



Council Chambers  
200 H Street  
Antioch, CA 94509

Closed Session - 5:00 P.M.  
Study Session/Special Meeting - 6:00 P.M.  
Regular Meeting - 7:00 P.M.

# **ANNOTATED AGENDA**

for

**AUGUST 23, 2016**

**Antioch City Council**

**SPECIAL AND REGULAR MEETING**

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

**Wade Harper**, Mayor

**Lori Ogorchock**, Mayor Pro Tem

**Mary Helen Rocha**, Council Member

**Tony Tiscareno**, Council Member

**Monica E. Wilson**, Council Member

**Arne Simonsen**, City Clerk

**Donna Conley**, City Treasurer

**Steven Duran**, City Manager

**Michael G. Vigilia**, City Attorney

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### Notice of Availability of Reports

This agenda is a summary of the actions proposed to be taken by the City Council. For almost every agenda item, materials have been prepared by the City staff for the Council's consideration. These materials include staff reports which explain in detail the item before the Council and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. 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 3<sup>rd</sup> 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.

**5:00 P.M. ROLL CALL – CLOSED SESSION – for Council Members – *Council Members Wilson, Ogorchock, Tiscareno and Mayor Harper (Council Member Rocha arrived at 5:50 p.m.)***

**PUBLIC COMMENTS** for Closed Session – *None*

#### **CLOSED SESSION:**

- 1) CONFERENCE WITH LABOR NEGOTIATORS** – This Closed Session with the City's Labor Negotiators is authorized by California Government Code § 54957.6; City designated representatives: Nickie Mastay, Denise Haskett and Glenn Berkheimer; Employee organizations: Antioch Police Officers' Association and Operating Engineers Local Union No. 3 (OE3).

***Direction given to Labor Negotiators***

**6:04 P.M. ROLL CALL – SPECIAL MEETING – for Council Members/City Council Members acting as Successor Agency/Housing Successor to the Antioch Development Agency – *Council Members Wilson, Ogorchock, Tiscareno and Mayor Harper (Council Member Rocha arrived at 6:05 p.m.)***

#### **PLEDGE OF ALLEGIANCE**

#### **STUDY SESSION – SPECIAL MEETING**

- 1. STUDY SESSION ON NEEDS AND PRIORITIES FOR HOUSING, HOMELESS, AND COMMUNITY SERVICES FOR THE 2017-20 GRANT CYCLE**

***Council received update***

Recommended Action: It is recommended that the City Council hold a Study Session to receive an update on the needs of Antioch's lower income residents and areas, and review goals to address those needs in the remaining three years (2017-20) of the 2015-20 Consolidated Plan.

STAFF REPORT

**6:53 P.M. ADJOURNED STUDY SESSION – SPECIAL MEETING**

**7:04 P.M. ROLL CALL – REGULAR MEETING – for Council Members/City Council Members acting as *following the Study Session/Special Meeting whichever is later.* Successor Agency/Housing Successor to the Antioch Development Agency – ***All Present*****

**PLEDGE OF ALLEGIANCE**

**2. PROCLAMATION**

STAFF REPORT

- Stephen P. Todd, Sergeant, United States Army

**Approved, 5/0**

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

**ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS**

**ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS**

- POLICE CRIME PREVENTION COMMISSION (Extended deadline date to apply: 09/02/16)
- PLANNING COMMISSION (Deadline date to apply: 09/30/16)

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

**CITY COUNCIL COMMITTEE REPORTS**

**MAYOR’S COMMENTS**

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

**A. APPROVAL OF COUNCIL MINUTES FOR AUGUST 9, 2016**

**Continued, 5/0**

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

STAFF REPORT

**B. APPROVAL OF COUNCIL WARRANTS**

**Approved, 5/0**

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

STAFF REPORT

**C. APPROVAL OF TREASURER’S REPORT FOR JULY 2016**

**Approved, 5/0**

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

STAFF REPORT

**D. AUTHORIZE RESPONSE TO GRAND JURY REPORT: “TRUANCY AND CHRONIC ABSENCE IN CONTRA COSTA COUNTY SCHOOLS” (REPORT 1615)**

**Reso No. 2016/88 adopted, 5/0**

Recommended Action: It is recommended that the City Council adopt the resolution authorizing the Mayor to sign the response to the Grand Jury report: “Truancy and Chronic Absence in Contra Costa County Schools.”

STAFF REPORT

**E. UPDATE ON THE STATUS OF DISC GOLF RECREATION**

**Received, 5/0**

Recommended Action: It is recommended that the City Council receive the report on disc golf in Antioch.

STAFF REPORT

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

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

**F. APPROVAL OF SUCCESSOR AGENCY WARRANTS**

**Approved, 5/0**

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

STAFF REPORT

**G. APPROVAL OF HOUSING SUCCESSOR WARRANTS**

**Approved, 5/0**

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

STAFF REPORT

**PUBLIC HEARING**

**4. LAUREL RANCH SUBDIVISION (PD-15-03) (PW 698)**

**Continued to 09/13/16, 5/0**

Recommended Action: New information has come to light regarding this project that needs to be further analyzed by staff. Therefore, it is recommended that this item be tabled. The project will be re-noticed when the project returns to the City Council.

STAFF REPORT

**COUNCIL REGULAR AGENDA**

**5. BOARD OF ADMINISTRATIVE APPEALS APPOINTMENT FOR ONE (1) ALTERNATE MEMBER VACANCY, 2-YEAR TERM, EXPIRING MARCH 2018**

**Reso No. 2016/89 adopted appointing April Ussam-Lemmons to the Alternate Member vacancy, 2-year term, expiring March 2018, 5/0**

Recommended Action: It is recommended that the Mayor nominate and Council appoint by resolution one Alternate Member to the Board of Administrative Appeals for a 2-year term expiring March 2018.

STAFF REPORT

**6. POLICE CRIME PREVENTION COMMISSION APPOINTMENTS FOR TWO FULL-TERM VACANCIES EXPIRING JUNE 2020**

**Reso No. 2016/90 adopted appointing Daniel Solorio and Sandra White to the full-term vacancies, expiring June 2020, 5/0**

Recommended Action: It is recommended that the Mayor nominate and Council appoint by resolution two members to the Police Crime Prevention Commission, 4-year terms, which will expire June 2020.

STAFF REPORT

**COUNCIL REGULAR AGENDA – Continued**

**7. UPDATE ON DOWNTOWN SPECIFIC PLAN**

Recommended Action: It is recommended that the City Council receive an update on the Downtown Specific Plan. **Received, 5/0**

STAFF REPORT

STAFF REPORT

**8. REVIEW AND PROVIDE FEEDBACK ON CONCEPTUAL PLANS FOR WALDIE PLAZA REDESIGN AND RENOVATION**

Recommended Action: It is recommended that the City Council review the first draft conceptual plans for renovating and updating Waldie Plaza, discuss merits of changing the name to “Waldie Plaza & Event Center,” and provide feedback to staff. **Direction provided to staff, 5/0**

STAFF REPORT

**PUBLIC COMMENT**

**STAFF COMMUNICATIONS**

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

**ADJOURNMENT – 9:56 p.m.**



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Special Meeting of August 23, 2016  
**TO:** Honorable Mayor and Members of the City Council  
**SUBMITTED BY:** Teri House, CDBG/Housing Consultant *TH*  
**APPROVED BY:** Forrest Ebbs, Community Development Director *FE*  
**SUBJECT:** Study Session on Needs and Priorities for Housing, Homeless, and Community Services for the 2017-20 Grant Cycle

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### RECOMMENDED ACTION

It is recommended that the City Council hold a Study Session to receive an update on the needs of Antioch's lower income residents and areas, and review goals to address those needs in the remaining three years (2017-20) of the 2015-20 Consolidated Plan.

### STRATEGIC PURPOSE

This action is essential to developing the 2015-20 Community Development Block Grant (CDBG) Consolidated Plan (Strategy I-1 in the Strategic Plan), as the Department of Housing and Urban Development (HUD) through which the CDBG funds flow requires continued public input and reexamination of annual needs for grant-based services to guide funding recommendations throughout the Consolidated Plan.

### FISCAL IMPACT

The recommended action has no immediate fiscal impact. However, it will guide the funding decisions of approximately \$3,000,000 in future CDBG and other funding from 2017-20, which is the remainder of the 2015-20 Consolidated Plan period.

### BACKGROUND

This Study Session serves four purposes: 1) to inform Council of the performance of funded agencies over the first year of the 2015-17 grant cycle and their contribution to achieving Consolidated Plan priorities before submitting the performance report to HUD in September; 2) to explore emerging issues, funding distribution across grant categories and ensure that priorities and strategies are suitable for the coming three-year grant cycle; 3) to invite public comment on needs, priorities, and achievements; and 4) to provide comments/direction to staff.

HUD requires that jurisdictions receiving HUD CDBG and HOME funding develop a five-year funding strategy that will guide the expenditure of federal funds. As a recognized HOME Consortium, the City of Antioch joined with the cities of Concord, Pittsburg,

Walnut Creek and the County (now including Richmond) and approved the joint five-year 2015-20 Contra Costa Consolidated Plan on May 12, 2015. In this process, each jurisdiction determined its own needs and ranked them according to their local priorities for funding. These Priority Needs guide all CDBG funding that is annually approved during the Consolidated Plan period. For each year of the five-year plan, the City submits an individual Acton Plan for funding and a year-end Consolidated Annual Performance Evaluation Report (CAPER).

The Contra Costa Consortium conducts two grant cycles per Consolidated Plan period. The first is a two-year funding cycle and the second is a three-year cycle. Grants are made to the same agencies annually within the cycle, with the expectation of renewal unless performance or other circumstances dictate otherwise. HUD requires annual public input at two different points in the CDBG grant process – once while needs are being considered, and once before funding is finalized so that Council can consider public comment when making its decision.

Council will finalize any changes in a Public Hearing on September 27, before the Grant Kickoff for the three-year 2017-20 grant cycle begins. Agencies will once again be invited to submit their proposals for programs and services that address the City's Priority Needs at the Contra Costa Consortium Grant Kickoff event on Thursday October 6<sup>th</sup> from 2-4:00 p.m. at the Concord Senior Center. The City of Antioch will only accept and consider applications that meet the priorities established by Council.

Attachment "A" lists the City's established priorities for 2015-20, the agencies and programs that were funded for 2015-16 to meet priority needs, and their accomplishments for the fiscal year. Attachment "B" shows all funding and sources of funding for FY 2015-16, and Attachment "C" shows the same for FY 2016-17. The review which follows will be discussed in the order presented in the attachments.

## **DISCUSSION**

### **Distribution of Funds**

The City receives an annual CDBG grant of approximately \$740,000 (varies each year) and receives a significantly varying amount of annual program income (between \$0 and \$100,000 from loan payoffs). The City disburses its grant funds as follows:

- 15% for Public Services (this category is capped by HUD regulations at 15%)
  - 70% for senior/disabled services
  - 17% for youth services
  - 13% for Tenant/landlord services
- 20% for Code Enforcement in lower income areas (Council preference)
- 10% (not to exceed) for Economic Development activities (Council preference)
- 20% for Administration, including Fair Housing, grant and housing loan management software contract, special contracts (Analysis of Impediments, Consolidated Plan, GIS/mapping etc.) and CDBG/NSP Administration (category is capped by HUD regulations at 20%)

- 35% balance of CDBG grant funding is expended on Affordable Housing loans and grants, and downtown handicap ramps and roadways/street improvements. Distribution percentage varies based on need and ability to expend funds in a timely manner.
- Homeless services are now funded entirely from Housing Successor Agency. Amount was \$50k for 2015-16, cannot exceed \$250,000 annually per Successor Agency regulations.

#### Homeless Goals and Strategies (H1 and H2)

**H-1 Permanent Housing for Homeless.** All three funded emergency housing providers – the County shelter, Northern California Family Center, and STAND! – exceeded their goals and experienced no difficulties with their service delivery. The County shelter was monitored with no findings.

**H-2 Prevention of Homelessness.** All four funded agencies exceeded their goals, some of them significantly. Loaves and Fishes was monitored with no findings. SHELTER Inc. went through some significant internal changes with the departure of their Executive Director, but the transition seemed successful and did not affect contracted service delivery with the City. They will be monitored in FY 2016-17.

However, both the daytime and nighttime homeless outreach teams ceased operations at the end of FY 15-16. Doug Stewart of Contra Costa Homeless Outreach closed his nonprofit and moved to another state after he was unable to secure sufficient grants and funding to keep the doors open. Anka's contract for homeless outreach and the multi-service center operation in Central and West County was put out to bid by the County in August 2016.

These actions have left the entire County without homeless outreach services but services will resume mid-September with a new model and service provider. Daytime outreach will be the first to come online, with two teams that together will spend at least 50% of their time in East County. Evening outreach should begin by December. Both teams will be operating on the same model and have one coordinator, so services between day and night are designed to be seamless and well-integrated into the new countywide Homeless Coordinated Entry system.

The County Homeless Program was awarded \$100,000 in State ESG funding to implement the new outreach model, called the Coordinated Outreach Referral and Engagement (CORE) program. CORE will consist of two daytime teams, each composed of a formerly homeless peer outreach worker and an outreach team lead. ESG funding will also support a CORE Coordinator for both the daytime and nighttime teams (night teams will be created through the County Coordinated Entry RFP, and will be funded at \$100,000). These multi-disciplinary teams will deliver health and basic need services and aid in obtaining interim and permanent housing to persons living outside.

**Council Consideration for Homeless Services** – All homeless services are funded from the Housing Successor Agency to enable the City to contract for more public services with CDBG funding. Homeless outreach services were funded at \$17,000 in



FY 2015-16. Staff will be working with the new day and nighttime teams, as well as the City's Homeless Task Force, to understand how the City may best support the new teams and structure and bring the maximum attention and concentration of outreach efforts to the City.

Council may wish to consider greater levels of Housing Successor funding for homeless services in 2017-20. Such services cannot exceed \$250,000 annually and Staff recommends a possible allocation not to exceed \$100,000 to \$150,000 annually for the next three years.

#### Non-Housing Community Development Goals and Strategies

Public Services – HUD restricts public services funding to no more than 15% of the annual grant plus 15% of the prior year program income, which can be between \$0 and \$100,000 per year. The City established priority for public services for seniors, disabled persons, youth and tenant/landlord services. Tenant/Landlord Counseling is a critical service that supports the City's residents of rental properties, as well as alleviating staff workload dealing with tenant issues.

**CD-1 General Public Services:** The City has labeled General Public Services as a Priority Need, but no funded activities fell into this category in FY 2015-17. One discussed intent for this category was to fund money management and other services to help get homeless Antioch residents into housing, which might not be eligible under the Housing Successor regulations.

**CD-2 Non-Homeless Special Needs:** (includes elderly, frail elderly, persons with disabilities, etc.) The City targeted 70% of Public Services funding to this category. CDBG funds helped to support the City's Senior Center and several agencies providing services from that site, including Contra Costa Senior Legal Services, Lion's Center for the Visually Impaired, and Senior Outreach Services Care Management. Other funded services included Ombudsman Services in Care Facilities, and Senior Outreach Services Meals on Wheels program. All of these providers met or exceeded their goals.

**CD-3 Youth:** The City prioritized services for abused children and recreational opportunities for lower income and at-risk youth, and these activities comprised 17% of the Public Services funding. Agencies and programs included Community Violence Solutions' Child Sexual Assault Intervention program, and the City's Youth Scholarship program. Both exceeded their goals.

**CD-4 Fair Housing:** Fair Housing counseling is required by the Department of Housing and Urban Development (HUD) for CDBG participation, and can be funded under the Public Services cap of 15%, or from the City's Administration funds. At present, the Admin funding is sufficient to accommodate Fair Housing.

**CD-5 Tenant/Landlord Counseling:** The City and all of the Contra Costa CDBG Consortium members contract with the same providers - Bay Area Legal Aid and ECHO Housing – for Fair Housing and Tenant/Landlord services, since there is a great deal of overlap between the two issues. The collaborative exceeded their goals for both services.

**Council Consideration for Public Services** - Presently the distribution of Public Services funding is 13% to Tenant/Landlord services, 70% to Senior/Disabled Services and 17% to Youth Services. Given the volume of calls, a reasonable percentage to allocate for Tenant/Landlord is 13%-15%. This leaves 85% (or \$85,000) to allocate to the Senior/Disabled and Youth categories that Council has declared as priorities.

Based on population analysis, youth under the age of 18 number almost twice that of persons over the age of 60. Most of the funded services for disabled primarily benefit the elderly. If funding was brought roughly into line with the population distribution, this would result in approximately \$30,000 for senior services, and \$55,000 for youth services.

There are a number of worthy youth projects that Council might wish to consider. Serving abused youth, Court Appointed Special Advocates provides foster youth having especially difficult cases with a volunteer advocate to put forward the child's best interests throughout all of their court cases. Only a judge can refer a youth in foster care to the CASA program. Last year CASA had or received 198 referrals/cases. Of these, 53 or 26.3% were from Antioch, their largest caseload from one city by far.

CASA is just one example of an agency that will seek funding next cycle. There are other quality programs which address the needs of children in lower income families, or that support the family structure in which children are being raised, that could submit applications for consideration. Other ideas, such as youth recreational programming specifically in lower income areas, could also be considered and programs devised to meet such a need.

If Council wishes to consider movement in this direction, establishing a percentage for each category to guide the CDBG Subcommittee in their recommendations would be helpful when this matter is brought forward in the September Public Hearing. These changes would require that funds be shifted from seniors/disabled persons to youth. Interested parties would have to bear in mind that the funds are very limited and grants would probably be between \$5,000 and \$10,000 maximum.

**CD-6 Economic Development:** Three agencies and programs were funded under this category for FY 2015-16. The newest program, Open Opportunities Future Build program, met its goal and was monitored with no findings. The Child Care Council's Road to Success for Childcare Businesses exceeded its goal, and Opportunity Junction's Job Training and Placement Program significantly exceeded its goal.

**Council Consideration for Economic Development** – Council's direction in the past has been to fund Economic Development projects at no more than 10% of the CDBG grant, and funding has been between 9-10%. This seems to have given the city a good mix of programs. Council direction is invited if change to the percentage of funding going forward is desired.

**CD-7 Infrastructure:** The Downtown ramp and roadway improvement program held its funds from 2015-16 to combine them with their 2016-17 allocation and bid a larger project for greater economy of scale. The roadway project is making significant strides in fixing the streets in the older lower-income residential areas near downtown, some of

which were severely deteriorated. These streets serve about 3,000 people who live in the surrounding census tracts.

**Council Consideration for Infrastructure** – Fixing street infrastructure, improving drainage, and adding handicap ramps in the downtown area was determined to be a high priority for the City for 2015-20. The amount of funding allocated each year can vary significantly because the City must meet HUD regulations on the amount of money it has on hand which is not expended by April 30<sup>th</sup> each year. This amount cannot exceed 150% of its grant. A typical street project is \$500,000, so it has been problematic to program a steady \$150,000 to \$200,000 annually, as it takes several years to accumulate sufficient funds for a cost-effective project. This can put the City close to, or out of compliance with the HUD cap on funds available. Coupled with slow-moving housing projects over the past three years, this resulted in a significantly larger allocation in 2016-17 than in previous years.

Funding for streets is comprised of monies that remain after Code Enforcement (20% of the grant) and Housing projects are funded. Housing repair projects can be funded either from CDBG grant funds or from Housing Revolving Loan Funds, which are not subject to the HUD cap on funds available, but are very limited. Depending on how well housing projects are spending their allocated funds, this has resulted in grants to the Streets project of \$135,000 (FY 12-13, 13-14, 14-15, all of which had to be aggregated for one project), \$250,000 (FY 15-16), and \$600,000 (16-17) which are being aggregated for one project. CDBG staff has worked closely with the Engineering staff and greatly appreciates their flexibility in getting the jobs done with timing that meets HUD's requirements so that we have successfully stayed within the limits each year.

**CD-8 Administration:** CDBG Administration is capped by HUD at no more than 20% of the grant plus 20% of the present year's program income. For 2015-16, this amount was \$124,000 for administration plus \$25,000 for Fair Housing services. Administration includes the CDBG grant and housing loan management software contract, contracts for various planning documents such as the Analysis of Impediments to Fair Housing Choice update in 2015-16, preparation of the Consolidated Plan, GIS and mapping services and other Consortium related charges, in addition to contract staff costs.

### **Affordable Housing (AH-1, 2 and 3)**

**AH-1 Increase Rental Housing Supply** – In FY 2015-16 the Rental Rehabilitation project, administered by the Housing Authority of Contra Costa, was allocated \$100,000. However, for the second year in a row this program experienced no success. The program helps owners of rental housing to fix up their rental homes in exchange for keeping the rent rates affordable for lower income households for a period of time. In this extremely tight housing market, owners are not opting into this program. The program was not funded for 2016-17, and funding removed for 2015-16. No developers have approached the City for a subsidy to assist with new construction of affordable rental housing at this time.

**AH-2 Increase Affordable Supportive Housing** - Council took action to reserve additional CDBG, NSP, and Housing Successor funds for the Satellite Senior Housing project, which will develop 85 new units of affordable housing for seniors/disabled;

however formal allocation of these funds occurred in FY 16-17. No other developers have approached the City for a subsidy to assist with new construction of supportive housing at this time.

**AH-3 Maintain and Preserve Affordable Housing** (three projects).

**City Code Enforcement** program in lower income areas - Council set the funding percentage at 20% of the annual grant, which results in a grant amount of approximately \$140,000. In FY 2015-16 the program substantially exceeded all previous years with over 700 unduplicated contacts.

Although Measure C funds are eligible for, and being used to fund, Code Enforcement activities, this source is set to terminate in approximately five years. Antioch CDBG funds were invested in Code Enforcement (CDBG eligible lower income areas only) after the City's program had been disbanded during the budget crisis. Therefore, it did not supplant existing government funds for this purpose. Should CDBG funds be removed and reallocated for another purpose, such as street rehabilitation, it would be highly unlikely that they would be able to be restored if Measure C funds were to cease and the General Fund was unable to support the Code Enforcement program. This would likely be considered by HUD to be supplanting local government funds with federal funds, which is not allowed by HUD regulations. Therefore, staff recommends no changes to the funding levels for the three-year next grant cycle.

It should be noted that CDBG funding can only be used for Code Enforcement "when such enforcement together with public or private improvements, rehabilitation, or services to be provided may be expected to arrest the decline of the area". HUD expects the areas being enforced to show improvement. HUD does not expect jurisdictions to fund Code Enforcement, which they view to be a regular part of the City's obligations to its residents, in perpetuity. The City can expect HUD to monitor this program each time it comes out, and to press for conclusion of CDBG funding at some time in the future, but that may not be for another 10 years or more. Still, HUD issued a new Notice on the issue in 2014-15, so it bears keeping in mind that this program will likely no longer be eligible for CDBG funds at some point.

**Homeowner Housing Rehabilitation** (Neighborhood Preservation Program or NPP) administered by the County. This program continues to struggle with capacity issues in both administration and inspection, as the County has not hired personnel for this purpose in the post-recession period. In addition, most Antioch homes applying for the program did not have sufficient loan-to-value ratio to support additional debt until just recently, and homeowners were looking for grants instead of loans.

The City funded the NPP program in 2015-16 with Revolving Loan funds to reduce risk of exceeding the HUD cap on funds available. Some prior year funds were reallocated during the FY 2016-17 process. We will be looking for new partners for the 2017-20 funding cycle.

**Community Energy Services** housing rehabilitation small grant program is a new program which is just starting to get off the ground in East County. They are also funded by the County to do the same work in Central and West areas of the urban

county. Reports are that they have been performing well, so we expect to see good accomplishments next year.

**Council Consideration for Housing** – As Council is aware, rent subsidies for lower income residents of the Vista Diablo Mobile Estates will cease in August 2017, one year from now. These subsidies were funded from an existing redevelopment agency contract which is expiring. In September last year, residents receiving a subsidy were informed of this fact and received a letter with a listing of all affordable subsidized housing in the County. Those who would not be able to afford their space rental without subsidy were urged to place their names on the senior housing waiting lists, as the wait is often two years for a unit.

Another letter is targeted to be mailed in September. Residents receiving a subsidy will also be informed of the Tabora Gardens development and timeline, and staff will be working with Satellite to determine if they can possibly accommodate residents of Vista Diablo who can no longer afford to live there. Unfortunately, Tabora Gardens will not be completed by the date that the contract with the Park ceases.

Council may wish to consider a Mobile Home Grant Program for some of these residents. The County currently operates such a program, with grants of up to \$10,000, and says that the repairs are usually less complicated and thus faster and the program runs quite smoothly. Currently the City does not make rehabilitation loans on mobile homes because there is rarely enough value to the home to approve additional indebtedness, plus there are issues in disposing of the property in case of default (which has happened).

Assisting elderly residents with a grant for improvements might help them free up their money for rent, and enable them to stay in their homes longer. The City has three mobile home parks with approximately 380 pads. Of these, two are age 55+ and account for 257 or 68% of the units. Only Vista Diablo residents are receiving, and losing, rental subsidy for lower income seniors.

If Council is interested and so directs at the September Public Hearing, a Mobile Home Repair Grant program could be implemented on a trial basis. Staff recommends funding at \$50,000 (up to 5 grants annually) over the next three years to see if it is beneficial for these residents and effective in keeping seniors in their housing. If Council is interested in this approach, staff will invite the County and seek out other agencies as well who would administer such a program, to attend the October Kickoff and submit an application.

#### **ATTACHMENTS**

- A: Established priorities for 2015-20
- B: Funding and sources of funding for FY 2015-16
- C: Funding and sources of funding for FY 2016-17

## ATTACHMENT "A"

### Priority Goals and Annual 2015-16 Strategies with Accomplishments

#### HOMELESS GOALS AND STRATEGIES (H-1 AND H-2)

**H-1: Permanent Housing for Homeless.** Further "Housing First" approach to ending homelessness by supporting homeless outreach efforts, emergency shelter, transitional housing, and permanent housing with supportive services to help homeless persons achieve housing stability.

**H-1.1 Contra Costa County Behavioral Health Services, Homeless Program, Adult Continuum of Services** (\$10,000 Housing Successor [HS] Fund). Program provides 24-hour emergency shelter with wrap-around services to assist homeless persons find appropriate long-term housing, case management, housing and benefits assistance, meals, laundry facilities, healthcare, mental health services, substance abuse treatment.

**Goal 80, Served 110 (138%) Exceeded goal.**

**H-1.2 Northern California Family Center, Runaway Youth Shelter Services** (\$5,000 HS). Program provides homeless youth under age 18 with 24-hour telephone consultation, emergency shelter, food, clothing, and mediation services.

**Goal 3, Served 6 (200%) Exceeded goal.**

**H-1.3 STAND! For Families Free of Violence, Emergency Shelter for Battered Women and their Children** (\$8,000 HS) Program provides emergency shelter for up to 24 women and their children fleeing domestic violence, as well as comprehensive supportive services, including food, clothing, social and legal advocacy, vocational assistance, child care, housing referrals, and counseling.

**Goal 10, Served 20 (200%). Exceeded goal.**

**H-2: Prevention of Homelessness.** Expand existing prevention services including emergency rental assistance, case management, housing search assistance, legal assistance, landlord mediation, money management and credit counseling.

**H-2.1 Anka Behavioral Health, HOPE Plus Homeless Outreach Team** (\$6,000 HS) Program provides homeless clients having mental health and substance abuse disorders with access to integrated health, mental health, and substance abuse services through contact with Outreach team. Team also provides food, sleeping bags, clothing and transportation to medical care and other homeless assistance programs.

**Goal 10, Served 20 (200%) Exceeded goal.**

**H-2.2 Central County Homeless Outreach, Reaching Out to the Homeless at Night** (\$11,000 HS) Program provides night time homeless outreach with

services including transportation to shelter or other locations, necessities such as blankets, socks, clothing, water, food, toiletries, etc., and assessment of physical and mental condition to offer/provide appropriate assistance.

**Goal 175, Served 373 (213%) Exceeded goal.**

**H-2.3 Loaves and Fishes, Nourishing Lives–Feeding Homeless and At-Risk Households** (\$3,250 CDBG-EN). Program provides hot, nutritious meals Monday through Friday in Antioch dining room, located at 403 West 6<sup>th</sup> Street. Partnering with other agencies, clients are also offered safety net services such as medical, shelter, and registration for Cal Fresh.

**Goal 150, Served 572 (381%) Exceeded goal.**

**H-2.4 SHELTER Inc., Homeless Prevention/Rapid Rehousing** (\$10,000 HS) Program prevented homelessness for households at-risk of homelessness and rapidly re-housed households who were homeless by providing short-term financial assistance for move-in costs or past due rent.

**Goal 225, Served 315 (140%)** Over \$80,000 was disbursed to Antioch residents on the verge of becoming homeless. *Exceeded goals.*

#### **NON-HOUSING COMMUNITY DEVELOPMENT GOALS & STRATEGIES (CD-1–8)**

##### ***Public Services (CD-1–5)***

**CD-1: General Public Services.** Ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons, and ensure access to programs that promote prevention and early intervention related to a variety of social concerns.

*Note: no general public services funded.*

**CD-2: Non-Homeless Special Needs.** Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as elderly and frail elderly, victims of domestic violence, persons with HIV/AIDS, persons with mental, physical and developmental disabilities, abused children, illiterate adults and migrant farm workers.

**CD-2.1–Seniors: City, Senior Center Administration and Programs** (\$35,000 CDBG-EN) Program provides lower income Antioch seniors with access to a wide variety of activities and services at the Antioch Senior Center, including hot lunches M-F. Center serves as the hub of senior service delivery, providing space for Contra Costa Senior Legal Services, Lion’s Center screening events, Senior Outreach Services Care Management, as well as providing health seminars, computer classes, insurance counseling, educational and recreational opportunities, and much more.

**Goal 1,000, Served 1112 (101%) Exceeded goal**

**CD-2.2–Seniors: Contra Costa Senior Legal Services, Legal Services** (\$10,000 CDBG). Program provides free legal counseling, advice, representation and litigation services to seniors in connection with their housing, income maintenance, consumer and individual rights, and other elder law issues.

**Goal 75, Served 101 (135%) Exceeded goal**

**CD-2.3–Seniors/Disabled: Lions Center for the Visually Impaired, Independent Living Skills** (\$5,000 CDBG). Program provides in-home independent living skills instruction and training to visually impaired adults so they will maintain their independence and avoid institutionalization.

**Goal 14, Served 42 (300%) Exceeded goal**

**CD-2.4–Seniors/Disabled: Senior Outreach Services, Meals on Wheels,** (\$10,000 CDBG). Program delivers seven nutritious meals each week to frail, home bound seniors and disabled adults to help them live at home in safety, comfort, and with dignity for as long as they can. Seniors also benefit from daily health and wellness checks from volunteer drivers, and ongoing client monitoring through in-home visits by outreach workers.

**Goal 200, Served 258 (129%) Exceeded goal**

**CD-2.5–Seniors: Senior Outreach Services, Care Management** (\$10,000 CDBG.) Program provides an array of services to help older adults and their families meet long-term care needs. Care managers assist seniors in resolving critical issues affecting their health and wellness, to help them live as independently as possible.

**Goal 90, Served 89 (99%) Met goal**

**CD-2.6–Seniors/Disabled: Ombudsman Services of CCC, Advocacy in Care Facilities** (\$10,000 CDBG). Program provides dependent adults and elderly residing in long-term care facilities with access to safe and secure environments through the advocacy of trained and certified Ombudsman who investigate abuse and ensure compliance of facilities with Title 22 California Code of Regulations.

**Goal 50, Served 99 (198%) Exceeded goal**

**CD-3: Youth. Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.**

**CD-3.1 City, Youth Recreational Program Scholarships** (\$15,000 CDBG). Program provides scholarships to 120 youth from lower income Antioch families, allowing them to participate free in healthy sports, fitness, recreation, swimming, and other classes.

**Goal 120, Served 136 (113%) Exceeded goal.**

**CD-3.2 Community Violence Solutions, Child Sexual Assault Intervention** (\$5,000 CDBG-EN). Program serves child and developmentally disabled



individuals who are victims of sexual assault with forensic interviews, advocacy, case management, and mental health services.

**Goal 35, Served 61 (174%) Exceeded goal.**

**CD-4: Fair Housing. Continue to promote fair housing activities and affirmatively further fair housing to eliminate discrimination in housing choice in the City of Antioch.**

**CD-4.1 Bay Area Legal Aid, Fair Housing Services Collaborative** (\$25,000 CDBG Admin). Program investigates complaints of alleged housing discrimination and provides fair housing counseling services, including advice, mediation and litigation, and outreach and education to residents and landlords.

**Goal 15 (cases only, not outreach), Served 25 (167%) Exceeded goal.**

**CD-5: Tenant/Landlord Counseling. Support the investigation and resolution of disagreements between tenants and landlords and to educate both as to their rights and responsibilities, so as to help prevent people from becoming homeless and to ensure fair housing opportunity.**

**CD-5.1 Bay Area Legal Aid, Tenant/Landlord Counseling Services Collaborative** (\$15,000 CDBG). Program provides landlord/tenant counseling services and legal services to Antioch tenants and landlords on their rights and responsibilities under federal, state and local housing laws.

**Goal 150, Served 241 (161%) Exceeded goal.**

#### ***Economic Development (CD-6)***

**CD-6: Economic Development. Reduce the number of persons with incomes below the poverty level, expand economic opportunities for very low- and low-income residents, and increase the viability of neighborhood commercial areas.**

**CD-6.1 Contra Costa Child Care Council, Road to Success for Childcare Businesses**, (\$10,000 CDBG). Program benefits lower income residents by providing microenterprise assistance for those who want to maintain or start stable small businesses as licensed home-based family child care providers.

**Goal 15, Served 17 (113%) Exceeded goal.**

**CD-6.2 Open Opportunities, Future Build Pre-Apprenticeship Training** (\$15,000 CDBG). Program provides 16-weeks of Pre-Apprenticeship training at the Pittsburg Adult Education Center, 1151 Stoneman Ave, for persons ages 18 and older in solar, energy, and construction trades. Core curriculum is developed by the Home Builders Institute and Building Trades Council. Training includes community service benefit projects in city and county parks and facilities, as well as placement services after graduation.

**Goal 15, Served 15 (94%) Met goal.**

**CD-6.3 Opportunity Junction, Job Training and Placement Program** (\$50,000 CDBG). Program integrates computer training with life skills, paid experience, case management and psychological counseling, career counseling and job placement, and long-term ongoing support. Participants enter administrative careers that enable them to become self-sufficient.

**Goal 13, Served 23 (177%) Exceeded goal.**

#### **Infrastructure (CD-7)**

**CD-7: Infrastructure and Accessibility: Maintain adequate infrastructure in lower income areas, and ensure access for the mobility-impaired by addressing physical access barriers to goods, services, and public facilities in such areas.**

**CD-7.1 City, Downtown Roadway Rehabilitation & Ramps** (\$250,000 CDBG) Project will improve access for the physically handicapped in the older, lower income downtown areas, improving drainage facilities to reduce flooding, rehabilitating roadways and sidewalks and installing handicap ramps in the area on 7<sup>th</sup> and 8<sup>th</sup> Streets between A and G Streets.

**Project aggregating funding from 2015-16 and 2016-17 to complete in 2016-17.**

#### **Administration (CD-8)**

**CD-8: Administration. Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector, and administer federal grant programs in a fiscally prudent manner.**

**CD-8.1 City, Administration of CDBG Program** (\$124,000 CDBG) Program supports the development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector, and administering federal grant programs in a fiscally prudent manner.

#### **Affordable Housing Goals and Strategies (AH-1 – AH-3)**

**AH-1: Increase Affordable Rental Housing Supply. Expand housing opportunities for extremely low-income, very low-income, and low-income households by increasing the supply of decent, safe, and affordable rental housing.**

**AH-1.1 Housing Authority of CCC, Rental Housing Rehabilitation Program** (\$100,000 CDBG). Project helps property owners rehabilitate their rental housing and places long-term affordability restrictions on the units, ensuring affordability for lower income households. Rehabilitation supports Code Enforcement Program in identified lower income areas.

**Goal 3, Served 0 (0%)** Failed to meet goal. This program is not experiencing any success Countywide as owners have no incentive to restrict rental income in this extremely tight housing market, especially when loan interest is so low on the open marketplace. Program was not funded for 2016-17, and funding removed for 2015-16.

**AH-2: Increase Affordable Supportive Housing.** Expand housing opportunities for persons with special needs, including seniors, persons with disabilities, persons with HIV/AIDS, veterans, and the homeless, by increasing appropriate and supportive housing. Additional Satellite commitment for Tabora Gardens Senior Housing was made in 2016-17.

**AH-3: Maintain and Preserve Affordable Housing.** Maintain and preserve the existing affordable housing stock, including single family residences owned and occupied by lower-income households, multi-family units at risk of loss to the market, and housing in deteriorating or deteriorated lower income neighborhoods.

**AH-3.1 City, Code Enforcement in Lower Income Areas,** (\$140,000 CDBG). Program helps to sustain suitable living environments and safe, decent, affordable housing in lower income areas, and helps protect the health, welfare and safety of lower income residents in these areas as well as promoting the maintenance of real property to improve the livability, appearance, social, and economic conditions in these areas.

**Goal 125, Served 775 (620%)** Exceeded goal.

**AH-3.2 CCC Department of Conservation and Development, Homeowner Housing Rehabilitation (NPP Program)** (\$100,000 CDBG-RLF). Project helps lower income single-family homeowners to rehabilitate their homes and improve accessibility and livability, especially for elderly and disabled homeowners. Rehabilitation supports Code Enforcement Program in identified lower income areas.

**Goal 2, Served 1 (50%)** Did not meet goal. County Rehab program continues to struggle with capacity issues both in administration and inspection, which hamper the program. We will be looking for new partners for the 2017-20 funding cycle.

**AH-3.3 Community Energy Services, Minor Home Repair Grants** (\$40,000 CDBG). Project provides minor home repairs at no charge to homeowners to promote health and safety to qualifying low-income households. These repairs may include plumbing, grab bar installation, broken window replacement, repairs of hazardous conditions, and other improvements, averaging \$2,000 per household, that enable residents to have better access to their home.

**Goal 10, Completed 2, In Process 5 (20%)** Did not meet goal. New program is ramping up in East Contra Costa, and we expect much better performance in 2016-17.

**ATTACHMENT "B"**

**FY 2015-20 Consolidated Plan Priority Goals and 2015-16 City of Antioch Strategies**

Applicant	Project Name	Funds Available as of 4/8/15				TOTAL	
		\$ 748,610	\$ 43,133	\$ 251,950	\$ 150,000	\$ 1,193,693	
		CDBG-EN	Prior Yr \$	CDBG Hsg RLF	Housing Successor	ALL SOURCES	
<b>Homeless Goals and Strategies (H-1 and H-2)</b>							
<b>H-1 Permanent Housing for Homeless.</b> Further "Housing First" approach to ending homelessness by supporting homeless outreach efforts, emergency shelter, transitional housing, and permanent housing with supportive services to help homeless persons achieve housing stability.							
H-1.1	CCC Behavioral Health Svcs Homeless Prog	Adult Continuum of Services				\$ 10,000	\$ 10,000
H-1.2	N California Family Center	Runaway Youth Shelter Services				\$ 5,000	\$ 5,000
H-1.3	STAND! For Families Free of Violence	Emergency Domestic Violence Shelter				\$ 8,000	\$ 8,000
Subtotal Homeless Prevention:			\$ -	\$ -	\$ -	\$ 23,000	\$ 23,000
<b>H-2 Prevention of Homelessness.</b> Expand existing prevention services including emergency rental assistance, case management, housing search assistance, legal assistance, landlord mediation, money management and credit counseling.							
H-2.1	Anka Behavioral Health, Inc.	HOPE Plus Outreach Teams				\$ 6,000	\$ 6,000
H-2.2	CC Homeless Outreach	Reaching Out to the Homeless				\$ 11,000	\$ 11,000
H-2.3	Loaves & Fishes of CC	Nourishing Lives	\$ 3,250				\$ 3,250
H-2.4	SHELTER, Inc. (CDBG)	Homeless Prevention/Rapid Rehsg				\$ 10,000	\$ 10,000
Subtotal Homeless Prevention Strategies:			\$ 3,250	\$ -	\$ -	\$ 27,000	\$ 30,250
Subtotal Homeless Strategies:			\$ 3,250	\$ -	\$ -	\$ 50,000	\$ 53,250
<b>Non-Housing Community Development Goals and Strategies (CD-1 – CD-8)</b>							
<b>Public Services (CD-1 – CD-5)</b>							
<b>CD-1 General Public Services.</b> Ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons, and ensure access to programs that promote prevention and early intervention related to a variety of social concerns.							
<b>CD-2 Non-Homeless Special Needs.</b> Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as elderly and frail elderly, victims of domestic violence, persons with HIV/AIDS, persons with mental, physical and developmental disabilities, abused children, illiterate adults and migrant farm workers.							
CD-2.1	City of Antioch	Senior Center Admin & Programs	\$ 35,000				\$ 35,000
CD-2.2	CC Senior Legal Services	Legal Services for older Americans	\$ 10,000				\$ 10,000
CD-2.3	Lions Center	Independent Living Skills	\$ 5,000				\$ 5,000
CD-2.4	Senior Outreach Services	Meals on Wheels (MOW)	\$ 10,000				\$ 10,000
CD-2.5	Senior Outreach Services	Care Management	\$ 10,000				\$ 10,000
CD-2.6	Ombudsman Services CC	Advocacy in Care Facilities	\$ 10,000				\$ 10,000
Subtotal Non-Homeless Special Needs Strategies:			\$ 80,000	\$ -	\$ -	\$ -	\$ 80,000
<b>CD-3 Youth.</b> Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.							
CD-3.1	City of Antioch	Youth Recreational Programs	\$ 15,000				\$ 15,000
CD-3.2	Community Violence Solutions	CIC Child sexual assault intervention	\$ 5,000				\$ 5,000
Subtotal Youth Strategies:			\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000
<b>CD-4 Fair Housing.</b> Continue to promote fair housing activities and affirmatively further fair housing to eliminate discrimination in housing choice in the City of Antioch.							
CD-4.1	Bay Area Legal Aid	Fair Housg Services Collaborative	\$ 25,000				\$ 25,000
Subtotal Fair Housing Strategies:			\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
<b>CD-5 Tenant/Landlord Counseling.</b> Support the investigation and resolution of disagreements between tenants and landlords and to educate both as to their rights and responsibilities, so as to help prevent people from becoming homeless and to ensure fair housing opportunity.							
CD-5.1	Bay Area Legal Aid (BayLegal)	Tenant Landlord Hsg Services Collab	\$ 15,000				\$ 15,000
Subtotal Tenant/Landlord Counseling Strategies:			\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
<b>CD-6 Economic Development.</b> Reduce the number of persons with incomes below the poverty level, expand economic opportunities for very low- and low-income residents, and increase the viability of neighborhood commercial areas.							
CD-6.1	CC Child Care Council	Road to Success	\$ 10,000				\$ 10,000
CD-6.2	Open Opportunities, Inc	Future Build Pre-Apprenticeship Trng	\$ 15,000				\$ 15,000
CD-6.3	Opportunity Junction	Job Training and Placement Program	\$ 50,000				\$ 50,000
Subtotal Economic Development Strategies:			\$ 75,000	\$ -	\$ -	\$ -	\$ 75,000
<b>CD-7 Infrastructure and Accessibility.</b> Maintain adequate infrastructure in lower income areas, and ensure access for the mobility-impaired by addressing physical access barriers to goods, services, and public facilities in such areas.							
CD-7.1	City of Antioch	Downtown Roadway Rehab & Ramps	\$ 250,000				\$ 250,000
Subtotal Infrastructure and Accessibility Strategies:			\$ 250,000	\$ -	\$ -	\$ -	\$ 250,000
<b>CD-8 Administration.</b> Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector, and administer federal grant programs in a fiscally prudent manner.							
CD-8.1	City of Antioch	Administration of CDBG Prog	\$ 124,000				\$ 124,000
Subtotal Administration Strategies:			\$ 124,000	\$ -	\$ -	\$ -	\$ 124,000
Subtotal Non-Housing Community Development Strategies:			\$ 589,000	\$ -	\$ -	\$ -	\$ 589,000
<b>Affordable Housing Goals and Strategies (AH-1 – AH-3)</b>							
<b>AH-1: Increase Affordable Rental Housing Supply.</b> Expand housing opportunities for extremely low-income, very low-income, and low-income households by increasing the supply of decent, safe, and affordable rental housing.							
AH-1.1	Housing Authority of CCC	Rental Rehabilitation Program			\$ 100,000		\$ 100,000
Subtotal Rental Housing Strategies:			\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
<b>AH-2: Increase Affordable Supportive Housing.</b> Expand housing opportunities for persons with special needs, including seniors, persons with disabilities, persons with HIV/AIDS, veterans, and the homeless, by increasing appropriate and supportive housing.							
Satellite Senior Housing commitment is under this Goal - funding 2016-17							
Subtotal Supportive Housing Strategies:			\$ -	\$ -	\$ -	\$ -	\$ -
<b>AH-3: Maintain and Preserve Affordable Housing.</b> Maintain and preserve the existing affordable housing stock, including single family residences owned and occupied by lower-income households, multi-family units at risk of loss to the market, and housing in deteriorating or deteriorated lower income neighborhoods.							
AH-3.1	City of Antioch	Code Enforcement Lower Income Areas	\$ 140,000				\$ 140,000
AH-3.2	CCC Dept of Conservation&Dev	Neighborhood Preservation Program			\$ 100,000		\$ 100,000
AH-3.3	Community Energy Services Corporation	Antioch Minor Home Repair	\$ 16,360	\$ 23,640			\$ 40,000
Subtotal Maintain & Preserve Housing Strategies:			\$ 156,360	\$ 23,640	\$ 100,000	\$ -	\$ 280,000
Subtotal Affordable Housing Strategies:			\$ 156,360	\$ 23,640	\$ 200,000	\$ -	\$ 380,000
Total Each Funding Source:			\$ 748,610	\$ 23,640	\$ 200,000	\$ 50,000	\$ 1,022,250
TOTAL ALL FUNDING SOURCES:			\$1,022,250.00				\$ 1,022,250

ATTACHMENT "C"

FY 2015-20 Consolidated Plan Priority Goals and 2016-17 City of Antioch Strategies and Funding

Agency	Project Name	Funds Available as of 4/21/16					TOTAL
		\$ 748,448	\$ 394,082	\$ 302,346	\$ 170,000	\$ 660,000	\$ 2,274,876
		CDBG-EN	Prior Yr \$	CDBG Hsg RLF	NSP-1	Housing Successor	ALL SOURCES
<b>Homeless Goals and Strategies (H-1 and H-2)</b>							
<b>H-1 Permanent Housing for Homeless.</b> Further "Housing First" approach to ending homelessness by supporting homeless outreach efforts, emergency shelter, transitional housing, and permanent housing with supportive services to help homeless persons achieve housing stability.							
H-1.1	CCC BHS Homeless Prog	Adult Continuum of Services				\$ 10,000	\$ 10,000
H-1.2	N California Family Center	Runaway Youth Shelter Services				\$ 5,000	\$ 5,000
H-1.3	STAND!	Emergency Domestic Violence Shelter				\$ 8,000	\$ 8,000
<i>Subtotal Homeless Prevention:</i>			\$ -	\$ -	\$ -	\$ 23,000	\$ 23,000
<b>H-2 Prevention of Homelessness.</b> Expand existing prevention services including emergency rental assistance, case management, housing search assistance, legal assistance, landlord mediation, money management and credit counseling.							
H-2.3	Loaves & Fishes of CC	Nourishing Lives	\$ 3,250	\$ 1,750			\$ 5,000
H-2.4	SHELTER, Inc. (CDBG)	Homeless Prevention/Rapid Rehsg				\$ 10,000	\$ 10,000
<i>Subtotal Homeless Prevention Strategies:</i>			\$ 3,250	\$ 1,750	\$ -	\$ 10,000	\$ 15,000
<b>Subtotal Homeless Strategies:</b>			\$ 3,250	\$ 1,750	\$ -	\$ 33,000	\$ 38,000
<b>Non-Housing Community Development Goals and Strategies (CD-1 – CD-8)</b>							
<b>Public Services (CD-1 – CD-5)</b>							
<b>CD-1 General Public Services.</b> Ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons, and ensure access to programs that promote prevention and early intervention related to a variety of social concerns.							
<b>CD-2 Non-Homeless Special Needs.</b> Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as elderly and frail elderly, victims of domestic violence, persons with HIV/AIDS, persons with mental, physical and developmental disabilities, abused children, illiterate adults and migrant farm workers.							
CD-2.1	City of Antioch	Senior Center Administration & Programs	\$ 35,000				\$ 35,000
CD-2.2	CC Senior Legal Services	Legal Services for older Americans	\$ 10,000				\$ 10,000
CD-2.3	Lions Center	Independent Living Skills	\$ 5,000				\$ 5,000
CD-2.4	Senior Outreach Services	Meals on Wheels (MOW)	\$ 10,000				\$ 10,000
CD-2.5	Senior Outreach Services	Care Management	\$ 10,000				\$ 10,000
CD-2.6	Ombudsman Services CC	Advocacy in Care Facilities	\$ 10,000				\$ 10,000
<i>Subtotal Non-Homeless Special Needs Strategies:</i>			\$ 80,000	\$ -	\$ -	\$ -	\$ 80,000
<b>CD-3 Youth.</b> Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.							
CD-3.1	City of Antioch	Youth Recreational Programs	\$ 15,000				\$ 15,000
CD-3.2	Community Violence Solutions	CIC Child sexual assault intervention	\$ 5,000				\$ 5,000
<i>Subtotal Youth Strategies:</i>			\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000
<b>CD-4 Fair Housing.</b> Continue to promote fair housing activities and affirmatively further fair housing to eliminate discrimination in housing choice in the City of Antioch.							
CD-4.1	Bay Area Legal Aid	Fair Housg Services Collaborative	\$ 25,000				\$ 25,000
<i>Subtotal Fair Housing Strategies (Funded from CDBG Administration):</i>			\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
<b>CD-5 Tenant/Landlord Counseling.</b> Support the investigation and resolution of disagreements between tenants and landlords and to educate both as to their rights and responsibilities, so as to help prevent people from becoming homeless and to ensure fair housing opportunity.							
CD-5.1	Bay Area Legal Aid (BayLegal)	Tenant Landlord Housing Services Collab	\$ 15,000				\$ 15,000
<i>Subtotal Tenant/Landlord Counseling Strategies:</i>			\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
<b>CD-6 Economic Development.</b> Reduce the number of persons with incomes below the poverty level, expand economic opportunities for very low- and low-income residents, and increase the viability of neighborhood commercial areas.							
CD-6.1	CC Child Care Council	Road to Success	\$ 10,000				\$ 10,000
CD-6.2	Open Opportunities, Inc	Future Build Pre-Apprenticeship Trng	\$ 15,000				\$ 15,000
CD-6.3	Opportunity Junction	Job Training and Placement Program	\$ 50,000				\$ 50,000
<i>Subtotal Economic Development Strategies:</i>			\$ 75,000	\$ -	\$ -	\$ -	\$ 75,000
<b>CD-7 Infrastructure and Accessibility.</b> Maintain adequate infrastructure in lower income areas, and ensure access for the mobility-impaired by addressing physical access barriers to goods, services, and public facilities in such areas.							
CD-7.1	City of Antioch	Downtown Roadway Rehab & Ramps	\$ 226,198	\$ 373,802			\$ 600,000
<i>Subtotal Infrastructure and Accessibility Strategies:</i>			\$ 226,198	\$ 373,802	\$ -	\$ -	\$ 600,000
<b>CD-8 Administration.</b> Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector, and administer federal grant programs in a fiscally prudent manner.							
CD-8.1	City of Antioch	Administration of CDBG Prog	\$ 124,000				\$ 124,000
<i>Subtotal Administration Strategies:</i>			\$ 124,000	\$ -	\$ -	\$ -	\$ 124,000
<b>Subtotal Non-Housing Community Development Strategies:</b>			\$ 568,448	\$ 375,552	\$ -	\$ -	\$ 944,000
<b>Affordable Housing Goals and Strategies (AH-1 – AH-3)</b>							
<b>AH-1: Increase Affordable Rental Housing Supply.</b> Expand housing opportunities for extremely low-income, very low-income, and low-income households by increasing the supply of decent, safe, and affordable rental housing.							
<b>AH-2: Increase Affordable Supportive Housing.</b> Expand housing opportunities for persons with special needs, including seniors, persons with disabilities, persons with HIV/AIDS, veterans, and the homeless, by increasing appropriate and supportive housing.							
AH-2.1	Satellite (SAHA)	Tabora Gardens Senior Housing		\$ 230,000	\$ 170,000	\$ 600,000	\$ 1,000,000
<i>Subtotal Supportive Housing Strategies:</i>			\$ -	\$ 230,000	\$ 170,000	\$ 600,000	\$ 1,000,000
<b>AH-3: Maintain and Preserve Affordable Housing.</b> Maintain and preserve the existing affordable housing stock, including single family residences owned and occupied by lower-income households, multi-family units at risk of loss to the market, and housing in deteriorating or deteriorated lower income neighborhoods.							
AH-3.1	City of Antioch	Code Enforcement Lower Income Areas	\$ 140,000				\$ 140,000
AH-3.3	Community Energy Services Corp	Antioch Minor Home Repair	\$ 40,000				\$ 40,000
<i>Subtotal Maintain &amp; Preserve Housing Strategies:</i>			\$ 180,000	\$ -	\$ -	\$ -	\$ 180,000
<b>Subtotal Affordable Housing Strategies:</b>			\$ 180,000	\$ -	\$ 230,000	\$ 170,000	\$ 600,000
<b>Total Each Funding Source:</b>			\$ 748,448	\$ 375,552	\$ 230,000	\$ 170,000	\$ 633,000
<b>Balance All Funding Sources:</b>			\$ 0.00	\$ 18,530.00	\$ 72,346.00	\$ 0.00	\$ 27,000.00



**STEPHEN P. TODD**  
**SERGEANT, UNITED STATES ARMY**

*WHEREAS, Stephen P. Todd was born and raised in California, spending his childhood in San Jose, raised predominately by his mother, Sheila Lopez, and now currently lives in Antioch with his family; and*

*WHEREAS, Steve has been recognized by the State of California 11<sup>th</sup> Assembly District Veteran of the year for 2016; and*

*WHEREAS, Steve joined the U.S. Army in 1986, served overseas during the first Gulf War in the U.S. Army and California National Guard, and was also deployed here at home during the wildfires of 1987 and the Rodney King Riots in 1992, when the California National Guard was called back to federal service. Steve was deployed again in 1994 for Operation Uphold Democracy, and was honorably discharged with the rank of Sergeant from the United States Army in 1997; and*

*WHEREAS, Following his service in the U.S. Army, Steve worked as a Transportation Officer for the San Mateo Sheriff's Department and volunteered with the agency's Search and Rescue team for seven years; and*

*WHEREAS, Steve began his federal law enforcement career with the U.S. Treasury Department, later transferred to the Federal Protective Service, is a founding member of the Department of Homeland Security and in this capacity, Steve traveled throughout the Continental U.S. providing law enforcement protection and security for high profile court cases such as the "Unabomber", Cary Stayner arraignment, political venues such as the Democratic National Convention and during natural disasters such as the 2003 wildfires in San Diego and Hurricanes Katrina and Rita in 2005; and*

*WHEREAS, In 2007, Steve received a medical retirement with the rank of Police Captain from the Department of Homeland Security, Immigrations and Customs Enforcement, Federal Protective Service, Region 9. His retirement was a result of injury sustained on the job in June of 1997 in San Francisco, which nearly cost him his right leg, and, for his heroic actions, he received the Award for Valor and has subsequently been nominated for the Department of Homeland Security "Purple Heart Medal"; and*

*WHEREAS, Steve is a true advocate for veterans in his District presently serving as the Veteran of Foreign Wars Post District 10 Junior Vice-Commander, a lifetime member of the Disabled American Veterans Post 7, American Legion Post 202, Delta Diablo Marine Corps League Det.1155 and 2nd Vice President of the Brentwood Lions Club.*

*NOW, THEREFORE, I, WADE HARPER, Mayor of the City of Antioch, do hereby recognize that STEPHEN P. TODD has distinguished himself as a leader who truly leads by example, working side-by-side with other veterans and his fellow citizens. It is my honor on behalf of the City of Antioch, to present Steve with this proclamation thanking and honoring him for his service and good works in the community.*

August 23, 2016

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WADE HARPER, Mayor

## CITY COUNCIL MEETING

Regular Meeting  
7:00 P.M.

August 9, 2016  
Council Chambers

### 6:00 P.M. - CLOSED SESSION

1. **CONFERENCE WITH LABOR NEGOTIATORS** – This Closed Session with the City's Labor Negotiators is authorized by California Government Code § 54957.6; City designated representatives: Nickie Mastay, Denise Haskett and Glenn Berkheimer; Employee organizations: Antioch Police Officers' Association and Operating Engineers Local Union No. 3 (OE3).
2. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS** pursuant to California Government Code section 54956.8; Property – Humphrey's Restaurant: Agency Negotiator – City Manager; Parties – Dorothy Everett and John Jernegan.

City Attorney Vigilia reported the City Council had been in Closed Session and gave the following report: **#1 CONFERENCE WITH LABOR NEGOTIATORS**, Direction given to Labor Negotiators; and, **#2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS**, Direction was given to staff.

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

Present: Council Members Wilson, Ogorchock, Tiscareno, Rocha and Mayor Harper

### PLEDGE OF ALLEGIANCE

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

### 1. PROCLAMATION

*Antioch High School Class of 1956 Day, August 27, 2016*

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

Mayor Harper presented the proclamation to members of the Antioch High School Class of 1956 who thanked the City Council for the recognition.

### ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

Alissa Friedman, Opportunity Junction, announced the following events:

- Roadmap to College Program application sessions 6:00 P.M. on August 17 and 24, 2016
- Job Training and Placement Program 10:00 A.M. on August 29 and September 6 and 12, 2016
- Information sessions for job seekers 10:00 A.M. every Tuesday

- Job Training and Placement Program Graduation 7:00 P.M. on September 22, 2016 at the El Campanil Theatre

Director of Parks and Recreation Kaiser announced Family Sports Day at Antioch Sports Legends Museum would be held from 12:00 P.M. – 4:00 P.M. on August 13, 2016 and the Fall Recreation Guide would be mailed out this week.

Barbara Sobalvarro, Friends of Animal Services, announced their organization would be at the Antioch Animal Shelter from 1:00 P.M. – 4:00 P.M. on August 13, 2016 to answer questions and welcome the public.

Councilmember Rocha announced the Antioch Historical Society Barbeque would be held from 12:00 P.M. – 3:00 P.M. on August 21, 2016.

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

City Clerk Simonsen announced the following Board and Commission openings:

Police Crime Prevention Commission: One (1) vacancy; deadline date is August 12, 2016

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

### **PUBLIC COMMENTS**

Mayor Harper announced staff report dated June 14, 2016 regarding Antioch Animal Services were available in Council Chambers this evening. He reported Council had approved three additional Animal Services positions and directed staff to research alternatives and bring a recommendation back within 6 months. He noted staff had since been meeting with outside professionals and would continue to seek advice as they formulate a recommendation.

Nicole Salice, Antioch resident and Holly Cuciz, reiterated their concerns regarding the management of the Antioch Animal Shelter.

Lee Ballesteros, Antioch resident, spoke in support for a event plaza on the Beede Lumber Yard parcel and requested Council agendize placing the proposal for the Beede Lumber Yard parcel on the ballot.

Frederick Rouse, Antioch resident, commended Council on their efforts to address the issues at the Antioch Animal Shelter and the organizations helping to rescue pets. He spoke in support of turning the administration of the shelter over to an outside agency.

Rodney Lal, Prime Vintage Realty, spoke in support of a townhouse development on the Beede Lumber Yard parcel.



Joe Martinez, spoke in support of mixed use retail/commercial and townhouse project on the Beede Lumber Yard parcel.

Sean McCauley, Antioch resident, spoke in support of the townhouse project on the Beede Lumber Yard parcel.

Marty Fernandez, Antioch resident, provided the Council with photos of the trash enclosure area at the Shopping Center on Delta Fair Boulevard and Buchanan Road. He requested the City require the owner to be in compliance with the condition of his use permit and clean up the area.

Mayor Harper stated he would forward Mr. Fernandez's contact information to City Manager Duran.

Fred Hoskins, Antioch resident, spoke in support of a high quality townhouse project on the Beede Lumber Yard parcel.

Mayor Harper requested public speakers respect other's opinions.

Kathryn Fitzpatrick, Antioch resident, congratulated the Class of 1956 for receiving the proclamation. She spoke in support of putting their proposal for the Beede Lumber Yard parcel on the ballot.

Karen Kops, Antioch resident, thanked the Council for looking into the options for Animal Services and requested an update in September. She expressed concern she had not received a response to her public records requests for the financial and veterinary records for the Animal Shelter. She suggested Council encourage staff to provide her with the information.

Mayor Harper stated he would forward Ms. Kops contact information to City Attorney Vigilia.

Jim Lanter, Antioch Business Owner, thanked Mr. Lal, Mr. Martinez, and Mr. McCauley for their support of downtown Antioch. He reported on the success of the Rivertown Wine Walk event.

Rick Stadtlander, Save the Yard, spoke in support of the initiative to place an event center on the Beede Lumber Yard parcel and requested the City place the item on the ballot.

## **COUNCIL SUBCOMMITTEE REPORTS**

Councilmember Rocha reported on her attendance at the Tri Delta Transit meeting. She apologized to the Longview community for overlooking their National Night Out event, noting she was unaware the event had been relocated. She reported on her attendance at the Delta Youth Soccer event and Contra Costa Health Service Baby Shower.

Councilmember Tiscareno announced Transplan would be meeting on August 9, 2016.

