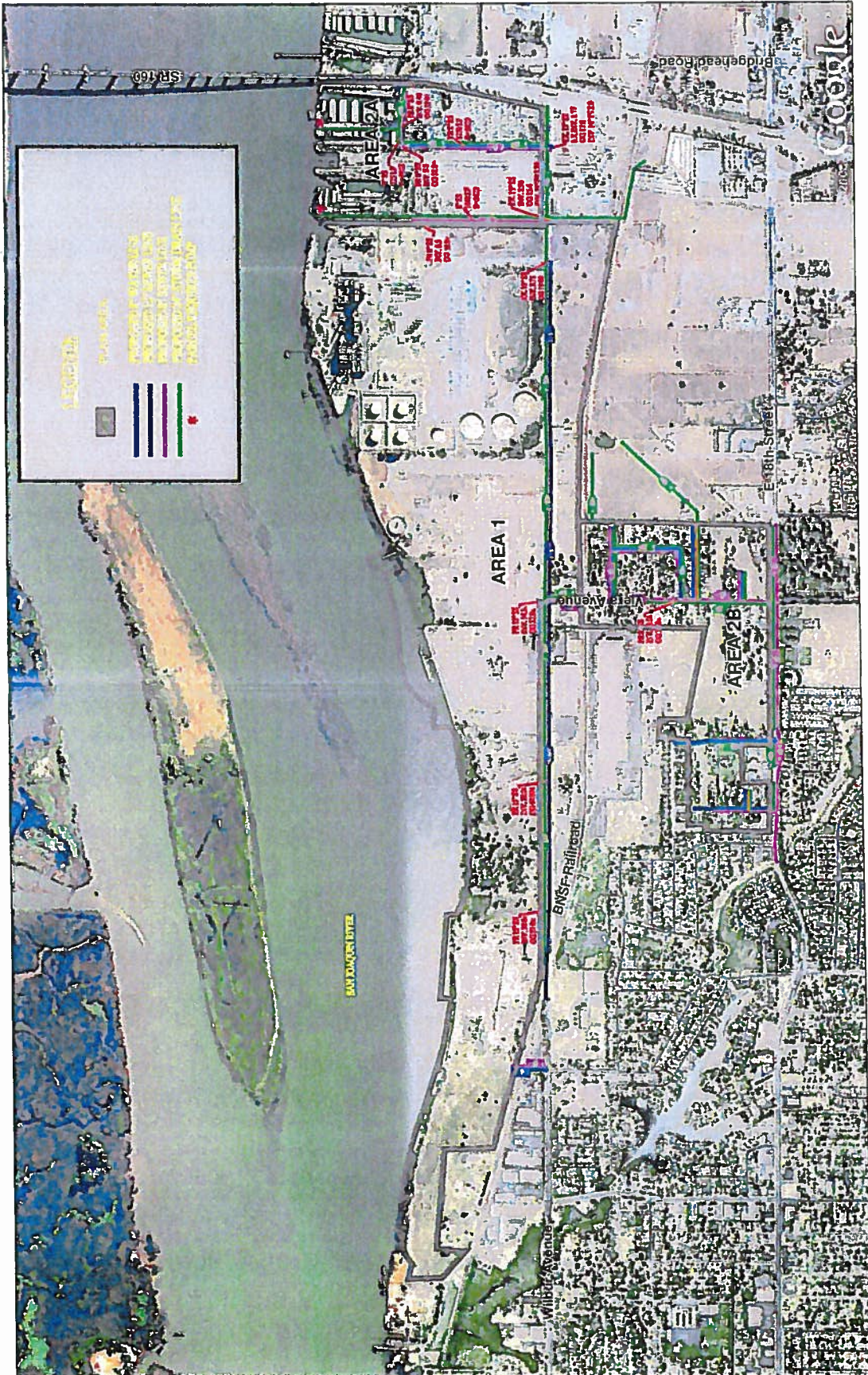


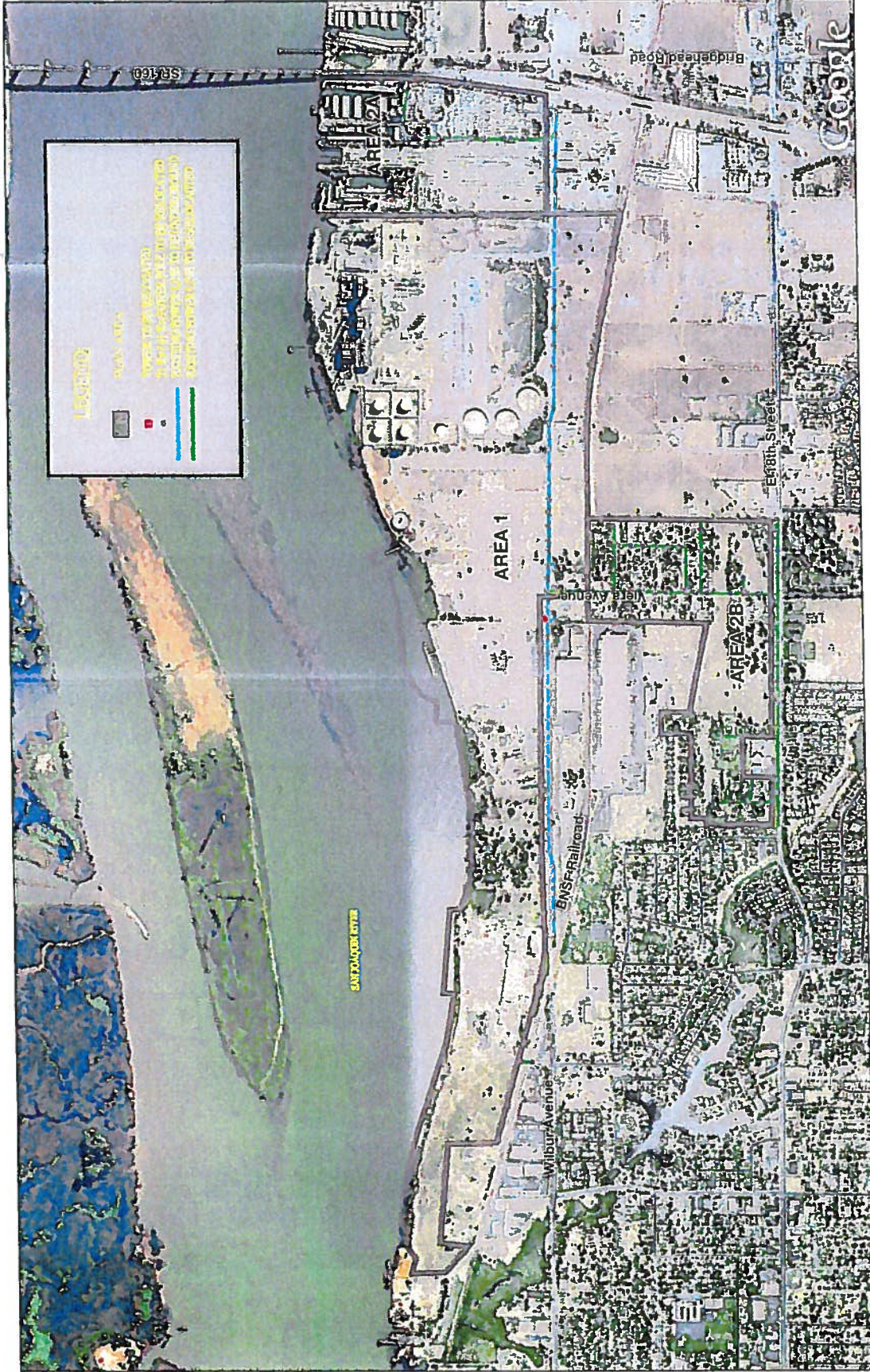
FIGURE 6
Existing Utilities

A70



Proposed Water, Sewer and Storm Drain Improvements

Source: Carlson, Barnes & Geston, Inc. 2009



A72

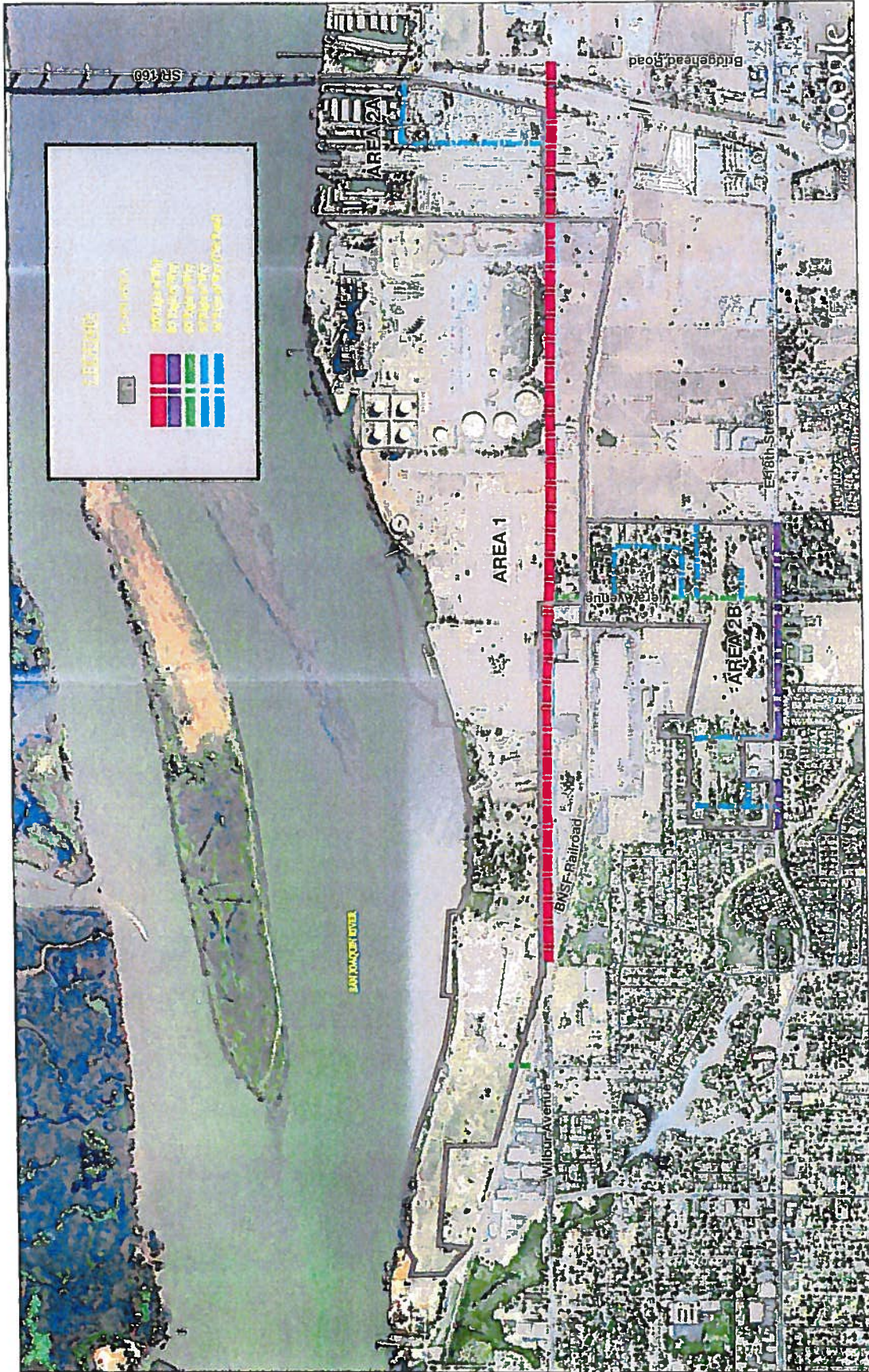


FIGURE 9
Potential Street Improvements

A73

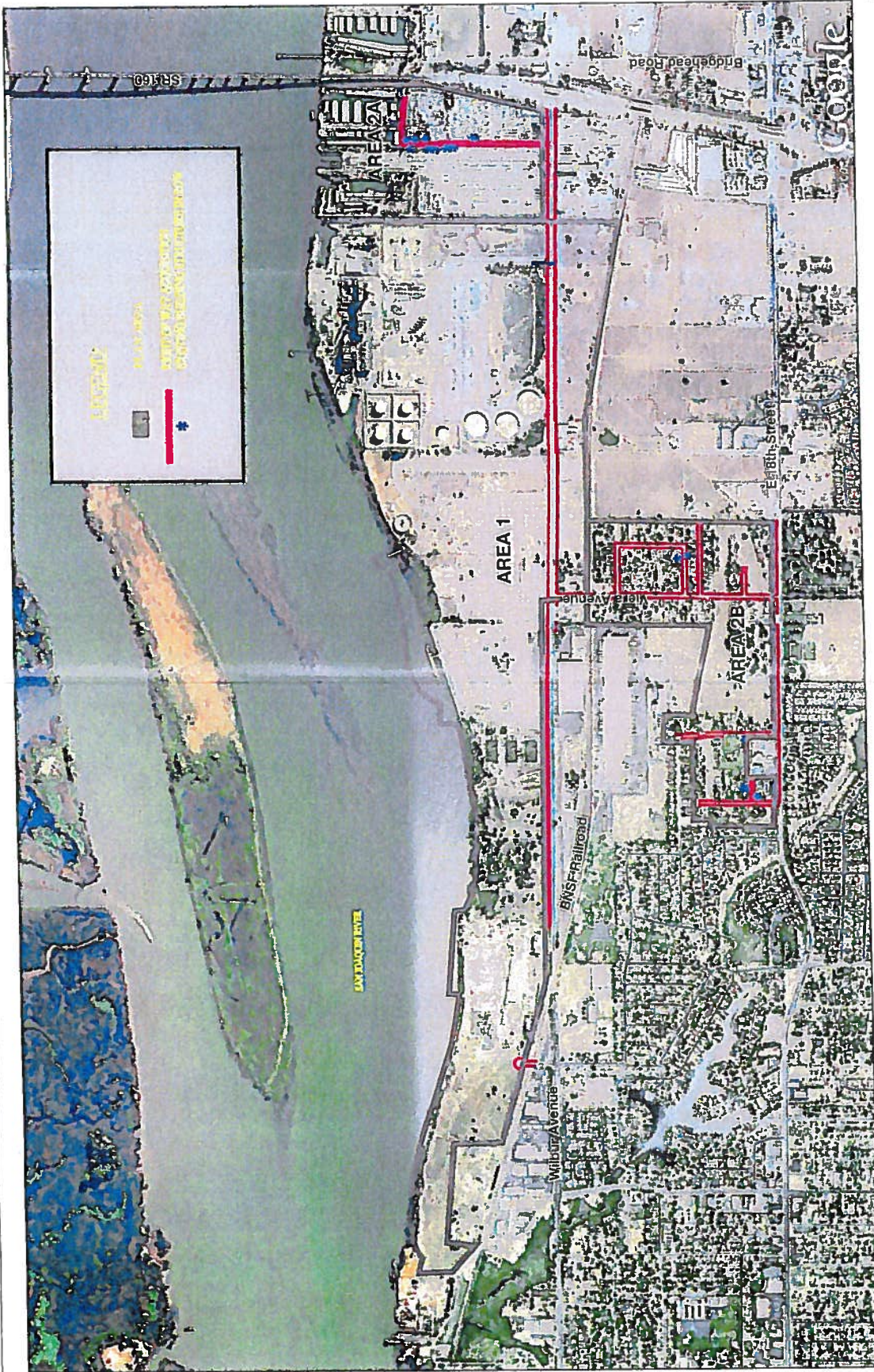
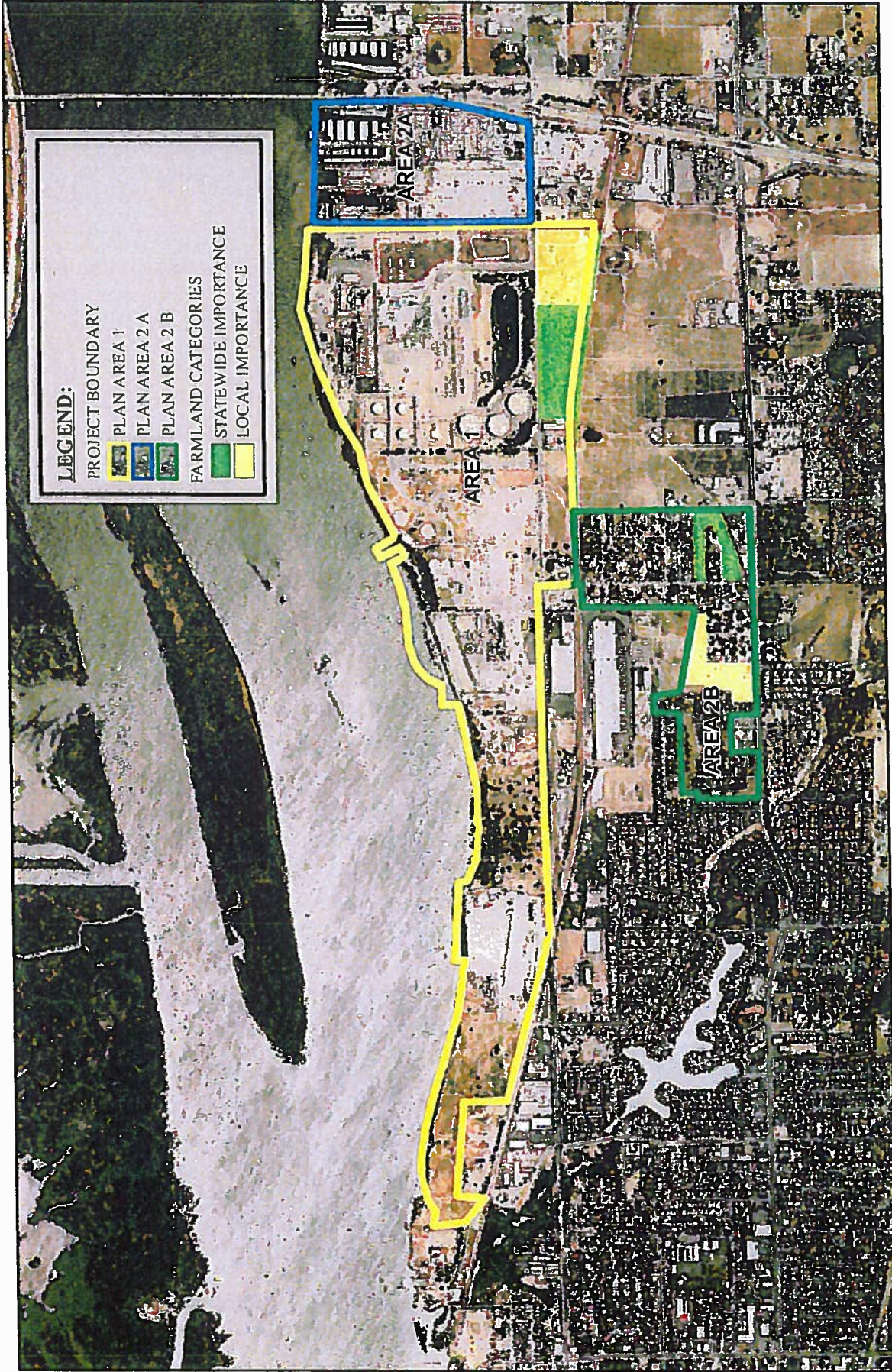
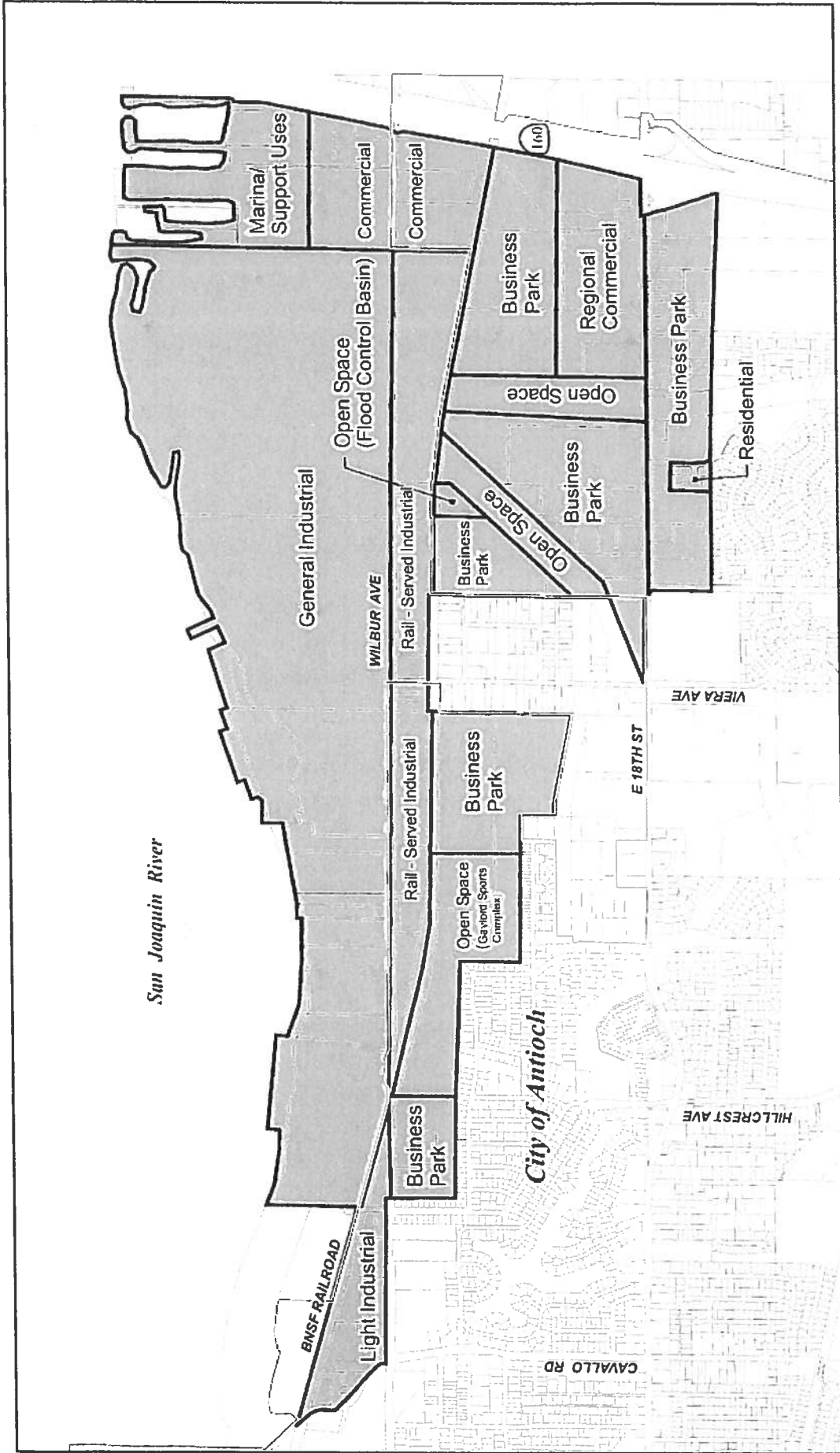


FIGURE 10
 Potential Right of Way Acquisitions
 Source: Carlson, Bertram & Gibson, Inc., 2009

A74





LEGEND:

- EMPLOYMENT FOCUS AREA
 - ANTIOCH CITY LIMITS
- 0 1500
FEET

Appendix A

CEQA Guidelines Amendments.
Appendix G – Environmental Checklist.

APPENDIX A
CEQA Guidelines Amendments
Appendix G – Environmental Checklist
Effective March 18, 2010

This analysis incorporates the text changes to Appendix G of the CEQA Guidelines pursuant to the CEQA Guidelines Amendments (adopted December 2009), which formally take effect on March 18, 2010. This analysis incorporates the new checklist questions for Agricultural and Forestry Resources, Greenhouse Gas Emissions, and Transportation and Circulation. Changes to the environmental checklist since the January 2010 CEQA Guidelines are highlighted, with text additions shown in underline and text deletions shown in strikeout.

A-I Agricultural and Forestry Resources

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <u>Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <u>Result in the loss of forest land or conversion of forest land to non-forest use?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use <u>or conversion of forest land to non-forest use?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use?

No Impact. Please refer to Section II. Agricultural Resources for a discussion of the conversion of farmland.

b) Conflict with existing zoning for agricultural use, or with a Williamson Act contract?

No Impact. Please refer to Section II. Agricultural Resources for a discussion of conflicts with existing zoning for agricultural use or a Williamson Act contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?

No Impact. The project site is not zoned for forest land or timberland use, nor is it under a Williamson contract. The project would therefore not conflict with existing zoning for forest land, timberland, Timberland Production. No mitigation is required.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The project site does not contain any forest land and the project would not therefore cause forest land to be converted to non-forest use. No mitigation is required.

e) Involve other changes in the existing environment which due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use or conversion of forest land to non-forest use?

Less Than Significant Impact. Please refer to Section II. Agricultural Resources for a discussion of a loss in Farmland to non-agricultural use. The project site does not contain any forest land and so there would be no conversion of forest land to non-forest use.

A-II Greenhouse Gas Emissions

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) <u>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <u>Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. The General Plan EIR (2003) considered the effects of build out of the project area as part of its programmatic analysis of growth throughout the city. The city envisions the project area as a job center, and defined a focus area called the “Eastern Employment Area”, which included land within the city as well as the unincorporated land contained in Area 1 and 2a (Figure 12). The General Plan and EIR designate properties within Area 2b as residential and open space uses according to the existing pattern of development.

The General Plan EIR analyzed the anticipated build out of the Eastern Employment Area according to a total of 13 million square feet (msf) of Business Park/Industrial development: approximately 7.1 msf in Areas 1 and 2a, and approximately 5.9 msf in the incorporated area south of the BNSF railroad.