Councilmember Ogorchock reported on her attendance at the League of California Cities and a tour of the Navel Weapon Station.

## MAYOR'S COMMENTS

Mayor Harper reported on his attendance at National Night Out, Mayor's Conference, and Stuff the Bus event organized by Claryssa Wilson.

1. **COUNCIL CONSENT CALENDAR**
  - A. **APPROVAL OF COUNCIL MINUTES FOR JULY 26, 2016**
  - B. **APPROVAL OF COUNCIL WARRANTS**
  - C. **REJECTION OF CLAIM: BRAD SCHAEFER**
  - D. **TECHNICAL TRAINING FOR CLERKS – TTC SERIES 200**
  - E. **RESOLUTION NO. 2016/83 AUTHORIZE RESPONSE TO GRAND JURY REPORT: "HUMAN TRAFFICKING" (REPORT 1609)**
  - F. **RESOLUTION NO. 2016/84 AUTHORIZE RESPONSE TO GRAND JURY REPORT "WHERE WILL WE LIVE? THE AFFORDABLE HOUSING WAITING LIST IS CLOSED" (REPORT 1614)**
  - G. **RESOLUTION NO. 2016/85 AMENDING THE FISCAL YEAR 2016/2017 CAPITAL IMPROVEMENTS BUDGET AND AUTHORIZE THE CITY MANAGER TO SIGN A CONSULTANT SERVICE AGREEMENT WITH BKF ENGINEERING FOR THE INFRASTRUCTURE IMPROVEMENTS FOR NORTH EAST ANTIOCH ANNEXATION AREA 1 AND 2B (P.W. 693)**
  - H. **RESOLUTION NO. 2016/86 VARIOUS ASPHALT REPAIRS – SERVICE CUTS BID AWARD**

On motion by Councilmember Wilson, seconded by Councilmember Ogorchock, the City Council unanimously approved the Council Consent Calendar with the exception of Items B and D, which were removed for further discussion.

**Item B** – In response to Karl Dietzel, City Manager Duran stated he would report out on the City Council warrant #927218 at the next City Council meeting.

On motion by Councilmember Ogorchock, seconded by Councilmember Tiscareno, the City Council unanimously approved Item B with the exception of warrant #927218.

**Item D** – Karl Dietzel requested the City Council delay the expenditure associated with Technical Training for Clerks (TTC) Series 200 until after the election in November. He questioned costs associated with travel expenses.

City Clerk Simonsen explained that he utilized his travel stipend within a 75 mile radius and anything beyond qualified for reimbursement. He noted Technical Training for Clerks (TTC) Series 200 was offered every 1.5 – 2 years and it was important for the Clerk's office to participate to insure that actions taken were proper and technically accurate.

On motion by Councilmember Rocha, seconded by Councilmember Ogorchock, the City Council unanimously approved Item D.

### **COUNCIL REGULAR AGENDA**

#### **3. PLANNING COMMISSION APPOINTMENT FOR ONE PARTIAL-TERM VACANCY EXPIRING OCTOBER 2016**

Mayor Harper nominated James Conley to be appointed to the Planning Commission for a partial term vacancy expiring October 2016.

#### **RESOLUTION NO. 2016/87**

On motion by Councilmember Rocha, seconded by Councilmember Ogorchock, the City Council unanimously appointed James Conley to the Planning Commission for a partial term vacancy expiring October 2016.

**PUBLIC COMMENTS** - None

### **STAFF COMMUNICATIONS**

City Manager Duran reported on his attendance at the Delta 6 Luncheon, National Night Out, Mayor's Conference, East Bay Economic Development Alliance and meetings with various animal rescue groups.

### **COUNCIL COMMUNICATIONS**

Councilmember Rocha announced the Mayor's Healthy Cook-off would be held on August 9, 2016 at Todas Santos Plaza. She requested staff provide a brief update on steps taken to improve the Animal Shelter.

Councilmember Tiscareno reported he was recently out of the Country on vacation and thanked the Council for allowing his absence during that time. He reported on his attendance at the Eagle Scout Awards for Troop #153, Mayor's Conference and Rivertown Wine Walk.

Councilmember Ogorchock reported on her attendance at National Night Out, Chichibu Sister City events, Fil Am Dinner Dance, Citywide Cleanup, Rivertown Wine Walk, Eagle Scouts Awards, and Don Williams 90<sup>th</sup> birthday celebration.

Councilmember Wilson reported on her attendance at National Night Out, ribbon-cuttings, a tour of the Four Star lot, Mayor's Conference, Chichibu Sister City events, Rivertown Wine Walk, and

Fil-Am Dinner Dance. She requested staff agendize a presentation from the Community Choice Energy group and a discussion on the Beede Lumber Yard parcel.

Mayor Harper reported on his attendance at the Four Star property tour and National Night Out.

**ADJOURNMENT**

With no further business, Mayor Harper adjourned the meeting at 8:25 P.M. to the next regular Council meeting on August 23, 2016.

Respectfully submitted:

*Kitty Eiden*

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KITTY EIDEN, Minutes Clerk

CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD  
 JULY 29 - AUGUST 11, 2016  
 FUND/CHECK#

**100 General Fund**

**Non Departmental**

364135 SC CONSTRUCTION	SMIP FEE REFUND	5.77
364149 WAYPOINT	OVERPAYMENT REFUND	330.54

**City Attorney**

364045 WESTAMERICA BANK	COPIER LEASE	78.95
927391 RAY MORGAN COMPANY	COPIER USAGE	190.00

**City Manager**

364045 WESTAMERICA BANK	COPIER LEASE	78.95
927391 RAY MORGAN COMPANY	COPIER USAGE	190.00

**City Clerk**

363937 EIDEN, KITTY J	TRANSCRIPTION SERVICES	756.00
363975 MAUREEN KANE AND ASSOCIATES INC	TRAINING-SIMONSEN	1,550.00
364045 WESTAMERICA BANK	COPIER LEASE	78.95
364108 MAUREEN KANE AND ASSOCIATES INC	TRAINING-GARCIA	1,550.00
927391 RAY MORGAN COMPANY	COPIER USAGE	190.00

**City Treasurer**

364003 PFM ASSET MGMT LLC	ADVISORY SERVICES	7,351.74
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**Human Resources**

364045 WESTAMERICA BANK	COPIER LEASE	250.02
927391 RAY MORGAN COMPANY	COPIER USAGE	421.73

**Economic Development**

364045 WESTAMERICA BANK	COPIER LEASE	78.95
364121 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	367.24
364148 WALLACE ROBERTS AND TODD LLC	PROFESSIONAL SERVICES	15,007.83
927391 RAY MORGAN COMPANY	COPIER USAGE	190.00

**Finance Administration**

364045 WESTAMERICA BANK	COPIER LEASE	250.02
927391 RAY MORGAN COMPANY	COPIER USAGE	368.12

**Finance Accounting**

363899 AT AND T MCI	BITECH PHONE LINE	504.19
364059 BANK OF AMERICA	WEBINAR-LOVE	199.00
364130 RELYCO SALES INC	DELIVERY FEE	352.66

**Finance Operations**

364045 WESTAMERICA BANK	COPIER LEASE	350.36
364067 CMRTA	CONFERENCE-JOHNSEN	275.00
927391 RAY MORGAN COMPANY	COPIER USAGE	509.30

**Non Departmental**

205017 HAIR BY BRENDA	BUS LIC TAX FEE REFUND	61.50
205018 UNITED CARPET CARE	BUS LIC TAX FEE REFUND	50.00
205019 ASSISTCARE MEDICAL SUPPLY	BUS LIC TAX FEE REFUND	10.00
205020 SYSCO FOOD SERVICE OF MODESTO	BUS LIC STICKER FEE REFUND	5.00
205051 NARROW ROAD DESIGNS	BUS LIC TAX FEE REFUND	47.50
205052 SCAN 3D 4D	BUS LIC TAX FEE REFUND	55.77
205053 VAULT ACCESS SOLUTIONS	BUS LIC TAX FEE REFUND	5.00
205054 NOT WITHOUT ANNIE	BUS LIC TAX FEE REFUND	75.00

CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD  
 JULY 29 - AUGUST 11, 2016  
 FUND/CHECK#

205055 ANTIOCH MOVING AND STORAGE CO INC	BUS LIC TAX FEE REFUND	30.00
364006 PERS	PAYROLL DEDUCTIONS	946.17
364033 TYLER TECHNOLOGIES	TIME CLOCK	1,350.00
364039 WAGeworks	ADMIN FEE	114.00
364114 MUNICIPAL POOLING AUTHORITY	CRIME INSURANCE	3,575.00
364115 MUNISERVICES LLC	SUTA SERVICES	11,495.21
927299 RETIREE	MEDICAL AFTER RETIREMENT	1,687.96
<b>Public Works Maintenance Administration</b>		
364045 WESTAMERICA BANK	COPIER LEASE	22.50
927391 RAY MORGAN COMPANY	COPIER USAGE	51.26
<b>Public Works General Maintenance Services</b>		
363940 FRIGARD CHIROPRACTIC	DMV PHYSICAL-ZEPEDA	75.00
364045 WESTAMERICA BANK	COPIER LEASE	60.00
927391 RAY MORGAN COMPANY	COPIER USAGE	136.70
<b>Public Works Street Maintenance</b>		
363915 CHRISP COMPANY	CONSTRUCTION SERVICES	940.50
363925 CONTRACT SWEEPING SERVICES	EMPIRE MINE SWEEPING	500.00
363971 LOWES COMPANIES INC	SUPPLIES	290.40
364055 ANTIOCH BUILDING MATERIALS	ASPHALT	1,129.50
364091 FIRST VANGUARD RENTALS & SALES	SIGNS	308.05
364106 L SERPA TRUCKING INC	TRUCK RENTAL	2,653.50
364122 PERRY, DENNIS J	SAFETY BOOTS REIMBURSEMENT	227.93
364125 PITTS, BRYAN J	SAFETY BOOTS REIMBURSEMENT	86.59
<b>Public Works-Signal/Street Lights</b>		
363893 AMERICAN GREENPOWER USA INC	LIGHTING MATERIALS	1,979.59
363899 AT AND T MCI	PHONE	1,156.27
363999 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	525.66
364071 CONTRA COSTA COUNTY	TRAFFIC SIGNAL MAINTENANCE	39,830.75
364121 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	5,311.66
927305 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	7,528.99
927388 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	974.61
<b>Public Works-Striping/Signing</b>		
363947 HAWKINS TRAFFIC	WEDGE PULLER	47.37
363956 INTERSTATE SALES	STENCILS	420.74
363959 KELLY MOORE PAINT CO	ROLLER PADS	153.10
363971 LOWES COMPANIES INC	PAINT BUCKETS	72.62
363974 MANERI SIGN COMPANY	SIGNS	56.68
363987 NORTHAM, TODD L	SAFETY SHOES REIMBURSEMENT	141.66
364028 SUBURBAN PROPANE	PROPANE	353.79
364102 INTERSTATE SALES	SUPPLIES	4,905.00
364126 PRINT CLUB	SUPPLIES	196.20
<b>Public Works-Facilities Maintenance</b>		
363899 AT AND T MCI	PHONE	104.78
363971 LOWES COMPANIES INC	SUPPLIES	1,409.64
364121 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	12,707.85
927390 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	3,041.85

Prepared by: Georgina Meek  
 Finance Accounting

CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD  
 JULY 29 - AUGUST 11, 2016  
 FUND/CHECK#

**Public Works-Parks Maint**

363899	AT AND T MCI	PHONE	183.20
363921	COMMERCIAL PUMP SERVICE	PUMP REPAIR	345.00
363995	PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	57,179.21
364103	IRRIGATION SYSTEM SERVICE	IRRIGATION SERVICES	330.00
364119	PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	4,350.00
364121	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	755.43

**Public Works-Median/General Land**

363899	AT AND T MCI	PHONE	357.32
364121	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	1,766.98
927360	SITEONE LANDSCAPE SUPPLY HOLDING	CONTROLLER INSTALLATION	1,948.50

**Police Administration**

363898	ARROWHEAD 24 HOUR TOWING INC	TOWING SERVICES	132.50
363901	BARNETT MEDICAL SERVICES INC	WASTE DISPOSAL	165.00
363928	CSI FORENSIC SUPPLY	SUPPLIES	476.22
363941	GALLS INC	SUPPLIES	64.05
363985	NEXTEL SPRINT	CELL PHONE EQUIPMENT	149.48
364005	PSYCHOLOGICAL SERVICES GROUP	PROFESSIONAL SERVICES	2,600.00
364021	SIMPSON INVESTIGATIVE SERVICES	PROFESSIONAL SERVICES	1,811.88
364045	WESTAMERICA BANK	COPIER LEASE	1,642.05
364049	ADAMSON POLICE PRODUCTS	EQUIPMENT	859.34
364066	CHANG, THEODORE	TRAINING PER DIEM	256.00
364070	CONCORD UNIFORMS LLC	UNIFORMS	1,843.47
364074	CONTRA COSTA COUNTY	FELONY FILING FEES	11,087.00
364076	CSI FORENSIC SUPPLY	SUPPLIES	57.78
364081	DUGGAR, SCOTT LLOYD	TRAINING PER DIEM	256.00
364092	GALLS INC	EQUIPMENT	431.84
364097	HOFAS HOUSE	LODGING-JEONG	698.75
364098	HOLIDAY INN	LODGING-CHANG	497.88
364099	HOLIDAY INN	LODGING-DUGGAR	497.88
364100	HOLIDAY INN	LODGING-MCMANUS	497.88
364104	JEONG, JISEOK	TRAINING PER DIEM	370.00
364109	MC MANUS, ERIC A	TRAINING PER DIEM	256.00
364116	NATIONAL TACTICAL OFFICERS ASSOC	RENEWAL FY16/17	150.00
364117	NET TRANSCRIPTS	TRANSCRIPTION SERVICES	388.30
364118	OFFICE MAX INC	OFFICE SUPPLIES	630.37
364127	PSYCHOLOGICAL SERVICES GROUP	PROFESSIONAL SERVICES	250.00
364128	REACH PROJECT INC	DIVERSION SERVICES	17,083.00
364139	STATE OF CALIFORNIA	FINGERPRINTS	383.00
364140	STUART PARKS FORENSIC ASSOCIATES	TUITION-JEONG	650.00
364142	ULINE	MAIL SORTER	324.38
364143	UNITED PARCEL SERVICE	SHIPPING	901.78
927306	IMAGE SALES INC	ID CARDS	87.85
927389	IMAGE SALES INC	ID CARD	20.38
927391	RAY MORGAN COMPANY	COPIER USAGE	2,715.73

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CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD  
 JULY 29 - AUGUST 11, 2016  
 FUND/CHECK#

**Police Prisoner Custody**

364045 WESTAMERICA BANK	COPIER LEASE	151.33
927391 RAY MORGAN COMPANY	COPIER USAGE	38.86

**Police Community Policing**

363988 OCCUPATIONAL HEALTH CENTERS	MEDICAL SERVICES	992.50
364002 PEREZ, MICHAEL PHILLIP	EXPENSE REIMBURSEMENT	37.58
364006 PERS	PAYROLL DEDUCTIONS	1,242.65
364060 BLUMBERG, FREDRICK C.	MILEAGE REIMBURSEMENT	62.64
364084 EMPLOYMENT DEVELOPMENT DEPT	UNEMPLOYMENT CLAIMS	523.00
364085 ERICKSON, JASON KIRK	MILEAGE REIMBURSEMENT	270.00
364111 MOORE K9 SERVICES	K9 TRAINING	400.00
364137 SP PLUS CORPORATION	PARKING ENFORCEMENT	12,500.00

**Police Investigations**

363961 LEADS ONLINE LLC	DATA BASE SERVICES	4,428.00
363985 NEXTEL SPRINT	CELL PHONE EQUIPMENT	298.96
364023 SPECIAL SERVICES GROUP LLC	COVERT TRACK RENEWAL	1,800.00
364038 VERIZON WIRELESS	AIRCARD	149.58
364045 WESTAMERICA BANK	COPIER LEASE	607.78
927391 RAY MORGAN COMPANY	COPIER USAGE	1,028.10

**Police Communications**

363899 AT AND T MCI	PHONE	1,826.67
364068 COMCAST	CONNECTION SERVICES	346.67

**Office Of Emergency Management**

363899 AT AND T MCI	PHONE	705.14
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**Police Facilities Maintenance**

363899 AT AND T MCI	PHONE	583.06
363900 AUTOMATIC DOOR SYSTEMS INC	DOOR REPAIR	1,441.80
363971 LOWES COMPANIES INC	SUPPLIES	2,134.72
363985 NEXTEL SPRINT	CELL PHONE	6,377.86
363999 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	19,743.04
364121 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	20,265.84
364133 ROCHESTER MIDLAND CORP	SANITATION SERVICES	1,490.10
927390 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	3,880.20

**Community Development Administration**

364045 WESTAMERICA BANK	COPIER LEASE	227.38
927391 RAY MORGAN COMPANY	COPIER USAGE	382.86

**Community Development Land Planning Services**

364112 MORRIS, ALEXIS S	MILEAGE REIMBURSEMENT	21.49
364118 OFFICE MAX INC	PRINTING-MORRIS	44.38
364147 VERIZON WIRELESS	WIRELESS CONNECTION	38.01

**CD Code Enforcement**

204952 CONTRA COSTA COUNTY	LIEN RELEASE FEES	100.00
204953 CONTRA COSTA COUNTY	RECORDING FEES	95.00
363988 OCCUPATIONAL HEALTH CENTERS	MEDICAL SERVICES	211.00
364045 WESTAMERICA BANK	COPIER LEASE	175.26

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 Finance Accounting



CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD  
 JULY 29 - AUGUST 11, 2016  
 FUND/CHECK#

364072 CONTRA COSTA COUNTY	RECORDING FEES	151.00
364147 VERIZON WIRELESS	WIRELESS CONNECTION	152.04
927391 RAY MORGAN COMPANY	COPIER USAGE	202.23
<b>PW Engineer Land Development</b>		
204837 CELIAS	MEETING EXPENSE	64.01
363899 AT AND T MCI	PHONE	34.39
364045 WESTAMERICA BANK	COPIER LEASE	686.14
364095 HANSEN, KRAIG E	EXPENSE REIMBURSEMENT	54.49
927391 RAY MORGAN COMPANY	COPIER LEASE/USAGE	666.31
<b>Community Development Building Inspection</b>		
364135 SC CONSTRUCTION	TECHNOLOGY FEE REFUND	391.59
<b>Capital Imp. Administration</b>		
364045 WESTAMERICA BANK	COPIER LEASE	108.50
927391 RAY MORGAN COMPANY	COPIER USAGE	157.22
<b>Community Development Engineering Services</b>		
363904 BAY AREA NEWS GROUP	LEGAL AD	96.30
364045 WESTAMERICA BANK	COPIER LEASE	105.31
927391 RAY MORGAN COMPANY	COPIER USAGE	152.59
<b>212 CDBG Fund</b>		
<b>CDBG</b>		
363903 BAY AREA LEGAL AID	CDBG SERVICES	2,941.72
363917 CITY OF RICHMOND	CDBG SERVICES	2,559.93
363923 CONTRA COSTA CHILD CARE COUNCIL	CDBG SERVICES	2,912.12
363968 LOAVES AND FISHES OF CONTRA COSTA	CDBG SERVICES	812.36
363991 OMBUDSMAN SERVICES OF CCC	CDBG SERVICES	3,366.54
363992 OPEN OPPORTUNITIES INC	CDBG SERVICES	3,222.00
927387 HOUSE, TERI	CONSULTING SERVICES	19,955.00
<b>213 Gas Tax Fund</b>		
<b>Streets</b>		
363999 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	168.29
364121 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	29,083.43
<b>214 Animal Control Fund</b>		
<b>Animal Control</b>		
363949 HILLS PET NUTRITION	ANIMAL FOOD	573.91
363984 MWI VETERINARY SUPPLY CO	SUPPLIES	690.57
363985 NEXTEL SPRINT	CELL PHONE	386.98
364045 WESTAMERICA BANK	COPIER LEASE	151.33
364121 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	1,066.62
927390 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	579.80
927391 RAY MORGAN COMPANY	COPIER USAGE	105.88
<b>Maddie's Fund Grant</b>		
363936 EAST HILLS VETERINARY HOSPITAL	VETERINARY SERVICES	2,811.70
364082 EAST HILLS VETERINARY HOSPITAL	VETERINARY SERVICES	1,941.08
<b>219 Recreation Fund</b>		
<b>Non Departmental</b>		
363973 MACIAS, FRANCISCO	DEPOSIT REFUND	1,000.00

Prepared by: Georgina Meek  
 Finance Accounting

8/18/2016

CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD  
 JULY 29 - AUGUST 11, 2016  
 FUND/CHECK#

364024 STATE BOARD OF EQUALIZATION	SALES TAX REMITTANCE	1,087.91
364063 CCC SENIOR NUTRITION PROGRAM	NUTRITION PROGRAM	26,077.53
364096 HARRIS, CASSANDRA	DEPOSIT REFUND	500.00
364141 TORRES, MARIE TERESA	DEPOSIT REFUND	1,000.00
<b>Recreation Admin</b>		
364121 PACIFIC GAS AND ELECTRIC CO	GAS	2,541.42
<b>Senior Programs</b>		
363899 AT AND T MCI	PHONE	206.48
364121 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	1,694.27
927390 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	388.00
<b>Recreation Sports Programs</b>		
363899 AT AND T MCI	PHONE	36.18
363922 CONCORD SOFTBALL UMPIRES	UMPIRE FEES	1,352.00
363990 OFFICE MAX INC	OFFICE SUPPLIES	18.27
364062 BSN SPORTS	EQUIPMENT	351.51
364084 EMPLOYMENT DEVELOPMENT DEPT	UNEMPLOYMENT CLAIMS	84.00
364101 INTEGRITY BUSINESS SOLUTIONS	FLYERS	487.98
364121 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	2,196.56
<b>Recreation-New Comm Cntr</b>		
204989 DIRECTV	MUSIC CHANNELS	37.99
204990 GREGSON, TAMMY	CLASS REFUND	84.00
204992 LUCKY STORES	SUPPLIES	39.99
204993 LUCKY STORES	SUPPLIES	42.64
363896 ANTIOCH HISTORICAL SOCIETY	EVENT FEES	235.00
363899 AT AND T MCI	PHONE	22.75
363908 BLACK DIAMOND KIDS CENTER	CONTRACTOR PAYMENT	1,642.80
363919 COLE SUPPLY CO INC	SUPPLIES	456.00
363935 DUGAND, KARINA	CONTRACTOR PAYMENT	352.80
363939 FRESHI FILMS LLC	CONTRACTOR PAYMENT	1,008.00
363971 LOWES COMPANIES INC	SUPPLIES	128.37
363995 PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	3,746.75
364004 PLAY WELL TEKNOLOGIES	CONTRACTOR PAYMENT	1,650.00
364012 RIVERA, PATRICIA	DEPOSIT REFUND	220.50
364035 UNITED STATES POSTAL SERVICE	RECREATION GUIDE POSTAGE	8,500.00
364045 WESTAMERICA BANK	COPIER LEASE	300.62
364058 BAGNESCHI, ALBERTA	CONTRACTOR PAYMENT	372.00
364068 COMCAST	CONNECTION SERVICES	1,588.45
364080 DUGAND, KARINA	CONTRACTOR PAYMENT	252.00
364084 EMPLOYMENT DEVELOPMENT DEPT	UNEMPLOYMENT CLAIMS	4,682.00
364093 GLASPER, DARNICE	CLASS REFUND	169.00
364132 ROBERTS, NANCY	CONTRACTOR PAYMENT	970.20
364147 VERIZON WIRELESS	WIRELESS CONNECTION	38.01
927391 RAY MORGAN COMPANY	COPIER USAGE	487.97
<b>222 Measure C/J Fund</b>		
<b>Streets</b>		
364071 CONTRA COSTA COUNTY	TRAFFIC SIGNAL MAINTENANCE	6,218.09

Prepared by: Georgina Meek  
 Finance Accounting

CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD  
 JULY 29 - AUGUST 11, 2016  
 FUND/CHECK#

364083 ECONOMIC AND PLANNING SYSTEMS	PROFESSIONAL SERVICES	3,866.15
<b>226 Solid Waste Reduction Fund</b>		
<b>Solid Waste Used Oil</b>		
364009 REPUBLIC SERVICES INC	OIL COLLECTION PROGRAM	1,668.25
364018 S GRONER ASSOCIATES INC	CONSULTANT SERVICES	26,816.62
364077 DELTA DIABLO	HAZARDOUS WASTE PROGRAM	1,945.92
<b>Solid Waste</b>		
363910 BUSCH SYSTEMS INTERNATIONAL INC	RECYCLING BINS	536.01
364056 ARMSTRONG INSTALLATION SERVICE	WASTE MGMT FEE REFUND	35.00
364065 CHAD SMITH CONSTRUCTION	WASTE MGMT FEE REFUND	35.00
364077 DELTA DIABLO	HAZARDOUS WASTE PROGRAM	9,675.01
364094 HAAS WAJDOWICZ, JULIE	MILEAGE REIMBURSEMENT	11.88
<b>229 Pollution Elimination Fund</b>		
<b>Channel Maintenance Operation</b>		
363981 MJH EXCAVATING INC	OPERATED EQUIPMENT RENTAL	3,460.00
363997 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	2,745.60
363998 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	2,745.60
364120 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	2,745.60
<b>Storm Drain Administration</b>		
364094 HAAS WAJDOWICZ, JULIE	MILEAGE REIMBURSEMENT	18.36
<b>251 Lone Tree SLLMD Fund</b>		
<b>Lonetree Maintenance Zone 1</b>		
363899 AT AND T MCI	PHONE	90.57
363998 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	2,745.00
364006 PERS	PAYROLL DEDUCTIONS	41.80
364030 TERRACARE ASSOCIATES	LANDSCAPE SERVICES	136.60
364121 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	804.70
<b>Lonetree Maintenance Zone 2</b>		
363899 AT AND T MCI	PHONE	210.61
363989 ODYSSEY LANDSCAPE CO INC	LANDSCAPE SERVICES	5,000.00
364006 PERS	PAYROLL DEDUCTIONS	298.59
364030 TERRACARE ASSOCIATES	LANDSCAPE SERVICES	4,400.00
364121 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	738.90
<b>Lonetree Maintenance Zone 3</b>		
363899 AT AND T MCI	PHONE	108.38
364006 PERS	PAYROLL DEDUCTIONS	163.48
364030 TERRACARE ASSOCIATES	LANDSCAPE SERVICES	4,400.00
<b>Lonetree Maintenance Zone 4</b>		
364030 TERRACARE ASSOCIATES	LANDSCAPE SERVICES	218.56
<b>252 Downtown SLLMD Fund</b>		
<b>Downtown Maintenance</b>		
364030 TERRACARE ASSOCIATES	LANDSCAPE SERVICES	136.60
364084 EMPLOYMENT DEVELOPMENT DEPT	UNEMPLOYMENT CLAIMS	85.00
364121 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	266.85

CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD  
 JULY 29 - AUGUST 11, 2016  
 FUND/CHECK#

**253 Almondridge SLLMD Fund**

**Almondridge Maintenance**

364121	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	219.76
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**254 Hillcrest SLLMD Fund**

**Hillcrest Maintenance Zone 1**

363899	AT AND T MCI	PHONE	72.36
363998	PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	4,576.00
364006	PERS	PAYROLL DEDUCTIONS	373.24
364030	TERRACARE ASSOCIATES	LANDSCAPE SERVICES	355.16
364121	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	804.77

**Hillcrest Maintenance Zone 2**

363899	AT AND T MCI	PHONE	216.84
363995	PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	3,906.00
363998	PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	7,571.00
364006	PERS	PAYROLL DEDUCTIONS	186.62
364030	TERRACARE ASSOCIATES	LANDSCAPE SERVICES	486.30
364103	IRRIGATION SYSTEM SERVICE	VALVE LOCATOR	100.00
364121	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	774.49

**Hillcrest Maintenance Zone 4**

363899	AT AND T MCI	PHONE	213.06
364006	PERS	PAYROLL DEDUCTIONS	149.29
364030	TERRACARE ASSOCIATES	LANDSCAPE SERVICES	273.20
364121	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	652.80

**255 Park 1A Maintenance District Fund**

**Park 1A Maintenance District**

363999	PACIFIC GAS AND ELECTRIC CO	GAS	46.48
364030	TERRACARE ASSOCIATES	LANDSCAPE SERVICES	355.16
364121	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	164.66

**256 Citywide 2A Maintenance District Fund**

**Citywide 2A Maintenance Zone 3**

364006	PERS	PAYROLL DEDUCTIONS	37.32
364030	TERRACARE ASSOCIATES	LANDSCAPE SERVICES	5.46
364121	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	81.02

**Citywide 2A Maintenance Zone 4**

363995	PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	2,294.00
364121	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	314.94

**Citywide 2A Maintenance Zone 5**

364006	PERS	PAYROLL DEDUCTIONS	74.65
364121	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	375.19

**Citywide 2A Maintenance Zone 6**

363995	PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	1,550.00
364006	PERS	PAYROLL DEDUCTIONS	18.66
364030	TERRACARE ASSOCIATES	LANDSCAPE SERVICES	327.84
364121	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	238.53

**Citywide 2A Maintenance Zone 8**

364006	PERS	PAYROLL DEDUCTIONS	74.65
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Prepared by: Georgina Meek  
 Finance Accounting

CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD  
 JULY 29 - AUGUST 11, 2016  
 FUND/CHECK#

364030 TERRACARE ASSOCIATES	LANDSCAPE SERVICES	27.32
<b>Citywide 2A Maintenance Zone 9</b>		
363899 AT AND T MCI	PHONE	108.62
363995 PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	3,348.00
363998 PACIFIC COAST LANDSCAPE MGMT INC	LANDSCAPE SERVICES	5,740.60
364006 PERS	PAYROLL DEDUCTIONS	74.65
364030 TERRACARE ASSOCIATES	LANDSCAPE SERVICES	81.96
364121 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	502.22
<b>Citywide 2A Maintenance Zone10</b>		
364020 SILVA LANDSCAPE	LANDSCAPE SERVICES	3,420.00
364121 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	118.33
364136 SILVA LANDSCAPE	LANDSCAPE SERVICES	3,420.00
<b>257 SLLMD Administration Fund</b>		
<b>SLLMD Administration</b>		
363904 BAY AREA NEWS GROUP	LEGAL AD	297.00
364030 TERRACARE ASSOCIATES	LANDSCAPE SERVICES	327.84
<b>259 East Lone Tree SLLMD Fund</b>		
<b>Zone 1-District 10</b>		
364020 SILVA LANDSCAPE	LANDSCAPE SERVICES	3,420.00
<b>311 Capital Improvement Fund</b>		
<b>Parks &amp; Open Space</b>		
364131 RMC WATER AND ENVIRONMENT	PROFESSIONAL SERVICES	2,405.00
<b>Energy Efficiency</b>		
364094 HAAS WAJDOWICZ, JULIE	MILEAGE REIMBURSEMENT	93.26
<b>312 Prewett Family Park Fund</b>		
<b>Parks &amp; Open Space</b>		
364015 ROYSTON HANAMOTO ALLEY AND ABEY	CONSULTING SERVICES	3,498.22
<b>570 Equipment Maintenance Fund</b>		
<b>Equipment Maintenance</b>		
363892 ALVINS AUTOMOTIVE RECYCLING	SUN VISOR	85.70
363894 ANTIOCH AUTO PARTS	BATTERY	197.93
363897 ANTIOCH NAPA AUTO CARE	SMOG TEST	49.75
363916 CHUCKS BRAKE AND WHEEL SERVICE	OIL PUMP	604.03
363927 CRESCO EQUIPMENT RENTALS	EQUIPMENT RENTAL	1,045.42
363943 GOLDEN GATE TRUCK CENTER	SWITCHES	94.01
363946 HARLEY DAVIDSON	ACCIDENT REPAIR	11,255.78
363966 LINE X KUSTOM AND ACCESSORIES	BED LINER	493.00
363972 MAACO	ACCIDENT REPAIR	1,506.30
363983 MUNICIPAL MAINT EQUIPMENT INC	SUPPLIES	1,702.21
364007 PURSUIT NORTH	LIGHTS	3,195.11
364029 SYNTECH SYSTEMS INC	SOFTWARE MAINTENANCE	44.55
364042 WALNUT CREEK FORD	BRAKE PARTS	1,264.86
364045 WESTAMERICA BANK	COPIER LEASE	27.50
364090 FIRST CALL	GREASE FITTINGS	43.49
364114 MUNICIPAL POOLING AUTHORITY	VEHICLE INSURANCE	15,262.00
364121 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	689.85

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 Finance Accounting

CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD  
 JULY 29 - AUGUST 11, 2016  
 FUND/CHECK#

364123 PETERSON	HOSE CLAMPS	16.98
927391 RAY MORGAN COMPANY	COPIER USAGE	62.65
<b>573 Information Services Fund</b>		
<b>Non Departmental</b>		
364059 BANK OF AMERICA	EE COMPUTER PURCHASE	1,220.41
<b>Information Services</b>		
363899 AT AND T MCI	PHONE	129.70
364146 VERIZON WIRELESS	AIR CARD	221.61
<b>Network Support &amp; PCs</b>		
363899 AT AND T MCI	PHONE	195.82
364045 WESTAMERICA BANK	COPIER LEASE	102.03
364068 COMCAST	CONNECTION SERVICES	1,040.28
364146 VERIZON WIRELESS	AIR CARD	69.12
927391 RAY MORGAN COMPANY	COPIER USAGE	12.02
<b>Telephone System</b>		
363899 AT AND T MCI	PHONE	0.18
<b>577 Post Retirement Medical-Police Fund</b>		
<b>Non Departmental</b>		
363909 RETIREE	MEDICAL AFTER RETIREMENT	1,142.00
363911 RETIREE	MEDICAL AFTER RETIREMENT	746.47
363942 RETIREE	MEDICAL AFTER RETIREMENT	1,069.35
363951 RETIREE	MEDICAL AFTER RETIREMENT	1,367.94
363960 RETIREE	MEDICAL AFTER RETIREMENT	46.55
363962 RETIREE	MEDICAL AFTER RETIREMENT	918.70
363976 RETIREE	MEDICAL AFTER RETIREMENT	129.00
363978 RETIREE	MEDICAL AFTER RETIREMENT	1,265.22
364006 PERS	MEDICAL AFTER RETIREMENT	6,000.00
364014 RETIREE	MEDICAL AFTER RETIREMENT	248.24
364022 RETIREE	MEDICAL AFTER RETIREMENT	89.58
364032 RETIREE	MEDICAL AFTER RETIREMENT	1,367.94
364043 RETIREE	MEDICAL AFTER RETIREMENT	696.12
364046 RETIREE	MEDICAL AFTER RETIREMENT	469.46
927240 RETIREE	MEDICAL AFTER RETIREMENT	1,367.94
927245 RETIREE	MEDICAL AFTER RETIREMENT	918.70
927246 RETIREE	MEDICAL AFTER RETIREMENT	285.56
927248 RETIREE	MEDICAL AFTER RETIREMENT	1,265.22
927251 RETIREE	MEDICAL AFTER RETIREMENT	1,367.94
927252 RETIREE	MEDICAL AFTER RETIREMENT	1,265.22
927260 RETIREE	MEDICAL AFTER RETIREMENT	917.34
927261 RETIREE	MEDICAL AFTER RETIREMENT	756.00
927265 RETIREE	MEDICAL AFTER RETIREMENT	607.76
927268 RETIREE	MEDICAL AFTER RETIREMENT	1,367.94
927279 RETIREE	MEDICAL AFTER RETIREMENT	1,492.94
927283 RETIREE	MEDICAL AFTER RETIREMENT	1,466.14
927284 RETIREE	MEDICAL AFTER RETIREMENT	756.00
927285 RETIREE	MEDICAL AFTER RETIREMENT	96.25

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 Finance Accounting  
 8/18/2016

CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD  
 JULY 29 - AUGUST 11, 2016  
 FUND/CHECK#

927295	RETIREE	MEDICAL AFTER RETIREMENT	172.23
927298	RETIREE	MEDICAL AFTER RETIREMENT	248.24
927301	RETIREE	MEDICAL AFTER RETIREMENT	1,367.94
927302	RETIREE	MEDICAL AFTER RETIREMENT	1,367.94
927303	RETIREE	MEDICAL AFTER RETIREMENT	263.80
927311	RETIREE	MEDICAL AFTER RETIREMENT	172.23
927325	RETIREE	MEDICAL AFTER RETIREMENT	1,367.94
927327	RETIREE	MEDICAL AFTER RETIREMENT	621.47
927328	RETIREE	MEDICAL AFTER RETIREMENT	918.70
927338	RETIREE	MEDICAL AFTER RETIREMENT	1,367.94
927339	RETIREE	MEDICAL AFTER RETIREMENT	925.09
927340	RETIREE	MEDICAL AFTER RETIREMENT	1,367.94
927341	RETIREE	MEDICAL AFTER RETIREMENT	994.71
927350	RETIREE	MEDICAL AFTER RETIREMENT	621.47
927362	RETIREE	MEDICAL AFTER RETIREMENT	1,367.94
927368	RETIREE	MEDICAL AFTER RETIREMENT	469.46
927372	RETIREE	MEDICAL AFTER RETIREMENT	621.47
927382	RETIREE	MEDICAL AFTER RETIREMENT	621.47
927384	RETIREE	MEDICAL AFTER RETIREMENT	271.45
927385	RETIREE	MEDICAL AFTER RETIREMENT	882.34

**578 Post Retirement Medical-Misc Fund**

***Non Departmental***

363906	RETIREE	MEDICAL AFTER RETIREMENT	229.69
363914	RETIREE	MEDICAL AFTER RETIREMENT	264.34
363932	RETIREE	MEDICAL AFTER RETIREMENT	229.69
363934	RETIREE	MEDICAL AFTER RETIREMENT	111.69
363945	RETIREE	MEDICAL AFTER RETIREMENT	746.47
363958	RETIREE	MEDICAL AFTER RETIREMENT	229.69
363980	RETIREE	MEDICAL AFTER RETIREMENT	111.69
364006	PERS	MEDICAL AFTER RETIREMENT	9,095.84
364008	RETIREE	MEDICAL AFTER RETIREMENT	111.69
364010	RETIREE	MEDICAL AFTER RETIREMENT	348.38
364013	RETIREE	MEDICAL AFTER RETIREMENT	111.69
364019	RETIREE	MEDICAL AFTER RETIREMENT	111.69
364040	RETIREE	MEDICAL AFTER RETIREMENT	111.69
364047	RETIREE	MEDICAL AFTER RETIREMENT	584.38
927242	RETIREE	MEDICAL AFTER RETIREMENT	283.04
927244	RETIREE	MEDICAL AFTER RETIREMENT	195.98
927247	RETIREE	MEDICAL AFTER RETIREMENT	584.38
927250	RETIREE	MEDICAL AFTER RETIREMENT	111.69
927255	RETIREE	MEDICAL AFTER RETIREMENT	229.69
927258	RETIREE	MEDICAL AFTER RETIREMENT	584.38
927267	RETIREE	MEDICAL AFTER RETIREMENT	111.69
927269	RETIREE	MEDICAL AFTER RETIREMENT	348.38
927273	RETIREE	MEDICAL AFTER RETIREMENT	111.69
927275	RETIREE	MEDICAL AFTER RETIREMENT	229.69

Prepared by: Georgina Meek  
 Finance Accounting

8/18/2016

CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD  
 JULY 29 - AUGUST 11, 2016  
 FUND/CHECK#

927278	RETIREE	MEDICAL AFTER RETIREMENT	111.69
927281	RETIREE	MEDICAL AFTER RETIREMENT	584.38
927282	RETIREE	MEDICAL AFTER RETIREMENT	172.23
927289	RETIREE	MEDICAL AFTER RETIREMENT	111.69
927290	RETIREE	MEDICAL AFTER RETIREMENT	111.69
927297	RETIREE	MEDICAL AFTER RETIREMENT	584.38
927300	RETIREE	MEDICAL AFTER RETIREMENT	111.69
927307	RETIREE	MEDICAL AFTER RETIREMENT	229.69
927310	RETIREE	MEDICAL AFTER RETIREMENT	348.38
927314	RETIREE	MEDICAL AFTER RETIREMENT	111.69
927317	RETIREE	MEDICAL AFTER RETIREMENT	584.38
927320	RETIREE	MEDICAL AFTER RETIREMENT	348.38
927321	RETIREE	MEDICAL AFTER RETIREMENT	348.38
927324	RETIREE	MEDICAL AFTER RETIREMENT	348.38
927333	RETIREE	MEDICAL AFTER RETIREMENT	348.38
927334	RETIREE	MEDICAL AFTER RETIREMENT	111.69
927335	RETIREE	MEDICAL AFTER RETIREMENT	348.38
927343	RETIREE	MEDICAL AFTER RETIREMENT	229.69
927346	RETIREE	MEDICAL AFTER RETIREMENT	111.69
927349	RETIREE	MEDICAL AFTER RETIREMENT	584.38
927356	RETIREE	MEDICAL AFTER RETIREMENT	111.69
927366	RETIREE	MEDICAL AFTER RETIREMENT	348.38
927370	RETIREE	MEDICAL AFTER RETIREMENT	66.92
927371	RETIREE	MEDICAL AFTER RETIREMENT	172.23
927373	RETIREE	MEDICAL AFTER RETIREMENT	584.38
927375	RETIREE	MEDICAL AFTER RETIREMENT	709.38
927381	RETIREE	MEDICAL AFTER RETIREMENT	348.38
927383	RETIREE	MEDICAL AFTER RETIREMENT	111.69

**579 Post Retirement Medical-Mgmt Fund**

***Non Departmental***

363918	RETIREE	MEDICAL AFTER RETIREMENT	1,777.80
363926	RETIREE	MEDICAL AFTER RETIREMENT	169.69
363938	RETIREE	MEDICAL AFTER RETIREMENT	111.69
363944	RETIREE	MEDICAL AFTER RETIREMENT	229.69
363952	RETIREE	MEDICAL AFTER RETIREMENT	3,200.00
363957	RETIREE	MEDICAL AFTER RETIREMENT	584.38
363964	RETIREE	MEDICAL AFTER RETIREMENT	348.38
363967	RETIREE	MEDICAL AFTER RETIREMENT	280.80
363982	RETIREE	MEDICAL AFTER RETIREMENT	749.38
363994	RETIREE	MEDICAL AFTER RETIREMENT	1,815.82
364001	RETIREE	MEDICAL AFTER RETIREMENT	111.69
364006	PERS	MEDICAL AFTER RETIREMENT	6,494.39
364011	RETIREE	MEDICAL AFTER RETIREMENT	621.47
364031	RETIREE	MEDICAL AFTER RETIREMENT	229.69
364037	RETIREE	MEDICAL AFTER RETIREMENT	1,815.82
927249	RETIREE	MEDICAL AFTER RETIREMENT	348.38

Prepared by: Georgina Meek  
 Finance Accounting

8/18/2016



CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD  
 JULY 29 - AUGUST 11, 2016  
 FUND/CHECK#

927253	RETIREE	MEDICAL AFTER RETIREMENT	348.38
927254	RETIREE	MEDICAL AFTER RETIREMENT	172.23
927256	RETIREE	MEDICAL AFTER RETIREMENT	169.70
927257	RETIREE	MEDICAL AFTER RETIREMENT	111.69
927259	RETIREE	MEDICAL AFTER RETIREMENT	348.38
927262	RETIREE	MEDICAL AFTER RETIREMENT	621.47
927263	RETIREE	MEDICAL AFTER RETIREMENT	584.38
927266	RETIREE	MEDICAL AFTER RETIREMENT	709.38
927271	RETIREE	MEDICAL AFTER RETIREMENT	691.08
927272	RETIREE	MEDICAL AFTER RETIREMENT	111.69
927274	RETIREE	MEDICAL AFTER RETIREMENT	584.38
927276	RETIREE	MEDICAL AFTER RETIREMENT	464.38
927277	RETIREE	MEDICAL AFTER RETIREMENT	348.38
927280	RETIREE	MEDICAL AFTER RETIREMENT	283.04
927286	RETIREE	MEDICAL AFTER RETIREMENT	348.38
927287	RETIREE	MEDICAL AFTER RETIREMENT	888.90
927288	RETIREE	MEDICAL AFTER RETIREMENT	111.69
927291	RETIREE	MEDICAL AFTER RETIREMENT	607.76
927292	RETIREE	MEDICAL AFTER RETIREMENT	577.29
927293	RETIREE	MEDICAL AFTER RETIREMENT	348.38
927294	RETIREE	MEDICAL AFTER RETIREMENT	348.38
927296	RETIREE	MEDICAL AFTER RETIREMENT	469.46
927304	RETIREE	MEDICAL AFTER RETIREMENT	346.28
927308	RETIREE	MEDICAL AFTER RETIREMENT	714.38
927309	RETIREE	MEDICAL AFTER RETIREMENT	348.38
927312	RETIREE	MEDICAL AFTER RETIREMENT	283.04
927313	RETIREE	MEDICAL AFTER RETIREMENT	888.90
927315	RETIREE	MEDICAL AFTER RETIREMENT	348.38
927316	RETIREE	MEDICAL AFTER RETIREMENT	348.38
927318	RETIREE	MEDICAL AFTER RETIREMENT	1,367.94
927319	RETIREE	MEDICAL AFTER RETIREMENT	229.69
927322	RETIREE	MEDICAL AFTER RETIREMENT	994.71
927323	RETIREE	MEDICAL AFTER RETIREMENT	348.38
927326	RETIREE	MEDICAL AFTER RETIREMENT	500.31
927329	RETIREE	MEDICAL AFTER RETIREMENT	283.04
927330	RETIREE	MEDICAL AFTER RETIREMENT	169.69
927331	RETIREE	MEDICAL AFTER RETIREMENT	584.38
927332	RETIREE	MEDICAL AFTER RETIREMENT	348.38
927336	RETIREE	MEDICAL AFTER RETIREMENT	111.69
927337	RETIREE	MEDICAL AFTER RETIREMENT	111.69
927342	RETIREE	MEDICAL AFTER RETIREMENT	111.69
927344	RETIREE	MEDICAL AFTER RETIREMENT	348.38
927345	RETIREE	MEDICAL AFTER RETIREMENT	348.38
927347	RETIREE	MEDICAL AFTER RETIREMENT	229.69
927348	RETIREE	MEDICAL AFTER RETIREMENT	169.70
927351	RETIREE	MEDICAL AFTER RETIREMENT	888.90

Prepared by: Georgina Meek  
 Finance Accounting

8/18/2016

CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD  
 JULY 29 - AUGUST 11, 2016  
 FUND/CHECK#

927352 RETIREE	MEDICAL AFTER RETIREMENT	348.38
927354 RETIREE	MEDICAL AFTER RETIREMENT	348.38
927355 RETIREE	MEDICAL AFTER RETIREMENT	111.69
927357 RETIREE	MEDICAL AFTER RETIREMENT	283.04
927358 RETIREE	MEDICAL AFTER RETIREMENT	691.08
927359 RETIREE	MEDICAL AFTER RETIREMENT	111.69
927361 RETIREE	MEDICAL AFTER RETIREMENT	584.38
927363 RETIREE	MEDICAL AFTER RETIREMENT	732.76
927364 RETIREE	MEDICAL AFTER RETIREMENT	193.51
927365 RETIREE	MEDICAL AFTER RETIREMENT	111.69
927369 RETIREE	MEDICAL AFTER RETIREMENT	552.49
927374 RETIREE	MEDICAL AFTER RETIREMENT	348.38
927376 RETIREE	MEDICAL AFTER RETIREMENT	348.38
927377 RETIREE	MEDICAL AFTER RETIREMENT	1,682.29
927378 RETIREE	MEDICAL AFTER RETIREMENT	111.69
927379 RETIREE	MEDICAL AFTER RETIREMENT	1,664.00
927380 RETIREE	MEDICAL AFTER RETIREMENT	283.04

**611 Water Fund**

**Water Production**

363890 ACE HARDWARE, ANTIOCH	CLAMPS	30.31
363891 ALLIED CRANE INC	HOIST CONTROLLER	840.32
363899 AT AND T MCI	PHONE	1,667.44
363904 BAY AREA NEWS GROUP	LEGAL AD	247.50
363912 CALTROL INC	REPAIR KIT	175.73
363933 DELTA LOCK KEY AND SAFE	LOCK REPAIR	115.00
363953 IEH LABORATORIES	SAMPLE TESTING	350.00
363971 LOWES COMPANIES INC	SUPPLIES	388.00
363999 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	408.30
364036 USA BLUE BOOK	FLOAT SWITCH	231.43
364045 WESTAMERICA BANK	COPIER LEASE	51.42
364051 ALAMEDA ELECTRICAL DISTRIBUTORS	EQUIPMENT	961.00
364054 ANIMAL DAMAGE MANAGEMENT	ANIMAL CONTROL SERVICES	275.00
364086 EXPONENT INC	PROFESSIONAL SERVICES	17,345.00
364089 FERGUSON ENTERPRISES INC	SUPPLIES	234.55
364121 PACIFIC GAS AND ELECTRIC CO	GAS	165,989.76
364134 ROYAL BRASS INC	CLAMPS	118.73
364144 UNITED STATES PLASTIC CORP	MIXER	537.72
364145 UNIVAR USA INC	CAUSTIC	10,079.29
364150 YSI INCORPORATED	SENSOR	698.05
927241 AIRGAS SPECIALTY PRODUCTS	AMMONIA	2,079.10
927264 CHEMTRADE CHEMICALS US LLC	ALUM	2,598.53
927270 CONSOLIDATED ELECTRICAL DIST INC	STRUT	73.42
927386 EUROFINS EATON ANALYTICAL INC	MONITORING	1,590.00
927390 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	338.00
927391 RAY MORGAN COMPANY	COPIER USAGE	54.13

Prepared by: Georgina Meek  
 Finance Accounting

CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD  
 JULY 29 - AUGUST 11, 2016  
 FUND/CHECK#

**Water Distribution**

363894	ANTIOCH AUTO PARTS	JUMPER BOX	173.31
363895	ANTIOCH BUILDING MATERIALS	BASE ROCK	6,306.81
363899	AT AND T MCI	PHONE	36.18
363905	BECHTHOLDT, MICHAEL J	EXPENSE REIMBURSEMENT	123.89
363907	BIG B LUMBER	WOOD WEDGES	190.83
363940	FRIGARD CHIROPRACTIC	DMV PHYSICAL-CELONI	75.00
363954	INFOSEND INC	POSTAGE COSTS	652.58
363971	LOWES COMPANIES INC	SUPPLIES	459.13
363977	MCGARD	METER LOCKS	1,294.82
363988	OCCUPATIONAL HEALTH CENTERS	MEDICAL SERVICES	105.50
364006	PERS	PAYROLL DEDUCTIONS	2,985.88
364016	RT LAWRENCE CORP	ANNUAL PO BOX RENEWAL FEES	545.27
364033	TYLER TECHNOLOGIES	INSITE FEES	340.00
364034	UNDERGROUND SERVICE ALERT INC	ANNUAL MEMBER DUES	1,210.92
364045	WESTAMERICA BANK	COPIER LEASE	70.01
364055	ANTIOCH BUILDING MATERIALS	ASPHALT	13,130.01
364064	CENTER FOR HEARING HEALTH INC	TESTING SERVICES	182.00
364068	COMCAST	CONNECTION SERVICES	346.67
364078	DELTA GRINDING CO INC	EQUIPMENT RENTAL	2,700.00
364106	L SERPA TRUCKING INC	TRUCK RENTAL	2,488.20
364107	LIEBERT CASSIDY WHITMORE	PROFESSIONAL SERVICES	453.25
927391	RAY MORGAN COMPANY	COPIER USAGE	159.48

**Water Meter Reading**

363971	LOWES COMPANIES INC	FILES	99.78
364088	FASTENAL CO	PAINT MARKERS	39.33

**Public Buildings & Facilities**

363913	CAROLLO ENGINEERS INC	PROFESSIONAL SERVICES	19,467.03
364057	AWNING DETAILERS	SHADE CLOTH INSTALLATION	4,750.00

**Warehouse & Central Stores**

364045	WESTAMERICA BANK	COPIER LEASE	151.33
927391	RAY MORGAN COMPANY	COPIER USAGE	18.97

**612 Water System Improvement Fund**

**Water Systems**

364048	A S PIPELINES INC	WATER MAIN PROJECT	130,363.75
927367	TESTING ENGINEERS INC	ENGINEERING SERVICES	8,410.00

**621 Sewer Fund**

**Sewer-Wastewater Supervision**

364016	RT LAWRENCE CORP	ANNUAL PO BOX RENEWAL FEES	545.28
364045	WESTAMERICA BANK	COPIER LEASE	212.85
927391	RAY MORGAN COMPANY	COPIER USAGE	249.37

**Sewer-Wastewater Collection**

363890	ACE HARDWARE, ANTIOCH	SMALL TOOLS	36.29
363895	ANTIOCH BUILDING MATERIALS	BASE ROCK	6,306.80
363899	AT AND T MCI	PHONE	123.46
363905	BECHTHOLDT, MICHAEL J	EXPENSE REIMBURSEMENT	70.57

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CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
 FOR THE PERIOD  
 JULY 29 - AUGUST 11, 2016  
 FUND/CHECK#

363924 CONTRA COSTA COUNTY	INSPECTION SERVICES	435.00
363929 CWEA SFBS	RENEWAL-FERNANDEZ LOPEZ	164.00
363930 CWEA SFBS	RENEWAL-LEWIS	164.00
363931 CWEA SFBS	RENEWAL-DEJANVIER	88.00
363940 FRIGARD CHIROPRACTIC	DMV PHYSICAL-DEJANVIER	75.00
363954 INFOSEND INC	POSTAGE COSTS	652.58
363986 NOR CAL PIPELINE SERVICES	PIPE REPAIR	28,200.00
364006 PERS	PAYROLL DEDUCTIONS	1,815.82
364033 TYLER TECHNOLOGIES	INSITE FEES	340.00
364034 UNDERGROUND SERVICE ALERT INC	ANNUAL MEMBER DUES	1,210.92
364055 ANTIOCH BUILDING MATERIALS	ASPHALT	2,385.52
364064 CENTER FOR HEARING HEALTH INC	TESTING SERVICES	182.00
364068 COMCAST	CONNECTION SERVICES	346.67
364077 DELTA DIABLO	HAZARDOUS WASTE PROGRAM	19,379.07
364107 LIEBERT CASSIDY WHITMORE	PROFESSIONAL SERVICES	453.25
364113 MUNICIPAL MAINT EQUIPMENT INC	SUPPLIES	1,663.18
927353 SCOTTO, CHARLES W AND DONNA F	PROPERTY RENT	4,500.00
<b>631 Marina Fund</b>		
<b>Non Departmental</b>		
364025 STATE BOARD OF EQUALIZATION	SALES TAX REMITTANCE	441.00
<b>Marina Administration</b>		
363899 AT AND T MCI	PHONE	202.40
364045 WESTAMERICA BANK	COPIER LEASE	51.42
364121 PACIFIC GAS AND ELECTRIC CO	GAS	3,248.09
364129 RECREATION PUBLICATIONS	ADVERTISING-JUL16	670.00
927243 ALTURA COMMUNICATION SOLUTIONS	PROFESSIONAL SERVICES	1,050.00
927391 RAY MORGAN COMPANY	COPIER USAGE	30.40
<b>Marina Maintenance</b>		
364017 RUSSELL, DARREN EUGENE	PLYWOOD	120.89
364084 EMPLOYMENT DEVELOPMENT DEPT	UNEMPLOYMENT CLAIMS	1,350.00
927390 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	1,375.00
<b>641 Prewett Water Park Fund</b>		
<b>Non Departmental</b>		
364024 STATE BOARD OF EQUALIZATION	SALES TAX REMITTANCE	2,125.80
364052 ALEXANDER, KIMBERLY	DEPOSIT REFUND	500.00
<b>Recreation Water Park</b>		
204784 SMITH, MALIA	CLASS REFUND	41.00
363899 AT AND T MCI	PHONE	190.34
363920 COMMERCIAL POOL SYSTEMS INC	SUPPLIES	5,915.82
363950 HONEYWELL INTERNATIONAL INC	HVAC REPAIRS	10,173.66
363963 LENHART ALARM AND SECURITY	ALARM SYSTEM SERVICE	3,657.55
363965 LINCOLN EQUIPMENT INC	SUPPLIES	1,075.34
363971 LOWES COMPANIES INC	PLYWOOD	220.92
363979 MIJARES, STEPHANIE	SLIDE DOWN REFUND	175.00
363995 PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	2,596.25
364044 WASHINGTON, EBONY	SLIDE DOWN REFUND	70.00

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CITY OF ANTIOCH  
 CLAIMS BY FUND REPORT  
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 JULY 29 - AUGUST 11, 2016  
 FUND/CHECK#

364045 WESTAMERICA BANK	COPIER LEASE	250.02
364053 ALLIED 100	AED REPLACEMENT	2,153.90
364061 BROWN, CHERYL	CLASS REFUND	50.00
364069 COMMERCIAL POOL SYSTEMS INC	PUMP	1,845.68
364073 CONTRA COSTA COUNTY	PERMIT FEE	1,864.00
364079 DEPARTMENT OF INDUSTRIAL RELATIONS	INSPECTION FEE	487.50
364087 FAST SIGNS	LOBBY DISPLAY	1,723.68
364105 KNORR SYSTEMS INC	SUPPLIES	217.64
364110 MEZA, CLAUDIA	CLASS REFUND	65.00
364121 PACIFIC GAS AND ELECTRIC CO	GAS	14,200.45
364124 PITCHER, JUSTIN WILLIAM	EXPENSE REIMBURSEMENT	182.01
927391 RAY MORGAN COMPANY	COPIER USAGE	2,074.74

**721 Employee Benefits Fund**

***Non Departmental***

363902 EMPLOYEE	CHECK REPLACEMENT	184.70
363948 EMPLOYEE	CHECK REPLACEMENT	264.50
363955 INTERNAL REVENUE SERVICE	PAYROLL DEDUCTIONS	60.00
363969 EMPLOYEE	CHECK REPLACEMENT	347.50
363993 OPERATING ENGINEERS TRUST FUND	PAYROLL DEDUCTIONS	12,474.01
364000 PARS	PAYROLL DEDUCTIONS	6,706.57
364006 PERS	PAYROLL DEDUCTIONS	345,530.77
364026 STATE OF CALIFORNIA	PAYROLL DEDUCTIONS	1,605.82
364041 EMPLOYEE	CHECK REPLACEMENT	184.70



STAFF REPORT TO THE CITY COUNCIL  
FOR CONSIDERATION AT THE COUNCIL MEETING OF AUGUST 23, 2016

SUBMITTED BY: Donna Conley, City Treasurer *DC*

DATE August 17, 2016

SUBJECT: Treasurer's Report – JULY 2016

RECOMMENDATION: Review and file.