However, while other sections of this analysis have relied upon the Final EIR for the General Plan, prepared in 2003, with regard to potential impacts associated with the project, the State of California, in 2003, did not require any analysis of greenhouse gas emissions for CEQA analysis. Therefore, the Final EIR for the General Plan did not analyze the potential greenhouse gas emissions that might be associated with development of the Eastern Employment Area (nor any other portion of the City or its sphere of influence).

The City acknowledges that the regulatory environment has changed considerably since 2003 with regard to greenhouse gases. Key legislative policy changes are discussed in greater detail in item “b”

below. While the project (the proposed reorganization) would not lead to any land use change and thus no change in greenhouse gas emissions above present levels, this environmental document is looking at the issue in a programmatic manner.

As of January 2010, the City of Antioch has embarked on the preparation of a City-wide climate action plan. The plan, expected to be completed by late 2010, is anticipated to comprise a series of policies and actions that would allow the city to meet GHG reduction targets in compliance with state regulations, including AB 32.

As the specific policies to be included in the climate action plan have yet to be established, this analysis seeks to quantify anticipated greenhouse gas emissions associated with development of the Eastern Employment Area and provide appropriate mitigation measures.

Greenhouse gas emissions have been quantified for the project area using the URBEMIS2007 air quality model. **Table A-II-1** shows the construction and annual greenhouse gas emissions associated with build out of Areas 1, 2a, and 2b based on the proposed General Plan designations shown in Figure 4. To be conservative, the assumed service population is based on an area average of 2.0 employees per 1,000 square feet of industrial development. (Using a higher population such as might be associated with office or other uses would result in a lower per capita rate of emissions.)

Table A-II-1. Greenhouse Gas Emissions (in CO₂e)

Construction Emissions	Annual Greenhouse Gas Emissions	Annual Emissions Per Service Population
12,528 Metric Tons	67,825 Metric Tons/Year	4.69 Metric Tons/Year

Note: CO₂e stands for CO₂equivalent. Source: CirclePoint, 2010.

In its proposed draft CEQA Guidelines Update (2009), the Bay Area Air Quality Management District establishes project-level thresholds for greenhouse gas emissions. Development of business park/industrial land uses could generate greenhouse gas emissions from both mobile sources (primarily automobile and vehicular traffic to and from the site) as well as from stationary sources (such as industrial heating/cooling equipment, exhaust pipes, etc). For stationary sources, BAAQMD proposes a GHG emissions threshold of 10,000 metric tons of CO₂ equivalent gases per year. For projects other than stationary sources, BAAQMD proposes a tri-part threshold:

- * compliance with a qualified climate action plan, or
- * an emission level of 1,100 metric tons of CO₂ equivalent per year, or
- * an emission level of 4.6 metric tons of CO₂ equivalent per year per service population (residents + employees).

As the City has no qualified climate action plan in place, the first threshold cannot be utilized for this project. As shown in **Table A-II-1**, the resulting GHG emissions from the potential build out of the project located in the Eastern Employment Area exceed BAAQMD's draft thresholds for

both stationary and non-stationary source projects set by BAAQMD, and also slightly exceeds the 4.6 metric tons of CO₂ equivalent per year per service population (residents + employees). This exceedance, at the programmatic level, is considered potentially significant.

Mitigation Measure A-II-1: All future discretionary applications for development within the project area must comply with one or both of the following requirements:

1. If the application is subject to CEQA, the CEQA analysis shall include an analysis of greenhouse gas impacts consistent with state, regional and local regulations in place at that time. This analysis would be expected to include a quantification of potential greenhouse gas emissions associated with a proposed action, a determination of significance and, if necessary, identification of emission reducing design elements pursuant to adopted guidance and emission reduction factors in effect at that time.
2. Upon the City's adoption of a Climate Action Plan, future project proponents shall demonstrate how their project(s) conform with the relevant goals, policies, and objectives of the Climate Action Plan

Implementation of **Mitigation Measure A-II-1** would ensure that no substantial increase in greenhouse gas emissions would occur within the project area, and that future development would comply with a qualified climate action plan. These actions would reduce the potentially significant impact of GHG emissions to a less than significant level. No further mitigation is required.

b) Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No Impact. The City of Antioch has not adopted any plans, policies or regulations for the purpose of reducing the emissions of greenhouse gases. Applicable legislation on reducing the emissions of greenhouse gases is at the state level and is summarized below:

State of California Executive Order S-3-05

In June 2005, the Governor of California signed Executive Order S-3-05, which identified CalEPA as the lead coordinating State agency for establishing climate change emission reduction targets in California. The "Climate Action Team", a group of state agencies, was set up to implement Executive Order S-3-05. Under this order, the State plans to reduce greenhouse gas emissions to 80 percent below 1990 levels by 2050. GHG emission reduction strategies and measures to reduce global warming were identified in the 2006 Climate Action Team Report.

Assembly Bill 32 - The California Global Warming Solutions Act of 2006

In 2006, the governor of California signed AB 32, the Global Warming Solutions Act, into law. The Act requires California to cap its greenhouse gas emissions at 1990 levels by 2020. This legislation requires the California Air Resources Board (CARB) to establish a program for statewide GHG

emissions reporting, and monitoring/enforcement of that program. CARB recently published a list of discrete GHG emission reduction measures that can be implemented immediately. CARB was also required to adopt rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emission reductions. CARB's Early Action Plan identified regulations and measures that could be implemented in the near future to reduce GHG emissions.

Many of the measures to reduce GHG emissions from transportation will come from CARB. AB 1493, the Pavley Bill, directed CARB to adopt regulations to reduce emissions from new passenger vehicles. CARB's AB32 Early Action Plan released in 2007 included a strengthening of the Pavley regulation for 2017 and included a commitment to develop a low carbon fuel standard (LCFS). Current projections indicate that with implementation of a strengthened Pavley Regulation, including LCFS, California will still fall short of the 1990 level targets for transportation emission reductions. Under the Bush Administration, the U.S. EPA blocked California's efforts to implement an LCFS, however, the Obama Administration has directed the U.S. EPA to reconsider its action. Nonetheless, the earlier U.S. EPA action and pending legal challenges by the automotive industry could continue to delay California's efforts to achieve emission reduction targets.

CARB is targeting other sources of emissions. The main measures to reduce GHG emissions will be contained in the AB32 Scoping Plan. A draft of that plan was released in June 2008 and was approved by CARB in December 2008. This plan includes a range of GHG reduction actions. Central to the draft plan is a cap and trade program covering 85 percent of the state's emissions. This program will be developed in conjunction with the Western Climate Initiative, comprised of seven states and three Canadian provinces, to create a regional carbon market. The plan also proposes that utilities produce a third of their energy from renewable sources such as wind, solar and geothermal, and proposes to expand and strengthen existing energy efficiency programs, such as building and appliance standards. The plan also includes full implementation of the Pavley standards to provide a wide range of less polluting and more efficient cars and trucks to consumers who will save on operating costs through reduced fuel use. The plan also calls for development and implementation of the Low Carbon Fuel Standard, which would require oil companies to make cleaner, domestically produced fuels. The regulatory process begins in 2009 to implement the plan. The details in regulating emissions and developing targeted fees to administer the program would be developed through this process. This would last two years and measures must be enacted by 2012.

Senate Bill 375 - California's Regional Transportation and Land Use Planning Efforts

California enacted legislation (SB 375) to expand the efforts of AB 32 by controlling indirect GHG emissions. SB 375 would develop emission-reduction goals around which regions could apply to planning activities. SB 375 provides incentives, such as transportation funding, for local governments and developers to implement new conscientiously planned growth patterns. This includes incentives for creating attractive, walkable and sustainable communities and revitalizing existing communities. The legislation also allows developers to bypass certain environmental reviews under CEQA if they build projects consistent with the new sustainable community strategies.

Development of more alternative transportation options that would reduce vehicle trips and miles traveled, along with traffic congestion, would be encouraged. SB 375 enhances CARB's ability to reach the AB 32 goals by directing the agency to develop regional GHG emission reduction targets to be achieved from the transportation sector for 2020 and 2035. CARB would work with the metropolitan planning organizations (e.g., ABAG and MTC) to align their regional transportation, housing and land use plans to reduce vehicle miles travelled and demonstrate the region's ability to attain its GHG reduction targets.

The proposed project would not directly generate greenhouse gas emissions since the project is comprised of procedural actions and does not involve any new construction or development. Current land uses and traffic patterns on the project site would not change under the proposed project and there would be no generation of greenhouse gases relative to existing conditions. Implementation of Mitigation Measure AQ-1 would ensure that any future development proposed for the project area complies with all pertinent legislative requirements pertinent to greenhouse gas emissions. No actual development could proceed until such conformance is demonstrated. Therefore the project would not conflict with AB 32, SB 375, and Executive Order S-3-05 and no impact would occur.

As of January 2010, the Bay Area Air Quality Management District (BAAQMD) is revising its CEQA Guidelines to provide its member agencies with specific recommendations and guidance in determining the significance of greenhouse gas emissions and identifying emission reducing project design elements. The City further anticipates that these new guidelines will include clear direction to cities and project proponents on how individual development proposals can avoid or minimize the production of new greenhouse gas emissions. The City anticipates BAAQMD will adopt these new CEQA Guidelines in 2010.

A-III Traffic and Transportation

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project: ¹				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections) <u>Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a <u>Conflict with an applicable congestion management project, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹ The transportation and traffic analysis is consistent with the December 2009 CEQA Guidelines, Appendix G, which take effect March 18, 2010.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
fg) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highway and freeways, pedestrian and bicycle paths, and mass transit?

and

b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

No Impact. The city utilizes level of service standards to evaluate the performance of the circulation system. Although the project could potentially extend roads and infrastructure to Areas 1, 2a, and 2b, the project would not induce population growth or result in any change to the existing uses on the project site. No increase in traffic would result from implementation of the proposed project since the project consists of a series of procedural actions. Any future construction or development in Areas 1, 2a, and 2b would be subject to separate environmental review. The project would not adversely affect level of service standards and would not conflict with any applicable city plan, ordinance, or policy. No mitigation is required.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. The project site is not located within an airport land use plan. The closest public use airports to the project site are Byron Airport and Buchanan Field. Byron Airport is located about 14.5 miles to the southeast; Buchanan Field is about 15 miles to the west. Owing to this distance, implementation of the project would have no impact on air traffic patterns. No mitigation is required.

d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. The proposed project consists of a series of procedural actions. These include the imposition of City of Antioch street standards on all public roadways in the project area. At present, many existing roadways in the project area lack improvements such as pavement, crosswalks, sidewalks, and similar features that reduce transportation hazards. Over the long term, as properties within the project area are developed, the City would impose improvements to the public rights of way as conditions of approval to comply with the City of Antioch street standards in effect at that time. Therefore, the project would have a long term beneficial impact with regard to design hazards; for the purposes of this evaluation, the project is assumed to have a less than significant impact. No mitigation is required.

e) Result in inadequate emergency access?

No Impact. The project site is currently under the jurisdiction of the Contra Costa County Fire Prevention District (CCCFPD), which serves extensive areas within Contra Costa County. Implementation of the proposed project would not change the existing emergency access to the site since the proposed project consists of a series of procedural actions. Over the long term, as properties within the project area are developed, the City would conduct separate environmental review and would require any new development to comply with City and CCCFPD emergency access standards. However, the project would not introduce any new construction or development that would alter existing conditions, and therefore would result in no impact to emergency access. No mitigation is required.

f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Less Than Significant Impact. The proposed project consists of a series of procedural actions. These include the imposition of City of Antioch alternative transportation standards on all public roadways in the project area. At present, many existing roadways in the project area lack improvements such as bus turnouts for public bus routes. Over the long term, as properties within the project area are developed, the City would impose improvements to the public rights of way as conditions of approval to adhere to the City of Antioch alternative transportation standards in effect at that time. Therefore, the project would have a long term beneficial impact with regard to compliance with alternative transportation plans; for the purposes of this evaluation, the project is assumed to have a less than significant impact. No mitigation is required.

Appendix E

Responses to Comment Letters Received on the Draft IS/MND

AGG



April 5, 2010

Mindy Gentry, Associate Planner
 Department of Community Development
 City of Antioch
 Third and "H" Streets
 Antioch, CA 94509

**SUBJECT: Proposed Initial Study/Mitigated Negative Declaration
 Northeast Antioch Area Reorganization**

Dear Mindy:

Thank you for including the Contra Costa Local Agency Formation Commission (LAFCO) in the environmental review process for the above project. We have reviewed the Draft Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration ("MND") for this project.

LAFCO's actions and decisions are guided by its own locally adopted policies and statutory requirements and procedures as set forth in the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 ("CKH", California Government Code §56000 et seq.). The CKH and local policies charge LAFCO with encouraging the orderly formation of local agencies and the logical and efficient extension of municipal services. And as a Responsible Agency, as defined in the California Environmental Quality Act (CEQA), LAFCO may need to rely on the City's MND in its consideration of any subsequent boundary change application [e.g., annexation, reorganization, etc.] relating to this project.

LAFCO is an independent agency with discretion to approve or disapprove, with or without amendment, wholly, partially or conditionally, changes of organization or reorganization. LAFCO is required to consider a variety of factors when evaluating a project, including, but not limited to, the proposed project's potential impacts on agricultural land and open space, the provision of municipal services, the timely and available supply of water, adequate and proximate affordable housing, etc..

With regard to the MND, we offer the following comments and questions:

1. Please correct the document to reflect Contra Costa ~~County~~ LAFCO (delete "County").
2. Page 5 provides a brief description of the power plant project and that it will undergo a separate environmental review. What is the status/timing of this separate environmental review process?
3. Page 10 notes that the city may seek approval from LAFCO for an out of agency service agreement to serve the Mirant Marsh Landing Generating Station. Would the City seek out of agency service from both DDS and the City of Antioch? What is the anticipated timing of such a request to LAFCO? Please explain.

1. .
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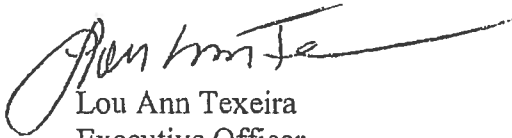
A869

We acknowledge that the analysis contained in this document assumes no significant changes in or intensification of land uses or development beyond what would be permitted under current General Plan and zoning regulations, and recognizes that future development would be subject to additional environmental review.

Finally, we thank and commend the City of Antioch for taking a comprehensive approach to the Northeast Antioch area, and recognizing the critical service and boundary issues associated with Areas 1, 2a and 2b.

Thank you for your consideration of our comments. Please contact the LAFCO office if you have any questions.

Sincerely,



Lou Ann Texeira
Executive Officer

c: LAFCO Planner

RESPONSES TO COMMENTS

Letter 1 – Local Agency Formation Commission

Response to comment 1.1

Comment noted. The MND is revised on page 10 and page 54 to remove the word "County"

Response to comment 1.2

As noted in the Draft MND, the California Energy Commission (CEC) is currently processing an application by Mirant Marsh Landing, LLC, for certification to construct and operate a new power plant. A CEC staff assessment is expected to be issued for public review in April 2010. Following a 30-day public review period, the CEC will consider approval of the application based on the technical assessments prepared by staff and any public comments received. Hearings have not yet been scheduled but will likely be held in June 2010.

Response to comment 1.3

The City has initiated the annexation process for the area in question, which includes the site on which the Mirant Marsh Landing Power Plant is proposed. It is the City's expectation that the annexation process will be completed well in advance of Mirant Marsh Landing Power Plant being approved, constructed, and in need of utility hook ups for operation. However, in the unlikely event that the annexation process is not finalized by the time Mirant Marsh Landing is in need of water and sewer connections, it is possible that the City will request from LAFCO an Out of Agency Agreement to provide such services for Mirant Marsh Landing until such time as the annexation is completed. Any such request for an Out of Agency Agreement by the City would also include Delta Diablo Sanitation District along with the City of Antioch. The City currently has a similar Out of Agency Agreement with PG&E for the Gateway Power Plant, which is located adjacent to the site on which the Mirant Marsh Landing Facility is proposed.



Delta Diablo Sanitation District

OFFICE AND TREATMENT PLANT: 2500 PITTSBURG-ANTIOCH HIGHWAY, ANTIOCH, CA 94509-1373

TEL.: (925) 756-1900 ADMIN. FAX: (925) 756-1961 MAINT. FAX: (925) 756-1963 OPER. FAX: (925) 756-1962 TECH. SVCS. FAX: (925) 756-1960
www.ddsd.org

April 5, 2010

Ms. Mindy Gentry, Associate Planner
Economic Development Department
City of Antioch
P.O. Box 5007
Antioch, CA 94531

SUBJECT: NORTHEAST ANNEXATION DRAFT MITIGATED NEGATIVE
DECLARATION

Dear Ms. Gentry:

Thank you for providing the District with the opportunity to review the subject Draft Mitigated Negative Declaration. The draft study includes a review of the potential environmental impacts for the proposed reorganization (annexation) of three subareas totaling 678 acres into both the City of Antioch (City) and the Delta Diablo Sanitation District (District). As noted by the study, subarea 1 is an approximately 481 acre area predominantly occupied by heavy industrial uses and generally located south of the San Joaquin River, west of State Route 160, and north of the BNSF railroad. Subarea 2a is a 94 acre area currently occupied primarily by storage and marina and located between Area 1 and the Antioch Bridge (State Route 160). Area 2b is approximately 103 acres located south of Wilbur Avenue in the vicinity of Viera Avenue. Area 2b currently contains 120 existing residential uses that are served primarily by well water and private septic systems. The subareas, Area 1; Area 2a; and area 2b are located within the sphere of influence of the City and the District.

The following summarizes our comments/concerns related to recycled water, wastewater conveyance through District facilities, and wastewater treatment.

Wastewater Conveyance and Treatment

The existing DDS D sewer forcemain shown conceptually in Figure 6 consists of two separate sewer forcemains. One District sewer forcemain is 24 inches in diameter and the second forcemain is 14 inches in diameter. The 14 inch diameter forcemain joins with the 24 inch diameter force main just east of the Wilbur Avenue Bridge overcrossing of BNSF railroad. Both forcemains are necessary for conveyance of projected buildout flows from Bridgehead Pump Station. The pipeline corridor within the Wilbur Avenue public right of way is congested as it accommodates not only the two existing DDS D forcemains but also a number of gas transmission mains as well as a potable water transmission main. Page 9 of the draft mitigated negative declaration correctly identifies the need to obtain additional right of way along Wilbur Avenue not only for traffic, but also for future utility purposes.

It should be clarified on page 54 of the study that portions of the proposed reorganization area will have sewage flows routed through the DDS D Antioch Pump Station rather than the DDS D Bridgehead Pump Station. The conceptual sewer plan shown in Figure 7 is inconsistent with

2.1

draft District master plans for sewage flow routing of a portion of area 1 and a portion of area 2b in that portions are planned/ modeled as flowing directly to the District's Antioch Pump Station facility located on Fulton Shipyard Road to the west rather than as depicted to the Bridgehead Pump Station to the east. Attached is a District staff markup of Figure 6 delineating the areas currently programmed in District hydraulic models as tributary to Bridgehead Pump Station. It is recommended that the conceptual illustration of the 15 inch sewer in Wilbur west of Viera Avenue and the 8 inch sewer in East 18th Street west of Viera Avenue be revised to illustrate an alternate routing of flows through new City trunk lines in the westerly direction so that it is consistent with current District planning. If the western routing is determined to be undesirable to the City, the District is open to performing a special hydraulic review at the time of City trunk line predesign for the areas west of Viera Avenue. It is our understanding that it will be several years or more before funding for all the City sewer trunk lines identified in the Mitigated Negative Declaration is available and that the City will perform the necessary project-level environmental review of pipeline/utility construction impacts once more detailed plans for these facilities are developed.

2.1
(cont)

Recycled Water

Delta Diablo Sanitation District (DDSD) and the City of Antioch are working jointly to complete construction of a recycled water transmission main which will supply recycled water to the City of Antioch for various municipal parks and the Lone Tree Golf Course. This pipeline is sized to provide for future recycled water demands, including possible industrial recycled water use in the proposed reorganization area. The ability of DDSD to provide recycled water to the proposed reorganization area is dependent on a detailed evaluation of the demands, as well as a hydraulic analysis of the transmission and associated distribution system

2.2

If you have any questions, or need further clarification, please feel free to contact me at (925) 756-1939.

Sincerely,



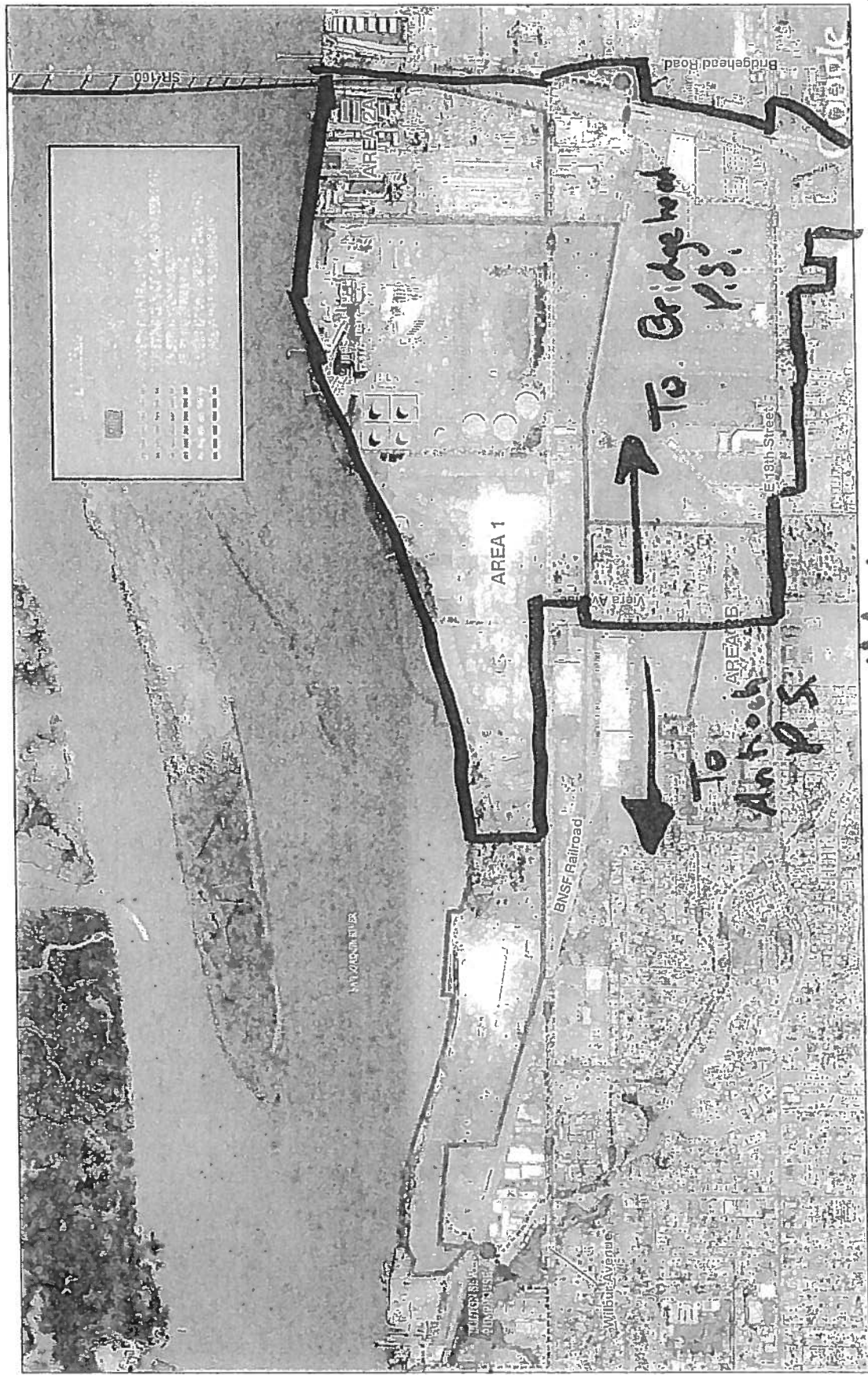
Patricia Chapman
Associate Engineer

PC:cg

Enclosure

cc: Phil Harrington, City of Antioch
Victor Carneglia, City of Antioch
Caroline Quinn, Engineering Services Director, DDSD
Dean Eckerson, Principal Engineer, DDSD
Amanda Roa, Environmental Compliance Engineer, DDSD
DEV.03-DEVDOC-818
Chron File

A93



DDSD Markup - 4/5/10

Area Tributary to Bridgehead Pump Station

AG4

RESPONSES TO COMMENTS

Letter 2 – Delta Diablo Sanitation District

Response to comment 2.1

Comment noted. Figure 7 of the MND is revised to more accurately reflect future planning for waste water treatment in the proposed annexation area.

Response to comment 2.2

Comment noted.