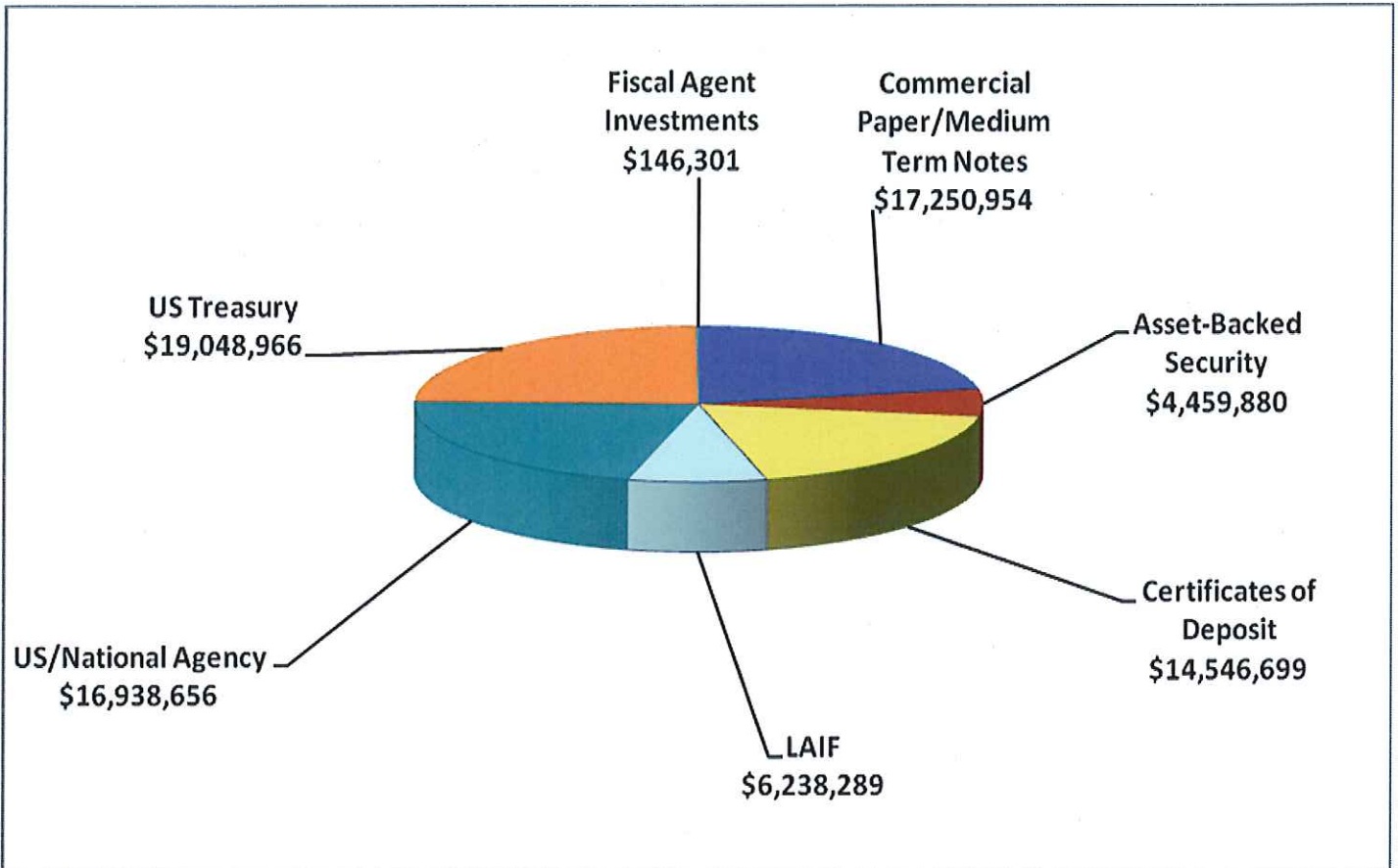
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*8-23-2016*

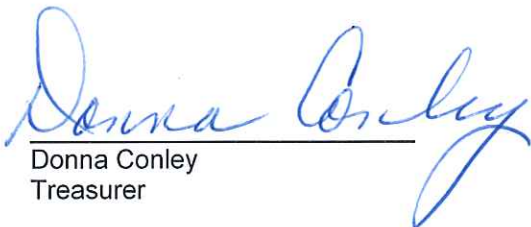
CITY OF ANTIOCH  
SUMMARY REPORT ON THE CITY'S INVESTMENTS

JULY 31, 2016



Total of City and Fiscal Agent Investments = \$78,629,745

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

  
Donna Conley  
Treasurer

  
Dawn Merchant  
Finance Director

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

	<u>Amount</u>
Antioch Public Financing Authority 2015 Bonds	210
Antioch Development Agency 2000 Tax Allocation Bonds	1
Antioch Development Agency 2009 Tax Allocation Bonds	146,090
	<u><u>\$146,301</u></u>





# Managed Account Issuer Summary

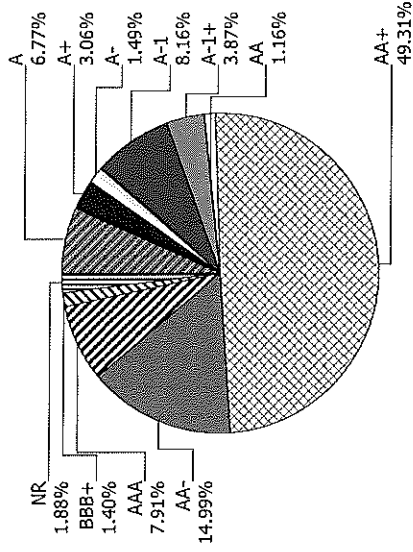
For the Month Ending July 31, 2016

CITY OF ANTIOCH, CA - 04380500

## Issuer Summary

## Credit Quality (S&P Ratings)

Issuer	Market Value of Holdings	Percent
ALLY AUTO RECEIVABLES TRUST	255,959.34	0.35
AMERICAN EXPRESS CO	1,078,426.75	1.49
AMERICAN HONDA FINANCE	755,958.75	1.04
APPLE INC	725,297.25	1.00
BANK OF AMERICA CORP	705,028.10	0.97
BANK OF AMERICA CREDIT CARD TRUST	497,184.58	0.69
BANK OF MONTREAL	1,402,818.20	1.94
BANK OF NEW YORK CO INC	1,414,667.80	1.95
BANK OF NOVA SCOTIA	1,407,077.00	1.94
BERKSHIRE HATHAWAY INC	106,711.92	0.15
CA EARTHQUAKE AUTH TXBL REV BOND	151,042.50	0.21
CARMAX AUTO OWNER TRUST	574,777.99	0.79
CHEVRON CORP	731,940.43	1.01
CISCO SYSTEMS INC	1,220,628.85	1.69
CITIGROUP INC	282,946.72	0.39
EXXON MOBIL CORP	1,408,134.00	1.95
FANNIE MAE	9,673,629.64	13.36
FEDERAL HOME LOAN BANKS	1,667,294.37	2.30
FORD CREDIT AUTO OWNER TRUST	712,063.07	0.98
FREDDIE MAC	3,031,571.43	4.19
GLAXOSMITHKLINE PLC	566,875.58	0.78
GOLDMAN SACHS GROUP INC	732,352.23	1.01
HONDA AUTO RECEIVABLES	700,169.06	0.97
HSBC HOLDINGS PLC	1,969,132.75	2.72
HYUNDAI AUTO RECEIVABLES	141,238.50	0.20
IBM CORP	1,757,325.50	2.43
INTER-AMERICAN DEVELOPMENT BANK	1,017,095.98	1.40
INTL BANK OF RECONSTRUCTION AND DEV	1,449,157.55	2.00
NISSAN AUTO RECEIVABLES	856,400.17	1.18
NORDEA BANK AB	1,400,357.00	1.93
PEPSICO, INC	1,279,376.90	1.77
PFIZER INC	732,321.78	1.01



PFM Asset Management LLC



### Managed Account Issuer Summary

For the Month Ending July 31, 2016

CITY OF ANTIOCH, CA - 04380500

Issuer	Market Value of Holdings	Percent
RABOBANK NEDERLAND	1,698,300.00	2.35
ROYAL BANK OF CANADA	1,460,244.25	2.02
SKANDINAVISKA ENSKIDA BANKEN AB	1,401,834.00	1.94
SVENSKA HANDELSBANKEN	1,400,700.00	1.93
TEXAS INSTRUMENTS INCORPORATED	890,204.70	1.23
THE WALT DISNEY CORPORATION	198,282.24	0.27
TORONTO-DOMINION BANK	1,403,066.00	1.94
TOYOTA AUTO RECEIVABLES	731,472.26	1.01
TOYOTA MOTOR CORP	1,497,283.83	2.07
UNITED STATES TREASURY	19,188,454.23	26.52
US BANCORP	1,379,846.88	1.91
WELLS FARGO & COMPANY	740,568.65	1.02
<b>Total</b>	<b>\$72,395,218.73</b>	<b>100.00%</b>



PFM Asset Management LLC



## Managed Account Detail of Securities Held

For the Month Ending July 31, 2016

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>U.S. Treasury Bond / Note</b>										
US TREASURY NOTES DTD 04/30/2013 0.625% 04/30/2018	912828UZ1	AA+	Aaa	04/28/15	04/30/15	991,953.13	0.90	1,579.48	995,287.76	999,297.00
US TREASURY NOTES DTD 07/31/2013 1.375% 07/31/2018	912828V00	AA+	Aaa	07/01/15	07/06/15	1,275,179.30	1.11	47.27	1,271,665.47	1,282,591.09
US TREASURY NOTES DTD 09/30/2011 1.375% 09/30/2018	912828RH5	AA+	Aaa	10/08/15	10/09/15	1,519,218.75	0.94	6,931.35	1,514,029.37	1,522,032.00
US TREASURY NOTES DTD 12/02/2013 1.250% 11/30/2018	912828A34	AA+	Aaa	05/02/16	05/02/16	883,134.77	0.88	1,852.80	882,359.32	886,039.88
US TREASURY NOTES DTD 12/02/2013 1.250% 11/30/2018	912828A34	AA+	Aaa	05/03/16	05/06/16	1,389,501.95	0.83	2,911.54	1,388,173.34	1,392,348.38
US TREASURY NOTES DTD 12/02/2013 1.250% 11/30/2018	912828A34	AA+	Aaa	11/05/15	11/09/15	1,828,707.03	1.18	3,864.41	1,827,840.10	1,848,026.03
US TREASURY NOTES DTD 12/31/2013 1.500% 12/31/2018	912828A75	AA+	Aaa	12/01/15	12/04/15	3,237,209.76	1.22	4,186.96	3,231,454.29	3,270,938.64
US TREASURY NOTES DTD 01/31/2014 1.500% 01/31/2019	912828B33	AA+	Aaa	12/28/15	12/30/15	1,781,517.58	1.38	72.35	1,780,299.16	1,809,113.73
US TREASURY NOTES DTD 03/31/2014 1.625% 03/31/2019	912828C65	AA+	Aaa	03/02/16	03/04/16	2,909,603.13	1.05	15,618.65	2,903,083.33	2,926,918.28
US TREASURY NOTES DTD 04/30/2014 1.625% 04/30/2019	912828D23	AA+	Aaa	06/27/16	06/29/16	3,257,351.56	0.70	13,038.64	3,254,773.49	3,251,149.20
<b>Security Type Sub-Total</b>						<b>19,073,376.96</b>	<b>1.03</b>	<b>50,103.45</b>	<b>19,048,965.63</b>	<b>19,188,454.23</b>

### Supra-National Agency Bond / Note

INTL BANK OF RECON AND DEV SN NOTES DTD 04/19/2016 0.875% 07/19/2018	459058FE8	AAA	Aaa	04/12/16	04/19/16	723,716.75	0.95	211.46	723,875.26	726,200.60
INTER-AMERICAN DEVELOPMENT BANK DTD 04/12/2016 1.000% 05/13/2019	458182DX7	AAA	Aaa	04/05/16	04/12/16	1,011,955.00	1.10	3,073.19	1,012,250.84	1,017,095.98
INTL BANK OF RECON AND DEV SN NOTE DTD 07/13/2016 0.875% 08/15/2019	459058FK4	AAA	Aaa	07/06/16	07/13/16	724,847.75	0.88	317.19	724,849.63	722,956.95
<b>Security Type Sub-Total</b>						<b>18,860,000.00</b>				



PFM Asset Management LLC



## Managed Account Detail of Securities Held

For the Month Ending July 31, 2016

CITY OF ANTIOCH, CA - 04380500

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>Supra-National Agency Bond / Note</b>												
Security Type Sub-Total			2,465,000.00					2,460,519.50	0.99	3,601.84	2,460,975.73	2,466,253.53
<b>Municipal Bond / Note</b>												
CA EARTHQUAKE AUTH TXBL REV BONDS		13017HAD8	150,000.00	NR	A3	10/29/14	11/06/14	150,000.00	1.82	228.00	150,000.00	151,042.50
DTD 11/06/2014	1.824%	07/01/2017										
Security Type Sub-Total			150,000.00					150,000.00	1.82	228.00	150,000.00	151,042.50
<b>Federal Agency Collateralized Mortgage Obligation</b>												
FNMA SERIES 2015-M1 ASQ2		3136AMKW8	355,305.61	AA+	Aaa	01/15/15	01/30/15	358,856.00	1.26	481.44	356,793.47	357,251.33
DTD 01/15/2015	1.626%	02/01/2018										
FNMA SERIES 2015-M7 ASQ2		3136ANDY4	325,000.00	AA+	Aaa	04/15/15	04/30/15	328,248.83	0.83	419.79	326,634.74	326,833.26
DTD 04/01/2015	1.550%	04/01/2018										
FNMA SERIES 2015-M3 FA		3136AMMCO	225,583.01	AA+	Aaa	02/12/15	02/27/15	225,524.08	0.39	122.79	225,583.01	225,150.50
DTD 02/01/2015	0.652%	06/01/2018										
FNMA SERIES 2015-M15 ASQ2		3136AOSW1	295,000.00	AA+	Aaa	11/06/15	11/30/15	297,949.97	1.20	466.61	297,198.20	298,296.74
DTD 11/01/2015	1.898%	01/01/2019										
FNMA SERIES 2016-M9 ASQ2		3136ASPX8	550,000.00	AA+	Aaa	06/09/16	06/30/16	555,499.73	1.05	818.13	555,312.33	555,431.14
DTD 06/01/2016	1.785%	06/01/2019										
FANNIE MAE SERIES 2015-M13 ASQ2		3136AOD00	640,000.00	AA+	Aaa	10/07/15	10/30/15	646,408.90	1.08	877.87	644,981.86	644,841.47
DTD 10/01/2015	1.646%	09/01/2019										
Security Type Sub-Total			2,390,888.62					2,412,487.51	1.02	3,186.63	2,406,503.61	2,407,804.44
<b>Federal Agency Bond / Note</b>												
FNMA NOTE		3135G0J61	225,000.00	AA+	Aaa	07/01/16	07/01/16	225,942.75	0.63	672.66	225,897.97	225,448.20
DTD 03/04/2016	0.875%	03/28/2018										
FNMA NOTE		3135G0J61	1,800,000.00	AA+	Aaa	03/02/16	03/04/16	1,796,400.00	0.97	5,381.25	1,797,104.25	1,803,585.60
DTD 03/04/2016	0.875%	03/28/2018										



PFM Asset Management LLC



## Managed Account Detail of Securities Held

For the Month Ending July 31, 2016

CITY OF ANTIOCH, CA - 04380500

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>Federal Agency Bond / Note</b>											
FEDERAL HOME LOAN BANKS AGCY	DTD 05/27/2016 0.875% 06/29/2018	3130A8BD4	AA+	Aaa	05/26/16	05/27/16	1,660,987.35	0.99	1,295.00	1,661,323.56	1,667,294.37
FNMA BENCHMARK NOTE	DTD 02/23/2016 1.000% 02/26/2019	3135G0J53	AA+	Aaa	02/19/16	02/23/16	1,795,752.00	1.08	7,750.00	1,796,363.08	1,806,719.40
FNMA BENCHMARK NOTE	DTD 02/23/2016 1.000% 02/26/2019	3135G0J53	AA+	Aaa	05/26/16	05/31/16	1,996,060.00	1.07	8,611.11	1,996,302.28	2,007,466.00
FREDDIE MAC NOTES	DTD 03/21/2016 1.125% 04/15/2019	3137EADZ9	AA+	Aaa	05/26/16	05/31/16	1,225,943.25	1.10	4,976.56	1,225,891.65	1,233,625.23
FILMFC REFERENCE NOTE	DTD 07/20/2016 0.875% 07/19/2019	3137EAE1	AA+	Aaa	07/19/16	07/20/16	1,795,644.00	0.96	481.25	1,795,687.87	1,797,946.20
<b>FNMA BENCHMARK NOTE</b>	<b>DTD 08/02/2016 0.875% 08/02/2019</b>	<b>3135G0N33</b>	<b>AA+</b>	<b>Aaa</b>	<b>07/29/16</b>	<b>08/02/16</b>	<b>1,422,606.00</b>	<b>0.93</b>	<b>0.00</b>	<b>1,422,606.00</b>	<b>1,422,606.00</b>
<b>Security Type Sub-Total</b>							<b>11,919,335.35</b>	<b>1.01</b>	<b>29,167.83</b>	<b>11,921,176.66</b>	<b>11,964,691.00</b>
<b>Corporate Note</b>											
HSBC USA INC	DTD 06/23/2014 1.300% 06/23/2017	40434CA43	A	A2	06/16/14	06/23/14	564,141.20	1.35	775.31	564,740.39	564,519.75
PEPSICO, INC	DTD 07/17/2015 1.125% 07/17/2017	713448CW6	A	A1	07/14/15	07/17/15	999,680.00	1.14	437.50	999,845.33	1,002,585.00
AMERICAN EXPRESS CREDIT CORP NOTES	DTD 09/23/2014 1.550% 09/22/2017	0258M0DR7	A-	A2	09/18/14	09/23/14	369,504.20	1.60	2,055.04	369,808.40	371,692.75
IBM CORP NOTES	DTD 02/06/2015 1.125% 02/06/2018	459200HZ7	AA-	Aa3	02/03/15	02/06/15	1,744,662.50	1.23	9,570.31	1,747,282.09	1,757,325.50
EXXON MOBIL CORP NOTES	DTD 03/06/2015 1.305% 03/06/2018	30231GAL6	AA+	Aaa	03/04/15	03/06/15	1,400,000.00	1.31	7,358.75	1,400,000.00	1,408,134.00
AMERICAN HONDA FINANCE CORP NOTES	DTD 03/13/2015 1.500% 03/13/2018	02665WAT8	A+	A1	03/10/15	03/13/15	748,995.00	1.55	4,312.50	749,452.77	755,958.75
PEPSICO, INC CORP NOTES	DTD 04/30/2015 1.250% 04/30/2018	713448CR7	A	A1	04/27/15	04/30/15	274,967.00	1.25	868.92	274,980.63	276,791.90



PFM Asset Management LLC



## Managed Account Detail of Securities Held

For the Month Ending July 31, 2016

**CITY OF ANTIOCH, CA - 04380500**

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>Corporate Note</b>										
TEXAS INSTRUMENTS CORP NOTE DTD 05/08/2013 1.000% 05/01/2018	882508AV6	A+	A1	04/02/15	04/08/15	885,202.90	1.18	2,225.00	887,240.31	890,204.70
GLAXOSMITHKLINE CAP INC NOTES DTD 05/13/2008 5.650% 05/15/2018	377372AD9	A+	A2	04/01/15	04/07/15	594,368.25	1.30	6,262.08	565,293.16	566,875.58
BANK OF NEW YORK MELLON CORP (CALLABLE)	06406HDB2	A	A1	05/22/15	05/29/15	1,399,874.00	1.60	4,293.33	1,399,921.85	1,414,667.80
DTD 05/29/2015 1.600% 05/22/2018										
BANK OF AMERICA BANK NOTES DTD 06/05/2015 1.750% 06/05/2018	06050TMC3	A	A1	10/06/15	10/09/15	701,442.00	1.67	1,905.56	701,011.87	705,028.10
CISCO SYSTEMS INC CORP NOTE DTD 06/17/2015 1.650% 06/15/2018	17275RAU6	AA-	A1	06/10/15	06/17/15	1,204,795.15	1.66	2,540.54	1,204,870.49	1,220,628.85
TOYOTA MOTOR CREDIT CORP DTD 07/13/2015 1.550% 07/13/2018	89236TCP8	AA-	Aa3	07/08/15	07/13/15	724,383.75	1.58	561.88	724,596.18	731,596.05
AMERICAN EXPRESS CRD CRP NT (CALLABLE)	0258MDV8	A-	A2	10/05/15	10/08/15	702,709.00	1.66	35.00	701,918.77	706,734.00
DTD 07/31/2015 1.800% 07/31/2018										
THE WALT DISNEY CORPORATION DTD 01/08/2016 1.650% 01/08/2019	25468PDH6	A	A2	01/05/16	01/08/16	194,738.70	1.70	205.56	194,786.83	198,282.24
TOYOTA MOTOR CREDIT CORP DTD 02/19/2016 1.700% 02/19/2019	89236TCU7	AA-	Aa3	02/16/16	02/19/16	754,909.40	1.70	5,775.75	754,922.71	765,687.78
BERKSHIRE HATHAWAY INC NOTES DTD 03/15/2016 1.700% 03/15/2019	084664CG4	AA	Aa2	03/08/16	03/15/16	104,920.20	1.73	674.33	104,930.03	106,711.92
WELLS FARGO & COMPANY DTD 04/22/2014 2.125% 04/22/2019	94974BFU9	A	A2	03/10/16	03/15/16	727,965.25	1.99	4,236.72	727,618.79	740,568.65
GOLDMAN SACHS GRP INC CORP NT (CALLABLE)	38141GVT8	BBB+	A3	04/20/16	04/25/16	99,722.00	2.10	533.33	99,746.07	101,014.10
DTD 04/25/2016 2.000% 04/25/2019										



**PFM Asset Management LLC**



**Managed Account Detail of Securities Held**

For the Month Ending July 31, 2016

CITY OF ANTIOCH, CA - 04380500

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>Corporate Note</b>												
GOLDMAN SACHS GRP INC CORP NT (CALLABLE)	04/25/2016 2.000% 04/25/2019	38141GVT8	625,000.00	BBB+	A3	04/21/16	04/26/16	624,600.00	2.02	3,333.33	624,634.41	631,338.13
CHEVRON CORP NOTES	05/16/2016 1.561% 05/16/2019	166764BH2	725,000.00	AA-	Aa2	05/09/16	05/16/16	725,000.00	1.56	2,357.76	725,000.00	731,940.43
PFIZER INC CORP NOTES	06/03/2016 1.450% 06/03/2019	717081DU4	725,000.00	AA	A1	05/31/16	06/03/16	724,173.50	1.49	1,693.68	724,217.07	732,321.78
CITIGROUP INC CORP NOTES	06/09/2016 2.050% 06/07/2019	172967KS9	280,000.00	BBB+	Baa1	06/02/16	06/09/16	279,854.40	2.07	829.11	279,861.20	282,946.72
<b>APPLE INC CORP NOTES</b>	<b>08/04/2016 1.100% 08/02/2019</b>	<b>037833CB4</b>	<b>725,000.00</b>	<b>AA+</b>	<b>Aa1</b>	<b>07/28/16</b>	<b>08/04/16</b>	<b>724,275.00</b>	<b>1.13</b>	<b>0.00</b>	<b>724,275.00</b>	<b>725,297.25</b>
<b>Security Type Sub-Total</b>			<b>17,215,000.00</b>					<b>17,274,883.40</b>	<b>1.50</b>	<b>62,841.29</b>	<b>17,250,954.35</b>	<b>17,388,851.73</b>

**Certificate of Deposit**

RABOBANK NEDERLAND NV CERT DEPOS	04/27/2015 1.070% 04/21/2017	21684BXH2	1,700,000.00	A-1	P-1	04/22/15	04/27/15	1,700,000.00	1.07	5,052.78	1,700,000.00	1,698,300.00
BMO HARRIS BANK NA CD	10/23/2015 1.000% 04/24/2017	055748FW5	1,400,000.00	A-1	Aa3	10/22/15	10/23/15	1,400,000.00	1.01	11,005.56	1,400,000.00	1,402,818.20
NORDEA BANK FINLAND NY CD	05/29/2015 1.150% 05/26/2017	65558LFA5	1,400,000.00	AA-	Aa3	05/27/15	05/29/15	1,400,000.00	1.15	2,996.39	1,400,000.00	1,400,357.00
TORONTO DOMINION BANK NY YCD	06/19/2015 1.240% 06/16/2017	89113ESN7	1,400,000.00	AA-	Aa1	06/16/15	06/19/15	1,400,000.00	1.25	2,025.33	1,400,000.00	1,403,066.00
SVENSKA HANDELSBANKEN NY FLT CERT DEPOS	11/24/2015 1.111% 08/24/2017	86958DH54	1,400,000.00	A-1+	P-1	11/20/15	11/24/15	1,400,000.00	0.84	2,981.99	1,400,000.00	1,400,700.00
US BANK NA CINCINNATI (CALLABLE) CD	09/11/2014 1.375% 09/11/2017	90333VPE1	1,375,000.00	AA-	Aa1	09/09/14	09/11/14	1,372,786.25	1.41	7,352.43	1,374,179.94	1,379,846.88
BANK OF NOVA SCOTIA HOUSTON YCD	11/09/2015 1.560% 11/06/2017	06417GAS7	1,400,000.00	A-1	P-1	11/06/15	11/09/15	1,400,000.00	1.55	5,156.67	1,400,000.00	1,407,077.00



**PFM Asset Management LLC**



## Managed Account Detail of Securities Held

For the Month Ending July 31, 2016

CITY OF ANTIOCH, CA - 04380500

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>Certificate of Deposit</b>												
SKANDINAVISKA ENSKILDA BANKEN NY CD	83050FBG5	11/17/2015	1,400,000.00	A-1	P-1	11/16/15	11/17/15	1,400,000.00	1.48	14,849.33	1,400,000.00	1,401,834.00
DTD 11/17/2015	1.480%	11/16/2017										
HSBC BANK USA NA FLOATING CERT DEPOS	40428AR41	11/18/2015	1,400,000.00	A-1+	P-1	11/17/15	11/18/15	1,400,000.00	0.97	3,598.68	1,400,000.00	1,404,613.00
DTD 11/18/2015	1.218%	11/17/2017										
ROYAL BANK OF CANADA NY CD	78009NZZ2	03/11/2016	1,450,000.00	AA-	Aa3	03/11/16	03/15/16	1,450,000.00	1.69	9,586.11	1,450,000.00	1,460,244.25
DTD 03/11/2016	1.700%	03/09/2018										
<b>Security Type Sub-Total</b>			<b>14,325,000.00</b>					<b>14,322,786.25</b>	<b>1.24</b>	<b>64,605.27</b>	<b>14,324,179.94</b>	<b>14,358,856.33</b>
<b>Asset-Backed Security / Collateralized Mortgage Obligation</b>												
HONDA ABS 2015-1 A2	43814KAB7	01/28/2015	34,986.49	AAA	Aaa	01/21/15	01/28/15	34,984.66	0.70	10.88	34,985.91	34,984.86
DTD 01/28/2015	0.700%	06/15/2017										
TOYOTA ABS 2015-A A2	89236WAB4	03/04/2015	49,642.71	AAA	Aaa	02/24/15	03/04/15	49,642.24	0.71	15.67	49,642.54	49,635.17
DTD 03/04/2015	0.710%	07/15/2017										
HONDA ABS 2015-2 A3	43813NAC0	05/20/2015	495,000.00	AAA	NR	05/13/15	05/20/15	494,924.02	1.05	143.00	494,952.01	495,020.15
DTD 05/20/2015	1.040%	02/21/2019										
TOYOTA ABS 2015-B A3	89237CAD3	06/17/2015	680,000.00	AAA	Aaa	06/10/15	06/17/15	679,963.21	1.27	383.82	679,975.33	681,837.09
DTD 06/17/2015	1.270%	05/15/2019										
CARMAX ABS 2016-3 A2 (EX-CALLABLE)	14314EAB7	07/20/2016	575,000.00	AAA	NR	07/14/16	07/20/16	574,953.08	1.18	205.56	574,953.08	574,777.99
DTD 07/20/2016	1.170%	08/15/2019										
NISSAN ABS 2015-A A3	65477UAC4	04/14/2015	515,000.00	NR	Aaa	04/07/15	04/14/15	514,891.75	1.06	240.33	514,926.76	515,089.61
DTD 04/14/2015	1.050%	10/15/2019										
FORD ABS 2015-B A3	34530VAD1	05/26/2015	350,000.00	NR	Aaa	05/19/15	05/26/15	349,967.63	1.16	180.44	349,976.92	350,402.43
DTD 05/26/2015	1.160%	11/15/2019										
HONDA ABS 2016-1 A3	43814NAC9	02/25/2016	170,000.00	AAA	NR	02/16/16	02/25/16	169,975.84	1.23	74.89	169,979.08	170,164.05
DTD 02/25/2016	1.220%	12/18/2019										
FORD ABS 2015-C A3	34530YAD5	09/22/2015	360,000.00	AAA	Aaa	09/15/15	09/22/15	359,929.94	1.42	225.60	359,945.11	361,660.64
DTD 09/22/2015	1.410%	02/15/2020										
NISSAN ABS 2015-B A3	65475WAD0	07/22/2015	340,000.00	NR	Aaa	07/15/15	07/22/15	339,972.97	1.34	202.49	339,979.89	341,310.56
DTD 07/22/2015	1.340%	03/15/2020										



PFM Asset Management LLC





**Managed Account Detail of Securities Held**

For the Month Ending July 31, 2016

CITY OF ANTIOCH, CA - 04380500

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>Asset-Backed Security / Collateralized Mortgage Obligation</b>											
ALLY ABS 2016-3 A3	08/15/2020	02007LAC6	AAA	Aaa	05/24/16	05/31/16	254,975.24	1.44	163.20	254,976.45	255,959.34
DTD 05/31/2016 1.440%											
HYUNDAI ABS 2016-A A3	09/15/2020	44930UAD8	AAA	Aaa	03/22/16	03/30/16	139,972.84	1.57	97.07	139,975.11	141,238.50
DTD 03/30/2016 1.560%											
BANK OF AMER CREDIT CARD TR 2015-A2	09/15/2020	05522RCU0	AAA	Aaa	10/28/15	10/29/15	495,715.43	1.30	299.20	495,611.66	497,184.58
DTD 04/29/2015 1.360%											
<b>Security Type Sub-Total</b>							<b>4,459,868.85</b>	<b>1.23</b>	<b>2,242.15</b>	<b>4,459,879.85</b>	<b>4,469,264.97</b>
<b>Managed Account Sub-Total</b>							<b>71,805,517.82</b>	<b>1.19</b>	<b>215,976.46</b>	<b>72,022,635.77</b>	<b>72,395,218.73</b>
<b>Securities Sub-Total</b>							<b>\$72,073,257.82</b>	<b>1.19%</b>	<b>\$215,976.46</b>	<b>\$72,022,635.77</b>	<b>\$72,395,218.73</b>
<b>Accrued Interest</b>											<b>\$215,976.46</b>
<b>Total Investments</b>											<b>\$72,611,195.19</b>

Bolded items are forward settling trades.



PFM Asset Management LLC



**Managed Account Security Transactions & Interest**

For the Month Ending July 31, 2016

CITY OF ANTIOCH, CA - 04380500

Transaction Type	Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
<b>BUY</b>											
	07/01/16	07/01/16	FNMA NOTE	3135G0J61	225,000.00	(225,942.75)	(508.59)	(226,451.34)			
			DTD 03/04/2016 0.875% 03/28/2018								
	07/06/16	07/08/16	US TREASURY NOTES	912828WLO	2,450,000.00	(2,508,091.80)	(3,815.57)	(2,511,907.37)			
			DTD 06/02/2014 1.500% 05/31/2019								
	07/06/16	07/13/16	INTL BANK OF RECON AND DEV SN	459058FK4	725,000.00	(724,847.75)	0.00	(724,847.75)			
			NOTE								
	07/14/16	07/20/16	CDT 07/13/2016 0.875% 08/15/2019								
			CARMAX ABS 2016-3 A2	14314EAB7	575,000.00	(574,953.08)	0.00	(574,953.08)			
			(EX-CALLABLE)								
	07/19/16	07/20/16	CDT 07/20/2016 1.170% 08/15/2019								
			FILMC REFERENCE NOTE	3137EABE1	1,800,000.00	(1,795,644.00)	0.00	(1,795,644.00)			
			DTD 07/20/2016 0.875% 07/19/2019								
	07/28/16	08/04/16	APPLE INC CORP NOTES	037833CB4	725,000.00	(724,275.00)	0.00	(724,275.00)			
			DTD 08/04/2016 1.100%								
			08/02/2019								
	07/29/16	08/02/16	FNMA BENCHMARK NOTE	3135G0N33	1,425,000.00	(1,422,606.00)	0.00	(1,422,606.00)			
			DTD 08/02/2016 0.875%								
			08/02/2019								
<b>Transaction Type Sub-Total</b>					<b>7,925,000.00</b>	<b>(7,976,360.38)</b>	<b>(4,324.16)</b>	<b>(7,980,684.54)</b>			
<b>INTEREST</b>											
	07/01/16	07/01/16	CA EARTHQUAKE AUTH TXBL REV	13017HAD8	150,000.00	0.00	1,368.00	1,368.00			
			BONDS								
	07/01/16	07/01/16	DTD 11/06/2014 1.824% 07/01/2017								
			CA EARTHQUAKE AUTH TXBL REV	13017HAC0	225,000.00	0.00	1,343.25	1,343.25			
			BONDS								
	07/01/16	07/25/16	DTD 11/06/2014 1.194% 07/01/2016								
			FNMA SERIES 2015-M15 ASQ2	3136AOSW1	295,000.00	0.00	466.61	466.61			
			DTD 11/01/2015 1.898% 01/01/2019								
	07/01/16	07/25/16	FANNIE MAE SERIES 2015-M13 ASQ2	3136A0D00	640,000.00	0.00	877.87	877.87			
			DTD 10/01/2015 1.646% 09/01/2019								
	07/01/16	07/25/16	FNMA SERIES 2015-M3 FA	3136AMMCO	228,542.83	0.00	125.45	125.45			
			DTD 02/01/2015 0.652% 06/01/2018								



PFM Asset Management LLC



**Managed Account Security Transactions & Interest**

For the Month Ending July 31, 2016

CITY OF ANTIOCH, CA - 04380500

Transaction Type	Trade Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
<b>INTEREST</b>										
07/01/16	07/25/16	FNMA SERIES 2015-M1 ASQ2 DTD 01/15/2015 1.626% 02/01/2018	3136AMKW8	363,441.20	0.00	492.46	492.46			
07/01/16	07/25/16	FNMA SERIES 2016-M9 ASQ2	3136ASPX8	550,000.00	0.00	818.13	818.13			
07/01/16	07/25/16	DTD 06/01/2016 1.785% 06/01/2019 FNMA SERIES 2015-M7 ASQ2	3136ANUY4	325,000.00	0.00	419.79	419.79			
07/08/16	07/08/16	DTD 04/01/2015 1.550% 04/01/2018 THE WALT DISNEY CORPORATION	25468PDH6	195,000.00	0.00	1,608.75	1,608.75			
07/13/16	07/13/16	DTD 01/08/2016 1.650% 01/08/2019 TOYOTA MOTOR CREDIT CORP	89236TCP8	725,000.00	0.00	5,618.75	5,618.75			
07/15/16	07/15/16	DTD 07/13/2015 1.550% 07/13/2018 ALLY ABS 2016-3 A3	02007LAC6	255,000.00	0.00	306.00	306.00			
07/15/16	07/15/16	DTD 05/31/2016 1.440% 08/15/2020 BANK OF AMER CREDIT CARD TR 2015-A2	05522RCU0	495,000.00	0.00	561.00	561.00			
07/15/16	07/15/16	DTD 04/29/2015 1.360% 09/15/2020 HONDA ABS 2015-1 A2	43814KAB7	60,663.43	0.00	35.39	35.39			
07/15/16	07/15/16	DTD 01/28/2015 0.700% 06/15/2017 FORD ABS 2015-C A3	34530YAD5	360,000.00	0.00	423.00	423.00			
07/15/16	07/15/16	DTD 09/22/2015 1.410% 02/15/2020 NISSAN ABS 2015-B A3	65475WAD0	340,000.00	0.00	379.67	379.67			
07/15/16	07/15/16	DTD 07/22/2015 1.340% 03/15/2020 NISSAN ABS 2015-A A3	65477UAC4	515,000.00	0.00	450.63	450.63			
07/15/16	07/15/16	DTD 04/14/2015 1.050% 10/15/2019 FORD ABS 2015-B A3	34530VAD1	350,000.00	0.00	338.33	338.33			
07/15/16	07/15/16	DTD 05/26/2015 1.160% 11/15/2019 TOYOTA ABS 2015-B A3	89237CAD3	680,000.00	0.00	719.67	719.67			
07/15/16	07/15/16	DTD 06/17/2015 1.270% 05/15/2019 TOYOTA ABS 2015-A A2	89236WAB4	73,814.80	0.00	43.67	43.67			
07/15/16	07/15/16	DTD 03/04/2015 0.710% 07/15/2017 HYUNDAI ABS 2016-A A3	44930UAD8	140,000.00	0.00	182.00	182.00			
07/17/16	07/17/16	DTD 03/30/2016 1.560% 09/15/2020 PEPSICO, INC DTD 07/17/2015 1.125% 07/17/2017	713448CW6	1,000,000.00	0.00	5,625.00	5,625.00			



PFM Asset Management LLC



**Managed Account Security Transactions & Interest**

For the Month Ending July 31, 2016

CITY OF ANTIOCH, CA - 04380500

Transaction Type	Trade Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
<b>INTEREST</b>										
	07/18/16	07/18/16 HONDA ABS 2016-1 A3	43814NAC9	170,000.00	0.00	172.83	172.83			
		DTD 02/25/2016 1.220% 12/18/2019								
	07/19/16	07/19/16 INTL BANK OF RECON AND DEV SN NOTES	459058FE8	725,000.00	0.00	1,587.75	1,587.75			
		DTD 04/19/2016 0.875% 07/19/2018								
	07/21/16	07/21/16 HONDA ABS 2015-2 A3	43813NAC0	495,000.00	0.00	429.00	429.00			
		DTD 05/20/2015 1.040% 02/21/2019								
	07/31/16	07/31/16 AMERICAN EXPRESS CRD CRP NT (CALLABLE)	0258M0DV8	700,000.00	0.00	6,300.00	6,300.00			
		DTD 07/31/2015 1.800% 07/31/2018								
	07/31/16	07/31/16 US TREASURY NOTES	912828B33	1,775,000.00	0.00	13,312.50	13,312.50			
		DTD 01/31/2014 1.500% 01/31/2019								
	07/31/16	07/31/16 US TREASURY NOTES	912828V00	1,265,000.00	0.00	8,696.88	8,696.88			
		DTD 07/31/2013 1.375% 07/31/2018								
<b>Transaction Type Sub-Total</b>				<b>13,096,462.26</b>	<b>0.00</b>	<b>52,702.38</b>	<b>52,702.38</b>			
<b>MATURITY</b>										
	07/01/16	07/01/16 CA EARTHQUAKE AUTH TXBL REV BONDS	13017HAC0	225,000.00	225,000.00	0.00	225,000.00	0.00	0.00	
		DTD 11/06/2014 1.194% 07/01/2016								
<b>Transaction Type Sub-Total</b>				<b>225,000.00</b>	<b>225,000.00</b>	<b>0.00</b>	<b>225,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>PAYDOWNS</b>										
	07/01/16	07/25/16 FNMA SERIES 2015-M1 ASQ2	3136AMKW8	8,135.59	8,135.59	0.00	8,135.59	(81.29)	0.00	
		DTD 01/15/2015 1.626% 02/01/2018								
	07/01/16	07/25/16 FNMA SERIES 2015-M3 FA	3136AMMCO	2,959.82	2,959.82	0.00	2,959.82	0.77	0.00	
		DTD 02/01/2015 0.652% 06/01/2018								
	07/15/16	07/15/16 TOYOTA ABS 2015-A A2	89236WAB4	24,172.09	24,172.09	0.00	24,172.09	0.23	0.00	
		DTD 03/04/2015 0.710% 07/15/2017								
	07/15/16	07/15/16 HONDA ABS 2015-1 A2	43814KAB7	25,676.94	25,676.94	0.00	25,676.94	1.34	0.00	
		DTD 01/28/2015 0.700% 06/15/2017								
<b>Transaction Type Sub-Total</b>				<b>60,944.44</b>	<b>60,944.44</b>	<b>0.00</b>	<b>60,944.44</b>	<b>(78.95)</b>	<b>0.00</b>	<b>0.00</b>



PFM Asset Management LLC



**Managed Account Security Transactions & Interest**

For the Month Ending July 31, 2016

CITY OF ANTIOCH, CA - 04380500

Transaction Type	Trade Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
<b>SELL</b>										
07/06/16	07/08/16	CANADIAN IMPERIAL BANK NY YCD DTD 04/10/2015 1.010% 04/06/2017	13606JYY9	1,400,000.00	1,398,600.00	3,613.56	1,402,213.56	(1,400.00)	(1,400.00)	SPEC LOT
07/06/16	07/13/16	CATERPILLAR FINANCIAL SE DTD 08/20/2014 1.250% 08/18/2017	14912L6D8	770,000.00	772,194.50	3,876.73	776,071.23	2,579.50	2,337.30	SPEC LOT
07/07/16	07/08/16	JOHN DEERE CAPITAL CORP NOTES DTD 06/12/2014 1.125% 06/12/2017	24422ESN0	1,065,000.00	1,067,268.45	865.31	1,068,133.76	2,769.00	2,425.05	SPEC LOT
07/14/16	07/20/16	CITIBANK ABS 2014-A2 A2 DTD 03/05/2014 1.020% 02/22/2019	17305EFN0	525,000.00	525,471.68	2,201.50	527,673.18	1,189.45	983.57	SPEC LOT
07/19/16	07/20/16	US TREASURY NOTES DTD 06/02/2014 1.500% 05/31/2019	912828WLO	440,000.00	448,525.00	901.64	449,426.64	1,443.75	2,111.37	SPEC LOT
07/19/16	07/20/16	US TREASURY NOTES DTD 06/02/2014 1.500% 05/31/2019	912828WLO	1,320,000.00	1,345,575.00	2,704.92	1,348,279.92	(5,723.44)	(5,372.28)	SPEC LOT
<b>07/29/16</b>	<b>08/02/16</b>	<b>US TREASURY NOTES</b> <b>DTD 06/02/2014 1.500%</b> <b>05/31/2019</b>	<b>912828WLO</b>	<b>1,130,000.00</b>	<b>1,153,173.83</b>	<b>2,917.62</b>	<b>1,156,091.45</b>	<b>(3,619.53)</b>	<b>(2,993.24)</b>	<b>SPEC LOT</b>
<b>07/29/16</b>	<b>08/02/16</b>	<b>JPMORGAN CHASE &amp; CO</b> <b>DTD 02/18/2014 1.350%</b> <b>02/15/2017</b>	<b>46623EJY6</b>	<b>1,000,000.00</b>	<b>1,001,940.00</b>	<b>6,262.50</b>	<b>1,008,202.50</b>	<b>2,440.00</b>	<b>2,031.16</b>	<b>SPEC LOT</b>
<b>Transaction Type Sub-Total</b>				<b>7,650,000.00</b>	<b>7,712,748.46</b>	<b>23,343.78</b>	<b>7,736,092.24</b>	<b>(321.27)</b>	<b>122.93</b>	
<b>Managed Account Sub-Total</b>					<b>22,332.52</b>	<b>71,722.00</b>	<b>94,054.52</b>	<b>(400.22)</b>	<b>122.93</b>	
<b>Total Security Transactions</b>					<b>\$22,332.52</b>	<b>\$71,722.00</b>	<b>\$94,054.52</b>	<b>(\$400.22)</b>	<b>\$122.93</b>	

Bolded items are forward settling trades.



PFM Asset Management LLC



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of August 23, 2016

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

**SUBMITTED BY:** Allan Cantando, Chief of Police *AC*

**APPROVED BY:** Steven Duran, City Manager *SD*

**SUBJECT:** Authorize Response to Grand Jury Report "Truancy and Chronic Absence in Contra Costa County Schools" (Report 1615)

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### **RECOMMENDED ACTION**

It is recommended that the City Council adopt the resolution authorizing the Mayor to sign the attached response to the Grand Jury report: "Truancy and Chronic Absence in Contra Costa County Schools."

### **STRATEGIC PURPOSE**

Staff's efforts regarding this issue are prioritized in the City's Strategic Plan as follows:  
**Strategy L-5:** Effectively and efficiently manage City Council agenda preparation, noticing and records.

### **FISCAL IMPACT**

Responding to the Grand Jury reports took staff time. Fiscal impacts of implementing recommendations in the report are not yet identified.

### **DISCUSSION**

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 the powers and duties of grand juries. 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 § 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 § 933(c)).

In May, Antioch and other public agencies in the County received the attached Grand Jury report: "Truancy and Chronic Absence in Contra Costa County Schools". This

report was not just addressed to Antioch, but was county-wide. Accordingly, the attached draft response (Exhibit 1) is presented for the City Council's consideration to transmit to the presiding judge.

**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**

- A. Resolution
- B. Draft Letter Response to the Grand Jury Report ("Exhibit 1" to Resolution)
- C. Grand Jury Report

**RESOLUTION NO. 2016/\*\***

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH  
AUTHORIZING THE MAYOR TO FORWARD A RESPONSE TO GRAND JURY  
REPORT NO. 1615 - "TRUANCY AND CHRONIC ABSENCE IN CONTRA  
COSTA COUNTY SCHOOLS"**

**WHEREAS**, the City received Grand Jury Report No. 1615, "Truancy and Chronic Absence in Contra Costa County Schools" dated June 24, 2016; and,

**WHEREAS**, a written response to the Grand Jury Report is required under California Penal Code; and,

**WHEREAS**, a written response to the Grand Jury Report has been drafted and reviewed by the City Council.

**NOW THEREFORE BE IT RESOLVED**, that the City Council of the City of Antioch hereby authorizes the Mayor to sign the written response to Grand Jury Report No. 1615 - "Truancy and Chronic Absence in Contra Costa County Schools" which is attached to this Resolution as "Exhibit 1".

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 23rd day of August 2016, by the following vote:

**AYES:**

**ABSENT:**

**NOES:**

**ABSTAIN:**

---

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



**“Exhibit 1”**

DRAFT

August 23, 2016

The Honorable John Laettner  
Presiding Judge of the Contra Costa Superior Court  
A.F. Bray Court House, Department 25  
1020 Ward Street  
Martinez, CA 94553

Re: **Contra Costa County Grand Jury Report: “Truancy and Chronic Absence in Contra Costa County Schools” (Report 1615)**

Dear Judge Laettner:

On behalf of the Antioch City Council, this letter responds to Contra Costa County Grand Jury Report: “Truancy and Chronic Absence in Contra Costa County Schools.” The City Council authorized this response at its meeting on August 23<sup>rd</sup>, 2016. Pursuant to California Penal Code § 933.05, the City will respond to the applicable findings and recommendations.

**Findings**

Finding # 11: "The City does not have a daytime curfew."

*The City agrees with this finding.*

Finding # 12: "The city that has and enforces a daytime curfew sees less daytime and juvenile crimes."

*The City agrees with this finding.*

**Recommendations**

Recommendation # 17: "The City should consider adopting a policy to promulgate, enforce, and promote a daytime curfew."

*The recommendation has not yet been implemented but could be considered at such time when staffing improves to a level that could support assigning officers to enforce a daytime curfew:*

The City agrees that promulgating, enforcing, and promoting a daytime curfew could be of great benefit. However, at this time, the police department could not fully support such an endeavor as they are still working to increase staffing in order to resume basic police services. At such a time police department staffing adequately improves, they would consider devoting resources/personnel to these types of activities.

We trust the Grand Jury will find these responses helpful to its endeavor.

Sincerely yours,

Wade Harper  
Mayor, City of Antioch

Cc: Michael Simmons, Contra Costa County Grand Jury Foreperson, 725 Court Street,  
Martinez, CA 94553

Steve Duran, City Manager  
Michael Vigilia, City Attorney



June 24, 2016

Mayor Wade Harper  
City of Antioch  
P.O. Box 5007  
Antioch, CA 94531-5007

Dear Mr. Harper:

Attached is a copy of Grand Jury Report No. 1615, "Truancy and Chronic Absence in Contra Costa County Schools?" by the 2015-2016 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.

In accordance with Section 933.05(a), 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 thereof.

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

Please be aware 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 ensure 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 **September 30, 2016**.

Please send a copy of your response in hard copy to the Grand Jury, as well as a copy by e-mail in Word to [epant@contracosta.courts.ca.gov](mailto:epant@contracosta.courts.ca.gov).

Please confirm receipt by responding via e-mail to [epant@contracosta.courts.ca.gov](mailto:epant@contracosta.courts.ca.gov).

Sincerely,

Michael Simmons, Foreperson  
2015-2016 Contra Costa County Civil Grand Jury

**Grand Jury**

**Contra  
Costa  
County**

725 Court Street  
P.O. Box 431  
Martinez, CA 94553-0091



June 24, 2016

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

Dear Mr. Duran:

Attached is a copy of Grand Jury Report No. 1615, "Truancy and Chronic Absence in Contra Costa County Schools?" by the 2015-2016 Contra Costa County Grand Jury.

This report is informational only.

Sincerely,

Michael Simmons, Foreperson  
2015-2016 Contra Costa County Civil Grand Jury

Enclosure

A REPORT BY  
THE 2015-2016 CONTRA COSTA COUNTY GRAND JURY  
725 Court Street  
Martinez, California 94553

Report 1615

**TRUANCY AND CHRONIC ABSENCE  
IN CONTRA COSTA COUNTY  
SCHOOLS**

**Empty Desks = Empty Futures + Full Prisons + Big Dollar Losses**

APPROVED BY THE GRAND JURY:

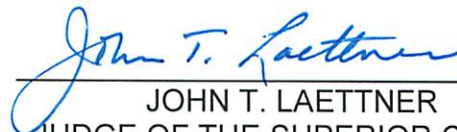
Date: 6/14/16



MICHAEL SIMMONS  
GRAND JURY FOREPERSON

ACCEPTED FOR FILING:

Date: 6/15/16



JOHN T. LAETTNER  
JUDGE OF THE SUPERIOR COURT

Contra Costa County Grand Jury Report 1615

**Truancy and Chronic Absence in Contra Costa County Schools**

**Empty Desks = Empty Futures + Full Prisons + Big Dollar Losses**

**TO: Contra Costa County Office of Education; District School Boards for Acalanes Union High, Antioch Unified, Brentwood Union, Byron Union, Canyon, John Swett Unified, Knightsen Elementary, Lafayette, Liberty Union High, Martinez Unified, Moraga, Mt. Diablo Unified, Oakley Union Elementary, Orinda Union, Pittsburg Unified, San Ramon Valley Unified, Walnut Creek, and West Contra Costa Unified; City Councils of Antioch, Brentwood, Clayton, Concord, Danville, El Cerrito, Hercules, Lafayette, Martinez, Moraga, Oakley, Orinda, Pinole, Pleasant Hill, Pittsburg, Richmond, San Pablo, San Ramon, Walnut Creek**

**SUMMARY**

Every school day, thousands of students across Contra Costa County (County) are absent from school. Based on truancy rates in the 2014-2015 school year, the public schools in Contra Costa County were ranked among the worst, 46<sup>th</sup> of 58 California counties. Out of 180,000 students in the County, 10,000 of them had at least three unexcused absences during the school year—the definition of “truancy”. Those who were “chronically absent”—that is, absent for any reason 10 percent or more of the school year, were an even larger number.

Elementary schools in the County also ranked last out of nine local counties in the truancy rate, with a truancy rate of 28.6 percent. This bodes poorly for our future correction of the problem as most of these elementary truants develop poor attendance habits for the rest of their school lives.

These empty school desks have deep social and fiscal impacts on Contra Costa County. For example, 83 percent of chronically absent students in kindergarten and 1<sup>st</sup> grade are unable to read at grade level by 3<sup>rd</sup> grade, and are four times more likely to drop out before high school graduation. Furthermore, 80 percent of the young adults in the justice system were truant or chronically absent students. Their detention in the legal system now costs the County millions of dollars.

Additionally, chronic absenteeism causes a severe loss of funding to the schools. The State reimburses schools based on a formula heavily weighted to the attendance of each student. The County lost over \$36 million in school funding in the 2014-2015 school year due to students absent from school. This funding loss not only affects those students who are absent, but also reduces funding for the rest of the students, and deprives the County of needed money for deserving school programs.

Students missing from school not only miss gaining an education, they also miss learning important life/work skills. Chronic absence from school has links to other negative consequences for the County, including increased daytime crime, unemployment, higher prison populations, and increased social service costs that drain County resources. Young people lacking a high school diploma face much higher odds of life as a County dependent rather than as a positive contributor to the community.

This report discusses the fundamental reasons for truancy and chronic absenteeism from school. We outline current anti-truancy programs and what needs to be done in the future to better address the problem.

Simply put, the missing student is both the problem and the answer. Solve why the student is absent and find the means and resources to help them stay in school. Increased student attendance means more funding to the district so any modest improvement pays the district back with increased revenue and student achievement.

In short, this report emphasizes the need to invest in our children now and help give them a future, or pay for it later with lower graduation rates, higher prison populations, and social service costs to last a lifetime. If we fail these students, we also fail ourselves.

## **METHODOLOGY**

The Grand Jury conducted an eight-month investigation, consisting of interviews, individual school district surveys, and research.

Those interviewed included the following:

- County School officials;
- School District administrators;
- Law enforcement officials;
- Local family counseling agencies who assist students with attendance issues
- Nationwide Non-Government Organizations (NGOs) that work on attendance initiatives and grant funding;
- Local NGOs, who are in partnership with the County to improve attendance rates in our schools and provide educational programs for struggling students;



Research materials included the following:

- California Attorney General’s 2013, 2014 & 2015 Report on California’s Elementary School Truancy & Absenteeism Crisis – “In School + On Track 2015”
- California Department of Education (CDE) data
- Review of current attendance programs and successful attendance tracking tools
- Past Grand Jury reports from other counties
- “Truancy and Schools” by Ken Reid
- 1999 KidsData.com (a national resource for information and statistics about kids in the County)
- Program materials from “Attendance Works”, a nationwide initiative to promote best practices for increasing school attendance

The Grand Jury also attended truancy and parent court proceedings.

## **BACKGROUND**

Nationwide studies show that as many as 7.5 million students are chronically absent from school each year. In California, one in five elementary school students are truant based on data from the California Department of Education. Furthermore, a report published by the California State Attorney General, Kamala Harris, *In School + On Track 2015*, estimates that statewide, 8 percent of elementary school students are chronically absent.

There is an important difference between “truancy,” which is an unexcused absence covering more than three days in a school year, and “chronically absent,” which means any absence, whatever the reason, that covers more than 10 percent of the school year, or roughly two days a month. Students who are chronically absent from school endanger their futures and sow seeds of future costs and problems for the County.

Time away from the classroom hurts a student’s chances to succeed in life. Students who miss school may face lifelong economic consequences. Studies show that chronically absent students feed the school to prison pipeline. Over 80 percent of prison inmates were truant or chronically absent when they were students.

While success in school is dependent upon many factors, being present every day is critical, particularly for low-income students and minority students, who face a variety of educational barriers. Truancy and chronic absences is a distinct predictor of low student achievement and high school dropout rates.

Important warning signs can be seen as early as pre-K and kindergarten-age children who show a pattern of chronic absences. Studies show that this pattern predicts poor attendance and academic performance in later grades. Over 80 percent of chronically absent students in kindergarten and 1st grade are unable to read at grade level by the

3rd grade and are four times more likely to drop out than children who can read at grade level. By 6th grade, chronic absence is a leading indicator that a student will drop out of high school. By 9th grade, chronic absence is even a better predictor of dropout rates than 8th grade test scores.

Consequently, keeping children in school and learning at the earliest grade levels is key to creating good attendance habits and keeping students on pace with their classmates. Yet, many elementary students miss valuable learning time due to chronic absenteeism, and develop a damaging pattern that continues through later years.

## **DISCUSSION**

The County school system consists of 18 school districts located from Richmond to San Ramon to Byron. Including, special education, charter schools, and continuation schools, there are approximately 180,000 students from kindergarten to 12<sup>th</sup> grade. Each year approximately 60,000 of these students are chronically absent and/or truant.

The County's school districts have a diverse economic and ethnic makeup. This diversity is reflected in truancy and student absentee rates. For example, the Richmond School District has the lowest per capita income levels in the County and the lowest attendance rate: approximately 62 percent. On the other hand, the San Ramon Valley School District has one of the highest per capita incomes and the highest attendance rate at 97 percent.

Not surprisingly, the State has given special financial assistance to low-income districts through the "Local Control Funding Formula" (LCFF) program. Most funds for school operations are no longer supplied from local property and sale taxes. Instead, the State funds education district-by-district using a system of identifying and funding triggers with a base funding level. There are funding boosts if the students live in a low-income school district or in a district with high numbers of English as second language (ESL) learners versus a more affluent district with relatively few ESL students. A key part of the funding formula for all districts, however, is average daily attendance (ADA) that must be tracked and reported to the State.

Given how schools are funded, financial loss to a school from chronic student absences can be severe. The cost of running a school is fixed. Teachers, administrators, janitors, maintenance workers, bus drivers must be paid regardless of the number of students that show up. Other fixed costs include building utilities and maintenance.

Consequently, for both educational and fiscal reasons school administrators say, "Our goal is to make sure every student is in class and getting the education they deserve."

### Weaknesses in the Current System for Improving Student Attendance

Despite the importance of tracking and promoting higher school attendance, complete and accurate data about schools' rates of chronic absenteeism does not exist. In the

absence of this information, other indicators, including truancy rates (which are reported), are used as proxies for the chronically absent rates. The focus of this report is “chronically absent” students who are missing more than 10 percent of the school year. Various studies show that in the County, similar to the state and nation, the students who are chronically absent from school are those most likely to fail to graduate, to enter the welfare rolls, or to wind up in prison. High “chronically absent” rates also have a severe financial impact on the County and its school districts. In 2015, Contra Costa County school districts lost an aggregate \$36,029,637 of State ADA funding solely because of the number of students absent from class.

Comparative data on truancy rates also reveal a disturbing picture for the County. The truancy rate for the County’s students exceeds the statewide truancy average and the average for nearby Alameda County. In fact, Contra Costa County ranked one of the worst, 46 out of 58 total counties in the State for their truancy rate in the 2014-2015 school year.

Truancy Rates 2014-2015 School Year	Percent of student population
California	31.1
Alameda County	27.0
Contra Costa County	38.9

There are many causes for truancy and chronic absences. Diverse and complex reasons make it difficult to create a one size fits all solution. Each student has a unique history and some need very personalized support or incentives to improve their attendance patterns. The most effective programs are those that take an early intervention and holistic approach that includes careful evaluation of each individual student, including his or her family circumstances, ethnic background, English language skills, physical or mental challenges and individual aptitude levels.

Personalized student programs of this kind and the needed support to facilitate them cost money and require passionate individuals who make attendance their priority. Personalized programs show the most promise of yielding results that can put a student on a better path to success in school, thereby lessening the probability that the student will one day become a future burden on the community.

However, implementing and maintaining successful programs to improve attendance is not easy. As one administrator put it, “there are so many tasks required of our teachers each day already” and another explained, “For decades a student’s attendance was taken, not tracked and evaluated.” In general, schools are dealing with many issues. Focusing on daily attendance patterns, prevention and awareness often competes with other priorities for funding and attention by school administrators. Such competing

priorities and limited resources are the biggest challenges to overcome in programs to improve student attendance rates.

### Information Gaps Exist

While individual school districts in the County collect some data on chronically absent students, the districts are not required to report this data to a central office in a consistent format. That means the collected data is not aggregated and shared countywide. California is one of only four states in the nation that does not have a statewide attendance tracking system.

With the passage of the Local Control and Accountability Plan (LCAP), California Education Code section 15497, in 2013, each school district is now required to develop a goal-oriented local plan to improve district schools in eight priority areas, one of which is to promote student engagement to improve attendance rates. The plans are to be developed by teachers, parents, and others in the community. Although the introduction of the LCAP requirements appears to have led to some modest attendance improvements in the County, gaps still exist in the processes and infrastructure used by the school districts to improve student attendance rates. One of the key gaps is a lack of centralized and detailed data collection on chronic absence rates.

Without good data to reveal the depth of the problem, other key data indicators must be used to get a better understanding of the chronic absence problem. Each of these indicators has been linked, either positively or negatively, to chronic absence rates. These indicators are the following:

- High school graduation rates;
- Economically disadvantaged/advantaged locations;
- Students' academic achievement at grade level;
- Truancy and parent court statistics; and
- Existing programs- impact and success rates of improving attendance.

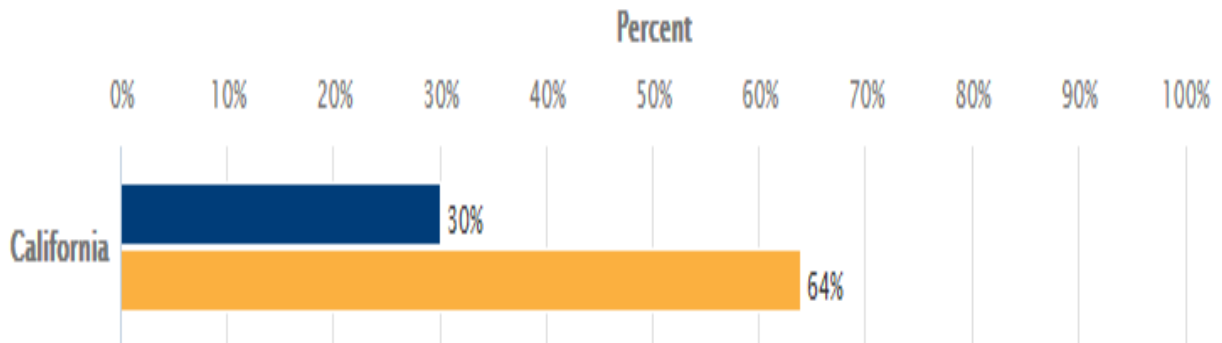
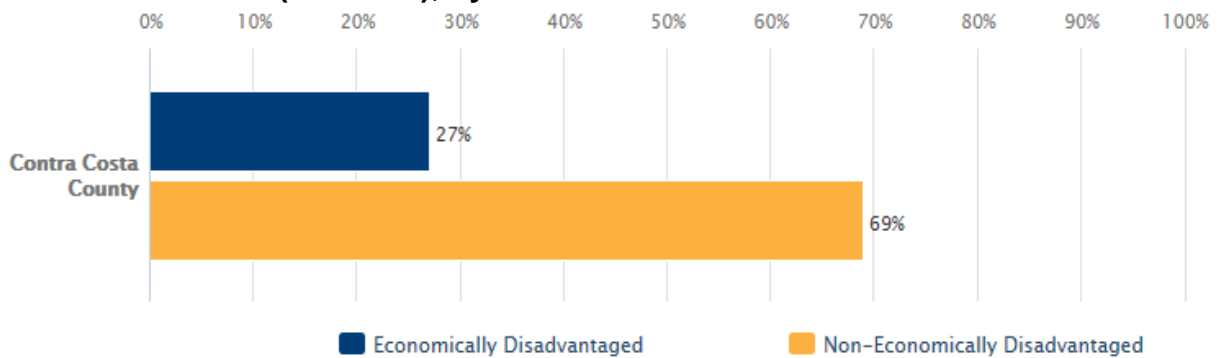
High school graduation is the benchmark, not only for an individual's future prosperity, but also for the prosperity of a county. In the County over 8 percent of 12<sup>th</sup> graders did not graduate last year. Data is not currently available to know how many of those non-graduates were chronically absent or truant. However, the law now requires school districts to collect and report this data.

### Economically Disadvantaged Students

In certain school districts within the County, there are a significant number of families and students who struggle financially and are considered economically disadvantaged. The available data suggest that economically disadvantaged students are more likely to struggle with attendance since they face more challenges in getting their basic needs met. These students are at greater risk of being absent and not reading at their grade level in the early years.

The bar graph below shows that 73 percent of the economically disadvantaged students in the County are below the standard achievement rank for their grade level in English and Language Arts and are at risk for becoming dropouts. On the other hand, only 31 percent of the County’s *non-economically disadvantaged* youth fail to meet the standard. In fact, the County’s non-economically disadvantaged youth exceeded the state average for their peers in these same proficiency tests.