NORTHEAST ANTIOCH AREA REORGANIZATION PROJECT MITIGATION MONITORING REPORTING PROGRAM

MITIGATION MEASURE	IMPLEMENTATION – RESPONSIBLE AGENCY	MONITORING – RESPONSIBLE AGENCY	TIMING	INITIALS
SECTION A-1. AGRICULTURE AND FORESTRY RESOURCES				
<p>Mitigation Measure AII-1: All future discretionary applications for development within the project area must comply with one or both of the following requirements:</p> <ol style="list-style-type: none"> 1. If the application is subject to CEQA, the CEQA analysis shall include an analysis of greenhouse gas impacts consistent with state, regional, and local regulations in place at that time. This analysis would be expected to include a quantification of potential greenhouse gas emissions associated with a proposed action, a determination of significance and, if necessary, identification of emission reducing design elements pursuant to adopted guidance and emission reduction factors in effect at that time. 2. Upon the City's adoption of a Climate Action Plan, future project proponents shall demonstrate how their project(s) conform with the relevant goals, policies, and objectives of the Climate Action Plan. 	<p>City of Antioch</p>	<p>City of Antioch Community Development Department</p>	<p>Prior to project entitlements.</p>	
	<p>City of Antioch</p>	<p>Project applicant</p>		

A96

**STAFF REPORT TO THE CITY COUNCIL
FOR CONSIDER AT THE MEETING OF JUNE 12, 2012**

Prepared by: Victor Carniglia, Consultant for the City of Antioch 

Date: June 3, 2012

Subject: Determination as to the Appropriate Course of Action in Response to a Letter Received from the Local Agency Formation Commission (LAFCO) Requesting that the City Initiate the Annexation of Areas 2A and 2B of the Northeast Antioch Area

RECOMMENDATION

Staff recommends that the City Council direct City staff to submit annexation applications to LAFCO for Areas 2A and 2B of the Northeast Antioch Area.

BACKGROUND INFORMATION

In 2007 prior to the initiation of the annexation of Northeast Antioch, the City conducted surveys using mailed questionnaires to determine the opinion of property owners/residents on the question of annexation to the City. These surveys revealed that the majority of the owners of the land in Area 1 (the 470 acre industrial area) supported annexation (see Attachment "A", which is a map showing the locations of Areas 1, 2A, and 2B). Area 1 was then and still is uninhabited, so there were no residents to poll, only property owners. In the case of Area 2A, which consists of the existing marinas north of Wilbur Avenue located just west of Hwy 160, approximately 60% of the residents and property owners that returned questionnaires opposed annexation. The opposition to annexation in the Viera residential area (Area 2B) was even higher, with almost 75% opposing annexation to the City. In light of this survey information, the City Council in June 2007 directed staff to file an annexation application for Area 1 only. The annexation application for Area 1 was subsequently submitted to LAFCO in August 2007.

The annexation process for Area 1 reached an impasse within a year of being initiated due to the inability of the City and County to reach agreement on the key terms of a Tax Exchange Agreement. This impasse on how to divide tax revenue from the annexation area was exacerbated by the steep declines in tax revenue being experienced by both the City and the County due to the recession. Subsequent to 2007, the City applied for and LAFCO granted the City the ability to enter into "Out of Agency Service Agreements" for two large power generating facilities within the annexation area. Specifically, an Out of Agency Service Agreement was authorized by LAFCO and approved by the City for the PG&E Gateway Generating facility in 2008, with a similar Agreement approved for the GenOn Marsh Landing Power Plant in 2011.

Over the last year, a number of key steps have been accomplished to move the annexation process forward. These steps include the formation of an Annexation Subcommittee, consisting of representatives of the City, County, and LAFCO in April 2011. As a result of a process initiated by this Subcommittee, the representatives of the City and County reached consensus on the key financial terms of the Tax Transfer Agreement. The wording of the Tax Transfer Agreement is now being finalized, and will be brought to the City Council and the Board of Supervisors for adoption in the near future. In addition to progress on the Tax Transfer Agreement, the City initiated the rezoning for Area 1, which was approved as a first reading by the City Council on March 27, 2012.

City and County staff have been updating LAFCO on a monthly basis on the status of the Northeast Antioch annexation process, as requested by LAFCO as a condition of approval for the "Out of Agency Agreement" for the GenOn Marsh Landing Facility. The LAFCO Board, triggered perhaps by hearing the monthly updates about the progress being made on the annexation of Area 1, made a decision to formally make their position known concerning the annexation of Areas 2A and 2B. Specifically, LAFCO submitted a letter addressed to both the City of Antioch and the County dated May 11, 2012 requesting that the City submit annexation applications for Areas 2A and 2B to go along with to the annexation application already submitted for Area 1.

ENVIRONMENTAL REVIEW

The issue before the City Council involves making a decision on whether or not to submit annexation applications for Areas 2A and 2B as requested by LAFCO. Such a decision as to whether or not the City should file an annexation application is not a "project" under CEQA, and therefore does not require environmental review. The future decision to approve or deny any such annexation application filed by the City would trigger CEQA review.

ANALYSIS

Individual LAFCO members during the hearing process for the Out of Agency Agreement for PG&E Gateway and more recently during the Out of Agency Agreement hearing for GenOn Marsh Landing, stated their interest in seeing the City annex the entire Northeast Antioch Area including Areas 2A and 2B, and not leave behind unincorporated "islands". The attached letter, which the LAFCO Board on May 9, 2012 voted to forward to the City of Antioch, represents the first formal LAFCO position on this issue. In this letter LAFCO is urging "the *City to annex all of Northeast Antioch (Areas 1, 2A and 2B)*". The letter goes on to state that LAFCO has "*broad conditioning authority*", and the point is made in the letter that LAFCO can "*condition the annexation of Area 1 on the City annexing Area 2B, and on the completion of the annexation process for Area 2A (Government Code Section 56885.5)*".

The following is a brief discussion of the various alternate courses of action the City may choose to take in response to the letter from LAFCO:

Alternative #1: The City could choose, at least for now, to disregard the letter from LAFCO and continue to move forward with the annexation of Area 1 only. If this approach is taken, the City would almost certainly find itself at a LAFCO hearing in the next 2 to 3 months with LAFCO conditioning the approval of the annexation of Area 1 on the City either submitting complete annexation applications for Areas 2A and 2B, or on the City completing the annexation of Areas 2A and 2B. The City would then be faced with the same decision point it has now. If the City at that future point in time decided not to submit annexation applications for Areas 2A and 2B, then it is very likely that LAFCO would not allow the Area 1 annexation to be finalized, and Area 1 would remain unincorporated. Alternately, while the City could at this future point in time decide to submit the annexation applications for Areas 2A and 2B, the net result would be that several months would end up being lost in the overall annexation process. Such a delay would likely create “ill will” at LAFCO by the City in effect delaying action on LAFCO’s letter.

Another consequence of the City not submitting annexation applications for Areas 2A and 2B in the near term, is that the City may never even get before LAFCO with a complete application for Area 1, as the Board of Supervisors could decide not to act on the Tax Exchange Agreement if the Agreement did not address the annexation of Areas 2A and 2B.

Alternative #2: The City could decide to delay the submittal of the annexation applications for Areas 2A and 2B as requested in the LAFCO letter, to allow time for the City to once again “poll” the property owners and residents of Areas 2A and 2B about their position on annexation to the City of Antioch, given that the last poll was done almost 5 years ago. While this approach would provide the City with more information, such a survey would add costs and create delays, and in the end would do little to enhance the City’s range of choices. While a favorable poll in relation to annexation would perhaps make it easier for the City to initiate annexation of Areas 2A and/or 2B, a negative poll would not change the City’s position vis a vis the LAFCO letter, as just described under Alternative 1.

Alternative #3: This is the approach staff is recommending, namely for the City to file the annexation applications for Areas 2A and 2B as requested by LAFCO in their letter, and let the annexation process as structured by State LAFCO Law become the mechanism by which the property owners and residents of Areas 2A and 2B are given the opportunity to raise their concerns and have input on the issue of annexation. The Cortese Knox Act gives property owners and registered voters the right to make a decision on whether they are annexed or not. If there are 12 or more registered voters in an area that is the subject of an annexation application, those voters have the right and ability to determine whether the area is annexed or not, largely irrespective of the actions by the City or LAFCO. If more than 50% of the registered voters oppose annexation, then the annexation process is terminated. It is City staff’s understanding that both Area 2A and Area 2B exceed the 12 registered voter threshold, and therefore the registered voters will decide annexation. If there happens to be fewer than 12

registered voters, then the property owners with land that represents the majority of the assessed value in an area would determine whether an area is annexed or not.

There is one exception to the ability of registered voters and residents to control their own destiny in relation to annexation, and that is in the event LAFCO makes the necessary findings and determines an area to be an “island” for purposes of annexation. In such an instance LAFCO is able to make the decision on annexation without a vote of residents/property owners. LAFCO staff in the past has stated that they feel Area 2B (the residential area) qualifies as an “island”, while Area 2A (the existing marinas) is not an island. This issue of island annexations is referred to in the attached May 11, 2012 letter from LAFCO in the text that talks about an “expedited process”, and refers specifically to Area 2B. An “expedited process” would be one in which the decision on annexation is made solely by LAFCO, not by registered voters/property owners. It is important to note that the determination as to whether an area qualifies as an “island” is the responsibility of LAFCO, and does not involve the City.

Alternative #4: A final option for the City to consider in response to the letter received from LAFCO is to direct staff not to file annexation applications for Areas 2A and 2B, and further to direct staff to withdraw the annexation application for Area 1 previously submitted to LAFCO. Presumably, the City would then wait for perhaps a more opportune time to again submit the applications for Area 1. The immediate effect of this action would be to nullify all the work done to date on the annexation process. The City would also be forgoing revenues that it would otherwise have received if the Northeast Antioch Annexation was complete, including the funds promised by GenOn if the annexation process was complete by December 31, 2012. In the end the overall context for processing the application would likely not change, even if the City waited for a number of years to resubmit its annexation application, given the provisions LAFCO is required to address in terms of the need for logical boundaries, policies discouraging the creation and perpetuation of difficult to serve “islands”.

FISCAL IMPACTS

There are two potential fiscal impacts relating to the question of submitting annexation applications for Area 2A and 2B as requested by LAFCO, as discussed below:

Fiscal Impacts of Annexing Areas 2A and 2B: Neither Area 2A nor Area 2B currently generates significant tax revenue. There is essentially no sales tax generated in Area 2B, and little property tax given an aggregate assessed value of just over \$10 million for all of Area 2B. Given the fact that there are over 100 residential units in Area 2B, the City’s costs to serve the area (which would primarily be Public Safety) would exceed the tax revenue the City would receive from Area 2B. In the case of Area 2A the cost of City services versus the tax revenue generated are both low, and are about “break even”.

The exact distribution of tax revenue received from Areas 2A and 2B, as well as Area 1, will be determined by the terms of the Tax Transfer Agreement with the County. When

this Tax Transfer Agreement comes before the City Council for action, staff will be able to provide the City Council with the exact tax revenues the City is projected to receive from each of the annexation areas, as well as City service costs. However, based on detailed fiscal analysis prepared by staff and consultants retained by the City, it is clear that an annexation that includes Areas 2A and 2B along with Area 1 still will result in a significant net fiscal benefit to the City. This is due almost entirely to the significant tax base that exists in Area 1

Infrastructure Cost Implications of Annexing Areas 2A and 2B: As City Council is aware, there is a significant infrastructure deficit in Area 2B given the fact that it contains a large number of residential units on small lots that lack water and sewer services. These residential units are relying on septic and well systems that in most cases are over 50 years old, almost all of which do not meet current public health standards in terms of minimum lot size for a septic field, the minimum distance between the septic field and the drinking water well head, and casing to protect the wells from infiltration. The net result as characterized by County Health staff is a potential public health “time bomb”. This situation can only be permanently corrected by installing public sewer and water lines. The City and County are planning to address this infrastructure need through joint City/County commitments to fund and install this infrastructure as soon after annexation as practical. The cost of this vital sewer and water infrastructure to serve Area 2B is estimated to be approximately \$6 million, which would be split between the City and the County. The City’s \$3 million share would come from revenue generated through the annexation of Area 1, which would be in effect “new revenue”.

While infrastructure improvements may be built in the future to serve existing and/or future uses in Areas 1 and 2A, there is not a public health situation similar to Area 2B to address. Any future infrastructure improvements installed in Areas 1 and 2A will be at the request of and funded by property owners/developers in the area needing those specific infrastructure services. The City has no plans and no funds to install any infrastructure in the Northeast Antioch Area (Area 1, 2A, and 2B) other than the water/sewer improvements for Area 2B just discussed. Future development in Areas 1 and 2B may decide not to extend infrastructure to their sites due perhaps to cost reasons or as a result of the nature of the use being proposed.

OPTIONS

The various Options available to the City have already been discussed as “Alternatives” in the “Analysis” section of this report.

ATTACHMENTS

- A. Map showing Annexation Areas 1, 2A, and 2B
- B. Letter from LAFCO concerning Areas 2A and 2B

RESOLUTION NO. 2012/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH INITIATING THE ANNEXATION OF AREAS 2A AND 2B OF THE NORTHEAST ANTIOCH AREA, WITH AREA 2A CONSISTING OF APPROXIMATELY 94 ACRES LOCATED NORTH OF WILBUR AVENUE AND WEST OF STATE ROUTE 160, AND AREA 2B CONSISTING OF APPROXIMATELY 103 ACRES LOCATED IN THE VICINITY OF VIERA AVENUE NORTH OF EAST 18TH STREET

WHEREAS, the City Council on June 26, 2007 authorized City staff to submit an annexation application for Area 1 of the Northeast Antioch Area, which consists of approximately 481 acres located north of Wilbur Avenue, east of Fulton Shipyard, and west of SR 160, and

WHEREAS, the City's General Plan designates Area 2A for Marina Support Uses and Commercial, and the General Plan designates Area 2B as Medium Low Density Residential (up to 6 units per acre), and

WHEREAS, Areas 2A and 2B are located within the City of Antioch's "Sphere of Influence", and

WHEREAS, Areas 2A and 2B are located within the City's Urban Limit Line, as approved by Antioch voters, and

WHEREAS, the annexation of Areas 2A and 2B, in conjunction with the annexation of Area 1 would bring the entire Northeast Antioch Area into the incorporated boundary of the City of Antioch, thereby helping to further the City's General Plan Goals and Policies in relation to job creation and economic development, and

WHEREAS, LAFCO in a letter dated May 11, 2012 requested that the City initiate the annexation of Areas 2A and 2B, and the City Council upon consideration of this request by LAFCO intends to direct staff to submit the applications for Areas 2A and 2B with the understanding that the procedures contained in State law governing annexations provide property owners and residents the opportunity for input into the annexation process.

WHEREAS, City Council direction to staff to submit annexation applications is not a project under CEQA.

NOW THEREFORE BE IT RESOLVED that the City Council directs City staff to file annexation applications for Areas 2A and 2B, with separate applications for each Area

RESOLUTION NO. 2012/**

June 12, 2012

Page 2

* * * * *

I HEREBY CERTIFY that the foregoing resolution was adopted by the City Council of the City of Antioch at a regular meeting thereof held on the 12th day of June, 2012 by the following vote:

AYES:

NOES:

ABSENT:

DENISE SKAGGS, City Clerk

ATTACHMENT "A"

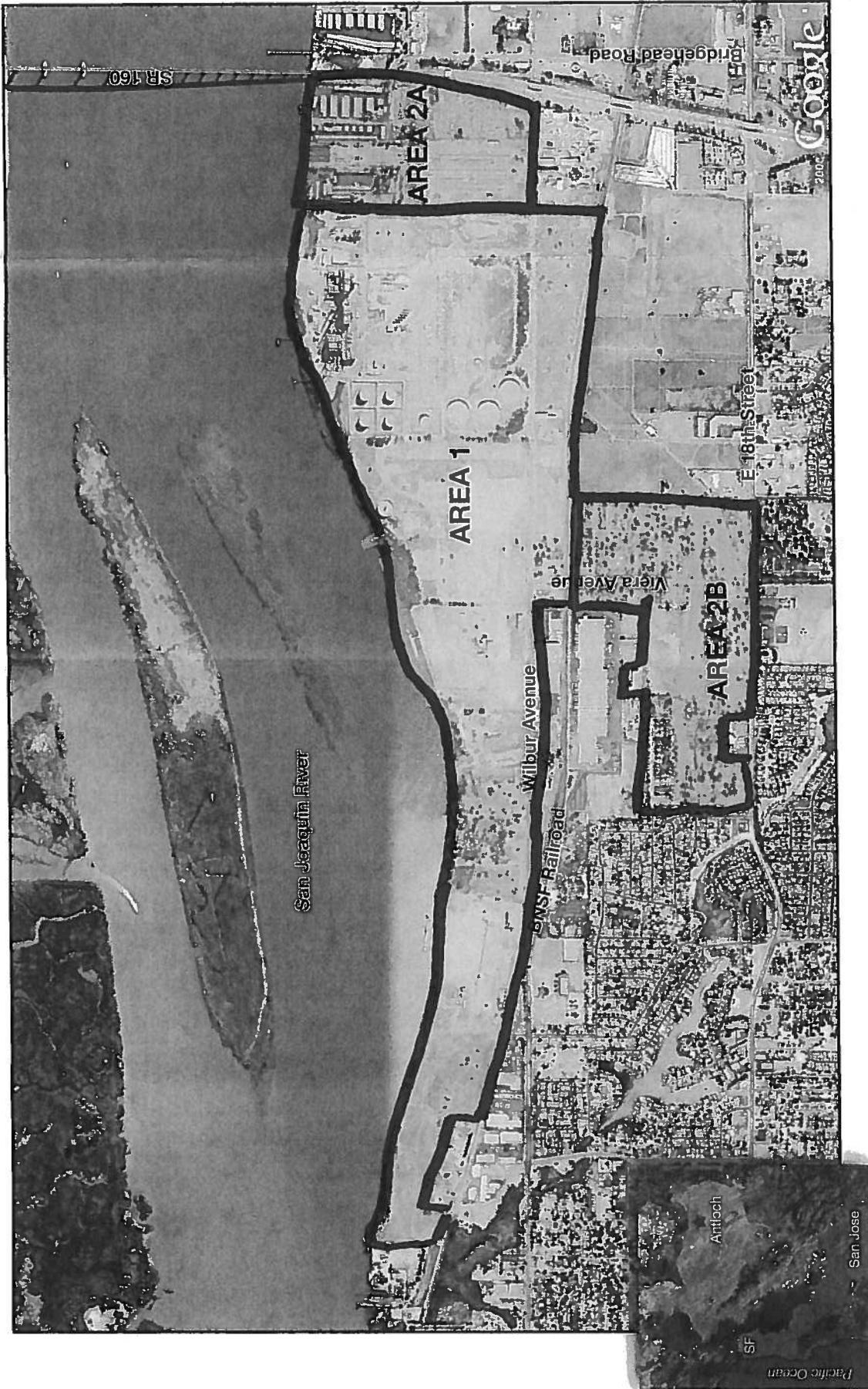


FIGURE 1
Project Location
Source: Google Earth, 2009

ATTACHMENT "B"

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
651 Pine Street, Sixth Floor • Martinez, CA 94553-1229
e-mail: LTexte@lafco.cccounty.us
(925) 335-1094 • (925) 335-1031 FAX



Lou Ann Texeira
Executive Officer

MEMBERS

Federal Glover
County Member

Michael R. McGill
Special District Member

Dou Blubaugh
Public Member

Gayle B. Uilkema
County Member

Dwight Meadows
Special District Member

Rob Schroder
City Member

Don Tatzli
City Member

ALTERNATE MEMBERS

Sharon Burke
Public Member

Tom Butt
City Member

George H. Schmidt
Special District Member

Mary N. Piepho
County Member

May 11, 2012

Jim Jakel, City Manager
City of Antioch
200 H Street
Antioch, CA 94509

David Twa, County Administrator
Contra Costa County
651 Pine Street, 10th Floor
Martinez, CA 94553

Dear Jim and David,

The purpose of this letter is to encourage the City and County to accelerate and complete the property tax transfer agreement for Northeast Antioch (Areas 1, 2a and 2b), and move forward with the annexation of these areas to the City of Antioch.

Over the past several months, the Commission has received monthly reports from the City and County indicating that the parties are close to reaching agreement on the property tax exchange. At both the March and April 2012 LAFCO meetings, the Commission expressed concern with the lack of progress on the tax exchange agreement.

While there has been considerable delay, we believe there is commitment by the parties to annex Northeast Antioch to the City; as well, there are various incentives to move forward with the annexation in an expeditious manner.

In August 2007, the City of Antioch submitted an application to LAFCO to annex Area 1. The proposal is currently incomplete, mainly due to the fact that the City and County have not reached agreement on the property tax transfer.

Since 2007, the City applied to and received approval from the Commission to extend out of agency water and sewer services to two industrial properties (PG&E - 2008 and GenOn Energy - 2011) located in Area 1. In accordance with State law, LAFCO granted the out of agency service approval in anticipation of and commitment from the City that it would annex Northeast Antioch. In conjunction with LAFCO's approval of the out of agency service in 2011, GenOn pledged to the City and the County that it would provide \$1 million to each party if the annexation of Northeast Antioch is complete by December 2012.

The City also declared that it would annex Northeast Antioch in 2009, in the wake of the Jaycee Dugard kidnapping.

In addition to these commitments and incentives, there is an impending deadline with critical LAFCO statutes scheduled to sunset. Area 2b is a small island that is substantially surrounded by the City of Antioch. Government Code section 56375.3 currently provides an expedited process to allow the City to annex this island without a protest proceeding provided the boundary change proposal is submitted to LAFCO by January 1, 2014.

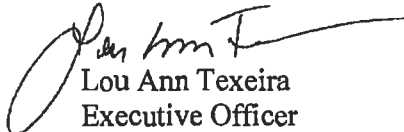
As indicated above, to date, LAFCO had received an annexation application for Area 1, and has not yet received applications to annex Area 2a and 2b to the City.

As previously discussed with the City and County, and at the Northeast Antioch Subcommittee meetings, LAFCO staff urges the City to annex all of Northeast Antioch (Areas 1, 2a and 2b).

The Commission has broad conditioning authority. For example, the Commission could condition the annexation of Area 1 on the City annexing Area 2b, and on the completion of the annexation process for Area 2a (Government Code section 56885.5). Because the time required to prepare and process both annexation applications can be lengthy, we encourage the City to submit its applications to annex Areas 2a and 2b as soon as possible.

Again, we believe the parties are committed to the annexation of Northeast Antioch, and strongly encourage the City and the County to complete the property tax exchange agreement as soon as possible.

Sincerely,



Lou Ann Teixeira
Executive Officer

c: Each Member, Contra Costa LAFCO
Supervisor Federal Glover
Supervisor Mary Piepho
Each Member, Antioch City Council

**STAFF REPORT TO THE CITY COUNCIL
FOR CONSIDERATION AT THE MEETING OF JUNE 12, 2012**

Prepared by: Tina Wehrmeister, Community Development Director *aw*
Date: June 7, 2012
Subject: Draft Regional Housing Need Allocation Methodology 2014-2022

RECOMMENDATION

It is recommended that the City Council consider the proposed allocation methodology for the 2014-2022 Regional Housing Need Allocation (RHNA) period and provide comments and direction to staff.

BACKGROUND INFORMATION

State law requires that each town, city, and unincorporated area plan for its share of projected housing need over a specified planning period (currently eight year cycles). The State Department of Housing and Community Development (HCD) determines the Bay Area regional need and ABAG, as the regional planning agency, is charged with allocating the housing need to each town, city, and county. To assist in accomplishing this task, ABAG assembles the Housing Methodology Committee (HMC) consisting of elected officials, staff and other stakeholders from around the region (Attachment "A"). The HMC provides input and recommendations on the allocation methodology. ABAG staff makes the final recommendation to the ABAG Executive Board. Antioch staff was a member of the HMC for the 2014-2022 RHNA period.

DISCUSSION

The final methodology is used to calculate the allocation for each jurisdiction. Although comments are currently requested on the methodology, ABAG has also released draft allocations. A detailed explanation of the methodology and draft allocations for the region is included as Attachment "B". Antioch's draft allocation is as follows:

DRAFT REGIONAL HOUSING NEEDS ALLOCATION 2014-2022

	Very-Low Income	Low Income	Moderate Income	Above-Moderate Income	Total Allocation
Housing Units	338	199	209	679	1,425

Comparison to Antioch General Plan & Growth Projections

State law requires that jurisdictions plan to accommodate the RHNA allocation. *Jurisdictions are not required to build or cause units to be built.* The total 2014-2022 draft RHNA allocation is consistent with current growth projections.

A build-out analysis of the General Plan projects that there are approximately 11,300 units that can be accommodated in areas with a residential designation. This includes two Planned Development Areas (PDA) at the Hillcrest Station Area and Rivertown, which are both planned to accommodate denser development. The 11,300 units are comprised of approximately 6,300 single family units and 5,000 multiple family units. The Hillcrest Station Area Specific Plan projects a development potential of 2,500 units.

The average number of single family building permits issued each year from 2006-2011 is 130, with 2006 being the highest year at 172 permits and 2010 being the lowest at 93. Currently permits are tracking to meet or exceed the 2006 mark.

Income Category Calculation

The methodology to distribute the total jurisdictional allocation into income categories is also explained in Attachment "B". This calculation utilizes the methodology originally proposed by Antioch in the last RHNA cycle and accounts for jurisdictions that have already supplied affordable housing. The draft allocation tables provided in Attachment "B" shows that jurisdictions have a larger or smaller percentage of the total allocation in the affordable categories based on performance.

Staff is frequently asked what is affordable. Attachment "C" provides rental and purchase prices by income category. Currently the State only "counts" affordable units if they have a long term covenant restricting purchase or rent price.

SB 375 and the Regional Context

While the Antioch total numbers are consistent with build-out projections, the Council may be interested in the regional distribution of allocations. This RHNA cycle is different as SB 375 requires consistency with the Sustainable Communities Strategy (SCS). This created a unique challenge given the economy and very different planning horizons (eight years for RHNA and year 2040 for the SCS). The SCS preferred land use scenario focuses growth in PDAs under the premise that people will then use public transit to commute to existing employment centers. This is despite comment from commuter cities, such as Antioch, to plan to bring jobs to existing "housing rich" areas. When looking at the draft allocations there are some anomalies such as Oakley which has no PDA yet their numbers increased from last cycle. ABAG in this case has given a nod to local General Plan assumptions but it is unclear how this specific case would further the goals of SB 375. There are also market realities to factor. Everyone will not desire to live in a denser PDA.