**Students Meeting or Exceeding Grade-Level Standard in English Language Arts (CAASPP), by Socioeconomic Status: 2015**



Chronic absences among economically- disadvantaged students are of particular concern because the patterns show they are likely to be struggling academically compared to their peers.

To address problems affecting students in economically disadvantaged districts, the State is now requiring school districts to report designated at-risk-student groups along with their ADA (Average Daily Attendance) reports. The State provides additional funding to districts based on the percentage of disadvantaged students who fall into the specified subgroups. Districts may use such additional funds for additional teachers, health programs, counseling, campus security, resource officers, and even meal assistance. This additional funding is provided through LCFF. More funding, of course, does not alone assure a solution to the chronic absence problem in the economically

disadvantaged districts. The key to improving the matter is applying such funds to the needs of each district. For example:

1. The school district may need to address real and urgent social issue in a child's life, such as family abuse or neglect.
2. The student may have an urgent need for food and shelter.
3. The student may have medical or other health issues that need attention.
4. The student may need bus passes if the family has no transportation options readily available.
5. The student may need counseling or other special services.

Child Services is called in severe cases. At times, the chronic absence of a student is the only sign that something is wrong in the student's home, although there are many more underlying problems.

Even with additional funding under the LCFF formula, the economically disadvantaged districts have distinct challenges. The chronically absent rates in these districts are still higher than in the more affluent districts like San Ramon Valley and Orinda Union that receive little to no special LCFF revenues. The data suggest that family and demographic factors play a larger role than simply school funding in contributing to student absentee rates.

All of this underscores the importance of setting the right priorities for funding programs to improve school attendance. The key to any program's success is focus and effectiveness. To help get a student back on track and to "beat the odds" arising from chronic absence from school will depend heavily on tailoring programs that address the particular needs of the student--whether the barrier is family problems, financial barriers, psychological issues or language challenges.

### Inconsistencies among School Districts' Attendance Programs

The County's school districts do not have compatible systems to track student attendance nor do they have a common protocol to analyze the attendance of each student. Thus, it is difficult for County education leaders to identify those students who are chronically absent. Without such information, education leaders have difficulty pinpointing students who need assistance.

The problem is not unique to Contra Costa County. There is no standard attendance tracking system for the County or the State. Instead, each district has an independent tracking system for the students in their districts. This attendance information is only shared if requested, at which time it is uploaded or, in some cases, hand entered into another system.

The lack of standard tracking tools has particular impact on foster youth and homeless students since they are more transient and harder to track. School districts such as Mt.

Diablo Unified School District have an administrative team to help foster youth with their school placement and the subsequent adjustment to the new school. However, other districts do not have such a team in place. As districts do not have standard graduation requirements and do not assign the same credit value for classes, it is more challenging to assist foster youth to plan for graduation as these youth often transfer between districts.

If each school district had an effective tracking system to identify the chronic absence problem and strong infrastructure in place, it would help those students most in need. If data from the system were accessible at a central County office, trends and particular problems identified could be shared with other districts as appropriate. Through better data collection, each school should be able to more quickly identify a student struggling with attendance and step in before they are too far off track.

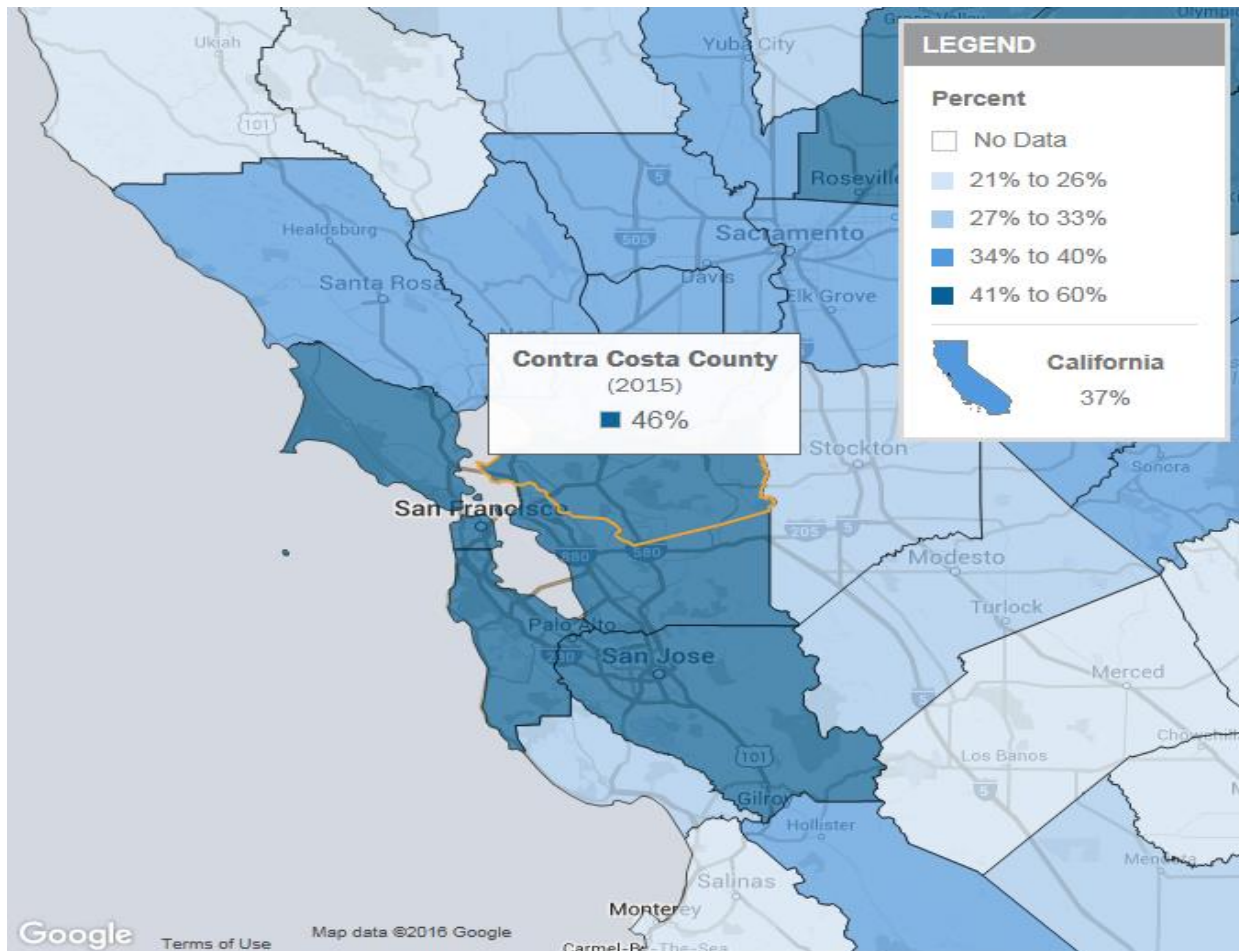
### The Special Problem of Elementary School Absences

Studies have shown that a pattern of absences at an early age in school can set a downward path that a student may not be able to make up later. Despite these findings, many parents believe that elementary school absences are not as serious a matter as absences in later school years. The most common parental misconceptions are the following:

1. Regular attendance in grades K-3<sup>rd</sup> grade is not as important as in later years.
2. Students will catch up in school before they get to high school.
3. Missing consecutive days is more harmful than just a few days here or there.
4. As long as the parent approves of the reason for the absence, it should not be as serious a concern.

These misconceptions may have contributed to less than 50 percent of the County's 3<sup>rd</sup> grade students achieving a grade-level reading score. The map on the following page shows that only 46 percent of all public school students in the County are reading at grade level by the 3<sup>rd</sup> grade.

## Students in Contra Costa County reading at grade level by 3<sup>rd</sup> grade



*Data Source: California Dept. of Education, California Assessment of Student Performance and Progress (CAASPP) results (Nov. 2015)*

The studies show that students not reading at grade level by third grade are four times more likely to drop out later and fail to graduate from high school.

School officials and educators agree, “When students are truant or chronically absent from elementary school, they fall behind academically.” They are less likely to graduate from high school, and are more likely to be unemployed, on public assistance, and victims or perpetrators of crime.

Elementary school truancy is a serious problem in the County; the County ranked at the bottom of the nine Bay Area counties with an elementary school truancy rate just over 28 percent. The chart on the following page shows the truancy rates for all Bay Area counties compared to Contra Costa County.



County	Elementary school truancy rate
Alameda	23.8%
Contra Costa	28.6
Marin	10.7%
Napa	6.2%
San Francisco	22.7%
San Mateo	12.9%
Santa Clara	14.4%
Solano	18.6%
Sonoma	11.9%

Source: California attorney general

An important case study reached the following conclusions about high school student dropout rates in relation to chronic absences in early school years:

- Recognizing poor attendance patterns early and finding a way to solve the problem helps more students graduate. <sup>1</sup>
- Students with regular elementary and middle school attendance graduated 95 percent of the time and had less than a 5 percent dropout rate.
- Students with a good attendance rate in the early years of school, but who begin to disengage in 5<sup>th</sup> and 6<sup>th</sup> grades became chronically absent in later years and drop out of high school at about a 25 percent rate.
- Students who start out with poor attendance, take two paths:
  - Those who improve their attendance significantly by 8<sup>th</sup> grade drop-out 10 percent of the time.
  - Those whose attendance become worse by 8<sup>th</sup> grade drop-out 20 percent of the time.

### What Programs and Tools Work to Improve School Attendance?

An effective plan to improve school attendance and reduce the chronically absent rate in the County's schools must include the following:

1. Individual Improvement Plans: Tailor attendance improvement plans for each individual chronically absent student, recognizing that each case is unique.

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<sup>1</sup> See Jason Schoeneberger's 2012 study, "Longitudinal Attendance Patterns Developing High School Dropouts" This study shows the importance of building good attendance habits in the early grades and continuing to attend school regularly through middle school. While emphasizing the dangers for the student of the odds of graduating dropping dramatically in cases of chronic absence in the elementary years, it did offer some hope for those who achieve an attendance turnaround by the 8<sup>th</sup> grade.

Students have different problems depending on their family’s financial circumstances; their English language skills; conflicts that may exist in their homes; the parenting skills and encouragement provided by their parents or caregiver; mental or physical challenges; and medical issues.

2. Emphasize Importance of Attendance in Elementary School: As noted, patterns and habits of regular attendance—and their disturbing counterpart, chronic absence—start in elementary school with consequences that can be far-reaching.
3. Make Regular School Attendance a Priority Goal in School and District Budget Plans: Schools and the school districts need to focus attention and resources on improving regular attendance. Higher attendance rates lead directly to higher state education grants that are tied to ADA rates. Districts should recognize that the “return on investment” for spending on programs to improve school attendance reaps rewards financially, as well as in better futures for the students and the community.
4. Improved Absence Tracking Systems: To measure improved attendance results and to help verify which programs work, the districts need accurate and easily accessible data in order to track attendance patterns by school. Each district also needs details on how each school used their LCCF funding to improve attendance.
5. Build Community and Parent Support: The County, cities, and districts should take initiatives to educate and inform the public of the importance of improving school attendance—for better student futures, for better and stronger communities, and for the increased financial support that will flow to their community schools from state funding.

This report explores below in more detail the programs that have worked to improve school attendance.

### Individual Improvement Plans - SART and SARB

There are state laws in place that provide some frameworks to meet the special needs of students with school attendance problems or school behavior problems. The key components of this framework are the “School Attendance Review Team (SART) and the “Student Attendance Review Board” (SARB) processes. The SART and SARB process is set forth in the State Education Code sections 48320 through 48325. The law was enacted to enhance the enforcement of compulsory education laws and to divert students with school attendance or behavior problems from the juvenile justice system until all available resources have been exhausted.

Education Code Section 48321 provides several organizational structures for School Attendance Review Boards (SARBs) at the local and county level to create a safety net for students with persistent attendance or behavior problems. Although the goal of SARBs is to keep students in school and provide them with a meaningful educational experience, SARBs do have the power, when necessary, to refer students and their

parents to court, the county probation department, or to a district attorney mediation program.

Elements of the SART and SARB processes have shown promise in reducing chronic absenteeism rates. The SART process is an early intervention process for cases of chronic school absences that takes effect before the SARB process begins. During the SART process the student and his family (parents) meet with school representatives (typically a counselor, the Child Welfare and Attendance representative, the principal and/or vice principal, and anyone else at the school who may be relevant to the case) to discuss the reasons for the chronic absenteeism of the student.

The family and student are then assessed by the SART team to determine the root cause of the attendance issues. The team compiles an individual action plan to make improvements. The plan may include special tutoring, or even basics such as providing a bus pass for transportation to and from school. The SART team typically asks for a contract of commitment to attend school, which is signed by the student and his or her parents.

If a student's attendance does not improve after the SART process has completed, he or she is designated a "habitual truant". The student and his or her parent/guardian may then be required to attend a SARB hearing. The SARB's function is to act as the last step before schools engage with prosecuting authorities to deal with the truancy issue.

At a hearing, SARB committee members identify the core problem and its contributing factors through discussion with the parents of the truant student and the student. The objective is to tailor strategies to improve the student's attendance. By doing so, the SARB members can determine if available community resources – such as County health care services, County welfare services, nutritional counseling or alternative transportation options – can resolve the truancy problem.

If a SARB determines that available community resources can resolve the attendance problem, the SARB will refer the student and parent to the relevant service providers and may require proof of participation in those services.

In practice, the parents also enter into a SARB "contract;" its main goal being to improve student attendance. If a parent fails to respond to the directives of a SARB, either by failing to attend the SARB hearing in the first instance or failing to comply with the SARB contract, the SARB will generally refer the matter for criminal prosecution.

Students and parents in the County who disregard or ignore the SARB process and are still chronically absent are then directed to the County's "new parent" court or, for high school students, teen truancy court.

Truancy court meets twice a month in downtown Martinez. The tools the judge employs to encourage school attendance are limited to the resources available in the County.

These include a delay in obtaining a driver's license, 25 hours of tutoring, sessions with a mental health counselor, drug education and cognitive behavior modification classes on Saturdays (Stay Alive at 25).

Some students still resist and the Court, in extreme cases, may require ankle monitors attached to the high school age student to track them during the school day. The DA's Office has an investigator who then monitors the student's whereabouts during school hours. These tracking methods appear to have had some success as they provide the student a ready excuse to avoid hanging out with the wrong crowd, and instead, attend class.

The elements of the SART, SARB and truancy court processes that have been the most effective in combating truancy are those that focus individually on the problems faced by each student, and then are reinforced by intervention from the school representatives or, in the extreme cases, by a superior court judge through the truancy or new parent court.

West Contra Costa Unified School District (WCCUSD) once had a teen truancy court in Richmond. This court facilitated attendance by parents and students in the district who are struggling with regular attendance. Without having a local teen truancy court, fewer referrals come in to Martinez from WCCUSD. The new parent court in Martinez has a high caseload that could be better managed if there were additional court locations and staff available to facilitate the program.

#### Engage at Elementary School Level

As noted above, the importance of good attendance habits during the student's elementary school years is often overlooked. Emphasizing individual action plans to address the early stages of truancy at county school districts can be part of the solution. Elementary-aged students are generally relatively willing to cooperate in initiatives to encourage school attendance, provided they have family support. The districts, in turn, can take the steps necessary to focus family attention on the importance of early school attendance and assist families in overcoming any financial or logistical hurdles that may prevent their child from getting to school on a regular basis.

#### Make Regular School Attendance a District Budget Priority.

As previously emphasized, the missing student is the answer to the missing funds. Solve why the student is absent and find the money to help them stay in school. Increased student attendance means more funding to the district so any modest improvement pays the district back with increased revenue and student achievement.

While 100 percent attendance is virtually impossible according to school administrators, achieving an incremental improvement of one percent can be a difficult (but achievable) task. Even a one percent increase in a school's ADA rate could add substantially to that school's funding. Most school districts that report spending less than \$50,000 on truancy

and chronic absence programs, recouped between \$500,000 and \$1 million dollars in ADA funding because of modest investments in awareness and prevention programs. Accordingly, making improved school attendance a budget priority should pay for itself. It may well, if successful, even result in additional much needed funds for the school district budget—a “win-win” for all concerned.

Despite the very attractive return on investment (or multiplier effect) from investing in programs to improve school attendance rates, most of the school districts have little to no general fund budget for attendance tracking, truancy prevention tools or truancy awareness programs. Districts that qualify through LCFF funding criteria for millions of dollars to help support students in improving their attendance are the rare exceptions.

These funds target specific subgroups and provide critical resources and programs for those students most at risk. However, even those LCFF funded districts do not appear to have systems in place that accurately track chronic absenteeism or that analyze what aspects of their programs are most effective in improving attendance and the annual cost of these programs.

School districts that do not qualify for special LCFF or federal funding to combat chronic absenteeism have to fund and implement their own support programs. The number of students in need in the latter districts is generally less, reflecting the smaller number of economically disadvantaged students. However, these students are at risk of being left behind if the districts do not fund such support programs.

Most truancy programs have factors in common. They identify the family as the primary source of a student’s attendance problem and operate on the assumption that the sole effective solution to getting the student back on track is uncovering and then removing the barriers preventing regular attendance.

Some programs are effective in helping students get back on track and stay there. However, since the COE has few programs and limited funding, it is up to the school districts and the COE to prioritize their spending on the most effective programs.

The truancy court run by the Contra Costa County Superior Court has an effective partnership with the Lincoln Child Center. The Center provides hands-on family counseling services that have been highly effective in reducing chronic absenteeism. They provide everything from help in finding housing to mental health care for the student. However, these types of programs are expensive because of the depth of care and resources needed to assist the families. For some students, Medi-Cal benefits fund half of Lincoln Child Center fees. However, this leaves these vital programs vulnerable with only short term funding and a complete dependence on non-profit contributions to sustain temporarily these vital programs.

There is no long-term plan to guarantee ongoing funding for NGOs like the Lincoln Child Center. Yet funding of these NGOs by school districts would be a very wise investment

if they in fact increase school attendance. Such funding would ultimately pay for itself by lowering rates of chronic absenteeism, and by increasing ADA funding.

These programs provide a valuable service to the students who are most in need, yet they could help even more students if they were expanded. Without these types of programs, the County is likely to lose ADA funding and without assistance, many of these children are not likely to graduate.

### Effective Data Collection and Software

All of the school districts in the County use a computer based attendance-tracking system. Each teacher records whether a student is present or absent on a desktop computer screen. The information is uploaded into the master computer in the school front office. If the teacher forgets to collect attendance, the front office notifies the teacher before the end of the day to do so.

Some of the school districts use the “Aries Attendance Tracking” system. Other districts such as WCCUSD use “Power School” and San Ramon Unified School District uses “Infinite Compass”. Each system has its pros and cons, and the cost of the systems varies.

Regardless of the system used, an effective anti-truancy program relies on prompt analysis of attendance data to discern problems and trends. Ideally, the analysis should be performed at the school and individual student level. One such initiative—the “Attendance Works” initiative—offers just such analysis and data tracking.

“Attendance Works” is a nationwide nonprofit initiative that offers assistance, best practices, and attendance tools to help school districts improve attendance in their districts. They work with large governmental agencies such as the US Department of Education, the State Department, and even the White House to get grant funding for improving attendance. They help school districts across the country write grant applications to secure funding for attendance programs, counselor’s tools, materials to prevent absenteeism, and awareness about the importance of school attendance.

With the help of Applied Survey Research, “Attendance Works” uses self-calculating spreadsheets for school districts called the “District Attendance Tracking Tools” (DATTs). The companion tools are the “School Attendance Tracking Tools” (SATTs), which provide school-level analysis down to the individual student level.

DATTs and SATTs are Excel files embedded with formulas, tables, and charts, designed to work with a school’s student information system. School districts can upload attendance data and receive analysis of chronic absence rates by school, grade and racial/ethnic breakdowns, as well as a list of absentee students. While they do not replace a district’s regular data system, the Attendance Works tools are helpful for

providing a snapshot of the levels of chronic absenteeism in the school or district and the ability to view information in real time to address the issues quickly.

The DATT and SATT software is available free of charge from Attendance Works. While Attendance Works requests that users share their summary data for research purposes, it is only shared externally either with permission from the school district or on an anonymous basis.

Only 5 of the County's 18 school districts participate in the Attendance Works Pilot Program started by the COE, which began during the 2015 school year. The school districts that did not participate in this program were either not invited or did not accept an invitation to join.

To share best practices in reducing chronic absences, Attendance Works holds regular meetings with the following five (5) school districts: Martinez, Mt. Diablo, WCCUSD, John Swett, and Pittsburg. The school districts that participate report receiving great benefit from each meeting and say the opportunity to speak with other school districts is welcome and always helpful.

"Sharing best practices and common challenges just makes sense," said a top-level school official. Another administrator related that they never leave a meeting without learning something or sharing something new with the group. The administrators who attend these workshops vary but usually are school leaders and support staff directly involved with the attendance process, student services, or counselors who work directly with students needing support.

The keys to effective data collection as reported by Attendance Works are as follows:

1. Actionable Data- needs to be accurate, accessible, and regularly reported.
2. Capacity Building- expands ability to interpret data and work together to adopt best practices.
3. Shared Accountability- ensures monitoring and incentives to address chronic absence.

Attendance Works has all the features needed to track and trend individual attendance and is widely accepted by those that have used it.

### Community Engagement and Awareness

School districts participate in the Attendance Awareness month, facilitated by the COE, each September. However, the COE does little to promote this as a countywide event. It mainly provides handouts and banners to school districts to place up around their schools.

Some elementary schools have been more creative, such as those in the John Swett school district. That district recently had attendance competitions between classrooms. In another awareness raising activity, the County recently had an art contest around the theme of attendance saying “Every School Day Counts”. San Ramon Valley Unified School District encourages the parents to notify the school if they take their children on week or longer vacations. The school district can then have the teacher prepare a week or longer lesson for the student while they are gone.

The State pays the school district if the student completes the vacation plan and in turn, the student is not counted as absent. Countywide, more can be done to make an impact with the month long attendance program campaign and to make parents more aware of common misconceptions about attendance and what role they play in the education of their children.

The countywide attendance slogan is “Every Day Counts”. This should be a well-known phrase that is drilled into parents and children as they try to ensure that their children have good attendance. Community reinforcement and peer pressure can have positive results on school attendance rates.

### Other Program Ideas

#### 1. Daytime Curfews

A daytime curfew is another promising idea for reducing truancy and chronic absenteeism in the County’s schools. Cities that have a daytime curfew see a reduction of juvenile daytime crime. In Contra Costa County, police report that 60 percent of juvenile crime occurs between 8 am and 3 pm on weekdays, during school hours. Some of the local cities now have curfews imposed between 8 am and 1 pm. The curfew deters “hangout” sites, decreasing the incentives for the children to leave school. The only cities the Grand Jury was able to confirm having daytime curfew ordinances were eight of Contra Costa’s 19 cities including Pittsburg, Richmond, El Cerrito, San Pablo, Hercules, Pinole, Martinez and Concord.

Few school administrators, and fewer students, are aware of whether cities in their district have a daytime curfew. However, many school administrators believe that a daytime curfew would be helpful and a logical policy to have in effect to encourage school attendance.

For cities that do not have a daytime curfew it often has to do with setting legal priorities for officers who spot truant students out during school hours. In some cases, officers report that their priorities are directed elsewhere than to lower priority truancy issues. Where there is no daytime curfew then there is no legal obligation for the police officer to intervene. Imposing a daytime curfew for



students should be seriously considered in view of the positive impact it may have on school attendance rates.

## 2. County Office of Education (COE) Involvement

The COE meets monthly with district superintendents; however, truancy and attendance is not usually an agenda item for these meetings. Monthly COE meetings could be a useful forum for school superintendents to discuss chronic absenteeism and those programs and initiatives that have been most effective in their districts in addressing this issue.

## 3. Designated Staff for Improving School Attendance

The information collected by each district, how often it is shared, and to what extent it is discussed within each district varies tremendously. Some districts produce and regularly distribute attendance reports to their schools containing rates of chronic absenteeism, which helps to quickly identify the students most in need of support. However, other districts in the County do not have the tools or infrastructure in place to collect, track and monitor this information on a regular basis.

Many do not have designated staff or comprehensive data collection in place to gather and provide administrators current data. Those districts that have a well-staffed and dedicated team to manage, track and respond to data, are able to better identify those students in need and provide support more quickly. Having dedicated staff in each district focused on improving school attendance is essential to an effective anti-truancy effort and successful plan to reduce chronic absenteeism.

## Conclusion

An empty seat in the classroom means a child is not getting the education they deserve and need to succeed in life. The reason a child does not attend school regularly can vary, be complex and require significant support, or be as simple as needing a bus pass. If we never find out what the barrier is then we have failed to help that child receive the education they deserve. And if we do find out, but then lack the infrastructure or ability to help, then we have failed.

The County has caring and competent school administrators who understand the importance of a child being in school. District superintendents and staff understand what is required of them. With the new LCAP, which requires more structure and purpose around taking attendance, many struggle with a lack of a well-developed strategy and infrastructure. Districts with certain (State designated) student populations qualify for LCFF funding and have an opportunity to use those funds to significantly reduce their chronically absent rates.

The COE could provide strong leadership to train, facilitate and assist school districts in working more closely with each other to improve the County's ADA. A higher ADA rate is a "win-win" result that deserves greater resources and attention by the districts and the COE.

With a modest investment, and strong leadership the County can help the school districts improve their overall attendance. Attendance is not just something we should do but rather an indicator of how a child is doing in life. In this fast-paced modern society, there is little time to catch up once you fall behind.

Early focus on elementary school attendance is a cost effective way to improve long-term educational outcomes, and in turn, improve lives. With a concerted effort and a designed plan, student attendance can improve. The County's school districts should make sure they have done all they can to provide its children with the educational skills needed to compete and succeed in today's rapidly changing world.

## FINDINGS

- F1. Based on truancy rates, during the 2014 – 2015 school year the County ranked among the worst in the State, 46<sup>th</sup> out of 58 counties.
- F2. Based on chronic absences during elementary school, during the 2014 – 2015 school year the County ranked last out of the nine Bay Area counties.
- F3. The SART and SARB programs help maintain and improve attendance rates, thereby increasing ADA funding for each school in the district and in the COE.
- F4. Not all County school districts comply with the requirement found in California Education Code section 15497 that each district collect, track and report its chronically absent rates in an annual LCAP.
- F5. The COE does not currently know the chronically absent rates for all of the County's school districts because the COE lacks relevant data needed to perform the analysis.
- F6. To identify students with attendance issues and quickly address these issues, the school district needs complete and accurate data about attendance and a well-developed support infrastructure.
- F7. The school district has its own software system for collecting attendance information and its own process and standards for collecting, storing and utilizing the truancy attendance information gathered, which are not necessarily the same as other districts in the County.
- F8. Without a centralized attendance system or compatible software among school districts, it is challenging to get a complete picture of a student's attendance profile and patterns over multiple years or across districts.
- F9. Some school districts have little communication with other school districts and the COE about best practices, common achievement goals, and best data systems regarding attendance.
- F10. The California Attorney General, Kamala Harris 2015 report, "*In-School and on Track*", indicates that over 80 percent of chronically absent students in kindergarten and 1<sup>st</sup> grade are unable to read at grade level by 3<sup>rd</sup> grade. These students are four times more likely to drop out than children who can read at grade level.
- F11. The city does not have a daytime curfew.

- F12. The city that has and enforces a daytime curfew sees less daytime and juvenile crime.
- F13 Chronically absent or truant students, who do not get back on track before age 18, are more likely to drop out of high school before graduation.
- F14 Parent and Truancy Courts offer attendance support and are one of the last opportunities to alter a student's attendance behavior.
- F15 Attendance improvement programs used by the County's Juvenile Courts, such as the Lincoln Child Center, ankle monitors, drug and mental health counselors and tutoring classes lack long-term funding.
- F16 The school districts that have Truancy or Resource Officers who connect directly with students, help get chronically absent or truant students back on track.
- F17 There is currently no teen truancy court in the WCCUSD area.
- F18 The WCCUSD does not provide sufficient staff to process chronically absent students through the Parent or Truancy Court in Martinez.
- F19 The amount and allocation of funds provided by the State and spent by the COE for LCFF oversight activities and instructional programs is not reported in detail by the COE, making it difficult for the public to discern the size of the programs targeting attendance improvement and their impact on attendance rates.

## RECOMMENDATIONS

- R1. The COE should consider developing a comprehensive multi-year plan for improving attendance rates that has annual goals.
- R2. The COE should consider assessing each school district's capacity to collect, track and improve attendance, and identifying funds to do so. As part of this assessment, the COE should:
- a. Define the unique make up of each school district's student population.
  - b. Analyze which attendance systems are used in the County.
    - i. How many different ones are there?
    - ii. Are they compatible and able to share data?
    - iii. Do they all provide the critical information needed to track chronically absent rates and attendance patterns in their schools?
  - c. Determine what additional training and support school districts need to meet their goals and improve their attendance.
  - d. Determine which school districts lack effective programs to ensure improvement in attendance.
  - e. Provide an overview of the SART and SARB programs, and delineate the partners with whom they work in the County, and the services provided to the students in need.
- R3. The COE and the BOS should consider providing financial support to the Parent and Truancy Courts in Martinez by providing a multi-year funding plan for critical tools and programs to help struggling families most in need: e.g., funding of Lincoln Child Center, counseling programs, ankle monitors, drug use prevention and treatment, and identifying funds to do so.
- R4. The COE should consider helping WCCUSD reinstate a local parent and truancy court by providing the juvenile courts in Richmond information on the need for these programs and support for best practices and programs.
- R5. The COE should encourage all school districts to participate in the Attendance Works program and to use the free tools provided.
- R6. All school districts should consider participating in the Attendance Works program.
- R7. If a school district declines to participate in Attendance Works, the COE should consider asking for a written explanation as to why the district declined to participate and what programs the district is currently using that would be comparable.
- R8. The COE's office should consider placing attendance as a standing agenda item at its monthly meeting with school district superintendents.

- R9. School districts should raise parent awareness concerning how to prevent a student's school absence from affecting ADA funding or the student's truancy rate.
- R10. COE should consider creating a centralized attendance data system for the County that would include regularly uploaded information from school districts about school absences and ADA data, and identifying funds to do so.
- R11. COE should provide training in advanced tracking techniques with free tracking tools that would be compatible across schools and districts in the County, such as Attendance Works and Aries attendance tracking software, and identifying funds to do so.
- R12. Each school district should consider designating staff to collect, track, and analyze, attendance data in order to follow up on students that appear to be at risk, and identifying funds to do so.
- R13. The COE should help to close the communication gaps among the districts by creating an atmosphere of dedication and communication that encourages districts to freely share highlights and best practices at monthly meetings.
- R14. The school district should consider incentivizing schools to seek increased ADA funding by means such as splitting the additional ADA money between the district and the school for achieving increased ADA funding.
- R15. The COE should consider identifying funds to produce an annual County attendance report that would be publically available countywide, both online and in hardcopy, which includes:
- a. Data on measurable goals. (who achieved, who fell short)
  - b. Highlighted area for both teachers and students, telling their success stories.
  - c. Description of the increased funding from improved ADA countywide and what new programs help to contribute to the result.
  - d. Information about district graduation rates, college enrollment, English learners and economically disadvantaged students.
  - e. Information about programs available and encourage families to seek help before their child falls behind.
- R16. The COE should consider encouraging city councils that do not have a daytime curfew to pass and enforce one.
- R17. The City should consider adopting a policy to promulgate, enforce, and promote a daytime curfew.

## REQUIRED RESPONSES

	<u>Findings</u>	<u>Recommendations</u>
County Office of Education	F1 – F10, F12 – F19	R1 – R11, R13, R15 - R16
Acalanes Union High School District	F3-F4, F6 – F10, F13-F16	R6, R9, R12, R14
Antioch Unified School District	F3-F4, F6 – F10, F13-F16	R6, R9, R12, R14
Brentwood Union School District	F3-F4, F6 – F10, F13-F16	R6, R9, R12, R14
Byron Union School District	F3-F4, F6 – F10, F13-F16	R6, R9, R12, R14
Canyon School District	F3-F4, F6 – F10, F13-F16	R6, R9, R12, R14
John Swett Unified School District	F3-F4, F6 – F10, F13-F16	R6, R9, R12, R14
Knightsen Elementary School District	F3-F4, F6 – F10, F13-F16	R6, R9, R12, R14
Lafayette School District	F3-F4, F6 – F10, F13-F16	R6, R9, R12, R14
Liberty Union High School District	F3-F4, F6 – F10, F13-F16	R6, R9, R12, R14

Martinez Unified School District	F3-F4, F6 – F10, F13-F16	R6, R9, R12, R14
Moraga School District	F3-F4, F6 – F10, F13-F16	R6, R9, R12, R14
Mt. Diablo Unified School District	F3-F4, F6 – F10, F13-F16	R6, R9, R12, R14
Oakley Union Elementary School District	F3-F4, F6 – F10, F13-F16	R6, R9, R12, R14
Orinda Union School District	F3-F4, F6 – F10, F13-F16	R6, R9, R12, R14
Pittsburg Unified School District	F3-F4, F6 – F10, F13-F16	R6, R9, R12, R14
San Ramon Valley Unified School District	F3-F4, F6 – F10, F13-F16	R6, R9, R12, R14
Walnut Creek School District	F3-F4, F6 – F10, F13-F16	R6, R9, R12, R14
West Contra Costa Unified School District	F3-F4, F6 – F10, F13-F18	R6, R9, R12, R14
City Council of Antioch	F11-F12	R17
City Council of Brentwood	F11-F12	R17
City Council of Clayton	F11-F12	R17
City Council of Concord	F12	R17



City Council of Danville	F11-F12	R17
City Council of El Cerrito	F12	R17
City Council of Hercules	F12	R17
City Council of Lafayette	F11-F12	R17
City Council of Martinez	F12	R17
City Council of Moraga	F11-F12	R17
City Council of Oakley	F11-F12	R17
City Council of Orinda	F11-F12	R17
City Council of Pinole	F12	R17
City Council of Pleasant Hill	F11-F12	R17
City Council of Pittsburg	F12	R17
City Council of Richmond	F12	R17
City Council of San Pablo	F12	R17
City Council of San Ramon	F11-F12	R17
City Council of Walnut Creek	F11-F12	R17

These responses must be provided in the format and by the date set forth in the cover letter that accompanies this report. An electronic copy of these responses in the form of a Word document should be sent by e-mail to [epant@contracosta.courts.ca.gov](mailto:epant@contracosta.courts.ca.gov) and a hard (paper) copy should be sent to:

Civil Grand Jury – Foreperson  
725 Court Street  
P.O. Box 431  
Martinez, CA 94553-0091

## Glossary of Terms

The following definitions from the “In School + On Track 2015” report are listed below:

Truancy	In California, a student is truant if he/she is absent or tardy by more than 30 minutes without a valid excuse on 3 occasions in a school year.
Habitual Truancy	A student is habitually truant if he/she is absent without a valid excuse for 5 days during a school year.
Chronic Truancy	A student is chronically truant if he/she is absent without a valid excuse for at least 10 percent of the school year.
Chronic Absence	In California, chronic absence is defined as being absent for any reason (excused or unexcused) for at least 10 percent of the school year. Thus, in a 175 or 180-day school year, a student who misses 18 days of school or more is chronically absent.
Excused Absence	Valid excuses may include illnesses, doctor or dentist appointments, personal reasons justified by a parent or guardian and other reasons within the discretion of school administrators.

## Appendix

### LOCAL CONTROL FUNDING FORMULA:

The enabling legislation was signed into law in 2013 and implemented in 2014. It allocates funding grants based on average daily attendance for students in each school district. The additional resources are allocated to districts based on the following, disadvantaged subgroups-low income, ethnically at risk, English learners, foster youth and homeless youth.

These funds are used to provide critical infrastructure for those students most at risk and replaced the previous K–12 finance system, which had been in existence for roughly 40 years.

For the COE, the LCFF establishes separate funding streams for oversight activities and instructional programs.

As part of the LCFF, school districts, COE's, and charter schools are required to develop, adopt, and annually update a three-year Local Control and Accountability Plan.

### LOCAL CONTROL AND ACCOUNTABILITY PLAN:

Original estimates provided by the State Department of Finance in 2013–14 indicated there would be an additional state cost of approximately \$18 billion available for the school districts and take eight years to phase in completely. There would be \$58 million for COEs and it would take two years to phase in completely.

In 2013, the State of California also put in place the LCAP, which requires each school district, charter school and county office of education to:

- Complete an annual report for the State addressing their school district's eight state priorities.
- Address "Pupil Engagement" – A state priority measured by reporting school and high school dropout rates
- Set improvement goals and an action plan to achieve them.

### The SARB process

It begins when the school sends out their first letter to the family indicating that child has missed too much school. This is usually three to five unexcused absences. Some school districts have a centralized letter process that verifies this child does not have extenuating circumstances that would make sending a letter insensitive, such as loss of a relative or a severe injury. However a centralized letter process (while more sensitive) also requires additional dedicated staff that have real-time-data-tracking of all students in the system. Some districts only use an automated service, which makes it more difficult to intercept any letter that should not go out. Next, they send out two subsequent letters,

if the child continues to be absent. Then they invite the parent(s) to the SART meeting, which is followed by the SARB panel. Finally, if none of this works, the case is referred to court.

#### The COE's LCFF funding

The COE instructional programs are funded through an alternative education grant as follows:

- Provides a uniform base grant per ADA for certain pupils served by county offices (on probation, probation referred, and expelled pursuant to EC Section 48915 (a) or (c)).
- Targeted pupils are those classified as English learners (EL), meet income requirements to receive a free or reduced-price meal (FRPM), foster youth, or any combination of these factors (unduplicated count).
- COEs also receive a concentration grant equal to 35 percent of the base grant multiplied by ADA and the unduplicated percentage of targeted students exceeding 50 percent of enrollment.
- Provides a uniform base grant per ADA for juvenile court school pupils. Additionally, all juvenile court school pupils are deemed to be eligible for the supplemental and concentration grants provided for unduplicated pupils.
- Other pupils served by COEs are funded based on the LCFF funding of their home school district.



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of August 23, 2016

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

**SUBMITTED BY:** Nancy Kaiser, Parks and Recreation Director *Nancy Kaiser*

**SUBJECT:** **UPDATE ON THE STATUS OF DISC GOLF RECREATION**

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### **RECOMMENDED ACTION**

It is recommended that the City Council receive the report on disc golf in Antioch.

### **STRATEGIC PURPOSE**

**Long Term Goal J: Parks and Recreation.** Provide outstanding facilities and programs for the community.

- **Strategy J-1:** Increase the use of the City's recreation facilities

### **FISCAL IMPACT**

Disc golf is a recreation activity played by several residents who have requested that the City add a disc golf course to the Antioch park system. There is no funding available to meet this request.

### **DISCUSSION**

During the last year, the Parks and Recreation Commission researched the recreation activity commonly known as disc golf. The Commission learned about the sport/activity, received presentations from disc golf enthusiasts, visited existing courses within the region, researched the approved plans for Contra Loma Regional Park and recommended that staff meet with players to study the feasibility of adding a temporary course for local residents.

Staff met with local disc golf enthusiasts to explore the opportunity for creating a temporary course at Prewett Community Park utilizing volunteers and donations of equipment. The disc golf players prefer a permanent course and requested the City approve a permanent course.

The request and consideration for a permanent course, including volunteers and equipment donations, requires additional research including items such as park master plans, permits, funding, maintenance and agreements for use. These next steps will be explored following the completion of current projects including the spray park, all-access playground, Prosserville playground, and existing facility upgrades. Recreation programs and park maintenance services are also still operating a peak summer schedule including the Antioch Water Park.

CITY OF ANTIOCH AS SUCCESSOR AGENCY TO  
THE ANTIOCH DEVELOPMENT AGENCY  
CLAIMS BY FUND REPORT  
FOR THE PERIOD OF  
JULY 15 - AUGUST 11, 2016  
FUND/CHECK#

<b>239 Redevelopment Obligation Retirement Fund</b>		
363660	GOLDFARB AND LIPMAN LLP	LEGAL SERVICES 2,210.80
363682	MUNICIPAL RESOURCE GROUP LLC	CONSULTING SERVICES 4,340.00
363714	STRATEGIC THREAT MANAGEMENT INC	SECURITY SERVICES 11,803.50
364027	STRATEGIC THREAT MANAGEMENT INC	SECURITY SERVICES 2,859.50

CITY OF ANTIOCH AS HOUSING SUCCESSOR TO  
THE ANTIOCH DEVELOPMENT AGENCY  
CLAIMS BY FUND REPORT  
FOR THE PERIOD OF  
JULY 15 - AUGUST 11, 2016  
FUND/CHECK#

**227 Housing Fund**

***Housing - CIP***

363996	PACHECO/MARTINEZ HOMELESS OUTREACH	CDBG SERVICES	4,449.60
364075	CONTRA COSTA HEALTH SERVICES	CDBG SERVICES	4,787.49
364138	STAND FOR FAMILIES FREE OF VIOLENCE	CDBG SERVICES	2,981.96
927225	ANKA BEHAVIORAL HEALTH INC	CDBG SERVICES	1,722.90
927387	HOUSE, TERI	CONSULTING SERVICES	682.50





## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of August 23, 2016

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

**SUBMITTED BY:** Alexis Morris, Senior Planner

**APPROVED BY:** Forrest Ebbs, Community Development Director *fa*

**SUBJECT:** Laurel Ranch Subdivision (PD-15-03) (PW 698)

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### RECOMMENDED ACTION



New information has come to light regarding this project that needs to be further analyzed by staff. Therefore, it is recommended that this item be tabled. The project will be re-noticed when the project returns to the City Council.




## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of August 23, 2016

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

**SUBMITTED BY:** Arne Simonsen, City Clerk   
Christina Garcia, Deputy City Clerk 

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

**SUBJECT:** Board of Administrative Appeals Appointment for one (1) Alternate Member vacancy, 2-year term, expiring March 2018

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### **RECOMMENDED ACTION**

It is recommended that the Mayor nominate and Council appoint by resolution one Alternate Member to the Board of Administrative Appeals for a 2-year term which will expire March 2018.

### **STRATEGIC PURPOSE**

**Long Term Goal L: City Administration.** Provide exemplary City administration.  
**Strategy L-7:** Coordinate City Boards and Commissions administrative requirements.

### **FISCAL IMPACT**

There is no fiscal impact to the City as this position is voluntary.

### **DISCUSSION**

The Board of Administrative Appeals consists of five members and one alternate to be appointed by the Mayor and confirmed by a majority of the Council. The Alternate Member shall serve a term of two years. The Board hears appeals regarding administrative decisions by any official of the City dealing with Municipal Code interpretations. These administrative citations are typically issued by a Code Enforcement Officer, Police Officer, or Animal Control Officer.

Three of the Board Members shall have experience in the building construction trades and/or training in the California Code of Regulations, or such training and experience necessary to hear appeals on Building, Housing, and Technical Codes. All appointed members of the Board shall be Antioch residents. Meetings are held the first Thursday of every month at 3:00 p.m. in the City Council Chambers; or on other dates as needed.

The City of Antioch advertised to fill the vacancy in the usual manner. The vacancy for the Alternate Board Member, 2-year term, remained open and our office had extended the deadline date to accept applications through July 8, 2016.

The Clerk's Office received two applications from the following residents to be considered for appointment to the Alternate Member, 2-year term vacancy:

1. April Ussam-Lemmons
2. Venus Valentina Despas-Hauso

The applicants were interviewed by Mayor Harper.

**ATTACHMENTS**

- A. Resolution
- B. Applications

RESOLUTION NO. 2016/\*\*

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH  
APPOINTING (insert name of appointee) TO THE BOARD OF ADMINISTRATIVE  
APPEALS FOR THE ALTERNATE MEMBER VACANCY, TWO-YEAR TERM  
ENDING IN MARCH 2018**

**WHEREAS**, there is currently a vacancy on the Board of Administrative Appeals for an Alternate Member vacancy, two-year term, ending in March 2018; and

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

**WHEREAS**, Mayor Wade Harper considered two applications received and interviewed each of the interested applicants; and

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

**WHEREAS**, Mayor Wade Harper has nominated (insert name of appointee) to the Board of Administrative Appeals; and

**NOW THEREFORE BE IT RESOLVED**, that the City Council of the City of Antioch hereby approves the Mayor's nomination of (insert name of appointee) and appoints (him/her) to serve on the Board of Administrative Appeals as an Alternate Member, two-year term, ending in March 2018.

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 23rd day of August 2016, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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

Attachment B



RECEIVED

JUN 08 REC'D  
2016  
CITY OF ANTIOCH  
CITY CLERK

EXTENDED

July 8

**APPLICATION DEADLINE: 4:30 p.m. Friday, ~~June 11~~, 2016**

APPLICATION FOR COMMUNITY SERVICE

**BOARD OF ADMINISTRATIVE APPEALS**

**Alternate Board Member (2-year term)**

Print your name: APRIL USSAM-LEMMONS

Address: Lemay Way City: Antioch

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

e-Mail address: april\_ussam@comcast.net

Employer: - n /a -

Address: \_\_\_\_\_ City: \_\_\_\_\_

Occupation: Homemaker

Years lived in the City of Antioch: 18 years

List the three (3) main reasons for your interest in this appointment: (1) I would like to contribute to my community by providing my knowledge, education, and skills in assuring that citizens' appeals are evaluated fairly in accordance with the law. (2) I would like to see the city of Antioch thrive again and be known for its sound judgment in dealings within its citizens. (3) I would like to stay active in my community in areas where I believe I can contribute most.

Have you attended any meeting of this board? No, but I plan to do so going forward.

Have you had any previous city community service on this board? (If yes, please explain) No, I have not had any previous city community service on this board.

What skills/knowledge do you have that would be helpful in serving on the Board of Administrative Appeals? I am a pragmatic individual and always use informed judgment when approaching matters before me. My communication and conflict resolution skills are outstanding, which I will utilize with confidence I am able to convey an idea and/or reason in a diplomatic yet persuasive manner. My education granted me with conventional and unconventional knowledge of our government, our economy, and our society.

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

Personally and respectfully speaking, I think, we, the great people of Antioch are not in the same platform. A lot appear to be upset with the direction of our city, some wear the Antiochian with pride, and a few seem uninterested. I understand that it is typical for citizens to have differing perspective, but there should be some commonalities like expressing satisfaction with the long awaited BART station being realized. If we allow negativity to infest our outlook, it will become challenging to appreciate positivity... being in a negative streak, it could become easy to disobey the law, displace blame, and ultimately not care. It is very important to remember that when one wants change, it starts from within... say, by challenging oneself to be an ideal citizen and see what one can do to better her community as a whole.

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Can you attend meetings at the designated time and date? Yes, I can attend the meetings.

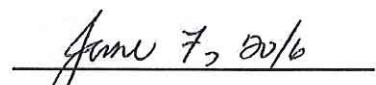
**PLEASE ATTACH YOUR RESUME (REQUIRED TO BE CONSIDERED FOR APPOINTMENT).**

**PLEASE NOTE THIS COMPLETED APPLICATION IS AVAILABLE FOR PUBLIC REVIEW.**

Board members are required to file an annual FPPC Form 700 (Statement of Economic Interest) with the City Clerk and complete a 2-hour online AB 1234 Ethics course.

DELIVER OR MAIL TO: CITY CLERK'S OFFICE  
City of Antioch  
200 "H" Street  
P.O. Box 5007  
Antioch, CA 94531-5007

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date

# April Ussam-Lemmons

Antioch, CA. 94509 |

## Summary of Qualification

- Exceptional Communication Skills
- Strong Analytical Thinking and Planning
- Excellent Conflict Resolution and Identification (Certificated)
- Outstanding Interpersonal Skills
- Knowledgeable with Culturally Diverse Community
- Skilled in Confidence-Building
- Experienced with Outreach and Public Relations
- Strong Sales and Marketing
- Exceptional Customer Service
- Social Network Savvy
- Skillful with Microsoft Office
- Bilingual-Tagalog

## Education

University of Southern California	M.A., Teaching/Education	2013
University of California, Berkeley	B.A., Legal Studies	2011
Los Medanos College	A.A., Behavioral Science & Social Science; Arts & Humanities; Mathematics & Science	2009

## Experience

### Supervising Coordinator, on-demand

Council for Educational Travel, U.S.A. (non-profit) Jan 2013 – Jan 2014

- Improved exchanged student's experience by providing exceptional educational and personal support
- Solidified rapport through means of active advising and mentoring
- Community outreach to gain potential U.S. family/parents'
- Implemented company guidelines as required by U.S. Department of State

### Student Services Advisor II

Heald College Jan 2012 – Oct 2012

- Reduced students' absenteeism and dropout rates through means of diplomatically persuasive approach
- Successfully motivated students' to complete their scholastic goals
- Strengthened school's student outreach programs
- Managed and resolved issues that hindered students' success
- Influenced and re-enrolled recently withdrawn students
- Assisted and reported to Director of Student Services, Director of Academic Affairs, and Program Directors on improving students' academic path toward graduation
- Corresponded and inquired with Faculty, Student Financial Service, Business Office, Library, Learning Center, Registrar, and Office of Admission
- Implemented college policies in accordance to federal regulations (Family Education Rights and Privacy Act, American Disability Act)
- Daily use of Campus-Vue, Microsoft Office, Google Voice, and Daily Activity Report

### Beauty Consultant, Sales

Jun 2007 – Dec 2008

Macy's West

- Achieved weekly goals
- Solicited sales through informative product benefits
- Persuaded clients' to purchase events/charity tickets and to apply for a Macy's credit card
- Taught cosmetic techniques/product information during quarterly events
- Managed clients' file for new products and item replenishment
- Resolved escalated issues of unsatisfied customers
- Daily use of cash register, and some use of office machines



RECEIVED

JUL 8 2016

CITY OF ANTIOCH  
CITY CLERK

APPLICATION DEADLINE: 4:30 p.m. Friday, July 8, 2016

APPLICATION FOR COMMUNITY SERVICE

BOARD OF ADMINISTRATIVE APPEALS

Alternate Board Member (2-year term)

Print your name: Venus Valentina Hauso

Address: Shannondale Ct. City: Antioch

ZIP Code: 94531 Phone (H) \_\_\_\_\_

e-mail address: \_\_\_\_\_

Employer: Robert Half

Address: Camino Ramon City: San Ramon, CA

Occupation: Credit Manager

Years lived in the City of Antioch: 1.4 years

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

- Want to make contributions and fair ethical decisions and choices
- Strongly interested in community service within Antioch
- Learn and give back, want to see Antioch grow and prosper

Have you attended any meeting of this board? yes

Have you had any previous city community service on this board? (If yes, please explain) No but have done lots of community service

What skills/knowledge do you have that would be helpful in serving on the Board of Administrative Appeals? Excellent good judgement skills, detail oriented, fair, honest, ethical want decisions that benefit everyone and lots of work experience, college degree



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

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Can you attend meetings at the designated time and date? yes

PLEASE ATTACH YOUR RESUME (REQUIRED TO BE CONSIDERED FOR APPOINTMENT).

PLEASE NOTE THIS COMPLETED APPLICATION IS AVAILABLE FOR PUBLIC REVIEW.

Board members are required to file an annual FPPC Form 700 (Statement of Economic Interest) with the City Clerk and complete a 2-hour online AB 1234 Ethics course.

DELIVER OR MAIL TO: CITY CLERK'S OFFICE  
City of Antioch  
200 "H" Street  
P.O. Box 5007  
Antioch, CA 94531-5007

  
\_\_\_\_\_  
Signature

7/5/16  
\_\_\_\_\_  
Date

## Venus Valentina Despas-Hauso

**Objective:** To obtain a position where I can use my expertise while maintaining high customer satisfaction.

**Qualification Profile:** Strongly self motivated, Excellent customer service skills, outstanding communication and presentation skills, equally effective working independently or collaboratively in a team effort, friendly and personable, profound speaking voice, excellent at accomplishing company goals, time management skills, good judgment skills, detail oriented, focused, organized, hard working and a great work ethic.

### **Educational Background:**

B.S. Business Administration	December 2012	Cal State East Bay, Hayward C.A.
Minor In Marketing	December 2012	Cal State East Bay, Hayward C.A.
Minor in Corporate Management	December 2012	Cal State East Bay, Hayward C.A.
AA Degree in Liberal Studies	December 2002	Chabot College, Hayward, C.A.
Certificate in Business Management	December 2006	Chabot College, Hayward, C.A.

### **Work Experience:**

Robert Half	San Ramon, CA
District Credit Manager	01/2013 to present

Responsible for providing world class service on multi million dollar credit portfolio client accounts, Strategize and coordinate with different departments for resolution to issues effecting the past due and increase customer satisfaction, Striving to reach and exceed company goals, Work effectively with branches and interdepartmental personnel, provide excellent customer service in a timely manner to internal and external clients, Determined to reach success and bring resolution with a Positive attitude. Creating new ways to improve company results, Reduce delinquency, be proactive, and obtain faster dispute resolution. Review credit lines , credit approvals and make credit recommendations.

Greenstar Marketing, Inc.	San Francisco , C.A.
Outside Sales Representative	8/2012 to 11/2012

Sales and advertising for businesses in the health and wellness industry. Increase brand awareness, provide customer service, customer relationship management, coordinates events

Alameda Electrical Distributors

Hayward, C.A.

Credit Specialist

07/2007 to 12/30/2011

Business to business collections, Responsible for collections on multi-million dollar accounts receivable portfolio. High volume of calls made daily for payment made throughout the day, excellent use of track, monitor and follow system in place to ensure efficient collections. Successfully reached collections goals each month. Trained other employees in collections and helped with best practice methods for collections. Specialized in handling difficult and high maintenance accounts while being professional, firm and friendly with customers discussing payments. Organize and manage multiple billing accounts, send invoices, Highest and best use of negotiation skills to make effective payment plans , review and analyze problem accounts to find solutions, process credit applications Excellent use of communication skills both verbal and written. Analyze and adjust customer credit account limits, review orders on credit hold and take appropriate actions, answer customer inquiries and establish relationships with clients, resolve and research disputes in a timely manner to provide the best customer satisfaction, sales tax, reconcile accounts, resolve short paid invoices, process payments and assist with cash application.

Fireside Bank

Pleasanton, C.A

Senior Collection Specialist

1/2002 to 5/2007

Collection on car loan accounts, High volume of collections calls handled one of the top collectors in the department. Manage accounts 1-90 days past due, excellent use of negotiation skills to arrange and collect payments, skip tracing, fast paced call center environment, process payments, analyze and review credit reports, knowledge of F.D.C.P.A laws. Resolve customer inquiries and research for payment disputes. Reaching company goals to reduce amount of delinquent accounts.



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of August 23, 2016

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

**SUBMITTED BY:** Desmond Bittner, Police Lieutenant

**APPROVED BY:** Allan Cantando, Chief of Police *AC*

**SUBJECT:** Police Crime Prevention Commission appointments for two full-term vacancies expiring June 2020

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### RECOMMENDED ACTION

It is recommended that the Mayor nominate and Council appoint by resolution two members to the Police Crime Prevention Commission, 4-year terms, which will expire June 2020.

### STRATEGIC PURPOSE

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

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

### FISCAL IMPACT

There is no fiscal impact as all positions are voluntary.

### DISCUSSION

The Antioch Police Crime Prevention Commission makes recommendations to the City Council relative to crime prevention and reports on programs. Commissioners are involved in public presentations, coordination of various Neighborhood Watch groups, and special community events such as National Night Out. The Commission consists of 7 members, who each serve a 4 year term. **Applicants must not be a full-time police officer.** The Commission meets on the third Monday evening of the month barring holidays at which time the meeting will be held the following Wednesday.

Currently there are (3) vacancies on the Antioch Police Crime Prevention Commission. The terms of two commissioners expired in June 2016 and one commissioner resigned in June 2016.

As a result of advertising, 2 applicants were interviewed by Mayor Wade Harper, Police Chief Allan Cantando, Police Crime Prevention Commission Chair Harry Thurston, and Police Crime Prevention Coordinator Hans Ho for the vacancy:

1. Daniel Solorio
2. Sandra White

The appointments will be seated at the regularly scheduled Antioch Police Crime Prevention Commission meeting on September 19, 2016. There is a current opening announcement for the third partial term vacancy. The partial term application deadline is August 12, 2016.

**ATTACHMENTS**

- A. Resolution
- B. Applications of the listed applicants

RESOLUTION NO. 2016/\*\*

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH  
APPOINTING (insert name of appointees) TO THE POLICE CRIME PREVENTION  
COMMISSION FOR THE (2) TWO FULL TERM VACANCIES, FOUR-YEAR TERM  
ENDING IN JUNE 2020**

**WHEREAS**, there are currently (2) two full-term vacancies on the Police Crime Prevention Commission, 4-year term, ending in June 2020; and

**WHEREAS**, the City Clerk made announcement of the vacancies and solicited applications for the (2) two vacancies; and

**WHEREAS**, Mayor Wade Harper considered two applications received and interviewed each of the interested applicants; and

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

**WHEREAS**, Mayor Wade Harper has nominated (insert name of appointees) to the Police Crime Prevention Commission; and

**NOW THEREFORE BE IT RESOLVED**, that the City Council of the City of Antioch hereby approve the Mayor's nominations of (insert name of appointees) and appoints them to serve on the Police Crime Prevention Commission, as a Commissioner, 4-year term, ending in June 2020.

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 23rd day of August 2016, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

---

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



APPLICATION DEADLINE: 4:30 p.m. Friday, June 3, 2016

APPLICATION FOR COMMUNITY SERVICE

POLICE CRIME PREVENTION COMMISSION - 4 year term

Print your name: Daniel Solorio

Address: Hansen DR. City: Antioch

ZIP Code 94531 Phone (H) \_\_\_\_\_ (W) (C)

E-mail address: \_\_\_\_\_

Employer: Realty ONE Group Elite

Address: Lone Tree Way City: Antioch

Occupation: Realtor

Years lived in the City of Antioch: 35 years

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

- 1- Interest in improving safety/life in Antioch
- 2- Better neighborhoods = better life
- 3- Need to be involved in solutions

Have you attended any meetings of this commission? Yes

Have you had any previous city community service on this commission? (If yes, please explain) 1 year on Police Crime Prevention Commission

What skills/Knowledge do you have that would be beneficial in serving on the Police Crime Prevention Commission? Working with parents, students, etc in Public Schools for 37 years. Block Captain in my neighborhood for 10 years.

Please indicate any addition information or comments you wish to make that would be helpful in reviewing your applications:

I already have had one year experience on the commission. As part of my duties I have attended all city Council meetings. Very interesting. I can't believe how much I have learned about Antioch. I want Antioch to be a safe and comfortable city to live in where all call it 'home'.

The Commission meets on the third Monday of the month in the Antioch Police Department's Community Room (300 "L" Street) at 7:00 p.m., barring holidays in which case meetings will be held the following Wednesday.

Can you attend the meetings at the designated time? Yes

PLEASE ATTACH YOUR RESUME (REQUIRED TO BE CONSIDERED FOR APPOINTMENT).

PLEASE NOTE THIS COMPLETED APPLICATION IS AVAILABLE FOR PUBLIC REVIEW.

The top three/four candidates will undergo a background check by the Antioch Police Department prior to appointment.

Deliver or mail to: Antioch City Clerk  
200 "H" Street  
P.O. Box 5007  
Antioch, CA 94531-5007

Daniel Soler  
Signature

5/17/16  
Date



# Daniel Solorio

5/17/2016



----- Hansen Dr.  
Antioch, CA 94531

## OBJECTIVES

Police Crime Prevention Commission

## EDUCATION

Sacramento State College

1967-1972

BA Degree: English/Spanish/Teaching Credential

## EXPERIENCE

Oakley Union Elementary School District  
1972-2009

Teacher: 8<sup>th</sup> Grade English, US History, Spanish,  
Literature Coordinator

Realtor

2006-Current/ Realty ONE Group Elite

Buying/Selling Homes

## SKILLS

Education, Mentoring, Computer Skills, Office Skills



RECEIVED

JUN 27 REC'D 2016

CITY OF ANTIOCH  
CITY CLERK

**APPLICATION DEADLINE: 4:30 p.m. Friday, July 8, 2016**

APPLICATION FOR COMMUNITY SERVICE

**POLICE CRIME PREVENTION COMMISSION - 4 year term**

Print your name: Sandra White

Address Rockspring Way City: Antioch

ZIP Code 94531 Phone (H) \_\_\_\_\_ (W) \_\_\_\_\_

e-mail address: \_\_\_\_\_

Employer: Edgewood Center for Children and Families

Address: Rockspring Way City: Antioch

Occupation: Human Resources / Mental Health

Years lived in the City of Antioch: 9 years

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

To help create or recommend focused, deterrence strategies.  
Help improve the neighborhood watch or create new program  
Help create problem-oriented policing programs.

Have you attended any meetings of this commission? YES

Have you had any previous city community service on this commission? (If yes, please explain) NO

What skills/Knowledge do you have that would be beneficial in serving on the Police Crime Prevention Commission? PLEASE REVIEW ATTACHED DOCUMENT.

Please indicate any addition information or comments you wish to make that would be helpful in reviewing your applications:

My HR based mental Health Skills require me to develop programs for conflict resolutions. I am submitting both resumes for review.

The Commission meets on the third Monday of the month in the Antioch Police Department's Community Room (300 "L" Street) at 7:00 p.m., barring holidays in which case meetings will be held the following Wednesday.

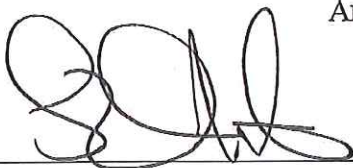
Can you attend the meetings at the designated time? yes

**PLEASE ATTACH YOUR RESUME (REQUIRED TO BE CONSIDERED FOR APPOINTMENT).**

**PLEASE NOTE THIS COMPLETED APPLICATION IS AVAILABLE FOR PUBLIC REVIEW.**

The top three/four candidates will undergo a background check by the Antioch Police Department prior to appointment.

Deliver or mail to: Antioch City Clerk  
200 "H" Street  
P.O. Box 5007  
Antioch, CA 94531-5007



Signature



Date

### **Skills and Knowledge:**

It has always been my desire to help others deal with their emotional or stressful situations that may arise in their personal or professional life. Crime derives from people feeling helpless due to stressful or emotional conflicts. When people do not feel connected to their community or themselves, they may resort towards behavior that give them immediate gratification. As a resident of Antioch, It is my civic duty to participate in helping to keep our city/community safe from delinquent and criminal behavior.

As a graduate of Counseling Psychology, I am familiar with a variety of techniques that may assist families and Individuals get to the source of their unlawful behavior in order to implement resources to change harmful behavioral problems. I have spent the past 6 years working as a therapist and clinical psychologist in a range of environments. This includes working with young people who had experienced some form of trauma and who were displaying behavioral difficulties.

My recent work has included interventions such as counselling, behavior modification, cognitive therapy and mediation for a variety of clientele just to name a few. I am also a Human Resources Manager. I work for a mental health organization providing services for children and their families with severe behavioral problems. I have many years of experience developing initiatives with quick solutions that will help get situations under control; my training and experience includes creating long-term plans that will help members of the community find permanent ways to deal with their stressors. Following is a brief lists of my clinical training and HR skills:

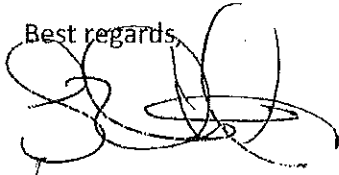
- Trauma/PTS
- Depression/Anxiety
- Stress Management
- Conflict Mediation
- Organizational Development
- Succession Planning

The ability to communicate efficiently is a huge factor in helping people in the community learn how to find solutions for their problems and I can teach them effective ways to stay calm and talk out their issues. Through my work, I will also teach people how to replace dysfunctional actions with constructive behavior to help create a more calm and friendly environment where everyone can relax more.

I am eager to contribute my abilities, knowledge and experience to the Police Crime Prevention Commission Team. Given my extensive training and background, I believe I can help foster good

programs to meet the organization objectives. Please take the time to review my qualifications in the Mental Health and Human Resources field.

Best regards,

A handwritten signature in black ink, appearing to be 'Sandra White', written in a cursive style with several loops and flourishes.

Sandra White, MA

# SANDRA G. WHITE

Dedicated, proactive, and dynamic human resources and staffing professional, with a career of solid and progressive experience in all facets of human resources management, office supervision, and personnel management. Highly skilled in managing employee relations, recruitment, retention, training, strategic human resource objectives implementation, and organizational behavior process improvement. Demonstrated outstanding ability in providing critical support in the development and implementation of human resources strategies that achieve optimal business results. Hands-on manager with outstanding leadership, interpersonal, problem resolution, and relationship-building skills; and adept in culture and diversity management. Skilled at effectively balancing organizational and employee needs coupled with exceptional problem solving, interpersonal, and communication skills.

## Key areas of specialty include:

- Skilled in resolving complex HR, Employee and Vendor issues.
- Strong communication, organization, interpersonal, and leadership style.
- Demonstrated ability to identify, develop, motivate, coach and lead effective teams.
- HR Policy, Process, & Systems Design.

## Solid background and HR Strengths:

Strategic Staffing Initiative	Mediation & Advocacy	Human Resource Information Systems
Vendor Negotiations	Human Resources Management	Staff Recruitment & Retention Programs
Labor policy development	Employee Relations	Merger and Acquisition Staff Assimilation
Performance Management	Organizational Development	Employment Law FMLA/ADA/EEO/WC

## Professional Experience

### ***Edgewood Center for Children and Families Human Resources Manager San Francisco, CA***

***July 2015 - Current***

- HR consultant to all levels of management.
- Recruiting open positions coordinate the posting, sourcing, initial phone call screenings, along with the arrangement of interviews with the candidate with the applicable departments, and onboarding.
- Creator of talent profiles for employee measurement/talent pipeline.
- Draft/review/implement corrective action plans, performance improvement plans, terminations and reductions-in-force (layoffs).
- Employee and labor relations, investigations, grievance resolution.
- Union avoidance training and initiatives.
- Union negotiations/HR subject matter expert.
- Coordinates the development and implementation of HR record-keeping systems, and other administrative control processes.
- Directs, plans, and implements policies, objectives, and activities of organizations in regards to Human Capital in order to ensure continuing operations, to maximize returns on investments, and to increase productivity.
- Interprets and explains policies, rules, regulations, and laws to organizations, corporate officials, and individuals.
- Monitors and minimizes turnover with field leaders; including identifies and evaluates cause of turnover from exit interviews.
- Performance/talent management and succession planning.
- Advises and collaborates with Corporate Operation executives and field managers on all employee relations issues: promotions, progressive discipline, terminations and leaves of absences.
- Conducts investigations in response to employee complaints and assist filed managers in responding to complaints.
- Recommends, develops, and implements personnel policies and procedures in compliance to Joint Commission accreditations; to include updating the Employee Manual, Handbook, etc.
- Develops and delivers presentations/training programs to field manager and HR liaisons with regards to human resources compliance, policies, practices and including management and leadership development.
- Collaborated with managers on succession planning and performance management review process.
- Designed and implemented a comprehensive New Hire Orientation and on-boarding program for employees' at all organizational level.
- Monitored programs for effectiveness and cost containments; including departmental budget.
- Ensures that business unit leaders and managers maintain HR-related complication functions: FLSA, FMLA, ADA, AAA, EEO, IRA, HIPPA, Harassment, and all other HR Corporate Policies.

**Ultra Clean Technology, Hayward, CA**  
**HR & Staffing Program Manager**

**November 2011 – January 2015**

- Develop business and increase UCT's presence and program opportunities within the organization.
- Liaison between vendors' and UCT's HR/managers resolving all contingent staffing needs.
- Managed VMS/MSP systems for contingent labor.
- Processed weekly payroll for over 200 employees working with ADP ezLaborManager. Workforce Now with Time and Attendance feature.
- Planned and implemented program components for contingent workforce.
- Create quarterly excel reports and present to management focusing on hiring trends to review ROI.
- Train managers on hiring process and the benefits of recruited hires (i.e. cost savings in cutting sourcing/screening time, mitigating miss-classification risks).
- Coordinated all contract and labor requisitions between UCT and its secondary vendor suppliers.
- Process operational activities, such as leave-of-absences, workers' compensation claims, and employee safety.
- Manage training and development programs for all departments as the business partner.
- Maintain and manage contingent labor headcount including associate relations, trouble-shooting challenges, coaching code of conduct.
- Prepare documents and reports relating to the employment of temporary and contractor personnel (i.e. timecards Workforce Now Time and Attendance, billing, excel weekly and monthly reports) including the payroll (point of escalation when necessary). Independent Contractor audits, exit interviews for client employees and associated analysis, internship program.
- Work with vendor (HRBP's & Managers) to facilitating resolution to ER issues.
- Continually "status" client on the progress of candidate pre-qualification, interview process, hiring cycle, on-boarding, new hire orientation, safety training, off-boarding and exit interviews.
- Track hiring activity through both internal software (Staff Suite) as well as continuously updating vendor's ATS.
- Manage New Hire Orientation, Conduct Annual Performance Evaluations and work collectivity and individually with On-Site Team/staff development.
- Developed and coordinate annual college internship program.
- Analyzed, diagnosed and productively resolved problems through conducting and applying organizational interventions and strategic solutions.
- Recruiting open positions coordinate the posting, sourcing, initial phone call screenings, along with the arrangement of interviews with the candidate with the applicable departments, and onboarding.

**On Assignment Staffing Group**  
**Full Desk Recruiter**  
**Sari Bruno, CA**

**May 2008 – February 2009**

- Recruited and hired candidates in contract, contract-to-hire and permanent placements for multiple client companies.
- Filtered and reviewed completed candidate profiles, resumes and evaluated applicants work history, education and training, job skills, desired salary, hourly rate, and personal qualifications against open requirements.
- Made initial contacts, scheduled and conducted full interview cycle, met each personally, checked references and submitted for the matching position.
- Negotiated salaries and hourly rates, extended offers of employment to successful candidates and filled all the necessary paper work after the hire.
- Developed and implemented effective recruiting strategies in order to attract, screen, recruit, and select high quality candidates including referral generation, ad placement, position postings, direct sourcing, cold calling and networking to develop a qualified pool of candidates.
- Established and maintained solid working relationships with hiring managers.

**Novo Nordisk Delivery Technology, Hayward, CA**  
**HR Business Partner / Program Manager**

**March 2005 - May 2008**

- Managed vendors' contract-staffing requirements.
- Created HR solutions that sustained key business requirements and aligned with the organizations short/long term business objectives.
- Exemplified expertise in developing, implementing, and administering human resources policies and procedures, such as an Employee Handbook which encompassed multiple states employee laws.
- Led Round Table forums for Associates and prepared metrics (i.e. Associate Satisfaction Surveys).
- Human Resource liaison between NNDT end-users and recruiters, ensuring that hires were met in a timely manner.
- Insured that approved contract labor requisitions were distributed to the appropriate secondary staffing firms.
- Coordinated all contingent labor requisitions between Novo Nordisk and its secondary suppliers.

- Managed VMS/MSP systems for contingent workforce.
- Interfaced with sub vendors' human resources senior representatives.
- Consulted with line management providing HR guidance when appropriate.
- Dealt with different operational activities, such as leave-of-absences, workers' compensation issues, and employee safety.
- Coordinated and attended career fairs for recruiting and company recognition.
- Identified and managed training and development needs for individually assigned departments as the business partner.
- Worked closely with management and employees to improve work relationships, build morale, increase productivity and retention.
- Partnered with the Business Partner in order to collaborate with each departments' staffing needs.
- Efficiently maximized effectiveness and ensured the delivery of optimal business results through developing and implementing key organizational development strategies that addressed various areas such as workforce planning and/or organizational health.
- Developed and coordinated college internship program.
- Provided consulting expertise to senior leadership teams on all employee relations issues, including EEO law and company policies/practices; reviewed and analyzed trends to develop or refine diversity, work-life, or other HR programs.
- Analyzed, diagnosed and productively resolved problems through conducting and applying organizational interventions and strategic solutions.
- Developed and implemented training on HR related subjects such as employee law, diversity, management practice.
- Participated in evaluation and monitoring of success of training programs. Followed-up to ensure training objectives were met.
- Maintain in depth knowledge of legal requirements related to day-to-day management of employees, reducing legal risks and ensuring regulatory compliance. Partnered with legal department as needed to avoid co-employment issues.
- Advised management on adverse actions and conducted adverse impact analysis; conducted investigations of EEO concerns; made recommendations and implemented solutions based on issues investigation process, attended unemployment hearings and prepared accurate summary report of employee relations issues.
  - Open requisitions
  - Manage VMS/MSP
  - Expenditures
  - Positions filled
  - Cost per hire
  - Customer Satisfaction Survey
  - Contractor's Employee data
  - Secondary Supplier data
  - Hiring Manager Skill-Set Profiles

**H.L. Yoh Healthcare Company, Walnut Creek, CA**  
**Recruiter/Sourcer (July 04 – March 05)**

**September 04 – March 2005**

- Recruiting activities consisted of candidate screening and assessing skills and competencies' to meet job
- Tracked applicant activity status and reported per OFCCP requirements.
- Followed up on job leads in support of Yoh's sales activities.
- Sorting Applications and Shortlisting Candidates.

**H.L. Yoh Scientific Company, Walnut Creek, CA**  
**HR & Staffing District Onsite Manager**

**December 00 – September 04**

- Insured contract-staffing needs were met in a timely manner. Functioned as liaison between hiring managers and recruiters confirming correct job descriptions, position scope and requirements were accurate.
- Insured that approved contract labor requisitions were distributed to the appropriate secondary staffing firms.
- Coordinated all contract labor requisitions between Yoh and its secondary suppliers.
- Interface with client sites human resources representatives.
- Coordinated & facilitated Supervisors safety meetings, client and employee social events, and other related group meetings.
- Coordinated Agency outplacement programs for employees affected by reduction in work force.
- Facilitated safety training sessions for employees at various sites.
- Processed terminations as needed.
- Conducted weekly New Hire Orientation.
- Kept HR boards up to date with current regulations and Federal and State mandated postings for all sites.
- Tracked applicant activity status and reported per OFCCP requirements.
- Collected and tracked accident and near miss data for all sites.
- Managed Workers' Compensation claims for external employees.
- Performed other duties and projects as assigned by the Director of Human Resources.
- Coordinated working hours of contractor's employees along with collect and process timecards, verify accuracy and confirm signatures by authorized managers.



- Compiled and delivered all customized management reports.
- Participated in corporate meetings regarding national on-site programs at Yoh.
- Employee coaching and counseling pertaining to employee relation issues.
- Awarded the Yoh Management Award in 2002 at National meeting for On-Site performance.

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#### EDUCATION

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John F. Kennedy University, MA Counseling Psychology – Pleasant Hill, CA  
John F. Kennedy University, BS Psychology – Pleasant Hill, CA

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#### PROFESSIONAL DEVELOPMENT

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**St. Vincent de Paul:** Developed resume writing, career coaching and job interview Skill Training Modules for St. Vincent de Paul Work Champion Program in Oakland, CA.

**Member of SHRM:** Society for Human Resource Management.

**SHRM:** Human Resource Certificate of Completion 2008

**Certified Conflict Mediator:** Certificate of Completion 2011

**Competent Communicator:** Toastmasters International

**Computer Skills:**

- Brassring, Recruitmax, Staffsuite, Groupwise, ADP ezLabor Manager, VMS, SnapHire and Paycom
- MS Office (Word, Excel, PowerPoint, Access, Outlook)

# Sandra G. White

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**Summary of Qualifications:** Highly knowledgeable and passionate Marriage and Family Therapist Intern with an educational background in diagnosing and treating mental and emotional disorders, whether cognitive, affective, or behavioral, within the context of marriage and family systems. Applying psychotherapeutic and family systems theories and techniques in the delivery of professional services to individuals, couples, minors and families for the purpose of treating such diagnosed nervous and mental disorders.

## **EDUCATION:**

- John F. Kennedy University, Graduate School of Professional Psychology  
M.A. in Counseling Psychology, Concentration: Marriage and Family Therapy
- John F. Kennedy University, Bachelor of Science in Psychology
- Chabot College, A.A. Human Development

## **COUNSELING EXPERIENCE:**

### **Private Practice – Counseling, Pleasant Hill, CA**

November 2012 – Current

#### **Marriage and Family Therapist Intern (under supervision w/Diana Methfessel)**

*Provide psychotherapy to Individual, Couple, Families and Minors in Private Practice.*

- Trauma / PTSD
- Stress Management
- Self Esteem
- Depression / Anxiety
- Relational Issues
- Grief and Loss
- Conflict Resolution

### **Amador Institute – Counseling, Antioch, CA**

February 2013 – March 2014

#### **Social Worker Case Manager Intern (under supervision w/Dr. Patsy Phillips)**

- Supervise THPP Plus adults
- Coordinate Social Service appointments for THPP client
- Set weekly goals for THPP client
- Facilitate weekly House Meetings
- Individual Counseling for Medical Clients

### **Center for Personal & Relational Development, Walnut Creek & Pleasant Hill, CA**

September 2012 – November 2012

#### **Marriage and Family Therapist Intern (under supervision)**

*Provided psychotherapy to Individual, Couple, Families and Minors in Private Practice.*

- Trauma / PTSD
- Stress Management
- Self Esteem
- Depression / Anxiety
- Relational Issues

- Grief and Loss

**Family Resiliency Project, Pleasant Hill, CA**

January 2012 – September 2012

**Family Resiliency Counselor Intern (under supervision)**

*Provided family counseling to at-risk youth and their families from diverse ethnicity in schools and community settings, including the Mount Diablo Unified School District, Antioch Unified School District.*

- Facilitate Psycho-Educational Workshops
- Facilitate Group Therapy
- Provide Case Management services to families
- Worked with at-risk children and their family

**John F. Kennedy Community Counseling Center, Pleasant Hill, CA**

April 2010 – September 2012

**Marriage and Family Therapist Intern (under supervision)**

*Responsible for providing psychotherapy to family, children, and individual clients.*

- Developed and implemented treatment plans to help clients mobilize inner capacities and resources to improve social functioning.
- Maintain progress notes for all clients to ensure proper documentation of session content and interventions.
- Conducted individual, family, and group therapy sessions in accordance with the established treatment plan and provided crisis intervention when necessary.
- Prepared psychological and mental health assessments by obtaining background information such as physical, psychological and mental health, and social factors which contribute to the client's situation and by studying case histories of clients/residents.
- Provided consultation, made recommendations, gave appropriate advice, and facilitated decisions.
- Facilitated the use of research data to improve existing programs and utilization of resources.
- Provided case management services to include evaluating the needs of clients, referrals, and developing and implementing treatment plans, and monitoring progress.
- Conduct phone intakes and refer clients to appropriate resources based on individual needs.
- Foundational coursework and training in Cognitive-Behavioral and Family System Therapy.

**Diablo Community Day School, Concord, CA**

October 2011 – December 2011

**Psychotherapist Intern – School Based**

*Responsible for providing psychotherapy to students who have been expelled.*

- Counsel students who have been administratively placed by MDUSD Student Services Office following referrals from: Probation Department, MDUSD School Attendance Review Board, and/or MDUSD Positive Behavior Team.

**College Park High School, Pleasant Hill, CA**

**Deer Valley High School, Antioch, CA**

August 2010 – June 2011 School Year

**Marriage and Family Therapist Trainee – School Based**

*Responsible for providing academic coaching and psychotherapy to high school students.*

- Counseled students in grades 9 through 12, using cognitive behavioral, reality, and person-centered approaches, to address depression, assertiveness issues, self-esteem, poor academic performance, and interpersonal difficulties.
- Implemented individualized educational goals and objectives to enhance student responsibility, accountability and independence.
- Collaborate with teachers, occupational therapists, and student advisors to form an engaging multidisciplinary team.
- Facilitate Group Therapy group for high school students.

**Workshop Facilitator:**

**Simpson Temple Christian Center – Oakland, CA**  
February 2015

**Presented four seminar series on Emotional DNA**

- Series 1: Transgenerational DNA
- Series 2: Living Consciously
- Series 3: Self Acceptance
- Series 4: Self Responsibility

**American Association for Marriage and Family Therapy – Pleasant Hill, CA**  
October 2012

**Presented two educational presentations at the AAMFT Student Conference on:**

- *Cultural Competency, Stereotypes, Myths, and Misconceptions*
- *Immigration Effects on the Family and Cultural Complexities*

**John F. Kennedy University Didactic Facilitator - Pleasant Hill, CA**  
July 2012

- Present educational presentation on 'How to Respond to At-Risk Youth' to MFT Trainees.

**John F. Kennedy University Didactic Facilitator - Pleasant Hill, CA**  
October 2011

- Present educational presentations to MFT Trainees on **Street Gang Mentality & How to Respond to At-Risk Youth.**

**SeventhStep Youth/Adult Facilitator - Hayward, CA**  
June 2011 – July 2011

- Prepared material and presented lectures for at risk Juveniles and Adult Male Parolees on **How to Respond versus React in Crisis.**

**Seminars:**

**Challenge Day 3 day Workshop**

*Adult Participant*

Challenge Day Headquarters'

Concord, CA

02/13

**Challenge Day**

*Adult Participant*

College Park High School

Pleasant Hill, CA

10/12

**Certifications:**

**ACT Against Violence (Raising Safe Kids) Workshop Facilitator - Concord, CA**  
April 2011 – Current

- Facilitate psycho education group for parents, caregivers & families who have children from birth to age 8.

**(YIN) Youth Intervention Network Family Mediator - Antioch, CA**  
January 2011 – Current

- Mediated families in crisis referred from Antioch School District and Antioch Police Department.

**(YIN) Educational Advocate - Antioch, CA**

April 2011 – June 2012

- Provided educational information, guidance and support to families with youth in Antioch Schools.

**Professional Training:**

Domestic Violence Workshop Training  
Human Sexuality Workshop Training  
HIV and AIDS Workshop Training  
Child Abuse Assessment, Reporting and Treatment Training  
Developing Workshops Training  
Addiction Workshop Training  
OMEGA Training Institute / "Street Soldiers"

References upon Request



This is to certify that

**Sandra White**



has successfully completed the training programme to become a

**Facilitator in Dialogue for Peaceful Change**

THE WORKSHOP TOOK PLACE IN

**Antioch, California**

DATE OF WORKSHOP

**January 10, 2011 - January 14, 2011**

CERTIFICATE NUMBER

**--- 616**

DPC TRAINER

*Colin Craig*

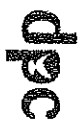
DPC TRAINER

*Jaap van der Sar*

DPC TRAINER

**Colin Craig**

**Jaap van der Sar**



Dialogue for  
Peaceful  
Change

# Omega Boys Club

**STREET SOLDIERS**

## CERTIFICATE OF COMPLETION

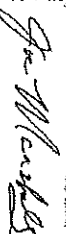
AWARDED TO

**Sandra White**

**Omega Training Institute  
Alive & Free  
Prescription**

San Francisco, CA

July 18-20, 2011



Dr. Joseph E. Marshall, Executive Director, Omega Boys Club/Street Soldiers



*This certificate is hereby awarded to*

**Sandra White**

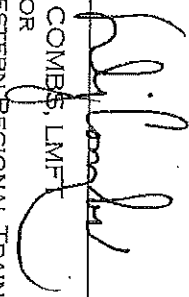
*In recognition of the fulfillment of all training and teaching requirements  
necessary to serve as a:*

**Certified Facilitator**

of the

**ACT Raising Safe Kids Program**

SEPTEMBER 9, 2011  
PLEASANT HILL, CALIFORNIA

  
DELLA COMBS, LMFT  
DIRECTOR  
ACT WESTERN REGIONAL TRAINING CENTER





## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of August 23, 2016  
**TO:** Honorable Mayor and Members of the City Council  
**SUBMITTED BY:** Forrest Ebbs, Community Development Director *FE*  
**SUBJECT:** Update on Downtown Specific Plan

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### **RECOMMENDED ACTION**

It is recommended that the City Council receive an update on the Downtown Specific Plan.

### **STRATEGIC PURPOSE**

This supports Strategy H-2, Update long range planning documents, by providing a current plan for the Downtown Area. It also supports Strategy H-4, Streamline entitlement and permit processes, and Strategy H-5, Grow Antioch's economy through additional annexation, as well as residential and commercial development, by providing more straight-forward and flexible land use policies and processes.

### **FISCAL IMPACT**

The Downtown Specific Plan is funded by a grant from the Strategic Growth Council. The Downtown area is a Metropolitan Transportation Commission (MTC) identified potential Priority Development Area (PDA). No additional funds are anticipated for the completion of this project.

### **BACKGROUND**

On June 2, 2015, a Special Joint Study Session Meeting of the City Council, Planning Commission and Economic Development Commission was held on the Downtown Specific Plan (DSP) Update Program to review background information, provide input on three initial land use alternatives, and a preferred alternative for the DSP area.

The work products presented for review and comment at the joint Council and Commissions Study Session included: (a) Community Outreach; (b) Market Analysis; (c) Opportunities & Constraints (O&C) Report detailing existing conditions; (d) An initial set of three Alternative Land Use Concept Plans and supporting documentation for the DSP area; and (e) A staff report that presented three draft land use alternatives.

Based on considerable input received at the June 2, 2015 meeting from the Council, Commissions, and public, a refined set of two alternatives was sent forward to the City Council for review.

On June 23, 2015, the City Council reviewed the alternatives, viewed visual examples of different housing densities, heard public input, and directed staff to proceed with

Alternative 1B (Attachment "B"), including a general maximum residential density of up to 37 units per acre, and with mixed use allowed on site 5, with housing limited to a maximum of 18 units per acres.

In October 2015, the Community Development Director elected to end the contract with the City's consultant and to pursue completion of the Downtown Specific Plan using City staff. A preliminary draft was presented to the Planning Commission on April 20, 2016 with direction given for further refinement, which is reflected in the current document.

### **DISCUSSION**

The Downtown Specific Plan is intended to serve as a comprehensive land use document for the downtown area. Presently, the area is regulated through a series of planning documents, municipal code sections, and similar efforts that can be cumbersome and even conflicting. The purpose of this Downtown Specific Plan is to combine the best elements of these past documents, current information, and future trends, to create a single source for development policy and programs for Downtown Antioch. This document is designed to be streamlined, accessible, and simple to encourage development and reinvestment in Downtown Antioch.

The contents of a Specific Plan, unlike an area or neighborhood plan, are regulated by California Government Code (Section 65451), and must include:

- 1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- 2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- 3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- 4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).
- 5) A statement of the relationship of the specific plan to the general plan. (The entire specific plan statute is included in Appendix B of this report for reference.)

The Administrative Draft of the Downtown Specific Plan (Attachment "A") contains seven chapters, which will address all of the above requirements. The Administrative Draft presented to the City Council is roughly 90% complete, requiring additional efforts in formatting, graphics, maps, and general revisions. Completion of the document is expected by the end of August 2016. The contents of the Administrative Draft are described as follows:

## **1.0 Vision, Guiding Policies, and Context**

This chapter describes the overall purpose and motivation behind the Downtown Specific Plan and establishes the goals that the document intends to achieve.

## **2.0 Land Use**

The Land Use chapter contains a land use map, land use and development standards, as well as the policies, programs and other regulations to govern the development and use of land in Downtown Antioch. The City Council endorsed a preferred alternative on June 23, 2015 (Attachment "B") and the proposed Land Use Map (Figure 2-1), reflects the direction provided in the original preferred alternative, but has been modified to correct certain errors and refine the land use policy. This chapter, more than all others, provides the core content and policy direction for the Specific Plan. The Goals, Objectives, Policies, and Programs contained in the Land Use chapter will have the most profound effect on the development and revitalization of Downtown Antioch.

## **3.0 Streetscape and Design Guidelines**

The City of Antioch adopted Citywide Design Guidelines in 2009, which include detailed architectural guidance for the Rivertown (Downtown) Area. As these guidelines are current and remain wholly relevant to Downtown Antioch, they are incorporated, by reference, into the Specific Plan, and are included as Appendix A to the document.

## **4.0 Circulation and Access**

As a traditional grid system with greater opportunities for non-vehicular movement, Downtown Antioch has the potential to become a unique community with special qualities. This chapter addresses the existing ways that people circulate through Downtown Antioch, including by car, bus, bicycle, and as pedestrians, and offers policies and programs to ensure that these modes are all supported without compromising the quality of life available to residents.

## **5.0 Environmental Quality**

The revitalization of any area requires an analysis of the constraints and opportunities posed by the surrounding environment. This chapter addresses noise, hazardous materials, flooding, air quality, biological resources, seismic hazards, and cultural resources that may affect future development.

## **6.0 Public Facilities, Services, and Infrastructure**

As required by State law, the Specific Plan includes this chapter, which addresses the existing infrastructure of the Downtown Area. Fortunately, Downtown Antioch is not constrained by infrastructure.

## **7.0 Implementation**

This final chapter will summarize the next steps required to pursue implementation of the Specific Plan. It is rarely adequate to simply provide policies and goals without taking the next step to plan and even budget for their actualization. In this case, the General Plan and Zoning Ordinance will each need to be amended to defer to the Specific Plan. Additional programs proposed in the Specific Plan will also be described and a schedule of responsibility and timing will be included. This chapter has not been

drafted yet, but will be developed once a final tally of policies and programs is developed.

#### Next Steps

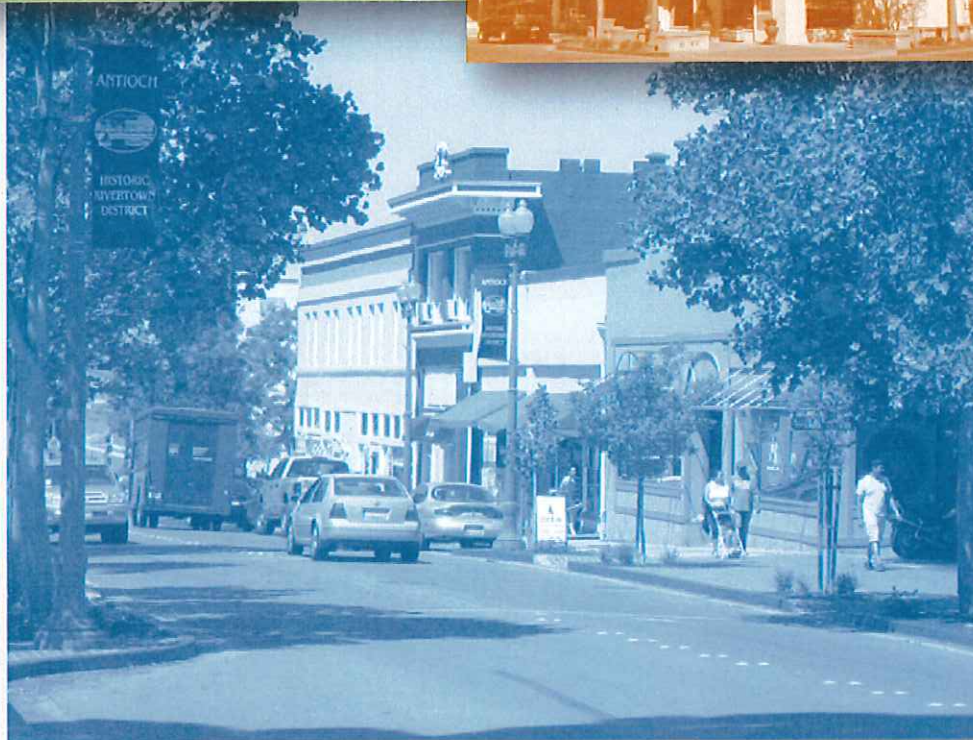
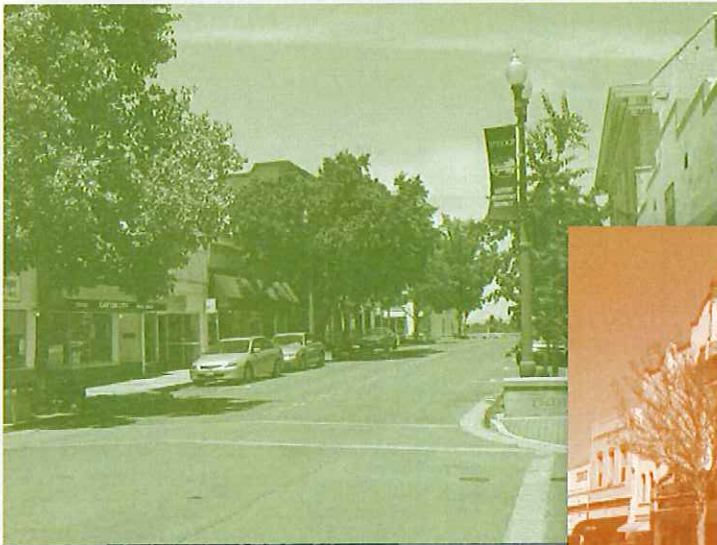
At this meeting, Staff will provide the City Council with a detailed presentation on the entire Downtown Specific Plan and requests any comments or questions regarding this Administrative Draft. Staff then anticipates final completion of the document and initiation of the environmental review process, with the goal of returning to the Planning Commission in October for review and recommendation to the City Council. Finally, staff hopes to bring the document to the City Council in November/December for final action.

#### **ATTACHMENTS**

- A: Administrative Draft of Downtown Specific Plan (08/11/16)
- B: Preferred Alternative of June 23, 2015

# Downtown Specific Plan

City of Antioch





# Table of Contents

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1.0 Vision, Guiding Policies, and Context

2.0 Land Use

3.0 Streetscape and Design Guidelines

4.0 Circulation and Access

5.0 Environmental Quality

6.0 Public Facilities, Services, and Infrastructure

7.0 Implementation

Appendix A – Design Guidelines

Appendix B – Opportunities and Constraints Report

# 1.0 Vision, Guiding Principles, and Context

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# Planning Area

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## City of Antioch

The City of Antioch is located in eastern Contra Costa County and occupies 29.1 square miles. The City of Antioch is adjacent to the City of Oakley to the east, the City of Brentwood to the south and east, unincorporated Contra Costa County to the south, the City of Pittsburg to the west, and the southern shore of the San Joaquin River to the north.

The City is bisected by State Route 4, which runs east and west parallel to the San Joaquin River. This freeway provides access to the East Bay and Oakland, San Francisco, State Route 680 and San Jose, and Interstate 80. In addition, State Route 160 forms the eastern boundary of the City and provides access to the California Delta and, ultimately, the City of Sacramento.

[INSERT REGIONAL MAP]

### *Downtown Antioch*

The Planning Area boundaries of Downtown Antioch, for the purposes of this Specific Plan, are generally the San Joaquin River to the north, Fulton Shipyard Road to the east, Tenth Street to the south, and Auto Center Drive to the west. This area is approximately 1.5 miles wide and 0.5 mile deep, with a total area of 0.75 square miles. The Planning Area boundaries generally reflect the traditional grid that was developed during the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

[INSERT DOWNTOWN ANTIOCH SPECIFIC PLAN MAP]

## History

Originally settled in 1848, Antioch is one of the oldest cities in California. Then known as Marsh's Landing, the area was a notable shipping point for the regional cattle industry. In 1850, Smith's Landing was established to the west of Marsh's Landing, and the town's name was eventually changed to Antioch, after the biblical city.

Following the discovery of coal in 1859, the City of Antioch grew as an important mining and shipping community. This industrial identity continued into the twentieth century with the establishment of steel mills, canneries, and a power plant, all located along the important railroad and river connections. Following World War II, Downtown Antioch's traditional grid rapidly stretched southward to provide housing in support of the growing industrial sector. With the eventual loss of these industries and the construction of State Route 4 as a freeway, the City of Antioch ultimately transitioned into a bedroom community serving the larger cities of the East Bay. The City of Antioch is now committed to reclaiming its role as a complete full-service community with a lively downtown as its centerpiece.

## **1.2. Vision, Guiding Principles, Goals and Policies**

***Vision** ~ Downtown Antioch will be a wonderful place in which to live, work, shop, dine and play. The community will take pride in Downtown as the historic heart of Antioch. Downtown's unique waterfront setting, its historic and culturally rich character, buildings, streetscapes and open spaces will make it a successful, lively, fun and walkable special place that attracts residents and visitors of all ages.*

This chapter discusses elements that help make up a successful Downtown. It begins with the above Vision Statement that forms the basis for the Guiding Principles, Goals, Policies and implementation measures included in the Specific Plan and Design Guidelines. The Vision, Guiding Principles, Goals and Policies of the Downtown Specific Plan have evolved through the Plan process as a result of public input at study sessions and public hearings, stakeholder interviews, analysis and findings contained in the Existing Conditions: Opportunities and Constraints report, good ideas from other Cities, input from the Planning Commission and Economic Development Commission at study sessions, and direction from the City Council at public hearings. The sum of this input, establishes an overall direction for the Downtown that is reflected throughout this Specific Plan.

### **Guiding Principles for a Successful Downtown**

While the downtown of every city is different, there are basic building blocks that can make it attractive, welcoming and successful. People are first and foremost. Without people willing to spend time there, a downtown lacks life and ambience. The presence of people enlivens a downtown, promote safety, and contribute to the activity level that can make it an inviting, clean place with a unique Community Character.

### **Unique Identity**

The heart of a community is its downtown, which is a public place that has good accessibility. Its sense of place is defined by the special, memorable qualities there. A downtown's physical setting and characteristics generally define its identity. The buildings, streets, civic and open spaces reflect its history, the pride it creates, and the care it receives. Attractive streets and sidewalks, and the presence of well preserved historic buildings along with new development establish downtown character. Activities and events also contribute to downtown character. Downtown should be a pleasant, interesting, active place with a variety of fun destinations for visitors of all ages.

### **Variety of Uses**

A healthy downtown has a diversity of uses that attract people to spend time there. Downtown success hinges on it being a place to live, work, shop and play. Housing is a vital factor in a downtown being safe and active 24/7. Residents and visitors can attract a variety of retail, dining and entertainment uses to a downtown.

### **Walkability, Accessibility and Parking**

A walkable and accessible downtown allows people to take their time to window shop, go in and out of stores, socialize and exercise. Narrow tree lined streets with adequate sidewalk widths, good lighting and signage, and interesting building facades and shop windows, make for an enjoyable opportunity to stroll. A parking supply that is adequate to serve a downtown, but does not overwhelm it with lots of pavement, will support accessibility to a downtown. Mixed use development can help ensure adequate, but not excessive parking. This is important because most visitors will drive downtown and need to park there in the foreseeable future. An attractive walking environment will get people out of their cars, and keep them moving around downtown on foot for longer periods of time.

### **Attractive, Well Designed Environment**

The pattern of an attractive, walkable streetscape with a mix of vibrant shops, restaurants, and housing in well maintained historic buildings and high quality new development and open spaces, has made for memorable, successful downtowns in a number of cities. People are drawn to unique, pleasant, attractive downtowns that promote safety and stability in a well maintained environment.

## **Goals and Policies**

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The Downtown Specific Plan is a twenty year plan, and a “living document.” It can change over time as needed to adapt to changes in the economy, market factors, technology, the needs and desires of the community. Over the next ten to twenty years, this Plan seeks to achieve the following Goals and Policies:

#### **Goal 1.2.1. Downtown Antioch’s Unique Character**

Preserve Downtown Antioch’s special character by insisting on high quality design, landscaping, and protection of health and the environment. New development will complement the eclectic architecture and historic richness of our Downtown, and provide a pleasing and safe experience.

Policy 1.2.1.1. To promote the long-term sustainability of Antioch, this plan recognizes the value of Downtown as a unique place with a rich character. Downtown’s riverfront, historic and architectural resources and streetscape contribute to an eclectic mix that attracts residents, business and visitors. By preserving and enhancing that character through a commitment to high quality design, this plan lays the groundwork for the long term vitality of Downtown as the historic heart of Antioch.

Policy 1.2.1.2. Fostering a unique sense of place will help establish the identity of Downtown Antioch in the region, by developing a mixed-use, pedestrian-oriented district, linked to the assets of the San Joaquin Riverfront and Waldie Plaza.

Policy 1.2.1.3. Noise and vibration from train traffic in Downtown can be significant, especially in areas abutting the tracks. This Plan provides that noise and vibration be evaluated as part of the environmental review of any new development abutting the

railroad tracks. Proper site planning, the location of buildings and/or sound barriers, and use of building techniques and elements that control noise and vibration intrusion will help lead to successful high quality development along the Downtown rail corridor.

#### Goal 1.2.2. Preserve and Enhance Public Spaces

Maintain and enhance Downtown public features such as parks, streetscapes and open spaces. Provide access to and re-connect Downtown to the San Joaquin River. Enhance Waldie Plaza as a venue for public events and enjoyment of the River. Encourage development and events that activate public spaces.

Policy 1.2.2.1. The City is responsible for improvements to public spaces that attract private investment. Public spaces in the Downtown includes streets, alleyways, sidewalks, lighting, landscaping and street furniture such as benches, bike racks, newsracks and fountains, as well as the River, promenade Waldie Plaza, City Hall, Community and Senior Centers. The Downtown streetscape provides an existing asset consisting of a well designed and coordinated grid pattern including decorative sidewalks, crosswalks, street lights, landscape planters, street trees, street furniture and street name signs. By preserving and enhancing the streetscape and public places, and providing greater opportunities for community gathering and outdoor dining, the City can help foster the unique quality of Downtown.

Policy 1.2.2.2. The improvement of Waldie Plaza as a public gathering and event space, with attractive shops and seating in which people can view the River, shop, dine, and attend events, will add ambiance and enliven Downtown to attract visitors, and build on the beauty of our Riverfront.

Policy 1.2.2.3. Maintaining and expanding the number and variety of events at the Downtown Nick Rodriguez Community Center, Senior Citizens Center, and Waldie Plaza can help attract greater numbers of visitors and residents to Downtown.

#### Goal 1.2.3. Economic Vitality

Establish Downtown as a preferred place to live, work and visit. Ensure the future economic stability of Downtown by providing an active daytime workforce in shops, restaurants, offices and studios, and by promoting tourism and the provision of high quality businesses and jobs.

Policy 1.2.3.1. According to downtown revitalization expert Christopher Leinberger: "Critical mass is created when there is enough activity to occupy a visitor for four to six hours" (The Shape of Downtown, Urban Land magazine (ULI), December, 2004). To attract, retain and enhance the restaurants, shops and entertainment assets of Downtown in the face of existing challenges, successful dining and retail must be attracted to rebuild Antioch's historic Downtown core as a preferred destination.

Policy 1.2.3.2. A sense of place has emerged as an important factor in shopping environments across the nation. Downtown Antioch must capitalize on this desire for

attractive environments in which people will spend their time and money while enjoying themselves.

Policy 1.2.3.3. Position Downtown to succeed by utilizing assets such as City land holdings to help leverage and facilitate new residential, commercial and mixed use development.

Policy 1.2.3.4. Foster building designs that meet current retail operational design requirements, and focus on high wage, high quality jobs as an important factor in economic viability for Downtown. Bringing back first class dining, shopping and housing uses that appeal to entrepreneurial endeavors is crucial to helping Downtown's economic base become sustainable in the long term. By identifying priority retail markets and attracting establishments that meet special Downtown niches, as well as everyday community shopping needs, the City can promote and strengthen retail diversification.

Policy 1.2.3.5. The Land Uses allowed by this Plan can help bolster the balance of housing, retail, office, and institutional uses in the Downtown. Such a balance can increase the daytime population so that it supports Downtown businesses by expanding opportunities for visitor serving and office uses to locate Downtown.

Policy 1.2.3.6. Providing development clarity to encourage investment, incorporating flexible development standards that respond to changing market conditions, Downtown land use and parcel patterns, and streamlining permitting in the Downtown, including more administrative permits, can promote a "business friendly" environment, and reduce the burden on business owners, developers and City staff.

Policy 1.2.3.7. Tourism-related establishments can help support Downtown's continued development by distinguishing Antioch as an active and friendly to all ages destination in the heart of the Delta. Highlighting Downtown as the historic center of activity in Antioch, and establishing new businesses and activities can create a regional draw in Downtown. The enhancement of linkages to regional assets such as the San Joaquin River, Prewitt Water Park, Lone Tree Golf Course, County Fairgrounds, Hillcrest eBart Station and future ferry terminal, can bring Downtown into greater focus as a unique shopping, dining and entertainment center.

Policy 1.2.3.8. Continue to promote more activities and attractions in Downtown, including more restaurants, entertainment venues, art, cultural, and special events.

Policy 1.2.3.9. This Plan facilitates opportunities to support entrepreneurial efforts for artisans and crafts persons to produce and/or sell their products in ground floor or above spaces in the Downtown. Their wares could be showcased in conjunction with events in Waldie Plaza, at the El Campanile Theater, and/or other Downtown festivals.

Policy 1.2.3.10. Although ground floor retail uses make the most sense for long term economic development and pedestrian ambiance in the Downtown core, in the near-term, this Plan allows office uses that can increase occupancies, pedestrian traffic, and patrons for Downtown businesses.

Goal 1.2.4. Housing Renaissance  
Facilitate the provision of high quality, market rate and affordable housing to support the creation of a Downtown Core that is active throughout the day and evening, and to support Downtown businesses. Encourage efficient use of Downtown's land resources by promoting infill development.

Policy 1.2.4.1. The City has an important role in promoting Downtown housing by establishing policy, helping facilitate projects and, in some cases, by leveraging development.

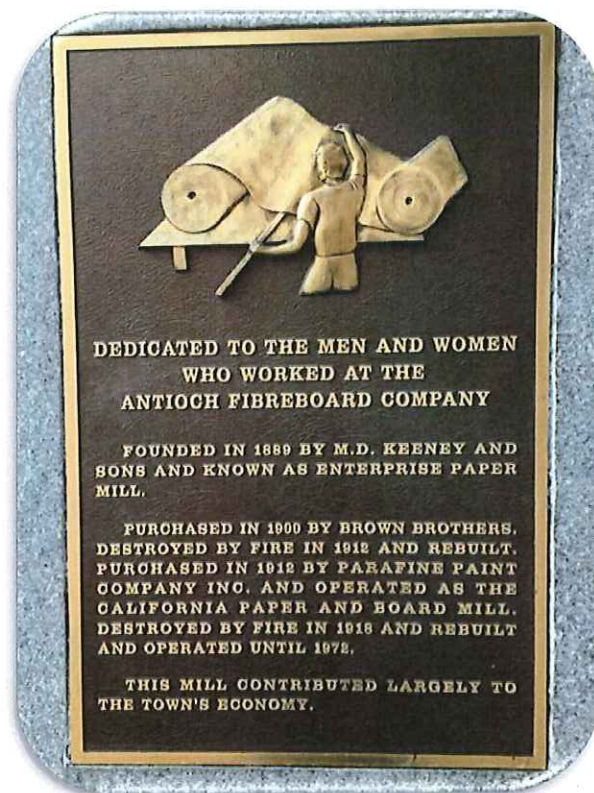
Policy 1.2.4.2. Providing high quality market rate and affordable housing in Downtown is a crucial step toward revitalization that can result in a lively Downtown that can sustain around-the-clock activity. The policies and actions in this Plan are intended to stimulate the production of mixed use and residential development to create housing opportunities for new and existing Antioch residents and workers, while being harmonious and compatible with good examples of the existing urban fabric, building strong neighborhoods and strengthening the local economy.

Policy 1.2.4.3. Achieving residential development in Downtown can be complex and expensive due to multiple factors, including small parcel sizes, multiple ownerships, the difficulty of land assembly, high land costs, physical and environmental constraints and infrastructure costs. The administrative permitting process, development and design standards provided within this Plan are intended to reduce or eliminate regulatory obstacles to development.

Policy 1.2.4.4. The Plan provides flexibility in design to encourage the construction of housing, while raising the bar on quality and creativity for materials and architecture that are harmonious and compatible with good examples of the existing Downtown built environment.

#### Goal 1.2.5. Mobility

Create an integrated multi-modal transportation system that effectively serves the Downtown area. Improve all modes of access to and within Downtown, and provide opportunities for residents, workers, and visitors to walk, bike, drive or access transit (including Amtrak, buses, future ferry service, and links to the Hillcrest eBart station), Downtown.



Policy 1.2.5.1. A wide range of circulation modes serve Downtown, including cars and trucks, several bus routes, Amtrak, the nearby Hillcrest EBar Station, bike and multi-use trails, and pedestrian sidewalks. Downtown ferry service is planned for the future. While most people will continue to arrive Downtown by car, this Plan encourages people to use alternative modes of transportation, rather than cars, to get to and around Downtown.

Policy 1.2.5.2. Downtown sidewalks and plazas will continue to be accessible to disabled persons, and accessibility will be improved where appropriate.

Policy 1.2.5.3. This Plan calls for the City to explore and implement feasible vehicular access and aesthetic improvements to the three main roadways into Downtown (A Street, L Street, and Auto Center Drive), and to work with schools, parents and bicycle clubs on the best ways to improve bike access into and around Downtown and schools between Highway 4 and Downtown.

Policy 1.2.5.4. With the expected opening of the Hillcrest eBar Station in 2018, commuters and visitors may begin to travel between the Station and Downtown. If that travel pattern materializes, there is the opportunity for the City to study it, and provide feasible means to improve it, if appropriate.

Policy 1.2.5.5. Downtown traffic is one indicator of economic health. As traffic increases due to the revitalization of Downtown, congestion issues may arise. Increasing roadway capacity to Downtown would be expensive, disruptive, and could harm existing good examples of community character, landscaping and architecture. Rather than widen streets, this Plan encourages the City to consider relaxing traffic level of service (LOS) thresholds into and in Downtown, if needed, to preserve the street environment, and prioritize pedestrian, bike and transit access.

Policy 1.2.5.6. The existing network of bicycle lanes and multi-use trails in and around Downtown is fragmented. This Plan encourages the City to explore the means to improve such access.

#### Goal 1.2.6. "Park Once" Management Strategy

Manage the existing ample supply of Downtown parking available in public and private lots, and on streets, in balance with parking demand to accommodate visitor, resident and employee parking needs.

Policy 1.2.6.1. Providing access to and around Downtown through various transportation options can help avoid traffic congestion, and enhance pedestrian ambience Downtown. However, most people visiting Downtown now and in the foreseeable future, will continue to arrive by car to visit, work, shop, dine or enjoy the Riverfront and Waldie Plaza. While this Plan encourages alternatives to the car, planning for, and provision of adequate parking is important for the success of Downtown.

Policy 1.2.6.2. While the "Existing Conditions: Opportunities and Constraints" report (February 2015) found that in Downtown, parking may not be a problem currently, that

could change depending on future circumstances. Overall, there is currently more than sufficient parking capacity between public and private parking lots and on-street parking to accommodate typical demand, with numerous available spaces during weekday and weekend peak times. Parking is an important component that the City will need to monitor in the future to ensure an adequate, safe supply, as Downtown attracts more visitors, residents and businesses.

Policy 1.2.6.3. Where possible, reducing parking requirements in areas that have no opportunity to provide parking can encourage new business, transit use and reduce reliance on the private automobile

#### Goal 1.2.7. Sustainable Infrastructure

Safeguard public health, safety and prosperity by providing and maintaining standards and facilities that enable the community to live and work in balance with the natural environment. Continue to ensure that public services facilitate new development in Downtown.

Policy 1.2.7.1. The California Government Code requires a specific plan to include text and diagrams that specify: "The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan."

Policy 1.2.7.2. The availability of adequate sanitary sewer, electrical, water, natural gas and cellular services within the Downtown are a critical factor in the accommodation of new residential and non-residential development, and in attracting new uses within existing buildings. The "Existing Conditions: Opportunities and Constraints" report (February 2015) reviewed the major utility systems in the Downtown. Those findings for existing infrastructure and any future needs are reported in this Plan.

Policy 1.2.7.3. Promote green leadership in Antioch by expanding Downtown as a green and healthy community with sustainable building and landscape design, sustainable water use and irrigation practices, and reduced energy use. Encourage outdoor and active living with more opportunities for healthy choices including walking and biking, readily available access to transit, housing in close proximity to shopping, dining and workplaces, and access to parks, play spaces and open space for children and families to enjoy.

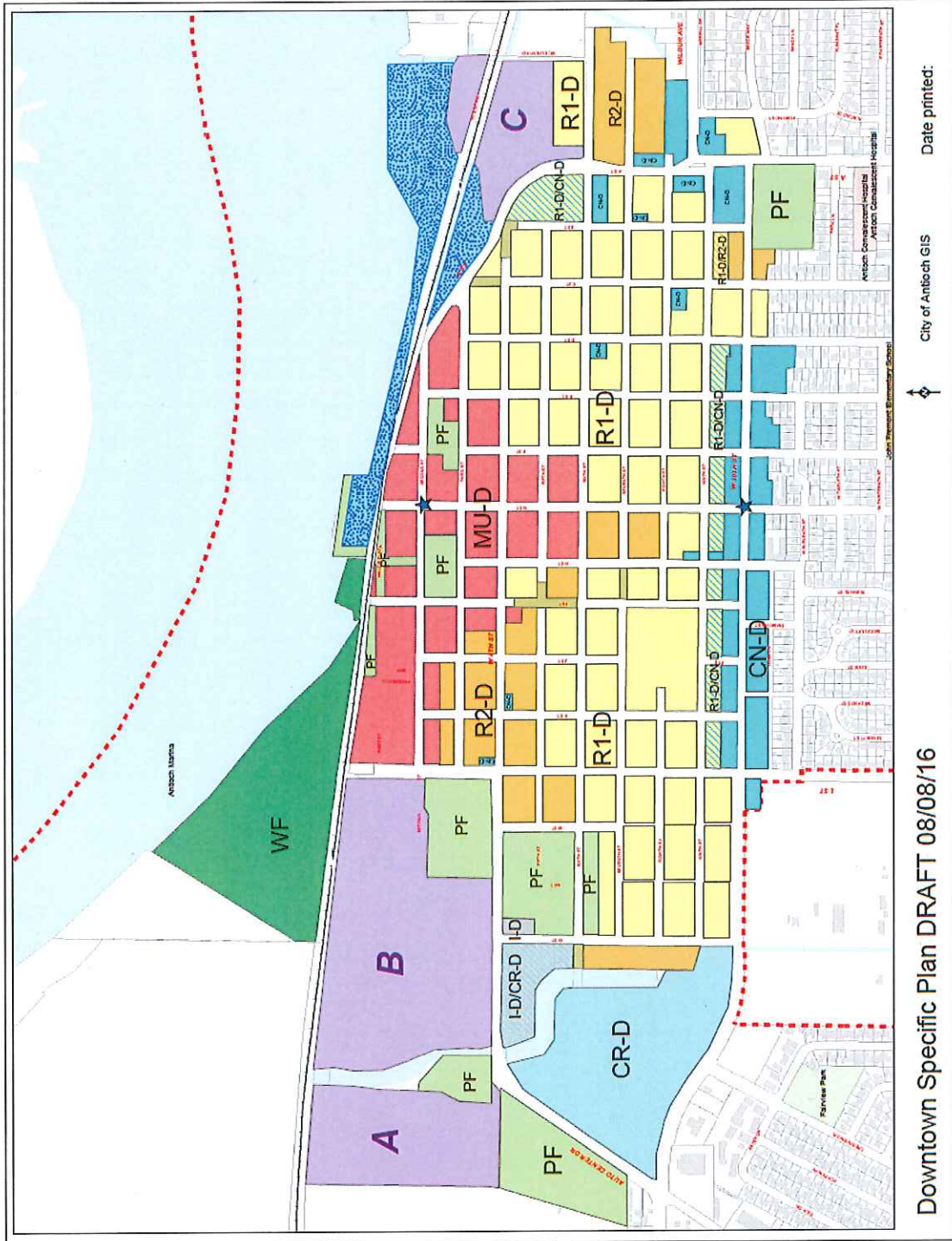
- 1.2. Planning Context
- 1.3. Relationship to Existing Plans
- 1.4. Planning Process and Public Participation
- 1.5. Related Documents
- 1.6. Plan Organization



## 2.0 Land Use

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# 2.1 Land Use Diagram



Downtown Specific Plan DRAFT 08/08/16

City of Antioch GIS

Date printed:

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## 2.2 Districts, Land Use, and Development Standards

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The Downtown Area contains a variety of districts with unique histories, building form, land use compositions and influences. These districts are identified so that specific approaches to their use/re-use and revitalization can be employed.

### Rivertown Mixed Use Historic District (MU-D)

#### Introduction

This district contains the early twentieth century buildings that constitute the oldest surviving development in the City of Antioch and its most significant historic resources. The basic form of the Rivertown Historic District is a traditional grid-form commercial downtown with a mix of historic one and two-story buildings, contemporary infill buildings, linear parks, and surface parking lots. The functional center of the district is 2<sup>nd</sup> Street, between A Street and L Street, which serves as a linear commercial spine running from east to west. Prominent land uses on 2<sup>nd</sup> Street include Antioch City Hall, El Campanil Theatre, the Nick Rodriguez Community Center, and a number of small restaurants and businesses. The intersection of 2<sup>nd</sup> Street and G Street is the traditional center of the Rivertown Historic District and greater Downtown Antioch. Residential uses are currently infrequent over commercial uses, but are closely present in nearby neighborhoods. The commercial prominence continues on G Street to 5<sup>th</sup> Street, where it transitions into a mixed residential neighborhood.

#### Major Issues

- Historic Buildings
- Parking Facilities
- Commercial Mix
- Vacant Lots

The purpose of the Rivertown Mixed Use Historic District is to encourage an ultimate mix of retail, restaurant, public and entertainment uses that serves as a local and regional attraction. The physical form of the Rivertown Mixed Use Historic District lends itself to a comfortable and enjoyable pedestrian experience.



#### Goals, Objectives, Policies, and Programs

**GOAL:** An attractive, walkable environment that preserves and celebrates the history and architecture of the community and the district, serves as a cultural and celebratory centerpiece for the City, encourages new investment in both existing buildings and new construction, and offers a high-quality unique experience to residence and visitors alike.

**Objective:** A reduction in storefront vacancies and an increase in visitor-serving uses.

**Policy:** Though the City ultimately envisions predominantly retail, restaurant, and unique visitor-serving land uses, the interim use of ground-floor space for office or other similar uses should be accommodated to reduce the vacancy rate and improve the overall appearance of the District.

**Policy:** The City does not support the ongoing holding of chronically-vacant and under-maintained buildings.

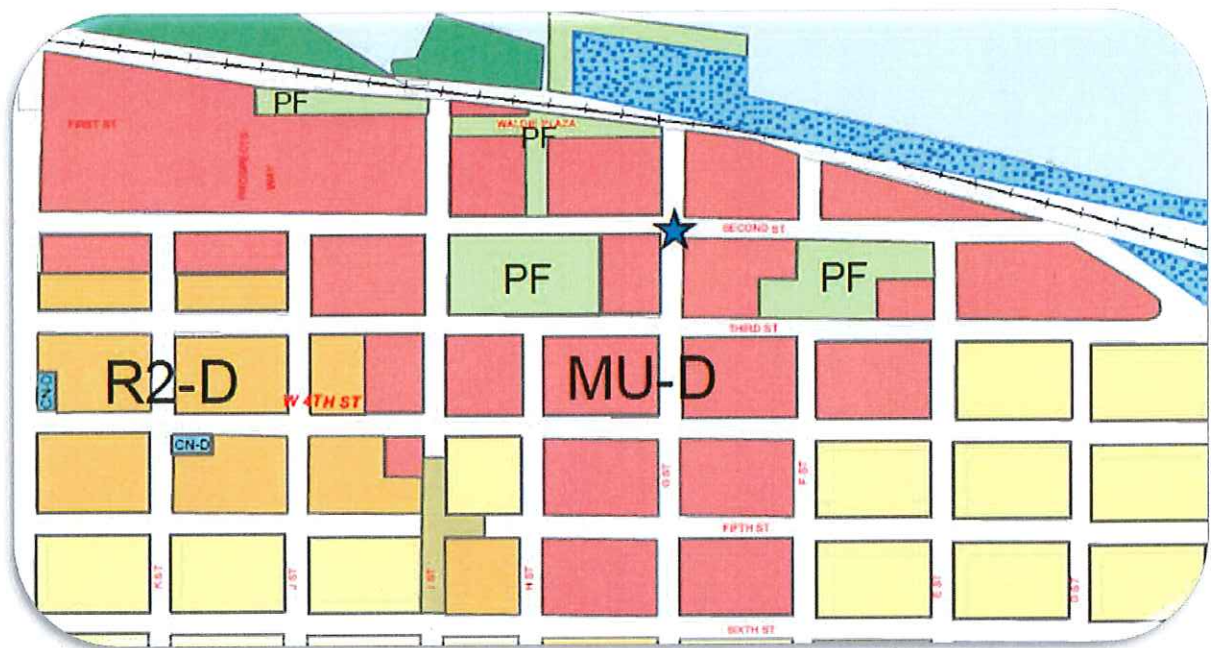
**Policy:** The City encourages programs to allow the use of vacant storefronts for temporary displays by business, community, or historical organizations.

**Program:** The City will continue to monitor and update the land use and development standards table to ensure that positive contributing land uses are not excluded.

**Program:** The City will explore a program to offer short-term incentives for new business to locate in the Rivertown Mixed Use Historic District. These programs may include a business license fee deferral program where new businesses in the District are allowed to defer City business license fees for the first six months of operation with repayment over the following year.

**Program:** The City will strictly enforce building and public nuisance codes for chronically-vacant and under-maintained buildings.

**Program:** The City will pursue modification of the development impact fee program to eliminate credit for existing floor area for chronically-vacant or abandoned buildings as a means to encourage the reuse or sale of such properties.



**Objective:** Improved visual and physical access to the San Joaquin River from public and private locations.

**Policy:** The City supports the continued use and conversion of riverfront property, including City-owned parking lots, to public-accessible walkways and observation areas.

**Policy:** The City encourages the expansion and clarification of public access at the Riverview Lodge Restaurant property at the terminus of I Street.

**Policy:** The City supports new private development projects that provide strong physical or visual connection to the San Joaquin River through balconies, roof-decks, walkways, etc.

**Policy:** The City discourages the expansion of heavy rail service except for commuter or passenger lines.

**Program:** The City will pursue the completion and improvement of a continuous walkway along historic 1<sup>st</sup> Street from E Street to L Street.

**Objective:** An increase in annual festivals and large community events occurring in the Rivertown Mixed Use Historic District.

**Policy:** The City supports the use of public streets, parking lots, and parks for annual festivals and large community events and will provide logistical support, as feasible.

**Policy:** The City recognizes that its financial contribution to these events occurs entirely through its support of the Antioch Community Foundation. As such, event applicants are expected to pay ordinary application and processing fees.

**Program:** The City will create a streamlined application process administered by a single City Department, advertised on the City website, and supported by City staff.

**Objective:** A continuous high-quality pedestrian experience connecting parking facilities, the inner commercial blocks, and the riverfront.

**Policy:** The City supports the use of pedestrian-oriented signage, including A-frame signs and displays, when located on private property. As an alternative, the City may support a comprehensive program to allow limited use of public property or right-of-way for signs or displays if such a program did not detract from the overall aesthetic of the District.

**Policy:** The City supports the use of public property, where feasible, for outdoor dining areas.

**Policy:** New development and remodels should maximize pedestrian access through visible storefronts and other features that engage pedestrians. Solid, unadorned walls are prohibited.

**Program:** The City will work with local business, community, or historical organizations to develop a cohesive directional signage program.

**Program:** The City will prioritize street tree plantings and replacements, sidewalk improvements, and pedestrian infrastructure maintenance on the areas of highest pedestrian use.