FISCAL IMPACTS

No direct fiscal impact.

OPTIONS

None identified. Staff is requesting feedback on the draft methodology.

ATTACHMENTS

- A: Housing Methodology Committee roster
- B: ABAG methodology memo dated May 17, 2012
- C: Rental and purchase price table

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SCS HOUSING METHODOLOGY COMMITTEE

ALAMEDA COUNTY

Alex Amoroso
Principal Planner
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Supervisor
County of Alameda

Rebecca Kaplan
Councilmember
City of Oakland

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Albert Lopez
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Julie Pierce
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City of Clayton

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County of Contra Costa

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City of Antioch

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Linda Jackson
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City of San Rafael

Stacey Laumann
Planner
County of Marin

NAPA COUNTY

Diane Dillon
Supervisor
County of Napa

Hillary Gitelman
Conservation, Development & Planning Director
County of Napa

Rick Tooker
Planning Manager
City of Napa



SCS HOUSING METHODOLOGY COMMITTEE

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SAN FRANCISCO COUNTY

Sarah Dennis Phillips
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Doug Shoemaker
Housing Director
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Duane Bay
Department of Housing Director
County of San Mateo

David Lim
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Maureen Riordan
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City of Redwood City

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City of Mountain View

Steve Piasecki
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City of Morgan Hill

Laurel Prevetti
Assistant Planning Director
City of San Jose

Greg Scharff
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City of Palo Alto

Bill Shoe
Principal Planner
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County of Solano

Laura Kuhn
City Manager
City of Vacaville

Matt Walsh
Principal Planner
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SONOMA COUNTY

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City of Petaluma

Jake Mackenzie
Councilmember
City of Rohnert Park

Pete Parkinson
Permit & Resource Management
Department Director
County of Sonoma

SCS HOUSING METHODOLOGY COMMITTEE

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BUSINESS COMMUNITY REPRESENTATIVES

Bena Chang
Senior Associate, Housing & Transportation
Silicon Valley Leadership Group

Scott Zengel
Vice President, Bay Area Family of Funds
Bay Area Council

FOR-PROFIT HOUSING REPRESENTATIVES

Paul Campos
Senior Vice President of Governmental Affairs and General Counsel
Building Industry Association Bay Area

Sarah Karlinsky
Deputy Director
SPUR

NON-PROFIT HOUSING REPRESENTATIVES

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Real Estate Development Associate Director
Eden Housing, Inc.

Evelyn Stivers
Field Director
The Non-Profit Housing Association of Northern California

OPEN SPACE/AGRICULTURAL LANDS REPRESENTATIVES

Stephanie Reyes
Policy Director
Greenbelt Alliance

PUBLIC EDUCATION REPRESENTATIVE

Sharifa Wilson
Trustee
Ravenswood School District

PUBLIC HEALTH REPRESENTATIVE

Susan Adams
Supervisor, County of Marin
Regional Planning Committee: Public Health

PUBLIC/ALTERNATIVE TRANSPORTATION REPRESENTATIVE

Val Joseph Menotti
Planning Department Manager
BART

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Co-Director
West Oakland Environmental Indicators Project

Vu-Bang Nguyen
Land Use Program Coordinator
Urban Habitat

ATTACHMENT "B"

MEMO

To: ABAG Executive Board
From: Ken Kirkey, ABAG Director of Planning and Research
Date: May 17, 2012
Subject: Regional Housing Need Allocation (RHNA) Methodology (2014-2022)

I. Recommendation

Staff recommends that the ABAG Executive Board approve the DRAFT Regional Housing Need Allocation (RHNA) Methodology and the preliminary Subregional Shares for the fifth cycle: 2014-2022. Since January 2011, ABAG and MTC have been working with members of the Housing Methodology Committee (HMC) to develop the specific RHNA methodology for the Bay Area. Discussions have focused on how best to promote consistency between RHNA and the proposed Sustainable Communities Strategy. The RHNA methodology described in this memo has been supported by the HMC.

II. Background and Present Legislation

The State of California, since 1980 has required each town, city, and unincorporated area to plan for its share of the state's housing need for people of all income levels. This requirement is the Housing Element Law (Chapter 1143, Statutes of 1980; AB 2853) that created the Regional Housing Need Allocation. The statutory objective regarding RHNA requires that two major steps be completed before a city receives its RHNA allocation. First, the California Department of Housing and Community Development (HCD) determine Regional Housing Need Determination (RHND) or total housing need for the state and each region. The total determination is then divided into shares defined by income categories. Each category is defined by the Health and Safety Code (Section 50093, et seq.) Second, the designated regional agencies then distribute this need to local governments. As the Council of Governments for the San Francisco Bay Area, ABAG is this designated regional agency. This allocation process is based on eight-year zoning capacity and does not consider local government constraints.

In addition to AB 2853, the adoption of Senate Bill 375 (Chapter, Statutes of 2008) amends the RHNA schedule. SB 375 aims to integrate land use and transportation planning to reduce transportation-related GHG emissions. The bill requires that all Regional Transportation Plans (RTPs) incorporate a Sustainable Communities Strategy that guides growth into locations that promote alternatives to automobile travel. In the Bay Area, the Jobs-Housing Connection Strategy is the land use element of the SCS. Pursuant to SB375, the Jobs-Housing Connection Strategy accommodates the Bay Area's Regional Housing Need Allocation. Through this process, the region's housing, transportation, and land use planning are aligned. To ensure that the SCS has fully accommodated RHNA, ABAG allocates the pre-determined regional housing need from HCD to local jurisdictions, consistent with the land use criteria specified in the Jobs-Housing Connection Strategy. This land use plan has identified a network of neighborhoods that can accommodate housing over 30 years (see the Jobs-Housing Connection Strategy report, May 2012).

Beyond the requirements specified in AB 2853 and SB 375, the comprehensive Plan Bay Area effort will support RHNA through targeted transportation investments funded under the One Bay Area Grant (OBAG), where funding criteria takes into account past housing production, RHNA allocations, and low-income housing.

III. Overview of the 2014-2022 RHND/RHNA Methodology

HCD: Regional Housing Need Determination

For the 8.8 year period from January 2014 through October 2022, HCD determined that the Bay Area would require 187,990 new housing units. This determination is based on population projections produced by the California Department of Finance (DOF), which also took into account the uncertainty regarding the national economy and regional housing markets. The Housing Element Law requires HCD to help regions increase the mix of housing types among cities and counties equitably by providing growth distributions based on income categories. The income allocation for the region is as follows:

	2014 – 2022 RHNA
Very Low Up to 50 Percent of Median Income	24.8%
Low Between 51 and 80 Percent of Median Income	15.4%
Moderate Between 81 and 120 Percent of Median Income	17.8%
Above Moderate Above 120 Percent of Median Income	42.0%

For this cycle only, HCD made an adjustment to account for abnormally high vacancies and unique market conditions due to prolonged recessionary conditions, high unemployment, and unprecedented foreclosures.

ABAG: Regional Housing Need Allocation Methodology

1. Sustainability Component

Objective: To advance the goals of SB 375, the Sustainability Component is based on the Jobs-Housing Connection Strategy, which allocates new housing development into Priority Development Areas (PDAs) and non-PDAs. By concentrating new development in PDAs, the Strategy helps protect the region’s natural resources, water supply, and open space by reducing development pressure on rural areas. This allows the region to consume less energy, reducing household costs and the emission of greenhouse gases.

Process and Factors: Following the land use distribution specified in the Jobs-Housing Connection Strategy, 70% (131,593) of the 187,990 units determined by HCD will be allocated to PDAs and the remaining 30% (56,397) will be directed to non-PDA locations.

2. Fair Share Component

Objective: To achieve the requirements of AB 2853 (the original housing element law) that requires that all cities and counties in California work to provide a fair share or proportion of the region's total and affordable housing need. In particular cities that had strong transit networks, high employment rates, and performed poorly on the 1999-2006 RHNA cycle received higher allocations.

Process and Factors: Fair Share scoring is addressed through the factors listed below.

- i. **Upper Housing Threshold:** If growth projected by the Jobs-Housing Connection Strategy in PDAs meets or exceeds 110% of the jurisdiction's household formation growth, it is not assigned additional growth outside the PDA, which ensures that cities with large PDAs are not overburdened.
- ii. **Minimum Housing Floor:** Jurisdictions are assigned a minimum of 40 percent of their household formation growth but not to exceed 1.5 times its 2007–2014 RHNA. This factor encourages all jurisdictions to produce a fair proportion of total housing need.
- iii. **Past RHNA Performance:** In non PDA areas, the total low- and very-low income units that were permitted in the 1999–2006 RHNA cycle were used as a factor for this cycle. For example, cities that exceeded their RHNA obligation in these two income categories received a lower score.
- iv. **Employment:** In non-PDA areas, the employment was factored using the 2010 job estimates for a jurisdiction. Jurisdictions with higher employment received a higher score.
- v. **Transit:** In non-PDA areas, transit was factored for each jurisdiction. Jurisdictions with higher transit frequency and coverage received a higher score.

3. Income allocation

Objective: This ensures that jurisdictions that already supply a large amount of affordable housing receive lower affordable housing allocations. This also promotes the state objective for increasing the mix of housing types among cities and counties equitably. The income allocation requirement is designed to ensure that each jurisdiction in the Bay Area plans for housing people of every income.

Process and Factors: The income distribution of a jurisdiction's housing need allocation is determined by the difference between the regional proportion of households in an income category and the jurisdiction's proportion for that same category. Once determined, this difference is then multiplied by 175 percent. The result becomes that jurisdiction's "adjustment factor." The jurisdiction's adjustment factor is added to the jurisdiction's initial proportion of households in each income category. The result is the total share of the jurisdiction's housing unit allocation for each income category.

4. Sphere of Influence adjustments

Objective: Every city in the Bay Area has a Sphere of Influence (SOI), which can be either contiguous with or go beyond the city’s boundary. The SOI is considered the probable future boundary of a city and that city is responsible for planning within its SOI. The SOI boundary is designated by the county’s Local Area Formation Commission (LAFCO). The LAFCO influences how government responsibilities are divided among jurisdictions and service districts in these areas.

Process and Factors: The allocation of the housing need for a jurisdiction’s SOI where there is projected growth within the spheres varies by county. In Napa, San Mateo, Santa Clara, Solano, and Sonoma counties, the allocation of housing need generated by the unincorporated SOI is assigned to the cities. In Alameda and Contra Costa counties, the allocation of housing need generated by the unincorporated SOI is assigned to the county. In Marin County, 62.5 percent of the allocation of housing need generated by the unincorporated SOI is assigned to the city and 37.5 percent is assigned to the county.

5. Subregions Shares of the Regional Housing Needs Determination

Napa, San Mateo and Solano counties with the inclusion of all cities within each county have formed the three subregions for this RHNA cycle. These counties are each considering an alternative housing allocation methodology. The share of the RHND total for each of these subregions is defined by the ratio between the subregion and the total regional housing growth for the 2014 to 2022 period in the Jobs-Housing Connection Strategy, which is the same ratio as in RHNA. Napa will receive 0.8%, San Mateo will receive 8.5%, and Solano will receive 3.8% of the region’s total RHND.