**Program:** In the absence of flowing water in the Waldie Plaza water feature, the City will explore alternative decorative uses or treatment of the feature.

**Program:** The City will study current trash service methods to identify and deter unsightly and messy trash collection on public sidewalks. Specifically, the City will explore construction of centralized consolidated trash enclosures to simplify collection and eliminate sidewalk impacts.

**Objective:** The preservation and restoration of historic resources throughout the Rivertown Historic District and Downtown Antioch

**Policy:** The City encourages the preservation and restoration of all qualifying historic resources.

**Policy:** Alterations to qualifying historic resources must comply with the United States Secretary of the Interior's Standards for the Treatment of Historic Properties.

**Policy:** New buildings shall reflect the historic character and traditional architecture of the Rivertown Historic District.

**Program:** The City shall prepare and adopt an ordinance specifically addressing the Citywide treatment of historic properties.

## Neighborhood Commercial District (CN-D)

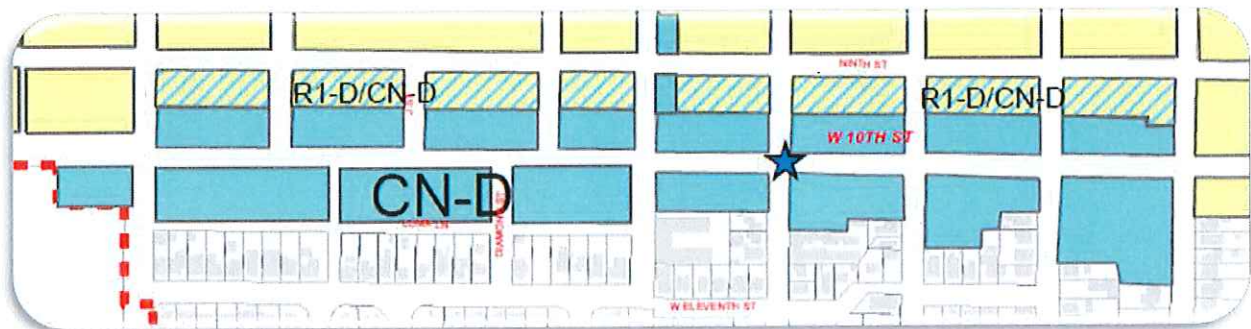
### Introduction

This district includes the commercial areas along 10<sup>th</sup> Street, 6<sup>th</sup> Street, A Street, and other isolated commercial sites. These commercial sites are closely tied to the adjacent residential neighborhoods and have the potential to provide neighborhood-serving uses. Currently, the land use composition of these commercial areas includes automotive sales and repair uses, a former movie theater currently used as a church, and few retail and restaurant uses. In addition, there are several remnant single-family residences interspersed within these commercial corridors.

### Major Issues

- Land Use Compatibility
- Physical Appearance of Buildings
- Lack of Neighborhood Serving Uses
- Vacant Lots

The purpose of the Neighborhood Commercial District is to reclaim these commercial districts as neighborhood-serving uses that directly complement and add value to the adjacent residential neighborhoods.



## Goals, Objectives, Policies, and Programs

**GOAL:** An attractive, walkable, neighborhood-serving commercial district that complements and adds value to the adjacent residential neighborhoods.

**Objective:** An attractive commercial district that evokes community pride, creates a sense of place, and is enjoyable to its tenants and patrons.

**Policy:** The City supports streetscape improvements, including private or non-profit sponsorship of banner programs, seasonal decorations, and similar enhancements.

**Policy:** The City supports the permanent improvement of sidewalks, medians, crosswalks and roadway surfaces to improve circulation and pedestrian safety along 10<sup>th</sup> Street and other neighborhood commercial corridors.

**Policy:** The City supports the use of pedestrian-oriented signage, including A-frame signs and displays, when located on private property. As an alternative, the City may support a comprehensive program to allow limited use of public property or right-of-way for signs or displays if such a program did not detract from the overall aesthetic of the District.

**Policy:** The City supports the use of public property, where feasible, for outdoor dining areas..



**Policy:** New development and remodels should maximize pedestrian access through visible storefronts and other features that engage pedestrians. Solid, unadorned walls are prohibited.

**Policy:** The City discourages the installation of parking lots at the front of lots, especially on 10<sup>th</sup> Street. As an alternative, parking lots should be installed behind buildings and adjacent to

alleys.

**Policy:** The City supports the interconnection, where feasible, of adjoining commercial parking lots to improve vehicle movement, limit driveway cuts, and reduce road traffic.

**Objective:** A mix of commercial uses that provide convenience and add value to adjacent residential neighborhoods.

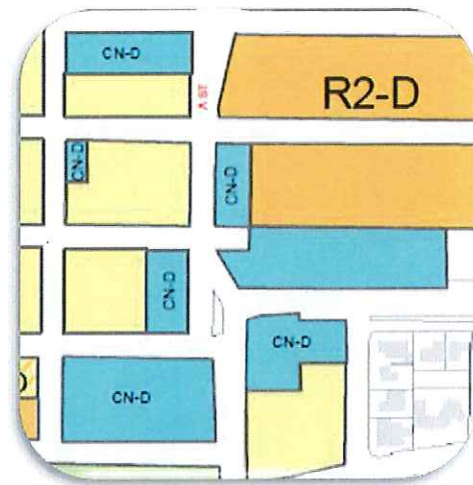
**Policy:** The City encourages neighborhood-serving uses including restaurants, certain retail uses, entertainment venues, personal services, coffee shops, and local small businesses.

**Policy:** The City discourages any use or operational conditional that detracts from the quality of life of adjacent residential neighborhoods.

**Policy:** The City supports the imposition of Conditions of Approval for approved land uses that limit or eliminate their operational impacts on adjacent residential neighborhoods. The City recognizes that some land uses may not necessarily be accommodated at every site, even if the land use is conditionally permitted in the district.

**Policy:** The City supports the conversion or redevelopment of single-family residences into commercial uses only when an aggregate land area of 10,000 square feet can be created. The conversion of existing single-family residences on 5,000 square-foot lots into stand-alone commercial uses is generally discouraged.

**Objective:** A dynamic and engaged business district that cooperatively works with business owners to promote and improve the business climate throughout Downtown Antioch.



**Policy:** The City supports the creation of a Downtown Business Association, or similar organization, which is solely dedicated to the promotion and improvement of Downtown Antioch.

**Program:** The City will participate in a supportive role with any such association upon its formation.

**Objective:** A gradual phase-out of automotive service and sales uses that are visually incompatible, noisy, potentially hazardous, and do not necessarily provide a neighborhood-serving use.

**Policy:** The City supports the continuance of automotive uses as legal non-conforming uses, but does not support their expansion.

**Program:** The City will strictly enforce Use Permits and similar related ordinances governing current automotive uses.

**Policy:** The City supports the relocation of automotive uses to more appropriate areas.

**Program:** The City will examine opportunities in industrial or heavy commercial areas to provide adequate lands for automotive uses.

**Objective:** A reduction in storefront vacancies and increase use of chronically-vacant or abandoned buildings.

**Policy:** The City does not support the ongoing holding of chronically-vacant and under-maintained buildings.

**Policy:** The City encourages programs to allow the use of vacant storefronts for temporary displays by business, community, or historical organizations.

**Program:** The City will pursue modification of the development impact fee program to eliminate credit for existing floor area for chronically-vacant or abandoned buildings as a means to encourage the reuse or sale of such properties.

**Program:** The City will prioritize enforcement using the 'broken window' concept to address minor vandalism, graffiti, and similar quality of life and perception issues.



## Downtown Residential District (R1/R2-D)

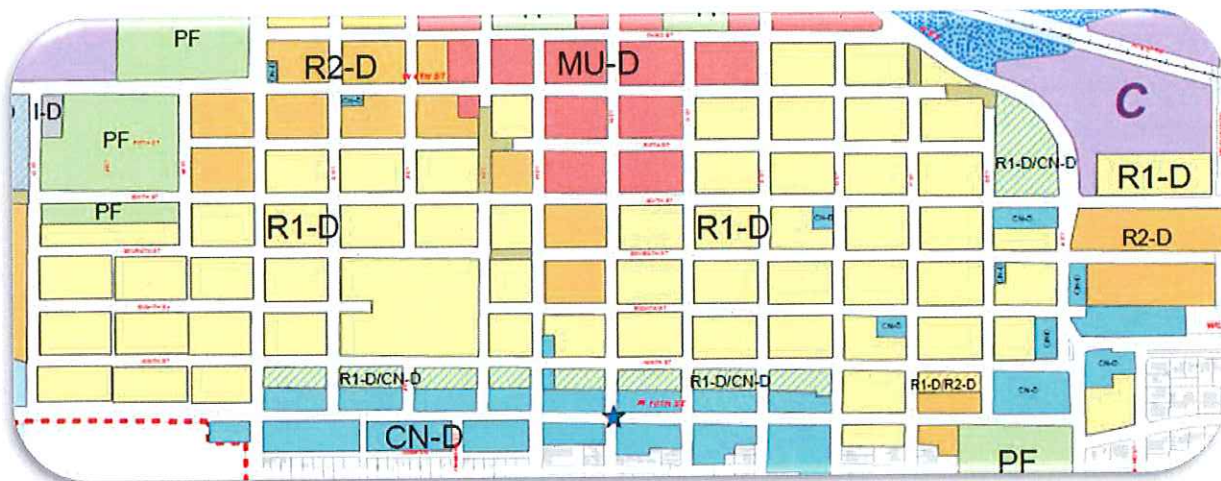
### Introduction

This district includes the traditional residential neighborhoods that surround Downtown Antioch and once served as the City's primary residential area. The residential neighborhood is very eclectic and demonstrates complex and modest architectural styles from the late 19<sup>th</sup> and early 20<sup>th</sup> century, as well as more contemporary residential buildings. The neighborhood is very walkable and offers direct access to the commercial areas of Downtown Antioch and Tenth Street, as well as the Marina and waterfront. The neighborhood is laid out in a traditional grid arrangement and contains interspersed institutional and cultural buildings, churches, lodges, and Proserville Park. Though most of the neighborhood consists of single-family dwellings, there are also several areas where apartment buildings and higher density housing is available.

### Major Issues

- Preservation of Historic Residential Buildings/Neighborhood Character
- Physical Appearance of Buildings/Property Maintenance
- Areas of Limited Street Lighting
- Cut-Through Traffic
- Lack of Neighborhood Serving Uses
- Compatibility with single-family neighborhoods
- Parking availability
- Bulk and mass of buildings
- Vacant Lots

The purpose of the Downtown Residential District is to promote policies that will enable further investment into these neighborhoods, strengthen property maintenance, enhance market competitiveness of these neighborhoods, create a viable residential adjunct to Downtown Antioch, and to improve the quality of life for its residents. The Downtown Residential District contains both Low Density (R1) and a Medium Density (R2) designations, which are applied based on existing development, adjacency to commercial areas, and potential for



redevelopment. Specific land uses and development standards are applied to each of these designations in Table 2-1 and Table 2-2.

## Goals, Objectives, Policies, and Programs

**GOAL:** A traditional, walkable, neighborhood that offers a residential product that is unique to the City and attractive to reinvestment.

**Objective:** Maintenance of the traditional single-family visual character of the neighborhood, while encouraging reinvestment.

**Policy:** New residential buildings, regardless of density, should reflect a traditional single-family architectural style, including scale, minimized visibility of parking (including garages), traditional porches, etc.

**Program:** The City will develop Design Guidelines specifically for the Downtown Residential District to address the existing traditional neighborhood and housing styles.

**Program:** The City will pursue a formal inventory of street lighting and develop strategies to improve under-lit public areas.

**Policy:** All modifications to existing buildings within the Downtown Specific Plan boundaries are subject to Design Review. Administrative design review may be used for minor projects, at the discretion of the Community Development Director.

**Objective:** An improvement in the value of residential properties to encourage owner-occupancy rates more similar to those elsewhere in the City of Antioch.

**Policy:** The City supports residential development standards that are unique to the Downtown Residential District and complement its traditional development patterns.

**Policy:** The City encourages re-investment in existing residential buildings through remodels and additions and recognizes that older homes may lack certain modern conveniences expected by many potential owners and that flexible standards to accommodate these elements may be necessary to allow for improvement of these buildings.

**Policy:** The City is committed to the preservation of qualifying historic structures and acknowledges that much of the value in Downtown Residential District is largely derived from the continued presence of these buildings. The City will not permit the demolition or inappropriate modification of eligible historic structures.

**Program:** The City will develop a contemporary historic preservation ordinance that reflects best practices, encourages preservation and restoration, and is consistent with applicable State and federal law. Until such ordinance is adopted, the City will apply the Secretary of the Interior's Standards for the Treatment of Historic Properties for all modifications to any structures constructed prior to 1950.



**Objective:** A reduction in the number of under-maintained or substandard residential properties in this district that may serve as a deterrent to investment in the residential neighborhood or patronage of the commercial districts.

**Policy:** The City supports the re-establishment of the residential rental inspection program for this neighborhood, on a priority basis, even if infeasible for the remainder of the City.

**Policy:** Community Development Block Grant (CDBG) funding sources should be prioritized for high-visibility, high-impact purposes in this neighborhood, as available.

**Policy:** The City supports the formation of an independent residential neighborhood association for the purposes of neighborhood watch, crime reduction, promotion, and coordination of activities to benefit the City.

**Policy:** The City promotes the abandonment, transfer, or sale of existing City-owned vacant right-of-way parcels, wherever feasible. Similarly, the City encourages other entities owning similar undeveloped parcels to make them available for development to further eliminate blight.

**Program:** The City shall make an inventory of existing vacant parcels and develop a strategy for their development, which must include the potential for abandonment, transfer, or sale.

**Policy:** The City allows the construction of residential units within the NP Zoning District on individual lots as small as 33' wide and 100' deep (3,300 square feet), subject to a Use Permit from the Planning Commission.

**Policy:** The City supports the enforcement of all housing and building codes to the fullest extent permitted by law.

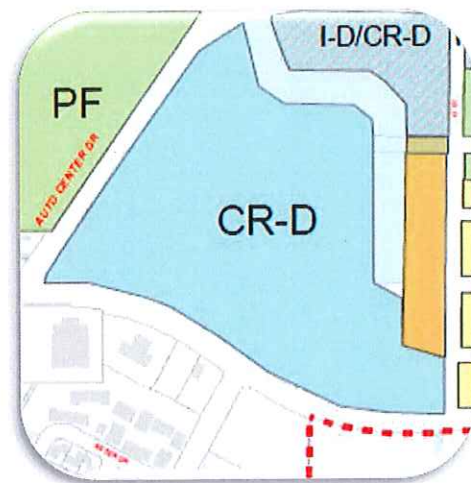
## Commercial - Regional District (CR-D)

### Introduction

The Commercial-Regional District is limited to the existing commercial properties adjacent to Auto Center Drive, between 10<sup>th</sup> Street and 4<sup>th</sup> Street. This area currently contains a large commercial recreation (miniature golf, etc.) facility, automotive service uses, a large hotel, boating service/sales uses, a veterinary hospital, and other retail uses. The area once served as a gateway to Antioch as 10<sup>th</sup> Street served as a primary thoroughway. Today, the area largely remains undeveloped, especially, the parcels along 6<sup>th</sup> Street. Since Auto Center Drive and 10<sup>th</sup> Street are both very prominent entries to Downtown Antioch, it is important that these areas contain complementary land uses that make a positive impression.

### Major Issues

- Vacant Lots
- Underutilized properties
- Transitional automotive uses
- Antioch Creek corridor



- Mix of land uses

The purpose of the Commercial-Regional District is to create a district that will enable development and/or redevelopment or re-occupancy of this area to capture the traffic and visibility from Auto Center Drive and 10<sup>th</sup> Street and to generate sales or occupancy taxes or high employment.



### Goals, Objectives, Policies, and Programs

**GOAL:** A thriving regional commercial district that complements the adjacent neighborhoods and presents a positive entry feature to Downtown Antioch.

**Objective:** Strong commercial businesses that will contribute to the local economy directly through sales tax, user taxes, or employment

**Policy:** New development must demonstrate direct financial benefit to the City and community through sales tax, user taxes, or employment.

**Policy:** Uses that do not provide direct financial benefit to the City or Community are strongly discouraged and should not be approved. Examples of unacceptable, under-

performing uses include personal storage facilities, warehousing, parking lots, and vehicle storage.

**Policy:** New uses should include automotive sales, retail commercial uses, large office users, light industrial parks, commercial recreation, or similar uses.

**Policy:** Land uses that are not specifically described in the land use table may be considered if they otherwise achieve the policies of the Downtown Specific Plan.

**Objective:** New development that is visually attractive and presents a positive image as a gateway to Downtown Antioch.

**Policy:** New development should provide enhanced landscaping along Auto Center Drive, 10<sup>th</sup> Street, and W. 6<sup>th</sup> Street.

**Program:** For development of any site over 10,000 square feet along W. 6<sup>th</sup> Street, a comprehensive street and site design must be submitted to demonstrate a comprehensive design of landscape, building setbacks for all sites along W. 6<sup>th</sup> Street.

**Policy:** Parcels should not be subdivided to below 20,000 square feet to avoid awkward sites, flag lots, and similar undesirable elements.

**Policy:** Direct vehicle access from Auto Center Drive is discouraged and should be minimized. A maximum of one vehicle access may be permitted for each parcel along Auto Center Drive. Should further subdivision occur, the new lots must take access from W. 6<sup>th</sup> Street or 10<sup>th</sup> Street.

**Policy:** New buildings should demonstrate a high-quality, campus-like appearance.

**Policy:** If parking lots are located along Auto Center Drive, they must be separated from the public right-of-way by a landscaping border of at least 15'.

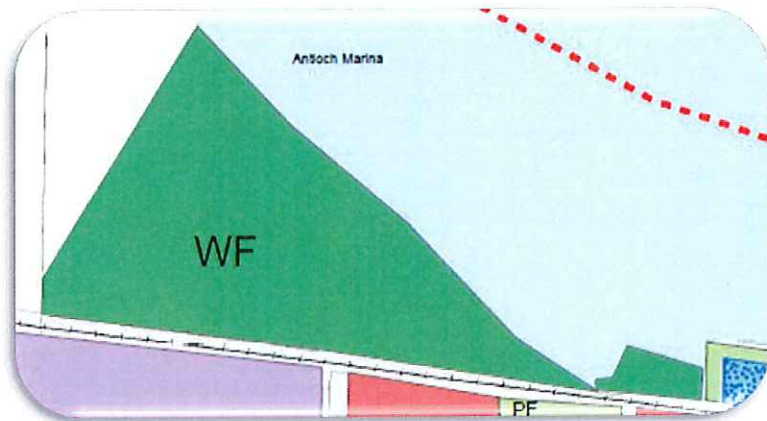
## Waterfront (WF)

### Introduction

The Waterfront District contains the Antioch Marina, the adjacent parking lot, the Riverview Lodge property, and the surrounding undeveloped riparian areas. The site includes the City of Antioch's Marina office as well as supporting commercial uses, including the prominent restaurant site. This District serves as a local and regional attraction and is integral to the future success of Downtown Antioch because it brings residents and other visitors to the heart of Downtown Antioch.

### Major Issues

- Commercial businesses
- Parking lot patrol
- Railroad tracks
- Wayfinding and signage
- Underutilized properties



The purpose of the Waterfront District is to create a district that capitalizes on the City of Antioch's unique waterfront access and promotes the recreational opportunities associated with direct use of the San Joaquin River through the Marina facility.

### Goals, Objectives, Policies, and Programs

**GOAL:** A popular, safe and attractive waterfront recreational facility that serves the community and offers attraction to visitors.

**Objective:** A diverse array of commercial uses that complement the waterfront and are attractive to the general population.

**Policy:** The City supports the continued use of the restaurant building at the Antioch Marina for a high-quality restaurant that will attract visitors beyond the immediate area.

**Policy:** Other uses of the adjacent building should be relevant to, or dependent on, the waterfront, such as bait and tackle shops, marine supply shops, or similar uses that relate to the waterfront or marine recreation. Other uses that are not reliant on or relevant to the waterfront are discouraged.

**Policy:** The City encourages additional commercial activities or business opportunities that will attract additional visitors. This may include construction of new buildings.

**Program:** The City will investigate the feasibility of additional building pads within the Marina area.

**Policy:** The Riverview Lodge building should remain as a restaurant use. The City is supportive of renovation or reconstruction of the building to ensure that it remains a viable attraction.

**Objective:** Open public access to the waterfront for boating, fishing, observation, or other waterfront-dependent activities.

**Policy:** The City supports retention of the fishing piers for general public use and for organized derbies or similar activities.

**Policy:** The City encourages use of the waterfront facilities for visiting historic ships and similar attractions.



**Objective:** A safe and clean environment that preserves the natural and scenic resources of the waterfront.

**Policy:** The City discourages use of the Marina parking lot for purposes other than accessing the waterfront.

**Policy:** The City promotes exclusive use of the developed path system to ensure that adjacent natural areas are preserved.

**Program:** The City will conduct a general site security and access study to examine ways to discourage behavior or trespass that is detrimental to the visitor experience or the natural environment.

## Opportunity Sites

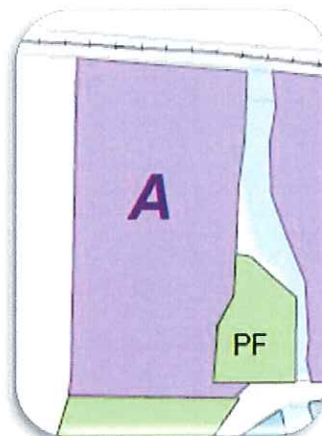
### Introduction

Within the boundaries of the Downtown Antioch Specific Plan, there are three large parcels whose redevelopment would have a major impact on the Downtown Antioch. Because of the unique potential for these properties and the significance of their redevelopment, they have been identified as Opportunity Sites. In lieu of traditional prescriptive land use and development standards, they are governed by a series of general policies that guide their future reuse. In addition, each of these sites would be required to submit a comprehensive redevelopment plan prior to any new development on the site. The comprehensive plan would provide a big picture of the land uses and development schedule for the site.

As two of these sites currently have active businesses, there are also unique provisions for retention of these uses and even replacement with similar land uses to ensure that the buildings do not become vacant, which may lead to further complications.

### Opportunity Site A

This site most recently contains Bond Manufacturing, which operates a light manufacturing facility on the 17-acre site. Due to the quality of its existing industrial buildings and infrastructure on the site, it is envisioned to house additional industrial users before any eventual redevelopment. However, if proposed for redevelopment, the site would offer a very unique opportunity due to its size. The site is limited by access, with only one modest entry from Auto Center Drive/W. 4<sup>th</sup> Street, so its development potential is limited. Further, it is isolated from adjacent development by Antioch Creek, the Dow Wetlands property, and the historic Antioch History Museum building. The following policies apply to Opportunity Site A.



1. The property may be continued to be used for industrial purposes indefinitely, consistent with the zoning regulations currently assigned to the M-1 Light Industrial District, as may be amended.



2. Both the development standards and land uses regulations of the M-1 Light Industrial District shall apply. Should the M-1 Light Industrial District be eliminated, the site shall be subject to the comparable provisions of a replacement light industrial district.
3. Future redevelopment of the site should be comprehensive in nature. To that effect, a comprehensive development plan is required for any land use or redevelopment that is not consistent with the M-1 Light Industrial District regulations. Such a comprehensive development plan shall be subject to review and approval through the Planned Development (PD) process through the Planning Commission and City Council.
4. Future redevelopment should contribute to the vitality of Downtown Antioch and may include residential uses, such as a large apartment or condominium complex offering river and wetlands views. Ownership units are encouraged.
5. Any future redevelopment must be sensitive to the adjacent wetlands and appropriate for the limited roadway

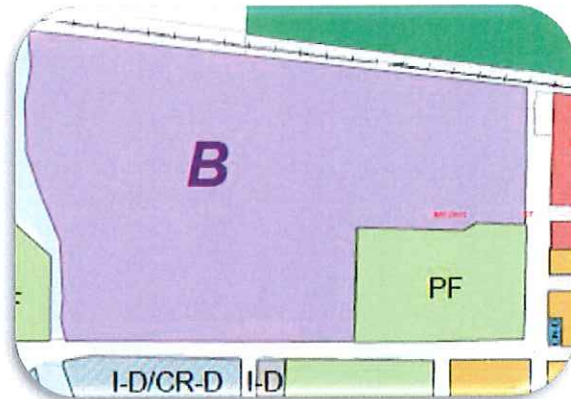
access available.

### Opportunity Site B

This 37-acre site contains a series of industrial buildings that are currently being used for RV storage and other miscellaneous uses. This is the site of a former major manufacturing facility and the smoke stack still stands. The site is directly adjacent to the Antioch Police Department and maintains frontages on W. 4<sup>th</sup> Street, L Street, N Street, O Street, and W. 2<sup>nd</sup> Street. The following policies apply to Opportunity Site B.

1. The property may be continued to be used for industrial purposes indefinitely, consistent with the all zoning regulations currently assigned to the M-1 Light Industrial District. This district is described as follows:

This district allows light industrial uses and excludes those heavy industrial uses with potentially hazardous or negative effects.....Uses include the fabrication, assembly, processing, treatment, or packaging of finished parts or products from previously prepared materials typically within an enclosed building.



2. Both the development standards and land uses regulations of the M-1 Light Industrial District shall apply, in general. Should the M-1 Light Industrial District be eliminated, the site shall be subject to the comparable provisions of a replacement light industrial district.
3. Future redevelopment of the site should be comprehensive in nature. To that effect, a comprehensive development plan is required for any land use or redevelopment that is not consistent with the M-1 Light Industrial District regulations. Such a comprehensive development plan shall be subject to review and approval through the Planned Development (PD) process through the Planning Commission and City Council.
4. Minor improvements and modifications to the site for continued industrial purposes, provided that said actions do not result in the demolition and replacement of more than 10,000 square feet or construction of 10,000 square feet or more of new building area. Any such larger projects are subject to the requirement for a comprehensive development plan.
5. Future redevelopment should contribute to the vitality of Downtown Antioch and may include the following:
  - a. A mixed use village, containing a variety of residential and commercial/service uses.
  - b. A large residential complex offering river views, Marina access, and high-quality on-site amenities.
  - c. A large office complex providing employment at a rate comparable to business parks.
6. To improve circulation, a connection between 2<sup>nd</sup> St. and O St. should be explored.



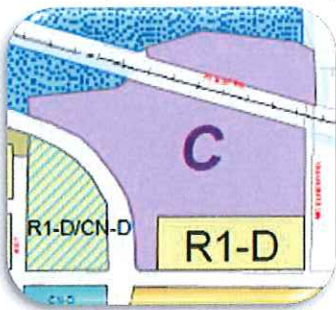
### Opportunity Site C

This 10.5-acre site is the home of the former Hickmott Cannery and is currently vacant. The site is bisected by railroad tracks and access is to 6<sup>th</sup> Street and McElheny Road. Due to the historic



use of the site for industrial purposes, there may be issues related to soils contamination that would need to be fully addressed prior to development. These issues may even dictate the level of development appropriate for the site. This site, has nearly unobstructed views of the San Joaquin River and is ideal for a major anchor project. The following policies apply to Opportunity Site C.

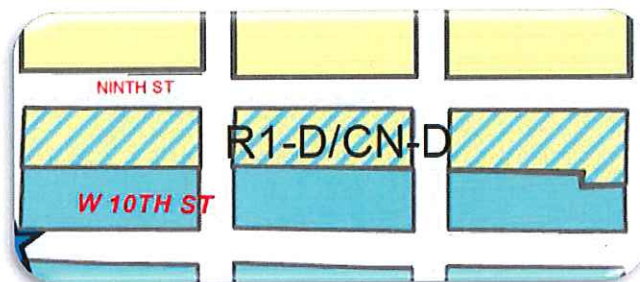
1. The property is not currently in use and any new development or land use requires a comprehensive development plan.
2. The reuse of the property should provide a strong anchor to the east side of Downtown Antioch.
3. Future redevelopment should contribute to the vitality of Downtown Antioch and may include the following:
  - a. A mixed use village, containing a variety of residential and commercial/service uses.
  - b. A large residential complex offering river views, Downtown access, and high-quality on-site amenities.
  - c. A large office complex providing employment at a rate comparable to business parks.
  - d. A large open space or park complex.
4. The existing houses on E. 6<sup>th</sup> Street must be incorporated into any future development plan.
5. With redevelopment of the site, McElheny Road should be examined for its potential to provide a pedestrian/cycle connection to the waterfront on Fulton Shipyard Road.
6. Direct linkages to the existing enhanced sidewalk on A Street should be provided throughout the project.
7. The project should capitalize on the views of the waterfront and the San Joaquin River.
8. New development should include historical monuments or interpretation of the site's history as a cannery.
9. Architectural styles may reflect the industrial traditions of the site.



### Blending Land Use Designation

The Land Use Map contains multiple instances of blended land use designations, where two land use designations are shown for a single parcel. These parcels are identified with hashmarks denoting the two applicable land use designations. In these cases, it is the intent of the Downtown Specific Plan to allow for the continuation of the existing land uses under a corresponding land use designation, while also recognizing that the site may ultimately be redeveloped for a different purpose.

For example, the R1-D/CN-D blending district combines the Downtown Neighborhood-Low Density District with the Neighborhood Commercial District. This blending allows for the continuation of the current low-density, single-family residential uses under the R1-D



District, but would allow for the entire site to be redeveloped as a neighborhood commercial site under the CN-D District designation. In order to be redeveloped for neighborhood commercial purposes, the site would have to meet all of the development standards for the CN-D District, including the 10,000 square-foot minimum lot size and all parking requirements. As most residential lots are 5,000 square feet in size, conversion to commercial use would require the accumulation of multiple sites. This would deliver more reasonable, comprehensive conversions and well-functioning commercial sites and would avoid the piece-meal conversion of individual 5,000 square-foot lots to commercial use, which is not generally beneficial to a community. In some instances, the lots might be combined with adjacent commercial sites to the rear, such as along 10<sup>th</sup> Street.

In short, the blending land use designation approach allows for the continuation of existing land uses in a neighborhood, but allows for a large-scale conversion to a different land use in the future. This approach also avoids many of the pitfalls associated with traditional legal nonconforming designations, which have become deterrents to lenders in a more conservative banking environment. This blending approach will hopefully allow for increased lending and investment in these communities, while providing responsible and detailed direction.

LAND USE	PERMIT REQUIRED BY DISTRICT										Specific Use Regulation			
	A		Allowed Use		CR-D		R1-D		R2-D			I-D	WF	PF
	UP	MUP	UP	MUP	UP	MUP	UP	MUP	UP	MUP				
AGRICULTURE AND OPENSACE														
Production of Crops	---	---	---	---	---	---	---	---	---	---	MUP	---	---	
RESIDENTIAL USES														
Accessory uses (Residential)	A	A	A	---	---	A	A	A	---	---	---	---	---	
Caretaker quarters	UP	UP	UP	---	---	---	---	---	---	MUP	UP	---	---	
Home occupations	A	A	A	---	---	A	A	A	---	---	---	---	9-5.901	
Live/work projects	MUP	MUP	MUP	---	---	---	---	---	---	MUP	---	---	---	
Mobile home/RV park	---	---	---	---	---	---	---	---	---	---	UP	---	---	
Multi-family dwellings (3 or more units)	A	UP	UP	---	---	---	A	A	---	---	---	---	9-5.3839	
Emergency shelters	---	---	---	---	---	---	---	---	---	---	---	---	9-5.3805	
Second dwelling units	A	A	A	---	---	A	A	A	---	---	---	---	---	
Single family dwellings	A	A	A	---	---	A	A	A	---	---	---	---	---	
Transitional and Supportive Housing	---	---	---	---	---	---	---	---	---	UP	---	---	---	
Two family dwellings (Duplex)	A	A	A	---	---	MUP	MUP	MUP	---	---	---	---	---	
RETAIL TRADE														
Accessory retail uses	A	A	A	A	A	---	---	---	---	A	---	---	---	
Adult entertainment business	---	---	---	---	---	---	---	---	---	---	---	---	9-5.3808	
Alcoholic beverage sales, off-site	UP	UP	UP	UP	UP	---	---	---	---	---	UP	---	---	
Alcoholic beverage sales, on-site	UP	UP	UP	UP	UP	---	---	---	---	---	UP	---	---	
Animal sales and grooming	---	---	MUP	MUP	---	---	---	---	---	---	---	---	---	
Animal keeping	---	---	---	---	---	---	---	---	---	---	---	---	---	
Art, antique, collectible, and gift stores	A	A	A	A	A	---	---	---	---	---	---	---	---	
Auto parts sales	A	A	A	A	A	---	---	---	---	MUP	---	---	---	
Auto sales and rental	---	---	---	UP	---	---	---	---	---	UP	---	---	---	
Building material stores	A	A	A	A	A	---	---	---	---	A	---	---	---	
Construction/heavy equipment sales and rental	---	---	---	---	UP	---	---	---	---	MUP	---	---	---	
Convenience stores	UP	UP	UP	UP	UP	---	---	---	---	UP	---	---	---	
Drive-in and drive-through sales and services	---	---	UP	UP	UP	---	---	---	---	---	---	---	---	
Firearms sales	UP	---	---	UP	---	---	---	---	---	UP	---	---	---	
Furniture, furnishings & appliance stores	A	A	A	A	A	---	---	---	---	MUP	---	---	---	
Gas stations	---	---	---	---	UP	---	---	---	---	UP	UP	---	9-5.3815	
General retail sales	A	A	A	A	A	---	---	---	---	---	---	---	---	
Grocery stores	A	A	A	A	A	---	---	---	---	---	---	---	---	
Mobile home and RV sales	---	---	---	---	---	---	---	---	---	UP	---	---	---	
Night clubs, bars, and cardrooms	UP	---	---	---	---	---	---	---	---	---	---	---	---	

TABLE 2-1 Allowed Uses and Permit Requirements	A		Allowed Use		Use Permit Required		Minor Use Permit Required		Use Not Allowed		Specific Use Regulation
	UP	MUP	CR-D	R1-D	R2-D	I-D	WF	PF			
	PERMIT REQUIRED BY DISTRICT										
LAND USE	MU-D	CN-D	CR-D	R1-D	R2-D	I-D	WF	PF			
Plant nurseries and garden supply stores	—	A	A	—	—	A	—	—	—	—	
Restaurants	A	A	A	—	—	MUP	UP	—	—	—	
Tobacco and paraphernalia business	—	—	—	—	—	UP	—	—	—	—	
Warehouse retail	—	—	—	—	—	MUP	—	—	—	—	

SERVICES – BUSINESS, FINANCIAL, PROFESSIONAL

Automated teller machines (ATMs)	A	A	A	—	—	A	A	—	A	—	
Banks and financial services	A	A	A	—	—	A	—	—	—	—	
Business support services	A	A	A	—	—	A	—	—	—	—	
Medical – Clinics, offices, and laboratories	A	A	A	—	—	A	—	—	—	—	
Medical – Extended care	—	—	A	—	—	—	—	—	—	—	
Medical – Hospitals	—	—	—	—	—	—	—	—	—	—	
Offices	A	A	A	—	—	A	A	—	A	A	
Professional Services	A	A	A	—	—	A	—	—	—	—	

SERVICES

Audio & video rental	A	A	A	—	—	—	—	—	—	—	
Auto repair and maintenance	—	—	UP	—	—	UP	—	—	—	—	
Boat repair and maintenance	—	—	UP	—	—	UP	UP	—	—	—	
Car wash	—	—	UP	—	—	UP	—	—	—	—	
Residential care facility (6 or fewer)	A	A	—	A	A	—	—	—	—	—	9-5.3840
Residential care facility (7 or more)	—	—	—	MUP	MUP	—	—	—	—	—	9-5.3817
Small Family day care home (up to 8)	A	A	—	A	A	—	—	—	—	—	9-5.3818
Large family day care home (9 to 14)	—	—	—	MUP	MUP	—	—	—	—	—	
Day care center	MUP	MUP	UP	UP	UP	—	—	—	—	UP	
Computer gaming and internet access business	—	—	—	—	—	UP	—	—	—	—	
Contractor storage yard	—	—	—	—	—	—	MUP	—	—	UP	
Food locker/distribution	UP	—	—	—	—	UP	—	—	—	—	
Hotels and motels	UP	—	MUP	—	—	—	—	—	—	—	
Mortuaries & funeral homes	MUP	—	MUP	—	—	A	—	—	—	—	
Personal services	A	A	A	—	—	A	—	—	—	—	
Pharmacies	A	A	A	—	—	—	—	—	—	—	
Research and development	A	A	A	—	—	A	—	—	—	—	
Storage – indoor	—	—	A	—	—	UP	—	—	—	—	
Upholstering shops	—	—	—	—	—	A	—	—	—	—	
Veterinary clinics, outpatient treatment only	MUP	MUP	MUP	—	—	A	—	—	—	—	
Veterinary clinics, animal hospitals, kennels	—	—	UP	—	—	MUP	—	—	—	—	

TABLE 2-1 Allowed Uses and Permit Requirements	A		Allowed Use		PERMIT REQUIRED BY DISTRICT										Specific Use Regulation
	UP	MUP	UP	MUP	MU-D	CN-D	CR-D	R1-D	R2-D	I-D	WF	PF			
INDUSTRIAL, MANUFACTURING & PROCESSING, WHOLESALING															
Accessory uses - industrial	—	—	—	—	—	—	—	—	—	A	—	—	—		
Auto dismantling	—	—	—	—	—	—	—	—	—	UP	—	—	—		
Chemical manufacturing and processing	—	—	—	—	—	—	—	—	—	—	—	—	—		
Electronics, equipment, and appliance	—	—	—	—	—	—	—	—	—	UP	—	—	—		
Food and beverage product manufacturing	—	—	UP	—	—	—	—	—	—	UP	—	—	—		
Furniture/fixtures manufacturing, cabinet shops	—	—	UP	—	—	—	—	—	—	UP	—	—	—		
Handcraft industries, small-scale manufacturing	MUP	MUP	MUP	—	—	—	—	—	—	A	—	—	—		
Laundries and dry cleaning plants	—	—	—	—	—	—	—	—	—	MUP	—	—	—		
Lumberyards	—	—	—	—	—	—	—	—	—	MUP	—	—	—		
Metal products fabrication, machine/welding	—	—	—	—	—	—	—	—	—	A	—	—	—		
Milling	—	—	—	—	—	—	—	—	—	—	—	—	—		
Paper and allied product manufacturing	—	—	—	—	—	—	—	—	—	—	—	—	—		
Petroleum/coal product storage and processing	—	—	—	—	—	—	—	—	—	—	—	—	—		
Plastics manufacturing	—	—	—	—	—	—	—	—	—	—	—	—	—		
Printing and publishing	—	—	—	—	—	—	—	—	—	—	—	—	—		
Product assembly and packaging	—	—	—	—	—	—	—	—	—	—	—	—	—		
Quarry materials storage and processing	—	—	—	—	—	—	—	—	—	—	—	—	—		
Railyard/aircraft manufacturing and repair	—	—	—	—	—	—	—	—	—	UP	—	—	—		
Recycling - Reverse vending machines	—	MUP	MUP	—	—	—	—	—	—	MUP	—	—	—	9-5.3811	
Recycling - Small collection facility	—	—	—	—	—	—	—	—	—	MUP	—	—	—	9-5.3812	
Recycling - Large collection facility	—	—	—	—	—	—	—	—	—	UP	—	—	—	9-5.3813	
Recycling - Heavy collection facility	—	—	—	—	—	—	—	—	—	UP	—	—	—	9-5.3814	
Warehouses, wholesaling and distribution	—	—	—	—	—	—	—	—	—	A	—	—	—		

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE USES														
Broadcast studios	UP	UP	UP	—	—	—	—	—	—	A	UP	UP	UP	
Ferry Terminal	UP	—	—	—	—	—	—	—	—	—	UP	—	—	
Marina	UP	—	—	—	—	—	—	—	—	—	UP	—	—	
Parking facilities/vehicle storage	—	—	—	—	—	—	—	—	—	UP	—	—	UP	
Telecommunications facilities	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	17.36.140
Truck and freight terminals	—	—	—	—	—	—	—	—	—	UP	—	—	—	
Utility Facility	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	

**TABLE 2-1  
Allowed Uses and Permit Requirements**

LAND USE	Allowed Use											Specific Use Regulatio	
	Use Permit Required												
	MU-D	CN-D	CR-D	R1-D	R2-D	I-D	WF	PF					
<b>RECREATION, EDUCATION, &amp; PUBLIC ASSEMBLY USES</b>													
Assembly - Major (over 30) (churches, schools, Assembly - Minor (30 or fewer)	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP
Cemetery	A	A	A	A	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP
City offices	—	—	—	—	—	—	—	—	—	—	—	—	—
Clubs, lodges, & membership halls	A	A	A	A	UP	UP	UP	UP	UP	UP	UP	UP	UP
Community centers	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP
Indoor sports facilities	A	A	A	A	A	A	A	A	A	A	A	A	A
Fairgrounds	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP
Health/fitness facilities	—	—	—	—	—	—	—	—	—	—	—	—	—
Indoor amusement/entertainment facilities	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP
Indoor sports facility	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP
Libraries, museums, galleries (public)	A	A	A	A	A	A	A	A	A	A	A	A	A
Outdoor recreation facilities	A	A	A	A	A	A	A	A	A	A	A	A	A
Parks and playgrounds	A	A	A	A	A	A	A	A	A	A	A	A	A
Public safety facilities	A	A	A	A	A	A	A	A	A	A	A	A	A
Theaters and auditoriums	A	A	A	A	A	A	A	A	A	A	A	A	A

Development Standards		MINIMUM LOT SIZE							Notes
		MU-D	CN-D	CR-D	R1-D	R2-D	I-D	WF	
Area	5,000 sq. ft.	10,000 sq. ft.	1 acre	3,300 sq. ft.	5,000 sq. ft.	1 acre	-	-	Minimum area, width, and depth required for new parcels
Width	50 ft.	100 ft.	200 ft.	50 ft.	50 ft.	200 ft.	-	-	
Depth	100 ft.	100 ft.	500 ft.	100 ft.	100 ft.	500 ft.	-	-	
<b>MINIMUM SETBACKS</b>									
Front	0 ft. min. (10 ft.)	0 ft.	30 ft.	15'	15'	5 ft.	By Use District		Minimum and, where noted, maximum setbacks required. Exceptions are per AMC 9-5.601
Sides (each)	0 ft. min. (10 ft.)	0 ft.	15 ft.	5'	5'	5 ft.			
Street side	0 ft. min. (10 ft.)	0 ft.	15 ft.	5'	5'	5 ft.			
Rear	0 ft.	0 ft. (20' to	20 ft.	15'	15'	5 ft.			
<b>OTHER STANDARDS</b>									
Maximum height limit	4 stories/45	3 stories/35	3 stories/50	2 stories/30	2 stories/30	60 ft.			
Maximum residential density	28 dwellings per	16 dwellings per	-	13 dwellings per	16 dwellings per	-			
Minimum land area per unit	1,500 square feet	2,750 square feet	-	3,300 square feet	2,750 square feet	-			
Site coverage	1	0.75	0.5	0.5	0.6	0.5			By Use Permit
Parking	No requirement	0-5,000 sq. ft.=no requirement; 5,001+ sq. ft.=1/1,000 square feet	Per AMC 9-5.1703.1	1 covered space per residential unit; visible carports are prohibited	Per AMC 9-5.1703.1				

## 3.0 Streetscape and Design Guidelines

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## Introduction and Background

A place like Downtown Antioch is used and experienced based on the quality and character of the public realm. In the Downtown, the public realm is shaped by the San Joaquin River, buildings, streetscape, Waldie Plaza, City Hall, and the spaces in between, all of which contribute to the identity of our historic Downtown. This chapter provides Downtown policies that will guide new development and renovation of the existing built environment. It enhances the public and private realm through continuation of the existing high quality Downtown streetscape design, and by using Antioch's existing highly regarded Design Guidelines to further reinforce and shape the identity of the Downtown.

The City's Downtown decorative streetscape standards are to be maintained, and extended to any new streetscape improvements in the Downtown Core. The Citywide Design Guidelines adopted by the City of Antioch are hereby incorporated by reference into this Downtown Specific Plan, to serve as the Design Guidelines for the Downtown Specific Plan Area. In the case of any conflict between the Design Guidelines and the Specific Plan, the Plan shall prevail. In those cases where the interpretation and/or application of the Design Guidelines within the Downtown Specific Plan Area are unclear, the Planning Commission shall have the authority to determine the appropriate interpretation.

The Downtown Specific Plan that focuses on the revitalization of historic Rivertown provides opportunities to make Downtown Antioch a vibrant place with a strong quality of life. The design of the streetscape, new private development and the renovation of existing buildings will play a particularly important role in creating a distinct, high-quality image and ambience for the Downtown while promoting a desirable quality of life in a place that will attract people to live, work and play. Application of the Design Guidelines in the Downtown will enhance the design of streetscapes and commercial and residential development projects.

The Downtown is made up of public spaces, pedestrian oriented streets, bicycle and pedestrian paths, and connections that comprise the public realm. The Plan proposes to maintain and enhance the public realm by preserving the existing Downtown core area public streetscape that consists of decorative sidewalks, streetlights, street signs, street trees, landscape planters, benches and other street furniture. A continued emphasis on walkability and pedestrian orientation will maximize accessibility to and within Downtown and enhance the area as an attractive place to spend time. Key elements proposed include Waldie Plaza improvements, diversity in building design, and various opportunities for community engagement, from existing amenities such as benches that encourage casual encounters, to outdoor dining that create a positive ambience.

## Purpose and Goals

The purpose of this Chapter of the Downtown Specific Plan is to establish guidelines that will reinforce a common identity for Rivertown, clarify expectations about desired design quality, challenge stakeholders to think outside the box and provide a method to help ensure objectivity, consistency, and predictability during the design review process. The Design Guidelines encourage design freedom and innovative design, while emphasizing basic design principles, community needs, and sensitivity to surrounding context. The Design Guidelines provide good examples of appropriate design solutions. The Guidelines contain both quantitative and mandatory development standards and may be interpreted with some flexibility in the application to specific projects.

Specifically, the Design Guidelines attempt to achieve the following goals based on those outlined in the General Plan and Downtown Specific Plan:

- Preserve and enhance Downtown Antioch's unique historic identity;
- Create opportunities to attract residential, commercial and other Downtown projects that will stimulate the economy and create an exciting live-work-play environment;
- Define standards and provide guidance for the design of new development and renovations that will encourage exceeding the desired design quality;
- Encourage architectural and landscaping criteria that stimulate walking, facilitate bicycling and reduce dependence on the automobile, while accommodating it's continued use;
- Protect and maintain the quality and unique heritage and historical characteristics of the Downtown and ensure compatible design and historic preservation standards for new projects and renovations;
- Guide the revitalization of existing developed areas blending seamlessly the quality of newer and older portions of the Downtown;
- Communicate a clear public vision for the community.

The interpretation and implementation of the Design Guidelines will be based on these goals.

## Applicability

The provisions of the Design Guidelines are applicable to any new buildings, additions, exterior alterations, landscaping, and any modification to an approved landscaping plan or parking lot design, with the exception of single-family residences within an existing subdivision. These Guidelines do not affect any existing buildings that are not proposed for new construction, exterior alterations, landscaping, or changes in the parking lot layout.

## 4.0 Circulation and Access

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## 4.1 Introduction

The potential for long term economic development and conservation efforts within the Downtown is directly affected by the diversity, capacity, features, amenities, and physical condition of the Antioch transportation network. In addition to local policies and programs, the Downtown transportation network is also influenced by regional policies and external conditions. The land uses established in this Plan are supported by a balanced transportation network that includes vehicular, transit, bicycle and pedestrian modes. Downtown benefits from existing and improving multi-modal transportation access, and is currently served by Tri-Delta Transit bus routes and an Amtrak station. An eBART station is under construction a short distance from Downtown Antioch on Hillcrest Avenue and Highway 4, and there are plans for a potential future Downtown ferry terminal. The existing Downtown traditional grid street pattern provides good access to vehicles and pedestrians. In addition to the street network and transit, there are existing bike and pedestrian paths and wide sidewalks, particularly in the Downtown Core.

In the past, alternative transportation has typically been subordinate to roadway and intersection planning. However, newer policies and practices are aimed at strengthening the connection between development and alternative transportation. For the Downtown Specific Plan it is expected that pedestrian, bicycle, and transit improvements will be given high priority. The construction of parking lots and roadway improvements will have to be carefully balanced with the installation of new bicycle lanes, pedestrian paths, and transit connections. Future improvements may be needed in all of these areas to attract investment to Downtown Antioch. The challenge will be to allocate the limited resources available in a way that will most effectively facilitate implementation of the community's goals for the area.

In general, the roadways and intersections serving the Downtown have sufficient excess capacity to accommodate increases in automobile traffic from approved and pending projects, including some degree of future additional development. However, should the traffic generating potential of future development exceed the levels assumed in prior analyses, additional roadway enhancements may be necessary.

It is important to highlight that many progressive communities have found that Downtown congestion can actually be an indicator of a healthy economy, rather than a hindrance to traffic access. Further increasing the capacity of roads in the Downtown could disrupt the urban fabric and diminish the attractiveness of living, visiting or doing business Downtown. As a result, some communities have relaxed their level of service (LOS) thresholds in downtown areas to LOS E or even LOS F in favor of preserving the street environment, mature street trees, and prioritizing pedestrian, bicycle, and public transit travel modes.

This Plan calls for the consideration of both aesthetic and pedestrian/bicycle improvements to the A Street, L Street and Auto Center Drive Corridors, in order to improve their function as principal entrances to the Downtown. This could also include adjustments to traffic signal operations to

improve traffic, pedestrian and bicycle access. Also, this Plan calls for consideration of possible street name changes to A and L Streets, in order to potentially better correlate those important corridors with their role as principal accessways to the Downtown.

### **General Plan Circulation and Growth Management Elements**

Chapters 7.0 (Circulation) and 3.0 (Growth Management) of the Antioch General Plan establish the goals and policies affecting vehicular, pedestrian and bicycle circulation, as well as the sequencing of improvements and related services within the City and Downtown. The DOWNTOWN SPECIFIC PLAN relies upon and includes by reference all goals and policies of the General Plan, and the Circulation and Growth Management Elements in particular.

### **4.2 Existing Street Network**

The roadway system that currently serves the Downtown and surrounding portions of the City are shown in **Figure 4-1**. For the most part, the Downtown street system is a traditional grid pattern, as found in many historic downtowns. A total of five General Plan designated Arterial roads directly connect the Downtown with other portions of Antioch, and to regional Highways 4 and 160. These arterials that serve as gateways to the Downtown are (from west to east): (1) Auto Center Drive; (2) 10<sup>th</sup> Street; (3) L Street; (4) A Street; and (5) Wilbur Avenue. 9<sup>th</sup> Street inside the Downtown is designated in the General Plan as part of an Arterial (one way) Couplet with 10<sup>th</sup> Street between A and L Streets.

In addition, the Downtown contains a number of roadways designated as Major Collectors in the General Plan. These are: L Street from 4<sup>th</sup> Street to its northern terminus at Marina Park; 2<sup>nd</sup> and 4<sup>th</sup> Streets are labeled as a Major Collector (one way) Couplet, for 2<sup>nd</sup> Street from L Street east to E Street, and for 4<sup>th</sup> Street from L Street east to C Street; G Street from 4<sup>th</sup> Street north throughout and beyond the Downtown; and E Street from 2<sup>nd</sup> Street to 9<sup>th</sup> Street.

### **Future Street Improvements**

The existing Downtown grid street network is efficient and effective at moving vehicles into, out of, and through the area. Therefore, any street improvements envisioned through this Plan are relatively minor. As conditions change in the future, and more development occurs, it may be determined appropriate that one or both of the Downtown one-way couplets described in the General Plan, or other alternatives as appropriate, be studied further as to whether implementation would benefit access. If benefits would accrue, the City would then proceed to develop related funding and implementation plans.

Some Downtown intersections have 4 way stop signs, while others have 2 way stop signs. The City will explore whether development of a "Downtown 4 way stop warrant" criteria would help standardize and streamline any future evaluation of implementation of 4 way stop intersections.

## Goals, Objectives, Policies, and Programs

**GOAL:** A street network within and to Downtown Antioch that offers ease of connectivity and access.

**Objective:** A decrease in unnecessary delays while maintaining a pedestrian-friendly environment.

**Policy:** In Downtown Antioch, the City of Antioch prioritizes pedestrians, cyclists, and quality of life for its residents over simple increases in traffic efficiency.

**Program:** The City of Antioch will pursue a study to determine whether two way stop sign intersections should be converted to four way stop intersections.

## Internal Circulation

General Plan Circulation Element Figure 7.1 (Circulation) designates Ninth and Tenth Streets between A and L Streets as an Arterial (one-way) Couplet, and Second and Fourth Streets between A and L Streets as a Major Collector (one-way) Couplet that are intended to serve as one way traffic loops on those streets, in order to move traffic more efficiently through the Downtown.

**Program:** The City of Antioch will re-evaluate the benefits of converting Ninth and Tenth Streets to an Arterial Couplet and A and L Streets as Major one-way Couplets and the potential impacts on existing residents, quality of life , and pedestrians and cyclists.

L Street and A Street both provide very important connections to Downtown and offer a first impression for many visitors. They are also denoted on Highway 4 as the primary connectors to Downtown and the Marina. Although residents identify L Street as a connection to Downtown and the Marina, first-time visitors may not make the same connection.

**Program:** The City of Antioch will consider changing street names for L and/or A Streets to more distinctive names that reflect the importance of these roadways, and their link to the history and character of Antioch and the Downtown.

**Program:** The City of Antioch will study the potential benefits and costs of aesthetic or other enhancements to "A and/or L Streets between Highway 4 and the Downtown, to determine the feasibility of making them more inviting corridors for bringing visitors directly Downtown.

## 4.3. Pedestrian and Bicycle Connections

The Downtown has a generally pleasant and varied streetscape. In the Downtown Core, pedestrian amenities including wide decorative sidewalks, street trees, historic street lamps, planters and street furniture make the area attractive to walkers. That rich existing character helps provide a sense of place and supports retail shopping activity. Existing and future bicycle and pedestrian paths are shown on Figures 4-2 and 4-3.

The City of Antioch adopted TRANSPLAN's East Contra Costa Bikeway Plan in 2001. In that Plan, Figure 1: Existing Eastern Contra Costa County Class I, II and III Bicycle Facilities – Area 1, that includes Antioch, shows no bike facilities in or very near Downtown. In the 2001 Plan's Figure 3: Ultimate Eastern Contra Costa County Class I, II and III Bicycle Facilities – Area 1, 10<sup>th</sup> Street from A Street to L Street is shown as a Class II route, connecting with Class II routes on Wilbur Avenue to the east, and the Pittsburg/Antioch Highway to the west. The route on 10<sup>th</sup> Street intersects with a Class II route shown on L Street, starting at 4<sup>th</sup> Street and running south to James Donlon Blvd.

In 2009, the CCTA adopted a Countywide Bicycle and Pedestrian Plan, which incorporated Antioch's local projects and programs, and was subsequently adopted by the City in 2009. An Antioch Community Development Department staff member served on the Countywide Bicycle and Pedestrian Advisory Committee that helped develop that Plan. The Antioch projects and programs in that Plan serve as the foundation for improving the safety and attractiveness of bicycling and walking in the City. The plan recommends links to the Countywide Bikeway Network along with various regional improvements and local projects, including both on-street and off-street bikeways and pedestrian facilities in the City. Furthermore, the Plan provides guidance and strategies for planning and funding of local and regional projects. Specifically, Figure D-1 in Appendix D to that Plan shows bicycle routes or lanes on:

- 4<sup>th</sup> Street from G to L Street – Existing Class II
- G Street from 4<sup>th</sup> to 10<sup>th</sup> Street and continuing south - Existing Class II
- L Street from 4<sup>th</sup> to 10<sup>th</sup> Street and beyond – Proposed Class II
- L Street from 4<sup>th</sup> Street to the Marina – Proposed Class III
- 9<sup>th</sup> Street between A and L Streets – Existing Class III
- 10<sup>th</sup> Street between A and L Streets – Existing Class II
- Wilbur Avenue connects to Downtown at A Street and running east – Existing and Proposed Class II
- Somersville Road heading east and turning into 4<sup>th</sup> Street connects to Downtown – Existing Class II

### **Current Conditions**

While pedestrian access (including sidewalks, curb ramps, crosswalks, and other improvements) is generally available throughout the Downtown, the area is in need of curb ramps at a number of intersections. Consistent with Section 7.4.2 of the Antioch General Plan, as future development proceeds in the Downtown, walkway, bicycle lane, lighting, and other circulation and access conditions will be evaluated, and appropriate public improvements will be considered as part of new developments, if a nexus would exist.

Despite the array of the eight existing and proposed bicycle facilities shown above and in the 2009 CCTA Countywide Bicycle and Pedestrian Plan, Downtown actually has:

- One existing Class II striped bicycle lane on L Street from 4th to 10th Streets.
- An existing Class III Shared Route bicycle route (routes that share the roadway and provide signage to alert bicyclists and motorists that a bicycle route exists) on 9th Street.
- An existing Class III route on "F" Street from 5th Street heading south.
- Wilbur Avenue has westbound bike lanes that connect to Downtown, going as far west as A Street.

The current on-street bicycle network within the Downtown is not thorough or connected, and therefore it does not facilitate bike usage.

Transportation infrastructure in undeveloped areas typically must be extended or expanded to serve new development. The Downtown has a well connected street, transit and pedestrian system, and there are few constraints to new Downtown development related to providing new transportation infrastructure, with the exception of bicycle paths as discussed above.

### **Future Bicycle Improvements**

While L Street has the sole Class II bike lane in Downtown for a six block stretch, there are gaps outside that area. As of the time of writing this Plan, the City is preparing to look at the needs of L Street for a "Path to Transit" project that could include street beautification from Highway 4 to the Marina. As development occurs in Downtown areas that lack bicycle facilities, lane extensions and improvements will be considered along key streets, as shown in Figure 4-3, if a nexus for providing the improvements as a condition of approval for development would exist. In the Downtown, those include:

- L Street: A connection from L Street along West 2nd Street to the Amtrak station should be done as soon as possible, as a future on-street bicycle route.
- Auto Center Drive/4th Street Corridor: The costs/benefits of a connection along entire corridor up to L Street should be studied.
- The Rivertown to Southeast Antioch bike lane: The feasibility of this proposed bicycle facility as called for in the General Plan should be analyzed.
- 9th Street: Has a few disparately spaced bike route signs on it, and it should be determined whether additional signs would be beneficial.
- G Street: Bike route from 6th Street south.

### **Objectives and Implementation Measures**

Objective CA-B: Improve pedestrian access to and within the Downtown, and maintain a street and sidewalk system that enables walkability to major destinations, shopping, employment, housing and transit.



Implementation CA-5: Close gaps in the sidewalk ramp network to ensure continuous pedestrian access to and within the Downtown. Currently, not all intersections have full four corner ramp access.

Implementation CA-6: Ensure that sidewalks, crosswalks, ramps and other pedestrian streetscape features are ADA compliant.

Objective CA-C: Improve bicycle access to and within the Downtown that is safe and inviting for bicyclists.

Implementation CA-7: Fill in gaps in existing bicycle facilities and provide proposed new bicycle routes or trails as follows that connect key destinations, housing, shopping, employment and transit:

- L Street: Has striped bike lanes only between 10th and 4th Streets. The connection from L Street along West 2nd Street to the Amtrak station should be done as soon as possible, as a future on-street bicycle route.
- Auto Center Drive/4th Street Corridor: The costs/benefits of a connection along the entire corridor up to L Street should be studied.
- The Rivertown to Southeast Antioch bike lane: The feasibility of this proposed bicycle facility as called for in the General Plan should be analyzed.
- 9th Street: Has a few disparately spaced bike route signs on it, and it should be determined whether additional signage would be beneficial.
- G Street: Bike route from 6th Street south.

Implementation CA-8: Require bicycle racks or storage in all new multi-family residential developments, multi-tenant retail, office and mixed use developments, and government, transit and institutional uses.

Implementation CA-9: Provide bicycle parking in a well distributed pattern as an amenity to facilitate bicycle usage, including in existing City parking lots.

#### 4.4. Transit

The Downtown is currently served by three Tri-Delta Transit bus routes and an Amtrak station located at the northern waterfront. Tri-Delta bus route 387 runs weekdays from the Tri-Delta bus terminal in Antioch, through Downtown, to the Pittsburg Bart station. Route 388 runs weekdays from the current Hillcrest Park & Ride lot (that will become the Hillcrest EBART Station in 2018), fairly directly to and through Downtown, to the Pittsburg Bart Station. Route 392 runs weekends and holidays from the current Hillcrest Park & Ride lot (that will become the Hillcrest EBART Station in 2018), on a circuitous path to, and then through Downtown, to the Pittsburg/Bay Point Bart Station. The Amtrak station is unstaffed, and is located on the San Joaquin Oakland Amtrak route that stretches from Bakersfield to Stockton and beyond to Sacramento or the East Bay Area with connections to San Francisco. The current transit network serving the Downtown and surrounding areas is shown in Figure 4-4.

The extension of eBART service to Antioch at the Hillcrest Station that is currently under construction is scheduled in 2018. This station will introduce regional rail rapid transit service comprising approximately 10 miles of new track between the existing Pittsburg/Bay Point BART Station and the City of Antioch, connecting to the BART system, serving the San Francisco Bay Area. The location of the new e-Bart station is shown in Figure 4-5, along with the proposed eBART rail line extension shown in Figure 4-6.

Once the eBART station opens at Hillcrest, commuters and visitors may begin to travel between the station and Downtown. Tri-Delta bus route 388 provides fairly direct service between the station and Downtown on weekdays. Route 392 provides less than direct access on weekends. If that travel pattern emerges, and route 388 and/or 392 are not adequate to serve it, there is the opportunity for the City and Tri-Delta Transit to study it, and provide feasible means to improve the connecting access, if appropriate.

The opportunity exists for a future ferry terminal to be located at the northerly extension of "I" Street at the Urban Waterfront west of Waldie Plaza and the Downtown Mixed Use Core. As located in the Land Use Diagram (Figure 3-13) and the Waldie Plaza Concept Plan (Figure 3-15), the terminal would provide an alternative mode of transportation to Oakland and San Francisco.

#### Objectives and Implementation Measures

Objective CA-D: Establish Downtown as a multi-modal transit destination and a connector for bus, Amtrak, eBART and ferry service.

Implementation CA-10: Improve the accessibility of, educate the public about, facilitate the use of, and enhance linkages between the existing and future Downtown multi-modal transit resources, and local and regional sites.

Implementation CA-11: Encourage comfortable, safe and convenient amenities be provided at the Amtrak, eBART and Ferry stations, including seating, bicycle racks and/or lockers, informational and directional signage, and shelter from sun and rain.

Implementation CA-12: Work with Tri-Delta Transit and Bart to promote regional transit service to and from Downtown.

Because of the pedestrian friendly, retail and nearby residential nature of Downtown, and the existing adequate supply of parking, many trips can be accomplished on foot, reducing the need for additional parking. The mix of uses Downtown promotes internal trips and enables people to park once to visit multiple destinations, further reducing parking need. For example, people can park once, have lunch, browse shops, walk along the River, and then return to their cars without having to move them. The three Tri-Delta Transit bus routes serving Downtown can also bring people there with no need for parking. Nearby residents can walk or bike Downtown from their homes without need to park Downtown at all. However, access by car will continue to be important for many people, including those accessing the Amtrak or future Ferry Stations, visiting from central or south Antioch, or from other towns.

Providing adequate parking is important for retail success, special events, and to reduce vehicle miles spent looking for parking. A broadly based parking strategy that minimizes the need for constructing excessive parking, meets community and business owner desires for convenient access to the Downtown, and provides commuter access to the Amtrak and future Ferry Stations is a key component of this Plan. Transportation Demand Management (TDM) is a combination of measures, services, incentives, and facilities that can help reduce the number of vehicle trips by encouraging the use of transit, bicycling, and walking. TDM can also assist with parking management and may help reduce the number of parked cars within the Downtown.

The existing two hour commercial-related parking time restrictions are driven by the need to provide parking turnover near shop frontages, increasing customer convenience and the perception that convenient parking is available. Time restrictions also help manage parking behavior by shifting employee, and other long-term parking to peripheral areas. This two hour limit must be balanced with the pedestrian friendly "park once" strategy where people can park and spend time dining, shopping, taking in a show at the El Campanile and viewing the River.

The parking and TDM objectives and implementation measures below are aimed at managing parking and transportation demand, both to reduce traffic congestion, and to improve the quality of the pedestrian and bicycle environment. Parking policies focus on a shared parking and flexible approach. Public parking options focus on on-street parking with key public parking lots that serve Downtown. Parking standards for cars, motorcycles, and bicycles are included in Chapter 3: Streetscape, Building Design, and Development Standards. TDM measures consider a range of approaches appropriate for development in Downtown.

## Objectives and Implementation Measures

Objective CA-E: Recognize that the historic character and layout of most commercial sites in the Downtown Core of Antioch are pedestrian oriented, do not and can not provide on-site parking. Acknowledge the importance of preserving this historic character, and that pedestrian and other modes of transportation are available. Accept that the existing on-street and off-street parking supply is adequate for current conditions in the Downtown Core, and should be regularly evaluated for changing conditions and needs. Recognize that parking should not be a limiting factor on the use and development of commercial sites in the Downtown Core that cannot accommodate on-site parking, without significantly limiting the use of such sites. Balance parking need and provision with the desire to maintain Downtown ambiance, and promote transit, walking, and bicycling.

Implementation CA-13: Regularly review on-street and off-street parking availability, requirements and restrictions (no parking, time limit parking) with downtown merchants and residents to determine if updated parking facilities, requirements or restrictions would better serve current and future parking needs.

Implementation CA-14: Do not require the provision of on-site parking in the Downtown Core for changes of use to or rehabilitation of existing commercial buildings, or for development of new commercial buildings on sites that are of such size and configuration that they could not accommodate on-site parking without severely limiting the use or development of such sites, when compared to larger commercially designated sites.

Implementation CA-15: Allow credit for on-street parking spaces directly adjacent to a property for visitors or retail uses, where appropriate. This should be on a one-to-one basis.

Implementation CA-16: Allow "unbundled parking" within residential development projects. Unbundled parking separates the cost of parking from the housing, meaning that residents with no vehicles would realize a cost savings by not leasing or owning a parking space. Correspondingly, residents wishing to lease or purchase more than one space could pay "market price" to do so.

Implementation CA-17: Encourage underground, or tuck-under parking in new development, to maximize occupied uses and open space at the ground level.

Implementation CA-18: Maintain on-street parking where it exists to enhance access to stores and services and to provide a buffer between pedestrians and traffic.

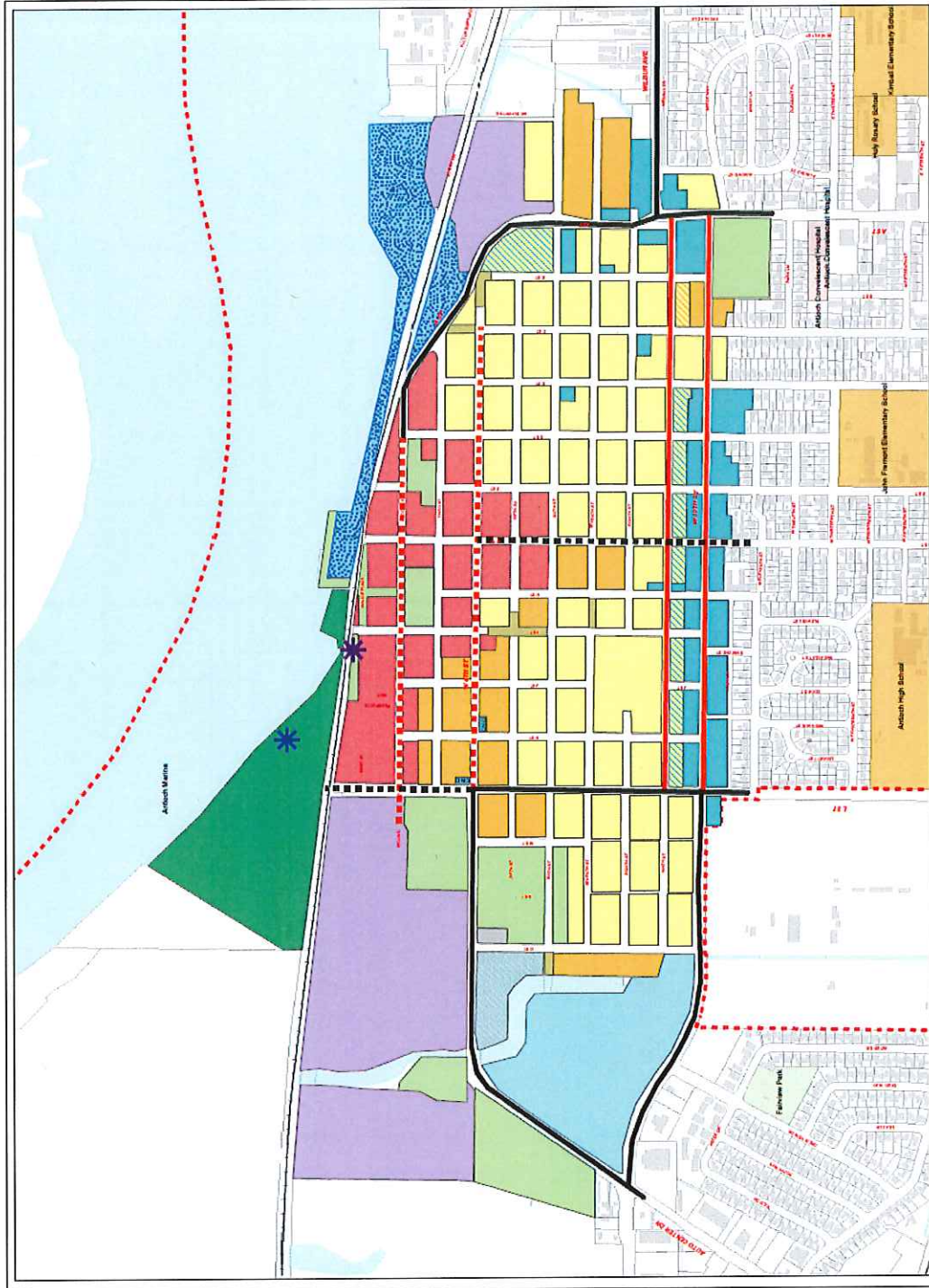
Implementation CA-19: Work with Tri-Delta Transit and Bart to publicize and incentivize the use of transit to and from Downtown, and for special events. This may include coordination to provide extra service on special event days.

Implementation CA-20: Design new mixed-use developments to enable parking to be shared efficiently between various uses.

Objective CA-F: Reduce transportation demand by promoting alternative modes of transportation and ridesharing.

Implementation CA-21: As development occurs within the Downtown, consider transportation demand management strategies as part of the approval process, which can include:

- Promote alternative modes of transportation:
  - Work with Tri-Delta Transit and Bart to promote regional transit service. Refer proposed development projects to Tri-Delta Transit, and require the provision of bus bay turnouts and bus stops where appropriate.
  
- Promote bicycling to work:
  - Ensure buildings contain bicycle parking facilities, showers, and clothes locker facilities.



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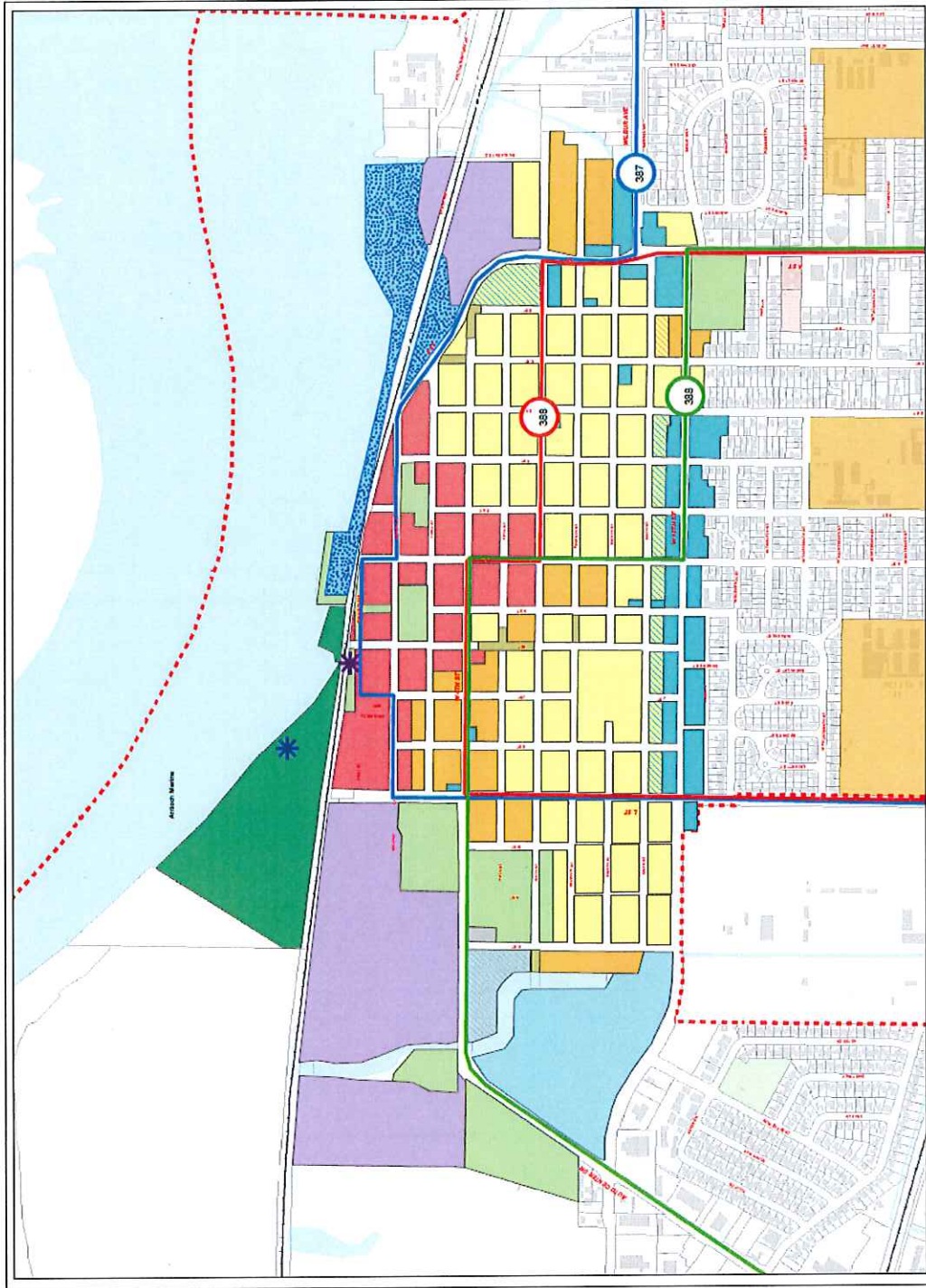
Downtown Specific Plan - Circulation



**Downtown Specific Plan - Bicycle Plan**

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Downtown Specific Plan - Transit

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## 5.0 Environmental Quality

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A high level of environmental quality is a key factor in the Downtown Specific Plan Area for ensuring the maintenance and improvement of the health and safety of all residents, employees, and visitors in the Downtown, as well as protecting the ecological web and natural habitats. This Plan establishes goals and policies which, based on General Plan policies and other local, State, and federal regulations, help mitigate any potentially negative impacts of development or activity that might adversely affect the public health and safety. This chapter of the Plan addresses noise, air quality, and biological resources.

The Existing Conditions: Opportunities & Constraints report prepared in preparation for the Downtown Specific Plan and General Plan Update in February 2015, evaluated the potential constraints that noise, air quality and biological resources may pose to the various opportunities for revitalization of Antioch's Downtown Area. Included in that report are descriptions of the fundamentals of noise, air quality and biological resources, a summary of applicable regulatory criteria, and the results of monitoring surveys that were prepared for the City. This chapter relies on, and incorporates by reference the information in the Existing Conditions: Opportunities & Constraints report related to noise, air quality, biological resources and land use compatibility with respect to local policies, and to identify potential constraints and solutions.

## **5.1 Noise**

Noise may be defined as unwanted sound. Noise is usually objectionable because it is disturbing or annoying. Noise exposure that is excessive can cause negative physical and psychological effects, in addition to interfering with speech, concentration and performance. These responses are especially adverse for noise-sensitive receptors, including schools, religious institutions, hospitals, convalescent homes, and residences. Antioch's General Plan Section 11.6 Noise Objective and Policies, and Section 2.6 Noise Constraints of the Existing Conditions: Opportunities and Constraints Report (incorporated herein by reference) identify how sound levels are measured, such as in decibels (dB), typically through an "A-weighted" scale, which emulates human hearing (all sound levels in the Antioch General Plan are A-weighted (dBA), unless specified otherwise - see Figure 11.1 in the General Plan, and Table 5.1.1 below).

### **Existing Noise Environment**

The most significant sources of noise in the Downtown Area are generated when trains pass through, and train horns sound along the Burlington Northern Santa Fe (BNSF) Railroad line that runs east-west through Downtown along the waterfront and from automobile/truck traffic on Downtown streets.

An outdoor noise monitoring survey was conducted for the Existing Conditions: Opportunities & Constraints Report in 2014 to quantify existing noise throughout the Downtown. The survey found that there is the potential for noise impacts on new development from the BNSF Railroad. Therefore, at the time of new development being proposed in the Downtown, an up to date noise analysis would be required, if appropriate, to evaluate the potential for any noise impacts per CEQA, and the necessity of requiring any mitigation measures for noise attenuation.

### **Objectives and Implementation Measures**

Objective EQ-A: Ensure that the Downtown is a pleasant place to live and work by protecting residents, workers and visitors from noise that affects comfort and health, while accommodating a mix of land uses in the area. Rail transportation-related noise is the most dominant source of noise within the Downtown. Through the General Plan and this Plan, the City is working to ensure maximum attenuation of noise effects along the Downtown rail corridor.

Implementation EQ-1: Require that new residential and other noise sensitive land uses within 200 feet of the rail line incorporate adequate noise attenuation into the design and site planning of the project, if needed, in order to achieve compliance with Chapter 11, Environmental Hazards, Section 11.6.1 Noise Objective and Section 11.6.2 Noise Policies of the General Plan, and CEQA. Conversion of existing buildings with non-residential or non-noise sensitive uses, to residential or noise sensitive uses are to comply with the General Plan noise objective and policies, to the extent possible, given the limitations of the original building siting and design.

Implementation EQ-2: Explore the potential benefits and costs of a railroad Quiet Zone, while still ensuring that safety is maintained at grade crossings.

## **5.2 Hazardous Materials, Flooding, and Air Quality**

The Downtown Specific Plan, similar to other urban infill plans, must address the public health risks associated with hazardous materials and toxic air contaminants, as well as the risk of flooding. This section describes these hazards and includes policies designed to reduce the potential risks associated with Plan buildout.

### **Hazardous Materials**

Hazardous materials are substances with physical or chemical properties that pose an existing or potential future hazard to human health or the environment when improperly

handled, disposed, or otherwise managed. Hazardous materials and wastes are extensively regulated by Federal, State, regional, and local agencies. The California Department of Toxic Substances Control has identified the former Hickmott Cannery site at the intersection of 6<sup>th</sup> and A Streets, Downtown, as a contaminated site. This location may face challenges associated with previous uses on the site, which has resulted in contamination that must be cleaned up before new uses can be developed. Section 11.7 Hazardous Material Objective and Policies of the General Plan is incorporated by reference into this Specific Plan related to this matter. Project-specific investigations will be necessary for projects on or adjacent to this or other Downtown sites that may contain contamination; to ensure that potential health risks are fully addressed per the Contra Costa County Hazardous Waste Management Plan and CEQA.

### **Flooding**

Portions of the Downtown are located within the 100 year flood zone (areas subject to inundation by the one percent annual chance flood event), or are prone to flooding during times of heavy rain. Per General Plan Section 11.4, Flood Protection Objective and Policies (incorporated by reference into this Specific Plan), a 100 year flood hazard zone runs adjacent to the San Joaquin River. In the vicinity of B Street, the 100 year flood hazard zone extends from the San Joaquin River south across the BNSF Railroad, and then spans East Antioch Creek. This flood zone is approximately 1,600 feet wide, just south of the Railroad. Prior to any new development in areas prone to flooding, potential impacts, and any necessary mitigation measures would need to be determined through the CEQA process.

### **Air Quality**

Toxic air contaminants (TACs) are air pollutants that may cause or increase mortality or serious illness, or that may pose a present or potential hazard to human health, and are linked to both short-term (acute) or long-term (chronic and/or carcinogenic) adverse human health effects. A challenge for the Plan is to ensure adequate buffers and/or mitigation measures between sensitive receptors and existing and potential sources of TACs. A significant, common source of TACs is onroad motor vehicles, such as trucks and cars (mobile sources). In Downtown Antioch, another significant source of TACs and airborne carcinogens is the BNSF Rail line.

Potential health effects related to air quality from railroad traffic along the BNSF rail line in Antioch was evaluated in the Existing Conditions: Opportunities & Constraints Report. The evaluation found that there is the potential for air quality impacts on new development within 200 feet of the BNSF Railroad. Therefore, at the time of new

Downtown development proposals, a project level TAC and Greenhouse Gas analysis would be required, if appropriate per CEQA, to evaluate the potential for any air quality impacts, and the necessity of requiring any mitigation measures for air filtering or other measures.

## **Objectives and Implementation Measures**

Objective EQ-B: Ensure that the exposure of new development in the Downtown to hazards is minimized.

Implementation EQ-4: Due to the presence of the BNSF Railroad in the Downtown, and the related potential for toxic air contaminants, the potential for localized flooding, and the possibility of limited areas of soil contamination, development within the Downtown will require careful assessment to ensure that potential air quality, flood and soil contamination environmental and/or health risks are fully addressed.

Implementation EQ-5: For proposed development within 200 feet of the BNSF Railroad line, air quality risk analysis and risk reduction strategies (including for airborne carcinogens), if needed, would have to be considered for any project during environmental review on a case-by-case basis. Mitigation, including but not limited to, installation of indoor air quality equipment, such as mechanical high-efficiency particulate air filtration systems (HEPA filters), or equivalent mechanisms to minimize health risks for future residents, may be appropriate, if so determined by an air quality analysis.

Implementation EQ-6: Require new large commercial projects to prepare a loading plan aimed to minimize truck idling and reduce diesel particulate emissions related to truck loading.

Implementation EQ-7: Require standard temporary construction air quality mitigation measures for all proposed projects, as applicable.

Implementation EQ-8: Ensure new projects within the 100 year flood zone, or areas prone to flooding are designed to reduce flood risk, per General Plan Section 11.4, Flood Protection Objective and Policies, and CEQA. Strategies include site planning to minimize flood risk and applying flood safe standards to new construction.

Implementation EQ-9: Require remediation and clean up of any contaminated sites prior to development in the Downtown, in accordance with federal, State, County, General Plan Section 11.7 Hazardous Material Objective and Policies, and CEQA standards.

### **5.3 Biological Resources**

With its proximity to the San Joaquin River, and other sensitive natural habitat areas, Downtown Antioch is part of a regional biological resource environment in which continuing urbanization, including infill development, may continue to affect the range, population and overall health of a number of special status plants and animals. Although the Downtown is mostly urbanized, containing primarily developed residential, commercial, and public uses, there are a few vacant sites. New development and reuse of previously urbanized properties in the Downtown may impact biological resources, depending on the location and scale of improvements, and the manner in which improvements are planned.

#### **Biological Resource Habitats**

As detailed in Section 2.8, Biological Resources, of the Existing Conditions: Opportunities and Constraints Report, and Section 10.4 biological Resources Objective and Policies of the General Plan (both of which are incorporated herein by reference), the Downtown is directly adjacent to 3 biologically sensitive areas: (1) San Joaquin River; (2) Antioch Dunes National Wildlife Refuge; and (3) Dow Wetland Preserve. These resources support a diversity of plant, animal and bird species surrounding the Downtown. In general, developed areas are considered to contain low biological sensitivity. Areas mapped as Non-native Grassland and Ruderal as well as Undeveloped Areas adjacent to highly sensitive habitats, are considered to be of moderate sensitivity. A high level of sensitivity is associated with other habitat types, including Open Water, Riparian, Seasonal Wetland, Tidal Wetland and Creek habitats. Most Downtown sites available for new or revitalized development are located within areas of low to moderate sensitivity. However, site-specific conditions within these properties will need to be further evaluated as part of the environmental and development review process, prior to approval of any development.

#### **Special Status Resources**

Figure 5.3.2 identifies the known occurrence and range of several special status animals identified in the California Natural Diversity Database (CNDDDB) which may be present within or directly adjoining portions of the Downtown Area, including the California tiger salamander, Delta smelt, Lange's metalmark butterfly, longfin smelt, salt-

marsh harvest mouse, steelhead – Central Valley DPS, western pond turtle and western red bat. Figure 5.3.3 identifies those listed CNDDDB bird species likely to be nesting and/or foraging within the Downtown Area, including the song sparrow. Shoreline areas are known to contain a higher number of special-status species including fish, plants and terrestrial wildlife due to the interface of multiple habitat types. Riparian and wetlands habitat types are also biologically diverse with numerous special-status species occurrences. Butterfly, bat and avian species are mobile and are therefore generally identified on the CNDDDB maps rather than specific locations. Specific habitat types must be present for their occurrence. While not identified on the map, special-status fish species such as steelhead may utilize portions of the two creek channels. A number of CNDDDB listed special status plants are known to occur within or adjoining the Downtown Area, and are shown in Figure 5.3.4 The Dune and Shoreline areas are known to contain a higher number of special-status plant species due to the interface of multiple habitat types. These special-status plants are normally associated with non-disturbed native habitat types.

### **Biological Constraints**

Figure 5.3.5 provides an overall summary of biological constraints which affect future development and use of properties within and adjoining the Downtown Area. The classifications of Low, Medium and High levels of potential constraints are based on the following factors:

- Low – Assumes existing development is present.
  - Minimal or no biological sensitivity.
  - Primary biological concerns include potential presence of bat species in buildings and nesting avian species in vegetation.
  - Assumes that no resource agency permitting would be required.
  
- Medium – Assumes no development but may include managed (disked) lands or areas which have experienced minor grading in the past.
  - Includes moderately sensitive habitat.
  - Biological concerns would include potential for special-status plants and wildlife species typical of grassland communities including burrowing owls, California tiger salamander, Lange's metalmark butterfly, and various avian species.
  - Resource agency permits may be needed depending on presence/absence of listed plant and wildlife species.
  - Species mitigation may be required.

- High – Assumes presence of native habitat or areas which have experienced little or no disturbance. Would also include shoreline areas and those areas adjacent to creeks or containing wetlands.
  - Includes highly sensitive biological habitats.
  - Biological concerns would include high probability for occurrence of federally and state listed plants and wildlife species typical associated with dune, creek, wetland and shoreline communities.
  - Resource agency permits would be needed for activities in these areas.
  - Habitat and species mitigation would be required.

Several key Downtown sites may either contain or directly adjoin areas of High constraint sensitivity, indicating the need for further analysis and documentation of avoidance or mitigation of the specific potential constraints, per CEQA, prior to any development activity.

### **Objectives and Implementation Measures**

Objective EQ-C: Protect and improve the quality of biological resources and habitat areas.

Implementation EQ-10: Where feasible, allow public access in the form of open space or a multi-use trail along the, and incorporate interpretive signage for educational purposes in public access areas along the River.

Implementation EQ-11: Encourage new development to face the River and to promote public access to the River front.

Implementation EQ-12: Require that proposed development sites that may include habitat that supports special-status species with a moderate or greater potential to exist in the Downtown, inventory sensitive resources, and develop adequate measures to avoid or mitigate any impacts. The inventory must be conducted by an independent, qualified biologist, and follow guidelines established for federally-listed species. If special-status species are identified, an avoidance strategy must be pursued where feasible.

Implementation EQ-13: Comply with all applicable Federal, State, CEQA and City regulations and policies for biological resource protection, prior to any new development activity.



#### **5.4 Seismic Hazards Identification and Mitigation**

Eastern Contra Costa County, as well as the San Francisco Bay Area as a whole, is located in one of the most seismically-active regions in the United States. Although no known active faults are located within Antioch, per General Plan Section 11.3 Geology and Seismicity Objective and Policies (incorporated herein by reference), major earthquakes have occurred near Antioch in the past, and can be expected to happen again in the near future. There is at least a 70 percent probability of at least one magnitude 6.7 or greater earthquake to occur on one of the major faults within the Bay Area before 2030. The Hayward Fault, in the Berkeley Hills, is approximately 30 miles west of Downtown. This fault is considered the highest risk for major damage in the Bay Area, as it is overdue for a major earthquake, and this fault is capable of producing quakes of up to about magnitude 7. Buildings constructed since the 1970's in California have incorporated seismic safety design and construction factors of various levels aimed at protecting life safety and structures. Buildings constructed prior to the 1970's pose potential seismic hazards in the event of a strong earthquake.

#### **Buildings at Risk Due to Earthquakes**

The City of Antioch has identified 57 properties located north of State Route 4 which contain structures that are potentially unsafe during major seismic events. All except one of these properties is situated within the Downtown (see Figure 5.4.1, Sub-Area 1, below). The buildings on these properties are reported to have been built with unreinforced masonry structural walls. Per the General Plan, unreinforced masonry buildings (URMs) constructed of brick or concrete block pose the most severe hazards. Under strong intensity ground shaking, many of these structures may be expected to collapse or require demolition, as has occurred in strong earthquakes in downtowns with URMs in Santa Cruz, Napa Valley, and Whittier. The City has sent letters to the owners of all 57 properties noted above, to notify the owners that their buildings are potentially unsafe in a seismic event. Many of these identified structures do not comply with State Law requiring seismic risk placard noticing. These properties represent both an opportunity to structurally improve or replace the existing structures with earthquake safe buildings, and are a constraint to private investment (and safety risk), due to the additional cost associated with seismically improving a property as opposed to simple reuse of the existing structure.

Low lying portions of the Downtown adjacent to the San Joaquin River could be affected by a seismically generated tsunami. However, projected wave height and tsunami run-up is expected to be small in the interior portions of the Delta. Some coastal inundation and damage could occur in Antioch if a tsunami coincided with very high tides or an

extreme storm. Per the United States Geological Service, and as shown on General Plan EIR Figure 4.5.4, some areas of Downtown adjacent to the River have a very high to low potential for liquefaction in the event of a significant earthquake. New construction or significant remodels in the high risk areas will be subject to seismic analysis as part of the City's building plan review process.

### **Objectives and Implementation Measures**

Objective EQ-D: Minimize the potential for loss of life, physical injury, property damage, and social disruption resulting from seismic groundshaking and other seismic events.

Implementation EQ-14: Comply with the Geology and Seismicity Policies in the General plan.

Implementation EQ-15: Explore the potential adoption by the City of a Seismic Hazards Identification and Mitigation Program for URMs in Antioch, similar to the program adopted by the City of El Cerrito in 2009.

Implementation EQ-16: Require that all URMs identified by the City post seismic hazard risk signs on the exterior of their building, as required by State law.

Implementation EQ-17: Provide information to and explore the establishment of incentives for property owners to rehabilitate hazardous URM buildings (such as reductions in permit fees, and expedited plan checking), using updated construction techniques to mitigate seismic hazardous posed by their buildings.

### **5.5 Cultural and Historic Resources**

Downtown Antioch's historic buildings contribute largely to its community character and identity. Section 10.9 Cultural Resources Objective and Policies of the General Plan (incorporated herein by reference), states that prehistoric cultural resources in the San Francisco Bay Area tend to be located near sources of fresh water, and along the bay or Delta shore. Prehistoric and historical archaeological sites and fossil sites have been recorded in Antioch. The Downtown waterfront is a distinctive on- and off-shore cultural and historic resource containing shipwrecks mapped offshore, and many of the City's most historic buildings. Fifty-six Antioch buildings and four monuments to vanished sites are listed on national, state, and local registers of historic properties and landmarks.

The Directory of Properties in the Historic Property Data File (HPD), maintained by the State Office of Historic Preservation, is a master list of all resources that have been evaluated for potential eligibility for State and national registers of historic places. The HPD listing for Antioch, as of February 2001, forms Appendix B of the General Plan. The Antioch Historical Society maintains a separate list of City landmarks. Downtown historic resources are also listed in the General Plan EIR.

## Objectives and Implementation Measures

Objective EQ-E: Preserve archaeological, paleontological, and historic resources within the Downtown for the ambiance, cultural benefit, and education of future generations.

Implementation EQ-18: Comply with Section 10.9.2 Cultural Policies of the Antioch General Plan.

Implementation EQ-19: Prior to approval of any planning permit approval or permit for construction, alteration or demolition, an in-depth study/assessment shall be prepared to determine if the site and/or building is a significant cultural and/or historic resource (as defined by CEQA). The study shall be prepared by an archeologist and/or architectural historian or professional that is knowledgeable of cultural and/or historic resources and local, state and federal cultural/historic preservation regulations.

Implementation EQ-20: Development and construction involving alterations, additions, or exterior modifications shall meet the Secretary of the Interior's Standards. The improvements shall also be designed to consider the Antioch Design Guidelines.

## 6.0 Public Facilities, Services, and Infrastructure

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This Plan anticipates that the Downtown will experience future residential and commercial growth and development. A complete network of public facilities, services, and infrastructure will be necessary to support existing and new residents and businesses. This chapter describes the major utility systems serving the Downtown, and the additional facilities, services and infrastructure that will be required under future potential buildout of this Plan, and includes policies to ensure a high quality environment in the Downtown.

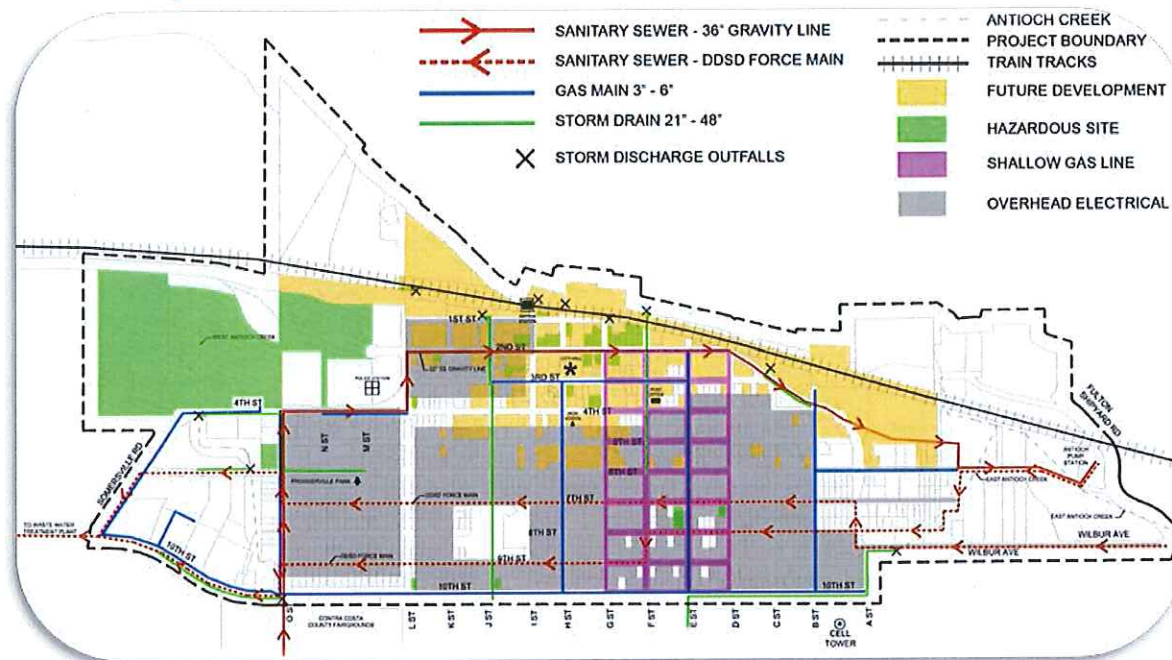
### 6.1 Sanitary Sewer Service

Antioch's Sanitary Sewer system consists of gravity sewer systems, manholes, cleanouts and other access structures. In addition to the City owned and operated wastewater systems, there are several other sewer conveyance facilities that are owned and operated by Delta Diablo Sanitation District (DDSD). The Downtown includes several gravity lines flowing northerly towards the San Joaquin River, and then flowing easterly towards the Antioch Pump Station (APS). This area also includes two force mains flowing westerly from the APS to the Waste Water Treatment Plan (WWTP) located west of Antioch, which is owned and operated by DDSD.

### Utility System Constraints

Figure 6.1.1 shows utility constraints in the Downtown, including for sewers, as described more fully in Chapter 2.7.2. of the O & C Report.

**Figure 6.1.1 Summary of Utility Constraints within Downtown**



Following are the key constraint issues identified for Sanitary Sewer Facilities within the Downtown Area:

- The City's Sewer Master Plan indicates that most of the main line pipes were built prior to 1960. Pipes of that vintage may have cement mortar joints. After 1960 sewer pipe joints were primarily rubber compression, with improved leakage protection. The Master Plan identifies leakage from aged pipes combined with the high groundwater table as a possible cause of infiltration and inflow problems. However, the City lacks current information and soils samples regarding sewage leaks due to pipe joints. Consequently, soil sampling within the Downtown may be considered at the time of major new development to help determine if there are any potential leak issues that might need to be addressed.
- The Sewer Master Plan also identifies a few segments of the 33-inch sewer main along West Second Street between I Street and J Street, and along the A Street extension between A Street and D Street, as having negative slopes. Negative pipe slope has the potential to create a pressure system in gravity pipes that can reduce system capacity that may need to be improved at the time of major future development and/or significant land use intensification.
- The sewer system has been computer modeled using HYDRA. The Master Plan calls for using unit flow factors to forecast population and land use demands. That methodology will be used to evaluate sewer capacity needs associated with future major development and land use intensification proposals.
- DDSD has identified potential capacity restrictions in the trunk line from the Wilbur overpass to the Antioch Pump Station located east of Downtown, resulting in: (a) The occurrence of diversions to storage at APS Equivalent Storage Basins (ESB) during peak dry weather flow (PDWF); (b) Overflow at APS ESB during peak wet weather flows (PWWF); and (c) Surge in the collection system. To address the above limitations, DDSD's Master Plan identifies a phased construction process consisting of the following:
  - Eliminating the Bridgehead gravity lines to APS and connecting FM-1 & FM-2 to AFM-102 via a 24-inch force main. APS operating only on AFM-101 with existing pumps.
  - Upgrade pumps at APS to have capacity equivalent PDWF and optimize use of existing storage at ESB.

## 6.2 Electrical Service

### Existing Conditions

Downtown has streets with overhead power lines and streets that are undergrounded, as shown on the PG&E record maps (and summarized in Figure 6.1.1). The City has previously undergrounded electrical lines on L Street between Tenth and Fourth Streets, Fourth Street, and portions of Third Street, Second Street and First Street. With the exception of L Street, the following streets still have overhead electrical between O and A Streets: Fifth; Sixth; Seventh; Eighth; and Ninth Streets.

### Electrical System Constraints

1. As shown on the Utility Constraint Map, there remains an island of overhead power lines in the Downtown bounded by L Street, I Street, First Street, and and Third Street. This island of overhead power lines could be funded as a potential underground utility district, under PG&E Rule 20A.
2. The City receives a Rule 20A allocation of \$212,000 per year. The PG&E procedure to process and design a Rule 20A undergrounding project requires approximately 5 years. The City's Rule 20A funds are estimated to reach nearly \$1,000,000 in 2020. The City also has the option of borrowing 5 years into the future, so there could be significant Rule 20A funding available for a Downtown undergrounding project by 2020.

## 6.3 Water Service

### Existing Conditions

The City owns and operates the water system in Downtown. Water is supplied to the City from via the San Joaquin River through an inlet at the Roger's Point boat ramp. The water system is divided into Zones 1 and 2. The Downtown is primarily in Zone 1. Zone 2 is the area west of O Street towards Auto Center Drive and the Pittsburg Antioch Highway. Within Zone 1 the pipelines range from 2" diameter to 24" diameter. 24" ductile iron waterlines lie within D Street, and there is a 16" ductile iron waterline in Fourth Street near the Police Station. A 12" cast iron pipe loop system encompasses K, Second, A, and Ninth Streets, with portions of Ninth Street being asbestos cement pipe.

### Water System Constraints

Future development within the Downtown could be constrained by available fire flows and pressures in the City water system. The City estimates that pressure readings for Downtown range from 40 psi around Tenth Street to 48 psi around First Street. The City does not have current flow readings. Therefore, at the time that future major development or land use intensification is proposed, analysis of water system capacity

in that vicinity, with localized fire flow and pressure readings would be needed to confirm fire flow and pressure readings at existing fire hydrants.

## **6.4 Gas Service**

### **Existing Conditions**

As shown in Figure 6.1.1, PG&E gas line service for Zone 3, from Somersville Road to Marie Avenue (West to East) and from the San Joaquin River shoreline to Tenth Street (North to South), is via gas mains that vary from 2" through 6" within the Downtown. Gas laterals varying in size from ¼" to 1" serve residential units, and some laterals larger than 1" serve commercial and industrial establishments. The majority of the gas main pipes consist of welded steel pipe with some smaller segments of plastic pipe.

A 6" gas main is located along Tenth Street from A Street to E Street, which reduces to a 4" pipe beyond E Street to Somersville Road, and ties back into an existing 6" gas main. There are two 6" gas mains along Somersville road within the Downtown. The 4"- 6" gas main along Tenth Street has several 2"- 6" laterals feeding the Downtown. An existing 6" gas main is located along B Street up to Fourth Street. An existing 3" line runs along F Street from West Tenth to Second Street. A 4" gas main on H Street runs to Third Street and on O Street up to Fourth Street. Several other smaller 2" gas mains are located along other streets.

### **Gas Line Constraints**

1. In October 2014, it was learned from PG&E that there are shallow and old gas lines in the Downtown. The shallow gas lines shown in Figure 6.1.1 are less than 24" deep in the areas between G Street and D Street, and Second Street and Tenth Street. City staff has encountered some shallow gas lines in the Downtown during various roadway reconstruction and concrete replacement activities.
2. Any development and/or major expansion or renovation of existing buildings within the vicinity of these shallow lines must address the potential risks associated with rupture and/or leakage, prior to approval of building improvements. Such an effort will draw from information from PG&E regarding their on-going program to replace old gas lines, and examination of the process to increase the priority level for funding of such efforts within the Downtown.

## **6. 5 Cellular Service**



### **Existing Conditions**

Per the leased cell tower record drawing for Antioch, dated October 2014, the closest cell tower to the Downtown is at the City Park on Tenth and A Streets. This is the only cell tower north of Highway 4.

### **Cellular Service Constraints**

Cell phone reception in the Downtown is reportedly poor for all carriers, based on Downtown stakeholder input from late 2014. This is in part based on Downtown's location at the edge of the wide San Joaquin River. This limitation, if it continues, could be a disincentive for businesses and residents considering locating within the Downtown. Improvement of service may come with pressure on cell providers from new residents or businesses. Better service could require placement of one or more cell antennas within the area.

## **6.6 Storm Drainage**

### **Existing Conditions**

The City's storm drainage conveyance system is designed to capture, direct, and convey peak storm flows away from buildings, thereby protecting life and property from flood hazards. The mean annual precipitation in Downtown is 13 inches. The drainage flow is primarily from south to north.

As shown in Figure 6.1.1, there are 12 different storm drain systems present, and each system ultimately discharges into the San Joaquin River. Storm drain pipe size varies anywhere from 6" to 72". There are seven different discharge locations into the San Joaquin River, one into the East Antioch Creek, and three into the West Antioch Creek.

### **Storm Drainage System Constraints**

Future development and reuse of existing buildings within the Downtown Area will be affected by the following storm drain system issues:

1. FEMA's Flood Insurance rate map identifies the majority of the area surrounded by West Antioch Creek between L Street and Somersville Road north of West Tenth Street, as designated Flood Zones where base flood elevations will need to be analyzed.
2. At times of heavy rains and high tides, storm drains may overflow onto some industrial parcels. Interviews conducted as part of the public outreach process included reports of flooding on several sites within the Downtown (including developed properties). Additional hydrology/hydraulics information will be requested

from at the time of development to analyze storm drain capacity and provide any needed improvements.

## **6.7 Emergency Services**

### **Antioch Emergency Response Plan**

As more fully described in Chapter 11.8, Disaster Response, of the General Plan, and in Chapter 4.5, Geologic and Seismic Hazards, of the General Plan Update EIR (and as incorporated herein by reference), the City's approved 1996 Emergency Plan addresses response to disasters, including but not limited to earthquakes, floods, fires, hazardous spills or leaks, major industrial accidents, major transportation accidents, major storms, airplane crashes, environmental response, civil unrest, and national security emergencies. The plan outlines the general authority, organization, and response actions for City staff in case of disaster. Emergency Operations Centers are maintained by the City at the Police Station and the Water Treatment Plant. The objectives of the plan are to reduce life, injury, and property losses through effective management of emergency forces.

### **Objective and Implementation Measures**

Objective PF-A: Continue to successfully provide, maintain and operate infrastructure, public utilities and emergency preparedness that protects life and property, and maintains the quality of life and sustainability of the Downtown.

Implementation PF-1: Continue efforts to safeguard the quality and availability of water supplies.

Implementation PF-2: Actively pursue and secure additional water sources and supplies for the City to meet the community's future water needs.

Implementation PF-3: Implement needed infrastructure improvements at the time of development and/or if and when other funding sources become available.

Implementation PF-4: To reduce water consumption, require new development to install all standard water conservation fixtures, irrigation and landscaping, and also that they include the use of rainwater harvesting systems, bioswales and rain gardens in planting areas and curb extensions.

Implementation PF-5: To the extent possible, extend recycled water infrastructure to serve new development areas, require new development to be plumbed to receive recycled water for landscape irrigation, and require that all new and retrofitted water connections to the potable system use recycled water to the greatest extent feasible for irrigation, provided adequate recycled water can be reliably delivered to the user.

Implementation PF-6: Support local utility providers in the undergrounding of utilities. Work with PG&E and other public agencies to underground existing overhead utility lines to the extent feasible.

Implementation PF-7: Refer to the Fire Protection Objective and Policies in Chapter 8.10 of the General Plan.

Implementation PF-8: Refer to the Police Services Objective and Policies in Chapter 8.11 of the General Plan.

Implementation PF-9: Refer to the Disaster Response Objective and Policies in Chapter 11.8 of the General Plan

## **6.8 Public Facilities**

Public facilities in the Downtown include City Hall, the Police Station, Animal Services, City Corporation Yard, Waldie Plaza, the Marina and Barbara Price Marina Park, Prosserville Park, the Contra Costa County Fairgrounds, the Antioch Unified School District Administration Building, Nick Rodriguez Community Center, and the Senior Center. These facilities provide important services to the community, including administrative and public safety, recreation, and entertainment. Some serve as public meeting places and venues where citizens can communicate face to face with their elected and appointed officials, and City staff.

### **Objective and Implementation Measures**

Objective PF-B: Continue to provide, and enhance as necessary, high quality public facilities that facilitate daily operations and services provided by the City to its citizens.

Implementation PF-10: Maintain City Hall in the Downtown as the focal point for citizens to obtain information and City services, and participate in public meetings of the City Council, Boards and Commissions.

Implementation PF-11: Maintain the Nick Rodriguez Community Center and the Senior Center to provide ongoing social, civic and recreational activities for the public.

Implementation PF-12: Refer to the School Facilities Objective and Policies in Chapter 8.8 of the General Plan.

Implementation PF-13: Refer to the Parks and Recreation Objective and Policies in Chapter 8.9 of the General Plan.

## 7.0 Implementation

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- **General Plan and Zoning Ordinance Amendments**
- **Implementation Program and Phasing**
- **Infrastructure Financing Strategies**



## 2.0 rivertown design guidelines

### 2.1 introduction

The purpose of this chapter is to present design guidelines for both new development and redevelopment of older structures within the city's traditional commercial district in Rivertown. Rivertown is bounded by the San Joaquin River on the north, L Street to the west, 10<sup>th</sup> Street to the south, and "A" Street to the east. These guidelines are intended to reestablish the commercial core of Rivertown as the heart of Antioch by promoting active street life and high standards in architectural design and construction.

The Antioch area was first a portion of a "Rancho", a land grant given to citizens of Mexico after it gained independence from Spain in 1821. Land from one of these ranchos was purchased for the establishment of Smith's Landing, now the Rivertown area,

that was renamed Antioch on July 4, 1851, after the biblical city. The waterfront location and facilities served Antioch well with the establishment of the Empire railroad in 1878 and two steamship lines from San Francisco landing daily at the wharves. In the 1900's Antioch expanded around the Rivertown "heart" of the city and became a manufacturing center for diversified industries. Today it is experiencing dynamic growth as housing is developed for the increasing population of the Bay Area.

Antioch is home to a variety of historical resources ranging from landmark commercial buildings to Victorian, Craftsman, and modern style homes to churches, schools, and civic buildings. The Rivertown waterfront is still a distinctive resource containing numerous shipwrecks mapped offshore and many of the City's most historic buildings. Fifty-six Antioch buildings, four monuments and vanished sites are listed on national, state, local registers of historic properties and landmarks adding to the overall historical context of this dynamic waterfront city.



Figure 2.1.1 Rivertown

## 2.2 design objectives

### 2.2.1 Promote Contextual Architectural Practices



Figure 2.2.1 A Rivertown building with good design components

In order to create an inviting ambiance and preserve Rivertown's historic integrity, new infill development and renovation to existing structures must be respectful of the existing architectural context. Designs that are compatible and respectful of historic buildings in the area are encouraged. Some designs may use historic ornaments in new "revival" interpretations of older styles. These may be appropriate as long as the result is visually compatible with its surroundings and the design is distinguishable as new.

### 2.2.2 Preserve the Original Facades/Storefronts

Historically, building modifications were made as needs changed. Many of these alterations were sympathetic to the original character of the structure and may have taken on historic significance themselves. Others were unsympathetic changes that eroded the

historic integrity of the facade. Although, changes to structures will, and need to, occur over time, the guidelines in this chapter will ensure that these changes do not damage the existing historic building fabric and that the results of building renovation enhance the overall design integrity of the buildings and therefore the community.

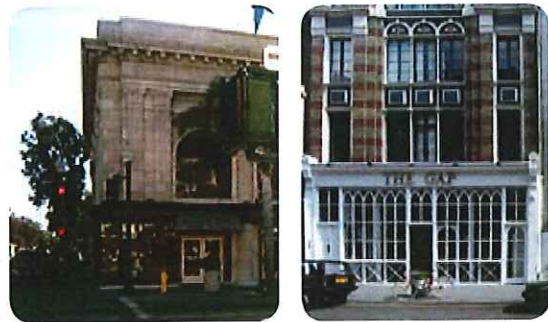


Figure 2.2.2 A successful blend of historic architecture and modern commerce

### 2.2.3. Use Traditional Facade Components

Repetition of traditional facade components creates patterns and alignments that visually link buildings within a block, while allowing individual identity of each building. These elements are familiar to pedestrians and help establish a sense of scale. The use of traditional facade components, such as display windows,



bulkheads, arches, cornice/parapets, and balconies, are required.



Figure 2.2.3 Traditional facade components such as display windows add visual interest to the pedestrian experience

### 2.2.4 Develop a Steady Rhythm of Facade Widths

The historical commercial lot width has led to buildings of relatively uniform width that create a familiar rhythm. This pattern, which is particularly apparent on Second and G Streets, helps tie the street together visually and provides the pedestrian with a standard measurement of his/her progress. New or renovated buildings shall reinforce the existing facade rhythm of Rivertown streets by using widths corresponding to existing widths.

### 2.2.5 Create a Comfortable Scale of Structures



Figure 2.2.4 A steady rhythm of facade widths creates a uniform and pleasant streetfront

Rivertown buildings shall convey a scale appropriate for pedestrian activity. For the most part, this means two- to three-story development at the back of the sidewalk. These characteristics create a friendly atmosphere that respects the historic scale of the district while enhancing its marketability as a special commercial and residential area.

### 2.2.6 Distinguish between Upper and Lower Floors



Figure 2.2.5 The upper floor facades exhibit more solid space than the ground floor facades

The ground floor facade of commercial buildings shall be predominantly transparent (clear windows), with a high ratio of void (windows) to solid (wall). This transparency helps to define the first floor as more open to the public. Upper floor facades typically have more solid space than the ground floor. Uniform storefront heights establish a line that helps to create a sense of scale for pedestrians. New Rivertown buildings should include the block's existing height elements and ratio of void to solid.



**2.2.7. Support Pedestrian-Oriented Activity at the Sidewalk**

Commercial outlets shall strive to provide visual interest to pedestrians through the goods and activities that are visible in ground floor windows.



*Figure 2.2.6 Pedestrian activity is encouraged on Rivertown sidewalks by providing interest along the street front*

This is not only a significant characteristic of historic commercial buildings, but also promotes the area as a lively, pedestrian-oriented commercial district. Therefore, window placement shall enhance pedestrian visibility of goods and activities, and they shall be kept free of advertising and non-product related clutter (e.g. backs of display cases, etc.). An abundance of clear, transparent glass also instills a sense of safety for pedestrians since they sense that employees and patrons are monitoring the sidewalk. In contrast, storefronts with blank or solid opaque walls degrade the quality of the pedestrian experience.

**2.2.8. Highlight the Importance of the River to Rivertown**

The San Joaquin River is an integral part of Rivertown's character, but some sites and

buildings do not take advantage of access to and views of the river. Where possible, new development and renovated buildings shall promote physical and visual connections with the river.



*Figure 2.2.7 New development and renovated buildings shall promote physical and visual connection with the San Joaquin River*

A77



## 2.3 site planning

New infill buildings shall reinforce the pedestrian-orientation of Rivertown by providing storefronts next to the sidewalk and locating parking areas away from the street. The long term goal is to institute shared parking by providing conveniently located parking garages.

### 2.3.1 Building Placement

A. The ground floor of any new building shall be located near or along the front property line, particularly on Second and G Streets. The front building facade shall be placed parallel to the street.



Figure 2.3.1 The Ground Floor of any new building shall be located near or along the front property line

B. Wherever possible, minimizing side yard setbacks between buildings or utilizing a zero setback from the side property line(s) is encouraged to create continuous pedestrian activity along public sidewalks.

C. Additional setbacks shall be provided at public plaza areas.



Figure 2.3.2 Front building setbacks shall accommodate active public uses such as outdoor dining

D. Buildings adjacent to or within view of the San Joaquin River shall be oriented to provide physical and/or visual connections to the river.



Figure 2.3.3 Restaurants situated along a riverfront offer an opportunity for unique atmosphere and dining experience

E. Buildings, particularly along Second and G Streets, shall use indentations to create small,

conspicuous plazas for people to sit and congregate outside of pedestrian traffic.

F. Front building setbacks, where appropriate, shall accommodate active public uses such as outdoor dining and therefore shall use hardscape and limited landscaping. Landscaping could include potted plants or flower boxes on low rail barriers surrounding outdoor dining areas.

G. When possible, pedestrian paseos shall be created in the middle of the block that extend from the street to rear parking lots, activity areas, or alleys.

H. Buildings shall be situated to face a plaza, paseo, or other public space.

I. Loading and storage facilities shall be located at the rear or side of buildings and screened from public view.

### 2.3.2 Street Orientation

A. Storefronts and major building entries shall be oriented to key commercial streets as well as courtyards, plazas, and the waterfront. Minor side or rear entries may also be desirable on corner lots, courtyards, and plazas.



Figure 2.3.4 Mid-block paseos connect the street with parking, activities, or alleys

B. Buildings located on corners shall include storefront design features for at least 50% of the side street elevation wall area.

### 2.3.3 Parking Orientation

A. Parking lots shall be located to the rear of buildings or shared parking structures.



Figure 2.3.5 The rear of the building provides a good opportunity for parking in Rivertown

B. Rear parking lot entries shall be located on side streets in order to minimize pedestrian and vehicular conflicts along Second and G Streets.

C. Driveways shall be kept to the minimum number and width required for the project.

D. Shared driveway access is encouraged whenever practical to further reduce vehicle/pedestrian interactions and safety concerns.

E. Wide, well-lit pedestrian walkways shall connect parking lots to building entries utilizing directional signs and shall be designed for public access and safety.



## 2.4 architectural guidelines

The design of an infill building in Rivertown, particularly its front facade, shall be influenced by the historically significant facades in the area. All contemporary infill buildings shall be compatible with these guidelines in terms of height, facade rhythm, placement of doors and windows, solid to void ratios, color and use of materials.

### 2.4.1 Building Height, Form, and Mass

A. Vertical mixed-use structures, with retail on lower floors and residential or non-retail commercial on upper floors, are encouraged within Rivertown (see additional guidelines for mixed-use development projects in Chapter 5, mixed-use design guidelines).



Figure 2.4.1 Vertical mixed-use structures use detailing on facades to create visual interest and reduce the overall sense of scale

B. Building heights shall enhance views of the San Joaquin River, minimize obstruction of views from adjoining structures, and provide adjacent sites with maximum sun, ventilation, and protection from prevailing winds.

### 2.4.2 Facades and Rhythm

New infill shall reflect the established scale and rhythm as well as the traditional lot pattern of existing Rivertown structures.

A. The characteristic proportion of height to width on existing facades shall be reflected in new infill development.

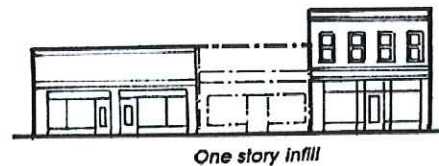
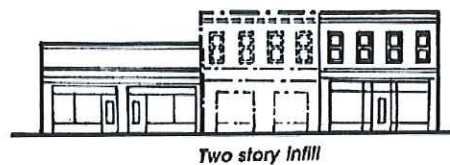


Figure 2.4.2 New construction should be similar to existing buildings in height, width and rhythm of openings

B. Building facades shall be detailed in such a way as to make them appear smaller in scale. This can be achieved through vertical and horizontal articulation such as:

1. Breaks (reveals, recesses) in the surface of the wall itself;
2. Placement of window and door openings; or
3. The placement of bay windows, balconies, awnings and canopies.

C. When a proposed infill building has two adjacent commercial structures, every attempt shall be made to maintain the characteristic rhythm, proportion, and spacing of existing door and window openings.

D. Bay windows and balconies that provide usable and accessible outdoor space for upper floor residential uses are strongly encouraged and may slightly encroach over the public right-of-way.



Figure 2.4.3 Bay windows provide vertical and horizontal articulation

E. The predominant difference between upper story openings (windows and doors) and street level storefront openings shall be preserved. Typically, there is a much greater window area (70%) at the storefront level for pedestrians to view merchandise. In contrast, upper stories window openings are much smaller (approximately 40% of facade).

F. Whenever a proposed infill building's facade is wider than the existing facades on the street, the infill facade shall be broken down into a series of appropriately proportioned "structural bays" or components, such as a series of columns or masonry piers, to frame window, door, and bulkhead components.



Figure 2.4.4 Columns help create structural bays to break up a long facade

G. Whenever an infill building is proposed, identify the common horizontal elements (e.g. canopy, awning, cornice line, window height/width and spacing) found among neighboring structures and develop the infill design utilizing a similar rhythm or alignment.



### 2.4.3 Building Materials and Colors



Figure 2.4.5 Minimizing the number of wall materials on a complex design enhances visual unity of design components

The complexity of building materials shall be based on the complexity of the building design. More complex materials shall be used on simpler building designs and vice versa. In all cases, storefront materials shall be consistent with the materials used on the proposed building and adjacent buildings.

#### A. Approved Exterior Materials

1. The number of different wall materials used on any one building shall be kept to a minimum, ideally two.
2. The following materials are considered appropriate for building walls within Rivertown:
  - a. Smooth block (excluding cinder-block)

- b. Granite
- c. Marble
- d. New or used face-brick
- e. Terra cotta
- f. Metal
- g. Stucco (smooth or hand troweled)



Figure 2.4.6 Stucco is effectively used in many architectural styles as an exterior wall material in Rivertown

3. Accent materials shall be used to highlight building features and provide visual interest.
4. Accent Materials may include one of the following:
  - a. Wood (or fiber cement look alike for replacement purposes)
  - b. Glass
  - c. Glass block (storefront only)
  - d. New or used face-brick
  - e. Concrete
  - f. Stone
  - g. Cloth (awnings only)
  - h. Plaster (smooth or textured)
  - i. Painted metal

- j. Tile (bulkhead)



Figure 2.4.7 Tile used for bulkheads on the bottom of storefronts adds color and interest

- k. Wrought iron
- l. Cut stone, rusticated block (cast stone)
- m. Terra cotta
- 5. Rooftop materials may include:
  - a. Standing seam metal roofs
  - b. Crushed stone (on flat roofs)
  - c. Built up roof system
  - d. Tile

**B. Prohibited exterior wall materials**

1. Reflective or opaque glass (ground floor)
2. Imitation stone (fiberglass or plastic)
3. Textured Stucco
4. Rough sawn or "natural" (unfinished) wood
5. Pecky cedar (textured wood caused by a fungus during the tree's growth)
6. Used brick with no fired face (salvaged from interior walls)
7. Imitation wood siding, excluding fiber cement may be considered on a case by case basis

- 8. Plastic panels

**C. Exterior color**

The intent of these guidelines is to give guidance to create a pleasing and compatible color palette for the streetscape:

1. Light colored base walls of buildings and other large expanses are encouraged. Soft tones ranging from white to very light pastels are required. Neutrals such as off-white, beige and sand are also acceptable colors.
2. Subtle/muted colors shall be used on larger and plainer buildings.
3. Additional colors and more intense colors shall be used on small buildings or those with elaborate detailing.
4. Contrasting colors shall be used to accent architectural details.
5. In general, no more than three colors shall be used on any given facade, including "natural" colors such as unpainted brick or stone.
6. No more than one vivid color shall be used per building.



Figure 2.4.8 Using one vivid color as an accent provides interest without appearing busy



7. Color shall be used to accent entrances.



Figure 2.4.9 A red door color accent this entrance and invites consumers in

8. Colors shall be harmonious with the colors found on adjacent buildings.
9. Finish material with "natural" colors such as brick, stone, copper, etc. shall be used where practical.

#### 2.4.4 Roofs and Upper-Story Details

A. Rivertown buildings shall incorporate historic Antioch flat roofs (with decorative parapets) or gable-end roofs.



Figure 2.4.10 A typical flat roof commonly seen in Antioch

B. Vertical focal elements are encouraged and shall be incorporated as structural design elements. Towers, spires, or domes become landmarks and serve as focal/orientation points for the community.



Figure 2.4.11 Vertical elements can be community focal points

C. Materials used on the visible portion of sloped roofs shall complement the architectural style of the building and other surrounding buildings.

D. Access to roofs shall be restricted to interior access only.

E. Rooftops can provide usable outdoor space in both residential and commercial developments.

F. Roof-mounted mechanical equipment shall be screened by a parapet wall or similar structural feature that is an integral part of the building's architectural design.



**2.4.5 Plazas and Paseos**

Active plazas and paseos can serve as important components of a successful Rivertown.