III. Next Steps

ABAG Adoption of Final Methodology Action to be taken by ABAG Executive Board	July 19, 2012
Draft Allocation Released Action to be taken by ABAG Executive Board	July 20, 2012
Public Comment Period: Revisions to Draft Allocation	Sept. 18, 2012
ABAG Responds to Requests for Revisions	By Nov. 15, 2012
Deadline for Subregions to Submit Final Allocation and Resolution	February 1, 2013
ABAG Adoption of Final Allocation at Public Hearing Action to be taken by ABAG Executive Board	May 16, 2013
Local Governments Adopt Housing Element Revision	Oct. 2014

Appendix A: DRAFT RHNA

Appendix B: SCS-RHNA Methodology Diagram

DRAFT REGIONAL HOUSING NEED ALLOCATION

Updated on May 10, 2012 – For ABAG Executive Board Review

	Draft 2014-2022 RHNA					2007-2014	1999-2006
	Very Low 0-50%	Low 51-80%	Moderate 81-120%	Above Moderate 120%+	Total	RHNA Total	RHNA Total
Alameda County							
Alameda	473	268	290	669	1,701	2,046	2,162
Albany	86	58	60	132	335	276	277
Berkeley	581	445	578	1,276	2,881	2,431	1,269
Dublin	783	454	442	498	2,177	3,330	5,436
Emeryville	291	224	236	671	1,421	1,137	777
Fremont	1,632	897	945	1,466	4,940	4,380	6,708
Hayward	960	538	632	1,876	4,006	3,393	2,835
Livermore	861	493	518	796	2,669	3,394	5,107
Newark	371	197	186	395	1,149	863	1,250
Oakland	2,523	2,237	2,958	7,658	15,376	14,629	7,733
Piedmont	24	14	15	7	60	40	49
Pleasanton	685	387	393	446	1,912	3,277	5,059
San Leandro	542	281	349	1,023	2,194	1,630	870
Union City	334	193	202	371	1,099	1,944	1,951
Alameda County Unincorporated	440	229	278	699	1,646	2,167	5,310
	10,584	6,916	8,082	17,983	43,567	44,937	46,793
Contra Costa County							
Antioch	338	199	209	679	1,425	2,282	4,459
Brentwood	231	121	121	283	755	2,705	4,073
Clayton	50	25	31	34	140	151	446
Concord	770	433	554	1,672	3,428	3,043	2,319
Danville	194	111	124	126	554	583	1,110
El Cerrito	94	60	66	160	378	431	185
Hercules	217	114	99	249	680	453	792
Lafayette	125	71	78	92	366	361	194
Martinez	122	71	78	196	466	1,060	1,341
Moraga	68	39	46	57	210	234	214
Oakley	311	171	171	509	1,163	775	1,208
Orinda	84	47	53	41	225	218	221
Pinole	77	46	39	125	287	323	288
Pittsburg	367	244	305	1,040	1,955	1,772	2,513
Pleasant Hill	115	68	84	178	445	628	714
Richmond	417	302	400	1,272	2,391	2,826	2,603
San Pablo	52	53	75	267	447	298	494
San Ramon	465	251	252	314	1,283	3,463	4,447
Walnut Creek	594	348	378	906	2,226	1,958	1,653
Contra Costa County Unincorporated	349	205	229	511	1,295	3,508	5,436
	5,039	2,978	3,390	8,711	20,118	27,072	34,710

Note: This draft 2014-2022 RHNA by income category for each jurisdiction is based on the Jobs-Housing Connection Strategy, May 11, 2012. Totals may not add up due to rounding.

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DRAFT REGIONAL HOUSING NEED ALLOCATION

Updated on May 10, 2012 – For ABAG Executive Board Review

	Draft 2014-2022 RHNA					2007-2014	1999-2006
	Very Low 0-50%	Low 51-80%	Moderate 81-120%	Above Moderate 120%+	Total	RHNA Total	RHNA Total
Marin County							
Belvedere	4	3	4	5	16	17	10
Corte Madera	20	11	12	27	70	244	179
Fairfax	15	9	11	25	61	108	64
Larkspur	36	17	20	58	131	382	303
Mill Valley	38	23	24	43	129	292	225
Novato	99	60	68	187	413	1,241	2,582
Ross	6	3	4	4	18	27	21
San Anselmo	30	15	18	42	106	113	149
San Rafael	210	144	181	494	1,029	1,403	2,090
Sausalito	25	14	15	29	82	165	207
Tiburon	23	16	18	21	78	117	164
Marin County Unincorporated	51	31	37	69	187	773	521
	557	346	414	1,004	2,320	4,882	6,515
Napa County							
American Canyon	125	60	62	146	394	728	1,323
Calistoga	7	2	4	14	27	94	173
Napa	215	117	152	383	866	2,024	3,369
St. Helena	8	5	5	12	31	121	142
Yountville	5	2	3	7	17	87	87
Napa County Unincorporated	57	34	35	62	189	651	1,969
	417	221	261	625	1,524	3,705	7,063
San Francisco County							
San Francisco	6,499	4,718	5,452	11,350	28,019	31,193	20,372
	6,499	4,718	5,452	11,350	28,019	31,193	20,372

Note: This draft 2014-2022 RHNA by income category for each jurisdiction is based on the Jobs-Housing Connection Strategy, May 11, 2012. Totals may not add up due to rounding.

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DRAFT REGIONAL HOUSING NEED ALLOCATION

Updated on May 10, 2012 – For ABAG Executive Board Review

	Draft 2014-2022 RHNA					2007-2014	1999-2006
	Very Low 0-50%	Low 51-80%	Moderate 81-120%	Above Moderate 120%+	Total	RHNA Total	RHNA Total
San Mateo County							
Atherton	36	26	28	15	105	83	166
Belmont	110	58	66	133	366	399	317
Brisbane	20	11	13	28	72	401	426
Burlingame	261	137	151	427	975	650	565
Colma	19	8	9	34	69	65	74
Daly City	369	174	219	743	1,505	1,207	1,391
East Palo Alto	50	51	88	277	466	630	1,282
Foster City	144	81	65	139	429	486	690
Half Moon Bay	48	31	32	74	185	276	458
Hillsborough	49	28	34	18	129	86	84
Menlo Park	214	128	124	236	701	993	982
Millbrae	178	94	107	299	678	452	343
Pacifica	114	61	68	169	413	275	666
Portola Valley	21	14	14	16	64	74	82
Redwood City	646	405	490	1,243	2,784	1,856	2,544
San Bruno	304	142	188	558	1,193	973	378
San Carlos	166	89	94	180	529	599	368
San Mateo	770	420	498	1,237	2,925	3,051	2,437
South San Francisco	511	240	311	965	2,027	1,635	1,331
Woodside	22	13	15	12	62	41	41
San Mateo County Unincorporated	85	54	63	104	306	1,506	1,680
	4,135	2,267	2,676	6,906	15,984	15,738	16,305
Santa Clara County							
Campbell	224	121	142	420	906	892	777
Cupertino	432	261	275	391	1,358	1,170	2,720
Gilroy	204	157	215	505	1,081	1,615	3,746
Los Altos	162	98	107	108	476	317	261
Los Altos Hills	45	28	31	18	122	81	83
Los Gatos	189	107	131	190	616	562	402
Milpitas	920	497	513	1,255	3,186	2,487	4,348
Monte Sereno	23	12	13	14	62	41	76
Morgan Hill	235	139	168	324	865	1,312	2,484
Mountain View	712	425	480	1,136	2,754	2,599	3,423
Palo Alto	659	420	457	657	2,192	2,860	1,397
San Jose	8,881	5,356	6,337	16,532	37,106	34,721	26,114
Santa Clara	902	608	663	1,640	3,812	5,873	6,339
Saratoga	143	91	102	102	438	292	539
Sunnyvale	1,540	871	870	2,293	5,574	4,426	3,836
Santa Clara County Unincorporated	15	9	11	24	58	1,090	1,446
	15,284	9,200	10,513	25,610	60,607	60,338	57,991

Note: This draft 2014-2022 RHNA by income category for each jurisdiction is based on the Jobs-Housing Connection Strategy, May 11, 2012. Totals may not add up due to rounding.

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DRAFT REGIONAL HOUSING NEED ALLOCATION

Updated on May 10, 2012 – For ABAG Executive Board Review

	Draft 2014-2022 RHNA					2007-2014	1999-2006
	Very Low 0-50%	Low 51-80%	Moderate 81-120%	Above Moderate 120%+	Total	RHNA Total	RHNA Total
Solano County							
Benicia	106	61	65	112	345	532	413
Dixon	56	24	35	82	197	728	1,464
Fairfield	982	511	579	1,524	3,596	3,796	3,812
Rio Vista	19	13	17	55	104	1,219	1,391
Suisun City	119	47	51	152	370	610	1,004
Vacaville	315	148	178	442	1,082	2,901	4,636
Vallejo	318	197	219	626	1,359	3,100	3,242
Solano County Unincorporated	18	10	12	25	66	99	2,719
	1,934	1,011	1,156	3,017	7,118	12,985	18,681
Sonoma County							
Cloverdale	48	34	36	97	216	417	423
Cotati	40	25	17	58	140	257	567
Healdsburg	37	27	27	65	156	331	573
Petaluma	224	121	120	275	740	1,945	1,144
Rohnert Park	231	136	142	444	953	1,554	2,124
Santa Rosa	1,191	679	836	2,155	4,860	6,534	7,654
Sebastopol	28	17	23	53	121	176	274
Sonoma	30	22	30	55	137	353	684
Windsor	139	79	75	163	455	719	2,071
Sonoma County Unincorporated	263	143	169	380	955	1,364	6,799
	2,230	1,282	1,476	3,744	8,733	13,650	22,313
REGION	46,680	28,940	33,420	78,950	187,990	214,500	230,743

Note: This draft 2014-2022 RHNA by income category for each jurisdiction is based on the Jobs-Housing Connection Strategy, May 11, 2012. Totals may not add up due to rounding.

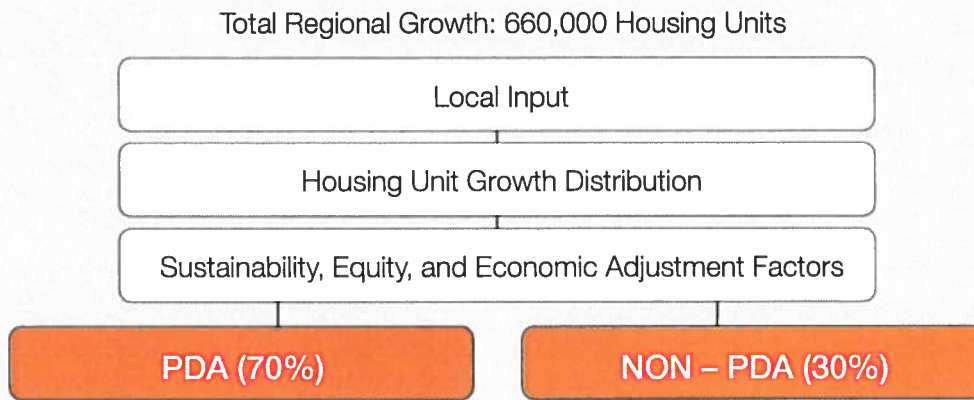
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Overview of the SCS-RHNA Methodology

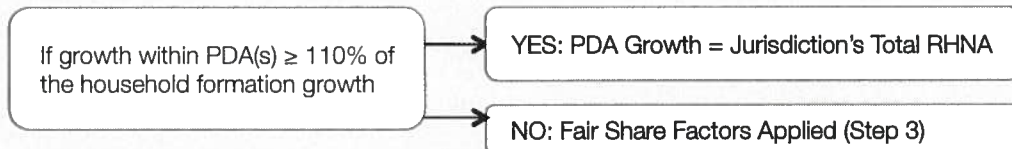
Step 1: Housing Development Potential (2010 – 2040)

(SCS)



Step 2: Household Formation Maximum (110% Upper Threshold)

(RHNA)



Step 3: Fair Share Scoring to Growth in Non-PDA Areas

Takes into account:

- Past RHNA Performance (1999-2006 for very low and low income)
- Number of Jobs (within the jurisdiction)
- Transit Service (coverage and frequency)

Step 4: Household Formation Minimum (40% Lower Threshold)

(RHNA)

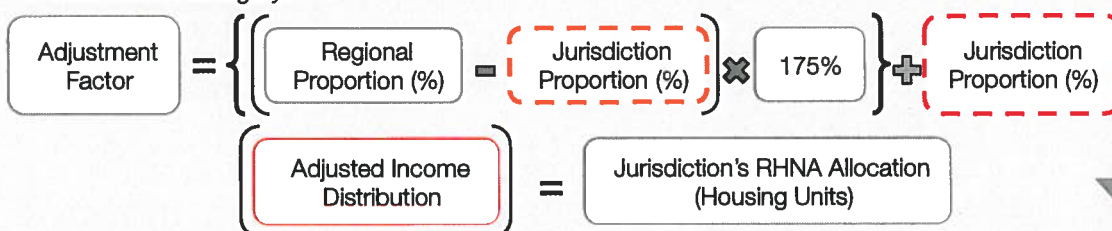
Jurisdictions are assigned a minimum of 40% of their natural household formation growth

Step 5: RHNA Maximum and Minimum

Cities: Total housing allocation is capped at 1.5 times 2007 -2014 RHNA

Step 6: Income Allocation Adjustment to Jurisdiction's Total RHNA

For each income category:



ATTACHMENT "C"

AFFORDABLE RENT AND HOME PURCHASE PRICES BY INCOME CATEGORY (Family Size from 1 person-8 persons)

Income Category	% of AMI	Affordable Rent (1)	Affordable Purchase Price (2)
<i>Extremely Low</i> 19,950-37,050	30% or less	\$498-926	\$39,979-\$118,112
<i>Very Low</i> 32,750-61,750	31%-50%	\$819-1544	\$97,121-\$235,576
<i>Low</i> 45,750-86,300	51%-80%	\$1143-2157	\$160,087-\$327,857
<i>Median</i> 66,450-123,400	81%-100%	\$1636-3085	\$249,440-\$467,134
<i>Moderate</i> 78,550-148,100	101%-120%	\$1964-3702	\$298,703-\$560,130

Notes:

1-Using 30% of annual income to calculate rent based on family size

2-Using mortgage calculator at cpasitesolutions.com

Assumes 3.5% interest rate 30 year fixed; \$400/monthly debt; \$5000 down payment;
1.5% for taxes and insurance