**A.** Ample seating in both shaded and sunny locations shall be provided in plaza and paseo areas.



Figure 2.4.12 A plaza that contains ample seating

**B.** Plazas and paseos shall contain a visual and somewhat audible feature such as a sculpture, fountain, or a display pond that attracts pedestrians and serves as a landmark.

**C.** Any decorative paving used in plaza and paseo areas shall complement the pattern and color of the pavers used in the public right-of-way.

**D.** Furniture and fixtures used in the plaza and paseo areas shall complement those in the public right-of-way. Furniture and fixtures shall be selected with maintenance considerations in mind.

**2.4.6 Franchise and Corporate Business**

The distinct architectural designs of many franchise and corporate businesses are typically not appropriate for historic areas such as Rivertown. Franchises or national chains must respect the following standards to create unique buildings that are compatible with the existing structures and character of Rivertown.

**A. Architecture**

1. The scale, design character, architectural style and materials of franchise / corporate architecture shall be consistent with adjacent buildings. Natural materials, such as brick, stone, etc., shall be used where applicable.



Figure 2.34.13 Brick is a natural material that can be used for franchise and corporate businesses

2. No franchise/corporate buildings or portions thereof shall be more than two stories in height.

**B. Color and Lighting**

1. Color(s) used by franchise/corporate buildings shall be considered carefully to be appropriate within Rivertown.
2. Colors shall complement the existing colors used on adjacent buildings or

A85



other buildings in Rivertown.

3. Franchise/corporate colors shall be consistent with the architectural style or period of the building.
4. Bright or intense colors are not allowed, unless on appropriate architectural styles and reserved for more refined detailing and transient features.
5. The use of symbols and logos can be utilized in place of bright or intense corporate colors.



Figure 2.4.14 This building uses a logo rather than bright or intense colors to advertise the business

6. Lighting of logos shall be compatible with the primary building and respect adjacent buildings. Bright and intense lighting is strongly discouraged.
7. The use of bright and intense neon outlining of windows is strongly discouraged. Refer to Chapter Seven for acceptable neon use in signage.

## 2.5 storefront design

### 2.5.1 Introduction

While a storefront is only one of the architectural components of building facade, it is the most important visual element of a Rivertown building. The storefront traditionally experiences the greatest degree of change during a building's lifetime and holds the greatest potential for creative alterations affecting both the character of the building and the streetscape. Traditional storefronts are comprised of a few decorative elements that repeat across the face of the building such as structural bays containing window and door openings, continuous cornice line, transoms, bulkheads. These elements help to and integrate the storefront into the entire building facade.

### 2.5.2 Storefront Composition

#### A. Entries and Doorways

One or more of the following design elements or concepts shall be utilized to emphasize the main entry to Rivertown buildings:

1. Flanked columns, decorative fixtures, detailing, recessed entryway within a larger arched or cased decorative opening.



Figure 2.5.1 Flanked columns emphasize the recessed building entry

2. Recessed entryways shall be continuously and thoroughly illuminated.
3. Entryways shall be covered by a portico (formal porch) projecting from, or set into, the building face, and distinguished by a change in roofline, a tower, or a break in the surface of the subject wall.
4. Buildings situated at a corner along Second or G Streets shall provide a prominent corner entrance to street level shops or lobby space.
5. All entryways shall be well illuminated and contain vandal resistant covers to protect lighting devices.

**B. Awnings and Canopies**

Awnings provide excellent opportunities for color and visual relief as well as protection for buildings and pedestrians from the elements. They add pedestrian scale and visual interest to the storefront.



Figure 2.5.2 Awnings provide color and protection from the elements

Specific awning specifications are included in the Appendix. The following criteria shall be considered when using awnings:

1. Awnings shall be compatible in design and color with the architectural style of the building.
2. Awnings provide excellent opportunities for color and visual relief as well as protection for buildings and pedestrians from the elements.
3. Awning shape shall relate to the window or door opening. Barrel-shaped awnings are only to be used to complement arched windows, while square awnings shall be used on rectangular windows.
4. Awnings shall consist of a durable, commercial grade fabric, canvas, or similar material per the specifications included in the appendix.
5. Glossy, shiny plastic, or similar awning materials are not permitted.
6. Awnings shall use one or two colors. Lettering and trim utilizing more colors is permitted, but will be considered as a sign area.
7. Where the facade is divided into distinct structural bays, awnings shall be placed between the vertical elements rather than overlapping them. The awning design shall respond to the scale, proportion, and rhythm created by these structural bay elements and "nestle" into the space created by the structural bay.
8. Frames and supports shall be painted or coated to prevent corroding.



9. Aluminum awnings or canopies do not fit the atmosphere of Rivertown and are strongly discouraged.
10. Any damaged or faded awnings shall be replaced immediately.

### C. Storefront Accessories and Details

There are a number of design elements that may be incorporated into the building design, especially at street level, to add to the pedestrian experience while also meeting important functional needs.

1. Details shall be incorporated into the design to add visual richness and interest while serving functional needs. Such details include the following items:
  - a. Light fixtures, wall mounted or hung with decorative metal brackets;



Figure 2.5.3 Light fixtures are an important storefront accessory for safety and as a design element

- b. Metal grille work at vent openings or as decorative features at windows, doorways, or gates;

- c. Decorative scuppers, catches, and down-spouts;
  - d. Balconies, rails, finials, corbels, and plaques;
  - e. Flag or banner pole brackets;
  - f. Fire sprinkler standpipe enclosures and hose bib covers, preferably of brass; and

2. If security grilles are necessary, they shall be placed inside the building, behind the window display area.

### D. Door and Window Design

1. Doors to retail shops shall contain a high percentage of glass in order to view the retail contents. A minimum of a 50% glass area is required.



Figure 2.5.4 Storefront doors contain a high percentage of glass for displays to entice pedestrian interest

2. Clear glass (at least 88% light transmission) is strongly recommended on the ground floor.
3. Doors can be accentuated with simple details such as a brass door pull, brass kickplate, or an attractive painted sign on glass (limited to 10% of door glass area).
4. Traditional storefront windows should be a minimum of 18" from the ground

with a minimum height of 10 feet above the sidewalk to maximize the storefront displays and retail interior.

5. In areas with buildings built before 1950, storefront windows shall be compatible with those of the older buildings.

#### E. Secondary Entrances

1. Secondary entrances from plazas, paseos, or rear parking area may act as a secondary storefront.
2. The rear and side entry door design shall be compatible with the front door. Special security glass (i.e. wire imbedded) is allowed.
3. Signs shall be modestly scaled to fit the casual visual character of the plaza, paseo, or rear parking area.
4. An awning can soften rear and side facades and provide a pleasant protected space.
5. Security lighting shall be modest and shall focus on the side or rear entry door.
6. Selective use of tree planting, potted plants, and other landscaping complementary to the overall design theme shall be used to improve and complement a side and rear facade.
7. Trash, recycling containers and service facilities shall be screened by a roofed structure and shall be constructed of solid masonry with metal doors. The enclosures shall complement the colors and architecture of the building.
8. Landscaping shall be used on trash enclosures and service facilities to screen walls and help deter graffiti.

## 2.6 lighting

### 2.6.1 introduction

Lighting is an important feature in a pedestrian-oriented area such as Rivertown. Residents and visitors shall feel safe and comfortable during nighttime hours.

### 2.6.2 general

**A.** Lighting fixtures shall be attractively designed to complement the architecture of the project.

**B.** All exterior doors, entryways, aisles, passageways and recesses shall be equipped with a lighting device providing a minimum maintained one foot-candle of light at ground level during hours of darkness.

**C.** Specialty lighting in trees adjacent to or within outdoor patios and restaurants shall be used to create an inviting and festive atmosphere and encourage nighttime use by pedestrians.



*Figure 2.6.1 Night lighting of plazas and paseos can be used to create a comfortable ambiance*



D. Lighting shall encourage the use of open spaces and plazas.

E. Vandal resistant covers shall protect lighting devices where needed.

F. Lighting sources shall be shielded, diffused or indirect to avoid glare for pedestrians and motorists.

G. Lighting shall be directed so as not to spill onto adjacent properties.

## 2.7 parking and circulation

### 2.7.1 Introduction

The design and development of off-street parking in Rivertown will focus on enhancing the pedestrian-oriented streetscape environment.

Some elements of design to incorporate are:

A. Reduce possible conflicts between vehicular and pedestrian traffic, particularly at ingress/egress points and crosswalks;

B. Reinforce the distinction between the street edge and the pedestrian environment;

C. Provide adequate on-site circulation, separate pedestrian walkways, and designated service vehicle zones;

D. Develop parking configurations that incorporate safe pedestrian circulation with a pleasant appearance through the use of canopy trees for shading, colorful accent plantings, and interesting hardscape elements;



Figure 2.7.1 Trees provide valuable shade for Rivertown parking areas

E. Minimize opportunities for crime and undesirable activities through natural surveillance, access control, and activity support;

F. Create a sense of spatial organization by providing a clear layout separating uses within the parking lot.

**2.7.2 General Considerations**

A. Parking areas shall be separated from buildings by a five foot minimum landscaped strip or raised concrete sidewalk. Conditions where parking stalls directly abut buildings shall be avoided.



Figure 2.7.2 A raised sidewalk separates parking from the building providing safe pedestrian circulation

B. Lighting, landscaping, hardscape, fencing, parking layout and pedestrian paths shall all assist drivers and pedestrians in navigating through parking lots.

C. Parking structures below or above ground level retail or commercial uses are encouraged since they allow for pedestrian activity along the street while providing parking convenient to destinations within Rivertown.

**2.7.3 Circulation**

A. Parking facilities shall be designed with clearly identified entries and exits and a designated circulation pattern.

B. Parking facilities adjacent to a public street shall provide pedestrians with a point of entry and clear and safe access from the sidewalk to the entrance of the building(s).

C. The layout of parking facilities shall be designed so that pedestrians walk parallel to moving cars.

D. Pedestrian and vehicular entrances shall be clearly identified and easily accessible to create a sense of arrival. The use of enhanced paving, landscaping, and special architectural features and details is required.



Figure 2.7.3 Pedestrian entrances are clearly identified to create a sense of arrival and provide a safe path of travel

**2.7.4 Parking Facility Lighting**

A. The design of light fixtures shall be compatible with the architectural style of the building.

B. Lighting for parking facilities shall be evenly distributed and at a pedestrian scale.

C. Lighting shall provide pedestrians and drivers with adequate visibility at night.



### 2.7.5 Landscaping

A. Surface parking facilities shall be landscaped with the following objectives in mind:

1. Maximize distribution of landscaping;
2. Promote compatibility and function as a "good neighbor" by reducing visibility into the parking area from neighboring properties; and
3. Plant one tree for every six parking spaces to provide needed shade.

B. Parking facilities adjacent to a public side street shall be landscaped to soften the visual impact of parked vehicles from the public right-of-way. Screening shall consist of a combination of low walls (a minimum of 3 feet high) and plant materials at the setback line.



Figure 2.7.4 Landscape materials screen parking from the public right-of-way

C. Selection and composition of hardscape materials shall be used to order space and reinforce the relationship of the parking lot to its surroundings and to the buildings it serves.

D. Entrances, exits, and walkways shall use special paving materials such as brick or stamped concrete.

## 2.8 building additions and renovations

### 2.8.1 Introduction

The renovation/restoration of older structures provides an excellent means of maintaining and reinforcing the traditional character of Rivertown. Renovation and expansion not only increases property values in the area but also serves as an inspiration to other property owners and designers to make similar efforts.

When an applicant proposes a renovation of, or addition to, an existing structure, the work shall respect the original design character of the structure. The appropriate design guidelines in this section are to be applied whenever a structure is to be renovated or expanded. In addition, renovation of all structures of historic significance shall follow The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, published by the U.S. Department of the Interior, National Park Service (Available on the web at: <http://www.cr.nps.gov/hps/tps/tax/rhb>).

### 2.8.2 Preservation of Traditional Features and Decoration

Many times during the remodeling of storefronts, original decorative details are intact as visual "leftovers" or simply covered up with previous construction. If the building is to be refurbished, these forgotten details shall not be wasted. If enough of them remain, they can be restored as part of the original design. If only a few remain, they can be incorporated as design features in a new storefront. In either case, the design of any improvements shall evolve through the remaining traditional details and



create a harmonious background that emphasizes them.



Figure 2.8.1 Storefront renovations complement the original design and materials for integrity

A. Existing materials, details, proportions, as well as patterns of materials and openings shall be considered when any additions or building renovations would affect the appearance of an existing building's exterior.

B. All existing historic decorations shall be preserved since they reinforce Rivertown's traditional character and add a richness of detail that is often irreplaceable at today's costs.

### 2.8.3 Removal of Elements Inconsistent with the Original Facade

Owners or shopkeepers alter buildings over time in an effort to "keep up with changing times" or to "update a tired image." Unfortunately, such changes often result in gradual but severe erosion of the original character and cohesion of Rivertown.

A. Buildings that have been substantially or carelessly altered shall be restored.

B. Existing building elements that are incompatible with the original facade design of the building shall be removed. These include excessive use of exterior embellishments and "modernized" elements such as metal grilles.

### 2.8.4 Storefront Renovation

A. An original storefront with little or no remodeling shall be preserved and repaired with as little alteration as possible.

B. Where part of the original storefront remains (due to limited remodeling that has occurred), the storefront shall be repaired, maintaining historic materials where possible, including the replacement of extensively deteriorated or missing parts with new parts based upon surviving examples of transoms, bulkheads, pilasters, signs, etc.

C. Where the original storefront is completely missing (due to extensive remodeling that has occurred), the storefront shall be restored based upon historical, pictorial and physical documentation.

D. When reconstruction is not practical, the design of the new storefront shall be compatible with the size, scale, proportion, material and color of the existing structure.



### 2.8.5 Window Replacement

The impact of windows on the facade is determined by the size, shape, and pattern of openings and the spacing and placement within the facade. When altering or reconstructing windows, consideration of these elements is crucial to retaining the structure's original architectural balance and integrity.

A. Wherever possible, the original window openings shall be retained.



Figure 2.8.2 Original window openings add an air of authenticity to the building

B. If possible, the original windows and frames shall be saved and restored. Missing, rotting or broken sash, frames, mullions, and muntins with similar material shall be replaced.

C. Where transom windows exist, every effort shall be made to retain this traditional storefront feature. If the ceiling inside the structure has been lowered, the ceiling shall be sloped up to meet the transom so that light will penetrate the interior of the building.

D. If the original window openings have been altered, the openings to their original

configuration and detail shall be restored. Blocking or filling window openings that contribute to the overall facade design shall be avoided.

E. If the existing ceiling has been lowered, the dropped ceiling shall be pulled back from the original window.

F. When replacing windows, consideration shall be given to the original size and shape detailing and framing materials. Replacement windows shall be the same operating type as the original window.

### 2.8.6 Door Replacement

A. Original doors and door hardware shall be retained, repaired and refinished provided they can comply with ADA requirements. If new replacement doors are necessary, they shall be compatible with the traditional character and architectural design of the building.



Figure 2.8.3 Doors are an integral part of a building's appearance and design

**2.8.7 Awnings**

**A.** In general, awnings shall fit the historic character of the district and building, be well maintained, functional and not obstruct the flow of pedestrian movement along the public sidewalk space.

**B.** Original awning hardware shall be used if it is in working order or is repairable.

**C.** The traditional canvas, slanted awning is most appropriate for older storefronts and is encouraged, however contemporary hooped or box styles may be used if they are appropriate to the architectural style of the building.



Figure 2.8.4 Canvas, slanted awnings are most appropriate for older storefronts

**2.8.8 Painting**

Painting can be one of the simplest and most dramatic improvements that can be made to a facade. A new coat of paint gives the facade a well-maintained appearance and is essential to the long life of many traditional materials. The steps below shall be followed to insure a quality paint job.

**A.** Light and neutral building colors are encouraged, particularly on larger, less detailed buildings. Contrasting colors shall accent architectural details.

**B.** Any necessary repairs shall be made to surfaces before painting (e.g., replace rotten wood, repoint masonry mortar joints, remove rust from metal).



Figure 2.8.5 Paint can provide a fresh appearance for an older building's facade

**C.** Painting of masonry materials such as brick and stone is strongly discouraged.

**D.** Chipped and peeling paint shall be surface repaired and repainted immediately.



### **2.8.9 Repair and Cleaning**

A. Surface cleaning shall be undertaken with the gentlest means possible. Sandblasting and other harsh cleaning methods that may damage historic building materials shall not be employed.

B. Waterproofing and graffiti proofing sealers shall be used after cleaning and repair.

### **2.8.10 Seismic Retrofitting**

Where structural improvements for seismic retrofitting affect the building exterior, such improvements shall be done with care and consideration for the impact on appearance of the building. Where possible, such work shall be concealed. Where this is not possible, the improvements shall be planned to carefully integrate into the existing building design.

Seismic improvements shall receive the same care and forethought as any other building modification. An exterior building elevation may be required with seismic retrofit submittals, showing the location and appearance of all such improvements.

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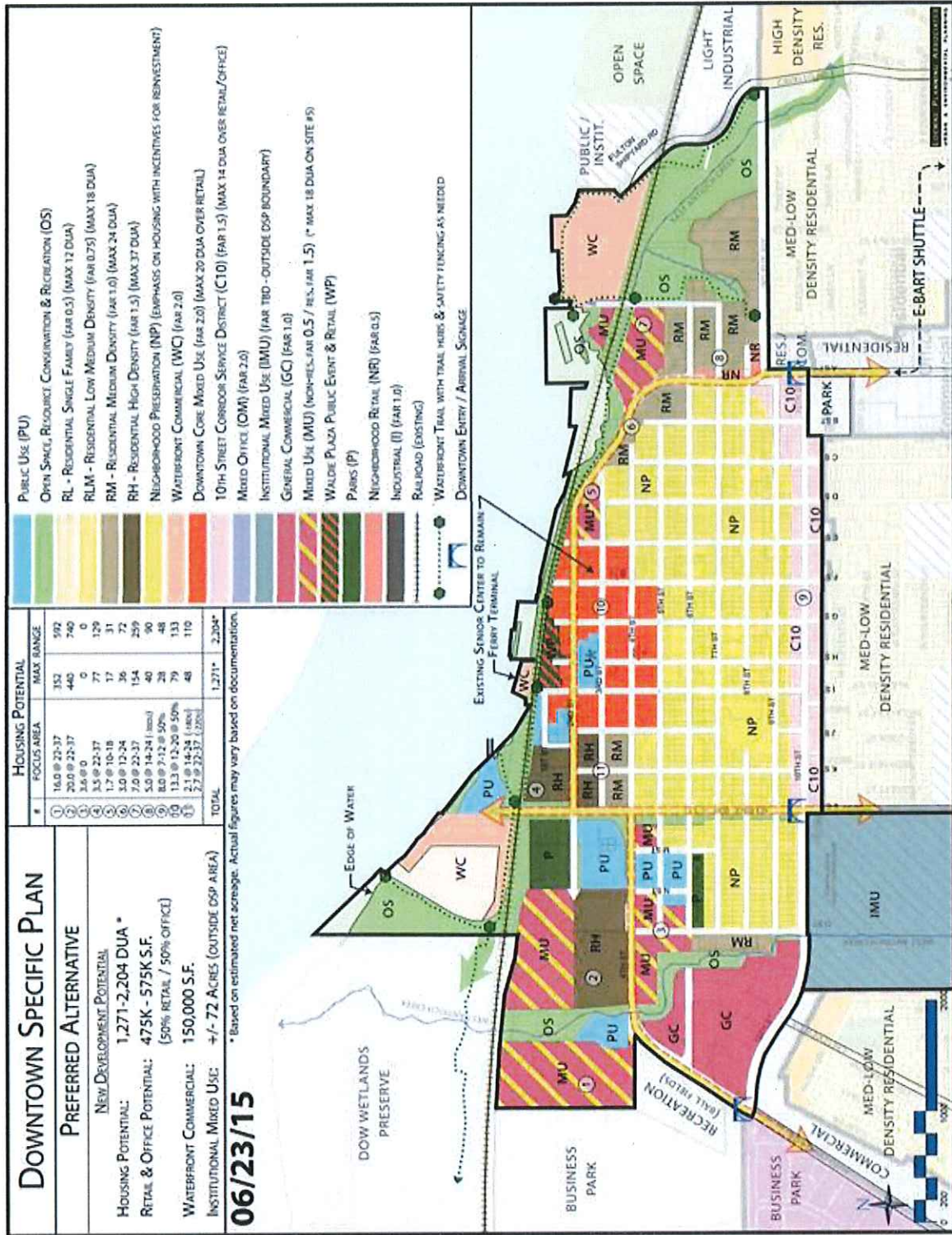
# Appendix B

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The Opportunities and Constraints Report is available at the following web address:

<http://www.ci.antioch.ca.us/Community/downtown-plan/Antioch-OC-Report.pdf>

# ATTACHMENT "B"



# Downtown Specific Plan



CITY OF ANTIOCH  
CITY COUNCIL  
AUGUST 23, 2016

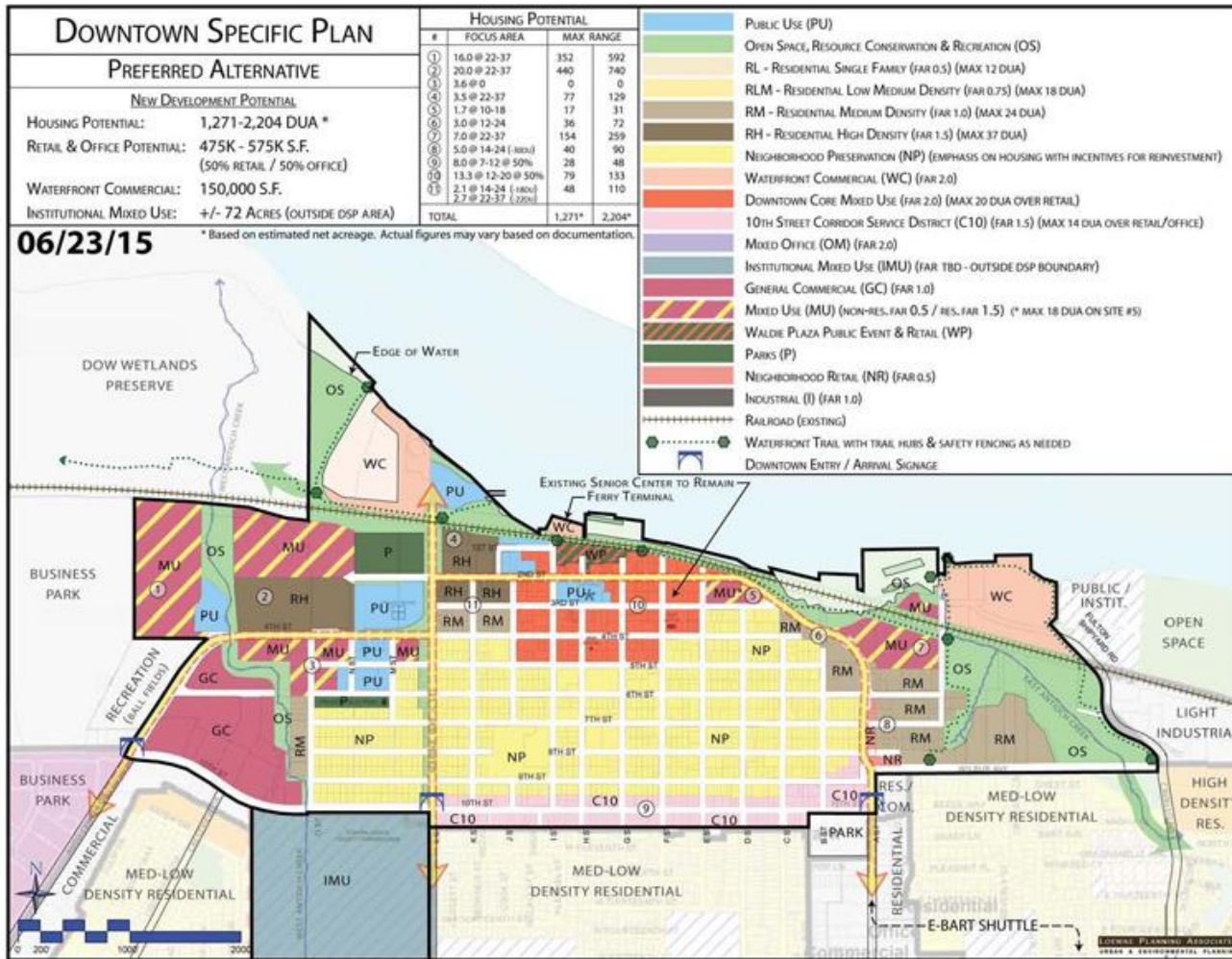


# Background



- **Strategic Growth Council Grant**
- **June 2, 2015**
  - Joint Study Session – City Council, Planning Commission, and Economic Development Commission
- **June 23, 2015**
  - City Council – Directed to staff to proceed with Alternative 1B

# Alternative 1B



# Background (cont.)



- **October 2015**
  - Staff assumed sole responsibility for Plan
- **April 20, 2016**
  - Planning Commission – Early Draft
  - Direction given for minor revision
- **August 17, 2016**
  - City Council – Administrative Draft

# Specific Plan



A Specific Plan is...

- a tool for the systematic implementation of the general plan.
- It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area.

# Specific Plan



## A Specific Plan...

- May be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of development from the type, location and intensity of uses to the design and capacity of infrastructure; from the resources used to finance public improvements to the design guidelines of a subdivision.

Source: The Planner's Guide to Specific Plans, Governor's Office of Planning and Research; [https://www.opr.ca.gov/docs/specific\\_plans.pdf](https://www.opr.ca.gov/docs/specific_plans.pdf)

# Specific Plan - Contents



- The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).
- A statement of the relationship of the specific plan to the general plan. (The entire specific plan statute is included in Appendix B of this report for reference.)

# Specific Plan - Contents

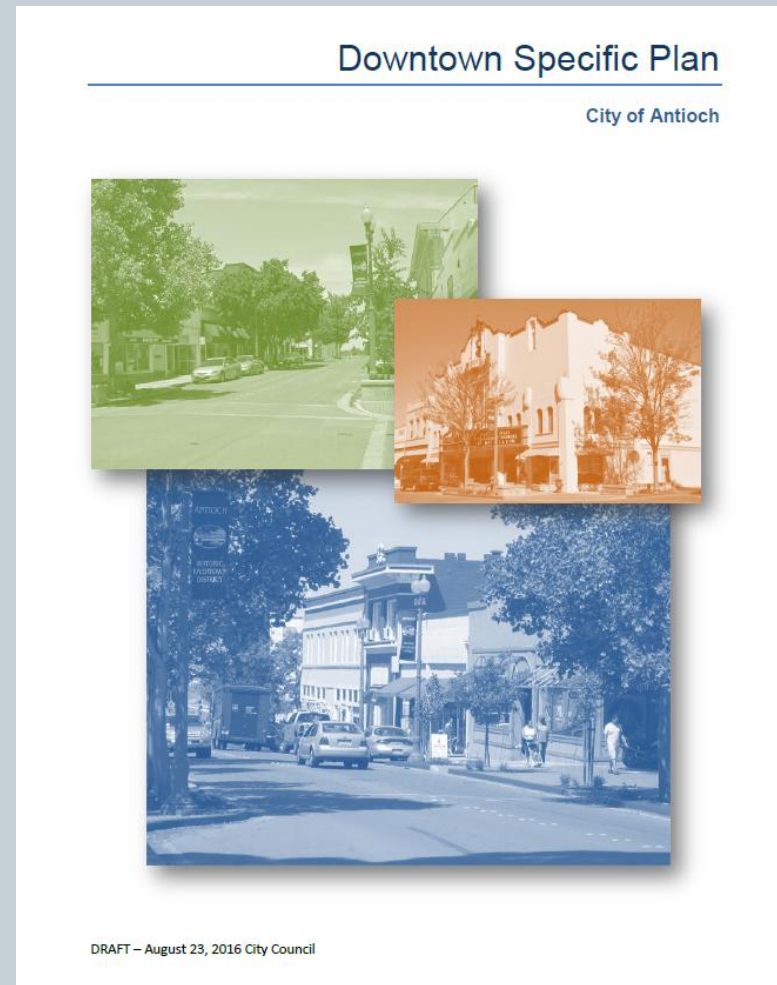


- Land Uses
- Infrastructure
- Development Standards
- Implementation Measures
- Relationship to the General Plan

# Downtown Specific Plan



- Administrative Draft





# Downtown Specific Plan



- **Table of Contents**
  - 1.0 Vision, Guiding Policies, and Context
  - 2.0 Land Use
  - 3.0 Streetscape and Design Guidelines
  - 4.0 Circulation and Access
  - 5.0 Environmental Quality
  - 6.0 Public Facilities, Services and Infrastructure
  - 7.0 Implementation

# 1.0 Vision, Guiding Policies, and Context



- The basis for the Downtown Specific Plan
- What holds the chapters together and drives continuity
- Purpose of the undertaking

## 2.0 Land Use



- Land Use Designations (Zoning)
- Development Standards
- Policies for New and Existing Land Uses and Development





# 2.0 Land Use



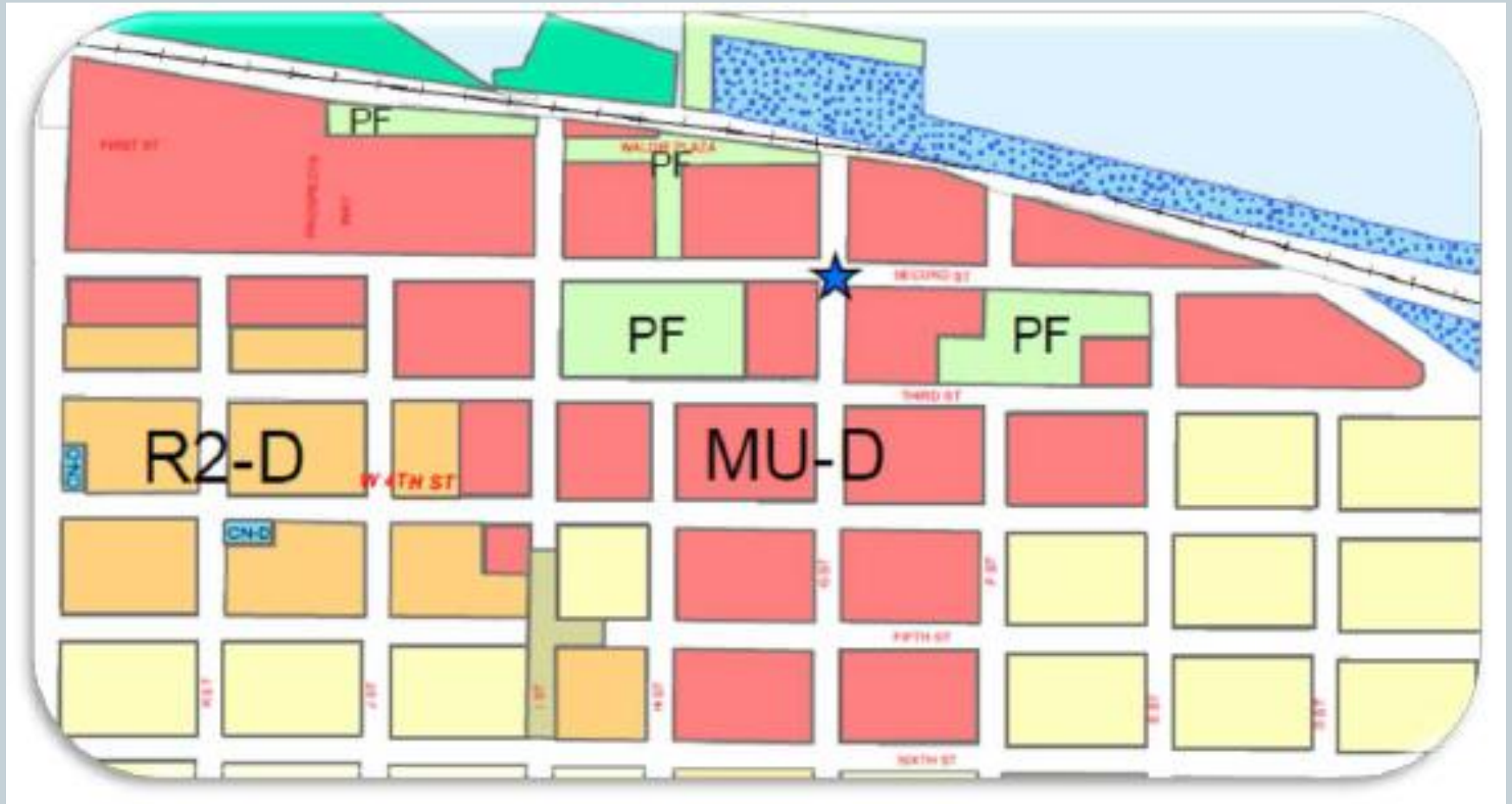
- **Land Use Designations**

- MU-D – Rivertown Mixed Use Historic District
- CN-D – Neighborhood Commercial District
- R1/R2-D – Downtown Residential District
- CR-D – Commercial –Regional District
- WF – Waterfront District

*to be added*

- *PF – Public Facilities District*

# Rivertown Mixed Use Historic District



# Rivertown Mixed Use Historic District



- Mixed Use, Downtown District
  - Commercial
  - Office
  - Residential
- Compact, urban feel
- Strong historic ties
- 2<sup>nd</sup> Street as Main Street
- Sidewalk displays, cafes
- Pedestrian focused



# Neighborhood Commercial District





# Neighborhood Commercial District



- Serves the neighborhood
  - Commercial
  - Office
  - Residential
- Relevant land uses
- Lower intensity of development
- Reduce nuisance uses
- Sidewalk displays, cafes
- Pedestrian focused



# Downtown Residential District



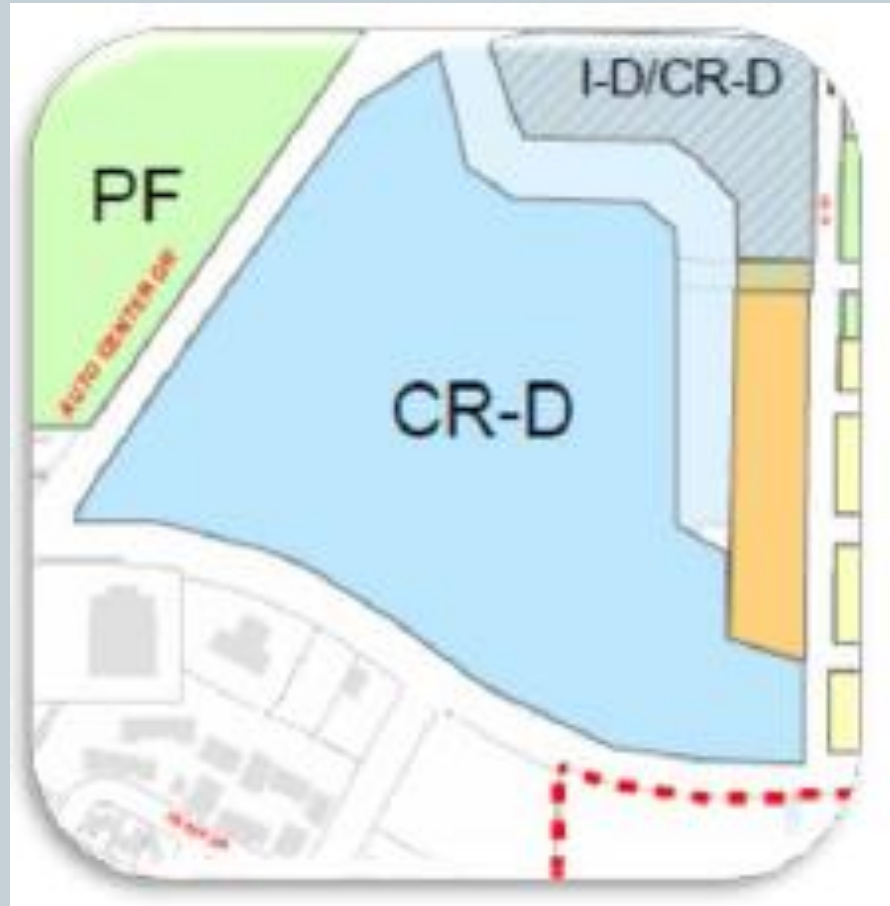
# Downtown Residential District



- Historic Buildings
- Traditional Neighborhood
- Walkable
- Access to Downtown/10<sup>th</sup> St.
- Safety
- Reinvestment
- Unique Character
- Special Development Standards



# Commercial – Regional District



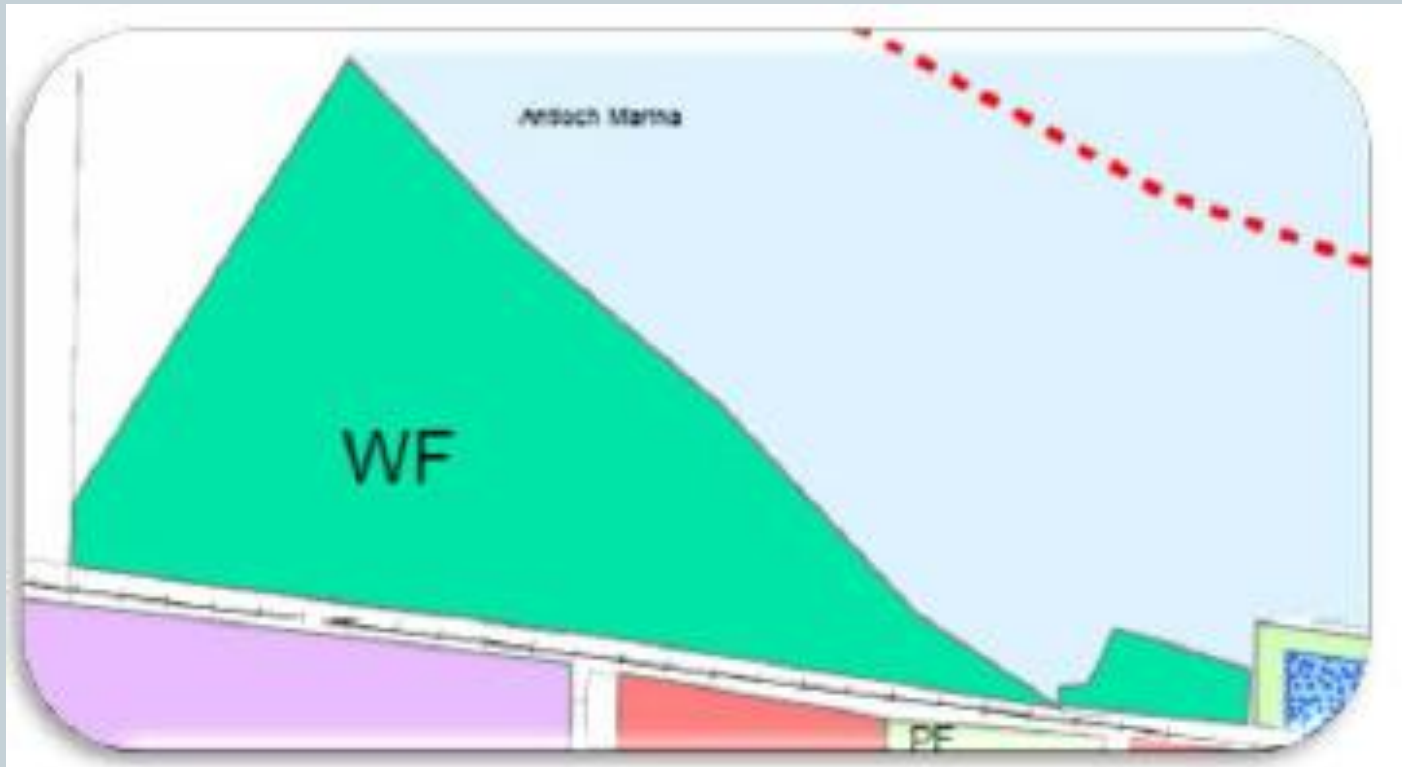
# Commercial – Regional District



- Regional commercial uses
- Large acreage
- Entry to Downtown Antioch
- Employment Generating
- Rare opportunity



# Waterfront District



# Waterfront District

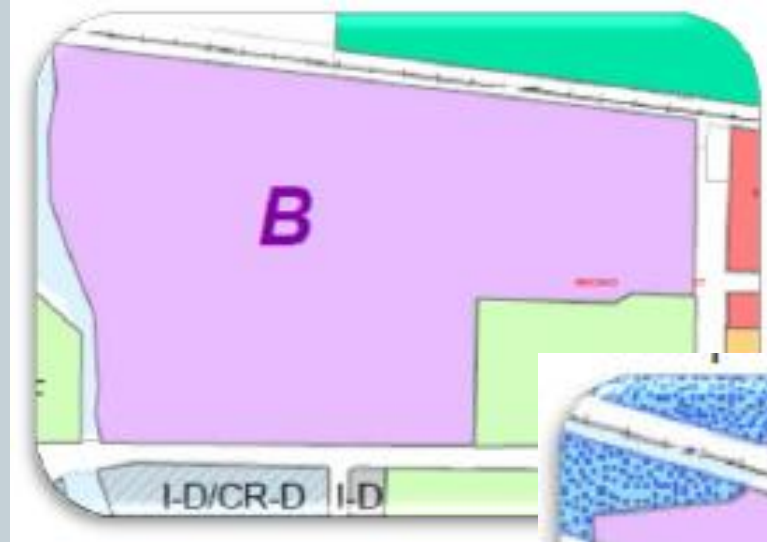


- Water-dependent uses
- Support Marina
- Promote tourism, visitors
- Restaurants
- Fishing



\* Ferry discussed in *4.0 Circulation and Access*

# Opportunity Sites





# Opportunity Sites



- A – Bond Manufacturing
  - B – Industrial Site / RV Storage
  - C – Hickmott Cannery Site
- 
- Unique sites, unique opportunities
  - Performance-based, broad policies
  - Big picture guidance
  - Recognize interim use

# Blending Land Use Designation



- **Allows Continued Use**
  - Refinance, purchase, additions
- **Also, Allows Permanent Conversion**
  - Commercial
  - Minimum Lot Size Required



## 2.0 Land Use Plan



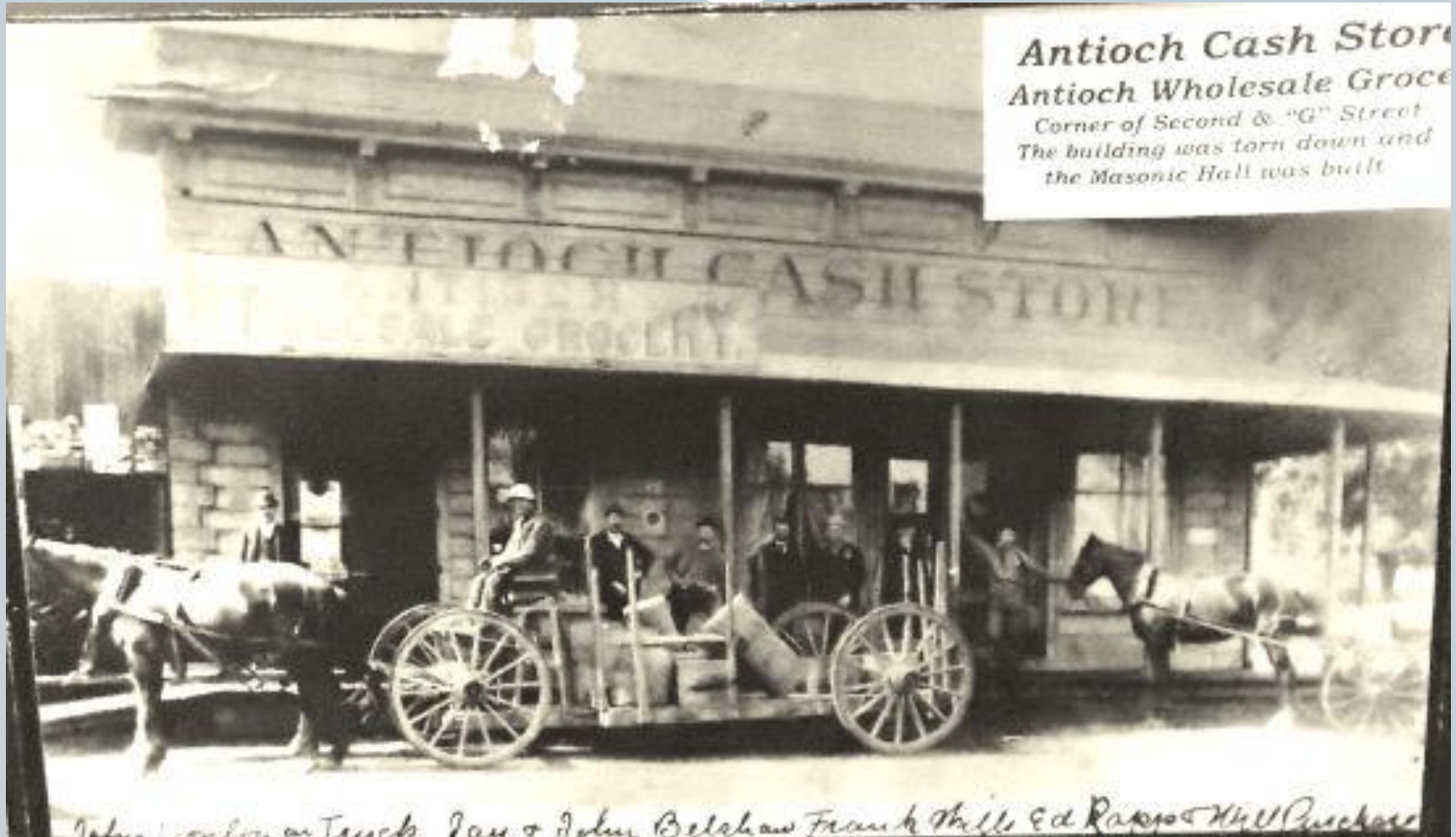
**Questions on 2.0 Land Use Plan?**

# 3.0 Streetscape and Design Guidelines



- **Defers to Citywide Design Guidelines**
  - Relevant
  - High Quality
  - Consistent with the rest of the City

# 4.0 Circulation and Access



Source: Antioch Historical Society

# 4.0 Circulation and Access



- Improve existing street network
  - Make safer for residents, shoppers of area
- Slow traffic through residential neighborhoods
- Make walkable areas more inviting
- Pedestrians/Cyclists over cars
- Transit connection to e-Bart
- Ferry Terminal
- Bicycle-friendly Downtown
  - Street equality

# 5.0 Environmental Quality



# 5.0 Environmental Quality



- Opportunities and Constraints
- Noise
- Hazardous Materials, Flooding, Air Quality
- Biological Resources
- Seismic Hazards
  - Unreinforced masonry buildings !!
- Cultural and Historic Resources



# 6.0 Public Facilities, Services, and Infrastructure



# 6.0 Public Facilities, Services, and Infrastructure



- Sanitary Sewer
- Electrical Service
- Water Service
- Gas Service
- Cellular Service
- Storm Drainage
- Emergency Services
- Public Facilities

# 7.0 Implementation



- General Plan Amendments
- Zoning Amendments
- As Public or Private Projects proceed – follow the Specific Plan
- Pursue grants, funding sources, for actual implementation.
- Change City policies/procedures to follow the Plan.

# Downtown Specific Plan



Questions?

# Next Steps



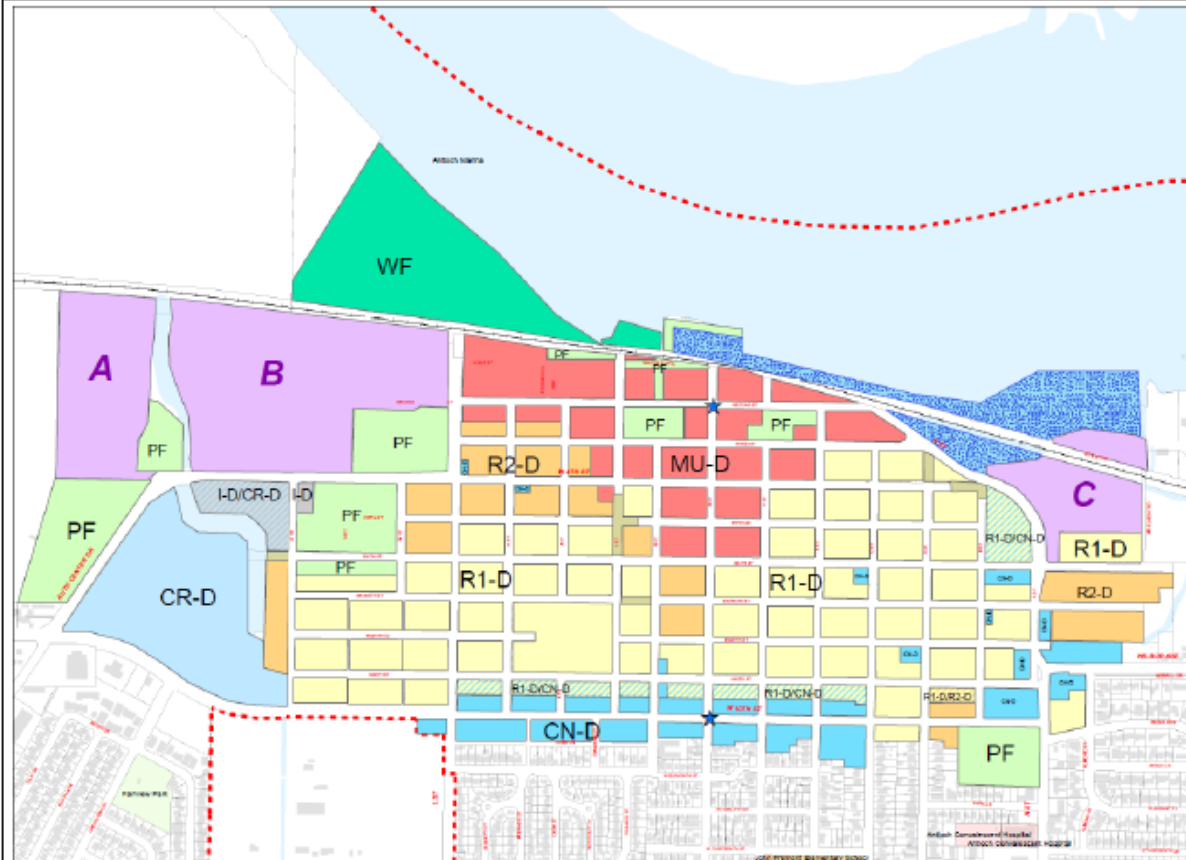
- Complete Administrative Draft by September 2016
  - Initiate CEQA process
- Present Final Draft for approval before Planning Commission and City Council in October-November 2016

# Downtown Specific Plan



Questions?

# Land Use Map



Downtown Specific Plan DRAFT 08/08/16



City of Antioch GIS

Date printed:



## STAFF REPORT TO THE CITY COUNCIL

**DATE:** Regular Meeting of August 23, 2016

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

**SUBMITTED BY:** Nancy Kaiser, Parks and Recreation Director *Nancy Kaiser*

**APPROVED BY:** Steve Duran, City Manager

**SUBJECT:** **REVIEW AND PROVIDE FEEDBACK ON CONCEPTUAL PLANS FOR WALDIE PLAZA REDESIGN AND RENOVATION**

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### **RECOMMENDED ACTION**

It is recommended that the City Council review the first draft conceptual plans for renovating and updating Waldie Plaza, discuss merits of changing the name to “Waldie Plaza & Event Center,” and provide feedback to staff.

### **STRATEGIC PURPOSE**

**Long Term Goal G: Economic Development.** Grow the City out of Recession

- **Strategy J-4:** Continue to focus on community enhancements

**Long Term Goal J: Parks and Recreation.** Provide outstanding facilities and programs for the community.

- **Strategy J-1:** Increase the use of the City’s recreation facilities

**Long Term Goal K: Public Works & Engineering.**

- **Strategy K-1:** Ensure well maintained public facilities, rights-of-ways and parks

### **FISCAL IMPACT**

Staff will prepare project cost estimates for improvements to Waldie Plaza based on the preferred conceptual designs selected. The cost estimates will be used for project planning and discussion, grant proposals and revitalization efforts within the historic district.

### **DISCUSSION**

Developing vision and conceptual plans for Waldie Plaza is a component of the Downtown Specific Plan project, as well as economic development efforts for rebuilding the Historic District of Antioch. The Plaza has been a key gathering place for the community for many years; it offers views of the river, quaint space for conversation, and open space for adjacent businesses. Waldie Plaza hosts some of Antioch’s favorite



special events including but not limited to summer concerts, the Delta Blues Festival, seasonal parades and holiday celebrations.

Waldie Plaza was named in honor of Mr. Jerome Waldie who was an Antioch native. He represented Antioch in the California State Assembly then served as a US Congressman from 1966-1975. Waldie Plaza provides an important link to community history and builds community relationships today.

The Plaza design has changed over the generations and the current design has been in place for many years. The current concept represents the City's link to the river and the community's history with river and industry. Maintaining the space and operating the Plaza as designed however, is not optimal for a number of reasons. The long-standing drought and climate makes it difficult to operate the simulated river and water flow. In addition, the space needs to be more flexible for various kinds and sizes of events. The west parking lot needs to be programmable for a farmers market, peddler fair or other activities in which booths or tents are used. In the long run, the City may want to consider removing or renovating the existing buildings immediately adjacent to the rail line.

The initial WRT draft concept plan seeks to connect both ends of the existing downtown village that is Rivertown to the central meeting place and activity center that is Waldie Plaza by updating the walking paths leading to the Marina on the west to the old Antioch Lumber Company Building on the east. The plan moves fixed tables and seating to the edge of 2<sup>nd</sup> Street for casual dining and creates more lawn space closer to the stage for better views of the performances. The eastern hill is shown as transformed into a more functional place to view a concert or just enjoy the delta view and breezes. At the top of the eastern hill, there is the potential for a coffee venue, brew pub and/or wine bar, from which one can take in a concert or just the river views.

It is important to the Rivertown Revitalization Project, which envisions a walkable transit oriented village, that the center of the village is the hub for events, entertainment, and cultural activities. Waldie Plaza, with close proximity to parking and at the center of the downtown waterfront, was created for this purpose. It is the best location; but it is in need of updating and upgrading to make it better and more flexible. The WRT draft concept plan generally accomplished this, but this first draft is for the purpose of discussion. It will be refined into a second draft once the City Council has provided input.

On June 16, 2016 the Parks and Recreation Commission reviewed the first draft of the conceptual plans presented for Waldie Plaza. The Commission approved the conceptual plans and provided feedback to be considered during the design process. The feedback from the Commission includes the following:

- Incorporate the historical significance of the area into the plans
- Include historical interpretation panels; the tunnels created by Chinese labor for example
- Identify the capacity of the plaza
- Review the lifespan of the wood products shown in design (wood flooring, etc); is it the best product for the walkways and staging area?

- Maintain the same parking; good to see no loss of parking spaces
- Water feature should be a small, spray park like feature to engage small children; if the cost is feasible. No pool-like water features (safety and risk)
- Maintenance costs must be incorporated into the planning and design
- Keep the existing building grades
- Adjust the views away from the Riverview Lodge and towards the natural river landscape
- Include security cameras
- Design the plaza and waterfront for safety of all users
- Review the railroad crossing area; make it safer
- Discuss the feasibility of restrooms; use, maintenance, vandalism, repair

In preparation for upcoming funding opportunities the City is looking for conceptual designs of Waldie Plaza that can accompany grant applications. Thus, staff is seeking feedback on the plan from the Council.

Attached is the first draft conceptual design reviewed by the Parks and Recreation Commission. The plans reveal a new Waldie Plaza; a vibrant and attractive cultural hub and meeting place that serves as the anchor for the Rivertown District and invites all residents to enjoy the views of the river. The activities and events that currently take place at Waldie Plaza can expand and grow, and this park can become much more active and vibrant as new residential and retail development enlivens this quaint and charming downtown.

## **ATTACHMENT**

### A. Waldie Plaza Vision and Conceptual Plans



## **Waldie Plaza and Event Center**

Historic Downtown, Antioch California

**Concept Design | August 23, 2016 | City of Antioch | City Council**

*Delta Blues Festival*  
1999 to the Present



## DESIGN GOALS:

- Visually exciting design
- Accommodate wide range of uses including events and recreation
- Provide code-compliant accessible routes and flatter usable areas
- Develop waterfront promenade
- Emphasize views from City Hall to water
- Activate potential café space
- Materials and forms that relate to maritime theme

***Central Historic District • Existing Parking • Less Noise Impact***

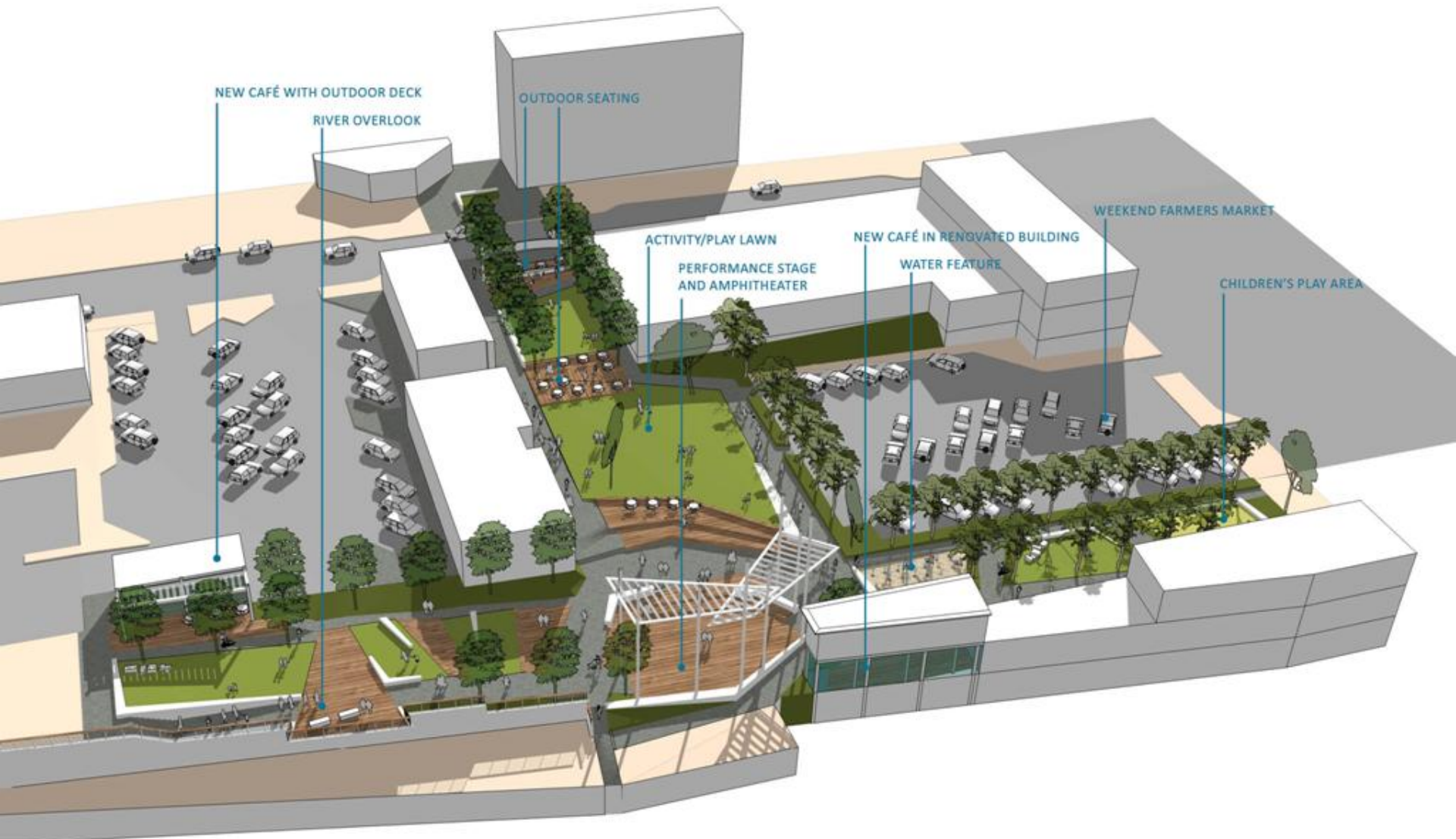


SCOPE BOUNDARY

WALDIE PLAZA AND EVENT CENTER, ANTIOCH







NEW CAFÉ WITH OUTDOOR DECK

RIVER OVERLOOK

OUTDOOR SEATING

ACTIVITY/PLAY LAWN

PERFORMANCE STAGE  
AND AMPHITHEATER

NEW CAFÉ IN RENOVATED BUILDING

WATER FEATURE

WEEKEND FARMERS MARKET

CHILDREN'S PLAY AREA

WALDIE PLAZA AND EVENT CENTER, ANTIOCH



EAST WEST WATERFRONT PROMENADE  
MULTI-PURPOSE AMPHITHEATER SEATING AND OVERLOOK



WALDIE PLAZA AND EVENT CENTER, ANTIOCH





EXPANDED ACTIVITY LAWN AND USABLE PROGRAM AREAS  
CODE-COMPLIANT ACCESSIBLE ROUTES



WALDIE PLAZA AND EVENT CENTER, ANTIOCH



AMPHITHEATER STAGE  
MARITIME-THEMED MATERIALS



WALDIE PLAZA AND EVENT CENTER, ANTIOCH



NEW AND RENOVATED RETAIL AND CAFÉ SPACE  
CHILDREN'S PLAY ELEMENTS AND WATER FEATURE



WALDIE PLAZA AND EVENT CENTER, ANTIOCH



VIEW FROM CITY HALL TO THE RIVER EMPHASIZED AND FRAMED  
CAFÉ SEATING AT 2ND STREET AND WITHIN PLAZA



WALDIE PLAZA AND EVENT CENTER, ANTIOCH





# Questions??

*Delta Blues Festival*  
1999 to the Present

